



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

**Regular Meeting
June 2, 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. **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 May 19, 2025 Regular Meeting.
 - b) Council to acknowledge receipt of a liability claim from Marla Baer concerning a bicycle accident at 1623 5th Avenue, Scottsbluff, NE which has been presented. Council will withdraw and take no action on the claim, which has been forwarded to the City's insurance carrier.
 - c) Council to acknowledge receipt of a sewer claim from Magnet Rentals at 1705 10th Avenue, Scottsbluff, NE which has been presented. Council will withdraw and take no action on the claim.
 - d) Council to approve the appointment of Marissa F. Nicol to the Civil Service

Commission to fill an unexpired term ending September 30, 2029.

- e) Council to consider approval of plans and specifications for the construction of an Equipment Building for the Compost Facility, and authorize the city clerk to advertise for bids to be received by June 24, 2025 at 10:00 a.m.
- f) Council to consider approval of plans and specifications for the Fairview Cemetery Sanitary Sewer Extension, and authorize the city clerk to advertise for bids to be received by June 24, 2025 at 10:30 a.m.
- g) Council to set a public hearing for June 16, 2025 to receive information about making a recommendation to the Nebraska Liquor Control Commission on a Class I Liquor License for El Molcajete, LLC d/b/a El Molcajete Restaurant, LLC, 1013 East Overland, Scottsbluff, NE.
- h) Council to consider and take action on claims of the City.

8. Public Hearings

- a) Council to conduct a public hearing set for this date at 6:00 p.m. to consider a revision to the 2025 One-Year Street Plan.
- b) Council to conduct a public hearing set for this date at 6:00 p.m. to consider the Rezone of two tracts of land, commonly identified as land southwest of 21st Avenue and E. 27th Street (Parcel IDs 010237089 and 010226966) from AR Agricultural Residential to O-P Office and Professional.

9. Resolution & Ordinances

- a) Council to consider action on the Resolution to amend the 2025 One-Year Street Improvement Plan and authorize the Mayor to sign the Resolution.
- b) Council to consider action on the first reading of the Ordinance to Rezone two tracts of land located in the Northeast Quarter of Section 24, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, commonly identified as land Southwest of 21st Avenue and East 27th Street also identified as Parcels 010237089 and 010226966 from AR Agricultural Residential to O-P Office and Professional.
- c) Council to consider action on the first reading of the Ordinance to Annex a Portion of Land located in the Northeast Quarter of Section 24, Township 22 North, Range 55 West of the 6th P.M., commonly identified as a Tract of Land southwest of 21st Avenue and East 27th Street also identified as Parcel 010226966.
- d) Council to consider action on the first reading of the Ordinance to consider a plat vacation of Lots 2 and 3 Northeast Second Addition Replat No. 2 in Book 178, page 536; and Lots 3 and 4, Replat of Lots 3 and 4, Block 3, Northeast Second Addition Replat No. 2 in Book 187, 509; and Lots 3 and 4, Block 3, Second Replat of Lots 3 and 4, Block 3, Northeast Second Addition Replat No. 2 in Inst. No. 2000-04803; and

Lot 3, Block 3, Third Replat of Lots 3 and 4, Block 3, Northeast Second Addition
Replat No. 2 in Inst. No. 2001-01820.

- e) Council to consider action on the Preliminary and Final Plats of Blocks 1, 2, & 3, Rockstep Subdivision and authorize the Mayor to sign the Resolution.
- f) Council to consider action on the second reading of the Ordinance dealing with Occupation Taxes to include Liquor License Classes IB, L, M, Y, YK, Z, and ZK.

10. **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.

11. **Adjournment**

City of Scottsbluff, Nebraska

Monday, June 2, 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, June 2, 2025

Regular Meeting

Item 7.a

Council to approve the minutes of the May 19, 2025 Regular Meeting.

Staff Contact: Kimberley Wright

Regular Meeting
May 19, 2025

The Scottsbluff City Council met in a regular meeting on May 19, 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 May 15, 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 May 15, 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, Scott Phillips, and Jerry Stricker. 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 May 5, 2025 Regular Meeting be approved,
- b) The absence of Council Member Phillips from the May 5, 2025 Regular Meeting be excused,
- c) A public hearing be set for June 2, 2025 at 6:00 p.m. to consider the Rezone of two tracts of land commonly identified as land southwest of 21st Avenue and E. 27th Street (Parcel IDs 010237089 and 010226966) from AR Agricultural Residential to O-P Office and Professional,
- d) A public hearing be set for June 2, 2025 at 6:00 p.m. to consider a revision to the 2025 One Year Street Plan,
- e) The bid specifications for the construction of 42nd Street Mill and Overlay Project, Avenue 'I' to west city limits and 5th Avenue to the east city limits, and authorizing the city clerk to advertise for bids to be received by June 10, 2025 at 1:30 p.m. be approved,
- f) The claims, be approved and paid as provided by law out of the respective funds designated in the list of claims dated May 19, 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

ACCELERATED RECEIVABLES SOLUTIONS, WAGE ATTACHMENT, 0; ALLO COMMUNICATIONS ,LLC, LOCAL TELEPHONE CHARGES, 4850.11; ANNA GAMBOA, CLEANING SERVICES - APRIL 2025,3480; ASSEMBLED PRODUCTS CORPORATION,#2-CIP-PATROL CARS-PD,101.87;AUTOZONE STORES, INC,PARTS - ELECTRICAL LOOM, WIRE STRIPPER ENGINE 1,110.6; BEELINE SERVICE INC,TOW SERVICE-PD,503; BENCHMARK GOVERNMENT SOLUTIONS LLC,SCHOOLS & CONF-PD,745.05;

BLUFFS FACILITY SOLUTIONS,JANITORIAL SUPP PARK,1644.71;BROWN'S SHOE FIT, CO., UNIFORM & CLOTHING SAN, 97.48; CAPITAL BUSINESS SYSTEMS INC., CONTRACTUAL-PD,298.06;CELLCO PARTNERSHIP,TABLETS, IPADS, CELL PHONES, GRIDSMART FOR TRANS.,1082.63;CEM SALES & SERVICE,DEPARTMENT SUPPLIES-REC, 4994.39; CITY OF GERING, DISPOSAL FEE SAN, 42936.96; CITY OF SCB, OVER PAYMENT FOR PERMIT REIMB,50;COLUMN SOFTWARE PBC,PUBLICATIONS,1019.66; COMMUNITY ACTION PARTNERSHIP OF WESTERN NE,CONSULTING-PD,214.04; COMPUTER CONNECTION INC,CONTRACTUAL-PD,44;CONTRACTORS MATERIALS INC.,VEH MAINT PARK,3413.47;CORE & MAIN LP,METERS,6733.46;CREDIT BUREAU OF COUNCIL BLUFFS,APRIL 2025 MEMBERSHIP FEE & EMPLOYMENT SCREEN,81.5; CRESCENT ELECT. SUPPLY COMP INC,SUPP - FUSES, SENSORS FOR ST. NAME SIGNS,928.54;CROELL INC,CONCRETE FOR STREET REPAIR,1832.67;DIAMOND VOGEL,YELLOW, WHITE, RED & BLUE LATEX PAINT,26978.96;DINGES FIRE COMPANY,UNIFORM-STATION BOOTS,277.21;EBSCO INDUSTRIES, INC,SBSCR.,1596; EMBLEM'S INC,UNIFORMS-PD,396;FAT BOYS TIRE AND AUTO,TIRE FOR RIDE-ON PAINTSTRIPER,255.83;FEDERALEXPRESSCORPORATION,POSTAGE,415.8; FERGUSON US HOLDINGS INC,DEPT SUP,524.37;FIRST RESPONDER OUTFITTERS INC,UNIFORM - BELTS AND PANTS,402.92;FLOYD'S TRUCK CENTER SCOTTSBLUFF,VEHICLE MAINTENANCE-SAN,1655.12;FREMONT AMERI-TECH EQUIPMENT COMPANY INC, DEPARTMENT SUPPLIES SAN, 17312.88; GALLS PARENT HOLDINGS, LLC, UNIFORMS-PD,1615.29;GARCIA & SON'S INTERIOR & EXTERIOR SERVICES, LLC,SPECIAL PROJECTPARK,8048.13;GREATAMERICA FINANCIAL SERVICES CORPORATION,CONT. SRVCS.,162.94;GROW NEBRASKA FOUNDATION,ECON DEV MEMBERSHIP,101; HANDLEY INDUSTRIES, INC,DEPT SUP,3966.38;HAWKINS, INC.,CHEMICALS,4435.85; HOWE HUNTER,HOWE - PER DIEM FOR FIRE SCHOOL,105;IDEALLAUNDRYANDCLEANERS, INC.,JAN. SUP.,1099.22;INDEPENDENT PLUMBING AND HEATING, INC,GRUND MAINT PARK,2904.88;INLAND TRUCK PARTS &SERVICE,VEHMAINTPARK,1968.34;INTERNALREVENUESERVICE,WITHHOLDINGS, 76029.05; INTRALINKS, INC,2025 COMPUTER UPGRADES & SUPPLIES,43818.14; INVENTIVE WIRELESS OF NE, LLC,CONTRACTUAL SVC,299.75;J G ELLIOTT CO INC,BOND-PD,40;KANZLER MIKE, LICENSES / PERMITS SAN, 64; KELLEY KEVIN, LICENSES/PERMITS SAN, 60; KENDRICK FRANKLIN ROBERT,EQUIP MAINT,4619.09; KNOWHOWLLC,DEPTSUPP PARK,5173.57;KRIZ DAVIS,EQUIP MAINT,1002.28;LEAGUE ASSOCIATION OF RISK MANAGEMENT, VEH INSURANCE, 2298.79; LEGACY COOPERATIVE,DIESEL FUEL SAN, 22641.07; LEXISNEXIS RISK DATA MANAGEMENT, CONSULTING-PD,206; LOGAN CONTRACTORS SUPPLY INC,FILTERS, NOZZLE FOR TARKETTLE,325.63; MACQUEEN EQUIPMENT INC, EQUIP MAINT, 1758.38; MADISON NATIONAL LIFE,INSURANCE,3458.2; MARQUEE BROADCASTING WEST INC,TRI-CITY SW PSA'S TV/INTERNET APRIL,2500; MARVIN PLANNING CONSULTANTS

INC,COMPREHENSIVE PLAN MAY 2025,9562; MATHESON TRI-GAS INC,RENT - MACHINES,51.69;MATTHEWM.HUTT,POSTCONDITIONALOFFER/PREEMPLOYMENT EVALUATION,450;MENARDS,INC,PRGRMG.,1058.72;MIDWEST CONNECT, LLC,UB PROCESSING APRIL 2025,5959.04;MMIS HOLDINGS LLC,STRUCTURES,165239; MOBIUS COMMUNICATIONS COMPANY,BLDG MAINT ADM,528.86; MOTOROLA SOLUTIONS, INC,#10-CIP-TECH SUPPORT-PD,1170; NE CHILD SUPPORT PAYMENT CENTER,NE CHILD SUPPORT PYBLE,1604.87;NE DEPT OF REVENUE,APRIL 2025 WITHHOLDINGS,44618.1; NEBRASKA MUNICIPAL CLERKS' ASSOCIATION, MEMBERSHIP, 195; NEBRASKA PUBLIC POWER DISTRICT, ELECTRIC, 41837.71;NEBRASKA RURAL RADIO ASSOCIATION,TRICITY SW PSA TV/INTERNET- APRIL,500;NEBRASKALANDTIRE,INC,VEHMAINTPD,297.85;NEMNICHAUTOMOTIVE, VEH MAINT-PD,547.8; NORTHWEST PIPE FITTINGS, INC. OF SCOTTSBLUFF,GROUND MAINT PARK,3845.13;ONE CALL CONCEPTS, INC,CONTRACTUAL,257.34;ORIGINAL EQUIPMENT CORPORATION, VEHICLE MAINTENANCE SAN, 3376.17; PAIGE MANNING, PARKING LOT GARDEN MAINTENANCE- APRIL,4485; PANHANDLE AUTOMOTIVEGROUPLLC,EQUIPMAINTPARK,143.18;PANHANDLEENVIRONMENTAL SERVICESINC, SAMPLES, 210; PARADISE PUMPERS LLC, CONTRACTUAL, 750; PEACEFUL PRAIRIE NURSERY, INC,DEPARTMENT SUPPLIES-REC,243.96;PLATTE VALLEY BANK,HEALTH SAVINGS ACCT,16839.8; POMPS TIRE SERVICE INC,DEPARTMENT SUPPLIES-SAN,1720.82; POWERTECH LLC,EQUIP MAINT,1369; PT HOSE AND BEARING,HOSE & ENDS FOR D. TRUCK,99.46;QA BALANCE SERVICES INC,CONTRACTUAL SVC,115;QUADIENT FINANCE USA INC,POSTAGE,1000; QUADIENTLEASINGUSAINC,EQUIPMIAINTADM,203.82; QUILL CORPORATION,DEPT. SUPPLIES-GIS,233.46;REAMS SPRINKLER SUPPLY CO.,GROUND MAINT PARK,1618.01; REGANIS AUTO CENTER, INC,EQUIPMENT-SAN,47200; REGIONAL CARE INC,HEALTH INSMAY,68824.23;REGIONALWEST, CONSULTING PD, 150.25; REGISTEROFDEEDS,PLATKINGS ACRES,132;REZPLOT SYSTEM LLC,CONTRACTUAL PARK,227.5; RICE KIMBERLY,UNIFORMS-PD,134;RONNE JACKSON, RONNE FIRE SCHOOL PER DIEM, 105; SMEC, EMPLOYEE DEDUCTION, 83.5; SALAZARDENZEL,LICENSES/PERMITS-SAN,62; SANDBERG IMPLEMENT, INC,EQUIP PARKS,7179.76;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,LEGALFEES-PD,389;SCOTTSBLUFF POLICE OFFICERS ASSOCIATION,POLICE EE DUES,936;SCOTTSBLUFF SCREENPRINTING & EMBROIDERY, LLC, UNIFORMS PD, 1187.5; SCOTTSBLUFF WIN SUPPLY COMPANY, GROUND MAINT PARK,26.98;SHAGGY BUFFALO CARWASH LLC,VEH MAINT-PD,140;SHERIFF'S OFFICE, LEGAL FEES PD, 340.82; SIMMONS OLSEN LAW FIRM, P.C., CONTRACTUAL, 14077.5; SIMON CONTRACTORS, CONCRETE FOR STREET REPAIR, 14516.77; SOUNDSLEEPER SECURITY INC.,CONTRACTUAL SVC,2314.95; STANARD &

ASSOCIATES INC.,POLICE TESTING,250;TERRY D SCOTT,VEH MAINT PARK,284.43;THE PEAVEY CORP,INVEST SUPPL-PD,327; TRANS-WEST INC,VEH MAINT-PD,369.76;UANDUTRUCKINGLLC,CONTRACTUALSERVICESSAN,1102;UNION BANK & TRUST,RETIREMENT,48512.48; UNITED STATES WELDING,CONTRACTUAL SERVICES-SAN,175.36;VERIZON COMMUNICATIONS INC,GPS SERVICE,127.6;W & R INC,ELECTRICAL PARK,9360.1;WASH-IT LLC,VEHICLE MAINT,76.25; WESTERN COOPERATIVE COMPANY,GROUND MAINT PARK,2341.6; WESTERN NE COMM COLLEGE,SCHOOL&CONFERENCE-SAN,2600;WESTERNPATHOLOGYCONSULTANTS, INC,DOT DRUG TESTING - APRIL 2025,240;WHITING SIGNS,DEPT SUPP PARK,925; WYOMING CHILD SUPPORT ENFORCEMENT, CHILD SUPPORT, 738.08; WYOMING FIRST AID & SAFETY SUPPLY, LLC,DEPT SUPP PARK,39.37;YOUNG MEN'S CHRISTIAN ASSOCIATION OF SCOTTSBLUFF, NE,YMCA,1075; CITY OF SCOTTSBLUFF PAYROLL; 719,809.66; REFUNDS; JOHN WRIGHT, 9.90; ALEX GRIJALVA,66.10

Concerning the claim removed from the Consent Calendar to Intralinks in the amount of \$43,818.14 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 Stricker to accept Council Member Phillips' conflict of interest regarding the claim to Intralinks in the amount of \$43,818.14 and excuse him from voting, "YEAS," Salomon, McKerrigan, Stricker, and Vidlak. "NAYS," None. Absent: None. Abstain: Phillips.

Council Member Stricker commented the claim to Intralinks is more than normal and after inquiring found out it was for the replacement of computers. City Manager Spencer added it was for seven laptops and 16 towers. We upgrade computers every five years due to the warranty expiring.

Council Member McKerrigan made a motion, seconded by Council Member Stricker to approve the claim to Intralinks in the amount of \$43,818.14 "YEAS," Stricker, Vidlak, Salomon, and McKerrigan. "NAYS," None. Absent: None. Abstain: Phillips.

Lane Kizzire, Finance Director, approached to present the April 2025 Financial Report. He started by going over the Budget to Actual Comparisons report, stating we are at 58% of the year and he likes to see expenditures below that, commenting each department is at or below that number. Concerning the revenue side, the general fund is right at 58%, adding streets and property tax will be credited this month and in September. He also went over the Revenues vs. Expenditures report highlighting the Cemetery Perpetual Care fund is in the negative because we budget \$80,000 in revenue, however \$350,000 goes to the Cemetery. In addition, with the Special Projects Fund, we have already received the ARPA and insurance money; that is why the expenditures are more than the revenues. Regarding the Debt Service Fund, we have moved the payments from the Street Department, that is why the expenditures have exceeded the revenue, adding we have not moved any revenue we are just spending the fund down. Mr. Kizzire also informed he is making good headway with the budget and anticipates meeting with City Manager Spencer to go over the numbers, stating he is planning on having the Budget Workshop sometime in July.

Council Member Phillips moved, seconded by Council Member McKerrigan to approve the April

2025 Financial Report, “YEAS,” McKerrigan, Phillips, Vidlak, Salomon, and Stricker. “NAYS,” None. Absent: None.

Before continuing with the next item on the agenda, Mayor Vidlak asked those in attendance, if they wanted to speak at the public hearing, to stand so they could be sworn in. Those standing were sworn in and the meeting continued.

Mayor Vidlak opened the public hearing at 6:09 p.m. to receive a report from the LB840 Citizen Review Committee.

Economic Development Director, Sharaya DeSersa approached and explained the Citizen Review Committee met on May 8th where they welcomed a new committee member, Mr. Spencer Rien from the USDA. She added, also at that meeting, Mr. Jordan Diederich from TCD gave a report on Rural Workforce Housing and she gave a report on the LB840 loan portfolio, which Council was given a copy in their packets.

Ms. DeSersa added the portfolio is in good shape and currently the balance in the account is around \$3.7M. In addition, the Citizen Review Committee talked about changes to the Economic Development Plan, one such change is to possibly include childcare. Furthermore, she has met with NPPD and asked them to do a study to involve childcare to see if that would be a feasible addition to the LB840 program as an eligible business.

Council Member Salomon asked if we had any success with the initiative to help the downtown businesses for retail. Ms. DeSersa answered we have not received any applications at this time; however, we are looking at possibly restructuring that because those eligible have to be included in the Business Improvement District and also there is a limit of \$10,000 for funding.

Regarding the report, Ms. DeSersa stated she recommended stopping the payments for Reverence Funeral Home and Pioneer Animal Clinic because the City would end up owing them with the job credits remaining.

There were no comments from the public. Mayor Vidlak closed the public hearing at 6:15 p.m.

Mr. Ben Rodriguez, with Hight’s Tavern approached Council to get approval for ten Special Designated Liquor Licenses for the Bands on Broadway Summer Series Thursday nights from June 5th through August 7th from 4:30-9:30 p.m. at the 18th Street Plaza. He explained they will be serving mixed cocktails as well as Papa Moon’s Ciders. They will ID and utilize wristbands for the event, adding this is a great event for them, as well as the community.

Council Member Stricker made a motion, seconded by Council Member Salomon to approve ten Special Designated Liquor Licenses for BR Entertainment, LLC d/b/a Hight’s Tavern to serve beer, wine, and 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 4:30 to 9:30 p.m. at the 18th Street Plaza, “YEAS,” Vidlak, Phillips, Stricker, McKerrigan, and Salomon. “NAYS,” None. Absent: None.

Ms. Niki Egan, Offsite Manager, and Mr. Dan Warburton, Head Brewer, with Flyover Brewing Company approached regarding a Community Festival Permit for the Flyover to Flyover; A Gravel Party Event to be held on June 27, 2025. Ms. Egan explained they would like to host an event similar to the Robideau Rendezvous, holding rider registrations on June 27th. In conjunction with the registrations, they would also like to hold a street dance outside on 19th Street between Broadway and the Alley. In addition, they would like to continue the street closure until 8:00 a.m. the next morning, so the bikers can take off from the contained area to start the ride.

Council Member McKerrigan moved, seconded by Council Member Phillips to approve the Community Festival Permit for BDS3C, LLC d/b/a Flyover Brewing Company for the Flyover to Flyover; A Gravel Party event on June 27, 2025 from 5:00-11:00 p.m. to include noise, permit, parade

permit, and street closure of 19th Street to Alley until 8:00 a.m. on June 28th, “YEAS,” Phillips, Salomon, McKerrigan, Stricker, and Vidlak. “NAYS,” None. Absent: None.

Regarding the Special Designated Liquor License for the event, Ms. Egan explained this is the party before the event. Bikers will be able to register during this time and enjoy a street dance with beverages and a band. Flyover’s beer trailer will be out on the street and all access areas will be closed off by cattle panels. Everyone who enters the event will have their ID checked at the door before going outside. Wristbands will be utilized with those under 21 wearing a neon yellow band. Those of age will wear a white band. The gates will be taken down on the 28th after 8:00 a.m. when all the riders have taken off.

Council Member Salomon made a motion, second by Council Member Salomon to approve the Special Designated Liquor License for BDS3C, LLC d/b/a Flyover Brewing Company to serve beer, wine and distilled spirits from 3:00-11:00 p.m. on June 27, 2025 for the Flyover to flyover; A Gravel Party event at 1824 Broadway, Scottsbluff, NE, “YEAS,” Salomon, McKerrigan, Stricker, Vidlak, and Phillips. “NAYS,” None. Absent: None.

Council introduced the Ordinance removing certain term requirements of members serving on the Economic Development Citizen Advisory Commission and was read by title on third 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.**

Mr. Spencer reiterated, there is a certain expertise that is required for this group, so it is not very practical for us to have term limits. State Statute does not require it; the Application Review Committee has no terms. This Ordinance would just take the terms and term limits out of the Ordinance and mirror State Statute.

Council Member Stricker moved, seconded by Council Member Salomon to adopt Ordinance No. 4349 removing certain term requirements of members serving on the Economic Development citizen Advisory Commission, “YEAS,” Stricker, Vidlak, Salomon, Phillips, and McKerrigan. “NAYS,” None. Absent: None.

Council introduced the Ordinance dealing with occupation Taxes to include Liquor License Classes IB, L, M, Y, YK, Z, and ZK and was read by title on first reading: **AN ORDINANCE AMENDING THE SCOTTSBLUFF MUNICIPAL CODE AT §6-6-18 DEALING WITH OCCUPATION TAXES AND INCLUDING CLASS IB, CLASS L, CLASS M, CLASS Y, CLASS YK, CLASS Z AND CLASS ZK LIQUOR LICENSES; PROVIDING FOR AN EFFECTIVE DATE AND PROVIDING FOR PUBLICATION IN PAMPHLET FORM.**

City Manager Spencer explained this Ordinance is being amended due to some additions of liquor license classes that have been obtained by license holders. We charge occupation taxes for these licenses and realized that not all classes are not listed in the Ordinance. This came about after the addition of a Class M Bottle license that was approved earlier this year.

Council Member Stricker asked how the fees are derived. City Clerk Wright explained they come from the Liquor Commission as directed by State Statute. Each City may collect occupation taxes not to exceed the amount double the license. For example, a Class M Bottle Club License fee is \$300. That amount is credited to the school fund of the district. The City can then double that amount (\$600) for its Occupation Tax, making the annual fee for a Class M license \$900.

Concerning the bid for Veteran's Park Mini-Pitch Concrete Improvements, Mr. Spencer explained when the Parks Department came up with this project the intention was to do the work inhouse. However, when the Transportation Department started to do the demolition, they found the ground was saturated underneath. Because of this it was determined an engineer should take over the project and the work be done by a contractor. Two bids were received that met the specs for the 80'X140' concrete slab. Staff is recommending the bid be awarded to Mark Chrisman Trucking for \$109,600. The bid was the lowest received and did come in under the engineer's estimate of \$164,300.

Council Member Phillips made a motion, seconded by Council Member McKerrigan to award the bid for the Veteran's Park Mini-Pitch Concrete Improvement project to Mark Chrisman Trucking in the amount of \$109,600, "YEAS," McKerrigan, Phillips, Vidlak, Salomon, and Stricker. "NAYS," None. Absent: None.

Doug Gompert, Public Works Director, approached Council regarding the Change Order for the Slide Gate Project at the Waste Water Treatment Plant. He explained there were additional unexpected costs incurred to complete the project and staff recommends that Council approve the Change Order in the amount of \$24,239. This will bring the total payment for the project to \$209,419, which is still under the budgeted amount of 214,000. The project is complete and anticipated to be sufficient for years.

Council Member Stricker moved, seconded by Council Member Phillips to approve the Change Order for the Slide Gate Project at the Wastewater Treatment Plain in the amount of \$24,239, "YEAS," Vidlak, Phillips, Stricker, McKerrigan, and Salomon. "NAYS," None. Absent: None.

Under Council Reports, City Manager Spencer recognized this would be outgoing Public Works Director, Mark Bohl's final meeting. The City is hosting a retirement reception for him on Friday, May 23rd from 2:00-4:00 p.m. in Council Chambers. Mr. Bohl came forward and thanked Council, stating it has been 32 good years; he hopes he has helped improve the quality of life for citizens of Scottsbluff.

Council Member Salomon reported on the Zoo's 75th Anniversary celebration. He stated there were almost 2000 people who visited the event, being entertained by a musician, animal trainings and food trucks. He informed, this year, the Zoo saw 48 school groups; the new website is up and running and Little Miss, the mountain lion, is growing. Mayor Vidlak stated she spoke to Integrated Life Choices about what we do as a city.

Council Member Stricker moved, seconded by Council Member Phillips to adjourn the meeting at 6:39 p.m., "YEAS," Phillips. Salomon, McKerrigan, Stricker, and Vidlak. "NAYS," None. Absent: None.

Mayor

Attest:

City Clerk

City of Scottsbluff, Nebraska

Monday, June 2, 2025

Regular Meeting

Item 7.b

Council to acknowledge receipt of a liability claim from Marla Baer concerning a bicycle accident at 1623 5th Avenue, Scottsbluff, NE which has been presented. Council will withdraw and take no action on the claim, which has been forwarded to the City's insurance carrier.

Staff Contact: Kimberley Wright

City of Scottsbluff
CITIZEN INCIDENT REPORT

All tort claims under the Political Subdivisions Tort Claims Act and [sections 16-727](#), [16-728](#), [23-175](#), [39-809](#), and [79-610](#) shall be filed with the clerk, secretary, or other official whose duty it is to maintain the official records of the political subdivision, or the governing body of a political subdivision may provide that such claims may be filed with the duly constituted law department of such subdivision. It shall be the duty of the official with whom the claim is filed to present the claim to the governing body. All such claims shall be in writing and shall set forth the time and place of the occurrence giving rise to the claim and such other facts pertinent to the claim as are known to the claimant.

Date: 5/14/25

Date and location of Incident: 8/5/24 Sidewalk in front of 1623 5th Avenue, Scottsbluff, NE

Claimant Name: Marla Baer Phone: 308-631-3722

Address: 2209 6th Ave City: Scottsbluff State and Zip: NE 69361

City Department Contact: Mr. Winners was contacted after the accident on Oct. 9, 2024.

Narrative of what happened: My husband and I were riding our bicycles on August 5th, 2024, at approximately 6:40 a.m. I was riding my bicycle on the sidewalk in front of 1623 5th Avenue, Scottsbluff, NE when I wrecked my bike due to the unseen drop-off between the sections of the sidewalk. This crash caused me to strike a parked car along with sidewalk itself. The impact resulted in me hitting my face causing significant dental, facial and other injuries.

Estimated amount of damages \$ 75,000.00+ (attach estimates)

Attachments: Photos: see attached Estimates: \$100.00+ Medical Bills: \$25,000+

Witnesses: Chris Baer Contact Information: 308-641-1660

Citizen insurance information: United Healthcare

Reported by (city staff): _____

Received Date: _____

Signature of Claimant(s): Marla M. Baer

SUBMIT TO: KIM WRIGHT, CITY CLERK, CITY OF SCOTTSBLUFF
2525 CIRCLE DRIVE, SCOTTSBLUFF, NE 69361

City of Scottsbluff, Nebraska

Monday, June 2, 2025

Regular Meeting

Item 7.c

Council to acknowledge receipt of a sewer claim from Magnet Rentals at 1705 10th Avenue, Scottsbluff, NE which has been presented. Council will withdraw and take no action on the claim.

Staff Contact: Kimberley Wright

City of Scottsbluff
CITIZEN INCIDENT REPORT

All tort claims under the Political Subdivisions Tort Claims Act and sections 16-727, 16-728, 23-175, 39-809, and 79-610 shall be filed with the clerk, secretary, or other official whose duty it is to maintain the official records of the political subdivision, or the governing body of a political subdivision may provide that such claims may be filed with the duly constituted law department of such subdivision. It shall be the duty of the official with whom the claim is filed to present the claim to the governing body. All such claims shall be in writing and shall set forth the time and place of the occurrence giving rise to the claim and such other facts pertinent to the claim as are known to the claimant.

Date: 5-19-25

Date and location of Incident: 5-9-25 1705 10th Ave

Claimant Name: Magnet Rentals Phone: 308-765-2043

Address: 2223 Broadway City: Scottsbluff State and Zip: NE 69341

City Department Contact: Kim (City Clerk)

Narrative of what happened: Tenant called stating sewage was backing up into house.

We hired Budge-It drain to come snake the line. They snaked it,
it was still backing up, so they called the city main and found it was clogged.

City cleared their main and the sewage drained. I will attach the Budge-It drain invoice.

Estimated amount of damages \$ 380 (attach estimates)

Attachments: Photos: _____ Estimates: _____ Medical Bills: 0

Witnesses: Budge-it Drain, Magnet Rentals Contact Information: Brandon Kincade: 308-765-2043

Citizen insurance information: _____

Reported by (city staff): _____

Received Date: _____

Signature of Claimant(s): Brandon Kincade Digitally signed by Brandon Kincade
Date: 2025.05.19 09:00:38 -06'00'

SUBMIT TO: KIM WRIGHT, CITY CLERK, CITY OF SCOTTSBLUFF
2525 CIRCLE DRIVE, SCOTTSBLUFF, NE 69361

City of Scottsbluff, Nebraska

Monday, June 2, 2025

Regular Meeting

Item 7.d

Council to approve the appointment of Marissa F. Nicol to the Civil Service Commission to fill an unexpired term ending September 30, 2029.

Staff Contact: Kevin E Spencer

APPLICATION FOR APPOINTMENT TO A CITY BOARD

The City of Scottsbluff establishes local advisory boards, committees and commissions by ordinance or resolution. These advisory bodies are responsible for making recommendations to the City Council for consideration and final determination. Each board candidate must complete an application form. Interested residents should submit applications to the City Manager's office. The applicants are appointed by the City Manager, with the council's approval.

Personal Information

Name: **Marisa F. Nicol**

Address: **2201 4th Avenue, Scottsbluff, NE 69361**

Phone: **505-917-3789**

E-Mail: **marisanicol5@gmail.com**

Experience (*Attach additional documents if needed*) Are you a registered voter of the City? ☐ Yes ☐ No

Civic Activities (including, not limited to, other board/commissions):

Volunteering: Holiday and Saturday meal delivery for Harvest Valley Church
Member of Monument Business and Professional Women

Please list skill sets and experience that would benefit the board/committee:

20 years healthcare experience as a nurse
Healthcare operations and finance experience - service line with 200+ employees
Oversee ground/air ambulance, ER, Urgent Care, Trauma Program
Many years of collaboration with Law Enforcement and Fire through Emergency Medicine

Please indicate which boards you are interested in serving on:

- | | | |
|---|--|--|
| ☐ Community Redevelopment Authority | ☒ Civil Service Commission | ☐ Planning Commission |
| ☐ Business Improvement District Board | ☐ Plumbers Examining Board | ☐ Board of Adjustment |
| ☐ Liquor License Holders Investigatory Board | ☐ LB840 Application Review | ☐ Library Board |
| ☐ Park, Cemetery, & Tree Board | ☐ LB840 Citizen Review | |

Have you previously served on a City Board or Committee? ☐ Yes ☒ No

If yes, list boards and years of service:

Information submitted on this application is public information. I verify that the information provided is true and complete. I understand that false or misleading statements may be cause for elimination from consideration.

Applicant Signature:

Date:

Marisa F. Nicol
2201 4th Avenue
Scottsbluff NE, 69361
(505) 917-3789
marisanicol5@gmail.com

Experience

Regional West Medical Center

Scottsbluff, NE

Assistant Chief Nursing Office

December 2021 – December 2022

- Support Nursing Division in all aspects of patient care, quality, and safety.
 - Acting director if at any time there was a gap in leadership for Homecare and Hospice, and Air Link and Transfer Center.
 - Chair of Clinical Advisory Council, Falls Committee, Skin Team. Initiated the Blood Utilization Committee and Review Board.
- Direct Reports: BICC/PEDS, Med-Surg, Air Link, Transfer Center and Call Center, House Supervisors, ARU, and Outpatient Rehab.

Interim CNO

December 2022 – June 2023

- Provide leadership for the Nursing Division to include managing budgets, productivity, staffing, quality, and safety.
- Direct Reports: Air Link, Transfer Center and Call Center, Emergency Department, Pastoral Care.

Executive Director of Emergency Services

June 2023 - Present

- Executive position reporting to CEO. Directly responsible for service line departments revenue, productivity, quality, and safety.
- Direct Reports: Air Link, Transfer Center, Trauma Program, Urgent Care, Emergency Department, EMS, ARU and Outpatient Rehab, Pastoral Care, BHU.

SageWest Healthcare

Lander & Riverton, WY

System Director of Acute Care Services

February 2020 – Present

- Support 45+ direct reports between Women's Health Unit and Med/Surg departments on two campuses. Duties include payroll, staffing, scheduling, labor management, travel staff management, annual evaluations, competencies, staff education, licenses, and certifications.
 - Supervisor Support increased 45%, Organizational Trust and Values increased 20% and Teamwork increased 26% in the 2020-2021 employee engagement survey for Women's Health.
 - Supervisor Support increased 18% and Civility maintained at 79% in the 2020-2021 employee engagement survey for Med/Surg.
- Assist directors and administration with the coordination of internal and external patient flow, PPE and supply management, and staff resilience while operating under crisis staffing model.
- Developed and sustained healthy and mutually respectful relationships with OB Providers, Hospitalists, and Pediatricians.
 - Engaged Providers to participate in unit level process improvement initiatives.
 - Identified a lack of education/training on pediatric patients for Med/Surg staff. Partnered with Pediatricians to develop provider led education for all staff annually.
- Led interdepartmental teams on several facility improvement projects.
 - Labor room remodel to update equipment and improve patient experience.
 - Supply room remodel to facilitate organization and efficiency.
 - Implementation of Dialysis service line through Tablo, expected go live early Nov 2021.

House Supervisor

October 2018 – February 2020

- Oversaw all daily hospital operations. Utilized critical thinking to assess current and expected hospital needs. Assisted with patient admissions, transfers, stroke, STEMI and responded to all rapid response and codes throughout the hospital.
- Coordinate daily staffing for all departments to include census management; assisting directors in ensuring units meet productivity goals.
- Assist hospitalists and discharge planner with appropriate and safe placement for patients with special needs and difficult discharges.
- Operated as an extension of hospital administration and directors during evening and weekend hours.
- Support Med/Surg and Women's Health departments as needed during a transition of director by creating schedules, completing payroll, interviewing new candidates and managing travel staff. Created position controls for both departments, improving accountability, and transparency in addressing ongoing staffing needs.

Presbyterian Hospital Emergency Department

Assistant Nurse Manager

Albuquerque, NM

August 2017 – September 2018

In addition to duties listed below at Kaseman Emergency Department:

- Supply and compliance management for all three Presbyterian Central Delivery System (CDS) Emergency Departments. Researched product vendors to ensure ED was stocked with quality and safe products while maintaining fiscal responsibility.
- Team Lead for Patient Experience initiative deployment. Worked with Patient Experience Champion and Process Excellence Black Belt to develop, deploy, and sustain Purposeful Hourly Rounding and use of new communication board, using Lean strategies.
 - As project lead for the Patient Experience Promise Team, I sought input from local and regional Emergency Departments. Worked with the graphic design team to create new communication boards for each patient room in each respective ED. Worked with individual hospital administrators to secure funding and facilitate the purchase of communication board inserts as well as the frames. These communication boards are currently located in all nine Presbyterian Hospital Emergency Departments throughout New Mexico.
 - Assigned as project lead to create a Purposeful Hourly Rounding live training video. Created script, timeline, and prepped actors for video. Collaborated with ED educators to create a Computer Based Training module that was used in conjunction with video to educate. This training was presented to over 400 ED staff, all Presbyterian ED new hire staff, PMG physician group and scribes.
 - Immediate increase in Press Ganey results in all targeted areas after training and implementation of Purposeful Hourly Rounding and installation of new communication boards. Three months after implementation overall patient satisfaction rose from 1st percentile (lowest Press Ganey tier) in January 2018 to 6th percentile in April 2018.

Presbyterian Kaseman Hospital Emergency Department

Assistant Nurse Manager

Albuquerque, NM

February 2015 - August 2017

- Supervise over 100 staff, responsible for staff scheduling, payroll, education, corrective action, annual evaluations, policy, and procedure compliance.
- Collaborate with ED leadership and Presbyterian leadership to ensure annual goals hospital wide and ED specific goals were met through strategic initiatives.

ED Staff Nurse/ Clinical Practice Leader

September 2013 - Feb 2015

- Staff nurse duties, in addition taking part in Clinical Practice Leader meetings monthly, member of Presbyterian Stroke Committee, precepting new nurses, monthly education, and serving as a resource for all ED staff.

Providence Healthcare Staffing

ED Travel Nurse – Mat-Su Regional Hospital ED

Palmer, AK

June 2013 - September 2013

Presbyterian Hospital Emergency Department

ED Permanent Charge Nurse

Albuquerque, NM

March 2009 - May 2013

- Member of the ED Leadership Team, responsible for annual staff evaluations, aiding clinical staff in the pursuit of goals and benchmarks set by Presbyterian senior leadership. Managed the flow of the ED while also helping facilitate patient care and providing support for staff whenever needed.
- Member of the LEAN/ Six Sigma Team that was developed to create capacity in the ED by lowering length of stay for our acute care patient population.

ED Educational Resource Nurse

April 2008 - March 2009

- Served as part of the ED Leadership Team, responsible for staff education in both clinical and classroom settings.

ED Staff Nurse

August 2006 - April 2008

- Performing physical assessments and applying assessment data to individual patients' diagnosis.
- Working with fellow ED team members, physicians, and ancillary departments to facilitate patient care.

Las Palmas Medical Center

ED Nurse Tech

ED Staff Nurse

El Paso, TX

February 2005- July 2005

July 2005 - August 2006

State of South Dakota Forest Service**Wildland Fire Division**

Wildland Fire Fighter

Custer, SD

May 2001 – September 2001

Education**Regis University**

RN-MSN in Leadership and Management

Denver, CO

Graduation December 2025

Dona Ana Branch Community College

Associate of Science Degree in Nursing

Las Cruces, NM

Graduation May 2005

Casper College

Associate degree in Fire Science Technology

Associate of Science Degree in General Studies

Casper, WY

Graduation May 2001

- Attended Casper College on an athletic scholarship, graduated Academic All-American.

License and Certifications**Nursing License** – WY 44325 Multi State Exp 12/31/2026**Certifications** – BLS

Interests

- Hunting, fishing, camping, hiking, or any activity in the mountains.
- International travel.

City of Scottsbluff, Nebraska

Monday, June 2, 2025

Regular Meeting

Item 7.e

Council to consider approval of plans and specifications for the construction of an Equipment Building for the Compost Facility, and authorize the city clerk to advertise for bids to be received by June 24, 2025 at 10:00 a.m.

Staff Contact: Doug Gompert

Advertisement for Bids
Scottsbluff Compost Facility Building Project
Physical Address: 120189 County Road 26, Scottsbluff, NE 69361

Owner: City of Scottsbluff

Address: 2525 Circle Drive, Scottsbluff, NE 69361

Separate sealed Bids for the construction of a 60' by 100', pre-engineered steel storage building and associated work at the Scottsbluff Compost Facility shall be received by Kimberley Wright, City Clerk at the City Office, 2525 Circle Drive, Scottsbluff, NE 69361 until 10:00 AM, (Local Time) Tuesday June 24th, 2025; and then at said office publicly opened and read aloud.

The Contract Documents may be examined at the following locations:

City of Scottsbluff
2525 Circle Drive
Scottsbluff, NE 69361

M.C. Schaff & Associates
818 South Beltline Highway East
Scottsbluff, NE 69361

Copies of the Contract Documents may be obtained at the office of M.C. Schaff & Associates located at 818 South Beltline Highway East, Scottsbluff, NE 69361 upon payment of \$25.00 for each set, none of which will be refunded.

/s/ Kimberley Wright
City Clerk

Publish three times:

6/5/2025

6/12/2025

6/19/2025

One affidavit of publication requested.

City of Scottsbluff, Nebraska

Monday, June 2, 2025

Regular Meeting

Item 7.f

Council to consider approval of plans and specifications for the Fairview Cemetery Sanitary Sewer Extension, and authorize the city clerk to advertise for bids to be received by June 24, 2025 at 10:30 a.m.

Staff Contact: Doug Gompert

**Advertisement for Bids
Fairview Cemetery Sanitary Sewer Extension**

Owner: City of Scottsbluff

Address: 2525 Circle Drive, Scottsbluff, NE 69361

Separate sealed Bids for the Fairview Cemetery Sanitary Sewer Extension project will be received by Kimberley Wright, City Clerk at the office of the City of Scottsbluff, 2525 Circle Drive, Scottsbluff, NE 69361 until 10:30 AM, (Local Time) on Tuesday, June 24th, 2025; and then at said office publicly opened and read aloud.

The project consists of the construction of 440 lineal feet of 8" PVC sanitary sewer main, 1,105 lineal feet of 4" sewer service line, three manholes, service connection, 26 square yards of 6-inch PC Concrete Pavement, and related work.

The Contract Documents may be examined at the following locations:

City of Scottsbluff
2525 Circle Drive
Scottsbluff, NE 69361

M.C. Schaff & Associates
818 South Beltline Highway East
Scottsbluff, NE 69361

Copies of the Contract Documents may be obtained at the office of M.C. Schaff & Associates located at 818 South Beltline Highway East, Scottsbluff, NE 69361 upon payment of \$25.00 for each set, none of which will be refunded.

/s/ Kimberley Wright
City Clerk

Publish three times:
6/5/2025
6/12/2025
6/19/2025

One affidavit of publication requested.

City of Scottsbluff, Nebraska

Monday, June 2, 2025

Regular Meeting

Item 7.g

Council to set a public hearing for June 16, 2025 to receive information about making a recommendation to the Nebraska Liquor Control Commission on a Class I Liquor License for El Molcajete, LLC d/b/a El Molcajete Restaurant, LLC, 1013 East Overland, Scottsbluff, NE.

Staff Contact: Kimberley Wright

City of Scottsbluff, Nebraska

Monday, June 2, 2025

Regular Meeting

Item 7.h

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 5/20/2025 - 6/2/2025

Description (Payable)	Account Name	Amount
Vendor: 08464 - 911 CUSTOM, LLC		
Fund: 218 - PUBLIC SAFETY		
#2-CIP-PATROL CARS	EQUIPMENT	243.02
Fund 218 - PUBLIC SAFETY Total:		243.02
Vendor 08464 - 911 CUSTOM, LLC Total:		243.02
Vendor: 00393 - ACTION COMMUNICATIONS INC.		
Fund: 111 - GENERAL		
BATTERY - EMS PORTABLE RA...	DEPARTMENT SUPPLIES	131.87
Fund 111 - GENERAL Total:		131.87
Vendor 00393 - ACTION COMMUNICATIONS INC. Total:		131.87
Vendor: 10212 - AKAJRV 314, LLC		
Fund: 321 - CRA		
TIF-AULICK 6-2-25	TIF PASS THRU - PRINCIPAL	3,074.66
TIF-AULICK 6-2-25	TIF PASS THRU - INTEREST	16,157.78
Fund 321 - CRA Total:		19,232.44
Vendor 10212 - AKAJRV 314, LLC Total:		19,232.44
Vendor: 10025 - ANDREW KELLEY		
Fund: 111 - GENERAL		
PER DIEM - KELLEY SWIFT WA...	SCHOOL & CONFERENCE	586.00
Fund 111 - GENERAL Total:		586.00
Vendor 10025 - ANDREW KELLEY Total:		586.00
Vendor: 02118 - ANITA'S GREENSCAPING INC		
Fund: 111 - GENERAL		
GROUND MAINT PARK	GROUNDS MAINTENANCE	1,222.80
Fund 111 - GENERAL Total:		1,222.80
Vendor 02118 - ANITA'S GREENSCAPING INC Total:		1,222.80
Vendor: 10311 - BEST PLUMBING HEATING & COOLING		
Fund: 111 - GENERAL		
BLDG MAINT PARK	BUILDING MAINTENANCE	182.62
Fund 111 - GENERAL Total:		182.62
Vendor 10311 - BEST PLUMBING HEATING & COOLING Total:		182.62
Vendor: 09716 - BLACK HILLS GAS DISTRIBUTION LLC		
Fund: 111 - GENERAL		
Monthly Energy Bill	HEATING FUEL	228.39
Monthly Energy Bill	HEATING FUEL	139.28
Monthly Energy Bill	HEATING FUEL	49.05
Monthly Energy Bill	HEATING FUEL	139.28
Monthly Energy Bill	HEATING FUEL	148.81
Monthly Energy Bill	HEATING FUEL	105.56
Monthly Energy Bill	HEATING FUEL	66.88
Monthly Energy Bill	HEATING FUEL	45.37
Fund 111 - GENERAL Total:		922.62
Fund: 212 - STREETS		
Monthly Energy Bill	HEATING FUEL	615.48
Fund 212 - STREETS Total:		615.48
Fund: 621 - ENVIRONMENTAL SERVICES		
Monthly Energy Bill	HEATING FUEL	155.73
Fund 621 - ENVIRONMENTAL SERVICES Total:		155.73

Expense Approval Report

Post Dates: 5/20/2025 - 6/2/2025

Description (Payable)	Account Name	Amount
Fund: 641 - WATER		
Monthly Energy Bill	HEATING FUEL	182.71
Fund 641 - WATER Total:		182.71
Vendor 09716 - BLACK HILLS GAS DISTRIBUTION LLC Total:		1,876.54
Vendor: 00091 - BSN SPORTS, INC		
Fund: 111 - GENERAL		
DEPT SUPP REC	DEPARTMENT SUPPLIES	494.98
Fund 111 - GENERAL Total:		494.98
Vendor 00091 - BSN SPORTS, INC Total:		494.98
Vendor: 09886 - BUDGET DRAIN SERVICES LLC		
Fund: 111 - GENERAL		
BLDG MAINT PARK	BUILDING MAINTENANCE	590.00
Fund 111 - GENERAL Total:		590.00
Vendor 09886 - BUDGET DRAIN SERVICES LLC Total:		590.00
Vendor: 00735 - CAPITAL BUSINESS SYSTEMS INC.		
Fund: 111 - GENERAL		
Cont. Svcs.	CONTRACTUAL SERVICES	260.65
EQUIP MAINT ADM	EQUIPMENT MAINTENANCE	371.35
Fund 111 - GENERAL Total:		632.00
Vendor 00735 - CAPITAL BUSINESS SYSTEMS INC. Total:		632.00
Vendor: 07911 - CELLCO PARTNERSHIP		
Fund: 111 - GENERAL		
CELL PHONE	CELLULAR PHONE	42.94
MAY CELLULAR DATA	CELLULAR PHONE	279.74
CELL PHONES-PD	PHONE & INTERNET	1,379.78
Fund 111 - GENERAL Total:		1,702.46
Fund: 213 - CEMETERY		
CELL PHONE	PHONE & INTERNET	42.94
Fund 213 - CEMETERY Total:		42.94
Vendor 07911 - CELLCO PARTNERSHIP Total:		1,745.40
Vendor: 00367 - CITY OF SCB		
Fund: 212 - STREETS		
PETTY CASH	DEPARTMENT SUPPLIES	60.00
Fund 212 - STREETS Total:		60.00
Vendor 00367 - CITY OF SCB Total:		60.00
Vendor: 01976 - CLARK PRINTING LLC		
Fund: 111 - GENERAL		
Prgmg.	PROGRAMMING	444.95
DEPT. SUPPLIES- DS ZOE	DEPARTMENT SUPPLIES	149.10
Fund 111 - GENERAL Total:		594.05
Vendor 01976 - CLARK PRINTING LLC Total:		594.05
Vendor: 10354 - CORNERSTONE BANK		
Fund: 321 - CRA		
TIF-26 GROUP EAST 6-2-25	TIF PASS THRU - INTEREST	23,841.76
TIF-26 GROUP WEST 6-2-25	TIF PASS THRU - INTEREST	11,199.21
Fund 321 - CRA Total:		35,040.97
Vendor 10354 - CORNERSTONE BANK Total:		35,040.97
Vendor: 06564 - CREDIT MANAGEMENT SERVICES INC.		
Fund: 713 - CASH & INVESTMENT POOL		
WAGE ATTACHMENT	WAGE ATTACHMENT EE PAY	225.53
Fund 713 - CASH & INVESTMENT POOL Total:		225.53
Vendor 06564 - CREDIT MANAGEMENT SERVICES INC. Total:		225.53

Expense Approval Report

Post Dates: 5/20/2025 - 6/2/2025

Description (Payable)	Account Name	Amount
Vendor: 01329 - CROUCH RECREATIONAL DESIGN, INC		
Fund: 215 - SPECIAL PROJECTS		
STUCTURE	STRUCTURES	1,583.30
Fund 215 - SPECIAL PROJECTS Total:		1,583.30
Vendor 01329 - CROUCH RECREATIONAL DESIGN, INC Total:		1,583.30

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
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: 10369 - DATA443 RISK MITIGATION INC

Fund: 111 - GENERAL		
Cont. Svcs.	CONTRACTUAL SERVICES	597.31
Fund 111 - GENERAL Total:		597.31
Vendor 10369 - DATA443 RISK MITIGATION INC Total:		597.31

Vendor: 08687 - DELGADO LUPE

Fund: 111 - GENERAL		
CONSULTING-PD	CONSULTING SERVICES	35.00
CONSULTING-PD	CONSULTING SERVICES	35.00
CONSULTING-PD	CONSULTING SERVICES	35.00
Fund 111 - GENERAL Total:		105.00
Vendor 08687 - DELGADO LUPE Total:		105.00

Expense Approval Report

Post Dates: 5/20/2025 - 6/2/2025

Description (Payable)	Account Name	Amount
Vendor: 09703 - DOCU-SHRED LLC		
Fund: 111 - GENERAL		
DEPT SUPPL-PD	DEPARTMENT SUPPLIES	40.00
Fund 111 - GENERAL Total:		40.00
Vendor 09703 - DOCU-SHRED LLC Total:		40.00
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
Vendor: 00548 - FEDERAL EXPRESS CORPORATION		
Fund: 641 - WATER		
POSTAGE	POSTAGE	52.71
Fund 641 - WATER Total:		52.71
Vendor 00548 - FEDERAL EXPRESS CORPORATION Total:		52.71
Vendor: 10347 - FIRST NATIONAL BANK OF OMAHA		
Fund: 321 - CRA		
TIF-REGANIS 6-2-25	TIF PASS THRU - PRINCIPAL	9,309.76
TIF-REGANIS 6-2-25	TIF PASS THRU - INTEREST	7,024.21
Fund 321 - CRA Total:		16,333.97
Vendor 10347 - FIRST NATIONAL BANK OF OMAHA Total:		16,333.97
Vendor: 10547 - FIRST NATL BANK OF OMAHA		
Fund: 321 - CRA		
TIF-KERSCH(POWERHOUSE) 6-... TIF PASS THRU - INTEREST		1,086.16
Fund 321 - CRA Total:		1,086.16
Vendor 10547 - FIRST NATL BANK OF OMAHA Total:		1,086.16
Vendor: 10436 - FIRST STATE BANK - GOTHENBURG		
Fund: 321 - CRA		
TIF-YOLO 6-2-25	TIF PASS THRU - INTEREST	2,597.52
Fund 321 - CRA Total:		2,597.52
Vendor 10436 - FIRST STATE BANK - GOTHENBURG Total:		2,597.52
Vendor: 10467 - FLOCK GROUP INC		
Fund: 218 - PUBLIC SAFETY		
#11-CIP-LPR SUPPORT	DEPARTMENT SUPPLIES	3,000.00
Fund 218 - PUBLIC SAFETY Total:		3,000.00
Vendor 10467 - FLOCK GROUP INC Total:		3,000.00
Vendor: 00060 - FRANCISCO'S BUMPER TO BUMPER INC		
Fund: 218 - PUBLIC SAFETY		
#2-CIP-PATROL CARS	EQUIPMENT	200.00
Fund 218 - PUBLIC SAFETY Total:		200.00
Vendor 00060 - FRANCISCO'S BUMPER TO BUMPER INC Total:		200.00
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: 10238 - GOLF AND SPORT SOLUTION LLC		
Fund: 111 - GENERAL		
GROUND MAINT PARK	GROUNDS MAINTENANCE	2,127.62
Fund 111 - GENERAL Total:		2,127.62
Vendor 10238 - GOLF AND SPORT SOLUTION LLC Total:		2,127.62

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Description (Payable)	Account Name	Amount
Vendor: 10192 - GRIESS SPENCER		
Fund: 111 - GENERAL		
SCHOOLS & CONF-PD	SCHOOL & CONFERENCE	145.00
Fund 111 - GENERAL Total:		145.00
Vendor 10192 - GRIESS SPENCER Total:		145.00
Vendor: 10431 - GWIN SEAN		
Fund: 111 - GENERAL		
PER DIEM - GWIN SWIFT WAT...	SCHOOL & CONFERENCE	331.00
Fund 111 - GENERAL Total:		331.00
Vendor 10431 - GWIN SEAN Total:		331.00
Vendor: 09305 - HONEY WAGON EXPRESS		
Fund: 111 - GENERAL		
CONTRACTUAL	CONTRACTUAL SERVICES	225.00
Fund 111 - GENERAL Total:		225.00
Vendor 09305 - HONEY WAGON EXPRESS Total:		225.00
Vendor: 06423 - HYDROTEX PARTNERS, LTD		
Fund: 111 - GENERAL		
DEPT SUPP PARK	DEPARTMENT SUPPLIES	937.98
Fund 111 - GENERAL Total:		937.98
Vendor 06423 - HYDROTEX PARTNERS, LTD Total:		937.98
Vendor: 08154 - INTERNAL REVENUE SERVICE		
Fund: 713 - CASH & INVESTMENT POOL		
WITHHOLDINGS	MEDICARE W/H EE PAYABLE	4,901.81
WITHHOLDINGS	MEDICARE W/H EE PAYABLE	4,901.81
WITHHOLDINGS	FICA W/H EE PAYABLE	18,385.33
WITHHOLDINGS	FICA W/H EE PAYABLE	18,385.33
WITHHOLDINGS	FED W/H EE PAYABLE	29,069.41
Fund 713 - CASH & INVESTMENT POOL Total:		75,643.69
Vendor 08154 - INTERNAL REVENUE SERVICE Total:		75,643.69
Vendor: 10522 - JOEY MUNOZ		
Fund: 111 - GENERAL		
PER DIEM - MUNOZ SWIFT W...	SCHOOL & CONFERENCE	331.00
Fund 111 - GENERAL Total:		331.00
Vendor 10522 - JOEY MUNOZ Total:		331.00
Vendor: 06131 - JOHN DEERE FINANCIAL		
Fund: 111 - GENERAL		
DEPT SUPP PARK	DEPARTMENT SUPPLIES	70.94
Fund 111 - GENERAL Total:		70.94
Fund: 212 - STREETS		
SUPP - ROUNDUP	DEPARTMENT SUPPLIES	129.98
SUPP - WEED TRIMMER STRI...	DEPARTMENT SUPPLIES	44.99
Fund 212 - STREETS Total:		174.97
Fund: 213 - CEMETERY		
DEPT SUPP CEM	DEPARTMENT SUPPLIES	139.98
Fund 213 - CEMETERY Total:		139.98
Fund: 215 - SPECIAL PROJECTS		
K9 DUKE-SUPPLIES	DEPARTMENT SUPPLIES	83.96
Fund 215 - SPECIAL PROJECTS Total:		83.96
Vendor 06131 - JOHN DEERE FINANCIAL Total:		469.85
Vendor: 08067 - JOHN DEERE FINANCIAL		
Fund: 111 - GENERAL		
DEPT SUPP PARK	DEPARTMENT SUPPLIES	17.99
Fund 111 - GENERAL Total:		17.99

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Description (Payable)	Account Name	Amount
Fund: 212 - STREETS		
SUPP - DISPOSABLE GLOVES	DEPARTMENT SUPPLIES	24.99
Fund 212 - STREETS Total:		24.99
Fund: 621 - ENVIRONMENTAL SERVICES		
Department Supplies-SAN	DEPARTMENT SUPPLIES	18.99
Fund 621 - ENVIRONMENTAL SERVICES Total:		18.99
Fund: 641 - WATER		
DEPT SUP	DEPARTMENT SUPPLIES	33.75
Fund 641 - WATER Total:		33.75
Vendor 08067 - JOHN DEERE FINANCIAL Total:		95.72
Vendor: 09474 - JOHN DEERE FINANCIAL		
Fund: 111 - GENERAL		
EQUIP MAINT PARK	EQUIPMENT MAINTENANCE	2,063.18
Fund 111 - GENERAL Total:		2,063.18
Vendor 09474 - JOHN DEERE FINANCIAL Total:		2,063.18
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: 03941 - LAWSON PRODUCTS, INC		
Fund: 111 - GENERAL		
DEPT SUPP PARK	DEPARTMENT SUPPLIES	523.63
Fund 111 - GENERAL Total:		523.63
Vendor 03941 - LAWSON PRODUCTS, INC Total:		523.63
Vendor: 00300 - LEAGUE OF NEBRASKA MUNICIPALITIES		
Fund: 621 - ENVIRONMENTAL SERVICES		
SCHOOLS & CONF	SCHOOL & CONFERENCE	187.50
Fund 621 - ENVIRONMENTAL SERVICES Total:		187.50
Fund: 631 - WASTEWATER		
SCHOOLS & CONF	SCHOOL & CONFERENCE	187.50
Fund 631 - WASTEWATER Total:		187.50
Vendor 00300 - LEAGUE OF NEBRASKA MUNICIPALITIES Total:		375.00
Vendor: 10465 - LITTAU TYLER		
Fund: 111 - GENERAL		
SCHOOLS & CONF-PD	SCHOOL & CONFERENCE	45.00
Fund 111 - GENERAL Total:		45.00
Vendor 10465 - LITTAU TYLER Total:		45.00
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: 10285 - L-TRON CORPORATION		
Fund: 218 - PUBLIC SAFETY		
#2-CIP-PATROL CARS-PD	EQUIPMENT	2,857.40
Fund 218 - PUBLIC SAFETY Total:		2,857.40
Vendor 10285 - L-TRON CORPORATION Total:		2,857.40
Vendor: 00242 - M.C. SCHAFF & ASSOCIATES, INC		
Fund: 215 - SPECIAL PROJECTS		
SPECIAL PROJECT	GRANT EXPENSE	7,429.00
Fund 215 - SPECIAL PROJECTS Total:		7,429.00
Vendor 00242 - M.C. SCHAFF & ASSOCIATES, INC Total:		7,429.00

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Description (Payable)	Account Name	Amount
Vendor: 05099 - MARKETING CONSULTANTS		
Fund: 621 - ENVIRONMENTAL SERVICES		
Uniform & Clothing-SAN	UNIFORMS & CLOTHING	400.00
Fund 621 - ENVIRONMENTAL SERVICES Total:		400.00
Vendor 05099 - MARKETING CONSULTANTS Total:		400.00
Vendor: 10525 - MASON RYLIE		
Fund: 111 - GENERAL		
SCHOOLS & CONF-PD	SCHOOL & CONFERENCE	45.00
SCHOOLS & CONF-PD	SCHOOL & CONFERENCE	280.00
Fund 111 - GENERAL Total:		325.00
Vendor 10525 - MASON RYLIE Total:		325.00
Vendor: 07628 - MENARDS, INC		
Fund: 111 - GENERAL		
DEPT. SUPPLIES- CITY HALL	DEPARTMENT SUPPLIES	11.94
DEPT SUPP PARK	DEPARTMENT SUPPLIES	90.90
DEPT SUPP PARK	DEPARTMENT SUPPLIES	628.98
GROUND MAINT PAR	GROUNDS MAINTENANCE	62.96
Department Supplies-REC	DEPARTMENT SUPPLIES	95.84
DEPT SUPP PARK	DEPARTMENT SUPPLIES	65.94
Department Supplies-REC	DEPARTMENT SUPPLIES	44.74
DEPT. SUPPLIES- LIGHT BULBS...	DEPARTMENT SUPPLIES	29.99
Fund 111 - GENERAL Total:		1,031.29
Fund: 212 - STREETS		
SUPP - 10" TINNER SNIPS	DEPARTMENT SUPPLIES	11.79
SUPP - CARB CLEANERS, LITH ...	DEPARTMENT SUPPLIES	38.43
SUPP - JOBSITE RADIO	DEPARTMENT SUPPLIES	129.99
Fund 212 - STREETS Total:		180.21
Fund: 213 - CEMETERY		
DEPT SUPP CEM	DEPARTMENT SUPPLIES	111.68
DEPT SUPP CEM	DEPARTMENT SUPPLIES	145.76
DEPT SUPP CEM	DEPARTMENT SUPPLIES	51.89
Fund 213 - CEMETERY Total:		309.33
Fund: 621 - ENVIRONMENTAL SERVICES		
Department Supplies-SAN	DEPARTMENT SUPPLIES	182.45
Fund 621 - ENVIRONMENTAL SERVICES Total:		182.45
Fund: 631 - WASTEWATER		
DEPT SUP	DEPARTMENT SUPPLIES	43.60
DEPT SUP	DEPARTMENT SUPPLIES	46.20
DEPT SUP	DEPARTMENT SUPPLIES	16.56
Fund 631 - WASTEWATER Total:		106.36
Fund: 641 - WATER		
DEPT SUP	DEPARTMENT SUPPLIES	16.04
DEPT SUP	DEPARTMENT SUPPLIES	21.75
Fund 641 - WATER Total:		37.79
Vendor 07628 - MENARDS, INC Total:		1,847.43
Vendor: 06145 - MIDWEST MOTOR SUPPLY CO INC		
Fund: 212 - STREETS		
SUPP - CS. GLASS CLEANER	DEPARTMENT SUPPLIES	170.16
Fund 212 - STREETS Total:		170.16
Vendor 06145 - MIDWEST MOTOR SUPPLY CO INC Total:		170.16
Vendor: 02569 - MUNIMETRIX SYSTEMS CORP		
Fund: 111 - GENERAL		
CONTRACTUAL CC	CONTRACTUAL SERVICES	39.99
Fund 111 - GENERAL Total:		39.99
Vendor 02569 - MUNIMETRIX SYSTEMS CORP Total:		39.99

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Description (Payable)	Account Name	Amount
Vendor: 04082 - NE CHILD SUPPORT PAYMENT CENTER		
Fund: 713 - CASH & INVESTMENT POOL		
NE CHILD SUPPORT PYBLE	CHILD SUPPORT EE PAY	1,388.00
Fund 713 - CASH & INVESTMENT POOL Total:		1,388.00
Vendor 04082 - NE CHILD SUPPORT PAYMENT CENTER Total:		1,388.00
Vendor: 00797 - NE DEPT OF REVENUE		
Fund: 111 - GENERAL		
TAXES	SALES TAX PAYABLE	329.31
Fund 111 - GENERAL Total:		329.31
Fund: 621 - ENVIRONMENTAL SERVICES		
TAXES	SALES TAX PAYABLE	140.24
Fund 621 - ENVIRONMENTAL SERVICES Total:		140.24
Fund: 631 - WASTEWATER		
TAXES	SALES TAX PAYABLE	15,841.56
Fund 631 - WASTEWATER Total:		15,841.56
Fund: 641 - WATER		
TAXES	SALES TAX PAYABLE	2,473.68
Fund 641 - WATER Total:		2,473.68
Fund: 661 - STORMWATER		
TAXES	SALES TAX PAYABLE	1,094.33
Fund 661 - STORMWATER Total:		1,094.33
Vendor 00797 - NE DEPT OF REVENUE Total:		19,879.12
Vendor: 01358 - NE LAW ENFORCEMENT TRAINING CENTER		
Fund: 111 - GENERAL		
SCHOOLS & CONF-PD	SCHOOL & CONFERENCE	525.00
Fund 111 - GENERAL Total:		525.00
Vendor 01358 - NE LAW ENFORCEMENT TRAINING CENTER Total:		525.00
Vendor: 09927 - NEBRASKA BANK		
Fund: 321 - CRA		
TIF-ELITE 6-2-25	TIF PASS THRU - PRINCIPAL	40,369.41
TIF-ELITE 6-2-25	TIF PASS THRU - INTEREST	32,754.02
Fund 321 - CRA Total:		73,123.43
Vendor 09927 - NEBRASKA BANK Total:		73,123.43
Vendor: 00578 - NEBRASKA PUBLIC POWER DISTRICT		
Fund: 631 - WASTEWATER		
ELECTRICITY	ELECTRIC POWER	156.36
ELECTRICITY	ELECTRIC POWER	12,090.03
Fund 631 - WASTEWATER Total:		12,246.39
Fund: 641 - WATER		
ELECTRICITY	ELECTRIC POWER	3,966.27
ELECTRICITY	ELECTRIC POWER	4,423.24
Fund 641 - WATER Total:		8,389.51
Vendor 00578 - NEBRASKA PUBLIC POWER DISTRICT Total:		20,635.90
Vendor: 00139 - NORTHWEST PIPE FITTINGS, INC. OF SCOTTSBLUFF		
Fund: 641 - WATER		
DEPT SUP	DEPARTMENT SUPPLIES	30.39
Fund 641 - WATER Total:		30.39
Vendor 00139 - NORTHWEST PIPE FITTINGS, INC. OF SCOTTSBLUFF Total:		30.39
Vendor: 10322 - NOVOTX LLC		
Fund: 721 - GIS SERVICES		
CONFERENCE REGISTRATION	SCHOOL & CONFERENCE	500.00
Fund 721 - GIS SERVICES Total:		500.00
Vendor 10322 - NOVOTX LLC Total:		500.00

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Description (Payable)	Account Name	Amount
Vendor: 09876 - OWEN DEVELOPMENT, LLC		
Fund: 321 - CRA		
TIF-OWEN 6-2-25	TIF PASS THRU - PRINCIPAL	6,311.78
TIF-OWEN 6-2-25	TIF PASS THRU - INTEREST	3,693.89
Fund 321 - CRA Total:		10,005.67
Vendor 09876 - OWEN DEVELOPMENT, LLC Total:		10,005.67
Vendor: 10483 - PANHANDLE AUTOMOTIVE GROUP LLC		
Fund: 213 - CEMETERY		
EQUIP MAINT CEM	EQUIPMENT MAINTENANCE	143.30
Fund 213 - CEMETERY Total:		143.30
Vendor 10483 - PANHANDLE AUTOMOTIVE GROUP LLC Total:		143.30
Vendor: 00187 - PANHANDLE CONCRETE PRODUCTS, INC		
Fund: 631 - WASTEWATER		
DEPT SUP	DEPARTMENT SUPPLIES	955.00
DEPT SUP	DEPARTMENT SUPPLIES	648.00
Fund 631 - WASTEWATER Total:		1,603.00
Vendor 00187 - PANHANDLE CONCRETE PRODUCTS, INC Total:		1,603.00
Vendor: 00487 - PANHANDLE ENVIRONMENTAL SERVICES INC		
Fund: 631 - WASTEWATER		
CONTRACTUAL SVC	CONTRACTUAL SERVICES	187.00
Fund 631 - WASTEWATER Total:		187.00
Fund: 641 - WATER		
SAMPLES	SAMPLES	120.00
SAMPLES	SAMPLES	120.00
Fund 641 - WATER Total:		240.00
Vendor 00487 - PANHANDLE ENVIRONMENTAL SERVICES INC Total:		427.00
Vendor: 00017 - PANHANDLE HUMANE SOCIETY		
Fund: 111 - GENERAL		
RECREATION	RECREATION FEES	500.00
CONTRACTUAL	CONTRACTUAL SERVICES	6,117.05
Fund 111 - GENERAL Total:		6,617.05
Vendor 00017 - PANHANDLE HUMANE SOCIETY Total:		6,617.05
Vendor: 10203 - PIVO, INC.		
Fund: 321 - CRA		
TIF-PIVO 6-2-25	TIF PASS THRU - PRINCIPAL	2,228.65
TIF-PIVO 6-2-25	TIF PASS THRU - INTEREST	3,347.26
Fund 321 - CRA Total:		5,575.91
Vendor 10203 - PIVO, INC. Total:		5,575.91
Vendor: 01276 - PLATTE VALLEY BANK		
Fund: 321 - CRA		
TIF-FAIRFIELD INN 6-2-25	TIF PASS THRU - PRINCIPAL	39,374.51
TIF-FAIRFIELD INN 6-2-25	TIF PASS THRU - INTEREST	6,716.37
TIF-MTL COMM 6-2-25	TIF PASS THRU - PRINCIPAL	341.36
TIF-MTL COMM 6-2-25	TIF PASS THRU - INTEREST	2,785.08
TIF-PLATTE VALLEY BANK 6-2-...	TIF PASS THRU - INTEREST	11,153.41
TIF-SCOOTERS 6-2-25	TIF PASS THRU - INTEREST	1,006.91
Fund 321 - CRA Total:		61,377.64
Fund: 713 - CASH & INVESTMENT POOL		
HEALTH SAVINGS ACCT	HSA EE PAYABLE	10,574.80
HEALTH SAVINGS ACCT	HSA ER PAYABLE	6,465.00
Fund 713 - CASH & INVESTMENT POOL Total:		17,039.80
Vendor 01276 - PLATTE VALLEY BANK Total:		78,417.44
Vendor: 00796 - POWERPLAN		
Fund: 621 - ENVIRONMENTAL SERVICES		
Vehicle Maintenance-SAN	VEHICLE MAINTENANCE	33.30

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Description (Payable)	Account Name	Amount
Vehicle Maintenance-SAN	VEHICLE MAINTENANCE	32.40
Fund 621 - ENVIRONMENTAL SERVICES Total:		65.70
Vendor 00796 - POWERPLAN Total:		65.70
Vendor: 01920 - PRAISE WINDOWS INC		
Fund: 111 - GENERAL		
Bldg. Main.	BUILDING MAINTENANCE	355.00
Fund 111 - GENERAL Total:		355.00
Vendor 01920 - PRAISE WINDOWS INC Total:		355.00
Vendor: 07838 - QUADIENT LEASING USA INC		
Fund: 111 - GENERAL		
RENT-MACHINES-PD	RENT-MACHINES	267.03
Fund 111 - GENERAL Total:		267.03
Vendor 07838 - QUADIENT LEASING USA INC Total:		267.03
Vendor: 00266 - QUILL CORPORATION		
Fund: 111 - GENERAL		
INVEST SUPPL-PD	INVESTIGATIVE EXPENSES	137.97
DEPT SUPPL-PD	DEPARTMENT SUPPLIES	85.98
Fund 111 - GENERAL Total:		223.95
Vendor 00266 - QUILL CORPORATION Total:		223.95
Vendor: 04089 - REGIONAL CARE INC		
Fund: 812 - HEALTH INSURANCE		
CLAIMS	CLAIMS EXPENSE	12,595.56
FLEX FUNDING	FLEXIBLE BENFT EXPENSES	192.31
Fund 812 - HEALTH INSURANCE Total:		12,787.87
Vendor 04089 - REGIONAL CARE INC Total:		12,787.87
Vendor: 03067 - RICHARD CELLI		
Fund: 111 - GENERAL		
VEH MAINT PARK	GROUNDS MAINTENANCE	339.99
Fund 111 - GENERAL Total:		339.99
Vendor 03067 - RICHARD CELLI Total:		339.99
Vendor: 09895 - ROALKVAN DREW		
Fund: 111 - GENERAL		
SCHOOLS & CONF-PD	SCHOOL & CONFERENCE	145.00
Fund 111 - GENERAL Total:		145.00
Vendor 09895 - ROALKVAN DREW Total:		145.00
Vendor: 09564 - ROCKSTEP SCOTTSBLUFF LLC		
Fund: 321 - CRA		
TIF-ROCKSTEP 6-2-25	TIF PASS THRU - INTEREST	71.18
Fund 321 - CRA Total:		71.18
Vendor 09564 - ROCKSTEP SCOTTSBLUFF LLC Total:		71.18
Vendor: 00463 - RR DONNELLEY		
Fund: 111 - GENERAL		
DEPT SUPPL-PD	DEPARTMENT SUPPLIES	71.70
DEPT SUPPL-PD	DEPARTMENT SUPPLIES	51.69
Fund 111 - GENERAL Total:		123.39
Vendor 00463 - RR DONNELLEY Total:		123.39
Vendor: 10235 - RUSSEL'S AUTOMOTIVE		
Fund: 111 - GENERAL		
VEH MAINT-PD	VEHICLE MAINTENANCE	153.15
VEH MAINT-PD	VEHICLE MAINTENANCE	137.32
Fund 111 - GENERAL Total:		290.47
Vendor 10235 - RUSSEL'S AUTOMOTIVE Total:		290.47

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Description (Payable)	Account Name	Amount
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: 06279 - SALES MIDWEST, INC		
Fund: 111 - GENERAL		
EQUIP MAINT PARK	EQUIPMENT MAINTENANCE	528.06
Fund 111 - GENERAL Total:		528.06
Vendor 06279 - SALES MIDWEST, INC Total:		528.06
Vendor: 10669 - SCALA CHRISTOPHER		
Fund: 111 - GENERAL		
EVID CASH-PD	MISCELLANEOUS	240.00
Fund 111 - GENERAL Total:		240.00
Vendor 10669 - SCALA CHRISTOPHER Total:		240.00
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
Vendor: 10167 - SCB IBEW 1597 UNION DUES		
Fund: 713 - CASH & INVESTMENT POOL		
SCB IBEW 1597 UNION DUES	IBEW UNION DUES EE PAY	383.62
Fund 713 - CASH & INVESTMENT POOL Total:		383.62
Vendor 10167 - SCB IBEW 1597 UNION DUES Total:		383.62
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: 111 - GENERAL		
UNIFORMS-PD	UNIFORMS & CLOTHING	32.00
Fund 111 - GENERAL Total:		32.00
Vendor 01271 - SCOTTSBLUFF SCREENPRINTING & EMBROIDERY, LLC Total:		32.00
Vendor: 10071 - SEILER INSTRUMENT MFG. CO., INC		
Fund: 111 - GENERAL		
EQUIPMENT-PD	EQUIPMENT MAINTENANCE	3,691.06
Fund 111 - GENERAL Total:		3,691.06
Vendor 10071 - SEILER INSTRUMENT MFG. CO., INC Total:		3,691.06
Vendor: 10666 - SLATER RONNIE		
Fund: 111 - GENERAL		
SOFTBALL LEAGUE UMPIRE FE... SPECIAL EVENTS		200.00
Fund 111 - GENERAL Total:		200.00
Vendor 10666 - SLATER RONNIE Total:		200.00
Vendor: 00513 - SNELL SERVICES INC.		
Fund: 111 - GENERAL		
Bldg. Main.	BUILDING MAINTENANCE	220.00
Fund 111 - GENERAL Total:		220.00
Vendor 00513 - SNELL SERVICES INC. Total:		220.00

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Description (Payable)	Account Name	Amount
Vendor: 00054 - STATE HEALTH LAB		
Fund: 641 - WATER		
SAMPLES	SAMPLES	108.00
Fund 641 - WATER Total:		108.00
Vendor 00054 - STATE HEALTH LAB Total:		108.00
Vendor: 01235 - STATE OF NE.		
Fund: 111 - GENERAL		
CONTRACTUAL-PD	CONTRACTUAL SERVICES	525.00
CONTRACTUAL-PD	CONTRACTUAL SERVICES	210.00
Fund 111 - GENERAL Total:		735.00
Vendor 01235 - STATE OF NE. Total:		735.00
Vendor: 09076 - TORRINGTON SOD FARMS		
Fund: 213 - CEMETERY		
DEPT SUPP CEM	DEPARTMENT SUPPLIES	235.00
Fund 213 - CEMETERY Total:		235.00
Vendor 09076 - TORRINGTON SOD FARMS Total:		235.00
Vendor: 09865 - UNION BANK & TRUST		
Fund: 713 - CASH & INVESTMENT POOL		
RETIREMENT	REGULAR RETIRE EE PAY	10,482.29
RETIREMENT	REGULAR RETIRE EE PAY	9,768.60
RETIREMENT	DEFERRED COMP EE PAY	436.67
RETIREMENT	DEFERRED COMP EE PAY	1,210.81
RETIREMENT	DEFERRED COMP EE PAY	1,400.00
RETIREMENT	RETIRE FIRE EE PAYABLE	4,095.06
RETIREMENT	RETIRE FIRE EE PAYABLE	5,750.03
RETIREMENT	RETIRE POLICE EE PAY	7,408.82
RETIREMENT	RETIRE POLICE EE PAY	6,916.64
Fund 713 - CASH & INVESTMENT POOL Total:		47,468.92
Vendor 09865 - UNION BANK & TRUST Total:		47,468.92
Vendor: 09840 - UNITED STATES WELDING		
Fund: 212 - STREETS		
RENTAL CYL.- OXYGEN, ACETL...	DEPARTMENT SUPPLIES	1,867.00
Fund 212 - STREETS Total:		1,867.00
Vendor 09840 - UNITED STATES WELDING Total:		1,867.00
Vendor: 08828 - US BANK		
Fund: 111 - GENERAL		
GASOLINE-PD	GASOLINE	34.82
CLOTHINGUNIFORMS REC	UNIFORMS & CLOTHING	360.85
Coll.	COLLECTIONS	926.95
Coll.	COLLECTIONS	634.85
TRAINING SUBSCRIPTION TO F...	SCHOOL & CONFERENCE	99.00
VEH MAINT PARK	VEHICLE MAINTENANCE	32.00
CIRCUIT TESTERS	DEPARTMENT SUPPLIES	61.94
DEPT SUPP PARK	DEPARTMENT SUPPLIES	88.00
POSTAGE-PD	POSTAGE	48.70
SCHOOLS & CONF-PD	SCHOOL & CONFERENCE	40.00
SCHOOLS & CONF-PD	SCHOOL & CONFERENCE	780.50
SCHOOLS & CONF-PD	SCHOOL & CONFERENCE	69.49
SCHOOLS & CONF-PD	SCHOOL & CONFERENCE	9.08
MEMBERSHIP CC	MEMBERSHIPS	195.00
FLAGS AND MARKING TAPE - ...	DEPARTMENT SUPPLIES	80.41
DEPT. SUPPLIES- DS	DEPARTMENT SUPPLIES	40.93
NPZA MEMBERSHIP- 2025	MEMBERSHIPS	40.00
Prgmg.	PROGRAMMING	27.39
GASOLINE-PD	GASOLINE	32.98
Coll.	COLLECTIONS	23.43
DEPT SUPPL-PD	DEPARTMENT SUPPLIES	60.97

Expense Approval Report

Post Dates: 5/20/2025 - 6/2/2025

Description (Payable)	Account Name	Amount
SCHOOL & CONF S COLSON	SCHOOL & CONFERENCE	583.00
PUBLICATIONS-PD	PUBLICATIONS	298.35
GASOLINE-PD	GASOLINE	35.17
SCHOOLS & CONF-PD	SCHOOL & CONFERENCE	324.90
WATER RESCUE EQUIPMENT -...	DEPARTMENT SUPPLIES	295.92
POSTAGE-PD	POSTAGE	47.75
DEPT. SUPPLIES-DS FURNITURE	DEPARTMENT SUPPLIES	149.99
POSTAGE-PD	POSTAGE	18.85
DEPT SUPP DS	DEPARTMENT SUPPLIES	179.99
DEPT. SUPPLIES-DS	DEPARTMENT SUPPLIES	16.99
DEPT SUPP ADM	DEPARTMENT SUPPLIES	132.97
Dep. Sup.	DEPARTMENT SUPPLIES	19.08
CLOTHING/UNIFOMRS REC	UNIFORMS & CLOTHING	148.85
SPECIAL EVENT REC	SPECIAL EVENTS	2,020.00
INVEST SUPPL-PD	INVESTIGATIVE EXPENSES	128.00
GASOLINE-PD	GASOLINE	40.35
NEWSPAPER SUBSCRIPTION-...	SUBSCRIPTIONS	36.83
MEDICAL SUPPLIES - I-GEL AI...	DEPARTMENT SUPPLIES	99.21
MEDICAL SUPPLIES - SPLINTS,...	DEPARTMENT SUPPLIES	356.02
MEDICAL SUPPLIES - COBAN ...	DEPARTMENT SUPPLIES	52.94
MEDICAL SUPPLIES - NASAL C...	DEPARTMENT SUPPLIES	9.89
DEPT SUPPL-PD	DEPARTMENT SUPPLIES	87.61
VEH MAINT-PD	VEHICLE MAINTENANCE	13.00
VEH MAINT ADM	VEHICLE MAINTENANCE	50.00
DEPT. SUPPLIES- ADM CITY HA...	DEPARTMENT SUPPLIES	38.94
DEPT SUPP ADM	DEPARTMENT SUPPLIES	399.96
Prgmg.	PROGRAMMING	260.85
LEGAL FEES-PD	LEGAL FEES	2.00
LEGAL FEES-PD	LEGAL FEES	30.00
GASOLINE-PD	GASOLINE	26.76
DEPT SUPPL-PD	DEPARTMENT SUPPLIES	0.01
BATTERIES - MEDICAL SUCTION...	DEPARTMENT SUPPLIES	38.98
FUEL - TRAVEL TO FIRE SCHOOL	GASOLINE	47.17
GASOLINE-PD	GASOLINE	32.75
HOTEL FOR FIRE SCHOOL - H...	SCHOOL & CONFERENCE	313.00
CLOTHING/UNIFORMS REC	UNIFORMS & CLOTHING	661.70
CLOTHING/UNIFORMS REC	UNIFORMS & CLOTHING	545.65
Prgmg.	PROGRAMMING	50.42
DEPT SUPPL-PD	DEPARTMENT SUPPLIES	520.00
Prgmg.	PROGRAMMING	89.97
GASOLINE-PD	GASOLINE	43.02
DEPT SUPPL-PD	DEPARTMENT SUPPLIES	88.28
LED AND HALOGEN BULBS FO...	DEPARTMENT SUPPLIES	50.91
DEPT SUPPL-PD	DEPARTMENT SUPPLIES	243.76
GASOLINE-PD	GASOLINE	35.28
DEPT SUPPL-PD	DEPARTMENT SUPPLIES	-0.01
SCHOOL & CONF CM	SCHOOL & CONFERENCE	65.00
REFUND HOTEL RESERVATION	SCHOOL & CONFERENCE	-585.30
Fund 111 - GENERAL Total:		11,832.05
Fund: 212 - STREETS		
DEPT SUPP PW	DEPARTMENT SUPPLIES	69.95
DEPT SUPP PW	DEPARTMENT SUPPLIES	34.95
SUPP - HEX NUTS & BOLTS	DEPARTMENT SUPPLIES	26.77
Fund 212 - STREETS Total:		131.67
Fund: 215 - SPECIAL PROJECTS		
K9 SUPPLIES-PD	DEPARTMENT SUPPLIES	135.00
Fund 215 - SPECIAL PROJECTS Total:		135.00
Fund: 218 - PUBLIC SAFETY		
#1-CIP-EOC UPGRADES	EQUIPMENT	270.95

Expense Approval Report

Post Dates: 5/20/2025 - 6/2/2025

Description (Payable)	Account Name	Amount
#1-CIP-EOC UPGRADES	EQUIPMENT	270.94
#7-CIP-SWAT RADIO HEADSETS	DEPARTMENT SUPPLIES	1,090.45
#1-CIP-EOC UPGRADES	EQUIPMENT	-31.65
#1-CIP-EOC UPGRADES	EQUIPMENT	-31.65
#1-CIP-EOC UPGRADES	EQUIPMENT	-31.65
#1-CIP-EOC UPGRADES	EQUIPMENT	-31.65
#1-CIP-EOC UPGRADES	EQUIPMENT	-31.35
#1-CIP-EOC UPGRADES	EQUIPMENT	-31.34
Fund 218 - PUBLIC SAFETY Total:		1,443.05
Fund: 224 - ECONOMIC DEVELOPMENT		
DEPT SUPP ED	DEPARTMENT SUPPLIES	159.36
DEPT SUPP ED	DEPARTMENT SUPPLIES	72.41
Fund 224 - ECONOMIC DEVELOPMENT Total:		231.77
Fund: 621 - ENVIRONMENTAL SERVICES		
DEPT SUP	DEPARTMENT SUPPLIES	58.95
DEPT SUPP SANITATION	DEPARTMENT SUPPLIES	46.38
DEPT SUPP SANITATIN	DEPARTMENT SUPPLIES	52.99
DEPT SUPP SANITATION	DEPARTMENT SUPPLIES	-52.99
DPET SUPP SANITATION	DEPARTMENT SUPPLIES	23.99
DEPT SUPP SANITATION	DEPARTMENT SUPPLIES	38.43
FUEL SANITATION	GASOLINE	80.39
Fund 621 - ENVIRONMENTAL SERVICES Total:		248.14
Fund: 631 - WASTEWATER		
DEPT SUP	DEPARTMENT SUPPLIES	91.93
DEPT SUP	DEPARTMENT SUPPLIES	107.63
DEPT SUP	DEPARTMENT SUPPLIES	58.95
DEPT SUP	DEPARTMENT SUPPLIES	329.99
Fund 631 - WASTEWATER Total:		588.50
Fund: 641 - WATER		
DEPT SUP	DEPARTMENT SUPPLIES	53.39
DEPT SUP	DEPARTMENT SUPPLIES	106.57
ELECTRIC POWER	ELECTRIC POWER	1,993.59
DEPT SUP	DEPARTMENT SUPPLIES	330.00
Fund 641 - WATER Total:		2,483.55
Fund: 721 - GIS SERVICES		
TSTEPHENS-HOTEL-CONFREN...	SCHOOL & CONFERENCE	488.37
DEPT. SUPPLIES- GIS	DEPARTMENT SUPPLIES	56.60
Fund 721 - GIS SERVICES Total:		544.97
Vendor 08828 - US BANK Total:		17,638.70
Vendor: 00022 - WALMART		
Fund: 111 - GENERAL		
Department Supplies-REC	DEPARTMENT SUPPLIES	4.94
Prgmg.	PROGRAMMING	25.90
Prgmg.	PROGRAMMING	16.23
DETERGENT - DISWASHER	DEPARTMENT SUPPLIES	113.32
DEPT SUPPL-PD	DEPARTMENT SUPPLIES	73.88
Fund 111 - GENERAL Total:		234.27
Fund: 621 - ENVIRONMENTAL SERVICES		
Department Supplies-SAN	DEPARTMENT SUPPLIES	38.13
Fund 621 - ENVIRONMENTAL SERVICES Total:		38.13
Fund: 641 - WATER		
DEPT SUP	DEPARTMENT SUPPLIES	317.99
Fund 641 - WATER Total:		317.99
Vendor 00022 - WALMART Total:		590.39

Expense Approval Report

Post Dates: 5/20/2025 - 6/2/2025

Description (Payable)	Account Name	Amount
Vendor: 10104 - WEBER TYLER		
Fund: 111 - GENERAL		
SCHOOLS & CONF-PD	SCHOOL & CONFERENCE	145.00
Fund 111 - GENERAL Total:		145.00
Fund: 215 - SPECIAL PROJECTS		
K9 SUPPLIES-PD	DEPARTMENT SUPPLIES	53.38
Fund 215 - SPECIAL PROJECTS Total:		53.38
Vendor 10104 - WEBER TYLER Total:		198.38
Vendor: 08851 - WHITING SIGNS		
Fund: 111 - GENERAL		
STRUCTURE	STRUCTURES	2,700.00
FINAL PAY FOR SIGNS IN ENTR...	STRUCTURES	2,700.00
Fund 111 - GENERAL Total:		5,400.00
Vendor 08851 - WHITING SIGNS Total:		5,400.00
Vendor: 10039 - WILSON ZACHARIAH		
Fund: 111 - GENERAL		
SOFTBALL LEAGUE UMPIRE FE...	SPECIAL EVENTS	200.00
Fund 111 - GENERAL Total:		200.00
Vendor 10039 - WILSON ZACHARIAH Total:		200.00
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
Vendor: 10668 - YOCUM STEFAN		
Fund: 111 - GENERAL		
SCHOOLS & CONF-PD	SCHOOL & CONFERENCE	45.00
Fund 111 - GENERAL Total:		45.00
Vendor 10668 - YOCUM STEFAN Total:		45.00
Vendor: 03379 - ZM LUMBER CO CAPITAL ONE TRADE CREDIT		
Fund: 111 - GENERAL		
GROUND MAINTPARK	GROUNDS MAINTENANCE	59.96
DEPT SUPP PARK	DEPARTMENT SUPPLIES	85.08
Fund 111 - GENERAL Total:		145.04
Vendor 03379 - ZM LUMBER CO CAPITAL ONE TRADE CREDIT Total:		145.04
Grand Total:		503,912.87

Report Summary

Fund Summary

Fund	Expense Amount	Payment Amount
111 - GENERAL	52,170.89	329.31
212 - STREETS	3,231.06	0.00
213 - CEMETERY	871.49	0.00
215 - SPECIAL PROJECTS	9,284.64	0.00
218 - PUBLIC SAFETY	7,743.47	0.00
224 - ECONOMIC DEVELOPMENT	232.24	0.00
321 - CRA	224,444.89	0.00
621 - ENVIRONMENTAL SERVICES	1,438.77	140.24
631 - WASTEWATER	30,762.20	15,841.56
641 - WATER	14,597.97	2,473.68
661 - STORMWATER	1,094.80	1,094.33
713 - CASH & INVESTMENT POOL	144,207.14	144,207.14
721 - GIS SERVICES	1,045.44	0.00
812 - HEALTH INSURANCE	12,787.87	12,787.87
Grand Total:	503,912.87	176,874.13

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
111-21311	SALES TAX PAYABLE	329.31	329.31
111-42202-172	RECREATION FEES	500.00	0.00
111-52111-111	DEPARTMENT SUPPLIES	613.80	0.00
111-52111-121	DEPARTMENT SUPPLIES	537.00	0.00
111-52111-141	DEPARTMENT SUPPLIES	1,291.41	0.00
111-52111-142	DEPARTMENT SUPPLIES	1,323.87	0.00
111-52111-151	DEPARTMENT SUPPLIES	19.08	0.00
111-52111-171	DEPARTMENT SUPPLIES	2,509.44	0.00
111-52111-172	DEPARTMENT SUPPLIES	640.50	0.00
111-52134-172	SPECIAL EVENTS	2,420.00	0.00
111-52163-142	INVESTIGATIVE EXPENSES	265.97	0.00
111-52181-142	UNIFORMS & CLOTHING	32.00	0.00
111-52181-172	UNIFORMS & CLOTHING	1,717.05	0.00
111-52211-142	PUBLICATIONS	298.35	0.00
111-52222-151	COLLECTIONS	1,585.23	0.00
111-52223-151	PROGRAMMING	915.71	0.00
111-52225-112	SUBSCRIPTIONS	36.83	0.00
111-52311-115	MEMBERSHIPS	195.00	0.00
111-52311-121	MEMBERSHIPS	40.00	0.00
111-52411-142	POSTAGE	115.30	0.00
111-52511-141	GASOLINE	47.17	0.00
111-52511-142	GASOLINE	281.13	0.00
111-52999-142	MISCELLANEOUS	240.00	0.00
111-53111-115	CONTRACTUAL SERVICES	39.99	0.00
111-53111-142	CONTRACTUAL SERVICES	6,852.05	0.00
111-53111-151	CONTRACTUAL SERVICES	857.96	0.00
111-53111-171	CONTRACTUAL SERVICES	1,775.00	0.00
111-53111-172	CONTRACTUAL SERVICES	1,700.00	0.00
111-53121-142	CONSULTING SERVICES	105.00	0.00
111-53211-142	LEGAL FEES	32.00	0.00
111-53421-151	BUILDING MAINTENANCE	575.00	0.00
111-53421-171	BUILDING MAINTENANCE	772.62	0.00
111-53441-111	EQUIPMENT MAINTENA...	371.35	0.00
111-53441-142	EQUIPMENT MAINTENA...	3,691.06	0.00
111-53441-171	EQUIPMENT MAINTENA...	2,591.24	0.00
111-53451-111	VEHICLE MAINTENANCE	50.00	0.00
111-53451-142	VEHICLE MAINTENANCE	303.47	0.00
111-53451-171	VEHICLE MAINTENANCE	32.00	0.00
111-53471-171	GROUNDS MAINTENAN...	3,813.33	0.00

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
111-53521-111	HEATING FUEL	228.39	0.00
111-53521-141	HEATING FUEL	139.28	0.00
111-53521-142	HEATING FUEL	188.33	0.00
111-53521-151	HEATING FUEL	148.81	0.00
111-53521-171	HEATING FUEL	105.56	0.00
111-53521-172	HEATING FUEL	112.25	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	1,399.52	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
111-53631-142	RENT-MACHINES	267.03	0.00
111-53711-111	SCHOOL & CONFERENCE	583.00	0.00
111-53711-114	SCHOOL & CONFERENCE	65.00	0.00
111-53711-141	SCHOOL & CONFERENCE	1,074.70	0.00
111-53711-142	SCHOOL & CONFERENCE	2,598.97	0.00
111-54311-111	STRUCTURES	5,400.00	0.00
212-52111-212	DEPARTMENT SUPPLIES	2,609.00	0.00
212-53521-212	HEATING FUEL	615.48	0.00
212-53561-212	PHONE & INTERNET	6.58	0.00
213-52111-213	DEPARTMENT SUPPLIES	684.31	0.00
213-53441-213	EQUIPMENT MAINTENA...	143.30	0.00
213-53561-213	PHONE & INTERNET	43.88	0.00
215-52111-142	DEPARTMENT SUPPLIES	272.34	0.00
215-54311-171	STRUCTURES	1,583.30	0.00
215-54991-113	GRANT EXPENSE	7,429.00	0.00
218-52111-142	DEPARTMENT SUPPLIES	4,090.45	0.00
218-54411-141	EQUIPMENT	176.30	0.00
218-54411-142	EQUIPMENT	3,476.72	0.00
224-52111-113	DEPARTMENT SUPPLIES	231.77	0.00
224-53561-113	PHONE & INTERNET	0.47	0.00
321-57221-111	TIF PASS THRU - PRINCIP...	101,010.13	0.00
321-57222-111	TIF PASS THRU - INTERE...	123,434.76	0.00
621-21311	SALES TAX PAYABLE	140.24	140.24
621-52111-621	DEPARTMENT SUPPLIES	407.32	0.00
621-52181-621	UNIFORMS & CLOTHING	400.00	0.00
621-52511-621	GASOLINE	80.39	0.00
621-53451-621	VEHICLE MAINTENANCE	65.70	0.00
621-53521-621	HEATING FUEL	155.73	0.00
621-53561-621	PHONE & INTERNET	1.89	0.00
621-53711-621	SCHOOL & CONFERENCE	187.50	0.00
631-21311	SALES TAX PAYABLE	15,841.56	15,841.56
631-52111-631	DEPARTMENT SUPPLIES	2,297.86	0.00
631-53111-631	CONTRACTUAL SERVICES	187.00	0.00
631-53531-631	ELECTRIC POWER	12,246.39	0.00
631-53561-631	PHONE & INTERNET	1.89	0.00
631-53711-631	SCHOOL & CONFERENCE	187.50	0.00
641-21311	SALES TAX PAYABLE	2,473.68	2,473.68
641-52111-641	DEPARTMENT SUPPLIES	909.88	0.00
641-52117-641	SAMPLES	594.00	0.00
641-52411-641	POSTAGE	52.71	0.00

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
641-53521-641	HEATING FUEL	182.71	0.00
641-53531-641	ELECTRIC POWER	10,383.10	0.00
641-53561-641	PHONE & INTERNET	1.89	0.00
661-21311	SALES TAX PAYABLE	1,094.33	1,094.33
661-53561-661	PHONE & INTERNET	0.47	0.00
713-21512	MEDICARE W/H EE PAY...	9,803.62	9,803.62
713-21513	FICA W/H EE PAYABLE	36,770.66	36,770.66
713-21514	FED W/H EE PAYABLE	29,069.41	29,069.41
713-21517	POL UNION DUES EE PAY	936.00	936.00
713-21518	FIRE UNION DUES EE PAY	300.00	300.00
713-21519	IBEW UNION DUES EE P...	383.62	383.62
713-21524	SMEC EE PAYABLE	83.50	83.50
713-21527	WAGE ATTACHMENT EE ...	225.53	225.53
713-21528	REGULAR RETIRE EE PAY	20,250.89	20,250.89
713-21529	DEFERRED COMP EE PAY	3,047.48	3,047.48
713-21531	RETIRE FIRE EE PAYABLE	9,845.09	9,845.09
713-21533	RETIRE POLICE EE PAY	14,325.46	14,325.46
713-21539	CHILD SUPPORT EE PAY	2,126.08	2,126.08
713-21541	HSA EE PAYABLE	10,574.80	10,574.80
713-21741	HSA ER PAYABLE	6,465.00	6,465.00
721-52111-721	DEPARTMENT SUPPLIES	56.60	0.00
721-53561-721	PHONE & INTERNET	0.47	0.00
721-53711-721	SCHOOL & CONFERENCE	988.37	0.00
812-53862-112	CLAIMS EXPENSE	12,595.56	12,595.56
812-53863-112	FLEXIBLE BENFT EXPENS...	192.31	192.31
Grand Total:		503,912.87	176,874.13

Project Account Summary

Project Account Key	Expense Amount	Payment Amount
None	271,526.17	176,874.13
1420152999142	240.00	0.00
2122152111	272.34	0.00
3121757221	9,309.76	0.00
3121757222	7,024.21	0.00
3121857221	39,374.51	0.00
3121857222	6,716.37	0.00
3121957222	71.18	0.00
3122057221	40,369.41	0.00
3122057222	32,754.02	0.00
3122157221	6,311.78	0.00
3122157222	3,693.89	0.00
3122257222	11,153.41	0.00
3122357222	23,841.76	0.00
3122457221	2,228.65	0.00
3122457222	3,347.26	0.00
3122557222	1,006.91	0.00
3122657221	3,074.66	0.00
3122657222	16,157.78	0.00
3122757222	2,597.52	0.00
3122857221	341.36	0.00
3122857222	2,785.08	0.00
3122957222	11,199.21	0.00
3123057222	1,086.16	0.00
5001054991	7,429.00	0.00
6002053561	0.47	0.00
Grand Total:	503,912.87	176,874.13

UTILITY REFUNDS 6-2-25

080-3164-01	DONALD BOOTH	1902 3RD AVE SCOTTSBLUFF NE 69361	\$13.21
035-5565-06	SHANE GLUTH	1202 1/2 AVE D SCOTTSBLUFF NE 69361	<u>\$11.51</u>
			<u>\$24.72</u>

City of Scottsbluff, Nebraska

Monday, June 2, 2025

Regular Meeting

Item 8.a

Council to conduct a public hearing set for this date at 6:00 p.m. to consider a revision to the 2025 One-Year Street Plan.

Staff Contact: Doug Gompert

Agenda Statement

Item No.

For Meeting of: June 2, 2025

AGENDA TITLE: Hold a public hearing for a revision to the 2025 One Year Street Improvement Plan and approve resolution for this revision.

SUBMITTED BY DEPARTMENT/ORGANIZATION: Public Works

PRESENTATION BY: Doug Gompert, Director of Public Works

SUMMARY EXPLANATION: Hold a public hearing for the revision of East and West 42nd Street Project. The One Year Street Improvement Plan needs to be amended for the milling and overlay from the corporate city limits on Highway 71 to 290' west of 5th Avenue to the east corporate city limits. This project is being added to the One Year Plan, as additional funding has become available. Need Council approval for this revision and Mayor sign resolution for this revision. A copy of this revision will be kept on file with the Public Works department.

BOARD/COMMISSION/STAFF RECOMMENDATION: Council approve revision and Mayor sign resolution.

Does this item require the expenditure of funds?

X yes no

Are funds budgeted?

yes no

If no, comments:

Estimated Amount

\$900,000

Amount Budgeted

Department

Transportation

Account Description

Street Projects

Approval of funds available

City Finance Director

EXHIBITS

Resolution ☒

Ordinance ☐

Contract ☐

Minutes ☐

Plan/Map ☒

Other (specify) X Revision

NOTIFICATION LIST: Yes ☐ No ☐ Further Instructions ☐

Please list names and addresses required for notification.

APPROVAL FOR SUBMITTAL: _____

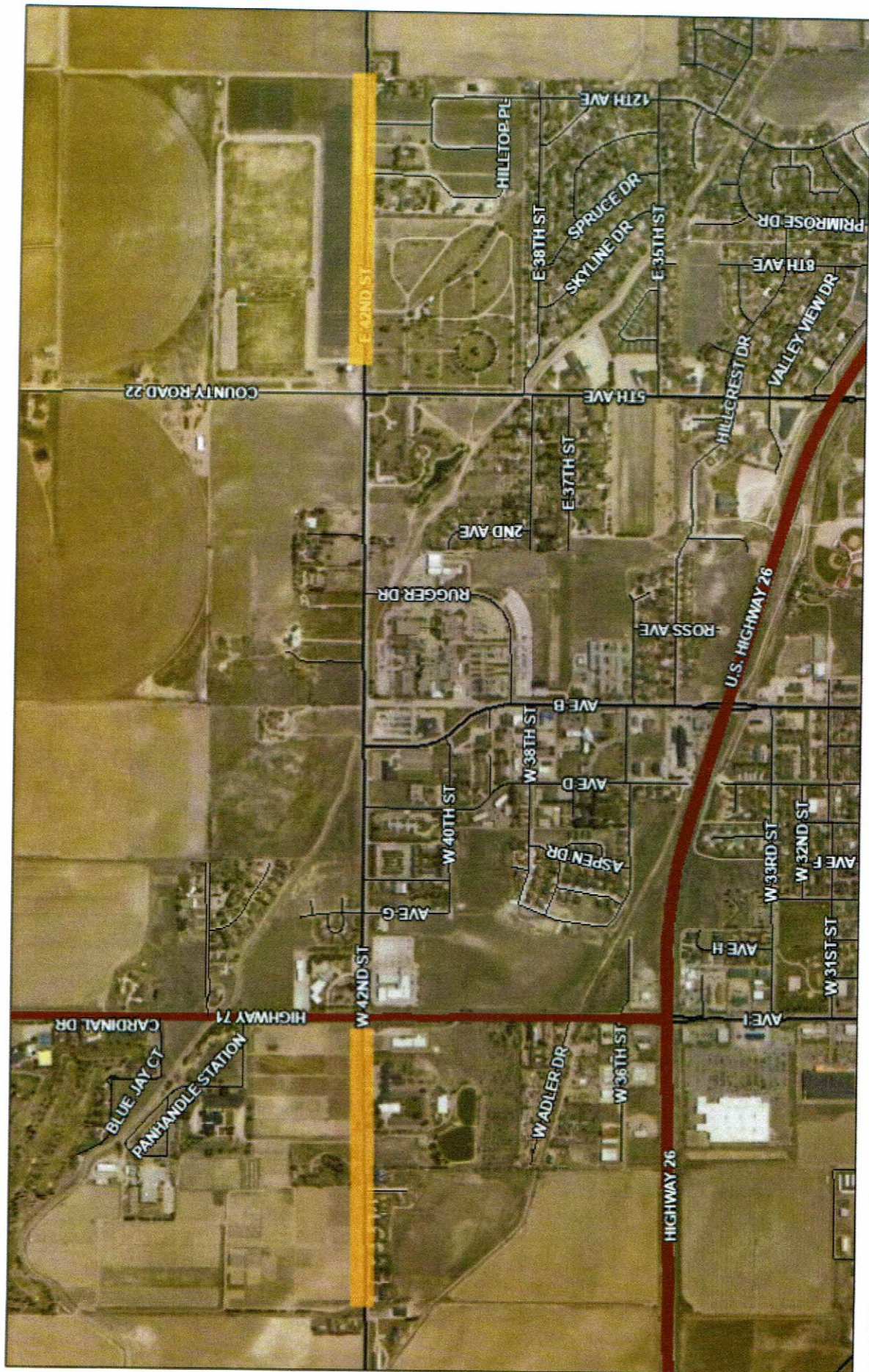
City Manager

Board of Public Roads Classifications and Standards

Form 10 Notification of Revision of One-Year Plan

County: Scotts Bluff	City: Scottsbluff	Village:
Reason for Revision: To do a rehabilitation project on 42 nd Street in the City of Scottsbluff. The sections of 42 nd have reached their life expectancy and funding has become available.		
Location Description: On W. 42 nd from the corporate city limits to Highway 71 and on E. 42 nd from 290' west of 5 th Avenue to the east corporate city limits.		
Existing Surface Type and Structures: (Such as dirt, gravel, asphalt, concrete, culvert, or bridge) Asphalt		
Average Daily Traffic: 2025 = 2400, 2045 = 2600		Classification Type: (As shown on Functional Classification Map) Arterial
PROPOSED IMPROVEMENT		
Design Standard Number: Municipal	Surfacing	Thickness: 2" Width: 22' - 24'
☐ Grading ☐ Concrete ☐ Right of Way ☐ Lighting ☐ Aggregate ☐ Curb & Gutter ☐ Utility Adjustments ☐ ☐ Armor Coat ☐ Drainage Structures ☐ Fencing ☐ ☒ Asphalt ☐ Erosion Control ☐ Sidewalks ☐		
Bridge to Remain in Place	Roadway Width:	Length: Type:
New Bridge	Roadway Width:	Length: Type:
Box Culvert	Span: Rise:	Length: Type:
Culvert	Diameter:	Length: Type:
Bridges and Culverts Sized	☐ Yes ☐ N/A ☐ Hydraulic Analysis Pending	
Other Construction Features: The City of Scottsbluff proposes to mill & overlay with fabric on east and west 42 nd Street.		
ESTIMATED COST (in Thousands) ★ OPTIONAL	★ COUNTY	★ CITY 900
	★ STATE	★ FEDERAL
	★ OTHER	TOTAL 900
Project Length: (Nearest Tenth, State Unit of Measure) .9 Miles		Project No. M-536 (303)
Signature: 		Title: Director of Public Works Date: May 12, 2025

City of Scottsbluff Webmap



5/9/2025, 11:05 27 AM

- | | | |
|--------------------|------------------------------|------------------------------|
| Street Centerlines | Railroad Track | High Resolution 30cm Imagery |
| Highway | World Imagery | Citations |
| Main Road | Low Resolution 15m Imagery | 4.8m Resolution Metadata |
| Residential/Rural | High Resolution 60cm Imagery | |



City of Scottsbluff, Nebraska

Monday, June 2, 2025

Regular Meeting

Item 8.b

Council to conduct a public hearing set for this date at 6:00 p.m. to consider the Rezone of two tracts of land, commonly identified as land southwest of 21st Avenue and E. 27th Street (Parcel IDs 010237089 and 010226966) from AR Agricultural Residential to O-P Office and Professional.

Staff Contact: Zachary Glaubius

Agenda Statement

Item No.

For Meeting of: 6-2-25

AGENDA TITLE: Council to conduct a public hearing set for this date at 6:00 p.m. to consider the Rezone of two tracts of land located in the northeast quarter of Section 24, Township 22 North, Range 55 West of the 6th PM, Scotts Bluff County, commonly identified as land southwest of 21st Avenue and E. 27th Street also identified as Parcels 010237089 and 010226966 from AR Agricultural Residential to O-P Office and Professional.

SUBMITTED BY DEPARTMENT/ORGANIZATION: Development Services

PRESENTATION BY: Zachary Glaubius, Development Services Director

SUMMARY EXPLANATION: On May 12, 2025 the Planning Commission made a positive recommendation on approval of the rezone request by Deidra Bruner of Bruner Bunch, LLC for Parcel 010226966 and 010237089. The land is defined by metes and bounds on the ordinance heading. The rezone is an expansion of the adjoining O-P District and is necessary for the proposed replat of Lot 3A, Block 1, Triple Peaks Subdivision.

BOARD/COMMISSION/STAFF RECOMMENDATION: Positive recommendation by Planning Commission

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

EXHIBITS

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

Exhibit 1: Planning Commission Agenda Packet Section

- Rezone Application
- Staff Report by Development Services Director

Exhibit 2: Rezone Ordinance

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 2025-11Z

Applicant Name	Brenda Anderson	Applicant Address	3311 Ave B Scottsbluff, NE
Applicant Email	brenda@haunnelson.com	Applicant Phone	3086315840
Contact Name	Deidra Bruner	Contact Address	
Contact Email		Contact Phone	

Property Information

General Location/Address	SW of 21st Avenue and E. 27th Street
Legal Description	PT NE NE EX N 350' ABOVE WINTER CREEK CANAL 24-22-55 (21.6)
Current Zoning District(s)	AR
Proposed Zoning District:	O-P
Does the proposed zoning district abut the property:	Yes
Total Area (square feet or acre):	10.63

Required Information (\$25-15-2)

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

Replat of Lot 3

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

Yes, the rezone allows for more development than currently allowed

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

Yes, it expands the existing O-P district

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

The rezone will permit a mix of residential and commercial buildings.

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

O-P is a mix of residential and commercial which is the existing character of the neighborhood.

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

Yes, O-P is an appropriate zone for the WNCC and Surrounding Areas future land use.

Why should the rezone request be granted?

The rezone will allow for the sports center to be built to the optimal extent.

Issued By

City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: May 8, 2025 For Hearing of: May 12, 2025



I. GENERAL INFORMATION

- A. Applicant:** Deidra Bruner
3302 Verbena Place
Scottsbluff, NE 69361
- B. Property**
Owner: Bruner Bunch
3302 Verbena Place
Scottsbluff, NE 69361
- C. Proposal:** Rezone Lot 3A, Block 1, Triple Peaks Subdivision and adjacent unplatted land from AR Agricultural Residential to O-P Office & Professional
- D. Legal Description:** Lot 3A, Block 1, Triple Peaks Subdivision, Parcels 010237089 and 010226966
- E. Location:** Tract of land southwest of 21st Avenue and East 27th Street
- F. Existing Zoning & Land Use:** AR Agricultural Residential - Farmland
- G. Size of Site:** 17.75 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	R-1A Single Family Residential	Church and Single-Family Dwellings
East	Residential	A - Agricultural	Farmland
South	Highway 26 Commercial	AR – Agricultural Residential	Farmland
West	WNCC and Surrounding Area	O-P Office and Professional / C-2 Neighborhood and Retail Commercial	Farmland

B. Relevant Case History

1. The original Triple Peaks Plats were approved on February 5, 2024.
2. The original Triple Peaks Rezone was approved on March 4, 2024
3. The original Triple Peaks annexation was approved on March 18, 2024.

III. ANALYSIS

A. Comprehensive Plan: The Future Land Use Map of the Comprehensive Plan currently shows the site as WNCC and Surrounding Area.

B. Traffic & Access:

1. Access to Lot 3A will be via the unbuilt 18th Avenue. Construction is anticipated in 2025 to 2026.
2. The unplatted land has access via E. 27th Street and 21st Avenue

C. Utilities:

1. Water will be located in 18th Avenue Right-of-Way
2. A water main is located in the right-of-way of E. 27th Street
3. Sewer will be/ is located in 18th Avenue Right-of-Way and Canal Utility/Access Easement
4. A sewer main crosses the unplatted land and Lot 3A via a utility easement.
5. A stormwater will be located in Canal Utility/Access Easement.
6. A stormwater main is located in the right-of-way of E. 27th Street.

IV. STAFF COMMENTS

- A. The rezone is an expansion of the existing O-P District to the west.
- B. The minimum lot size of O-P is 7,000 square feet.
- C. The purpose of the rezone is to allow the property owner to build a community center on Lot 3. A community center permitted in O-P but not in AR.
- D. The Comprehensive Plan identifies this area as WNCC and Surrounding Area in the future land use map. Appropriate zones for this area are R-1a, O-P, and R-4.
- E. The landscaping ordinance will require a bufferyard between Lot 3A and the acreage to the east.
- F. The land can still be used for agricultural purposes until it is developed.

V. FINDINGS OF FACT

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

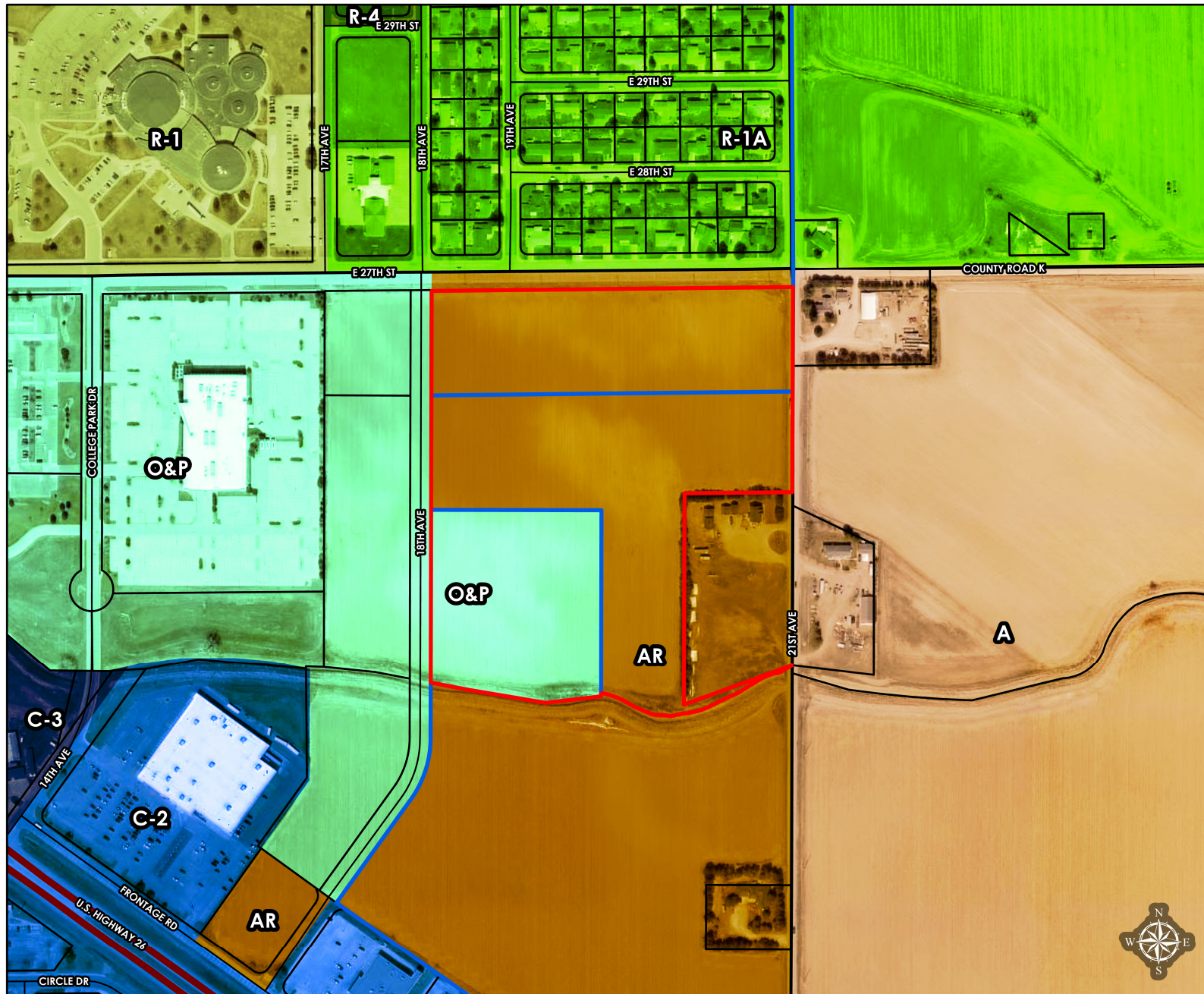
1. The Comprehensive Plan identifies the area as WNCC and Surrounding Areas and the proposed rezone to O-P aligns with the future land use map.
2. The rezone would not be injurious to adjacent properties as the lot will remain a commercial zone.
3. No special hazards or problems will be created from the rezone as the lot will remain a commercial lot and will be less intensive zoning district.

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

1. None

VI. STAFF RECCOMENDATION

- A. Staff recommends Planning Commission make a positive recommendation on approval of the rezone of the proposed Lot 3A, Block 1, Triple Peaks Subdivision, Parcel #010237089 and Parcel #010226966 by City Council.



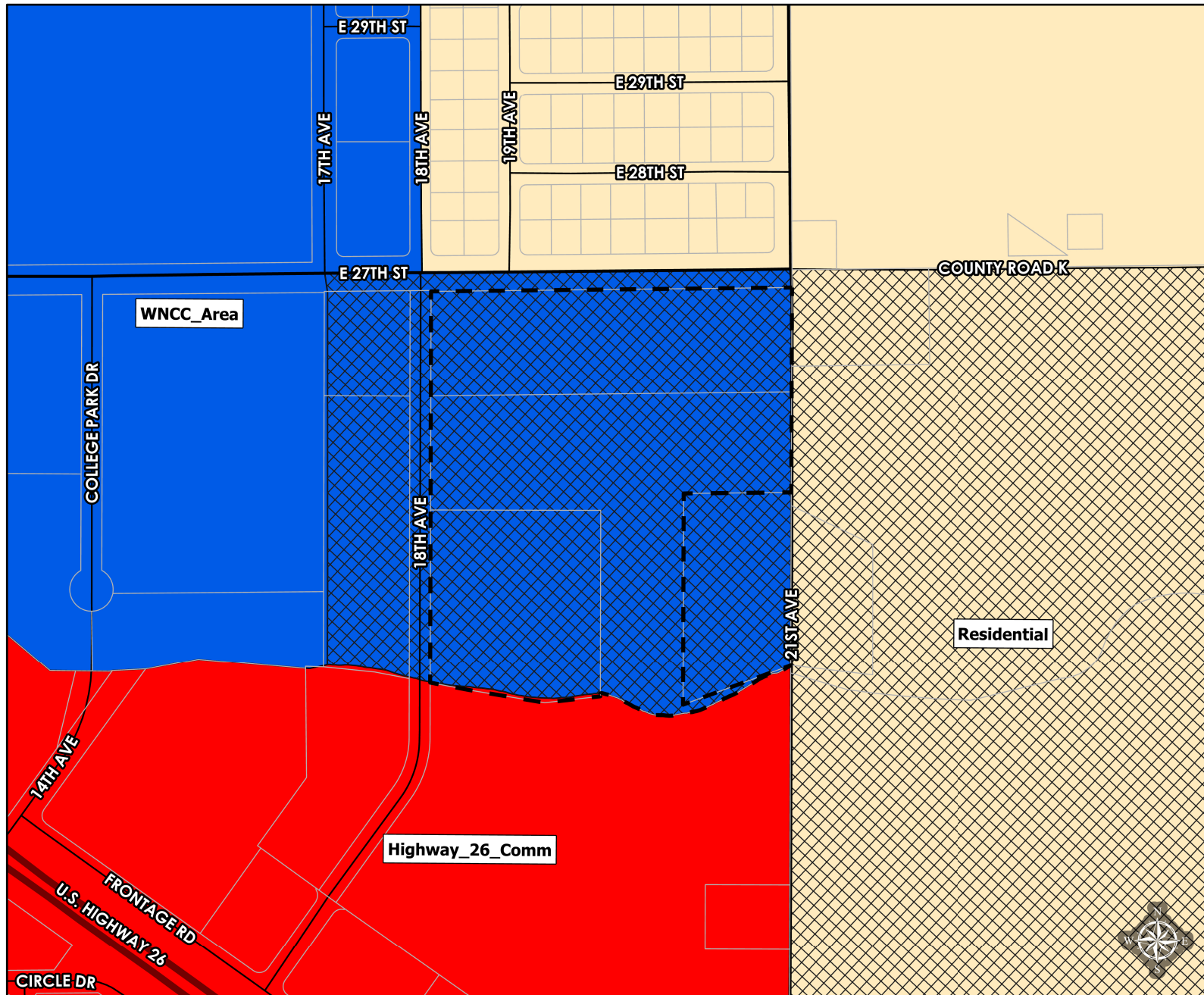
- Property Location(s)
- Street Centerlines
 - Highway
 - Main Road
 - Residential/Rural
- Official City Zoning
 - (A) Agriculture
 - (AR) Agriculture Residential
 - (C-1) Central Business District
 - (C-2) Neighborhood Commercial
 - (C-3) Heavy Commercial
 - (M-1) Light Manufacturing & Industrial
 - (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

Taylor Stephens
City of Scottsbluff GIS
Created on 5/6/2025
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.

Triple Peaks Project

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

WNC and Surrounding Area

Street Centerlines

Highway

Main Road

Residential/Rural

2016 Comp. Plan Development

LTD (10 - 20 yrs)

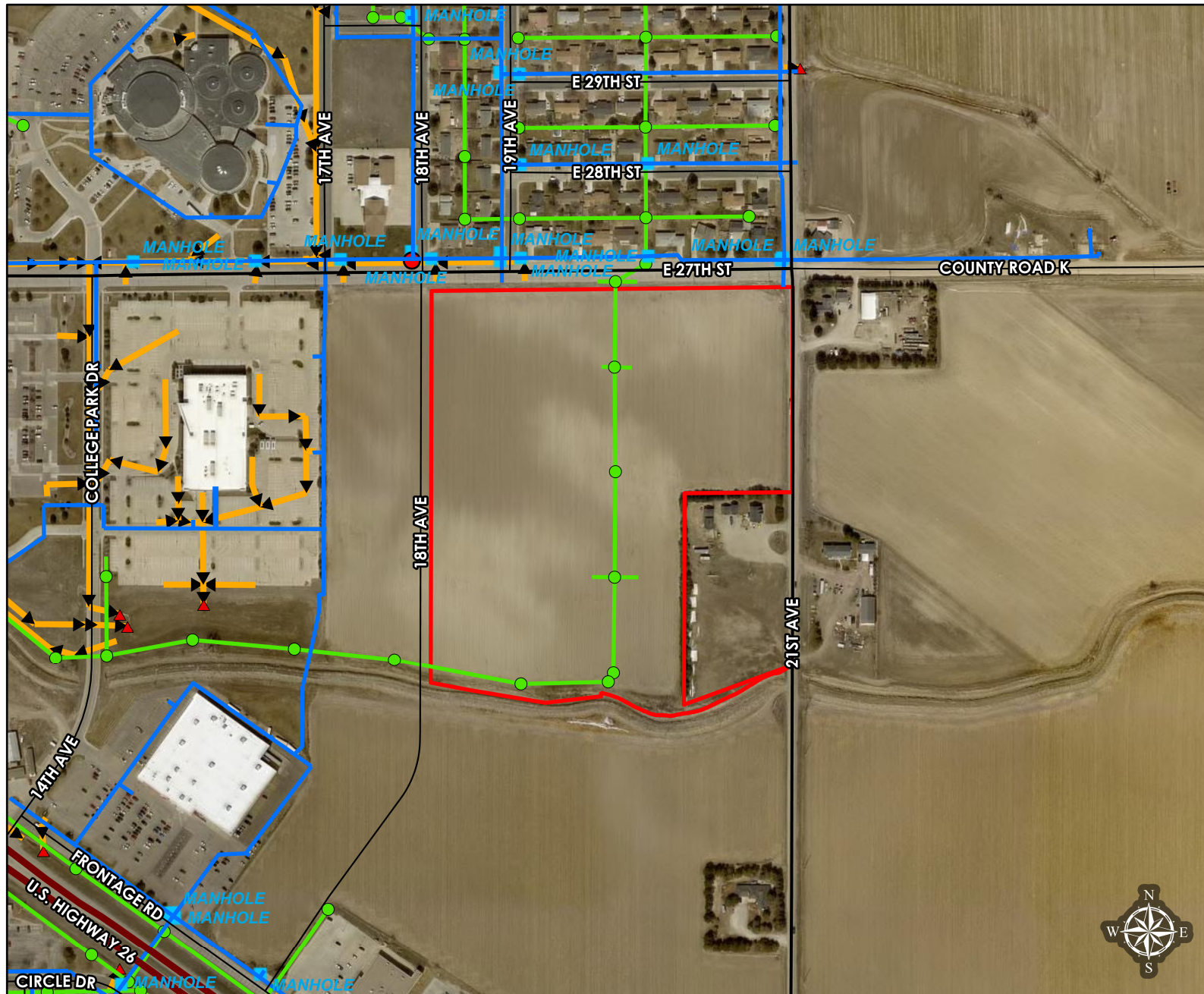
NTD (Less than 5 yrs)

STD (5 - 10 yrs)

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Created on 5/6/2025

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Lambert Conformal Conic

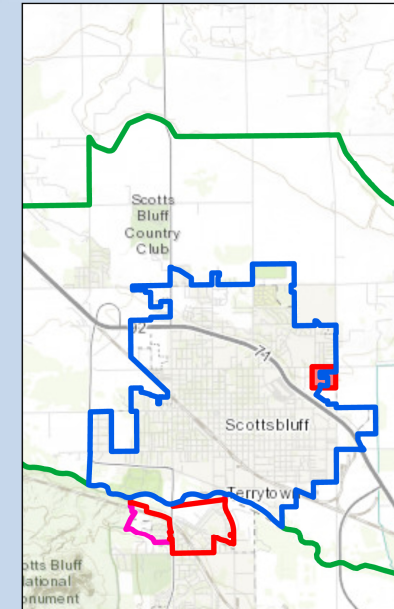
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- Highway
- Main Road
- Residential/Rural
- Wastewater MH
- Wastewater Lines
- ▲ Outfall
- Stormwater Inlet
- Stormwater Manhole
- Stormwater Arc
- Concerning Parcel(s)
- Water_Lines

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Proposed Changes

Street Centerlines

CLASS

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

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Created on 5/6/2025
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City of Scottsbluff, Nebraska

Monday, June 2, 2025

Regular Meeting

Item 9.a

Council to consider action on the Resolution to amend the 2025 One-Year Street Improvement Plan and authorize the Mayor to sign the Resolution.

Staff Contact: Doug Gompert

RESOLUTION NO. 25-06-01

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

1. The City Council desires to include this amended project M-536 (303) in the 2025 One Year Street Improvement Plan to Mill and Overlay 42nd Street from Avenue 'I' to West City Limits and 5th Avenue to East City Limits.
2. The project to be amended is set forth on the attached Board of Public Roads and Classifications and Standards; Form 10 Notification of Revision of One-Year Plan.
3. The 2025 One-Year Plan is adopted to include this amendment.
4. The City Clerk is directed to file a copy of this Resolution along with the attached Form 10 Notification of Revision of One-Year Plan with the Board of Public Roads Classifications and Standards.
5. This Resolution shall become effective following its passage and approval.

PASSED AND APPROVED THIS 2nd day of June, 2025.

Mayor

ATTEST:

City Clerk

“seal”

City of Scottsbluff, Nebraska

Monday, June 2, 2025

Regular Meeting

Item 9.b

Council to consider action on the first reading of the Ordinance to Rezone two tracts of land located in the Northeast Quarter of Section 24, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, commonly identified as land Southwest of 21st Avenue and East 27th Street also identified as Parcels 010237089 and 010226966 from AR Agricultural Residential to O-P Office and Professional.

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 A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE SIXTH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: REFERRING TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE S00°13'19"E (BASIS OF BEARING BEING THE SCOTTS BLUFF COUNTY LOW DISTORTION PROJECTION), A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 1, TRIPLE PEAKS SUBDIVISION, ALSO BEING THE SOUTH RIGHT OF WAY LINE OF 27TH STREET; THENCE N89°06'24"E ON SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 305.93 FEET TO THE EAST RIGHT OF WAY LINE OF 18TH AVENUE; THENCE S00°14'39"E ON SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING; THENCE N89°06'24"E, PARALLEL WITH AND 350 FEET DISTANT FROM THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1033.63 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE S00°10'17"E ON SAID EAST LINE, A DISTANCE OF 289.00 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED AND RECORDED IN DEED BOOK 221, PAGE 298; THENCE S89°05'43"W ON THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 309.75 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE S00°10'48"E ON THE WEST LINE OF SAID PARCEL, A DISTANCE OF 605.05 FEET TO THE SOUTHWEST OF SAID PARCEL; THENCE N84°25'50"W ON THE CENTERLINE OF WINTER CREEK CANAL, A DISTANCE OF 236.53 FEET TO THE SOUTHEAST CORNER OF LOT 3, BLOCK 1, OF SAID TRIPLE PEAKS SUBDIVISION; THENCE N00°14'39"W ON THE EAST LINE OF SAID LOT 3, A DISTANCE OF 533.01 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE S89°45'21"W ON THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 487.50 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE N00°14'39"W ON SAID EAST RIGHT OF WAY LINE OF 18TH AVENUE, A DISTANCE OF 328.95 FEET TO THE POINT OF BEGINNING AND A TRACT OF LAND SITUATED IN PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHEAST CORNER OF SECTION 24, ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 24, THENCE WESTERLY ON AN ASSUMED BEARING OF N88°31'12"W A DISTANCE OF 1034.50 FEET, THENCE BEARING S01°28'48"W, A DISTANCE OF 50.00 FEET, TO THE POINT OF INTERSECTION WITH THE SOUTH 50 FOOT RIGHT OF WAY LINE OF EAST 27TH STREET, THENCE BEARING S02°07'44"W, ON THE EAST LINE OF 18TH AVENUE RIGHT OF WAY, A DISTANCE OF 300.02 FEET, THENCE BEARING S88°31'12"E, ON A LINE BEING 350.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 24, A DISTANCE OF 1037.90 FEET MORE OR LESS TO THE EAST LINE OF THE NORTHEAST QUARTER, THENCE BEARING N01°28'48"E ON SAID EAST LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 350.00 FEET TO THE POINT OF BEGINNING, EXCEPT THE NORTH 50.00 FEET FOR EAST 27TH STREET RIGHT OF WAY, SAID DESCRIBED TRACT CONTAINING AN AREA OF 8.32 ACRES MORE OR LESS, BOTH OF WHICH WERE PREVIOUSLY ZONED AS AGRICULTURAL RESIDENTIAL (AR) TO O-P OFFICE AND PROFESSIONAL (O-P), 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 _____, 2026.”

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:

Kimberley Wright, City Clerk

(Seal)

Approved as to form:

City Attorney

City of Scottsbluff, Nebraska

Monday, June 2, 2025

Regular Meeting

Item 9.c

Council to consider action on the first reading of the Ordinance to Annex a Portion of Land located in the Northeast Quarter of Section 24, Township 22 North, Range 55 West of the 6th P.M., commonly identified as a Tract of Land southwest of 21st Avenue and East 27th Street also identified as Parcel 010226966.

Staff Contact: Zachary Glaubius

Agenda Statement

Item No.

For Meeting of: 6-2-25

AGENDA TITLE: Council to consider action on the first reading of the Ordinance to Annex a Portion of Land located in the Northeast Quarter of Section 24, Township 22 North, Range 55 West of the 6th PM, commonly identified as a Tract of Land southwest of 21st Avenue and E. 27th Street also identified as Parcel 010226966.

SUBMITTED BY DEPARTMENT/ORGANIZATION: Development Services

PRESENTATION BY: Zachary Glaubius, Development Services Director

SUMMARY EXPLANATION: On May 12, the Planning Commission made a positive recommendation on approval of the annexation request by Deidra Bruner of Bruner Bunch, LLC for Parcel 010226966. The land is defined by metes and bounds on the ordinance heading and attached annexation plat.

BOARD/COMMISSION/STAFF RECOMMENDATION: Positive recommendation by Planning Commission

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

EXHIBITS

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

Exhibit 1: Planning Commission Agenda Packet Section

- Request Letter by Applicant
- Annexation Plat
- Staff Report by Development Services Director

Exhibit 2: Annexation Ordinance

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

APPROVAL FOR SUBMITTAL: _____
City Manager

April 25, 2025

City of Scottsbluff
2525 Circle Drive
Scottsbluff, NE 69361

RE: Request for Annexation

To Whom It May Concern:

Please accept this letter as a formal request from the undersigned owner for the annexation of parcel number 010226966, S-T-R: 24-22-55 in the Triple Peaks Subdivision. This is in accordance with and in conjunction to the newly filed application for rezoning dated April 18, 2025.

Please contact me with any further questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Deidra Bruner", with a stylized flourish at the end.

Deidra Bruner

ORDINANCE NO. _____
ANNEXATION PLAT
A PORTION OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 55 WEST
OF THE SIXTH P.M., SCOTTS BLUFF COUNTY, NEBRASKA
EXHIBIT "A"

LEGAL DESCRIPTION ORDINANCE NO. _____

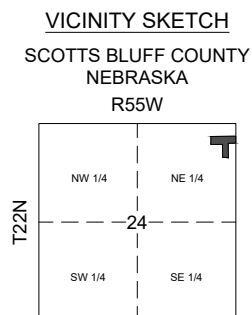
A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE SIXTH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: REFERRING TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE S00°13'19"E (BASIS OF BEARING BEING THE SCOTTS BLUFF COUNTY LOW DISTORTION PROJECTION), A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 1, TRIPLE PEAKS SUBDIVISION, ALSO BEING THE SOUTH RIGHT OF WAY LINE OF 27TH STREET; THENCE N89°06'24"E ON SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 305.93 FEET TO THE EAST RIGHT OF WAY LINE OF 18TH AVENUE; THENCE S00°14'39"E ON SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING; THENCE N89°06'24"E, PARALLEL WITH AND 350 FEET DISTANT FROM THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1033.63 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE S00°10'17"E ON SAID EAST LINE, A DISTANCE OF 289.00 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED AND RECORDED IN DEED BOOK 221, PAGE 298; THENCE S89°05'43"W ON THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 309.75 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE S00°10'48"E ON THE WEST LINE OF SAID PARCEL, A DISTANCE OF 605.05 FEET TO THE SOUTHWEST OF SAID PARCEL; THENCE N84°25'50"W ON THE CENTERLINE OF WINTER CREEK CANAL, A DISTANCE OF 236.53 FEET TO THE SOUTHEAST CORNER OF LOT 3, BLOCK 1, OF SAID TRIPLE PEAKS SUBDIVISION; THENCE N00°14'39"W ON THE EAST LINE OF SAID LOT 3, A DISTANCE OF 533.01 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE S89°45'21"W ON THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 487.50 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE N00°14'39"W ON SAID EAST RIGHT OF WAY LINE OF 18TH AVENUE, A DISTANCE OF 328.95 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S STATEMENT:

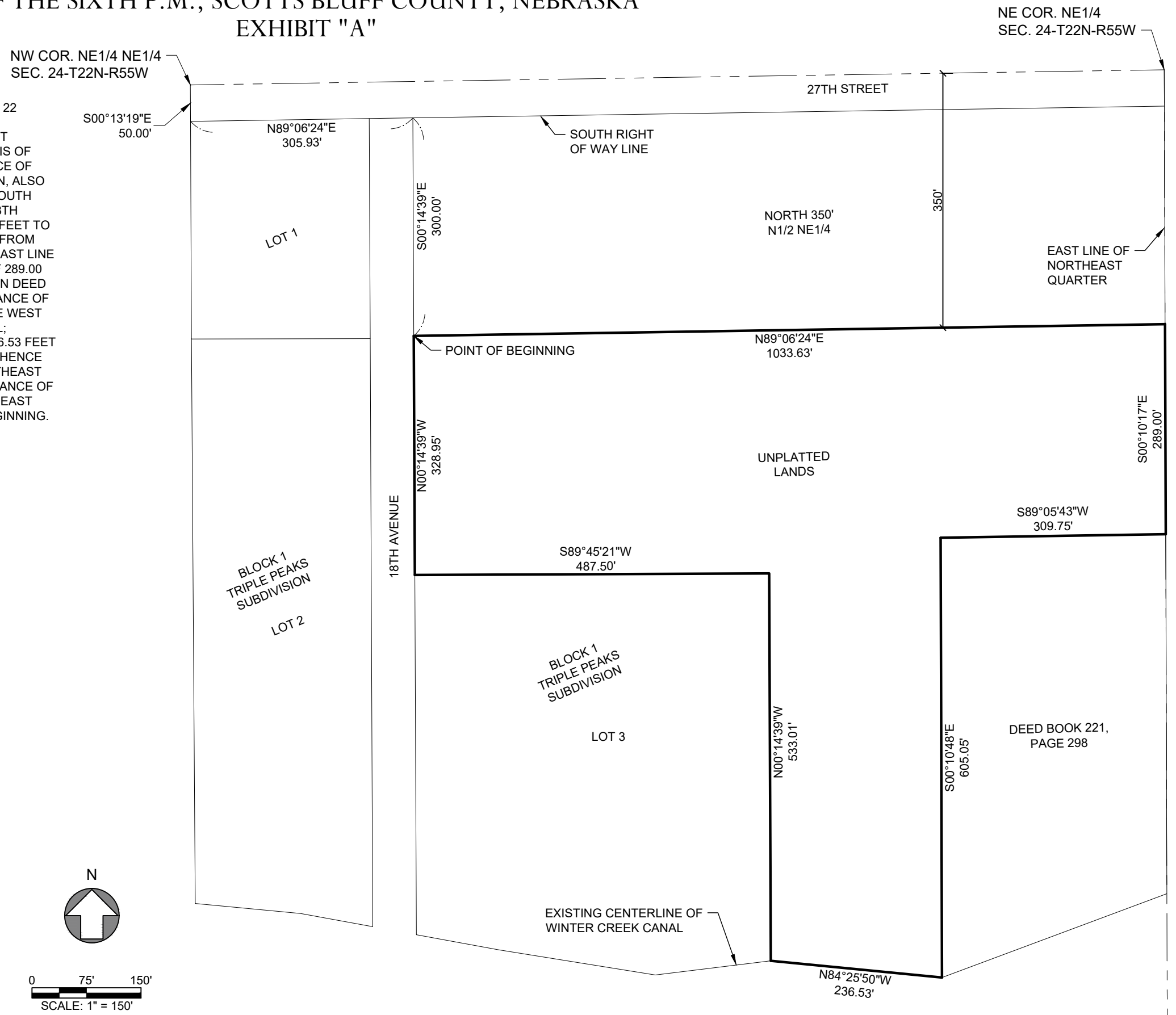
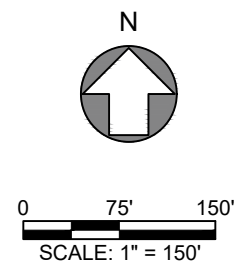
I, ADAM J. GOERTZEN, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE PLAT OF THE PROPERTY DESCRIBED IN THE ATTACHED ANNEXATION DESCRIPTION. THE INFORMATION PERTAINING TO THE PERIMETER OF THIS ANNEXATION AND DEDICATION IS BASED ON RECORD DEEDS AND/OR SURVEYS.

ADAM J. GOERTZEN

DATE _____



NOTE: ALL BEARINGS ARE REFERENCED TO
THE SCOTTS BLUFF COUNTY LOW
DISTORTION PROJECTION (LDP)



City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: May 7, 2025 For Meeting of: May 12, 2025



I. GENERAL INFORMATION

- A. Deidra Bruner, owner of the proposed Lots 3A, Block 1, Triple Peaks Subdivision, and adjacent unplatted lands commonly identified as Parcel #010226966 has requested annexation by the City of Scottsbluff.
- B. The annexation is shown on the annexation plat submitted by JEO.
 - i. Part of land to be annexed will become part of the proposed Lot 3A, Block 1, Triple Peaks Subdivision.
 - ii. The remaining part will remain as unplatted land.

II. STAFF COMMENTS

- A. The reference Nebraska Revised Statutes below have been summarized for this agenda item. The complete statutes are included in the packet
- B. According Nebraska Revised Statute § 18-3301, an owner of territory contiguous to the corporate limits of a city desire to be annexed, the owner shall prepare a plat of the territory. A copy of the plat shall be filed with the city with a written request for annexation. The City Council shall at the next regular meeting after filing and request vote on the annexation. If the request is approved, an ordinance shall be prepared declaring the territory as within the corporate limits of the city.
- C. However, according Nebraska Revised Statute § 19-929, the city council shall not take final action on matters relating annexation of territory until it has received the recommendation of the planning commission
- D. Furthermore, according to Nebraska Revised Statute § 16-117 (7), when any owner of property contiguous to a city of the first class may by petition request that such property be included within the corporate limits of the city. The city council may include such property within the corporate limits without complying to subjection 3-6.
 - i. Subsection 3-6 require a resolution for annexation, public notice in the newspaper, and a public hearing.
- E. To summarize, a property owner next to the city may request annexation, and when this occurs a public hearing on the annexation is not necessary.

III. STAFF RECCOMENDATION

- A. Staff recommends the Planning Commission make a positive recommendation on approval by City Council on annexation of the land as shown on the annexation plat which includes Parcel #010226966 and part of the proposed Lot 3A, Block 1, Triple Peaks Subdivision.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SCOTTSBLUFF, NEBRASKA, ANNEXING REAL ESTATE PLATTED AS A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE SIXTH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: REFERRING TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE S00°13'19"E (BASIS OF BEARING BEING THE SCOTTS BLUFF COUNTY LOW DISTORTION PROJECTION), A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 1, TRIPLE PEAKS SUBDIVISION, ALSO BEING THE SOUTH RIGHT OF WAY LINE OF 27TH STREET; THENCE N89°06'24"E ON SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 305.93 FEET TO THE EAST RIGHT OF WAY LINE OF 18TH AVENUE; THENCE S00°14'39"E ON SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING; THENCE N89°06'24"E, PARALLEL WITH AND 350 FEET DISTANT FROM THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1033.63 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE S00°10'17"E ON SAID EAST LINE, A DISTANCE OF 289.00 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED AND RECORDED IN DEED BOOK 221, PAGE 298; THENCE S89°05'43"W ON THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 309.75 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE S00°10'48"E ON THE WEST LINE OF SAID PARCEL, A DISTANCE OF 605.05 FEET TO THE SOUTHWEST OF SAID PARCEL; THENCE N84°25'50"W ON THE CENTERLINE OF WINTER CREEK CANAL, A DISTANCE OF 236.53 FEET TO THE SOUTHEAST CORNER OF LOT 3, BLOCK 1, OF SAID TRIPLE PEAKS SUBDIVISION; THENCE N00°14'39"W ON THE EAST LINE OF SAID LOT 3, A DISTANCE OF 533.01 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE S89°45'21"W ON THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 487.50 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE N00°14'39"W ON SAID EAST RIGHT OF WAY LINE OF 18TH AVENUE, A DISTANCE OF 328.95 FEET TO THE POINT OF BEGINNING, AMENDING SECTION 25-1-3.1 OF THE MUNICIPAL CODE, AND PROVIDING FOR PUBLICATION IN PAMPHLET FORM.

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

SECTION 1. Bruner Bunch, LLC, a Nebraska limited liability company ("Owner") has requested that the following described real property (the "Real Estate") be included within the corporate limits of the City of Scottsbluff:

A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE SIXTH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: REFERRING TO THE

NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE S00°13'19"E (BASIS OF BEARING BEING THE SCOTTS BLUFF COUNTY LOW DISTORTION PROJECTION), A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 1, TRIPLE PEAKS SUBDIVISION, ALSO BEING THE SOUTH RIGHT OF WAY LINE OF 27TH STREET; THENCE N89°06'24"E ON SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 305.93 FEET TO THE EAST RIGHT OF WAY LINE OF 18TH AVENUE; THENCE S00°14'39"E ON SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING; THENCE N89°06'24"E, PARALLEL WITH AND 350 FEET DISTANT FROM THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1033.63 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE S00°10'17"E ON SAID EAST LINE, A DISTANCE OF 289.00 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED AND RECORDED IN DEED BOOK 221, PAGE 298; THENCE S89°05'43"W ON THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 309.75 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE S00°10'48"E ON THE WEST LINE OF SAID PARCEL, A DISTANCE OF 605.05 FEET TO THE SOUTHWEST OF SAID PARCEL; THENCE N84°25'50"W ON THE CENTERLINE OF WINTER CREEK CANAL, A DISTANCE OF 236.53 FEET TO THE SOUTHEAST CORNER OF LOT 3, BLOCK 1, OF SAID TRIPLE PEAKS SUBDIVISION; THENCE N00°14'39"W ON THE EAST LINE OF SAID LOT 3, A DISTANCE OF 533.01 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE S89°45'21"W ON THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 487.50 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE N00°14'39"W ON SAID EAST RIGHT OF WAY LINE OF 18TH AVENUE, A DISTANCE OF 328.95 FEET TO THE POINT OF BEGINNING

SECTION 2. The Real Estate is contiguous or adjacent to the existing corporate limits of the City of Scottsbluff, is urban or suburban in character, and does not constitute agricultural land which is rural in character.

SECTION 3. The Real Estate is annexed to and included within the corporate limits of the City of Scottsbluff as of the effective date of this Ordinance.

SECTION 4. The description and jurisdiction as provided for in Section 14-1-1 and 25-1-3.1 of the Scottsbluff Municipal Code is amended to provide for the addition of the Real Estate to the corporate limits of the City of Scottsbluff.

SECTION 5. The Owner has requested annexation pursuant to §18-3301 and §16-117 of the Nebraska Revised Statutes and has waived the requirements of §16-120 of the Nebraska Revised Statutes which would otherwise require the City of Scottsbluff to provide to his Real Estate substantially the same services as are provided to other inhabitants of the City.

SECTION 6. Section 25-1-31.1 of the Municipal Code is now amended and all ordinances, parts of ordinances, resolutions, and policies of the City of Scottsbluff in conflict with this Ordinance are repealed.

SECTION 7. This Ordinance shall be in full force and effect from and after its approval, passage, and publication shall be in pamphlet form.

PASSED AND APPROVED this ____ day of June, 2025.

Betsy Vidlak, Mayor

Attest: _____
Kimberley Wright, City Clerk

Approved as to Form and Legality:

City Attorney

City of Scottsbluff, Nebraska

Monday, June 2, 2025

Regular Meeting

Item 9.d

Council to consider action on the first reading of the Ordinance to consider a plat vacation of Lots 2 and 3 Northeast Second Addition Replat No. 2 in Book 178, page 536; and Lots 3 and 4, Replat of Lots 3 and 4, Block 3, Northeast Second Addition Replat No. 2 in Book 187, 509; and Lots 3 and 4, Block 3, Second Replat of Lots 3 and 4, Block 3, Northeast Second Addition Replat No. 2 in Inst. No. 2000-04803; and Lot 3, Block 3, Third Replat of Lots 3 and 4, Block 3, Northeast Second Addition Replat No. 2 in Inst. No. 2001-01820.

Staff Contact: Zachary Glaubius

Agenda Statement

Item No.

For Meeting of: 6-2-25

AGENDA TITLE: Council to consider action on the first reading of the Ordinance to consider a plat vacation of Lots 2 and 3 Northeast Second Addition Replat No. 2 in Book 178, page 536; and Lots 3 and 4, Replat of Lots 3 and 4, Block 3, Northeast Second Addition Replat No. 2 in Book 187, 509; and Lots 3 and 4, Block 3, Second Replat of Lots 3 and 4, Block 3, Northeast Second Addition Replat No. 2 in Inst. No. 2000-04803; and Lot 3, Block 3, Third Replat of Lots 3 and 4, Block 3, Northeast Second Addition Replat No. 2 in Inst. No. 2001-01820.

SUBMITTED BY DEPARTMENT/ORGANIZATION: Development Services

PRESENTATION BY: Zachary Glaubius, Development Services Director

SUMMARY EXPLANATION: On April 14, the Planning Commission made a positive recommendation on the plat vacation request from Rockstep Scottsbluff, LLC for the above listed plats. As per 21-1-68, a plat can only be amended twice. This plat has been amended numerous times, which requires a plat vacation for the most recent proposed replat. Due to number of and nature of past replats, the plat vacation does not go back to unplatted land. The plat vacations have been verified with the Register of Deeds.

BOARD/COMMISSION/STAFF RECOMMENDATION: Positive recommendation by Planning Commission

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

_____yes _____x____no
_____yes _____x____no

EXHIBITS

Resolution ☐
Other (specify)

Ordinance ☒

Contract ☐

Minutes ☐

Plan/Map ☐

Exhibit 1: Planning Commission Agenda Packet Section

- Application by Applicant
- Request Letter from Applicant
- Staff Report by Development Services Director

Exhibit 2: Plat Vacation Ordinance

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

APPROVAL FOR SUBMITTAL: _____
City Manager



City of Scottsbluff
Subdivision Application
Permit Identifier 2025-45SD

Type: Plat Vacation

Applicant Name Monte Docekal Applicant Address 120 East 16th Street
Scottsbluff, Nebraska

Applicant Email mdocekal@jeo.com Applicant Phone 308-266-1908

Contact Name John Vornholt Contact Address 1445 North Loop West
Suite 625, Houston TX
77008

Contact Email jvornholt@rockstep.com Contact Phone 320-295-3100

Subdivision Information

Proposed Name of Subdivision Rockstep

General Location/Address 2302 FRONTAGE RD

Legal Description LT 3, BLK 3, NORTHEAST SECOND ADD
REPLAT NO 3 (REPLAT OF LTS 3-4, BLK
3)

Current Zoning District(s) PBC

Total Area (square feet or acre) 1,352,896 sqft

Number of Past Replat/Plat Amendments 3-4

Describe the reason for the subdivision

To help Mall renters distinguish the property they are renting

Rock Step Capital
John Vornholt, Director
1445 North Loop West, Suite 625
Houston, TX 77008

City of Scottsbluff
Attn: Zachary Glaubius, Development Services Director
2525 Circle Drive
Scottsbluff, NE 69361

March 3, 2025

Dear Mr. Glaubius:

We, as the owners of Uptown Scottsbluff, are requesting to vacate the existing plat to be replatted as submitted.

Sincerely,

John Vornholt, Director
Rock Step Capital

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: JEO Consulting Group
120 E 16th Street
Scottsbluff, NE 69361

B. Property
Owner: Rockstep Scottsbluff, LLC
1445 North Loop W Suite 625
Houston, TX 77008

C. Proposal: Vacate 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 Scotts Bluff County Register of Deeds

D. Legal Description: Lot 2, Block 3, Northeast Second Addition Replat No. 2, Lot 3, Block 3 Northeast Second Addition Replat No 3

E. Location: 2302 and 2410 Frontage Road

F. Existing Zoning & Land Use: PBC Planned Business Center – Uptown Scottsbluff Shopping Center

G. Size of Site: Approximately 31.05 acres (1,352,896 sq ft)

II. BACKGROUND INFORMATION

A. General Neighborhood/Area Land Uses and Zoning:

Direction From Subject Site	Future Land Use Designation	Current Zoning Designation	Surrounding Development
Northeast	Residential	R-1 Single-Family Residential	Single-Family Dwellings / US 26 Expressway
Southeast	Highway 26 Commercial	C-2 Neighborhood and Retail Commercial	Platte Valley Bank Campus, Vacant Land, Car Wash
Southwest	Highway 26 Commercial	R-4 Heavy Density Residential / PBC Planned Business Center	The Residency Campus and Vacant Land

Northwest	Highway 26 Commercial	C-2 Neighborhood and Retail Commercial / PBC Planned Business Center	Office Buildings and Former Kmart Building
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B. Relevant Case History

1. Per 21-1-68, a subdivision may only be replatted twice. Therefore, a vacation of the current subdivision is required to subdivide the property.

III. ANALYSIS

A. Comprehensive Plan: The Future Land Use Map of the Comprehensive Plan currently shows the site as Highway 26 Commercial and according to Comprehensive Plan this area suggests the appropriate zones PBC. This property will remain commercial.

B. Traffic & Access:

1. Access is via Circle Drive and Frontage Road

C. Utilities:

1. The property has access to water, sewer, and stormwater via the right-of-way of Circle Drive and Frontage Road
 - i. All infrastructure shown on the properties are considering private infrastructure
2. The existing 10' stormwater easement and 40' sanitary sewer easement bisecting the property will be vacated and replace with a 40' utility easement along the northwestern property line.
 - i. The current easements go through the existing mall building and are essentially unusable.

IV. STAFF COMMENTS

- A. §21-1-68 requires a plat vacation in order to replat more than two times.
- B. The land is being vacated back to unplatted land or the most practical replat.
- C. A preliminary plat and final plat are the following agenda items.

V. FINDINGS OF FACT

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

1. §21-1-68 requires a plat vacation in order to replat more than two times.
2. The property has all public improvements necessary at this time.

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

1. None

VI. STAFF RECOMMENDATION

- A. Staff recommends the Planning Commission make a positive recommendation to City Council to approve vacation of 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 Scotts Bluff County Register of Deeds.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SCOTTSBLUFF, NEBRASKA VACATING LOTS 2 AND 3 NORTHEAST SECOND ADDITION REPLAT NO.2 IN BOOK 178, PAGE 536; LOTS 3 AND 4, REPLAT OF LOTS 3 AND 4, BLOCK 3, NORTHEAST SECOND ADDITION REPLAT NO. 2 IN BOOK 187, PAGE 509; LOTS 3 AND 4, BLOCK 3 SECOND REPLAT OF LOTS 3 AND 4 BLOCK 3, NORTHEAST SECOND ADDITION REPLAT NO. 2 IN INST. NO. 2000-04803; AND LOT 3, BLOCK 3, THIRD REPLAT OF LOTS 3 AND 4, BLOCK 3, NORTHEAST SECOND ADDITION REPLAT NO. 2 IN INST. NO. 2001-01820 LOCATED IN SCOTTSBLUFF,SCOTTSBLUFF COUNTY,NEBRASKA, 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. The owner of the property involved, Rockstep Scottsbluff, LLC, has requested that the City of Scottsbluff vacate the following platted property they own to allow for replat:

Lots 2 and 3 Northeast Second Addition Replat No. 2 in Book 178, page 536; and
Lots 3 and 4, Replat of Lots 3 and 4, Block 3, Northeast Second Addition Replat No. 2 in Book 187, 509; and
Lots 3 and 4, Block 3, Second Replat of Lots 3 and 4, Block 3, Northeast Second Addition Replat No. 2 in Inst. No. 2000-04803; and
Lot 3, Block 3, Third Replat of Lots 3 and 4, Block 3, Northeast Second Addition Replat No. 2 in Inst. No. 2001-01820, all located in Scottsbluff, Scotts Bluff County, Nebraska.

Section 2. The City Council finds that the requesting party is the owner of the platted property and it is in the best interest of the City that the platted property be vacated as requested to allow for a replat.

Section 3. Lots 2 and 3 Northeast Second Addition Replat No. 2 in Book 178, page 536; and Lots 3 and 4, Replat of Lots 3 and 4, Block 3, Northeast Second Addition Replat No. 2 in Book 187, 509; and Lots 3 and 4, Block 3, Second Replat of Lots 3 and 4, Block 3, Northeast Second Addition Replat No. 2 in Inst. No. 2000-04803; and Lot 3, Block 3, Third Replat of Lots 3 and 4, Block 3, Northeast Second Addition Replat No. 2 in Inst. No. 2001-01820, all located in Scottsbluff, Scotts Bluff County, Nebraska are hereby vacated to allow for a replat of the property.

Section 4. This Ordinance shall become effective upon its passage, approval and publication shall be in pamphlet form.

PASSED AND APPROVED on_____, 2025.

Attest:

Betsy Vidlak, Mayor

City Clerk (Seal)

Approved as to form:

City Attorney

City of Scottsbluff, Nebraska

Monday, June 2, 2025

Regular Meeting

Item 9.e

Council to consider action on the Preliminary and Final Plats of Blocks 1, 2, & 3, Rockstep Subdivision and authorize the Mayor to sign the Resolution.

Staff Contact: Zachary Glaubius

Agenda Statement

Item No.

For Meeting of: 6-2-25

AGENDA TITLE: Council to consider action on the Preliminary and Final Plats of Blocks 1, 2, & 3, Rockstep Subdivision and authorize the Mayor to sign the resolution

SUBMITTED BY DEPARTMENT/ORGANIZATION: Development Services

PRESENTATION BY: Zachary Glaubius, Development Services Director

SUMMARY EXPLANATION: On April 14, the Planning Commission made a positive recommendation on approval of the preliminary and final plats of Blocks 1, 2, & 3, Rockstep Subdivision. The plats are a replat of the Uptown Scottsbluff property. Currently it is two lots and will change into 3 blocks. Staff requested blocks instead of lots to simplify future replats. Additionally, the existing stormwater and sewer easements bisecting the property will be vacated and replaced with a new 40' utility easement along the northwest property line.

BOARD/COMMISSION/STAFF RECOMMENDATION: Positive recommendation by Planning Commission

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

EXHIBITS

Resolution ☐
Other (specify)

Ordinance ☒

Contract ☐

Minutes ☐

Plan/Map ☐

Exhibit 1: Planning Commission Agenda Packet Section

- Application by Applicant
- Preliminary Plat
- Final Plat
- Staff Report by Development Services Director

Exhibit 2: Plat Resolution

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

APPROVAL FOR SUBMITTAL: _____
City Manager



City of Scottsbluff
Subdivision Application
Permit Identifier 2025-43SD

Type:	Preliminary Plat		
Applicant Name	Monte Docekal	Applicant Address	120 East 16th Street Scottsbluff, Nebraska
Applicant Email	mdocekal@jeo.com	Applicant Phone	308-266-1908
Contact Name	John Vornholt	Contact Address	1445 North Loop West Suite 625, Houston, TX 77008
Conact Email	jvornholt@rockstep.com	Contact Phone	320-295-3100

Subdivision Information

Proposed Name of Subdivision Rockstep

General Location/Address 2302 FRONTAGE RD

Legal Description LT 3, BLK 3, NORTHEAST SECOND ADD
REPLAT NO 3 (REPLAT OF LTS 3-4, BLK
3)

Current Zoning District(s) PBC

Total Area (square feet or acre) 1,352,896 sqft

Number of Past Replat/Plat Amendments 3-4

Describe the reason for the subdivision

To help with Mall store renters with locations.



City of Scottsbluff
Subdivision Application
Permit Identifier 2025-44SD

Type: Final Plat

Applicant Name Monte Docekal

Applicant Address 120 East 16th Street
Scottsbluff, Nebraska

Applicant Email mdocekal@jeo.com

Applicant Phone 308-266-1908

Contact Name John Vornholt

Contact Address 1445 North Loop West
Suite 625, Houston,
TX 77008

Conact Email jvornholt@rockstep.com

Contact Phone 320-295-3100

Subdivision Information

Proposed Name of Subdivision Rockstep

General Location/Address

2302 FRONTAGE RD

Legal Description

LT 3, BLK 3, NORTHEAST SECOND ADD
REPLAT NO 3 (REPLAT OF LTS 3-4, BLK
3)

Current Zoning District(s)

PBC

Total Area (square feet or acre)

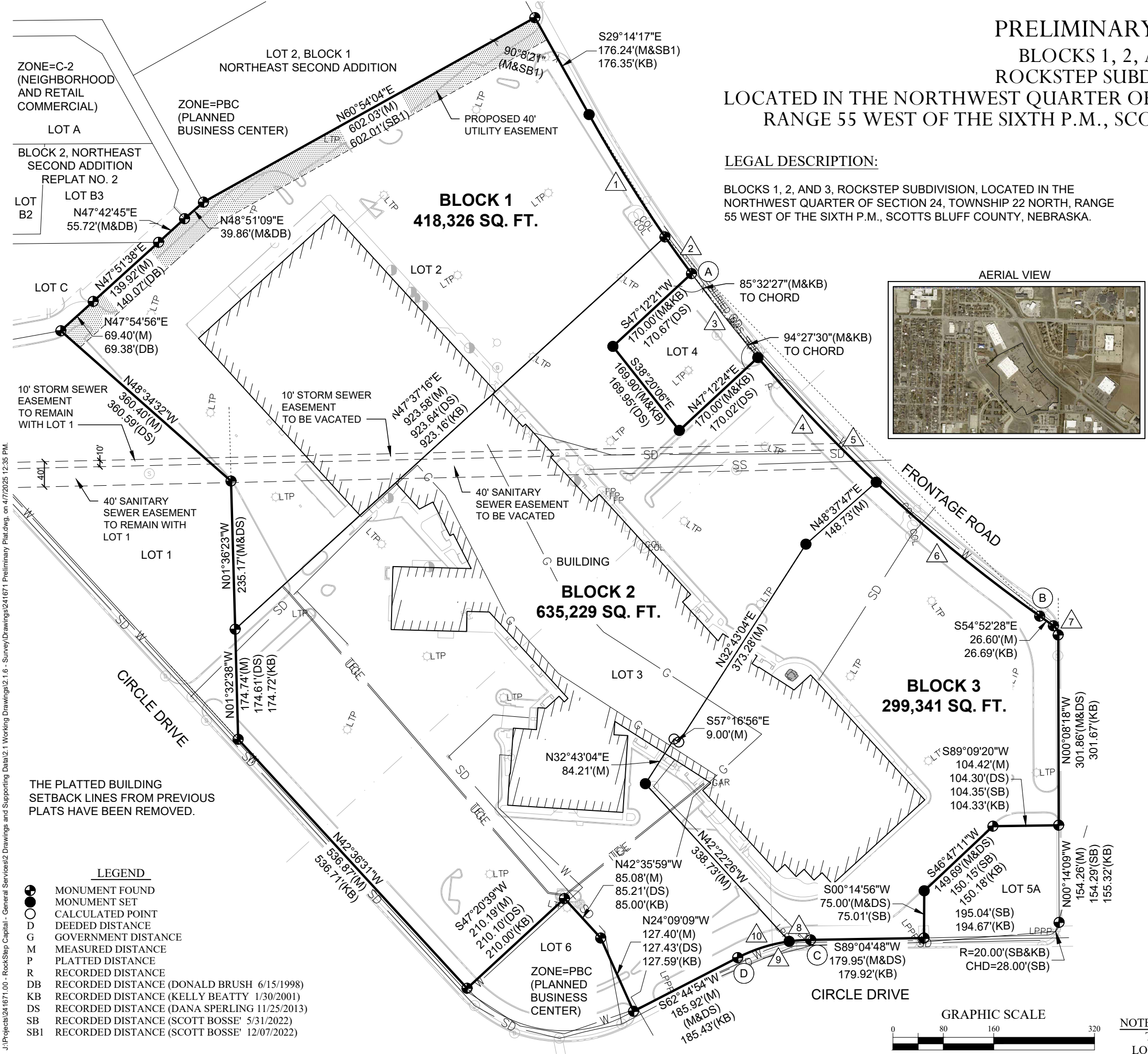
1,352,896

Number of Past Replat/Plat Amendments

3-4

Describe the reason for the subdivision

To help Mall renters distinguish land/property they are using



PRELIMINARY PLAT
BLOCKS 1, 2, AND 3
ROCKSTEP SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH,
RANGE 55 WEST OF THE SIXTH P.M., SCOTTS BLUFF COUNTY, NEBRASKA

LEGAL DESCRIPTION:

BLOCKS 1, 2, AND 3, ROCKSTEP SUBDIVISION, LOCATED IN THE
NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE
55 WEST OF THE SIXTH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.



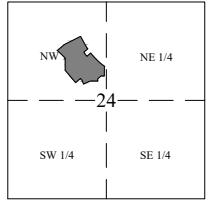
CURVE DATA:

1	$\Delta=5^{\circ}22'11''$ R=2438.58'(M&KB) T=114.35'(M) L=228.54'(M) 228.29'(KB) CHD BRG=S31°49'22"E CHD=228.45'(M)	7	$\Delta=54^{\circ}21'55''$ R=18.01'(M,DS&KB) T=9.25'(M) L=17.09'(M) 17.19'(DS) CHD BRG=S27°42'29"E CHD=16.45'(M) 16.55'(DS) 16.50'(KB)
2	$\Delta=1^{\circ}41'25''$ R=2438.58'(M&KB) T=35.97'(M) L=71.94'(M) CHD BRG=S35°51'56"E CHD=71.94'(M) 72.14'(KB)	8	$\Delta=7^{\circ}41'56''$ R=254.65'(M,DS&KB) T=17.13'(M) L=34.22'(M) CHD BRG=S86°00'52"W CHD=34.19'(M)
3	$\Delta=3^{\circ}59'34''$ R=2438.58'(M&KB) T=85.00'(M) L=169.93'(M) CHD BRG=S38°20'06"E CHD=169.90'(M&KB)	9	C-D $\Delta=27^{\circ}04'23''$ R=254.65'(M,DS&KB) T=61.31'(M) L=120.33'(M) 120.38'(DS) 120.44'(KB) CHD BRG=S76°19'38"W CHD=119.21'(M) 119.26'(DS) 119.32'(KB)
4	$\Delta=6^{\circ}24'40''$ R=2438.58'(M&KB) T=136.58'(M) L=272.87'(M) CHD BRG=S43°32'13"E CHD=272.72'(M)	10	$\Delta=19^{\circ}22'26''$ R=254.65'(M,DS&KB) T=43.47'(M) L=86.11'(M) CHD BRG=S72°28'40"W CHD=85.70'(M)
5	A-B $\Delta=18^{\circ}17'33''$ R=2438.58'(M&KB) T=392.61'(M) L=778.55'(M) CHD BRG=S45°29'06"E CHD=775.24'(M)	OWNER: ROCKSTEP CAPTIAL c/o JOHN VORNHOLT, DIRECTOR 1445 NORTH LOOP WEST SUITE 625 HOUSTON, TX 77008	
6	$\Delta=7^{\circ}53'19''$ R=2438.58'(M&KB) T=168.14'(M) L=335.75'(M) CHD BRG=S50°41'12"E CHD=335.48'(M)	REGISTERED LAND SURVEYOR: ADAM J. GOERTZEN, LS 704 PREPARATION DATE: FEBRUARY 19, 2025	

NOTE: 5' CONTOURS DO NOT
SHOW UP FOR THIS PROPERTY.
THERE IS LESS THAN 3 FEET OF
FALL ACROSS THIS SITE

VICINITY SKETCH

SCOTTS BLUFF COUNTY
NEBRASKA
R55W

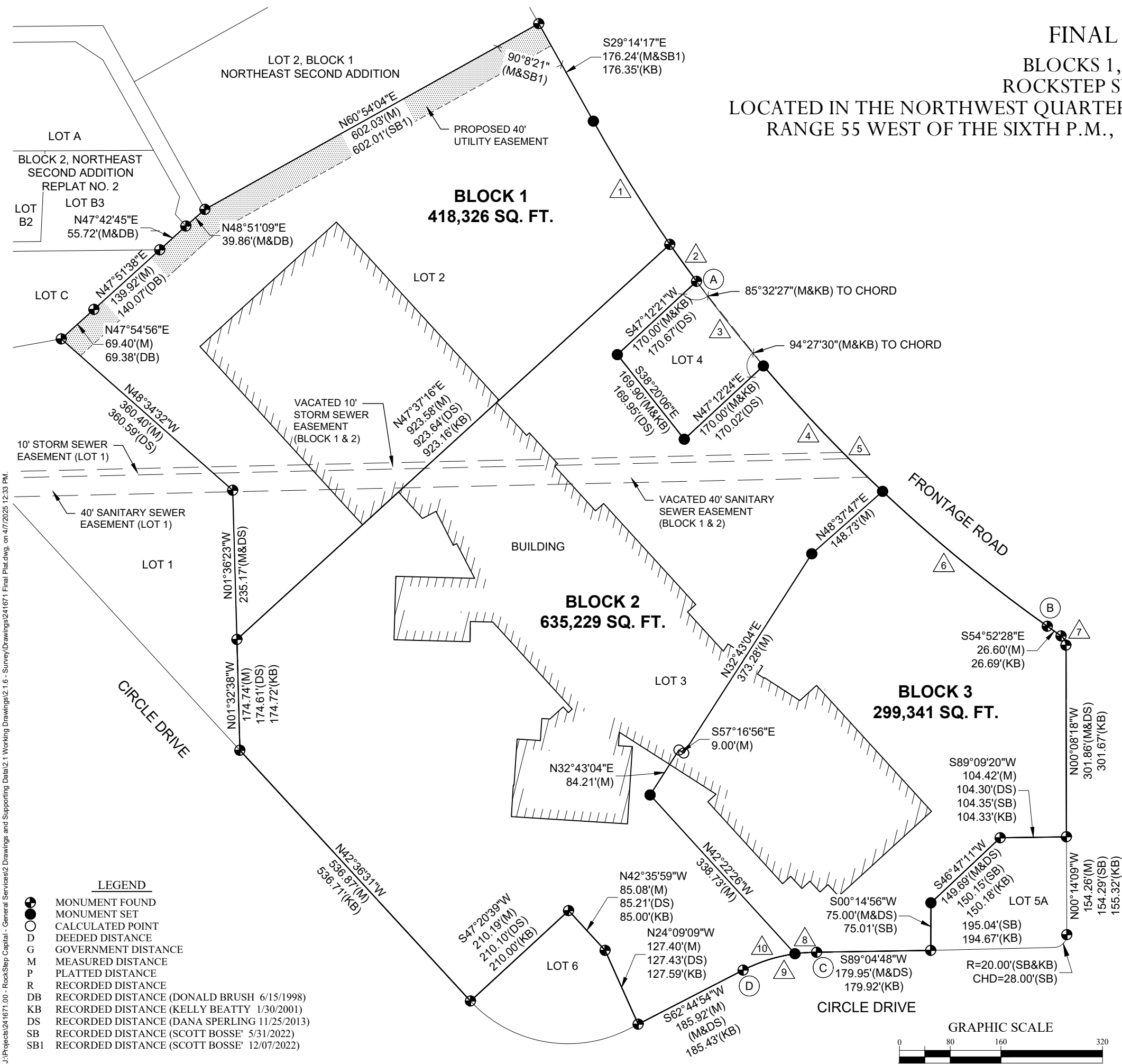


CURRENT ZONING:
ZONE PBC
(PLANNED BUSINESS CENTER)
SET BACK REQUIREMENTS:
FRONT YARD SETBACK: 25 FEET
OR (4h)
REAR YARD SETBACK: 4(h)
INTERIOR SETBACK: 9(h)
SIDE STREET SETBACK: 25 FEET

SEE CODE OF ORDINANCES
25-3-12 PBC PLANNED BUSINESS
CENTER
FOR 4(h) INFORMATION

NOTE: ALL BEARINGS ARE REFERENCED
TO THE SCOTTS BLUFF COUNTY
LOW DISTORTION PROJECTION (LDP)

J:\Projects\241671.00 - RockStep Capital - General Services\2 Drawings and Supporting Data\2.1 Working Drawings\2.1.6 - Survey\Drawings\241671 Final Plat.dwg, on 4/7/2025 12:33 PM.



FINAL PLAT
BLOCKS 1, 2, AND 3,
ROCKSTEP SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH,
RANGE 55 WEST OF THE SIXTH P.M., SCOTTS BLUFF COUNTY, NEBRASKA

CURVE DATA:			
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2	Δ=1°41'25" R=2438.58'(M&KB) T=35.97'(M) L=71.94'(M) CHD BRG=S35°51'56"E CHD=71.94'(M) 72.14'(KB)	8	Δ=7°41'56" R=254.65'(M,DS&KB) T=17.13'(M) L=34.22'(M) CHD BRG=S86°00'52"W CHD=34.19'(M)
3	Δ=3°59'34" R=2438.58'(M&KB) T=85.00'(M) L=169.93'(M) CHD BRG=S38°20'06"E CHD=169.90'(M&KB)	9	C-D Δ=27°04'23" R=254.65'(M,DS&KB) T=61.31'(M) L=120.33'(M) 120.38'(DS) 120.44'(KB) CHD BRG=S76°19'38"W CHD=119.21'(M) 119.26'(DS) 119.32'(KB)
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5	A-B Δ=18°17'33" R=2438.58'(M&KB) T=392.61'(M) L=778.55'(M) CHD BRG=S45°29'06"E CHD=775.24'(M)		
6	Δ=7°53'19" R=2438.58'(M&KB) T=168.14'(M) L=335.75'(M) CHD BRG=S50°41'12"E CHD=335.48'(M)		

VICINITY SKETCH
SCOTTS BLUFF COUNTY
NEBRASKA
R55W

REPOSITORY STAMP

NOTE: ALL BEARINGS ARE REFERENCED
TO THE SCOTTS BLUFF COUNTY
LOW DISTORTION PROJECTION (LDP)

JED CONSULTING GROUP
1-800-725-6867
Ph: 308.632.3123
120 E 16th Street
Scottsbluff, NE 69361

LEGAL DESCRIPTION:

BLOCKS 1, 2, AND 3, ROCKSTEP SUBDIVISION, LOCATED IN THE NORTHWEST
QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE SIXTH
P.M., SCOTTS BLUFF COUNTY, NEBRASKA.

APPROVAL AND ACCEPTANCE:

THE FOREGOING PLAT OF BLOCKS 1, 2, AND 3, ROCKSTEP SUBDIVISION, LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE SIXTH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, WAS APPROVED BY THE SCOTTSBLUFF CITY MAYOR.

DATED THIS _____ DAY OF _____, 2025.

KIMBERLEY WRIGHT
CITY CLERK, CITY OF SCOTTSBLUFF, NEBRASKA

BESTY VIDLAK
MAYOR
CITY OF SCOTTSBLUFF, NEBRASKA

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, _____.

**FINAL PLAT
ROCKSTEP SUBDIVISION**

PART OF THE NORTHWEST QUARTER
SECTION 24
TOWNSHIP 22 NORTH, RANGE 55 WEST
SCOTTSBLUFF COUNTY, NEBRASKA

PROJECT NO. 241671
DATE 4/7/2025
DRAWN BY MLD
FILE NAME 241671 Final Plat.dwg
FIELD BOOK SCOTTSBLUFF #1
FIELD CREW AM
SURVEY FILE NO. 2024-296

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: JEO Consulting Group
120 E 16th Street
Scottsbluff, NE 69361

B. Property
Owner: Rockstep Scottsbluff, LLC
1445 North Loop W Suite 625
Houston, TX 77008

C. Proposal: Preliminary Plat and Final Plat, Blocks 1-3, Rockstep Subdivision

D. Legal Description: Blocks 1-3, Rockstep Subdivision

E. Location: 2302 and 2410 Frontage Road

F. Existing Zoning & Land Use: PBC Planned Business Center – Uptown Scottsbluff Shopping Center

G. Size of Site: Approximately 31.05 acres (1,352,896 sq ft)

II. BACKGROUND INFORMATION

A. General Neighborhood/Area Land Uses and Zoning:

Direction From Subject Site	Future Land Use Designation	Current Zoning Designation	Surrounding Development
Northeast	Residential	R-1 Single-Family Residential	Single-Family Dwellings / US 26 Expressway
Southeast	Highway 26 Commercial	C-2 Neighborhood and Retail Commercial	Platte Valley Bank Campus, Vacant Land, Car Wash
Southwest	Highway 26 Commercial	R-4 Heavy Density Residential / PBC Planned Business Center	The Residency Campus and Vacant Land
Northwest	Highway 26 Commercial	C-2 Neighborhood and Retail Commercial / PBC Planned Business Center	Office Buildings and Former Kmart Building

B. Relevant Case History

1. In order to replat this subdivision, previous plats must be vacated. The number of plats vacated will depend on a determination of the Scotts Bluff County Register of Deeds.

III. ANALYSIS

A. Comprehensive Plan: The Future Land Use Map of the Comprehensive Plan currently shows the site as Highway 26 Commercial and according to Comprehensive Plan this area suggests the appropriate zones PBC. This property will remain commercial.

B. Traffic & Access:

1. Access is via Circle Drive and Frontage Road

C. Utilities:

1. The property has access to water, sewer, and stormwater via the right-of-way of Circle Drive and Frontage Road
 - i. All infrastructure shown on the properties are considering private infrastructure
2. The existing 10' stormwater easement and 40' sanitary sewer easement bisecting the property will be vacated and replaced with a 40' utility easement along the northwestern property line.

IV. STAFF COMMENTS

- A.** The property owner is requesting to replat in order to help mall renters to distinguish the property they are renting.
- B.** The land will change from two lots to three blocks.
 - a. Staff requested the parcels be named blocks to simplify potential future replats.
- C.** The existing stormwater and sanitary sewer easements will be replaced with a 40' utility easement along the northwestern property line.
 - a. The current easements go through the existing mall building and are essentially unusable.
 - b. The new easement will be usable in the future as it avoids buildings.

V. FINDINGS OF FACT

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

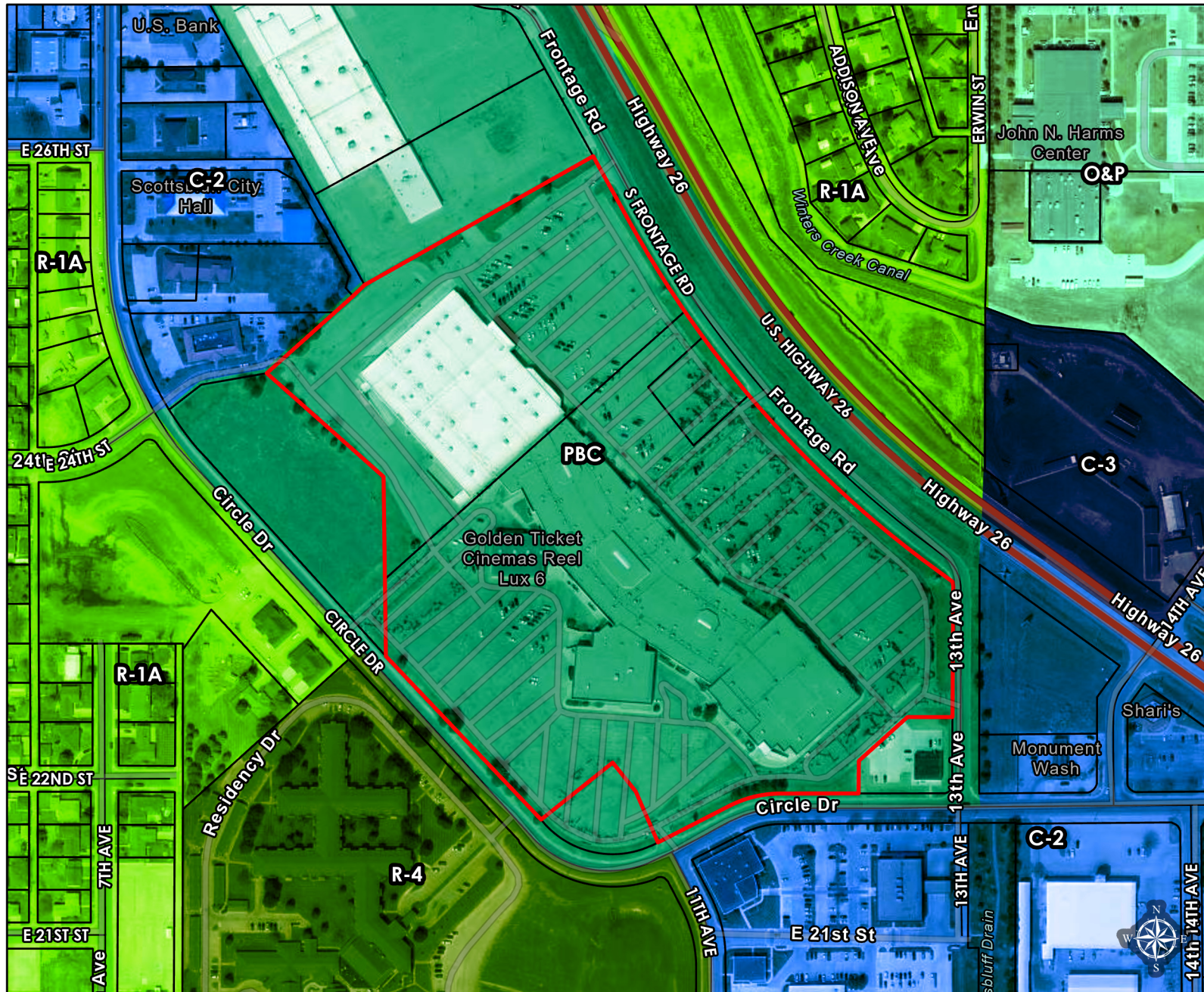
1. The Comprehensive Plan identifies the area as Highway 26 Commercial and the land will remain commercial
2. The underlying PBC District exceeds the minimum eight-acre district size.
3. Blocks 1, 2, & 3 meet the 20' public street frontage requirement.
4. The subdivision has all required public improvements.

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

1. None

VI. STAFF RECOMMENDATION

- A.** Staff recommends Planning Commission make a positive recommendation to City Council to approve of the preliminary plat and final plat for Blocks 1-3, Rockstep Subdivision.



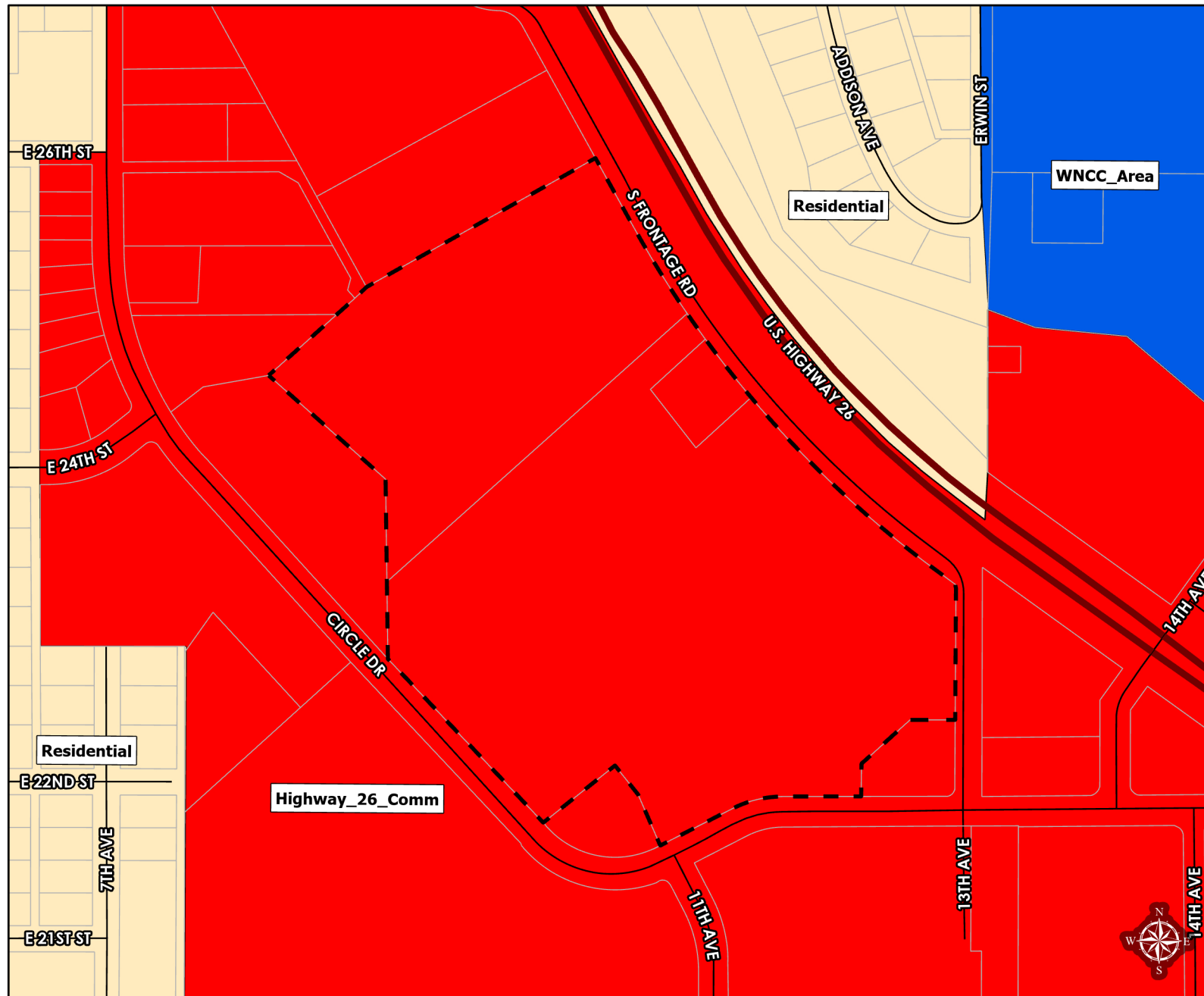
- Property Location(s)
- Street Centerlines
 - Highway
 - Main Road
 - Residential/Rural
- Official City Zoning
 - (A) Agriculture
 - (AR) Agriculture Residential
 - (C-1) Central Business District
 - (C-2) Neighborhood Commercial
 - (C-3) Heavy Commercial
 - (M-1) Light Manufacturing & Industrial
 - (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

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.

Rockstep Subdivision Plat/Replat

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)

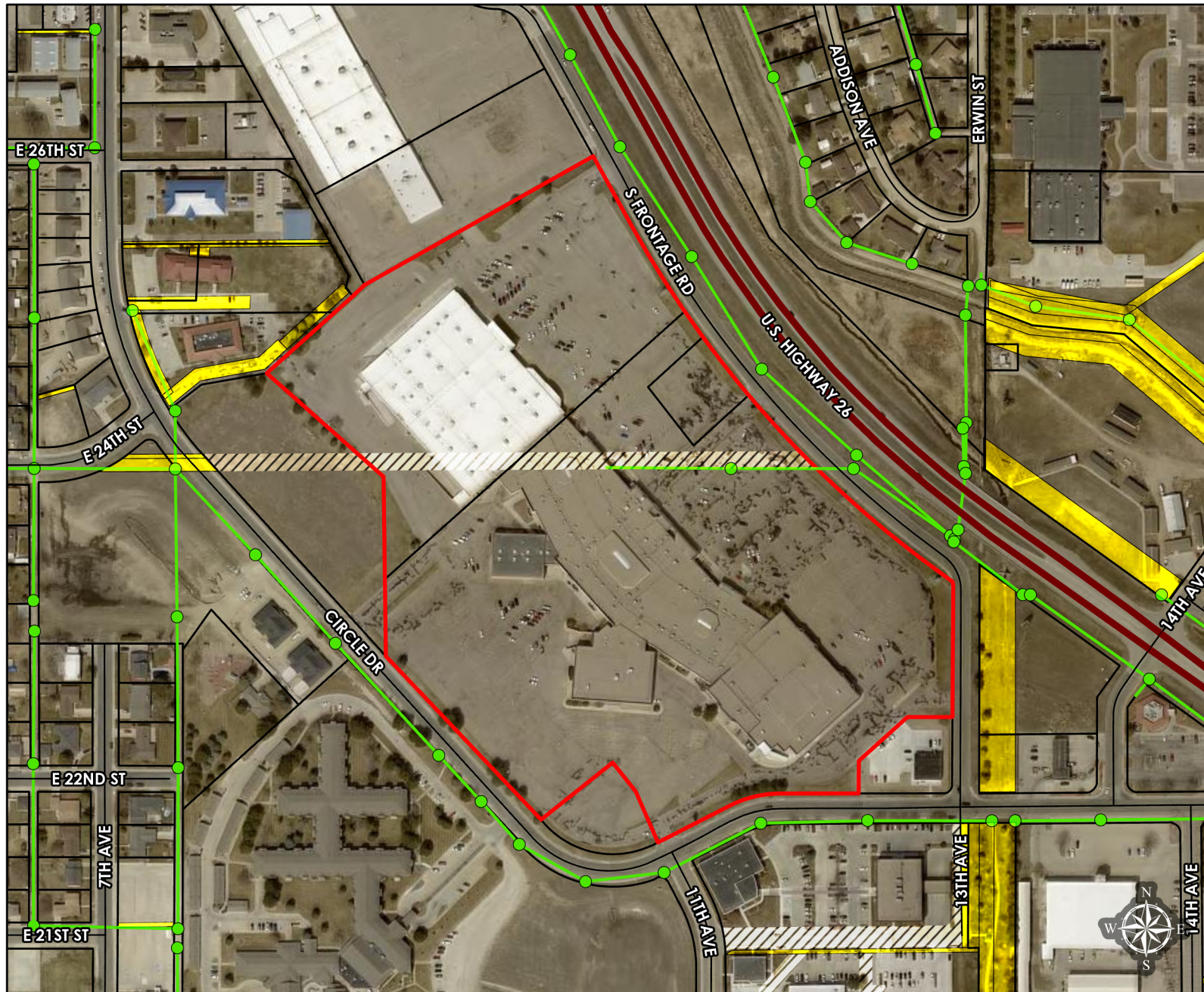
NTD (Less than 5 yrs)

STD (5 - 10 yrs)

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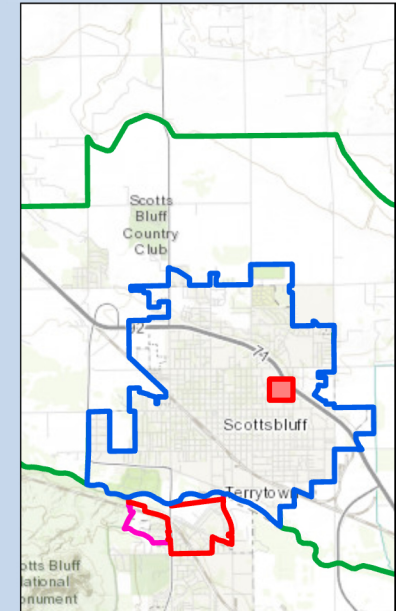
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- Highway
- Main Road
- Residential/Rural
- Wastewater MH
- Wastewater Lines
- Concerning Parcel(s)
- Parcels
- Active
- TO BE VACATED
- ACTIVE

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- Proposed Changes
- Street Centerlines
- CLASS**
- Highway
- Main Road
- Residential/Rural
- Parcels
- Address

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RESOLUTION NO. 25-__

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

WHEREAS, BE IT RESOLVED, the Final Plat of Blocks 1, 2, and 3, Rockstep Subdivision, a Replat of Lot 2 and Lot 3, Block 3, Northeast Second Addition Replat, located in the Northwest Quarter of Section 24, Township 22 North, Range 55 West of the Sixth P.M., Scotts Bluff County, Nebraska and more particularly described in the Final Plat signed on the date of May 23, 2025, duly made, acknowledged and certified, is approved and the Mayor is authorized to sign the Final Plat on behalf of the City of Scottsbluff, Nebraska. Such Final Plat is ordered to be filed and recorded in the office of the Register of Deeds, Scotts Bluff County, Nebraska.

Passed and approved this ____ day of June, 2025.

Betsy Vidlak, Mayor

ATTEST:

City Clerk

City of Scottsbluff, Nebraska

Monday, June 2, 2025

Regular Meeting

Item 9.f

Council to consider action on the second reading of the Ordinance dealing with Occupation Taxes to include Liquor License Classes IB, L, M, Y, YK, Z, and ZK.

Staff Contact: Kimberley Wright

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE SCOTTSBLUFF MUNICIPAL CODE AT §6-6-18 DEALING WITH OCCUPATION TAXES AND INCLUDING CLASS IB, CLASS L, CLASS M, CLASS Y, CLASS YK, CLASS Z AND CLASS ZK LIQUOR LICENSES; PROVIDING FOR AN EFFECTIVE DATE AND PROVIDING FOR PUBLICATION IN PAMPHLET FORM.

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

Section 1. Section 6-6-18 of the Scottsbluff Municipal Code is amended to read as follows:

“§6-6-18 OCCUPATION TAXES.

The occupation tax referred to elsewhere in this municipal code shall be upon each of the following occupations and businesses (except as provided in such section) in amounts, respectively as follows:

A	
Alcohol, alcoholic liquors; per year	
Alcoholic liquor (except beer) wholesaler	\$1000
Beer wholesaler	\$250
A – retailer of beer only, for consumption on premises	\$200
B – retailer of beer only for consumption off-premises (sale in original packages only)	\$200
C – retailer of alcoholic liquors for consumption on-premises and off-premises (sale in original packages only), except non-profit corporation which is a club	\$600
C – retailer of alcoholic liquors, including beer for consumption on the premises only, non-profit corporation which is a club	\$150
D – retailer of alcoholic liquors, including beer, for consumption off-premises (sale in original packages only)	\$400
I – retailer of alcoholic liquors, for consumption on-premises only	\$500

IB – retailer of alcoholic liquors, for consumption on-premises only; retailer of beer only, for consumption off premises (sale in original package only)	\$700.00
L - Craft Brewery (Brew Pub)	\$500.00
M - Bottle Club	\$600.00
Y – Farm Winery	\$500.00
YK – Farm Winery with Catering Permit	\$700.00
Z – Microdistillery	\$500.00
ZK – Microdistillery with Catering Endorsement	\$700.00
Special designated license, except for special designated license issued to a holder of a catering license	\$50 per day
Catering license	\$200
Manufacture of alcohol and spirits	\$1,000
Manufacture of beer	\$500
Manufacture of wine	\$500
Non-beverage user	
Class 1	\$5
Class 2	\$25
Class 3	\$50
Class 4	\$100
Class 5	\$250
B	
Billboard advertising, bill posting, thrust upon public view or attention from billboards located upon private property, or elsewhere, for pay or hire, by person, firms, or corporations, per year	\$25
D	
Dog Kennels	
Kennel authorized to keep less than five dogs, per year	\$25

Kennel authorized to keep five dogs or more, per year	\$50
F	
Fire insurance company or association, per year	\$5
H	
Hawkers and peddlers	
Per week	\$5
Per year	\$25
Hotel accommodations	4% of gross receipts as defined in § 11-2-6 of this code
P	
Pawnbrokers, per year	\$100
Petroleum products, refineries of, per year	\$250
Pet shop, per year	\$50
R	
Retail business occupation tax	2% of all general retail business transactions which the state is authorized to impose a tax as allowed by the Nebraska Local Option Revenue Act, being Neb. RS 77-27,142 et seq. and which are subject to sales and use tax within an agreed enhanced employment area, except any transaction which action which is subject to tax under Neb. RS 53-160, 66-489, 66-489.02, 66-4,140, 66-4,145, 66-4,146, 77-2602, or 77-4009 or which is exempt from tax under Neb. RS 77-2704.24”

“

Section 2. All ordinances, resolutions, or orders, or parts thereof in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

Section 3. If any section, paragraph, clause or provision of this Ordinance shall for any reason be held to be invalid, the validity of the remainder hereof shall not be affected thereby.

Section 4. This Ordinance shall take effect upon its passage and publication shall be in pamphlet form.

DATED: June __, 2025.

CITY OF SCOTTSBLUFF, NEBRASKA

By: _____

Betsy Vidlak, Mayor

ATTEST:

By: _____

Kimberley Wright, City Clerk

APPROVED TO FORM:

City Attorney