



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

Regular Meeting
June 29, 2026
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 June 15, 2026 Regular Meeting.
8. **Resolution & Ordinances**
 - a) Council to consider action on the second reading of the Ordinance adding permitted uses to the O-P Office and Professional District in Chapter 25, Article 3.
 - b) Council to consider action on the second reading of the Ordinance to Rezone proposed Lots 1 and 2, Block 1, B&B Subdivision from (A) Agricultural to (C-3) Heavy Commercial.
 - c) Council to consider action on the third reading of the Ordinance Annexing Real Estate

described as Blocks 1 through 15, Fairway Estates Addition, Scotts Bluff County, Nebraska situated in Section 10, Township 22 North, Range 55 West of the Sixth P.M. Scotts Bluff County, Nebraska.

- d) Council to discuss and consider action on the Preliminary Plat of Lots 1 and 2, Block 1, B&B Subdivision and Final Plat and Contract for Public Improvements for Lot 1, Block 1, B&B Subdivision, and authorize the Mayor to sign the Resolution and Contract for Public Improvements.
 - e) Council to discuss and consider a Resolution to place the additional one-half cent sales tax on the November General Election ballot, and authorize the Mayor to sign the Resolution.
9. **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.
10. **Adjournment**

City of Scottsbluff, Nebraska

Monday, June 29, 2026

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 29, 2026
Regular Meeting

Item 7.a

Council to approve the minutes of the June 15, 2026 Regular Meeting.

Staff Contact: Kimberley Wright

Regular Meeting
June 15, 2026

The Scottsbluff City Council met in a regular meeting on June 15, 2026 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 June 11, 2026 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 June 12, 2026. 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 welcomed everyone in attendance and encouraged all citizens to participate in the Council meeting asking those wishing to speak to come to the microphone and state their name and who they are representing for the record. Mayor Vidlak informed those in attendance that a copy of the Nebraska open meetings act is posted in the back of the room on the west wall for the public's review. The following Council Members were present: Betsy Vidlak, Jeanne McKerrigan, Matt Salomon, Jerry Stricker and Scott Phillips. Also, present were City Manager Kevin Spencer and City Attorney Kent Hadenfeldt. Absent: None. Mayor Vidlak asked if there were any changes to the agenda. There was none. Mayor Vidlak asked if any citizens with business not scheduled on the agenda wished to include an item providing the City Council determines the item requires emergency action. There was none.

Moved by Council Member Stricker, seconded by Council Member Phillips,

- a) The minutes of the June 1, 2026 Regular Meeting be approved,
- b) A liability claim from Michael Conde that occurred on June 23, 2025 be acknowledged and receipt taken. The claim will be withdrawn, with no action taken, and forwarded to the City's insurance carrier.
- c) The claims, be approved and paid as provided by law out of the respective funds designated in the list of claims dated June 15, 2026, as on file with the City Clerk and submitted to the City Council, "YEAS," Phillips, Salomon, McKerrigan, Stricker and Vidlak. "NAYS," None. Absent: None.

CLAIMS

3M COMPANY, 2 FIVE GALLONCANS GLUE FOR TAPE, 1008; ACCELERATED RECEIVABLESOLUTIONS,WAGEATTACHMENT,183.65; ACTION COMMUNICATIONS INC.,OUTDOOR WARNING SIREN REPAIR - 27TH AND HWY 26,896; ACTION TARGET INC, FIREARMS RANGE POL, 2184.82; ALLO COMMUNICATIONS, LLC, LOCAL TELEPHONECHARGES,5074.54; ANDERSON-SHAW CONSTRUCTION, INC,CEMETERY OFFICE BUILDING,31910.16; AUTOZONE STORES, INC,SHOP SUPPLIES - AIR FILTERS BRUSH1,120.01; AXON ENTERPRISE INC,#6-CIP-TASERS,604.74;B & H INVESTMENTS, INC,SUPP - WATER,816.75; B&C STEEL CORPORATION,GROUND MAINT PARK,634.94; BEELINE SERVICE INC,TOW SERVICE-POL,1990; BENCHMARK GOVERNMENT

SOLUTIONS LLC, SCHOOLS & CONF POL, 635.4; BLUFFS FACILITY SOLUTIONS, DEPARTMENT SUPPLIES-REC,3158.15; BUDGE IT DRAIN SERVICES LLC,BUILDING MAINTENANCE-REC,1940; CAPITAL BUSINESS SYSTEMS INC.,CONTRACTUAL-POL,169.95; CASH WA DISTRIBUTING,CONCESSIONS SUPPLIES-REC,2162.05; CELCO PARTNERSHIP,IPADS, TABLETS, CELL PHONES, GRIDSMART FOR TRANS.,1149.23; CERVANTES JOHN,EVID CASH- POL,12.74; CITY OF SCB,PETTY CASH,65;COLUMN SOFTWARE PBC, PUBLICATIONS, 2615.39; COMPUTER CONNECTION INC, CONTRACTUAL-POL,44;CONTRACTORS MATERIALS INC.,SUPP - FLAGGING MATERIAL,1177.53; CREDIT BUREAU OF COUNCIL BLUFFS,MONTHLY MEMBERSHIP - MAY 2026,97.25; CRESCENT ELECT. SUPPLY COMP INC,ELECTRICAL MAINT,63.28; CROELL INC, CONCRETE FOR STREET REPAIR, 5589.13; DINGES FIRE COMPANY, STRUCTURE BOOTS - SIZE 13,680; EAKES INC,DEP. SUP.,219.61; ELLIOTT EQUIPMENT COMPANY INC.,VEHICLE MAINTENANCE-SAN,1692.23; FAT BOYS TIRE AND AUTO,VEHMAINTPARK,375.2;FEDERALEXPRESS CORPORATION,POSTAGE,82.7; FERGUSON SIGNS, INC,GROUND MAINT PARK,4648.5; FIRST NATL BANK OF OMAHA,EVID CASH-POL,321; FIRST RESPONDER OUTFITTERS INC,LONG SLEEVE UNIFORM SHIRTS, 208.24; FLOYD'S TRUCK CENTER SCOTTSBLUFF, VEHICLE MAINTENANCE-SAN,4552.61; FNBO CREDIT CARD,GRNT.,12008.82; GALE/CENGAGE LEARNING, SBSCRIP., 1462.07; GREAT AMERICA FINANCIAL SERVICES CORPORATION, CONT. SRVCS.,325.88; HAWKINS, INC.,CHEMICALS,4590.5; HD SUPPLY INC,DEPT SUP,1848.3; HERITAGE LANDSCAPE SUPPLY GROUP INC,GROUND MAINT PARK,756.6; HERMAN SCOTT,EVID CASH-POL,23; HONEY WAGON EXPRESS,CONTRACTUAL PARK,675; IDEAL LAUNDRY AND CLEANERS, INC.,JAN. SUP.,1179.64;INDEPENDENTPLUMBINGANDHEATING, INC,BUILDING MAINT,1126.51; INGRAM LIBRARY SERVICES INC,COLL.,2360.85;INTERNAL REVENUE SERVICE,WITHHOLDINGS,93173.29; INTRALINKS, INC,COMPUTER REFRESH 2026,24447.9; INVENTIVE WIRELESS OF NE, LLC,INTERNET,71.95; JARED KEMBEL,BUILDING MAINTENANCE-SAN,181.66; JOHNSON CASHWAY LUMBER CO,GROUND MAINT PARK,503.72; KNOW HOW LLC,DEPARTMENT SUPPLIES-SAN,2732.33; LEGACY COOPERATIVE,DIESEL FUEL-SAN,35000.86; LEXISNEXIS RISK DATA MANAGEMENT,CONSULTING-POL,212.18; LOGAN CONTRACTORS SUPPLY INC,RENTAL ON TAR KETTLE FOR MAJESTIC JOINT FILLER,4500; M.C. SCHAFF & ASSOCIATES, INC,SS4A ACTION PLAN,64689.25; MACQUEEN EQUIPMENT INC,WATERPUMPFORSWEEPER,1038.75;MADISONNATIONALLIFE,INSURANCE,3905.19; MARQUEE BROADCASTING WEST INC,TRICITY SW PSA- MAY 2026,900; MENARDS, INC,STRUCTURE,1835.11; MIDWEST CONNECT, LLC,UB PROCESSING - APRIL & MAY 2026,10287.1;MILLER BLADE,EVID CASH-POL,100; NATIONAL TELEPHONE MESSAGE CORP,DEPT SUPPL-POL,346.22; NE CHILD SUPPORT PAYMENT CENTER,NE CHILD SUPPORT PYBLE,1664; NE DEPT OF

REVENUE,WITHHOLDINGS MAY 2026,22889.1; NE LAW ENFORCEMENT TRAINING CENTER,SCHOOLS & CONF-POL,175; NE LIBRARY COMMISSION,SBSCR.P.,1653.71; NEBRASKA INTERACTIVE, LLC,DRIVERS LICENSE REQ,15; NEBRASKA PUBLIC POWERDISTRICT,ELECTRIC,46183.04; NEBRASKA STATE TREASURER'S OFFICE, UNCLPROPPOL,14205.33; NEBRASKALAND TIRE, INC ,EQUIP MAINT, 128.4; NORTHWESTPIPEFITTINGS, INC. OF SCOTTSBLUFF,GROUND MAINT PARK,1695.27; ONE CALL CONCEPTS, INC,CONTRACTUAL,117.79; O'REILLY AUTO ENTERPRISES, LLC,VEH MAINT PARK,97.11;ORIGINAL EQUIPMENT CORPORATION,PREVENTATIVE MAINTENANCE - ENGINE 3,1924.72; PAIGE MANNING,PARKING LOT/GARDEN MAINT.- MAY 2026,6492.5; PANHANDLE AUTOMOTIVE GROUP LLC,VEH MAINT CEM,157.05; PANHANDLE CONCRETE PRODUCTS, INC,DEPT SUP,786; PANHANDLE ENVIRONMENTAL SERVICES INC,CONTRACTUAL SVC,397; PARADISE PUMPERS LLC,CONTRACTUAL PARK,775; PAUL REED CONSTRUCTION & SUPPLY, INC,CITY HALL MULCH,352.5; PEPSI COLA OF WESTERN NEBRASKA, LLC,CONCESSIONS SUPPLIESREC,972.1;PLATTEVALLEY BANK, HEALTH SAVINGS ACCOUNT, 18189.66; PLAYAWAYPRODUCTS LLC, COLL., 503.92; POMPSTIRE SERVICE INC, DEPARTMENT SUPPLIESSAN,3583.94; QUILL CORPORATION, DEPT SUPP CC, 20.8; RAILROAD MANAGEMENT CO III, LLC,POWERLINE CROSSING,458.76;REGIONAL CARE INC, CLAIMS, 134344.91; REGISTER OF DEEDS, ORDINANCE4379,148;REINBENJAMIN, EVID CASH POL, 300; RUSSEL'S AUTOMOTIVE, VEH MAINT-POL,1909.83; S M E C,EMPLOYEE DEDUCTION,75.5; SANDBERG IMPLEMENT, INC,EQUIP MAINT PARK,382.38; SCB FIREFIGHTERS UNION LOCAL 1454,FIRE EE DUES,280; SCB IBEW 1597 UNION DUES,SCB IBEW 1597 UNION DUES,400.35; SCOTT WALTON,VEHICLE MAINTENANCE-SAN,603.75;SCOTTSBLUFF POLICE OFFICERS ASSOCIATION, POLICE EE DUES, 975; SCOTTSBLUFF SCREENPRINTING & EMBROIDERY, LLC,UNIFORM& CLOTHING-REC,2376; SCOTTSBLUFF WINSUPPLY COMPANY,BLDG MAINT PARK,31.75; SHAGGY BUFFALO CARWASH LLC,VEH MAINT-POL,160; SHERIFF'S OFFICE,LEGAL FEES-POL,150.82; SHERWIN WILLIAMS,CABLE FOR PAINT STRIPER,273.78; SIMMONS OLSEN LAW FIRM, P.C.,CONTRACTUAL,17403.5; SIMON CONTRACTORS,CONCRETE FOR STREET REPAIR,6402.77; SOUNDSLEEPER SECURITY INC.,DEPT SUPPL-POL,3153.87; STATE HEALTH LAB,SAMPLES,124; STROBES N MORE,TABLET DOCKING STATION - UNIT 2,784.4; UNION BANK & TRUST,RETIREMENT,63592.47;UNITEDSTATES WELDING, CONTRACTUAL SERVICES SAN, 172.8; VERIZON COMMUNICATIONS INC, GPS SERVICE,127.6;WASH-IT LLC,VEHICLE MAINT,15.25; WESTERN COOPERATIVE COMPANY,EQUIPMENT PARK,4905.05; WESTERN COOPERATIVE COMPANY,GROUND MAINT PARK,136.3; WESTERN PATHOLOGY CONSULTANTS, INC,DRUG/DOT TESTING - MAY 2026,126; WYOMING CHILD SUPPORT ENFORCEMENT,CHILD SUPPORT,738.08; YOUNG MEN'S CHRISTIAN ASSOCIATION OF SCOTTSBLUFF, NE,YMCA,1195; ZW USA INC,DEPT

SUPP PARK,234;REFUNDS; CASSANDRA G BAKER, 7.86; SPIRIT HUGHES, 10; JENNIFER GRANT, 10.55; MICHAEL RAMERO, 15.98; MANUEL TREVINO, 84.16; LARRY J KESSLER, 13.65

Concerning the claim removed from the Consent Calendar to Intralinks in the amount of \$24,447.90, Council Member Phillips informed this has been removed because he needs to declare a conflict of interest due to a financial share in the business and be excused from voting.

Council Member Salomon moved, seconded by Council Member McKerrigan to accept Council Member Phillips' conflict of interest regarding the claim to Intralinks in the amount of \$24,447.90 and excuse him from voting, "YEAS," Salomon, McKerrigan, Stricker, and Vidlak "NAYS," None. Absent: None. Abstain: Phillips.

City Manager Spencer stated the claim from Intralinks includes the managed services fee, monthly backup, and also the purchase of computers, explaining annually we purchase a predetermined amount of computers and rotate them. Some are reaching the end of warranty and some need to be replaced. It is all planned and included in the budget; we do this every year.

Council Member Stricker made a motion, seconded by Council Member McKerrigan to approve the claim to Intralinks in the amount of \$24,447.90, "YEAS," Stricker, Vidlak, Salomon, and McKerrigan. "NAYS," None. Abstain: Phillips.

Mr. Lane Kizzire, Finance Director, came forward to present the May 2026 Financial Report. He started with the first page, explaining the general fund YTD, overall is down about half a million dollars. A large part is due to the transfer to Cemetery for \$350,000, however the fund is still in good shape. Regarding the line item of Special Projects, it contains the remainder of the ARPA funds, that have since been spent, as well as the grant expenses for Safe Streets for All. In addition, the Wastewater line item includes capital equipment purchases for the compost facility that are shared with Environmental Services.

The budget to actual comparison for the month shows we are at 67% through the fiscal year and departments should be at or around that number. Concerning the revenues vs. expenditures report it shows the proprietary funds in good shape, including stormwater that had a big project completed recently.

Council Member McKerrigan moved to accept the May 2026 Financial Report. The motion was seconded by Council Member Salomon. "YEAS," McKerrigan, Phillips, Vidlak, Salomon, and Stricker. "NAYS," None. Absent: None.

Mayor Vidlak asked those who would be speaking at the public hearings to stand so they could be sworn in.

The Scottsbluff Board of Equalization met in a meeting on Monday, June 15, 2026 at 6:12 p.m. in the Council Chambers of City Hall, 2525 Circle Drive, Scottsbluff, NE. Notice was given by publication in the Star Herald on June 11, 2026. An agenda kept continuously current was available for public inspection at the office of the city clerk at all times from publication of the notice to the time of the meeting. Chairman Vidlak presided and City Clerk Wright recorded the proceedings. Chairman Vidlak welcomed everyone in attendance and encouraged all citizens to participate in the meeting asking those wishing to speak to come to the microphone and state their name and address for the record. Chairman 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 Board Members were present: Betsy Vidlak, Jeanne McKerrigan, Matt Salomon, Jerry Stricker and Scott Phillips. Absent: None.

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

Chairman Vidlak opened the public hearing, as advertised for this date, at 6:12 p.m. to consider setting special assessment on Lot 2, Second Bluffs Addition, commonly identified as 2309 Avenue H, for the costs of removal of a hazardous tree.

Development Services Director, Zach Glaubius, approached the Board and explained the property owner of 2309 Avenue H was notified to remove the hazardous tree, which was a deceased cottonwood, initially in the Fall of 2025. Official abatement was sent to the property owner on March 3, 2026. Another abatement notice was posted of the property on April 21, 2026, and final notice was sent on April 28, 2026. Following a lack of response and abatement the city proceeded with removing the tree per the requirements of Chapter 20, Article 7 of the Municipal Code. Two tree removal companies were contacted to remove the tree, with the lowest estimate being \$2,550. The tree was removed on May 11, 2026.

The following exhibits were then presented on behalf of City Council and entered into record: 1) Invoice from GR Tree for \$2,550. 2) Photos of the tree submitted by Development Services Director Glaubius; 3) Ordinance to assess the cost of the removal to the property owner following later in the agenda.

Board Member Stricker moved to make the assessment to the property owner for the removal of the hazardous tree. The motion was seconded by Board Member McKerrigan. "YEAS," Phillips, Salomon, McKerrigan, Stricker, and Vidlak. "NAYS," None. Absent: None.

The Board reconvened as the Scottsbluff City Council at 6:16 p.m.

Mayor Vidlak opened the public hearing at 6:17 p.m. to consider a Zoning Text Amendment to Chapter 25, Article 3 regarding permitted uses in the O-P Office and Professional District.

Development Services Director Glaubius came forward explaining at the June 8, 2026 Planning Commission meeting they made a positive recommendation on the approval of the revised O-P District in Chapter 25, Article 3. This is a mixed-use district that allows for both residential and commercial as principal permitted uses, however the commercial uses are pretty limited. Because of this, staff reviewed C-1 downtown and C-2 retail neighborhood commercial for other low intensive uses to add to the O-P district, which includes hotels, restaurants, etc. In addition, those that are automobile related would require a conditional use permit, examples being a convenience store with gasoline or restaurant with a drive through. The goal is to prevent nuisance conditions for residential areas in the O-P district.

The following exhibits were then presented on behalf of City Council and entered into record; 1) Planning Commission Agenda Packet Section containing the Staff Report by Development Services Director Glaubius; and 2) The Ordinance following later in the agenda.

There were no comments from the public. Mayor Vidlak closed the public hearing at 6:20 p.m.

Mayor Vidlak opened the public hearing at 6:21 p.m. to consider a Rezone of the proposed Lots 1 and 2, Block 1, B&B Subdivision, commonly identified as a tract of land Northeast of the intersection of Avenue M and West 27th Street.

Mr. Glaubius came forward to explain the Planning Commission also made a positive recommendation on the approval of the Rezone at their June 8, 2026 meeting. The request is from Bryan Frank for the proposed Lots 1 and 2, Block 1, B&B Subdivision. The rezone is an expansion of the existing C-3 District to the west and aligns with the comprehensive plan. Currently the area is zoned Agricultural.

The following exhibits were then presented on behalf of City Council and entered into record; 1) Planning Commission Agenda Packet Section containing the Rezone Application, Rezone Plat, and Staff Report from Development Services Director Glaubius; and 1) The Rezone Ordinance following later in the agenda.

There were no comments from the public. Mayor Vidlak closed the public hearing at 6:22 p.m.

Council introduced the Ordinance levying a special assessment on the land and real estate upon which a hazardous tree was removed at 2309 Avenue H, Scottsbluff, NE and was read by title on first reading: **AN ORDINANCE FINDING, ASCERTAINING, DETERMINING, EQUALIZING AND FIXING THE BENEFITS TO AND LEVYING A SPECIAL ASSESSMENT ON THE LAND AND REAL ESTATE UPON WHICH A HAZARDOUS TREE WAS REMOVED IN THE CITY OF SCOTTSBLUFF, NEBRASKA, FOR THE PURPOSE OF PAYING THE COSTS FOR REMOVAL TO THE EXTENT OF SPECIAL BENEFIT TO SUCH LAND AND REAL ESTATE AND TO PUBLISH IN PAMPHLET FORM.**

Council Member Stricker moved that the statutory requirement regarding the Ordinance levying a special assessment on the land and real estate upon which a hazardous tree was removed at 2309 Avenue H, Scottsbluff, NE to be read by title on three different days be suspended. Council Member Phillips seconded the motion, “YEAS,” Phillips, Salomon, McKerrigan, Stricker, and Vidlak. “NAYS,” None. Absent: None.

Council Member McKerrigan moved, seconded by Council Member Stricker to adopt Ordinance No. 4383 levying a special assessment on the land and real estate upon which a hazardous tree was removed at 2309 Avenue H, Scottsbluff, NE. “YEAS,” Salomon, McKerrigan, Stricker, Vidlak, and Phillips. “NAYS,” None. Absent: None.

Council introduced the Ordinance adding permitted uses to the O-P Office and Professional District in Chapter 25, Article 3 and was read by title on first reading: **AN ORDINANCE OF THE CITY OF SCOTTSBLUFF, NEBRASKA AMENDING THE SCOTTSBLUFF MUNICIPAL CODE AT CHAPTER 25, ARTICLE 3, SECTION 11 DEALING WITH O-P OFFICE AND PROFESSIONAL ZONING DISTRICT USES TO ADD PRINCIPAL PERMITTED AND CONDITIONAL USES, TO PROVIDE FOR AN EFFECTIVE DATE, AND TO PROVIDE FOR PUBLICATION IN PAMPHLET FORM.**

Council introduced the Ordinance to Rezone proposed Lots 1 and 2, Block 1, B&B Subdivision from (A) Agricultural to (C-3) Heavy Commercial and was read by title on first reading: **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 LOTS ONE AND TWO, BLOCK ONE, B & B SUBDIVISION, LOCATED IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE SIXTH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, CONTAINING AN AREA OF 3.75 ACRES MORE OR LESS, WHICH WAS PREVIOUSLY ZONED AS AGRICULTURAL (A) IS NOW ZONED HEAVY COMEERCIAL (C-3), REPEALING PRIOR SECTION 25-1-4, PROVIDING FOR AN EFFECTIVE DATE AND PROVIDING FOR PUBLICATION IN PAMPHLET FORM.**

Council introduced the Ordinance to Annex Sanitary Improvement District No. 8 comprising of Blocks 1-15, Fairway Estates Subdivision and was read by title on second reading: **AN ORDINANCE OF THE CITY OF SCOTTBLUFF NEBRASKA, ANNEXING REAL ESTATE DESCRIBED AS BLOCKS 1 THROUGH 15, FAIRWAY ESTATES SUBDIVISION SCOTTS BLUFF COUNTY, NEBRASKA SITUATED IN SECTION 10, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE SIXTH P.M. SCOTTS BLUFF COUNTY, NEBRASKA, AMENDING SECTION 25-1-3.1 OF THE SCOTTSBLUFF MUNICIPAL CODE, AND PROVIDING FOR PUBLICATION IN PAMPHLET FORM.**

Police Chief Krisa Brass approached Council to present the bids for the Police Tow Three Year Contract. Ms. Brass explained there were two bids received, one from our current provider and the other from Bumper to Bumper Body and Paint. She added price is definitely a factor, but other things that need to be considered include character, integrity, and reputation of the business, in addition to quality of performance and previous contracts. Regarding the character, integrity, and reputation factor she does have concerns regarding our current contractor and does not have those with Bumper to Bumper. Furthermore, with quality of performance, the contract states response time to be thirty minutes or less, however with our current provider 26% of the responses have been over that threshold. Staff is recommending awarding the bid to Bumper to Bumper Body and Paint.

Council Member Phillips made a motion, seconded by Council Member Salomon to approve awarding the Police Tow Three Year Contract to Bumper to Bumper Body & Paint from August 1, 2026 to July 31, 2029, and authorize the Mayor to sign the Contract, “YEAS,” Stricker, Vidlak, Salomon, Phillips, and McKerrigan. “NAYS,” None. Absent: None.

Mr. Tom Schingle Fire Chief came forward to present the Agreement between Panhandle EMS Education, LLC and the City of Scottsbluff Fire Department regarding field experience for out of hospital emergency care provider students. He explained this Agreement provides emergency medical students of Panhandle EMS with field experience as part of their educational requirements. Students must be supervised by a licensed provider holding the same or higher training as the student. The Agreement identifies how students will be scheduled for how long and the expectations of the parties involved. Staff is recommending approval of the Agreement.

Council Member Stricker moved, seconded by Council Member Phillips to approve the Agreement between Panhandle EMS Education, LLC and the City of Scottsbluff Fire Department regarding field experience for out of hospital emergency care provider students, and authorize the Mayor to sign the Agreement, “YEAS,” McKerrigan, Phillips, Vidlak, Salomon, and Stricker. “NAYS,” None. Absent: None.

Under Council Reports, Council Member Salomon reported on the Zoo. He explained there is a large sculpture coming this month that will be placed towards the front that will provide continuity from the entrance to the exhibits. City Manager Spencer informed he received notification from NPPD that the solar array is back online and shareholders should see credits coming in around July 1st. He also attended the Welcoming Communities Conference this past Thursday, recommending others to attend next year. In addition, the Multicultural Festival will be June 27th from 12:00-4:00 p.m. at Trails West and the Comprehensive Plan Open Houses will be tomorrow (June 16th) from 5:00-7:00 p.m. at the Chamber of Commerce and Wednesday, June 17th at City Hall from 2:00-7:00 p.m.

Council Member McKerrigan moved to adjourn the meeting at 6:38 p.m. The motion was seconded by Council Member Phillips, “YEAS,” Vidlak, Phillips, Stricker, McKerrigan, and Salomon. “NAYS,” None. Absent: None.

Mayor

Attest:

City Clerk

City of Scottsbluff, Nebraska

Monday, June 29, 2026

Regular Meeting

Item 8.a

Council to consider action on the second reading of the Ordinance adding permitted uses to the O-P Office and Professional District in Chapter 25, Article 3.

Staff Contact: Zachary Glaubius

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SCOTTSBLUFF, NEBRASKA AMENDING THE SCOTTSBLUFF MUNICIPAL CODE AT CHAPTER 25, ARTICLE 3, SECTION 11 DEALING WITH O-P OFFICE AND PROFESSIONAL ZONING DISTRICT USES TO ADD PRINCIPAL PERMITTED AND CONDITIONAL USES, TO PROVIDE FOR AN EFFECTIVE DATE, AND TO PROVIDE FOR PUBLICATION IN PAMPHLET FORM.

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

Section 1. Chapter 25, Article 3, Section 11, of the Scottsbluff Municipal Code is now amended to provide as follows:

“§ 25-3-11 O-P OFFICE AND PROFESSIONAL DISTRICT.

(A) *Intent.* The intent of an O-P Office and Professional District is to allow for a mixture of professional office and some residential occupancies with limited other compatible commercial uses.

(B) *Principal Permitted Uses.*

- (1) Accounting, auditing, and bookkeeping services;
- (2) Adult day service facilities;
- (3) Amusement centers;
- (4) Arts and crafts studios;
- (5) Bank automated teller facilities; indoor;
- (6) Banking services;
- (7) Barber/beauty shops;
- (8) Book and stationery stores;
- (9) Religious assemblies;
- (10) Clinics;
- (11) Communication facilities including communication tower, such tower not to exceed 150 feet in height. No guy wires, outrigging, or other supporting structures may extend beyond the foundation of the tower;

- (12) Community centers;
- (13) Confectionery stores;
- (14) Convenience stores without dispensing gasoline;
- (15) Counseling services;
- (16) Dance, music, or voice studios;
- (17) Educational or charitable institutions and educational or scientific research services;
- (18) Florists;
- (19) Food stores and delicatessens;
- (20) Gift shops;
- (21) Home occupations;
- (22) Hospitals;
- (23) Hotels/motels;
- (24) Insurance services;
- (25) Laboratories; medical, dental, and optical;
- (26) Jewelry stores;
- (27) Mortuaries;
- (28) Multi-family dwellings;
- (29) Municipal uses;
- (30) Offices and professional services;
- (31) Permanent cosmetic facilities;
- (32) Pharmacies;
- (33) Photographic studios;
- (34) Professional membership organizations;

- (35) Professional schools;
- (36) Respite care service facilities;
- (37) Restaurants;
- (38) Retail stores and services;
- (39) Rooming/boarding houses;
- (40) Schools;
- (41) Shoe stores;
- (42) Single-family dwellings;
- (43) Theaters; indoor;
- (44) Townhomes (single-family attached dwellings);
- (45) Tourist information booths; and
- (46) Two-family dwellings.

(C) *Conditional Uses.*

- (1) Ambulance services ;
- (2) Animal clinics (indoor only);
- (3) Bank automated teller facilities;
- (4) Child care centers;
- (5) Convenience stores with dispensing gasoline
- (6) Daycares;
- (7) Restaurants (Drive-in);
- (8) Temporary building or contractor's storage and construction yard, incidental to the construction of a residential development or a real estate sales office to be used in marketing lots in a new subdivision, may be permitted if such a building or structure complies with all height and area requirements for the zone in which it is located;
- (9) Temporary medical housing;

(10) Public utility facilities;

(11) Lodges or clubs;

(12) Utility plants; and

(13) Water storage.

(D) *Performance standards.*

(1) *Area and bulk regulations.*

<i>Use</i>	<i>Minimum Lot Size (Sq. Ft.)</i>	<i>Minimum Lot Width (Sq. Ft.)</i>	<i>Maximum Lot Coverage (%)</i>	<i>Maximum # of Dwelling Units</i>	<i>Setbacks</i>			<i>Side Street (Ft.)</i>	<i>Floor Area Minimum (Sq. Ft.)</i>	<i>Maximum Height (Ft.)</i>
					<i>Front (Ft.)</i>	<i>Rear (Ft.)</i>	<i>Interior Side (Ft.)</i>			
Accessory building						3	2	12.5		18
LD multi-family	7,000	70	50		25 or B	15 or C	5 or D	12.5	400/DU or A	35
Single-family	7,000	70	60	1	25 or B	15 or C	5	12.5	700	35
Two-family	7,000	70	50	2	20 or B	15 or C	5	12.5	660/DU	35

Hotels/motels	7,000	70			25 or B	15 or C	5 or D	12.5		45
Other permitted uses	7,000	70			25 or B	15 or C	5 or D	12.5		70

A Minimum floor area per dwelling unit and maximum lot coverage:

<i>Minimum Floor Area (Sq. Ft.)</i>	<i>Maximum Lot Coverage</i>
500	70%
450	65%
400	60%

350	55%
300	45%
<p>B If buildings have been built on lots which comprise more than 25% of the front footage of any block, no building or structure may be built or structurally altered which projects beyond the average front yard setback already established.</p> <p>C If a lot abuts on a public alley, the minimum rear yard setback is five (5) feet.</p> <p>D The minimum side yard setback is five feet for buildings and structures not more than three stories high. For buildings more than three stories high, the required minimum side yard setback is increased one foot for each additional story over three.</p>	

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

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

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

Section 2. Any prior code sections at Chapter 25, Article 3, Section 11, and all other ordinances and parts of ordinances in conflict with this Ordinance are repealed. However, this Ordinance shall not be construed to affect any rights, liabilities, duties, or causes of action, either criminal or civil, existing or actions pending at the time this Ordinance has become effective.

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

PASSED AND APPROVED ON _____, 2026.

Betsy Vidlak, Mayor

Attest:

Kimberley Wright, City Clerk

Approved as to form:

City Attorney

City of Scottsbluff, Nebraska

Monday, June 29, 2026

Regular Meeting

Item 8.b

Council to consider action on the second reading of the Ordinance to Rezone proposed Lots 1 and 2, Block 1, B&B Subdivision from (A) Agricultural to (C-3) Heavy Commercial.

Staff Contact: Zachary Glaubius

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SCOTTSBLUFF, NEBRASKA, DEALING WITH ZONING, AMENDING SECTION 25-1-4 BY UPDATING THE OFFICIAL ZONING DISTRICT MAP TO SHOW THAT LOTS ONE AND TWO, BLOCK ONE, B & B SUBDIVISION, LOCATED IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE SIXTH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, CONTAINING AN AREA OF 3.75 ACRES MORE OR LESS, WHICH WAS PREVIOUSLY ZONED AS AGRICULTURAL (A) IS NOW ZONED HEAVY COMMERCIAL (C-3), 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 July, 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 July ____, 2026.

Betsy Vidlak, Mayor

ATTEST:

Kimberley Wright, City Clerk

(Seal)

Approved as to form:

City Attorney

City of Scottsbluff, Nebraska

Monday, June 29, 2026

Regular Meeting

Item 8.c

Council to consider action on the third reading of the Ordinance Annexing Real Estate described as Blocks 1 through 15, Fairway Estates Addition, Scotts Bluff County, Nebraska situated in Section 10, Township 22 North, Range 55 West of the Sixth P.M. Scotts Bluff County, Nebraska.

Staff Contact: Zachary Glaubius

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SCOTTSBLUFF NEBRASKA, ANNEXING REAL ESTATE DESCRIBED AS BLOCKS 1 THROUGH 15, FAIRWAY ESTATES SUBDIVISION, SCOTTS BLUFF COUNTY, NEBRASKA SITUATED IN SECTION 10, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE SIXTH P.M. SCOTTS BLUFF COUNTY, NEBRASKA, AMENDING SECTION 25-1-3.1 OF THE SCOTTSBLUFF 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. Sanitary Improvement District No. 8, Scotts Bluff County, Nebraska, through its Board of Directors (“SID”) has filed a Petition for Annexation (“Petition”) with the City Clerk of the City of Scottsbluff, Nebraska requesting annexation of all the SID’s lands and properties into the City of Scottsbluff, Nebraska. The Petition submitted by the SID requested the following described real property be annexed into and included within the corporate limits of the City of Scottsbluff, Nebraska:

Blocks 1 through 15, Fairway Estates Subdivision, Scotts Bluff County, situated in Section 10, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska (“the “Real Estate”).

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

SECTION 3. The Real Estate described above is annexed into and included within the corporate limits of the City of Scottsbluff, Nebraska as of the effective date of this Ordinance.

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

SECTION 5. The SID requested annexation pursuant to Neb. Rev. Stat. §31-781. The City of Scottsbluff, Nebraska reviewed the Petition and by formal vote of the City Council granted the Petition.

SECTION 6. Section 25-1-31.1 of the Scottsbluff Municipal Code is now amended and all ordinances, parts of ordinances, resolutions, and policies of the City of Scottsbluff, Nebraska 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 _____, 2026.

Betsy Vidlak, Mayor

Attest: _____
Kimberley Wright, City Clerk

Approved as to Form and Legality:

City Attorney

City of Scottsbluff, Nebraska

Monday, June 29, 2026

Regular Meeting

Item 8.d

Council to discuss and consider action on the Preliminary Plat of Lots 1 and 2, Block 1, B&B Subdivision and Final Plat and Contract for Public Improvements for Lot 1, Block 1, B&B Subdivision, and authorize the Mayor to sign the Resolution and Contract for Public Improvements.

Staff Contact: Kevin E Spencer



City of Scottsbluff
Subdivision Application
Permit Identifier 2026-86SD

Type: Preliminary Plat

Applicant Name	[REDACTED]	Applicant Address	[REDACTED]
Applicant Email	[REDACTED]	Applicant Phone	[REDACTED]
Contact Name	[REDACTED]	Contact Address	[REDACTED]
Contact Email	[REDACTED]	Contact Phone	[REDACTED]

Subdivision Information

Proposed Name of Subdivision Lots 1 & 2, Block 1 B & B Subdivision

General Location/Address West 27th Street between Ave M/Ave K

Legal Description PT SE SE 15-22-55 (61.05)

Current Zoning District(s) Agriculture A

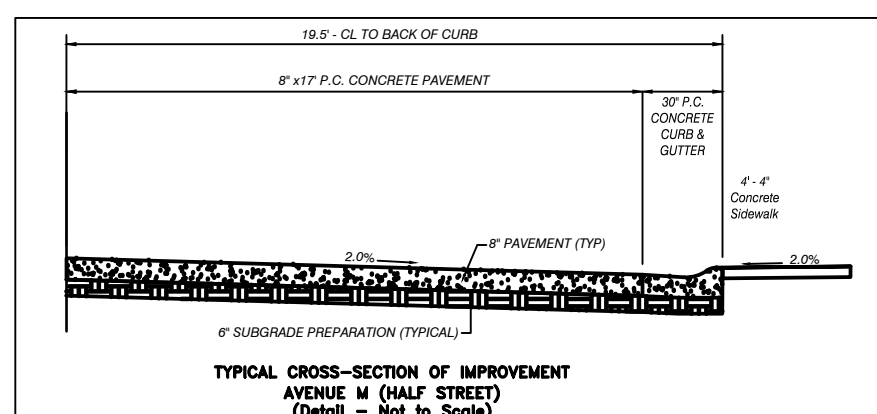
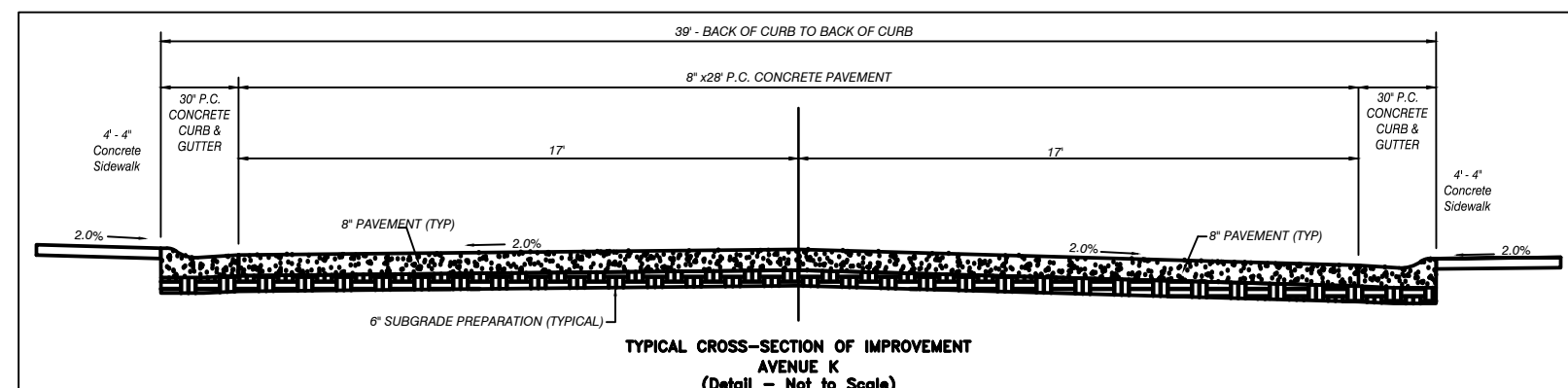
Total Area (square feet or acre) ±4.27

Number of Past Replat/Plat Amendments 0

Describe the reason for the subdivision

Develop the area for commercial use (Comm shops)

Applicant Signature



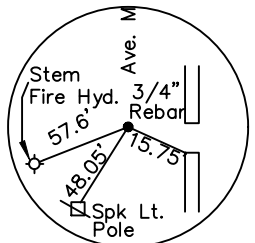
- LEGEND**
- EXISTING SECTION CORNER, AS NOTED
 - EXISTING SIXTEENTH SECTION CORNER, AS NOTED
 - EXISTING 5/8" REBAR, UNLESS OTHERWISE NOTED
 - POWER POLE
 - LIGHT POLE
 - MANHOLE, AS NOTED
 - STORM SEWER INLET
 - FIRE HYDRANT
 - WATER VALVE
 - CURB STOP
 - GUY WIRE
 - BOLLARD
 - ELECTRICAL BOX
 - PROPERTY LINE
 - UTILITY EASEMENT
 - SANITARY SEWER LINE
 - STORM SEWER LINE
 - WATER LINE
 - GAS LINE
 - OVERHEAD ELECTRIC
 - UNDERGROUND TELEPHONE
 - RECORD
 - MEASURED
 - RIGHT OF WAY
- SAN
SD
W
G
OE
UT
- R
M
ROW

- GENERAL NOTES**
- Underground utilities shown are based on locates from the Nebraska one-call system, information from City utility maps and on site visual inspection and may or may not represent the true location of shown utility, or the presence of all buried existing utilities.
 - Flood Plain Information: This property is located in the Flood Plain Zone B, as shown on FIRM Map, Community Panel No. 310206-0005-C, effective date June 15, 1979, Zone B refers to areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than (1) one foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (medium shading)
 - Zoning Information: This property is zoned ZONE C-3 (HEAVY COMMERCIAL) in the City of Scottsbluff, Nebraska. The Building Setback requirements as per zoning designation is as follows:

SETBACK REQUIREMENTS FOR ZONE C-3 (HEAVY COMMERCIAL)

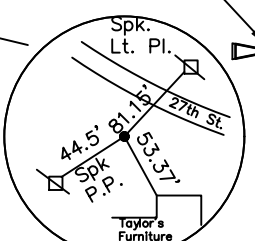
 Front yard setback - NONE
 Side street setback - 12.5 feet (accessory buildings only)
 Rear yard setback - NONE
 Side yard setback - NONE
 The minimum height of building allowed - 35 feet
 (source: Scottsbluff Municipal Code Section 25-3-15)
- Developer's Address: Bryan Frank, PO Box 2396, Scottsbluff, Nebraska 69361
 - Improvements made to Lots 1 and 2 shall adhere to current City of Scottsbluff storm water ordinances.
 - Additional on-site fire hydrants may be necessary, dependent on site development.
 - Survey prepared by M.C. Schaff & Associates, ph. (308) 635-1926

- Curve 1 Data**
 Central Angle = 8°26'26"
 Radius = 1869.60'
 Chord Bearing = N84°10'19"W
 Chord Length = 275.17'
 Arc Length = 275.42'
- Curve 2 Data**
 Central Angle = 81°59'28"
 Radius = 30.00'
 Chord Bearing = N38°57'45"W
 Chord Length = 39.36'
 Arc Length = 42.93'
- Curve 3 Data**
 Central Angle = 8°26'26"
 Radius = 1869.60'
 Chord Bearing = N84°10'19"W
 Chord Length = 273.70'
 Arc Length = 273.95'

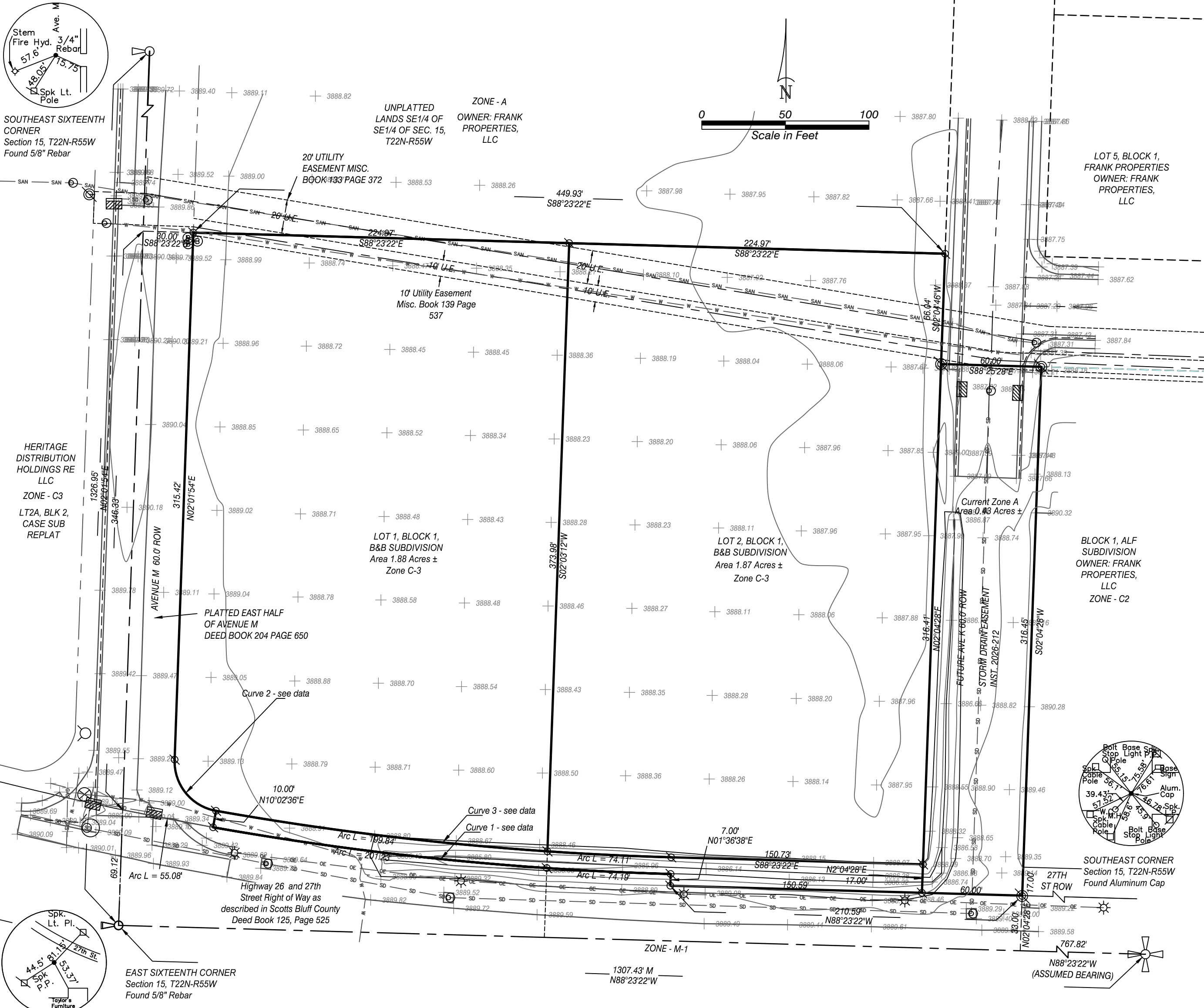


SOUTHEAST SIXTEENTH CORNER
 Section 15, T22N-R55W
 Found 5/8" Rebar

HERITAGE DISTRIBUTION HOLDINGS RE LLC
 ZONE - C3
 LT2A, BLK 2, CASE SUB REPLAT



EAST SIXTEENTH CORNER
 Section 15, T22N-R55W
 Found 5/8" Rebar



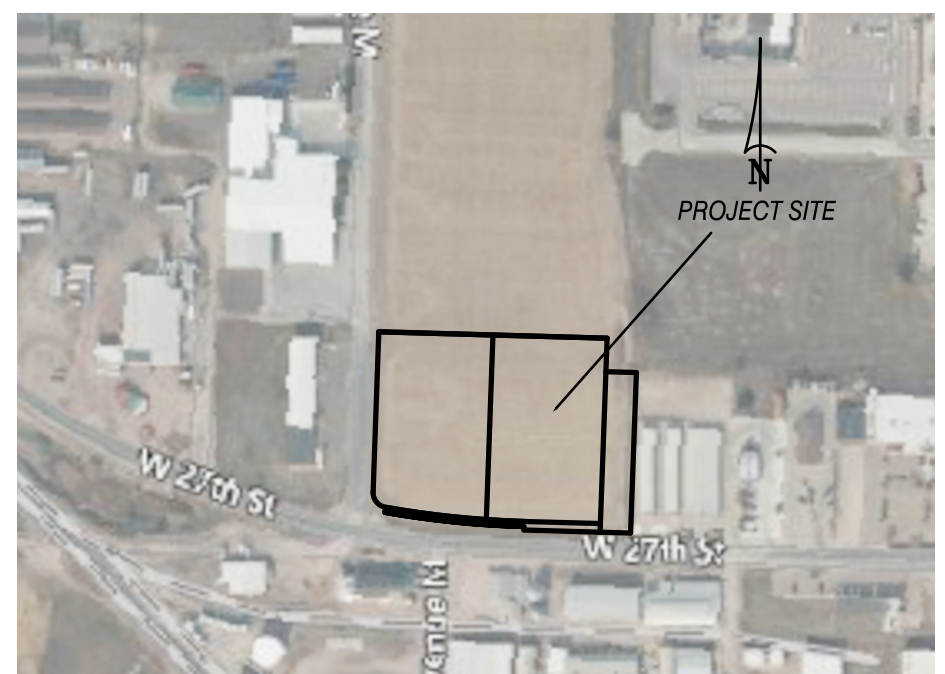
LEGAL DESCRIPTION

LOTS 1 & 2, BLOCK 1, B & B SUBDIVISION, AN ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, THENCE WESTERLY ON THE SOUTH LINE OF SAID SECTION, ON AN ASSUMED BEARING OF N88°23'22"W, A DISTANCE OF 767.82 FEET, THENCE NORTHERLY BEARING N02°04'28"E, A DISTANCE OF 33.00 FEET TO THE POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF 27TH STREET, RECORDED IN DEED BOOK 125, PAGE 525, IN THE SCOTTS BLUFF COUNTY REGISTER OF DEEDS OFFICE, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF BLOCK 1, ALF ADDITION, RECORDED IN INSTRUMENT 2002-04942, IN THE SCOTTS BLUFF COUNTY REGISTER OF DEEDS OFFICE, AND SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING, THENCE WESTERLY ON THE NORTH RIGHT-OF-WAY LINE OF 27TH STREET, BEARING N88°23'22"W, A DISTANCE OF 210.59 FEET, THENCE NORTHERLY ON SAID NORTH RIGHT-OF-WAY LINE, BEARING N01°36'38"E, A DISTANCE OF 7.00 FEET, TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 08°28'26", A RADIUS OF 1869.60 FEET, A CHORD BEARING OF N84°10'19"W, AND A CHORD LENGTH OF 275.17 FEET THENCE WESTERLY ON SAID NORTH RIGHT-OF-WAY LINE AND ARC OF SAID CURVE, A DISTANCE OF 275.42 FEET, TO THE POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF AVENUE M, AS PLATTED IN DEED BOOK 204, PAGE 650, IN THE SCOTTS BLUFF COUNTY REGISTER OF DEEDS OFFICE, THENCE NORTHERLY ON SAID EAST RIGHT-OF-WAY LINE, BEARING N10°02'36"E, A DISTANCE OF 10.00 FEET, TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 81°59'28", A RADIUS OF 30.00 FEET, A CHORD BEARING OF N38°57'45"W, AND A CHORD LENGTH OF 39.36 FEET, THENCE NORTHWESTERLY ON SAID EAST RIGHT-OF-WAY LINE AND ARC OF SAID CURVE, A DISTANCE OF 42.93 FEET, THENCE NORTHERLY ON SAID EAST RIGHT-OF-WAY LINE, BEARING N02°01'54"E, A DISTANCE OF 315.42 FEET, THENCE EASTERLY BEARING S88°23'22"E, A DISTANCE OF 449.93 FEET, TO THE POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF AVENUE K AS PLATTED IN THE FINAL PLAT OF LOTS 2 THROUGH 9, BLOCK 1, FRANK PROPERTIES, RECORDED IN INSTRUMENT 2023-453 IN THE SCOTTS BLUFF COUNTY REGISTER OF DEEDS OFFICE, THENCE SOUTHERLY ON SAID WEST RIGHT-OF-WAY LINE, BEARING S02°04'28"W, A DISTANCE OF 66.04 FEET, THENCE EASTERLY BEARING S88°25'28"E, A DISTANCE OF 60.00 FEET TO THE POINT OF INTERSECTION WITH THE NORTHWEST CORNER OF BLOCK 1, ALF ADDITION, AS RECORDED IN INSTRUMENT 2002-04942, IN THE SCOTTS BLUFF COUNTY REGISTER OF DEEDS OFFICE, THENCE SOUTHERLY ON THE WEST LINE OF SAID BLOCK 1, ALF ADDITION, BEARING S02°04'28"W, A DISTANCE OF 316.45 FEET, TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 4.27 ACRES MORE OR LESS.

PRELIMINARY PLAT
LOTS 1 AND 2, BLOCK 1,
B & B SUBDIVISION
 AN ADDITION TO THE CITY OF SCOTTSBLUFF,
 SCOTTS BLUFF COUNTY, NEBRASKA
 SITUATED IN THE SOUTHEAST QUARTER OF THE
 SOUTHEAST QUARTER OF SECTION 15,
 TOWNSHIP 22 NORTH, RANGE 55 WEST
 OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA

VICINITY MAP



M. C. SCHAFF & ASSOCIATES, INC.
818 SOUTH BELTLINE HIGHWAY EAST
SCOTTSBLUFF, NEBRASKA 69361

ENGINEERS ◆ PLANNERS ◆ DESIGNERS ◆ LAND SURVEYORS
 PH: 308-635-1926 FAX: 308-635-7807 INTERNET: WWW.MCSCHAFF.COM

PROJECT: LOTS 1 AND 2, BLOCK 1 AND PORTION OF AVE K IN SE 1/4 OF SE 1/4 SECTION 15, T22N-R55W SCOTTSBLUFF, NE

CLIENT: RAJEWICH AND FRANK

PROJECT NUMBER: RM260146-00
PROJECT DATE: APRIL 21, 2026
PROJECT MGR: DPS
PROJECT TEAM: GS-TD

SEAL

DATE	REVISION

SHEET 1 OF 1
P-1

City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: May 21, 2026 For Hearing of: June 8, 2026



I. GENERAL INFORMATION

- A. Applicant:** MC Schaff & Associates
818 S Beltline Highway
Scottsbluff, NE 69361

- B. Property**
Owner: Frank Properties 2, LLC
PO Box 2395
Scottsbluff, NE 69361

- C. Proposal:** Preliminary Plat, Lots 1 and 2, Block 1, B&B Subdivision

- D. Legal Description:** Lots 1 and 2, Block 1, B&B Subdivision

- E. Location:** 1207 and 1303 W. 27th Street

- F. Existing Zoning & Land Use:** A Agricultural – Farmland

- G. Proposed Zoning & Land Use:** C-3 Heavy Commercial - Shops

- H. Size of Site:** Approximately 3.75 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	Auto Commercial	A Agricultural	Farmland
East	Automobile Commercial	C-2 Neighborhood and Retail Commercial	Rental Storage Units
South	Automobile Commercial	M-1 Light Manufacturing & Industrial	Industrial District
West	Automobile Commercial	C-3 Heavy Commercial	Warehouse

III. ANALYSIS

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

1. The subdivision is currently zoned Agricultural and is proposed to be rezoned to C-3

B. Traffic & Access:

1. Access is via W. 27th Street, Avenue K, Avenue M.
2. Avenue M is a half width street and will be required to be improved with the final plat.
3. Avenue K is not completed between W. 27th Street and W. 28th Street.
 - i. The completion is not required at this time due to only Lot 1 being final platted.
4. No sidewalk is present.
 - i. Sidewalk will be required along Avenue M.
 - ii. Sidewalk along W. 27th Street will not be required at this time.

C. Utilities:

1. A water main is located in the ROWs of W. 27th Street and Avenue M.
2. A water main is located in a utility easement along the northern portion of the subdivision.
3. A sewer main is located in a utility easement along the northern portion of the subdivision.
4. A stormwater main is located in Avenue K ROW, Avenue M ROW, and W. 27th Street ROW.

IV. STAFF COMMENTS

- A. As the property is unplatted, a preliminary and final plat are needed.
- B. The C-3 District does not have lot minimum areas or minimum lot widths.
- C. A developer's agreement will be created for the completion of Avenue M along the western border of the subdivision.

V. FINDINGS OF FACT

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

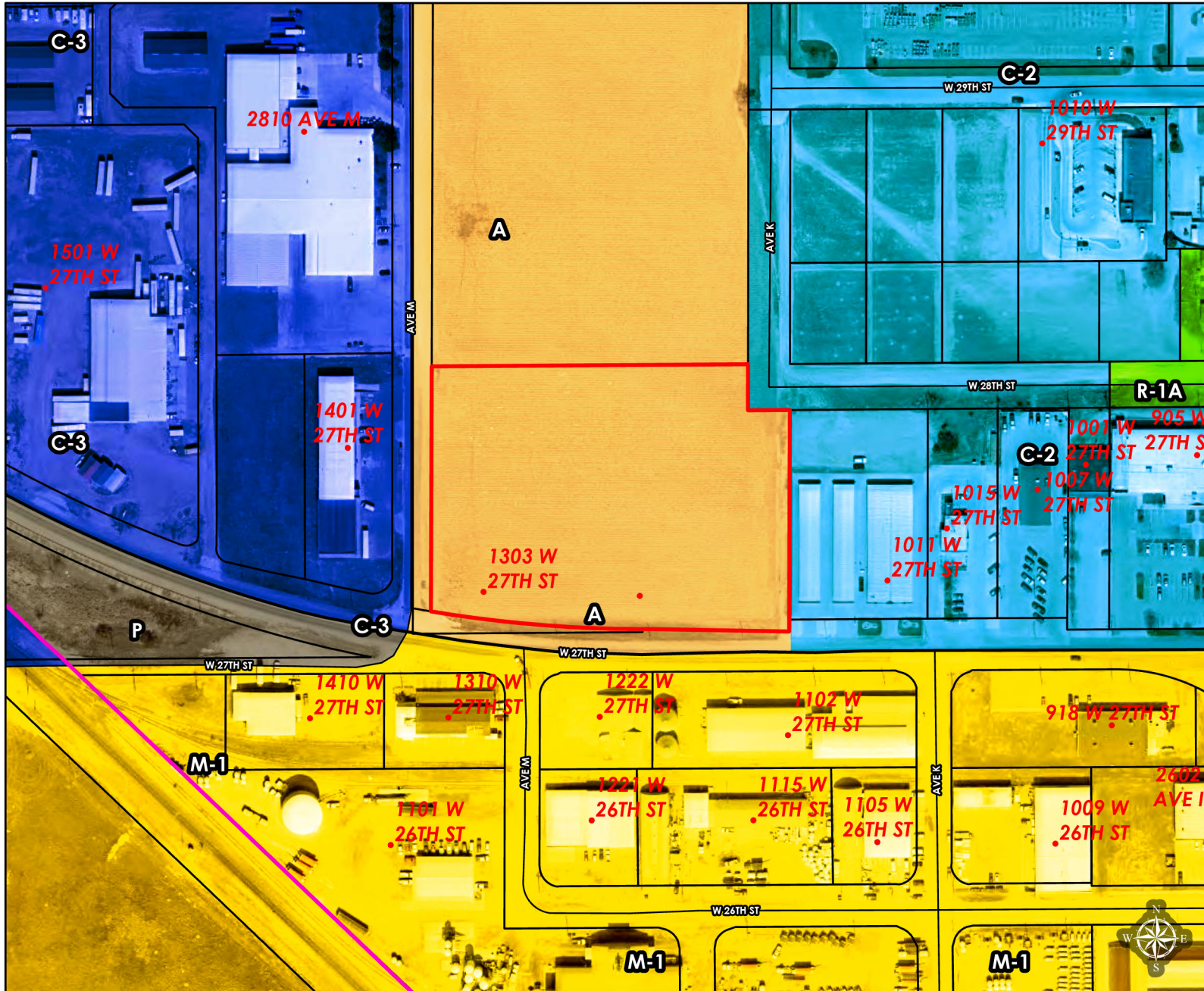
1. The Comprehensive Plan identifies the area as Automobile Commercial and the subdivision will to comply with the plan after the proposed rezone.
2. All blocks abut a public street for the minimum width of 20 feet.
3. A developer's agreement will ensure Avenue M is constructed per Municipal Code.

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

1. None

VI. STAFF RECCOMENDATION

- A. Staff recommends Planning Commission make a positive recommendation to City Council to approve of the preliminary plat of Lots 1 and 2, Block 1, B&B Subdivision.

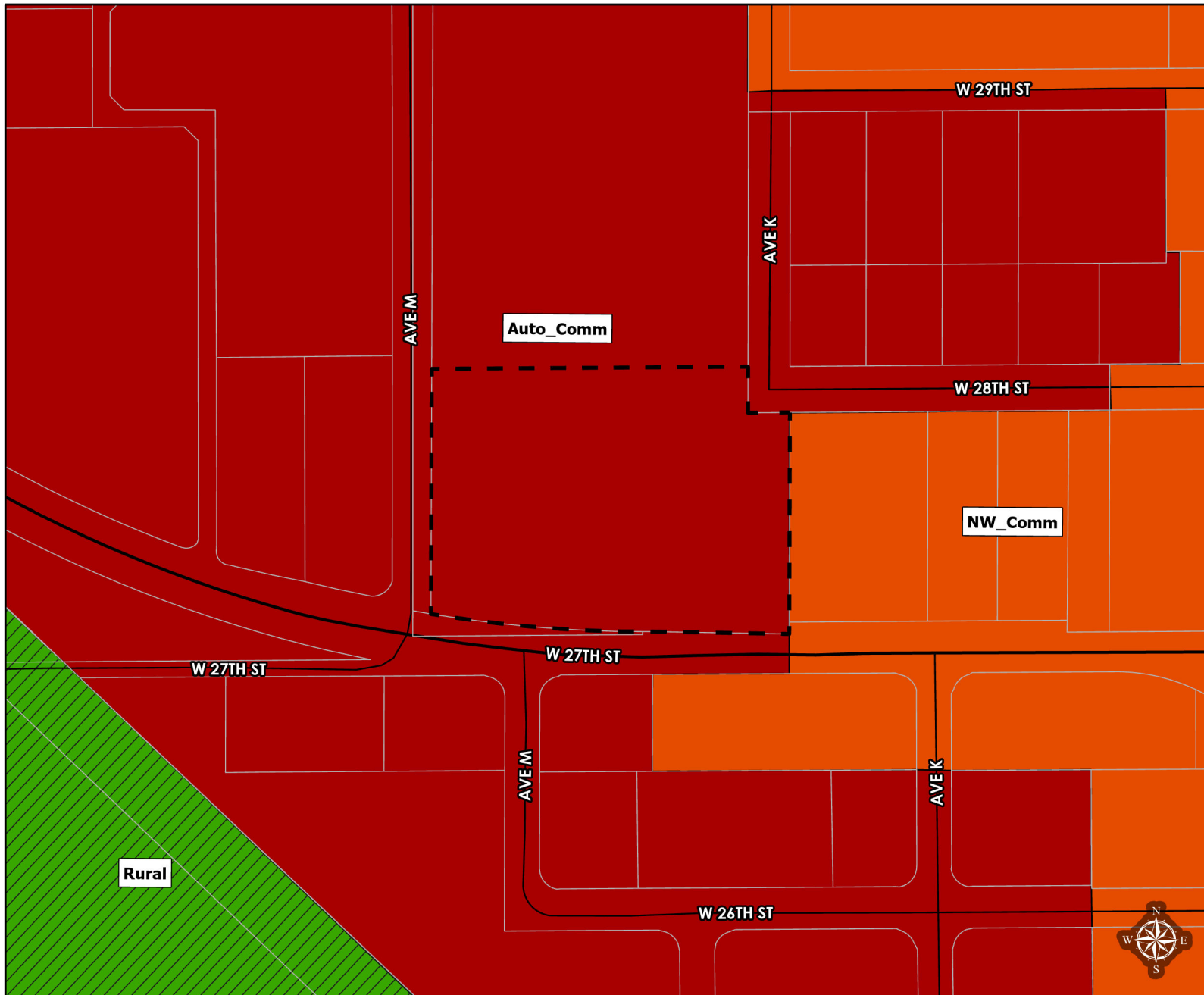


- Property Location(s)
- Street Centerlines
 - Highway
 - Main Road
 - Residential/Rural
- Official City Zoning
 - (A) Agriculture
 - (AR) Agriculture Residential
 - (C-1) Central Business District
 - (C-2) Neighborhood Commercial
 - (C-3) Heavy Commercial
 - (M-1) Light Manufacturing & Industrial
 -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

Taylor Stephens
 City of Scottsbluff GIS
 Created on 5/27/2026
 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.

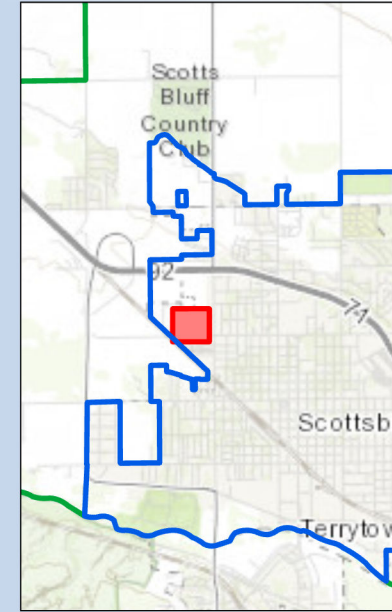
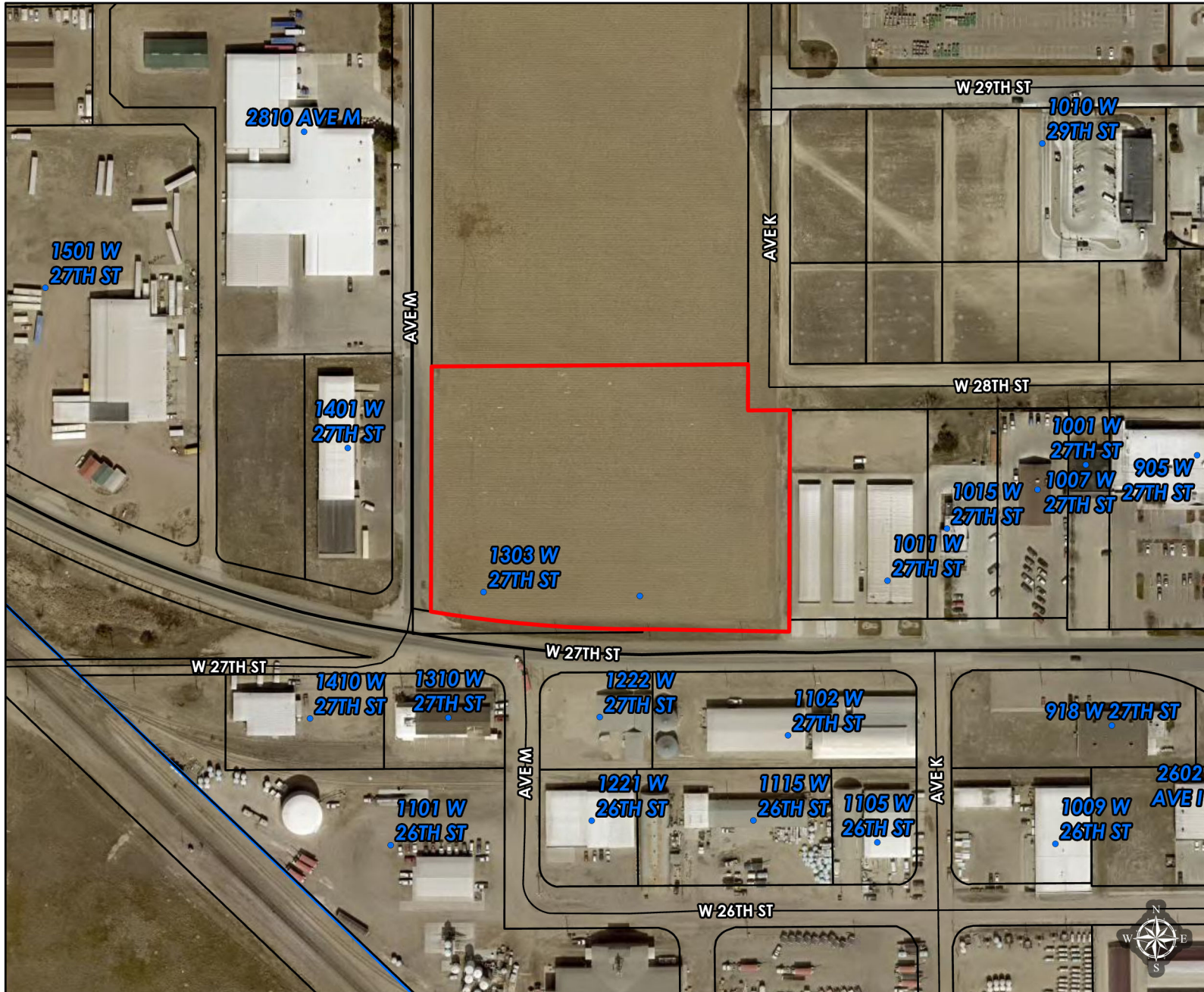
Page 29 of 52



- Proposed Changes
- Parcel Boundaries
- 2016 Comp. Plan Land Use**
- Automobile Commercial
- Avenue B and Hospital Campus
- Central Business District
- East Overland
- Highway 26 Commercial
- Northwest Commercial
- Residential
- Rural
- Rural Residential
- SE Industrial and Commercial
- South Broadway
- WNCC and Surrounding Area
- Street Centerlines**
- Highway
- Main Road
- Residential/Rural
- 2016 Comp. Plan Development**
- LTD (10 - 20 yrs)
- NTD (Less than 5 yrs)
- STD (5 - 10 yrs)

Taylor Stephens
 City of Scottsbluff GIS
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 Lambert Conformal Conic

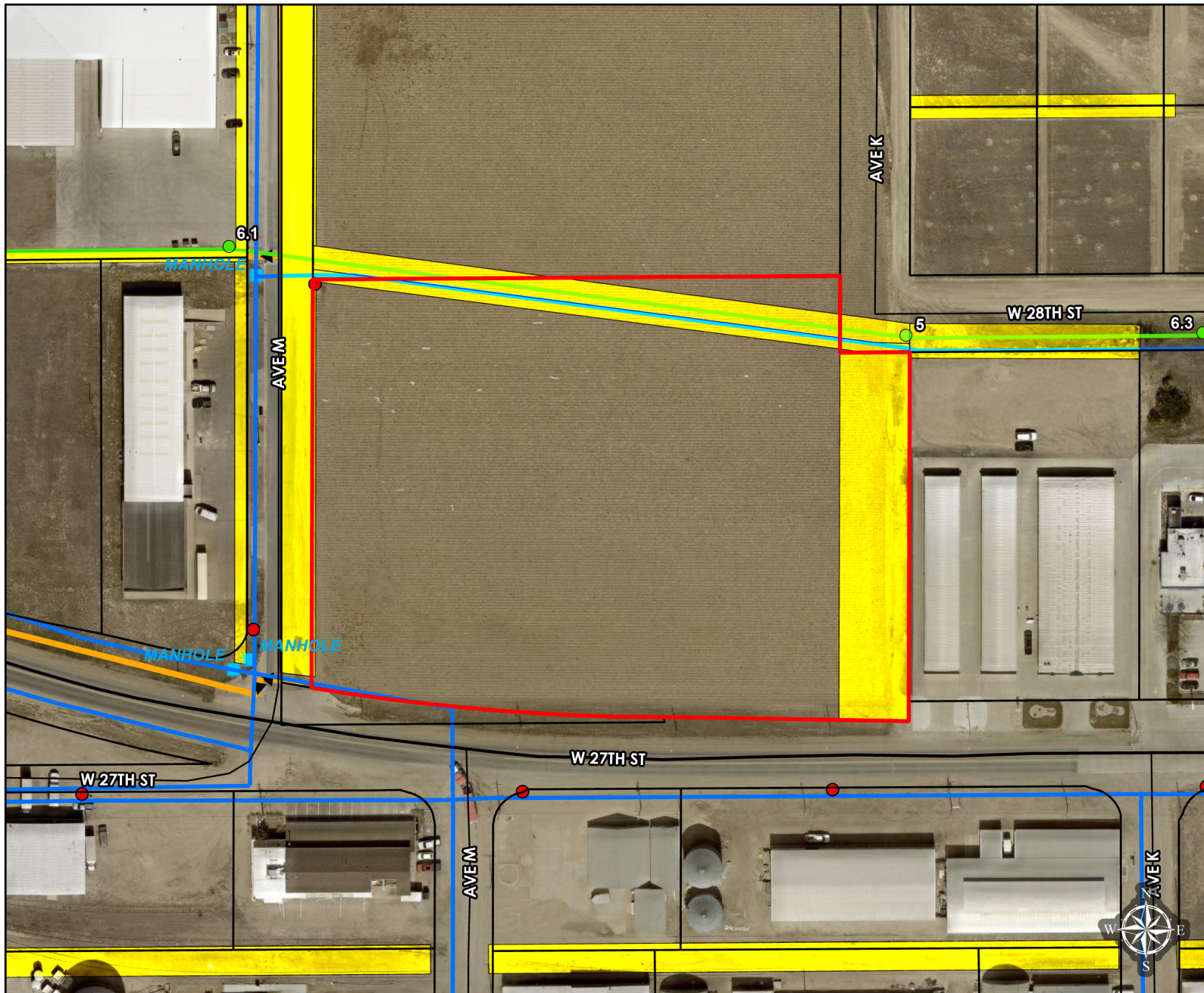
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- Concerning Property
- Street Centerlines
- CLASS**
- Highway
- Main Road
- Residential/Rural
- Parcels
- Zoning Boundaries
- Scottsbluff Corporate Limits
- Scottsbluff ETJ
- LayoutBox

Taylor Stephens
City of Scottsbluff GIS
Created on 5/27/2026
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.



- Highway
- Main Road
- Residential/Rural
- Water Lines
- Wastewater MH
- Wastewater Lines
- Outfall
- Stormwater Inlet
- Stormwater Manhole
- Stormwater Arc
- Concerning Parcel(s)
- Scottsbluff Drain Centerline
- Scottsbluff Drain ROW
- Easements
- Parcels
- Zoning Boundaries
- Scottsbluff Corporate Limits
- Scottsbluff ETJ

Taylor Stephens & Zoë Frank
 City of Scottsbluff GIS
 Created on 5/28/2026
 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.

Page 22 of 52



City of Scottsbluff
Subdivision Application
Permit Identifier 2026-87SD

Type: Final Plat

Applicant Name	[REDACTED]	Applicant Address	[REDACTED]
Applicant Email	[REDACTED]	Applicant Phone	[REDACTED]
Contact Name	[REDACTED]	Contact Address	[REDACTED]
Contact Email	[REDACTED]	Contact Phone	[REDACTED]

Subdivision Information

Proposed Name of Subdivision Lot 1, Block 1 B & B Subdivision

General Location/Address 27th Street between Ave M/Ave K

Legal Description PT SE SE 15-22-55 (61.05)

Current Zoning District(s) Agriculture A

Total Area (square feet or acre) ±1.88

Number of Past Replat/Plat Amendments 0

Describe the reason for the subdivision

Develop for commercial use (Comm Shops)

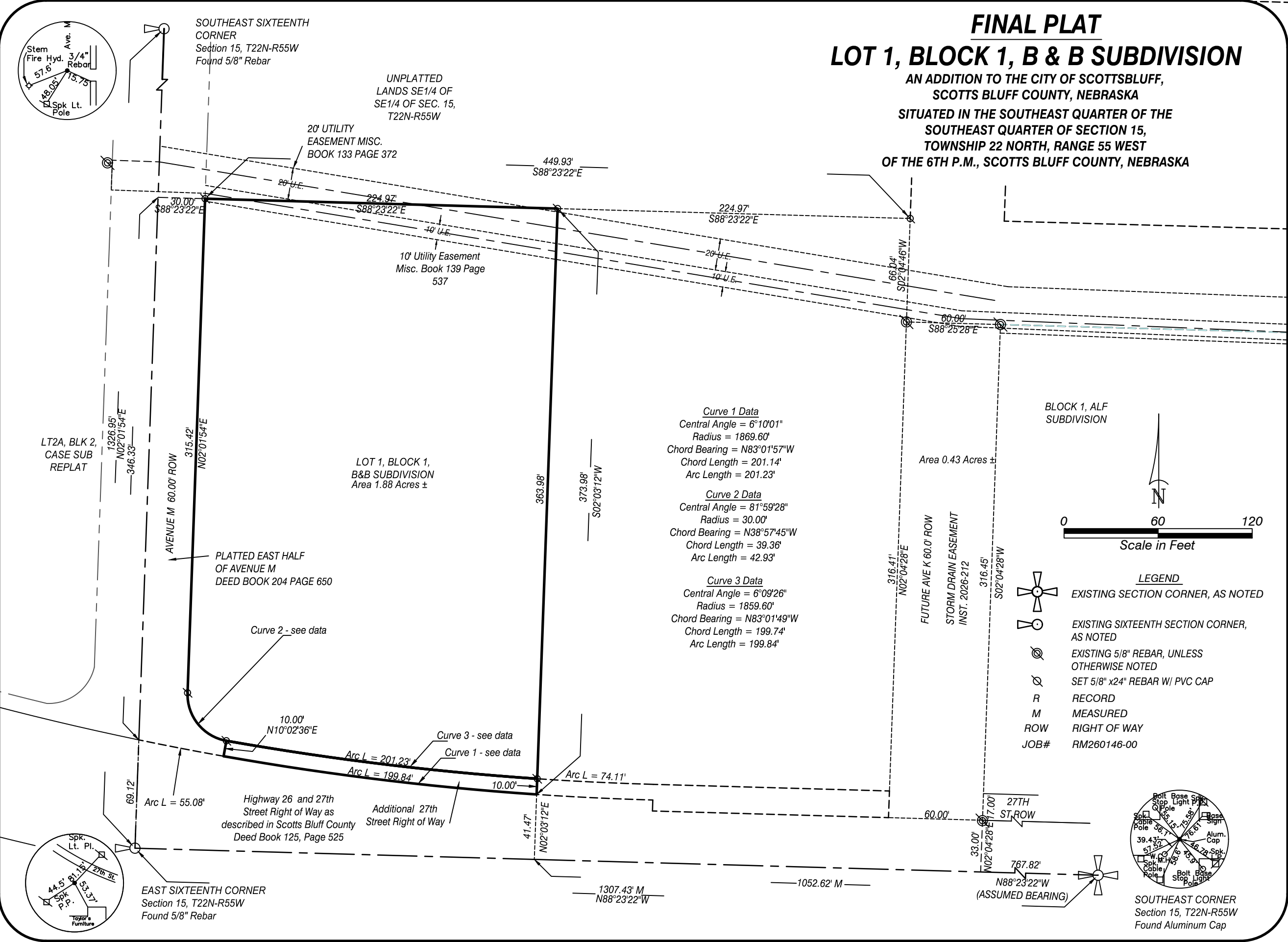
Applicant Signature

FINAL PLAT

LOT 1, BLOCK 1, B & B SUBDIVISION

AN ADDITION TO THE CITY OF SCOTTSBLUFF,
SCOTTS BLUFF COUNTY, NEBRASKA
SITUATED IN THE SOUTHEAST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 15,
TOWNSHIP 22 NORTH, RANGE 55 WEST
OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA

UNPLATTED
LANDS SE1/4 OF
SE1/4 OF SEC. 15,
T22N-R55W



Curve 1 Data
Central Angle = 6°10'01"
Radius = 1869.60'
Chord Bearing = N83°01'57"W
Chord Length = 201.14'
Arc Length = 201.23'

Curve 2 Data
Central Angle = 81°59'28"
Radius = 30.00'
Chord Bearing = N38°57'45"W
Chord Length = 39.36'
Arc Length = 42.93'

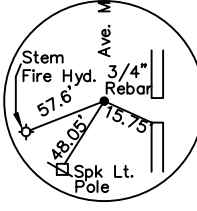
Curve 3 Data
Central Angle = 6°09'26"
Radius = 1859.60'
Chord Bearing = N83°01'49"W
Chord Length = 199.74'
Arc Length = 199.84'

BLOCK 1, ALF
SUBDIVISION

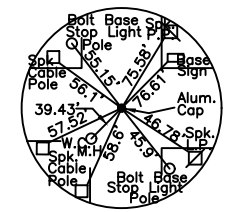
Area 0.43 Acres ±

LEGEND

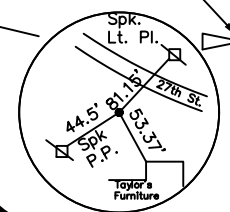
- EXISTING SECTION CORNER, AS NOTED
- EXISTING SIXTEENTH SECTION CORNER, AS NOTED
- EXISTING 5/8" REBAR, UNLESS OTHERWISE NOTED
- SET 5/8" x24" REBAR W/ PVC CAP
- R RECORD
- M MEASURED
- ROW RIGHT OF WAY
- JOB# RM260146-00



SOUTHEAST SIXTEENTH
CORNER
Section 15, T22N-R55W
Found 5/8" Rebar



SOUTHEAST CORNER
Section 15, T22N-R55W
Found Aluminum Cap



EAST SIXTEENTH CORNER
Section 15, T22N-R55W
Found 5/8" Rebar

APPROVAL

LOT 1, BLOCK 1, B & B SUBDIVISION, AN ADDITION TO THE CITY OF SCOTTSSLUFF, SCOTTSSLUFF COUNTY, NEBRASKA, SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTSSLUFF COUNTY, NEBRASKA IS HEREBY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SCOTTSSLUFF, SCOTTSSLUFF COUNTY, NEBRASKA,

BY RESOLUTION DULY PASSED THIS _____ DAY OF _____, 2026.

MAYOR: BETSY VIDLAK

ATTEST: CITY CLERK

City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: May 22, 2026 For Hearing of: June 8, 2026



I. GENERAL INFORMATION

- A. Applicant:** MC Schaff & Associates
818 S Beltline Highway
Scottsbluff, NE 69361

- B. Property**
Owner: Frank Properties 2, LLC
PO Box 2395
Scottsbluff, NE 69361

- C. Proposal:** Final Plat, Lot 1, Block 1, B&B Subdivision

- D. Legal Description:** Lot 1, Block 1, B&B Subdivision

- E. Location:** 1303 W. 27th Street

- F. Existing Zoning & Land Use:** A Agricultural – Farmland

- G. Proposed Zoning & Land Use:** C-3 Heavy Commercial - Shops

- H. Size of Site:** Approximately 1.87 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	Auto Commercial	A Agricultural	Farmland
East	Automobile Commercial	C-2 Neighborhood and Retail Commercial	Rental Storage Units
South	Automobile Commercial	M-1 Light Manufacturing & Industrial	Industrial District
West	Automobile Commercial	C-3 Heavy Commercial	Warehouse

III. ANALYSIS

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

1. The subdivision is currently zoned Agricultural and is proposed to be rezoned to C-3

B. Traffic & Access:

1. Access is via W. 27th Street and Avenue M.
2. Avenue M is a half width street and will be required to be improved.
 - i. A contract for public improvements is necessary and in progress.
3. No sidewalk is present.
 - i. Sidewalk will be required along Avenue M.
 - ii. Sidewalk along W. 27th Street will not be required at this time.

C. Utilities:

1. A water main is located in the ROWs of W. 27th Street and Avenue M.
2. A water main is located in a utility easement along the northern portion of the subdivision.
3. A sewer main is located in a utility easement along the northern portion of the subdivision.
4. A stormwater main is located in the Avenue M ROW and W. 27th Street ROW.

IV. STAFF COMMENTS

- A.** As the property is unplatted, a preliminary and final plat are needed.
- B.** The C-3 District does not have lot minimum areas or minimum lot widths.
- C.** A developer's agreement (contract for public improvements) will be created for the completion of Avenue M along the western border of the subdivision.

V. FINDINGS OF FACT

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

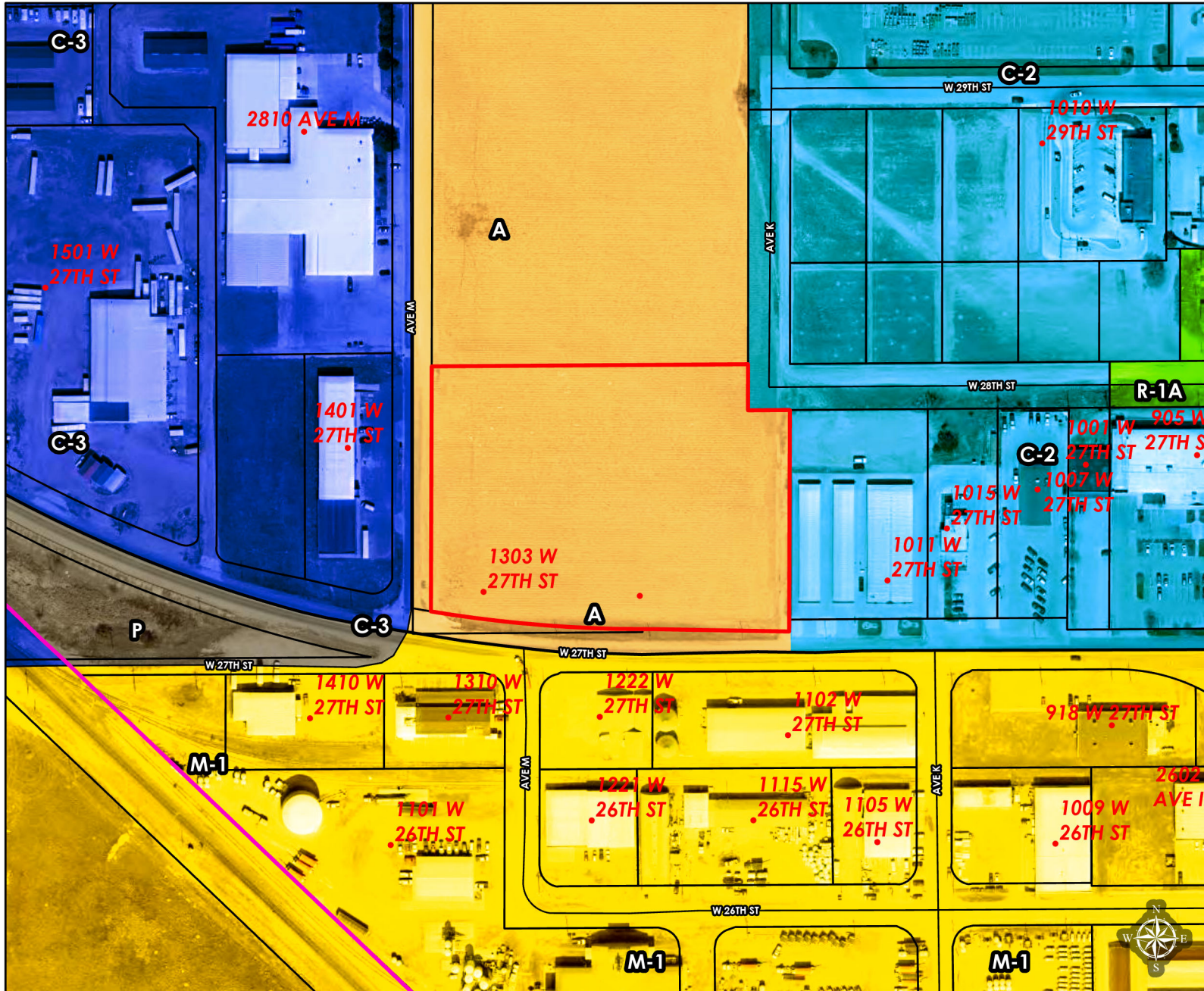
1. The Comprehensive Plan identifies the area as Automobile Commercial and the subdivision will to comply with the plan after the proposed rezone.
2. All blocks abut a public street for the minimum width of 20 feet.
3. A developer's agreement will ensure Avenue M is constructed per Municipal Code.

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

1. None

VI. STAFF RECCOMENDATION

- A.** Staff recommends Planning Commission make a positive recommendation to City Council to approve of the final plat of Lot 1, Block 1, B&B Subdivision with the following condition:
 - i. City Council reviews and approves the contract for public improvements.

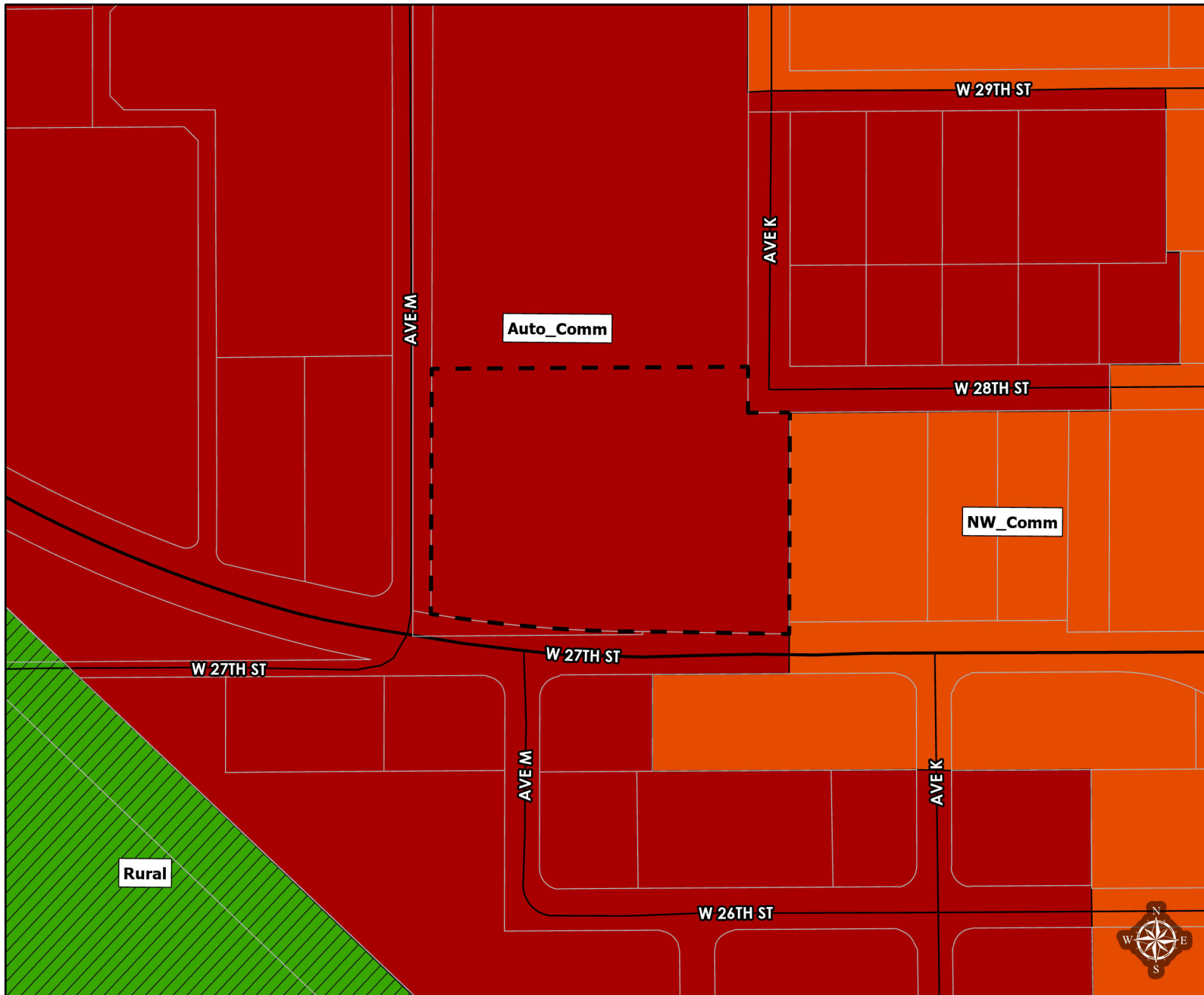


- Property Location(s)
- Street Centerlines
 - Highway
 - Main Road
 - Residential/Rural
- Official City Zoning
 - (A) Agriculture
 - (AR) Agriculture Residential
 - (C-1) Central Business District
 - (C-2) Neighborhood Commercial
 - (C-3) Heavy Commercial
 - (M-1) Light Manufacturing & Industrial
 -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

Taylor Stephens
City of Scottsbluff GIS
Created on 5/27/2026
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.

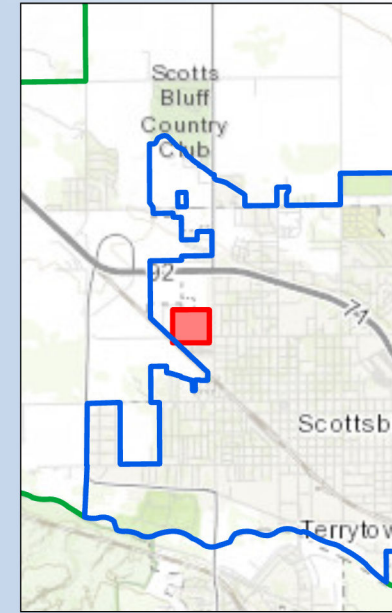
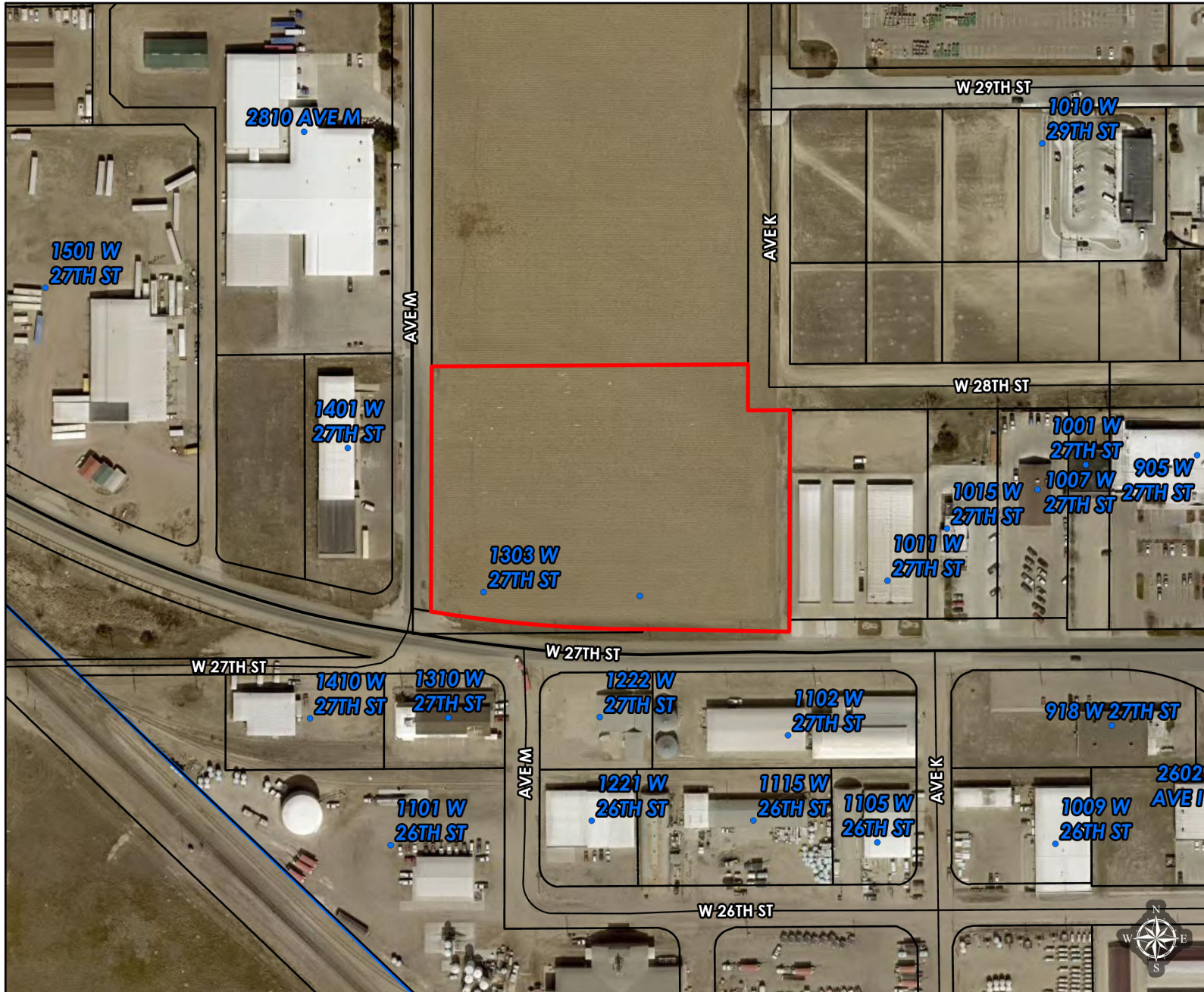
Page 38 of 52



- Proposed Changes
- Parcel Boundaries
- 2016 Comp. Plan Land Use**
- Automobile Commercial
- Avenue B and Hospital Campus
- Central Business District
- East Overland
- Highway 26 Commercial
- Northwest Commercial
- Residential
- Rural
- Rural Residential
- SE Industrial and Commercial
- South Broadway
- WNCC and Surrounding Area
- Street Centerlines**
- Highway
- Main Road
- Residential/Rural
- 2016 Comp. Plan Development**
- LTD (10 - 20 yrs)
- NTD (Less than 5 yrs)
- STD (5 - 10 yrs)

Taylor Stephens
City of Scottsbluff GIS
Created on 5/27/2026
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Lambert Conformal Conic

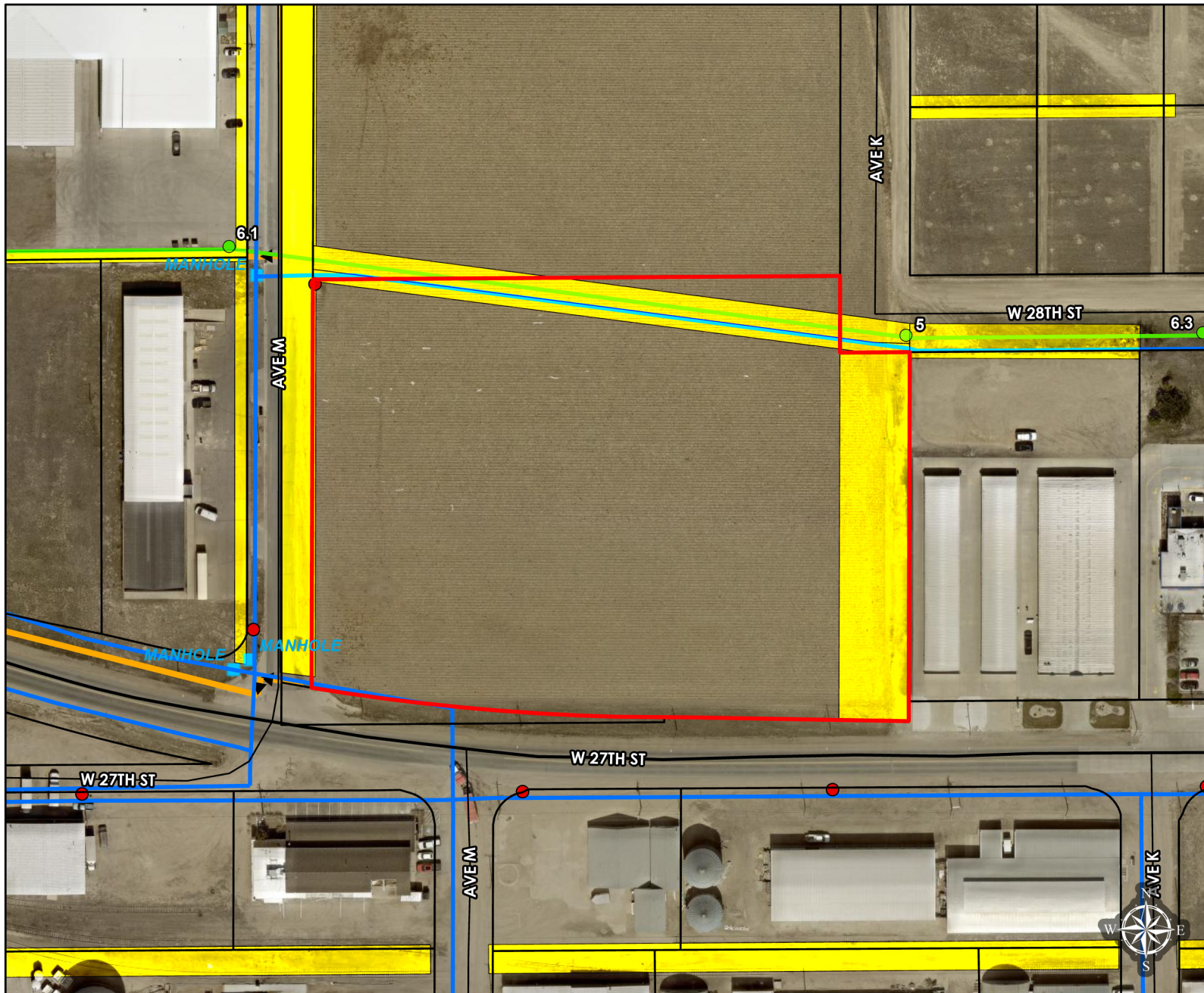
The City makes no representation or warranty as to the accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement or location of any map features thereon.



- Concerning Property
- Street Centerlines
- CLASS**
- Highway
- Main Road
- Residential/Rural
- Parcels
- Zoning Boundaries
- Scottsbluff Corporate Limits
- Scottsbluff ETJ
- LayoutBox

Taylor Stephens
City of Scottsbluff GIS
Created on 5/27/2026
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- Highway
- Main Road
- Residential/Rural
- Water Lines
- Wastewater MH
- Wastewater Lines
- Outfall
- Stormwater Inlet
- Stormwater Manhole
- Stormwater Arc
- Concerning Parcel(s)
- Scottsbluff Drain Centerline
- Scottsbluff Drain ROW
- Easements
- Parcels
- Zoning Boundaries
- Scottsbluff Corporate Limits
- Scottsbluff ETJ

Taylor Stephens & Zoë Frank
 City of Scottsbluff GIS
 Created on 5/28/2026
 Coordinate System: NAD 1983 (2011)
 StatePlane Nebraska FIPS 2600 Feet
 Lambert Conformal Conic

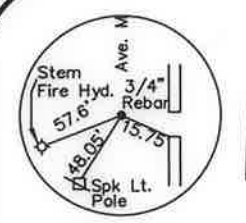
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Page 33 of 52

FINAL PLAT

LOT 1, BLOCK 1, B & B SUBDIVISION

AN ADDITION TO THE CITY OF SCOTTSBLUFF,
SCOTTS BLUFF COUNTY, NEBRASKA
SITUATED IN THE SOUTHEAST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 15,
TOWNSHIP 22 NORTH, RANGE 55 WEST
OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA



SOUTHEAST SIXTEENTH
CORNER
Section 15, T22N-R55W
Found 5/8\"/>

UNPLATTED
LANDS SE1/4 OF
SE1/4 OF SEC. 15,
T22N-R55W

20' UTILITY
EASEMENT MISC.
BOOK 133 PAGE 372

10' Utility Easement
Misc. Book 139 Page
537

449.93'
S88°23'22\"/>

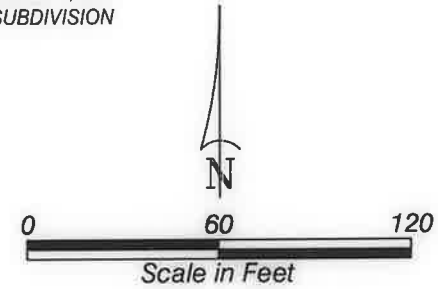
Curve 1 Data
Central Angle = 6°10'01"
Radius = 1869.60'
Chord Bearing = N83°01'57\"/>

Curve 2 Data
Central Angle = 81°59'28"
Radius = 30.00'
Chord Bearing = N38°57'45\"/>

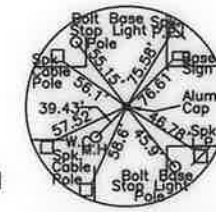
Curve 3 Data
Central Angle = 6°09'26"
Radius = 1859.60'
Chord Bearing = N83°01'49\"/>

Area 0.43 Acres ±

BLOCK 1, ALF
SUBDIVISION



- LEGEND**
- EXISTING SECTION CORNER, AS NOTED
 - EXISTING SIXTEENTH SECTION CORNER, AS NOTED
 - EXISTING 5/8\"/>



SOUTHEAST CORNER
Section 15, T22N-R55W
Found Aluminum Cap

LT2A, BLK 2,
CASE SUB
REPLAT

LOT 1, BLOCK 1,
B&B SUBDIVISION
Area 1.88 Acres ±

AVENUE M 60.00' ROW
315.42'
N02°01'54\"/>

PLATTED EAST HALF
OF AVENUE M
DEED BOOK 204 PAGE 650

Curve 2 - see data

10.00'
N10°02'36\"/>

Arc L = 55.08'

Highway 26 and 27th
Street Right of Way as
described in Scotts Bluff County
Deed Book 125, Page 525

Arc L = 201.23'

Curve 3 - see data

Curve 1 - see data

10.00'

Arc L = 74.11'

41.47'

N02°03'12\"/>

1307.43' M
N88°23'22\"/>

1052.62' M

60.00'

33.00'

N02°04'28\"/>

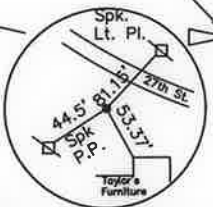
77.00'

27TH
ST. ROW

767.82'

N88°23'22\"/>

(ASSUMED BEARING)



EAST SIXTEENTH CORNER
Section 15, T22N-R55W
Found 5/8\"/>

SURVEYOR'S CERTIFICATE

I, GREGG M. SCHILZ, NEBRASKA PROFESSIONAL LAND SURVEYOR NO. 785, DULY LICENSED UNDER THE LAND SURVEYOR'S REGULATION ACT, HEREBY CERTIFY I, OR UNDER MY DIRECT SUPERVISION, HAVE SURVEYED AND PREPARED A PLAT OF LOT 1, BLOCK 1, B & B SUBDIVISION, AN ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, THENCE WESTERLY ON THE SOUTH LINE OF SAID SECTION, ON AN ASSUMED BEARING OF N88°23'22"W, A DISTANCE OF 1052.62 FEET, THENCE NORTHERLY BEARING N02°03'12"E, A DISTANCE OF 41.47 FEET TO THE POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF 27TH STREET, RECORDED IN DEED BOOK 125, PAGE 525, IN THE SCOTTS BLUFF COUNTY REGISTER OF DEEDS OFFICE, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING AND SAID POINT ALSO BEING THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 06°10'01", A RADIUS OF 1869.60 FEET, A CHORD BEARING OF N83°01'57"W, AND A CHORD LENGTH OF 201.14 FEET, THENCE WESTERLY ON SAID NORTH RIGHT-OF-WAY LINE AND ARC OF SAID CURVE, A DISTANCE OF 201.23 FEET, TO THE POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF AVENUE M, AS PLATTED IN DEED BOOK 204, PAGE 650, IN THE SCOTTS BLUFF COUNTY REGISTER OF DEEDS OFFICE, THENCE NORTHERLY ON SAID EAST RIGHT-OF-WAY LINE, BEARING N10°02'36"E, A DISTANCE OF 10.00 FEET, TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 81°59'28", A RADIUS OF 30.00 FEET, A CHORD BEARING OF N38°57'45"W, AND A CHORD LENGTH OF 39.36 FEET, THENCE NORTHWESTERLY ON SAID EAST RIGHT-OF-WAY LINE AND ARC OF SAID CURVE, A DISTANCE OF 42.93 FEET, THENCE NORTHERLY ON SAID EAST RIGHT-OF-WAY LINE, BEARING N02°01'54"E, A DISTANCE OF 315.42 FEET, THENCE EASTERLY BEARING S88°23'22"E, A DISTANCE OF 224.97 FEET, THENCE SOUTHERLY BEARING S02°03'12"W, A DISTANCE OF 373.98 FEET, TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 1.88 ACRES MORE OR LESS

THAT THE ACCOMPANYING PLAT IS A TRUE DELINEATION OF SAID SURVEY DRAWN TO A SCALE OF 60 FEET TO THE INCH. THAT ALL MONUMENTS FOUND OR SET ARE MARKED AS SHOWN. THAT ALL DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT. THAT THE BOUNDARY OF THE PLAT IS SHOWN WITH A HEAVY SOLID LINE WITH DASHED LINES BEING FOR ORIENTATION PURPOSES ONLY. THAT SAID SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE, CORRECT AND IN ACCORDANCE WITH THE LAND SURVEYOR'S REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY.

WITNESS MY HAND AND SEAL THIS 11th DAY OF JUNE, 2026.
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

Gregg M. Schilz
GREGG M. SCHILZ, NEBRASKA PROFESSIONAL LAND SURVEYOR, PLS 785



OWNER'S STATEMENT

We, the undersigned, being the owners of unplatted land SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, as described in the foregoing 'Surveyor's Certificate' and shown on the accompanying plat have caused such real estate to be platted as LOT 1, BLOCK 1, B & B SUBDIVISION, AN ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA

That the foregoing plat is made with the free consent and in accordance with the desires of the undersigned owners. Dated this 11 day of JUNE, 2026.

Owners:
FRANK PROPERTIES 2, LLC,
A NEBRASKA LIMITED LIABILITY COMPANY

[Signature]
By: BRYAN FRANK, MEMBER

ACKNOWLEDGEMENT

STATE OF NEBRASKA _____ }
COUNTY OF _____ }

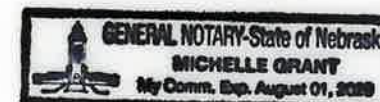
Before me, a notary public, qualified and acting in said county, personally came Bryan Frank, Member of Frank Properties 2, LLC, a Nebraska Limited Liability Company, to me known to be the identical person whose signature is affixed to the foregoing 'owner's statement' and acknowledged the execution thereof to be his voluntary act and deed, and the voluntary act and deed of Frank Properties 2, LLC, a Nebraska Limited Liability Company.

WITNESS MY HAND AND SEAL THIS 11 DAY OF JUNE, 2026.

Michelle Grant

Notary Public

My Commission Expires 8-1-29



APPROVAL

LOT 1, BLOCK 1, B & B SUBDIVISION, AN ADDITION TO THE CITY OF SCOTTSSLUFF, SCOTTSSLUFF COUNTY, NEBRASKA, SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTSSLUFF COUNTY, NEBRASKA IS HEREBY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SCOTTSSLUFF, SCOTTSSLUFF COUNTY, NEBRASKA,

BY RESOLUTION DULY PASSED THIS _____ DAY OF _____, 2026.

MAYOR: BETSY VIDLAK

ATTEST: CITY CLERK

RESOLUTION NO. 26-___

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

WHEREAS, BE IT RESOLVED, the Preliminary Plat of Lots 1 and 2, Block 1, B&B Subdivision and the Final Plat of Lot 1, Block 1, B&B Subdivision, in the City of Scottsbluff, Scotts Bluff County, Nebraska, and more particularly described in the Final Plat signed on the date of June 11, 2026, duly made, acknowledged and certified, is approved. Approval is made on the condition that a Contract for Public Improvements be signed by the Owner and approved by City Council for construction of street improvements more particularly described in the Contract for Public Improvements, and providing a letter of credit to secure the cost of the construction. The Mayor is authorized to sign the Final Plat on behalf of the City of Scottsbluff, Nebraska. Such Final Plat and related documents are 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, 2026.

Betsy Vidlak, Mayor

ATTEST:

Kimberley Wright, City Clerk

CONTRACT FOR PUBLIC IMPROVEMENTS

This Contract is made this _____ day of June, 2026, between **City of Scottsbluff, Nebraska**, a Municipal Corporation, hereafter called "**City**", and **Frank Properties 2, LLC**, hereafter called "**Developer**"

RECITALS

1. **Developer** owns real estate described as follows:

Lot 1, Block 1, B&B Subdivision

This real estate will hereafter be called **Developer Tract**

2. Certain improvements in the area which are required by the Scottsbluff Municipal Code to be constructed by the property owner have not been constructed. The parties desire to memorialize their agreement with respect to the construction of these improvements. For that purpose, Frank Properties 2, LLC, desires to bind itself and its successors in interest to construct the improvements in accordance with the Scottsbluff Municipal Code as hereinafter provided.

AGREEMENTS OF THE PARTIES

In consideration of the mutual promises of the parties, it is agreed as follows:

3. By June 8, 2028, Developer shall cause to be constructed, all in accordance with the plans and specifications to be approved by the City, which approval will not be unreasonably withheld, the following:

"Exhibit A" - \$156,000

The parties recite their understanding that the quantities described on Exhibit A may change when the final plans and specifications are approved.

4. All improvements described in this Contract shall be constructed in accordance with plans and specifications approved by the City and in accordance with all ordinances and codes adopted by the City. All the improvements shall become the property of the City immediately upon acceptance of the improvements by the City Council. Developer warrants such improvements for a period of one year from the date of the acceptance of the improvements.

5. Should Developer fail to construct the improvements, the City may construct the improvements. Developer shall reimburse the City for all costs expended by the City in constructing such improvements. The City may at its option, assess all or any part of the unreimbursed cost of the improvements against the properties benefited by the improvements. When any installment of special assessments is unpaid for a period of six (6) months after the same is delinquent, the City may mail written notice to Developer of that fact and demand that Developer pay such installment. If Developer fails to do so within thirty (30) days after such notice is mailed, the City may proceed by appropriate action to enforce Developer's liability as described in this paragraph. In any such action the City shall not be limited to the installments which are currently due but shall be entitled to collect the entire cost of the improvements, plus interest, less sums previously paid. Any forbearance by the City to exercise any right granted to it in this contract shall not be considered a waiver of the City's rights. Any notice under this paragraph shall be deemed properly sent if sent by certified U.S. mail, postage prepaid, to Developer at the following address:

Frank Properties 2, LLC
PO Box 2395
Scottsbluff, Nebraska 69361

6. To secure Developer's liability, Developer agrees to provide a letter of credit, consistent with the policies established by the City. The estimated cost of the improvements contemplated by Developer are agreed to be \$156,000. The parties recite their understanding that this is an estimate only and that the actual cost of the improvements may differ from the estimate. The security furnished by Developer will be in the amount of the actual cost of the improvements. It is contemplated that Developer will enter into a contract for the construction of the improvements. The provisions of such contract will determine the actual cost of the improvements. If the security furnished by Developer is a letter of credit, the letter of credit shall provide that upon demand by the City the City shall be paid all sums, which the City is entitled to collect from Developer under this Contract. If the sums collected by the City under the letter of credit are not sufficient to satisfy Developer's liability to the City, Developer will remain liable for the balance. The City may, at its option, assess all or any part of the amounts owed for the improvements described in paragraph 3 hereof and not covered by the letter of credit and not paid for by Developer.

7. Developer agrees to participate in and not object to the creation of any special improvement districts that may be subsequently created to construct and improve the Developer Tract with street, curb, and gutter. This paragraph will not be deemed a waiver of Developer's right to contest the extent to which it is benefited by such special improvement district, or to contest the amount of any assessments levied against the Developer's property.

8. This Contract shall bind, in addition to the parties, the successors and assigns of the respective parties.

9. The parties agree to execute a Memorandum of Contract suitable for filing in the Office of the Register of Deeds of Scotts Bluff County, Nebraska, to give notice of the fact that this Contract has been executed. Developer shall reimburse the City for the costs of filing this Memorandum of Contract via the final plat filing fee.

IN WITNESS WHEREOF, the parties have set their hands the day and year first herein written.

CITY OF SCOTTSBLUFF, NEBRASKA

By _____
Mayor

Dated _____

Attest:

City Clerk

Frank Properties 2, LLC,
a Nebraska limited liability company

Seal

By _____
(Name and Title)

Dated _____

MEMORANDUM OF CONTRACT

The City of Scottsbluff, Nebraska, a Municipal Corporation, and Frank Properties 2, LLC, a Nebraska Limited Liability Company; give notice that they have executed a Contract for Public Improvements dated _____, 2026. This Contract involves the following described real estate:

Lot 1, Block 1, B & B Subdivision, situated in the Southeast Quarter of Section 15, Township 22 North, Range 55 West of the 6th PM, Scotts Bluff County, Nebraska.

The Contract generally provides for the development of the real estate described above including the construction of appropriate public improvements including but not limited to street, curb, and gutter. Parties interested in the real estate described above should inform themselves concerning the details of this Contract.

CITY OF SCOTTSBLUFF, NEBRASKA

Frank Properties 2, LLC

By _____
Mayor

By _____
(Name and Title)

Dated _____

Dated _____

Attest:

City Clerk Seal

State of Nebraska, County of Scotts Bluff:

The foregoing Memorandum of Contract was signed in my presence by Betsy Vidlak, Mayor of the City of Scottsbluff, Nebraska.

Notary Public

State of Nebraska, County of Scotts Bluff:

The foregoing Memorandum of Contract was signed in my presence by _____, _____, for and on behalf of Frank Properties 2, LLC, a Nebraska limited liability company for and on behalf of the Company.

Notary Public

City of Scottsbluff, Nebraska

Monday, June 29, 2026

Regular Meeting

Item 8.e

Council to discuss and consider a Resolution to place the additional one-half cent sales tax on the November General Election ballot, and authorize the Mayor to sign the Resolution.

Staff Contact: Kevin E Spencer

RESOLUTION NO. 26-__

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

Section 1. The Mayor and City Council hereby find and determine as follows:

a. The City currently imposes a City Sales and Use Tax in the amount of 1.5% pursuant to the Local Option Revenue Act, sections 77-27,142, *et seq.* of the Nebraska Statutes (the “Existing City Sales and Use Tax”).

b. The City is in need of additional revenue for public infrastructure projects of the City as described in and permitted by the Local Option Revenue Act (the “Projects”), which shall include construction, acquisition, maintenance, and operation of a senior and aquatics center of the City, and related improvements.

c. §77-27,142(2) of the Nebraska Statutes allows the City Council to impose an additional one-half percent (0.5%) sales tax (the “Additional Sales Tax”) in addition to the Existing City Sales and Use Tax for the purpose of funding the Projects, following an election at which a majority of the qualified electors of the City approve such additional sales and use tax.

d. No reductions or elimination of other taxes or fees are expected to result from the imposition of the Additional Sales Tax, and no savings or efficiencies are expected to result from the Projects. The ballot question herein may be submitted to the electors upon an affirmative vote of at least seventy percent (70%) of all of the members of the City Council. The question of imposing a sales and use tax has not been submitted to the electors of the City during twenty-three (23) months preceding November 3, 2026.

Section 2. At the November 3, 2026, general election, the following proposition in the form shown below shall be submitted to the qualified electors of the City for their approval or disapproval:

BALLOT QUESTION

Shall the City Council of the City of Scottsbluff, Nebraska impose an additional sales and use tax of one-half percent (0.5%) upon the same transactions within the City on which the State of Nebraska is authorized to impose a tax with all revenues generated by the additional one-half percent (0.5%) to be used for public infrastructure projects of the City under the following terms and conditions?

Use of Additional Sales Tax. Revenues from the additional sales and use tax are to be used for public infrastructure projects of the City as described in and permitted by the Local Option Revenue Act, which shall include the following:

Construction, acquisition, maintenance, and operation of a senior and aquatics center of the City, and related improvements.

Interlocal Agreement. The City and the Community Redevelopment Authority of the City of Scottsbluff have entered into an Interlocal Agreement which creates the Scottsbluff Senior and Aquatic Center Agency for purposes related to the

senior and aquatics center. The Interlocal Agreement contains provisions, including benchmarks, relating to the long-term development of unified governance of the senior and aquatics center. None of the revenue from such additional sales and use tax will be transferred to the Scottsbluff Senior and Aquatic Center Agency, but shall be used by the City for such purposes which include a senior and aquatics center.

Expiration of Additional Sales Tax. The additional sales and use tax shall terminate no more than ten years after the effective date of the increased sales and use tax or, if bonds are issued and the local option sales and use tax revenue is pledged for payment of such bonds, upon payment of such bonds and any refunding bonds, whichever date is later.

VOTE FOR or AGAINST

- FOR authorizing an increase of one-half percent (0.5%) in the City of Scottsbluff's local sales and use tax under such terms and conditions
- AGAINST authorizing an increase of one-half percent (0.5%) in the City of Scottsbluff's local sales and use tax under such terms and conditions

Section 3. Electors desiring to vote in favor of or against the proposition shall do so on the ballot in the manner specified by the Scotts Bluff County Election Commissioner.

Section 4. The general election shall be conducted by the Scotts Bluff County Election Commissioner at polling places established by the County Election Commissioner in each of the City's precincts. The polls shall be open from 7:00 a.m. through 7:00 p.m. on the day of the general election.

Section 5. A Notice of Election in substantially the form attached to this resolution shall be published in the Star-Herald, a legal newspaper of general election in the City not more than 30 days nor less than 10 days before the date of the election.

Section 6. The City Clerk shall cause a certified copy of this Resolution to be delivered to the Scotts Bluff County Election Commissioner on or before September 1, 2026.

Section 7. This Resolution shall become effective following its passage and approval.

Passed and Approved on June ____, 2026.

Betsy Vidlak, Mayor

Attest:

City Clerk

City of Scottsbluff, Nebraska
Notice of Election

Notice is given that at the general election on Tuesday, November 3, 2026, (the "Election Day") at the usual polling place in each precinct of the City of Scottsbluff, Nebraska, the general election ballot will include the following question for approval or rejection by the qualified electors of the City:

BALLOT QUESTION

Shall the City Council of the City of Scottsbluff, Nebraska impose an additional sales and use tax of one-half percent (0.5%) upon the same transactions within the City on which the State of Nebraska is authorized to impose a tax with all revenues generated by the additional one-half percent (0.5%) to be used for public infrastructure projects of the City under the following terms and conditions?

Use of Additional Sales Tax. Revenues from the additional sales and use tax are to be used for public infrastructure projects of the City as described in and permitted by the Local Option Revenue Act, which shall include the following:

Construction, acquisition, maintenance, and operation of a senior and aquatics center of the City, and related improvements.

Interlocal Agreement. The City and the Community Redevelopment Authority of the City of Scottsbluff have entered into an Interlocal Agreement which creates the Scottsbluff Senior and Aquatic Center Agency for purposes related to the senior and aquatics center. The Interlocal Agreement contains provisions, including benchmarks, relating to the long-term development of unified governance of the senior and aquatics center. None of the revenue from such additional sales and use tax will be transferred to the Scottsbluff Senior and Aquatic Center Agency, but shall be used by the City for such purposes which include a senior and aquatics center.

Expiration of Additional Sales Tax. The additional sales and use tax shall terminate no more than ten years after the effective date of the increased sales and use tax or, if bonds are issued and the local option sales and use tax revenue is pledged for payment of such bonds, upon payment of such bonds and any refunding bonds, whichever date is later.

VOTE FOR or AGAINST

- FOR authorizing an increase of one-half percent (0.5%) in the City of Scottsbluff's local sales and use tax under such terms and conditions
- AGAINST authorizing an increase of one-half percent (0.5%) in the City of Scottsbluff's local sales and use tax under such terms and conditions

The polls will be open from 7:00 a.m. through 7:00 p.m. on the Election Day, and the election will be held in accordance with the Nebraska Election Act. Ballots for early, absentee, or by-mail voting may be obtained from the Scotts Bluff County Election Commissioner as provided by law. Copies of the proposition may be obtained at the office of the Scottsbluff City Clerk at City Hall, 2525 Circle Drive, Scottsbluff, Nebraska 69361.

s/Kimberley Wright, City Clerk

[Publish one time between October 4, 2026, and October 24, 2026 (not more than 30 days, nor less than 10 days, before November 3, 2026). One affidavit of publication requested]