



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

**Regular Meeting
July 6, 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 29, 2026 Regular Meeting.
 - b) Council to excuse the absence of Council Member Phillips from the June 29, 2026 Regular Meeting.
 - c) Council to approve the bid specifications for the Lincoln Court Sanitary Sewer Extension Project and authorize the city clerk to advertise for bids to be received by July 28, 2026 at 2:00 p.m.
 - d) Council to set a public hearing for July 20, 2026 at 6:00 p.m. to receive information about making a recommendation to the Nebraska Liquor Control Commission on a Class I Liquor License for Riverside Zoological Foundation d/b/a Riverside Discovery

Center, 1600 South Beltline Highway West, Scottsbluff, NE.

- e) Council to approve the appointment of Broc Brown to the Liquor License Holders Investigatory Board, to fill an unexpired term, ending September 30, 2027.
- f) Council to consider and take action on claims of the City.

8. Resolution & Ordinances

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

9. Subdivisions & Public Improvements

- a) Council to discuss and consider action on an application for the expansion of an existing Agriculture Estate Dwelling Site from Cheryl Reisig, for property located at 80194 Sugar Factory Road, and authorize the Mayor to sign the Certificate.

10. Reports from Staff, Boards & Commissions

- a) Council to discuss and consider action on the Scottsbluff Downtown Revitalization Construction Management Agreement between Panhandle Area Development District and the City of Scottsbluff, and authorize the Mayor to sign the Agreement.

11. Petitions, Communications, Public Input

- a) Council to discuss and consider action on a Community Festival Permit for Warehouse Fitness Center and Iron Plains Powerlifting for the Coms & Kilos Powerlifting Event on July 18, 2026 from 7:00 a.m. to 6:00 p.m. to include vendor permits and the closing of Avenue B between the Warehouse Fitness Center and the Panhandle Humane Society.
- b) Council to make a recommendation to the Nebraska Liquor Control Commission on an amended liquor license application for Waheguru Ji Scottsbluff, Inc. d/b/a Cigarette Chain at 323 East Overland Drive, Scottsbluff, NE to reconstruct the licensed area.
- c) Council discussion regarding downtown commercial activity and community feedback.

- 12. 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.

13. Adjournment

City of Scottsbluff, Nebraska

Monday, July 6, 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, July 6, 2026
Regular Meeting

Item 7.a

Council to approve the minutes of the June 29, 2026 Regular Meeting.

Staff Contact: Kimberley Wright

Regular Meeting
June 29, 2026

The Scottsbluff City Council met in a regular meeting on June 29, 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 25, 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 26, 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, and Jerry Stricker. Also, present were City Manager Kevin Spencer and City Attorney Kent Hadenfeldt. Absent: Scott Phillips. 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 June 1, 2026 Regular Meeting be approved, "YEAS," Salomon, McKerrigan, Stricker and Vidlak. "NAYS," None. Absent: Phillips.

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 second 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 second 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 COMMERCIAL (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 third 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.**

Council Member Stricker moved, seconded by Council Member Salomon to approve Ordinance No. 4384 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, "YEAS," Stricker, Vidlak, Salomon, and McKerrigan. "NAYS," None. Absent: Phillips.

City Manager Spencer presented the Preliminary and Final Plats of Lots 1 and 2, Block 1 B & B Subdivision along with the Contract for Public Improvements to Council. He explained the Preliminary Plat of Block 1, Lots 1 and 2 deals with the area that is being rezoned and the Final Plat of Lot 1, Block 1 contains the property to be developed and construction of street improvements described in the Contract for Public Improvements.

Mr. Brendan Rice, Legal Counsel for Bryan Frank who is the property owner, approached Council. He stated they are trying to bring in some commercial development which will primarily be storage units. The development will include building out some roadway, hence the Contract for Public Improvements. They will also need to post a letter of credit for approximately \$156,000 which will include around 315 feet of road up Avenue M, to be constructed at some point, within the next two years. There will also be continued development in the area consisting of curb, gutter, and sidewalk to get within City standards.

Council Member McKerrigan made a motion, seconded by Council Member Stricker to approve 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 Resolution No. 26-06-02, "YEAS," McKerrigan, Vidlak, Salomon, and Stricker. "NAYS," None. Absent: Phillips.

RESOLUTION NO. 26-06-02

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 29th day of June, 2026.

Betsy Vidlak, Mayor

ATTEST:

City Clerk

Regarding the Resolution to place the additional one-half cent, sales tax on the November General Election ballot, Mr. Spencer explained after much consideration there has been a change where the terms and conditions will be placed, informing they will be located above the vote rather than below. He hopes by doing this it will help the people who make this decision to know what they are voting on.

Mr. Zac Karpf, with Platte Valley Companies and a member of the citizen group leading the initiative, came forward to add he has had many conversations and input from community members who agree this ballot measure would be a good funding source for the construction and operation of a senior and aquatics center for the community. Furthermore, there will be many community partnerships consisting of the City, YMCA, Scottsbluff Public Schools, and West Nebraska Community College to name a few. He also added the City has a unique opportunity, with this type of funding, as they are the retail hub for this region, adding that 40-45% of sales tax dollars come from people outside of the community and not just Scottsbluff residents.

Mr. Conrad Bostron, Executive Director, with the YMCA also came forward. He stated there are two things that are very significant. The first being community investment, adding the YMCA has promises of significant grant funding already in place. The second is the unique partnership with the City which also includes the addition of multiple partners who also want to come on board.

Mr. Scott Keane, with Piper Sandler, who is the City's bond underwriter also addressed Council. He stated with the approval of the voters of this election in November, the City will join a number of cities across the state who have done financings like this for various projects. With the addition of a half-cent sales tax everyone who does business within the City of Scottsbluff is helping to pay for the project. Furthermore, the bonds are also backstopped by a limited property taxing authority, up to a .45 levy limitation; so, between having sufficient sales tax dollars to make to debt service payments on the bonds along with the property tax backstop they end up being a very good credit quality. Under State Statute the sales tax can stay in place for up to ten years unless there are bonds outstanding against the sales tax pledge. The preliminary analysis has assumed a fifteen-year amortization on the bonds and with that and today's interest rates, we are at about \$2.2M dollars per year in debt service to fund a \$25M project, and a half cent currently brings in a little over \$2.5M for the City; we clearly have more coming in sales tax than we need for debt service as long as interest rates stay where they are. In addition, Mr. Keane does not expect to rely on the property taxing authority, it is there however to add security to the bonds and add

additional comfort for the investors.

Moreover, if the initiative is passed in November the new sales tax rate will start in April of 2027, so we can expect to go to market with bonds quickly driven by the timeline of the construction of the project.

Ms. Mary Skiles, Scottsbluff resident, came forward. She stated she is so thankful the City is entertaining putting the half cent sales tax on the November ballot. As a registered dietician she thinks having the senior and aquatics center would be very beneficial for the community and a wonderful opportunity for everyone.

Council Member McKerrigan moved to approve Resolution No. 26-06-03 to place the additional one-half cent sales tax on the November General election ballot, and authorize the Mayor to sign the Resolution. The motion was seconded by Council Member Salomon. “YEAS,” Vidlak, Stricker, McKerrigan, and Salomon. “NAYS,” None. Absent: Phillips.

RESOLUTION NO. 26-06-03

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 29th, 2026.

Betsy Vidlak, Mayor

Attest:

City Clerk

Under Council Reports, City Manager Spencer stated he went to the Nebraska City Manager's Conference last week, stating it was good and well attended. Council Member Salomon reported on the Zoo. He informed the Pollinator Garden is up and running. They are also adding a "Be There Robot" where people who are patients in the hospital can log in and tour the zoo. Upcoming events include an event that includes training and painting with the chimps. In August they are hosting pints and paws with bands, music and food trucks.

Council Member McKerrigan moved to adjourn the meeting at 6:36 p.m. The motion was seconded by Council Member Stricker, "YEAS," Salomon, McKerrigan, Stricker, and Vidlak. "NAYS," None. Absent: Phillips.

Mayor

Attest:

City Clerk

City of Scottsbluff, Nebraska
Monday, July 6, 2026
Regular Meeting

Item 7.b

Council to excuse the absence of Council Member Phillips from the June 29, 2026 Regular Meeting.

Staff Contact: City Council

City of Scottsbluff, Nebraska

Monday, July 6, 2026

Regular Meeting

Item 7.c

Council to approve the bid specifications for the Lincoln Court Sanitary Sewer Extension Project, and authorize the city clerk to advertise for bids to be received by July 28, 2026 at 2:00 p.m.

Staff Contact: Doug Gompert

Advertisement for Bids

Lincoln Court Sanitary Sewer Extension Project
City of Scottsbluff

Owner: City of Scottsbluff

Address: 2525 Circle Drive, Scottsbluff, NE 69361

Sealed Bids for the ***Lincoln Court Sanitary Sewer Extension Project*** for the City of Scottsbluff will be received by Kimberley Wright, City Clerk, at the City of Scottsbluff Offices, 2525 Circle Drive, Scottsbluff, NE 69361 until **2:00 p.m., Mountain Time, July 28, 2026**, and then at said office publicly opened and read aloud.

The work includes the construction of a new 8-inch sewer main along Lincoln Court near Avenue D. The work shall include the sanitary sewer main, manholes, and associated removals and replacements.

All bidders must be on the M.C. Schaff and Associates plan holders list in order to be considered a responsible bidder. Bidders will be added to the list once Contract Documents have been obtained.

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

There is a charge of \$25.00 for each copy set, none of which will be refunded. After purchase of plans, a PDF set of the plans and specifications can be provided to the Contractor at no additional cost.

Bid security in the form of a certified or cashier's check or bid bond of 5% of the bid is required and should be made payable to the City of Scottsbluff, Nebraska.

Published:
07/09/2026
07/16/2026
07/23/2026

City of Scottsbluff, Nebraska

Monday, July 6, 2026

Regular Meeting

Item 7.d

Council to set a public hearing for July 20, 2026 at 6:00 p.m. to receive information about making a recommendation to the Nebraska Liquor Control Commission on a Class I Liquor License for Riverside Zoological Foundation d/b/a Riverside Discovery Center, 1600 South Beltline Highway West, Scottsbluff, NE.

Staff Contact: Kimberley Wright

City of Scottsbluff, Nebraska

Monday, July 6, 2026

Regular Meeting

Item 7.e

Council to approve the appointment of Broc Brown to the Liquor License Holders Investigatory Board, to fill an unexpired term, ending September 30, 2027.

Staff Contact: Kimberley Wright

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:

Address:

Phone:

E-Mail:

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):

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

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:

Broc Brown

Date:

City of Scottsbluff, Nebraska
Monday, July 6, 2026
Regular Meeting

Item 7.f

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

Staff Contact: Lane Kizzire



Expense Approval Report

By Vendor Name

Post Dates 6/18/2026 - 7/6/2026

Description (Payable)	Account Name	Amount
Vendor: 10744 - 308 PLUMBING SOLUTIONS		
Fund: 111 - GENERAL		
BLDG MAINT PARK	BUILDING MAINTENANCE	2,350.00
		Fund 111 - GENERAL Total: 2,350.00
		Vendor 10744 - 308 PLUMBING SOLUTIONS Total: 2,350.00
Vendor: 00460 - ACCELERATED RECEIVABLES SOLUTIONS		
Fund: 713 - CASH & INVESTMENT POOL		
WAGE ATTACHMENT	WAGE ATTACHMENT EE PAY	235.83
WAGE ATTACHMENT	WAGE ATTACHMENT EE PAY	183.65
WAGE ATTACHMENT	WAGE ATTACHMENT EE PAY	235.83
WAGE ATTACHMENT	WAGE ATTACHMENT EE PAY	183.65
		Fund 713 - CASH & INVESTMENT POOL Total: 838.96
		Vendor 00460 - ACCELERATED RECEIVABLES SOLUTIONS Total: 838.96
Vendor: 05575 - ADVERTISING SPECIALTIES LLC		
Fund: 111 - GENERAL		
Dep. Sup.	DEPARTMENT SUPPLIES	364.91
		Fund 111 - GENERAL Total: 364.91
		Vendor 05575 - ADVERTISING SPECIALTIES LLC Total: 364.91
Vendor: 08144 - AE SERVICES, LLC		
Fund: 215 - SPECIAL PROJECTS		
23 HAILSTORM REPAIR - OVER...INSURED REPAIRS/REPLACE		148,983.75
		Fund 215 - SPECIAL PROJECTS Total: 148,983.75
		Vendor 08144 - AE SERVICES, LLC Total: 148,983.75
Vendor: 09021 - AIRGAS USA, LLC		
Fund: 621 - ENVIRONMENTAL SERVICES		
DEPT SUP	DEPARTMENT SUPPLIES	53.25
DEPT SUP	DEPARTMENT SUPPLIES	17.13
		Fund 621 - ENVIRONMENTAL SERVICES Total: 70.38
Fund: 631 - WASTEWATER		
DEPT SUP	DEPARTMENT SUPPLIES	53.24
DEPT SUP	DEPARTMENT SUPPLIES	17.13
		Fund 631 - WASTEWATER Total: 70.37
		Vendor 09021 - AIRGAS USA, LLC Total: 140.75
Vendor: 10212 - AKAJRV 314, LLC		
Fund: 321 - CRA		
TIF -AULICK 7-6-26	TIF PASS THRU - INTEREST	4,376.11
TIF-AULICK 7-6-26-2	TIF PASS THRU - PRINCIPAL	4,683.08
TIF-AULICK 7-6-26-2	TIF PASS THRU - INTEREST	11,892.04
		Fund 321 - CRA Total: 20,951.23
		Vendor 10212 - AKAJRV 314, LLC Total: 20,951.23
Vendor: 10586 - ANNA GAMBOA		
Fund: 111 - GENERAL		
CONTRACTUAL	CONTRACTUAL SERVICES	245.00
CONTRACTUAL	CONTRACTUAL SERVICES	210.00
CONTRACTUAL	CONTRACTUAL SERVICES	210.00
CONTRACTUAL	CONTRACTUAL SERVICES	330.00
		Fund 111 - GENERAL Total: 995.00
		Vendor 10586 - ANNA GAMBOA Total: 995.00

Expense Approval Report

Post Dates: 6/18/2026 - 7/6/2026

Description (Payable)	Account Name	Amount
Vendor: 00295 - B & H INVESTMENTS, INC		
Fund: 111 - GENERAL		
Equip. Main.	EQUIPMENT MAINTENANCE	179.00
Dep. Sup.	DEPARTMENT SUPPLIES	52.50
BLDG/RENT-POL	BUILDING MAINTENANCE	60.50
BLDG/RENT-POL	BUILDING MAINTENANCE	60.50
BLDG/RENT-POL	RENT-MACHINES	15.00
DEPT SUPPL-POL	DEPARTMENT SUPPLIES	100.00
BLDG MAINT-POL	BUILDING MAINTENANCE	17.00
BLDG MAINT-POL	BUILDING MAINTENANCE	17.00
Dep. Sup.	DEPARTMENT SUPPLIES	52.50
DEPT SUPPL-POL	DEPARTMENT SUPPLIES	71.50
DEPT SUPP ADM	DEPARTMENT SUPPLIES	33.50
Equip. Main.	EQUIPMENT MAINTENANCE	14.00
DEPT SUPP ADMIN	DEPARTMENT SUPPLIES	24.00
RENT ADMIN	RENT-MACHINES	50.00
RENTAL REVERSE OSMOSIS	RENT-MACHINES	50.00
		Fund 111 - GENERAL Total: 797.00
Fund: 212 - STREETS		
SUPP - WATER	DEPARTMENT SUPPLIES	81.00
SUPP - WATER	DEPARTMENT SUPPLIES	52.50
		Fund 212 - STREETS Total: 133.50
Fund: 621 - ENVIRONMENTAL SERVICES		
Department Supplies-SAN	DEPARTMENT SUPPLIES	33.50
Department Supplies-SAN	DEPARTMENT SUPPLIES	43.00
DEPT SUP	DEPARTMENT SUPPLIES	12.00
Contractual Services-SAN	CONTRACTUAL SERVICES	26.00
		Fund 621 - ENVIRONMENTAL SERVICES Total: 114.50
Fund: 631 - WASTEWATER		
DEPT SUP	DEPARTMENT SUPPLIES	12.00
		Fund 631 - WASTEWATER Total: 12.00
		Vendor 00295 - B & H INVESTMENTS, INC Total: 1,057.00
Vendor: 01599 - BENZEL PEST CONTROL		
Fund: 631 - WASTEWATER		
CONTRACTUAL SVC	CONTRACTUAL SERVICES	262.50
		Fund 631 - WASTEWATER Total: 262.50
Fund: 641 - WATER		
CONTRACTUAL SVC	CONTRACTUAL SERVICES	262.50
		Fund 641 - WATER Total: 262.50
		Vendor 01599 - BENZEL PEST CONTROL Total: 525.00
Vendor: 09716 - BLACK HILLS GAS DISTRIBUTION LLC		
Fund: 111 - GENERAL		
Monthly Energy Bill	HEATING FUEL	105.45
Monthly Energy Bill	HEATING FUEL	63.08
Monthly Energy Bill	HEATING FUEL	48.75
Monthly Energy Bill	HEATING FUEL	63.09
Monthly Energy Bill	HEATING FUEL	100.74
Monthly Energy Bill	HEATING FUEL	101.00
Monthly Energy Bill	HEATING FUEL	3,614.61
		Fund 111 - GENERAL Total: 4,096.72
Fund: 212 - STREETS		
Monthly Energy Bill	HEATING FUEL	328.33
		Fund 212 - STREETS Total: 328.33
Fund: 621 - ENVIRONMENTAL SERVICES		
Monthly Energy Bill	HEATING FUEL	68.01
		Fund 621 - ENVIRONMENTAL SERVICES Total: 68.01

Expense Approval Report

Post Dates: 6/18/2026 - 7/6/2026

Description (Payable)	Account Name	Amount
Fund: 641 - WATER		
Monthly Energy Bill	HEATING FUEL	198.44
		Fund 641 - WATER Total: 198.44
		Vendor 09716 - BLACK HILLS GAS DISTRIBUTION LLC Total: 4,691.50
 Vendor: 00405 - BLUFFS FACILITY SOLUTIONS		
Fund: 111 - GENERAL		
DEPT SUPPL-POL	DEPARTMENT SUPPLIES	45.00
DEPT SUPPL-POL	DEPARTMENT SUPPLIES	44.99
JANIT SUPPL-POL	JANITORIAL SUPPLIES	40.00
JANIT SUPPL-POL	JANITORIAL SUPPLIES	39.99
JANIT SUPPL-POL	JANITORIAL SUPPLIES	27.18
JANIT SUPPL-POL	JANITORIAL SUPPLIES	27.18
DEPT/JANIT SUPPL-POL	DEPARTMENT SUPPLIES	84.99
DEPT/JANIT SUPPL-POL	DEPARTMENT SUPPLIES	84.99
DEPT/JANIT SUPPL-POL	JANITORIAL SUPPLIES	38.55
DEPT/JANIT SUPPL-POL	JANITORIAL SUPPLIES	38.55
CONTRACTUAL PUBLIC SAFETY..	CONTRACTUAL SERVICES	825.00
CONTRACTUAL PUBLIC SAFETY..	CONTRACTUAL SERVICES	825.00
CONTRACTUAL CITY HALL	CONTRACTUAL SERVICES	700.00
CONTRACTUAL LIBRARY	CONTRACTUAL SERVICES	825.00
		Fund 111 - GENERAL Total: 3,646.42
		Vendor 00405 - BLUFFS FACILITY SOLUTIONS Total: 3,646.42
 Vendor: 09886 - BUDGE IT DRAIN SERVICES LLC		
Fund: 111 - GENERAL		
BLDG MAINT PARK	BUILDING MAINTENANCE	1,100.00
		Fund 111 - GENERAL Total: 1,100.00
		Vendor 09886 - BUDGE IT DRAIN SERVICES LLC Total: 1,100.00
 Vendor: 00735 - CAPITAL BUSINESS SYSTEMS INC.		
Fund: 111 - GENERAL		
Cont. Svcs.	CONTRACTUAL SERVICES	145.63
EQUIP MAINT ADMIN	EQUIPMENT MAINTENANCE	377.29
CONTRACTUAL-POL	CONTRACTUAL SERVICES	123.60
		Fund 111 - GENERAL Total: 646.52
		Vendor 00735 - CAPITAL BUSINESS SYSTEMS INC. Total: 646.52
 Vendor: 10758 - CASA OF SCOTTS BLUFF COUNTY		
Fund: 223 - KENO		
COMMUNITY BETTERMENT	COMMUNITY BETTERMENT	10,000.00
		Fund 223 - KENO Total: 10,000.00
		Vendor 10758 - CASA OF SCOTTS BLUFF COUNTY Total: 10,000.00
 Vendor: 07911 - CELLCO PARTNERSHIP		
Fund: 111 - GENERAL		
CELL PHONE	PHONE & INTERNET	40.01
CELL PHONE	CELLULAR PHONE	39.93
JUNE CELLULAR DATA	CELLULAR PHONE	159.52
CELL PHONES-POL	PHONE & INTERNET	1,451.26
		Fund 111 - GENERAL Total: 1,690.72
 Fund: 213 - CEMETERY		
CELL PHONE	PHONE & INTERNET	39.93
		Fund 213 - CEMETERY Total: 39.93
		Vendor 07911 - CELLCO PARTNERSHIP Total: 1,730.65
 Vendor: 00484 - CITY OF GERING		
Fund: 621 - ENVIRONMENTAL SERVICES		
Disposal Fees-SAN	DISPOSAL FEES	43,692.83
		Fund 621 - ENVIRONMENTAL SERVICES Total: 43,692.83

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Description (Payable)	Account Name	Amount
Fund: 631 - WASTEWATER		
CONTRACTUAL SVC	CONTRACTUAL SERVICES	96.42
		Fund 631 - WASTEWATER Total: 96.42
		Vendor 00484 - CITY OF GERING Total: 43,789.25
Vendor: 10354 - CORNERSTONE BANK		
Fund: 321 - CRA		
TIF-26 GROUP EAST 7-6-26	TIF PASS THRU - INTEREST	5,501.04
TIF-26 GROUP WEST 7-6-26	TIF PASS THRU - INTEREST	2,616.50
TIF-26 GROUP EAST 7-6-26-2	TIF PASS THRU - INTEREST	20,836.00
TIF-26 GROUP WEST 7-6-26-2	TIF PASS THRU - INTEREST	9,910.36
		Fund 321 - CRA Total: 38,863.90
		Vendor 10354 - CORNERSTONE BANK Total: 38,863.90
Vendor: 10761 - CORONA JULIAN		
Fund: 111 - GENERAL		
Special Events-REC	SPECIAL EVENTS	160.00
		Fund 111 - GENERAL Total: 160.00
		Vendor 10761 - CORONA JULIAN Total: 160.00
Vendor: 10677 - DAIRY KING		
Fund: 111 - GENERAL		
EMPLOYEE'S RECOGNITION	MISCELLANEOUS	552.00
		Fund 111 - GENERAL Total: 552.00
		Vendor 10677 - DAIRY KING Total: 552.00
Vendor: 10436 - DAYSPRING BANK - GOTHENBURG		
Fund: 321 - CRA		
TIF-YOLO 7-6-26	TIF PASS THRU - INTEREST	2,519.77
		Fund 321 - CRA Total: 2,519.77
		Vendor 10436 - DAYSPRING BANK - GOTHENBURG Total: 2,519.77
Vendor: 09703 - DOCU-SHRED LLC		
Fund: 111 - GENERAL		
DEPT SUPPL-POL	DEPARTMENT SUPPLIES	40.00
		Fund 111 - GENERAL Total: 40.00
		Vendor 09703 - DOCU-SHRED LLC Total: 40.00
Vendor: 10279 - EAKES INC		
Fund: 111 - GENERAL		
INVEST SUPPL-POL	INVESTIGATIVE EXPENSES	27.96
Dep. Sup.	DEPARTMENT SUPPLIES	186.56
STRUCTURE	STRUCTURES	47,837.49
		Fund 111 - GENERAL Total: 48,052.01
Fund: 224 - ECONOMIC DEVELOPMENT		
DEPT SUPP ED	DEPARTMENT SUPPLIES	107.99
		Fund 224 - ECONOMIC DEVELOPMENT Total: 107.99
		Vendor 10279 - EAKES INC Total: 48,160.00
Vendor: 09986 - EDUCATION SERVICES UNIT #13		
Fund: 223 - KENO		
COMMUNITY BETTERMENT	COMMUNITY BETTERMENT	1,506.00
		Fund 223 - KENO Total: 1,506.00
		Vendor 09986 - EDUCATION SERVICES UNIT #13 Total: 1,506.00
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

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Description (Payable)	Account Name	Amount
Vendor: 00548 - FEDERAL EXPRESS CORPORATION		
Fund: 218 - PUBLIC SAFETY		
CIP #7-WEAPONS-POL	DEPARTMENT SUPPLIES	299.36
		Fund 218 - PUBLIC SAFETY Total: 299.36
Fund: 641 - WATER		
POSTAGE	POSTAGE	128.28
POSTAGE	POSTAGE	167.16
		Fund 641 - WATER Total: 295.44
Vendor 00548 - FEDERAL EXPRESS CORPORATION Total:		594.80
Vendor: 04174 - FERGUSON SIGNS, INC		
Fund: 215 - SPECIAL PROJECTS		
CONTRACTUAL	CONTRACTUAL SERVICES	6,491.00
		Fund 215 - SPECIAL PROJECTS Total: 6,491.00
Fund: 511 - CAPITAL PROJECTS FUND		
STRUCTURES CEMETERY	STRUCTURES	1,300.00
		Fund 511 - CAPITAL PROJECTS FUND Total: 1,300.00
Vendor 04174 - FERGUSON SIGNS, INC Total:		7,791.00
Vendor: 10347 - FIRST NATIONAL BANK OF OMAHA		
Fund: 321 - CRA		
TIF-REGANIS 7-6-26	TIF PASS THRU - PRINCIPAL	16,828.88
TIF-REGANIS 7-6-26	TIF PASS THRU - INTEREST	4,550.16
		Fund 321 - CRA Total: 21,379.04
Vendor 10347 - FIRST NATIONAL BANK OF OMAHA Total:		21,379.04
Vendor: 10547 - FIRST NATL BANK OF OMAHA		
Fund: 321 - CRA		
TIF-KERSCH 7-6-26	TIF PASS THRU - INTEREST	1,102.43
TIF-KERSCH 7-6-26-2	TIF PASS THRU - INTEREST	4,649.70
		Fund 321 - CRA Total: 5,752.13
Vendor 10547 - FIRST NATL BANK OF OMAHA Total:		5,752.13
Vendor: 00060 - FRANCISCO'S BUMPER TO BUMPER INC		
Fund: 111 - GENERAL		
VEH MAINT-POL	VEHICLE MAINTENANCE	2,824.37
VEH MAINT-POL	VEHICLE MAINTENANCE	160.00
		Fund 111 - GENERAL Total: 2,984.37
Vendor 00060 - FRANCISCO'S BUMPER TO BUMPER INC Total:		2,984.37
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: 10764 - GONZALES VERONICA		
Fund: 111 - GENERAL		
EVID CASH-POL	MISCELLANEOUS	25.00
		Fund 111 - GENERAL Total: 25.00
Vendor 10764 - GONZALES VERONICA Total:		25.00
Vendor: 10621 - GORSUCH AND SONS INC		
Fund: 621 - ENVIRONMENTAL SERVICES		
CONTRACTUAL SVC	CONTRACTUAL SERVICES	315.00
		Fund 621 - ENVIRONMENTAL SERVICES Total: 315.00
Fund: 631 - WASTEWATER		
CONTRACTUAL SVC	CONTRACTUAL SERVICES	315.01
		Fund 631 - WASTEWATER Total: 315.01
Vendor 10621 - GORSUCH AND SONS INC Total:		630.01

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Description (Payable)	Account Name	Amount
Vendor: 10627 - GREAT AMERICA FINANCIAL SERVICES CORPORATION		
Fund: 111 - GENERAL		
Cont. Svcs.	CONTRACTUAL SERVICES	218.58
		<u>Fund 111 - GENERAL Total: 218.58</u>
		Vendor 10627 - GREAT AMERICA FINANCIAL SERVICES CORPORATION Total: 218.58
Vendor: 04371 - HAWKINS, INC.		
Fund: 641 - WATER		
CHEMICALS	CHEMICALS	5,390.74
CHEMICALS	CHEMICALS	2,423.35
CHEMICALS	CHEMICALS	4,056.17
		<u>Fund 641 - WATER Total: 11,870.26</u>
		Vendor 04371 - HAWKINS, INC. Total: 11,870.26
Vendor: 10439 - HD SUPPLY INC		
Fund: 641 - WATER		
DEPT SUP	DEPARTMENT SUPPLIES	346.18
DEPT SUP	DEPARTMENT SUPPLIES	57.14
		<u>Fund 641 - WATER Total: 403.32</u>
		Vendor 10439 - HD SUPPLY INC Total: 403.32
Vendor: 10757 - IDEX HOLDINGS INC		
Fund: 631 - WASTEWATER		
CONTRACTUAL SVC	CONTRACTUAL SERVICES	8,400.00
		<u>Fund 631 - WASTEWATER Total: 8,400.00</u>
		Vendor 10757 - IDEX HOLDINGS INC Total: 8,400.00
Vendor: 02578 - INFINITY CONSTRUCTION, INC.		
Fund: 641 - WATER		
STRUCTURES	STRUCTURES	171,538.65
		<u>Fund 641 - WATER Total: 171,538.65</u>
		Vendor 02578 - INFINITY CONSTRUCTION, INC. Total: 171,538.65
Vendor: 08154 - INTERNAL REVENUE SERVICE		
Fund: 713 - CASH & INVESTMENT POOL		
WITHHOLDINGS	MEDICARE W/H EE PAYABLE	5,594.30
WITHHOLDINGS	MEDICARE W/H EE PAYABLE	5,594.30
WITHHOLDINGS	FICA W/H EE PAYABLE	21,062.09
WITHHOLDINGS	FICA W/H EE PAYABLE	21,062.09
WITHHOLDINGS	FED W/H EE PAYABLE	29,524.19
WITHHOLDINGS	MEDICARE W/H EE PAYABLE	5,654.48
WITHHOLDINGS	MEDICARE W/H EE PAYABLE	5,654.48
WITHHOLDINGS	FICA W/H EE PAYABLE	21,128.17
WITHHOLDINGS	FICA W/H EE PAYABLE	21,128.17
WITHHOLDINGS	FED W/H EE PAYABLE	30,538.96
		<u>Fund 713 - CASH & INVESTMENT POOL Total: 166,941.23</u>
Fund: 812 - HEALTH INSURANCE		
720V FORM PAYMENT VOUC...	TAX EXPENSE	933.12
		<u>Fund 812 - HEALTH INSURANCE Total: 933.12</u>
		Vendor 08154 - INTERNAL REVENUE SERVICE Total: 167,874.35
Vendor: 10707 - JARED KEMBEL		
Fund: 631 - WASTEWATER		
BUILDING MAINT	BUILDING MAINTENANCE	170.31
		<u>Fund 631 - WASTEWATER Total: 170.31</u>
Fund: 641 - WATER		
BUILDING MAINT	BUILDING MAINTENANCE	170.31
		<u>Fund 641 - WATER Total: 170.31</u>
		Vendor 10707 - JARED KEMBEL Total: 340.62

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Description (Payable)	Account Name	Amount
Vendor: 06131 - JOHN DEERE FINANCIAL		
Fund: 111 - GENERAL		
OPERATIONS SUPPLIES - CER...	DEPARTMENT SUPPLIES	50.97
	Fund 111 - GENERAL Total:	50.97
	Vendor 06131 - JOHN DEERE FINANCIAL Total:	50.97
Vendor: 08067 - JOHN DEERE FINANCIAL		
Fund: 111 - GENERAL		
DEPT SUPP PARK	DEPARTMENT SUPPLIES	43.98
DEPT SUPP PARK	DEPARTMENT SUPPLIES	2.56
DEPT SUPP PARK	DEPARTMENT SUPPLIES	82.16
DEPT SUPP PARK	DEPARTMENT SUPPLIES	39.98
DEPT SUPP PARK	DEPARTMENT SUPPLIES	2.59
DEPT SUPP PARK	DEPARTMENT SUPPLIES	149.98
DEPT SUPP PARK	DEPARTMENT SUPPLIES	47.97
	Fund 111 - GENERAL Total:	369.22
	Vendor 08067 - JOHN DEERE FINANCIAL Total:	369.22
Vendor: 09474 - JOHN DEERE FINANCIAL		
Fund: 111 - GENERAL		
EQUIP MAINT PARK	EQUIPMENT MAINTENANCE	142.68
	Fund 111 - GENERAL Total:	142.68
	Vendor 09474 - JOHN DEERE FINANCIAL Total:	142.68
Vendor: 10010 - KIESLER POLICE SUPPLY INC		
Fund: 218 - PUBLIC SAFETY		
CIP-7-WEAPONS-POL	DEPARTMENT SUPPLIES	30,953.00
	Fund 218 - PUBLIC SAFETY Total:	30,953.00
	Vendor 10010 - KIESLER POLICE SUPPLY INC Total:	30,953.00
Vendor: 04892 - LEAGUE ASSOCIATION OF RISK MANAGEMENT		
Fund: 111 - GENERAL		
WORK COMP	WORKERS COMPENSATION	197.62
WORK COMP	WORKERS COMPENSATION	1,000.00
WORK COMP	WORKERS COMPENSATION	245.12
	Fund 111 - GENERAL Total:	1,442.74
	Fund 621 - ENVIRONMENTAL SERVICES	
WORK COMP	WORKERS COMPENSATION	235.43
	Fund 621 - ENVIRONMENTAL SERVICES Total:	235.43
	Vendor 04892 - LEAGUE ASSOCIATION OF RISK MANAGEMENT Total:	1,678.17
Vendor: 10765 - LOPEZ ERICKA		
Fund: 111 - GENERAL		
EVID CASH-POL	MISCELLANEOUS	5.00
	Fund 111 - GENERAL Total:	5.00
	Vendor 10765 - LOPEZ ERICKA Total:	5.00
Vendor: 00242 - M.C. SCHAFF & ASSOCIATES, INC		
Fund: 111 - GENERAL		
AQUATICS PLANNING & DESI...	CONTRACTUAL SERVICES	19,228.75
	Fund 111 - GENERAL Total:	19,228.75
	Fund: 215 - SPECIAL PROJECTS	
23 HAILSTORM REPAIR - OVER... INSURED REPAIRS/REPLACE		21,935.85
	Fund 215 - SPECIAL PROJECTS Total:	21,935.85
	Fund: 641 - WATER	
ENGINEERING	ENGINEERING/DESIGN	21,039.50
	Fund 641 - WATER Total:	21,039.50
	Vendor 00242 - M.C. SCHAFF & ASSOCIATES, INC Total:	62,204.10

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Description (Payable)	Account Name	Amount
Vendor: 09760 - MACQUEEN EQUIPMENT INC		
Fund: 111 - GENERAL		
SCBA SPECTACLE KIT	DEPARTMENT SUPPLIES	111.96
		Fund 111 - GENERAL Total:
		111.96
Fund: 225 - MUTUAL FIRE		
NOZZLE STACK TIPS - ENGINE 1	DEPARTMENT SUPPLIES	405.60
NOZZLE GRIP - ENGINE 1	DEPARTMENT SUPPLIES	874.00
		Fund 225 - MUTUAL FIRE Total:
		1,279.60
Fund: 641 - WATER		
EQUIP MAINT	EQUIPMENT MAINTENANCE	7,067.13
EQUIP MAINT	EQUIPMENT MAINTENANCE	1,676.59
		Fund 641 - WATER Total:
		8,743.72
		Vendor 09760 - MACQUEEN EQUIPMENT INC Total:
		10,135.28
Vendor: 08190 - MADISON NATIONAL LIFE		
Fund: 111 - GENERAL		
INSURANCE	DISABILITY INSURANCE	567.61
INSURANCE	DISABILITY INSURANCE	604.37
		Fund 111 - GENERAL Total:
		1,171.98
Fund: 713 - CASH & INVESTMENT POOL		
INSURANCE	LIFE INS EE PAYABLE	956.79
INSURANCE	DIS INC INS EE PAYABLE	536.14
INSURANCE	LIFE INS ER PAYABLE	1,269.00
		Fund 713 - CASH & INVESTMENT POOL Total:
		2,761.93
		Vendor 08190 - MADISON NATIONAL LIFE Total:
		3,933.91
Vendor: 05099 - MARKETING CONSULTANTS		
Fund: 661 - STORMWATER		
DEPT. EDUCATIONAL SUPPLIES..	DEPARTMENT SUPPLIES	412.00
		Fund 661 - STORMWATER Total:
		412.00
		Vendor 05099 - MARKETING CONSULTANTS Total:
		412.00
Vendor: 10562 - MARVIN PLANNING CONSULTANTS INC		
Fund: 215 - SPECIAL PROJECTS		
COMPREHENSIVE PLAN-JULY ...	GRANT EXPENSE	2,133.20
		Fund 215 - SPECIAL PROJECTS Total:
		2,133.20
		Vendor 10562 - MARVIN PLANNING CONSULTANTS INC Total:
		2,133.20
Vendor: 07628 - MENARDS, INC		
Fund: 111 - GENERAL		
DEPT SUPP PARK	DEPARTMENT SUPPLIES	81.88
DEPT SUPP PARK	DEPARTMENT SUPPLIES	16.97
DEPT. SUPPLIES- DS	DEPARTMENT SUPPLIES	26.23
DEPT SUPP PARK	DEPARTMENT SUPPLIES	19.98
DEPT SUPP PARK	DEPARTMENT SUPPLIES	45.56
DEPT SUPP PARK	DEPARTMENT SUPPLIES	83.93
DEPT SUPP PARK	DEPARTMENT SUPPLIES	47.96
STRUCTURE	STRUCTURES	78.05
STATION SUPPLIES - TOTE AND..	DEPARTMENT SUPPLIES	41.96
DEPT SUPP PARK	DEPARTMENT SUPPLIES	150.33
DEPT SUPP PARK	DEPARTMENT SUPPLIES	23.49
Department Supplies-REC	DEPARTMENT SUPPLIES	63.46
DEPT SUPP PARK	DEPARTMENT SUPPLIES	91.95
DEPT SUPP PARK	DEPARTMENT SUPPLIES	99.96
DEPT SUPP PARK	DEPARTMENT SUPPLIES	3.97
Department Supplies-REC	DEPARTMENT SUPPLIES	38.93
Department Supplies-REC	DEPARTMENT SUPPLIES	29.36
DEPT SUPP PARK	DEPARTMENT SUPPLIES	98.95
GROUND MAINT PARK	GROUPS MAINTENANCE	226.58
GROUND MAINT PARK	GROUPS MAINTENANCE	67.12
INVEST SUPPL-POL	INVESTIGATIVE EXPENSES	719.00

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Description (Payable)	Account Name	Amount
Department Supplies-REC	DEPARTMENT SUPPLIES	142.19
Fund 111 - GENERAL Total:		2,197.81
Fund: 212 - STREETS		
SUPP - WD-40, GEL LUBE	DEPARTMENT SUPPLIES	56.56
SUPP - METAL CUTTING WHEE...	DEPARTMENT SUPPLIES	7.74
Fund 212 - STREETS Total:		64.30
Fund: 621 - ENVIRONMENTAL SERVICES		
Department Supplies-SAN	DEPARTMENT SUPPLIES	179.82
DEPT SUP	DEPARTMENT SUPPLIES	1.97
Fund 621 - ENVIRONMENTAL SERVICES Total:		181.79
Fund: 631 - WASTEWATER		
DEPT SUP	DEPARTMENT SUPPLIES	48.97
DEPT SUP	DEPARTMENT SUPPLIES	12.98
DEPT SUP	DEPARTMENT SUPPLIES	395.95
DEPT SUP	DEPARTMENT SUPPLIES	1.97
Fund 631 - WASTEWATER Total:		459.87
Fund: 641 - WATER		
DEPT SUP	DEPARTMENT SUPPLIES	54.50
DEPT SUP	DEPARTMENT SUPPLIES	27.46
BUILDING MAINT	BUILDING MAINTENANCE	34.73
Fund 641 - WATER Total:		116.69
Vendor 07628 - MENARDS, INC Total:		3,020.46
Vendor: 07938 - MIDWEST CONNECT, LLC		
Fund: 621 - ENVIRONMENTAL SERVICES		
UB PROCESSING - JUNE 2026	CONTRACTUAL SERVICES	1,996.92
Fund 621 - ENVIRONMENTAL SERVICES Total:		1,996.92
Fund: 631 - WASTEWATER		
UB PROCESSING - JUNE 2026	CONTRACTUAL SERVICES	1,996.91
Fund 631 - WASTEWATER Total:		1,996.91
Fund: 641 - WATER		
UB PROCESSING - JUNE 2026	CONTRACTUAL SERVICES	1,996.91
Fund 641 - WATER Total:		1,996.91
Vendor 07938 - MIDWEST CONNECT, LLC Total:		5,990.74
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
Vendor: 10762 - MURRELL KATHY		
Fund: 111 - GENERAL		
LEGAL FEES-POL	LEGAL FEES	35.95
Fund 111 - GENERAL Total:		35.95
Vendor 10762 - MURRELL KATHY Total:		35.95
Vendor: 10719 - NATIONAL SIGN COMPANY LLC		
Fund: 212 - STREETS		
DEPT SUPP PW	DEPARTMENT SUPPLIES	8,906.07
Fund 212 - STREETS Total:		8,906.07
Vendor 10719 - NATIONAL SIGN COMPANY LLC Total:		8,906.07
Vendor: 04082 - NE CHILD SUPPORT PAYMENT CENTER		
Fund: 713 - CASH & INVESTMENT POOL		
NE CHILD SUPPORT PYBLE	CHILD SUPPORT EE PAY	1,611.00
NE CHILD SUPPORT PYBLE	CHILD SUPPORT EE PAY	1,611.00
Fund 713 - CASH & INVESTMENT POOL Total:		3,222.00
Vendor 04082 - NE CHILD SUPPORT PAYMENT CENTER Total:		3,222.00

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Description (Payable)	Account Name	Amount
Vendor: 00797 - NE DEPT OF REVENUE		
Fund: 111 - GENERAL		
MAY 2026 LODGING TAX	LEGAL FEES	393.47
TAXES	SALES TAX PAYABLE	1,083.26
		Fund 111 - GENERAL Total: 1,476.73
Fund: 631 - WASTEWATER		
TAXES	SALES TAX PAYABLE	16,185.22
		Fund 631 - WASTEWATER Total: 16,185.22
Fund: 641 - WATER		
TAXES	SALES TAX PAYABLE	2,709.55
		Fund 641 - WATER Total: 2,709.55
Fund: 661 - STORMWATER		
TAXES	SALES TAX PAYABLE	1,097.43
		Fund 661 - STORMWATER Total: 1,097.43
		Vendor 00797 - NE DEPT OF REVENUE Total: 21,468.93
Vendor: 09927 - NEBRASKA BANK		
Fund: 321 - CRA		
TIF-ELITE 7-6-26	TIF PASS THRU - PRINCIPAL	66,510.71
TIF-ELITE 7-6-26	TIF PASS THRU - INTEREST	13,937.32
		Fund 321 - CRA Total: 80,448.03
		Vendor 09927 - NEBRASKA BANK Total: 80,448.03
Vendor: 00578 - NEBRASKA PUBLIC POWER DISTRICT		
Fund: 213 - CEMETERY		
ELECTRICITY	ELECTRICITY	45.35
		Fund 213 - CEMETERY Total: 45.35
Fund: 631 - WASTEWATER		
ELECTRICITY	ELECTRIC POWER	12,642.05
ELECTRICITY	ELECTRIC POWER	172.84
		Fund 631 - WASTEWATER Total: 12,814.89
Fund: 641 - WATER		
ELECTRICITY	ELECTRIC POWER	7,607.87
ELECTRICITY	ELECTRIC POWER	6,804.37
		Fund 641 - WATER Total: 14,412.24
		Vendor 00578 - NEBRASKA PUBLIC POWER DISTRICT Total: 27,272.48
Vendor: 00632 - NEBRASKA RURAL RADIO ASSOCIATION		
Fund: 661 - STORMWATER		
TRICITY SW PSA-MAY 2026	CONTRACTUAL SERVICES	500.00
		Fund 661 - STORMWATER Total: 500.00
		Vendor 00632 - NEBRASKA RURAL RADIO ASSOCIATION Total: 500.00
Vendor: 09509 - NEMNICH AUTOMOTIVE		
Fund: 111 - GENERAL		
VEH MAINT-POL	VEHICLE MAINTENANCE	182.60
VEH MAINT-POL	VEHICLE MAINTENANCE	182.60
VEH MAINT-POL	VEHICLE MAINTENANCE	182.60
VEH MAINT-POL	VEHICLE MAINTENANCE	704.98
		Fund 111 - GENERAL Total: 1,252.78
		Vendor 09509 - NEMNICH AUTOMOTIVE Total: 1,252.78
Vendor: 08317 - NIPPON SANSON MATHERSON INC		
Fund: 641 - WATER		
RENT - MACHINES	RENT-MACHINES	52.83
		Fund 641 - WATER Total: 52.83
		Vendor 08317 - NIPPON SANSON MATHERSON INC Total: 52.83

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Description (Payable)	Account Name	Amount
Vendor: 00285 - OREGON TRAIL PLUMBING, HEATING & COOLING INC		
Fund: 111 - GENERAL		
EQUIP MAINT ADMIN	EQUIPMENT MAINTENANCE	125.00
		Fund 111 - GENERAL Total:
		125.00
Vendor 00285 - OREGON TRAIL PLUMBING, HEATING & COOLING INC Total:		
125.00		
Vendor: 09172 - O'REILLY AUTO ENTERPRISES, LLC		
Fund: 111 - GENERAL		
SHOP SUPPLIES - ROCKER SWI...	DEPARTMENT SUPPLIES	20.05
		Fund 111 - GENERAL Total:
		20.05
Fund: 212 - STREETS		
VEH MAINT PW	VEHICLE MAINTENANCE	639.20
		Fund 212 - STREETS Total:
		639.20
Vendor 09172 - O'REILLY AUTO ENTERPRISES, LLC Total:		
659.25		
Vendor: 09876 - OWEN DEVELOPMENT, LLC		
Fund: 321 - CRA		
TIF-OWEN 7-6-26	TIF PASS THRU - PRINCIPAL	5,800.18
TIF-OWEN 7-6-26	TIF PASS THRU - INTEREST	5,428.18
		Fund 321 - CRA Total:
		11,228.36
Vendor 09876 - OWEN DEVELOPMENT, LLC Total:		
11,228.36		
Vendor: 00487 - PANHANDLE ENVIRONMENTAL SERVICES INC		
Fund: 631 - WASTEWATER		
CONTRACTUAL SVC	CONTRACTUAL SERVICES	215.00
CONTRACTUAL SVC	CONTRACTUAL SERVICES	187.00
		Fund 631 - WASTEWATER Total:
		402.00
Fund: 641 - WATER		
SAMPLES	SAMPLES	120.00
SAMPLES	SAMPLES	120.00
SAMPLES	SAMPLES	120.00
		Fund 641 - WATER Total:
		360.00
Vendor 00487 - PANHANDLE ENVIRONMENTAL SERVICES INC Total:		
762.00		
Vendor: 00017 - PANHANDLE HUMANE SOCIETY		
Fund: 111 - GENERAL		
CONTRACTUAL	CONTRACTUAL SERVICES	6,300.56
		Fund 111 - GENERAL Total:
		6,300.56
Vendor 00017 - PANHANDLE HUMANE SOCIETY Total:		
6,300.56		
Vendor: 09119 - PEACEFUL PRAIRIE NURSERY, INC		
Fund: 111 - GENERAL		
DEPT SUPP PARK	DEPARTMENT SUPPLIES	35.00
		Fund 111 - GENERAL Total:
		35.00
Vendor 09119 - PEACEFUL PRAIRIE NURSERY, INC Total:		
35.00		
Vendor: 10203 - PIVO, INC.		
Fund: 321 - CRA		
TIF - PIVO 7-6-26	TIF PASS THRU - PRINCIPAL	13,268.23
TIF - PIVO 7-6-26	TIF PASS THRU - INTEREST	2,192.62
		Fund 321 - CRA Total:
		15,460.85
Vendor 10203 - PIVO, INC. Total:		
15,460.85		
Vendor: 01276 - PLATTE VALLEY BANK		
Fund: 321 - CRA		
TIF -PVB 7-6-26	TIF PASS THRU - PRINCIPAL	12,312.67
TIF -PVB 7-6-26	TIF PASS THRU - INTEREST	7,594.05
TIF-FAIRFIELD 7-6-26	TIF PASS THRU - PRINCIPAL	45,763.93
TIF-FAIRFIELD 7-6-26	TIF PASS THRU - INTEREST	5,179.36
TIF-MTL 7-6-26	TIF PASS THRU - PRINCIPAL	1,291.22
TIF-MTL 7-6-26	TIF PASS THRU - INTEREST	2,294.19

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Description (Payable)	Account Name	Amount
TIF-SCOOTERS 7-6-26	TIF PASS THRU - INTEREST	1,145.94
	Fund 321 - CRA Total:	75,581.36
Fund: 713 - CASH & INVESTMENT POOL		
HEALTH SAVINGS ACCT	HSA EE PAYABLE	11,194.66
HEALTH SAVINGS ACCT	HSA ER PAYABLE	6,875.00
HEALTH SAVINGS ACCT	HSA EE PAYABLE	11,194.66
HEALTH SAVINGS ACCT	HSA ER PAYABLE	6,875.00
	Fund 713 - CASH & INVESTMENT POOL Total:	36,139.32
	Vendor 01276 - PLATTE VALLEY BANK Total:	111,720.68
Vendor: 10432 - PLAYAWAY PRODUCTS LLC		
Fund: 111 - GENERAL		
Coll.	COLLECTIONS	69.99
	Fund 111 - GENERAL Total:	69.99
	Vendor 10432 - PLAYAWAY PRODUCTS LLC Total:	69.99
Vendor: 10691 - POWER EQUIPMENT COMPANY		
Fund: 621 - ENVIRONMENTAL SERVICES		
EQUIP MAINT	EQUIPMENT MAINTENANCE	286.09
	Fund 621 - ENVIRONMENTAL SERVICES Total:	286.09
Fund: 631 - WASTEWATER		
EQUIP MAINT	EQUIPMENT MAINTENANCE	286.09
	Fund 631 - WASTEWATER Total:	286.09
	Vendor 10691 - POWER EQUIPMENT COMPANY Total:	572.18
Vendor: 00266 - QUILL CORPORATION		
Fund: 111 - GENERAL		
DEPT/JANIT/VEH-POL	DEPARTMENT SUPPLIES	240.75
DEPT/JANIT/VEH-POL	JANITORIAL SUPPLIES	37.40
DEPT/JANIT/VEH-POL	VEHICLE MAINTENANCE	50.56
DEPT SUPP ADMIN LEXMARK ...	DEPARTMENT SUPPLIES	1,245.09
DEPT SUPP ADMIN	DEPARTMENT SUPPLIES	50.42
	Fund 111 - GENERAL Total:	1,624.22
Fund: 224 - ECONOMIC DEVELOPMENT		
DEPT SUPP ED	DEPARTMENT SUPPLIES	59.99
	Fund 224 - ECONOMIC DEVELOPMENT Total:	59.99
	Vendor 00266 - QUILL CORPORATION Total:	1,684.21
Vendor: 08572 - R & K LAND CO LLC		
Fund: 223 - KENO		
TREE REBATE	CONTRACTUAL SERVICES	150.00
	Fund 223 - KENO Total:	150.00
	Vendor 08572 - R & K LAND CO LLC Total:	150.00
Vendor: 04089 - REGIONAL CARE INC		
Fund: 812 - HEALTH INSURANCE		
CLAIMS	CLAIMS EXPENSE	6,882.63
FLEX FUNDING	FLEXIBLE BENFT EXPENSES	896.30
CLAIMS	CLAIMS EXPENSE	82,833.21
	Fund 812 - HEALTH INSURANCE Total:	90,612.14
	Vendor 04089 - REGIONAL CARE INC Total:	90,612.14
Vendor: 00364 - REGIONAL WEST MEDICAL CENTER		
Fund: 111 - GENERAL		
CONSULTING-POL	CONSULTING SERVICES	180.00
	Fund 111 - GENERAL Total:	180.00
	Vendor 00364 - REGIONAL WEST MEDICAL CENTER Total:	180.00

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Description (Payable)	Account Name	Amount
Vendor: 08204 - RIVERSIDE ZOOLOGICAL FOUNDATION		
Fund: 111 - GENERAL		
Contractual Services-REC	CONTRACTUAL SERVICES	87,500.00
		Fund 111 - GENERAL Total:
		87,500.00
Vendor 08204 - RIVERSIDE ZOOLOGICAL FOUNDATION Total:		
87,500.00		
Vendor: 09564 - ROCKSTEP SCOTTSBLUFF LLC		
Fund: 321 - CRA		
TIF-ROCKSTEP 7-6-26	TIF PASS THRU - INTEREST	5,376.36
		Fund 321 - CRA Total:
		5,376.36
Vendor 09564 - ROCKSTEP SCOTTSBLUFF LLC Total:		
5,376.36		
Vendor: 00366 - ROOSEVELT PUBLIC POWER DISTRICT		
Fund: 641 - WATER		
ELECTRIC POWER	ELECTRIC POWER	2,515.37
		Fund 641 - WATER Total:
		2,515.37
Vendor 00366 - ROOSEVELT PUBLIC POWER DISTRICT Total:		
2,515.37		
Vendor: 10235 - RUSSEL'S AUTOMOTIVE		
Fund: 111 - GENERAL		
VEH MAINT-POL	VEHICLE MAINTENANCE	227.99
VEH MAINT-POL	VEHICLE MAINTENANCE	59.22
VEH MAINT-POL	VEHICLE MAINTENANCE	664.82
		Fund 111 - GENERAL Total:
		952.03
Vendor 10235 - RUSSEL'S AUTOMOTIVE Total:		
952.03		
Vendor: 09673 - S & S PLUMBING LLC		
Fund: 111 - GENERAL		
WATER HEATER- CITY HALL	STRUCTURES	1,535.32
		Fund 111 - GENERAL Total:
		1,535.32
Vendor 09673 - S & S PLUMBING LLC Total:		
1,535.32		
Vendor: 00026 - S M E C		
Fund: 713 - CASH & INVESTMENT POOL		
EMPLOYEE DEDUCTION	SMEC EE PAYABLE	75.50
EMPLOYEE DEDUCTION	SMEC EE PAYABLE	75.50
		Fund 713 - CASH & INVESTMENT POOL Total:
		151.00
Vendor 00026 - S M E C Total:		
151.00		
Vendor: 01177 - SCB CO CLERK		
Fund: 111 - GENERAL		
CONTRACTUAL	CONTRACTUAL SERVICES	100.00
		Fund 111 - GENERAL Total:
		100.00
Fund: 218 - PUBLIC SAFETY		
CONTRACTUAL	CONTRACTUAL SERVICES	4,930.02
		Fund 218 - PUBLIC SAFETY Total:
		4,930.02
Fund: 225 - MUTUAL FIRE		
CONTRACTUAL	CONTRACTUAL SERVICES	4,930.02
		Fund 225 - MUTUAL FIRE Total:
		4,930.02
Vendor 01177 - SCB CO CLERK Total:		
9,960.04		
Vendor: 02531 - SCB FIREFIGHTERS UNION LOCAL 1454		
Fund: 713 - CASH & INVESTMENT POOL		
FIRE EE DUES	FIRE UNION DUES EE PAY	280.00
FIRE EE DUES	FIRE UNION DUES EE PAY	280.00
		Fund 713 - CASH & INVESTMENT POOL Total:
		560.00
Vendor 02531 - SCB FIREFIGHTERS UNION LOCAL 1454 Total:		
560.00		
Vendor: 10167 - SCB IBEW 1597 UNION DUES		
Fund: 713 - CASH & INVESTMENT POOL		
SCB IBEW 1597 UNION DUES	IBEW UNION DUES EE PAY	349.55

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Description (Payable)	Account Name	Amount
SCB IBEW 1597 UNION DUES	IBEW UNION DUES EE PAY	349.55
Fund 713 - CASH & INVESTMENT POOL Total:		699.10
Vendor 10167 - SCB IBEW 1597 UNION DUES Total:		699.10
Vendor: 10763 - SCHMER ALESHIEA		
Fund: 111 - GENERAL		
LEGAL FEES-POL	LEGAL FEES	24.35
Fund 111 - GENERAL Total:		24.35
Vendor 10763 - SCHMER ALESHIEA Total:		24.35
Vendor: 00734 - SCOTT WALTON		
Fund: 641 - WATER		
EQUIP MAINT	EQUIPMENT MAINTENANCE	152.50
Fund 641 - WATER Total:		152.50
Vendor 00734 - SCOTT WALTON Total:		152.50
Vendor: 10760 - SCOTTS BLUFF COUNTY CERT		
Fund: 223 - KENO		
COMMUNITY BETTERMENT	COMMUNITY BETTERMENT	2,818.16
Fund 223 - KENO Total:		2,818.16
Vendor 10760 - SCOTTS BLUFF COUNTY CERT Total:		2,818.16
Vendor: 00852 - SCOTTS BLUFF COUNTY COURT		
Fund: 111 - GENERAL		
LEGAL FEES-POL	LEGAL FEES	505.00
Fund 111 - GENERAL Total:		505.00
Vendor 00852 - SCOTTS BLUFF COUNTY COURT Total:		505.00
Vendor: 00273 - SCOTTSBLUFF POLICE OFFICERS ASSOCIATION		
Fund: 713 - CASH & INVESTMENT POOL		
POLICE EE DUES	POL UNION DUES EE PAY	975.00
POLICE EE DUES	POL UNION DUES EE PAY	975.00
Fund 713 - CASH & INVESTMENT POOL Total:		1,950.00
Vendor 00273 - SCOTTSBLUFF POLICE OFFICERS ASSOCIATION Total:		1,950.00
Vendor: 01271 - SCOTTSBLUFF SCREENPRINTING & EMBROIDERY, LLC		
Fund: 111 - GENERAL		
UNIFORM T-SHIRTS, SWEATP...	UNIFORMS & CLOTHING	2,846.00
EMP RECOGNITION BREAKFAST	MISCELLANEOUS	95.00
Fund 111 - GENERAL Total:		2,941.00
Vendor 01271 - SCOTTSBLUFF SCREENPRINTING & EMBROIDERY, LLC Total:		2,941.00
Vendor: 10759 - SCRUNCHIES MARKET LLC		
Fund: 224 - ECONOMIC DEVELOPMENT		
ECONOMIC DEV AGREEMENT	ECONOMIC DEVELOPMENT	25,000.00
Fund 224 - ECONOMIC DEVELOPMENT Total:		25,000.00
Vendor 10759 - SCRUNCHIES MARKET LLC Total:		25,000.00
Vendor: 10711 - SET YOUR SITES INC		
Fund: 111 - GENERAL		
CAMPSPOT CAMPGORUND	CAMPGROUND FEES	245.00
Fund 111 - GENERAL Total:		245.00
Vendor 10711 - SET YOUR SITES INC Total:		245.00
Vendor: 01031 - SIMON CONTRACTORS		
Fund: 111 - GENERAL		
GROUND MAINT PARK	GROUNDS MAINTENANCE	737.00
Fund 111 - GENERAL Total:		737.00
Fund: 212 - STREETS		
CONCRETE FOR STREET REPAIR	STREET MAINTENANCE	517.50
CONCRETE FOR STREET REPAIR	STREET MAINTENANCE	1,436.13
CONCRETE FOR STREET REPAI...	STREET MAINTENANCE	996.50
CONCRETE FOR STREET REPAI...	STREET MAINTENANCE	910.00

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Description (Payable)	Account Name	Amount
CONCRETE FOR STREET REPAIR	STREET MAINTENANCE	1,039.75
CONCRETE FOR STREET REPAIR	STREET MAINTENANCE	953.25
CONCRETE FOR STREET REPAIR	STREET MAINTENANCE	1,429.00
Fund 212 - STREETS Total:		7,282.13
Vendor 01031 - SIMON CONTRACTORS Total:		8,019.13
Vendor: 10666 - SLATER RONNIE		
Fund: 111 - GENERAL		
Special Events-REC	SPECIAL EVENTS	360.00
Fund 111 - GENERAL Total:		360.00
Vendor 10666 - SLATER RONNIE Total:		360.00
Vendor: 00513 - SNELL SERVICES INC.		
Fund: 111 - GENERAL		
Bldg. Main.	BUILDING MAINTENANCE	437.50
Bldg. Main.	BUILDING MAINTENANCE	495.00
Fund 111 - GENERAL Total:		932.50
Vendor 00513 - SNELL SERVICES INC. Total:		932.50
Vendor: 09663 - SOUNDSLEEPER SECURITY INC.		
Fund: 111 - GENERAL		
STRUCTURE CITY HALL UPGRAD...	STRUCTURES	1,422.14
Fund 111 - GENERAL Total:		1,422.14
Fund: 212 - STREETS		
MAINTENANCE SERVICE PACK...	EQUIPMENT MAINTENANCE	1,600.00
Fund 212 - STREETS Total:		1,600.00
Fund: 621 - ENVIRONMENTAL SERVICES		
Contractual Services-SAN	CONTRACTUAL SERVICES	800.00
CONTRACTUAL SVC	CONTRACTUAL SERVICES	350.00
Fund 621 - ENVIRONMENTAL SERVICES Total:		1,150.00
Fund: 631 - WASTEWATER		
CONTRACTUAL SVC	CONTRACTUAL SERVICES	350.00
Fund 631 - WASTEWATER Total:		350.00
Vendor 09663 - SOUNDSLEEPER SECURITY INC. Total:		4,522.14
Vendor: 04741 - SPENCER, KEVIN		
Fund: 111 - GENERAL		
SCHOOL & CONF K SPENCER	SCHOOL & CONFERENCE	160.00
Fund 111 - GENERAL Total:		160.00
Vendor 04741 - SPENCER, KEVIN Total:		160.00
Vendor: 00054 - STATE HEALTH LAB		
Fund: 641 - WATER		
SAMPLES	SAMPLES	993.00
Fund 641 - WATER Total:		993.00
Vendor 00054 - STATE HEALTH LAB Total:		993.00
Vendor: 01235 - STATE OF NE.		
Fund: 111 - GENERAL		
CONTRACTUAL-POL	CONTRACTUAL SERVICES	945.00
Fund 111 - GENERAL Total:		945.00
Vendor 01235 - STATE OF NE. Total:		945.00
Vendor: 00677 - TERRY D SCOTT		
Fund: 111 - GENERAL		
VEH MAINT PARK	VEHICLE MAINTENANCE	652.72
Fund 111 - GENERAL Total:		652.72
Vendor 00677 - TERRY D SCOTT Total:		652.72

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Description (Payable)	Account Name	Amount
Vendor: 01325 - THE PEAVEY CORP		
Fund: 111 - GENERAL		
INVEST SUPPL-POL	INVESTIGATIVE EXPENSES	219.77
		Fund 111 - GENERAL Total: 219.77
		Vendor 01325 - THE PEAVEY CORP Total: 219.77
Vendor: 09865 - UNION BANK & TRUST		
Fund: 713 - CASH & INVESTMENT POOL		
RETIREMENT	REGULAR RETIRE EE PAY	10,609.99
RETIREMENT	REGULAR RETIRE EE PAY	11,332.68
RETIREMENT	DEFERRED COMP EE PAY	2,009.76
RETIREMENT	DEFERRED COMP EE PAY	950.00
RETIREMENT	DEFERRED COMP EE PAY	483.61
RETIREMENT	RETIRE FIRE EE PAYABLE	5,465.26
RETIREMENT	RETIRE FIRE EE PAYABLE	6,827.67
RETIREMENT	RETIRE POLICE EE PAY	9,663.53
RETIREMENT	RETIRE POLICE EE PAY	10,216.68
RETIREMENT	REGULAR RETIRE EE PAY	10,508.51
RETIREMENT	REGULAR RETIRE EE PAY	11,219.20
RETIREMENT	DEFERRED COMP EE PAY	485.71
RETIREMENT	DEFERRED COMP EE PAY	950.00
RETIREMENT	DEFERRED COMP EE PAY	2,009.76
RETIREMENT	RETIRE FIRE EE PAYABLE	7,260.00
RETIREMENT	RETIRE FIRE EE PAYABLE	5,795.66
RETIREMENT	RETIRE POLICE EE PAY	10,080.93
RETIREMENT	RETIRE POLICE EE PAY	10,847.63
		Fund 713 - CASH & INVESTMENT POOL Total: 116,716.58
		Vendor 09865 - UNION BANK & TRUST Total: 116,716.58
Vendor: 08828 - US BANK		
Fund: 111 - GENERAL		
DEPT SUPP HR	DEPARTMENT SUPPLIES	34.99
		Fund 111 - GENERAL Total: 34.99
Fund: 224 - ECONOMIC DEVELOPMENT		
MEMBERSHIP S DESERSA	MEMBERSHIPS	119.99
		Fund 224 - ECONOMIC DEVELOPMENT Total: 119.99
Fund: 641 - WATER		
SCHOOLS & CONF	SCHOOL & CONFERENCE	-995.00
		Fund 641 - WATER Total: -995.00
		Vendor 08828 - US BANK Total: -840.02
Vendor: 02378 - WESTERN SURETY COMPANY		
Fund: 111 - GENERAL		
BOND K SPENCER	BONDING	875.00
		Fund 111 - GENERAL Total: 875.00
		Vendor 02378 - WESTERN SURETY COMPANY Total: 875.00
Vendor: 10039 - WILSON ZECHARIAH		
Fund: 111 - GENERAL		
Contractual Services-REC	CONTRACTUAL SERVICES	700.00
		Fund 111 - GENERAL Total: 700.00
		Vendor 10039 - WILSON ZECHARIAH Total: 700.00
Vendor: 03709 - WYOMING CHILD SUPPORT ENFORCEMENT		
Fund: 713 - CASH & INVESTMENT POOL		
CHILD SUPPORT	CHILD SUPPORT EE PAY	738.08
CHILD SUPPORT	CHILD SUPPORT EE PAY	738.08
		Fund 713 - CASH & INVESTMENT POOL Total: 1,476.16
		Vendor 03709 - WYOMING CHILD SUPPORT ENFORCEMENT Total: 1,476.16

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Description (Payable)	Account Name	Amount
Vendor: 02057 - YOUNG MEN'S CHRISTIAN ASSOCIATION OF SCOTTSBLUFF, NE		
Fund: 713 - CASH & INVESTMENT POOL		
YMCA	YMCA PAY EE	1,195.00
		1,195.00
Fund 713 - CASH & INVESTMENT POOL Total:		1,195.00
Vendor 02057 - YOUNG MEN'S CHRISTIAN ASSOCIATION OF SCOTTSBLUFF, NE Total:		1,195.00
Vendor: 03379 - ZM LUMBER CO CAPITAL ONE TRADE CREDIT		
Fund: 111 - GENERAL		
DEPT SUPP PARK	DEPARTMENT SUPPLIES	13.98
DEPT SUPP PARK	DEPARTMENT SUPPLIES	96.03
GROUND MAINT PARK	GROUNDS MAINTENANCE	37.98
		147.99
Fund 111 - GENERAL Total:		147.99
Fund: 212 - STREETS		
SUPP - BRIDGE PLANK FOR CO...	DEPARTMENT SUPPLIES	89.99
		89.99
Fund 212 - STREETS Total:		89.99
Vendor 03379 - ZM LUMBER CO CAPITAL ONE TRADE CREDIT Total:		237.98
		1,518,498.94
Grand Total:		1,518,498.94

Report Summary

Fund Summary

Fund	Expense Amount	Payment Amount
111 - GENERAL	205,590.44	2,648.71
212 - STREETS	19,043.52	0.00
213 - CEMETERY	85.28	0.00
215 - SPECIAL PROJECTS	179,543.80	0.00
218 - PUBLIC SAFETY	36,182.38	0.00
223 - KENO	14,474.16	14,324.16
224 - ECONOMIC DEVELOPMENT	25,287.97	25,000.00
225 - MUTUAL FIRE	6,209.62	0.00
321 - CRA	277,561.03	0.00
511 - CAPITAL PROJECTS FUND	1,300.00	0.00
621 - ENVIRONMENTAL SERVICES	48,110.95	0.00
631 - WASTEWATER	41,821.59	16,185.22
641 - WATER	237,082.23	2,709.55
661 - STORMWATER	2,009.43	1,097.43
713 - CASH & INVESTMENT POOL	332,651.28	332,651.28
812 - HEALTH INSURANCE	91,545.26	90,612.14
Grand Total:	1,518,498.94	485,228.49

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
111-21311	SALES TAX PAYABLE	1,083.26	1,083.26
111-42201-171	CAMPGROUND FEES	245.00	0.00
111-51261-142	WORKERS COMPENSATI...	197.62	0.00
111-51261-171	WORKERS COMPENSATI...	1,245.12	0.00
111-51281-141	DISABILITY INSURANCE	567.61	567.61
111-51281-142	DISABILITY INSURANCE	604.37	604.37
111-52111-111	DEPARTMENT SUPPLIES	1,353.01	0.00
111-52111-112	DEPARTMENT SUPPLIES	34.99	0.00
111-52111-121	DEPARTMENT SUPPLIES	26.23	0.00
111-52111-141	DEPARTMENT SUPPLIES	354.93	0.00
111-52111-142	DEPARTMENT SUPPLIES	582.23	0.00
111-52111-151	DEPARTMENT SUPPLIES	656.47	0.00
111-52111-171	DEPARTMENT SUPPLIES	1,279.16	0.00
111-52111-172	DEPARTMENT SUPPLIES	273.94	0.00
111-52121-141	JANITORIAL SUPPLIES	105.73	0.00
111-52121-142	JANITORIAL SUPPLIES	143.12	0.00
111-52134-172	SPECIAL EVENTS	520.00	0.00
111-52163-142	INVESTIGATIVE EXPENSES	966.73	0.00
111-52181-141	UNIFORMS & CLOTHING	2,846.00	0.00
111-52222-151	COLLECTIONS	69.99	0.00
111-52999-112	MISCELLANEOUS	647.00	0.00
111-52999-142	MISCELLANEOUS	30.00	0.00
111-53111-111	CONTRACTUAL SERVICES	945.00	0.00
111-53111-114	CONTRACTUAL SERVICES	100.00	0.00
111-53111-115	CONTRACTUAL SERVICES	39.99	0.00
111-53111-141	CONTRACTUAL SERVICES	1,035.00	0.00
111-53111-142	CONTRACTUAL SERVICES	8,404.16	0.00
111-53111-151	CONTRACTUAL SERVICES	1,519.21	0.00
111-53111-172	CONTRACTUAL SERVICES	108,428.75	0.00
111-53121-142	CONSULTING SERVICES	180.00	0.00
111-53211-142	LEGAL FEES	565.30	0.00
111-53211-171	LEGAL FEES	393.47	393.47
111-53421-141	BUILDING MAINTENANCE	77.50	0.00
111-53421-142	BUILDING MAINTENANCE	77.50	0.00
111-53421-151	BUILDING MAINTENANCE	932.50	0.00
111-53421-171	BUILDING MAINTENANCE	3,450.00	0.00
111-53441-111	EQUIPMENT MAINTENA...	502.29	0.00

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
111-53441-151	EQUIPMENT MAINTENA...	193.00	0.00
111-53441-171	EQUIPMENT MAINTENA...	142.68	0.00
111-53451-142	VEHICLE MAINTENANCE	5,239.74	0.00
111-53451-171	VEHICLE MAINTENANCE	652.72	0.00
111-53471-171	GROUNDS MAINTENAN...	1,068.68	0.00
111-53521-111	HEATING FUEL	105.45	0.00
111-53521-141	HEATING FUEL	63.08	0.00
111-53521-142	HEATING FUEL	111.84	0.00
111-53521-151	HEATING FUEL	100.74	0.00
111-53521-171	HEATING FUEL	101.00	0.00
111-53521-172	HEATING FUEL	3,614.61	0.00
111-53561-142	PHONE & INTERNET	1,451.26	0.00
111-53561-172	PHONE & INTERNET	40.01	0.00
111-53571-141	CELLULAR PHONE	159.52	0.00
111-53571-171	CELLULAR PHONE	39.93	0.00
111-53631-111	RENT-MACHINES	50.00	0.00
111-53631-142	RENT-MACHINES	15.00	0.00
111-53631-171	RENT-MACHINES	50.00	0.00
111-53711-114	SCHOOL & CONFERENCE	160.00	0.00
111-53811-114	BONDING	875.00	0.00
111-54311-111	STRUCTURES	50,873.00	0.00
212-52111-212	DEPARTMENT SUPPLIES	9,193.86	0.00
212-53441-212	EQUIPMENT MAINTENA...	1,600.00	0.00
212-53451-212	VEHICLE MAINTENANCE	639.20	0.00
212-53491-212	STREET MAINTENANCE	7,282.13	0.00
212-53521-212	HEATING FUEL	328.33	0.00
213-53511-213	ELECTRICITY	45.35	0.00
213-53561-213	PHONE & INTERNET	39.93	0.00
215-52931-111	INSURED REPAIRS/REPL...	170,919.60	0.00
215-53111-171	CONTRACTUAL SERVICES	6,491.00	0.00
215-54991-113	GRANT EXPENSE	2,133.20	0.00
218-52111-142	DEPARTMENT SUPPLIES	31,252.36	0.00
218-53111-142	CONTRACTUAL SERVICES	4,930.02	0.00
223-53111-113	CONTRACTUAL SERVICES	150.00	0.00
223-53752-113	COMMUNITY BETTERM...	14,324.16	14,324.16
224-52111-113	DEPARTMENT SUPPLIES	167.98	0.00
224-52311-114	MEMBERSHIPS	119.99	0.00
224-59111-114	ECONOMIC DEVELOPM...	25,000.00	25,000.00
225-52111-141	DEPARTMENT SUPPLIES	1,279.60	0.00
225-53111-000	CONTRACTUAL SERVICES	4,930.02	0.00
321-57221-111	TIF PASS THRU - PRINCIP...	166,458.90	0.00
321-57222-111	TIF PASS THRU - INTERE...	111,102.13	0.00
511-54311-213	STRUCTURES	1,300.00	0.00
621-51261-621	WORKERS COMPENSATI...	235.43	0.00
621-52111-621	DEPARTMENT SUPPLIES	340.67	0.00
621-53111-621	CONTRACTUAL SERVICES	3,487.92	0.00
621-53193-621	DISPOSAL FEES	43,692.83	0.00
621-53441-621	EQUIPMENT MAINTENA...	286.09	0.00
621-53521-621	HEATING FUEL	68.01	0.00
631-21311	SALES TAX PAYABLE	16,185.22	16,185.22
631-52111-631	DEPARTMENT SUPPLIES	542.24	0.00
631-53111-631	CONTRACTUAL SERVICES	11,822.84	0.00
631-53421-631	BUILDING MAINTENANCE	170.31	0.00
631-53441-631	EQUIPMENT MAINTENA...	286.09	0.00
631-53531-631	ELECTRIC POWER	12,814.89	0.00
641-21311	SALES TAX PAYABLE	2,709.55	2,709.55
641-52111-641	DEPARTMENT SUPPLIES	485.28	0.00
641-52117-641	SAMPLES	1,599.00	0.00

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
641-52411-641	POSTAGE	295.44	0.00
641-52611-641	CHEMICALS	11,870.26	0.00
641-53111-641	CONTRACTUAL SERVICES	2,259.41	0.00
641-53421-641	BUILDING MAINTENANCE	205.04	0.00
641-53441-641	EQUIPMENT MAINTENA...	8,896.22	0.00
641-53521-641	HEATING FUEL	198.44	0.00
641-53531-641	ELECTRIC POWER	16,927.61	0.00
641-53631-641	RENT-MACHINES	52.83	0.00
641-53711-641	SCHOOL & CONFERENCE	-995.00	0.00
641-54212-641	ENGINEERING/DESIGN	21,039.50	0.00
641-54311-641	STRUCTURES	171,538.65	0.00
661-21311	SALES TAX PAYABLE	1,097.43	1,097.43
661-52111-661	DEPARTMENT SUPPLIES	412.00	0.00
661-53111-661	CONTRACTUAL SERVICES	500.00	0.00
713-21512	MEDICARE W/H EE PAY...	22,497.56	22,497.56
713-21513	FICA W/H EE PAYABLE	84,380.52	84,380.52
713-21514	FED W/H EE PAYABLE	60,063.15	60,063.15
713-21517	POL UNION DUES EE PAY	1,950.00	1,950.00
713-21518	FIRE UNION DUES EE PAY	560.00	560.00
713-21519	IBEW UNION DUES EE P...	699.10	699.10
713-21523	LIFE INS EE PAYABLE	956.79	956.79
713-21524	SMEC EE PAYABLE	151.00	151.00
713-21527	WAGE ATTACHMENT EE ...	838.96	838.96
713-21528	REGULAR RETIRE EE PAY	43,670.38	43,670.38
713-21529	DEFERRED COMP EE PAY	6,888.84	6,888.84
713-21531	RETIRE FIRE EE PAYABLE	25,348.59	25,348.59
713-21533	RETIRE POLICE EE PAY	40,808.77	40,808.77
713-21534	DIS INC INS EE PAYABLE	536.14	536.14
713-21539	CHILD SUPPORT EE PAY	4,698.16	4,698.16
713-21540	YMCA PAY EE	1,195.00	1,195.00
713-21541	HSA EE PAYABLE	22,389.32	22,389.32
713-21723	LIFE INS ER PAYABLE	1,269.00	1,269.00
713-21741	HSA ER PAYABLE	13,750.00	13,750.00
812-53862-112	CLAIMS EXPENSE	89,715.84	89,715.84
812-53863-112	FLEXIBLE BENFT EXPENS...	896.30	896.30
812-59913-112	TAX EXPENSE	933.12	0.00
	Grand Total:	1,518,498.94	485,228.49

Project Account Summary

Project Account Key	Expense Amount	Payment Amount
None	1,067,855.11	485,228.49
1420152999142	30.00	0.00
21552931111	170,919.60	0.00
3121757221	62,592.81	0.00
3121757222	4,550.16	0.00
3121857222	5,179.36	0.00
3121957222	5,376.36	0.00
3122057221	66,510.71	0.00
3122057222	13,937.32	0.00
3122157221	5,800.18	0.00
3122157222	5,428.18	0.00
3122257221	12,312.67	0.00
3122257222	7,594.05	0.00
3122357222	26,337.04	0.00
3122457221	13,268.23	0.00
3122457222	2,192.62	0.00
3122557222	1,145.94	0.00
3122657221	4,683.08	0.00

Project Account Summary

Project Account Key	Expense Amount	Payment Amount
3122657222	16,268.15	0.00
3122757222	2,519.77	0.00
3122857221	1,291.22	0.00
3122857222	2,294.19	0.00
3122957222	12,526.86	0.00
3123057222	5,752.13	0.00
5001054991	2,133.20	0.00
Grand Total:	1,518,498.94	485,228.49

7-6-26 UTILITY REFUNDS

Account #	Contact	Service Address	Refund Amount
020-3947-04	ALVENA HUGHES	2111 AVE G SCOTTSBLUFF NE 69361	11.09
050-0961-06	ALLY PROPERTY	914 E 18TH ST SCOTTSBLUFF NE 69361	37.74
015-6740-03	JOAN G SIEGFRIED	16 BLUESTEM DR SCOTTSBLUFF NE 69361	137.75
3			\$186.58

City of Scottsbluff, Nebraska

Monday, July 6, 2026

Regular Meeting

Item 8.a

Council to consider action on the third 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%

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.

C If a lot abuts on a public alley, the minimum rear yard setback is five (5) feet.

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.

(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, July 6, 2026

Regular Meeting

Item 8.b

Council to consider action on the third 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, July 6, 2026

Regular Meeting

Item 9.a

Council to discuss and consider action on an application for the expansion of an existing Agriculture Estate Dwelling Site from Cheryl Reisig, for property located at 80194 Sugar Factory Road, and authorize the Mayor to sign the Certificate.

Staff Contact: Zachary Durbin



City of Scottsbluff
Agricultural Estate Dwelling Site
Permit Identifier S2026-12AE

Applicant Name Cheryl Reisig Applicant Address 1435 5th St. Gering,
NE
Applicant Email [REDACTED] Applicant Phone [REDACTED]
Contact Name [REDACTED] Contact Address
Contact Email [REDACTED] Contact Phone [REDACTED]

Dwelling Site Information

General Location/Address: 80194 SUGAR FACTORY RD

Legal Description: See Record of Survey

Total Area (Acres): 2.72

Intent: Existing Farmstead

Provide a brief description of the intent: Sale-off existing Farmstead.

Length of Public Road Frontage: 158'

Reserved Land

General Location/Address:

Legal Description: N1/2 NE1/4 12-22-55 lying South and West of the
Farmers Irrigation Canal

Total Area (Acres): 63.5

Applicant Signature

Issued By Zachary
Durbin

RECORD OF SURVEY

TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 22 NORTH,
RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHEAST CORNER OF SAID SECTION 12; THENCE, ON THE EAST LINE OF SAID SECTION, S02°14'50"W TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF THE FARMERS IRRIGATION TRI-STATE CANAL, BEING A DISTANCE OF 941.17 FEET, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID EAST LINE, S02°14'50"W FOR A DISTANCE OF 158.25 FEET; THENCE, N87°45'43"W FOR A DISTANCE OF 150.01 FEET; THENCE, ALONG A 197.00 FEET RADIUS CURVE TO THE RIGHT, CHORD BEING N65°47'47"W FOR A DISTANCE OF 147.38 FEET, SUPPORTING A CENTRAL ANGLE OF 43°55'52", FOR AN ARC DISTANCE OF 151.05 FEET; THENCE, N43°49'51"W FOR A DISTANCE OF 113.72 FEET; THENCE, ALONG A 197.00 FEET RADIUS CURVE TO THE RIGHT, CHORD BEING N34°44'49"W FOR A DISTANCE OF 62.21 FEET, SUPPORTING A CENTRAL ANGLE OF 18°10'05", FOR AN ARC DISTANCE OF 62.47 FEET; THENCE, N25°39'46"W FOR A DISTANCE OF 325.43 FEET; THENCE, N29°41'05"E TO A POINT OF INTERSECTION WITH SAID SOUTHERLY CANAL RIGHT-OF-WAY, BEING A DISTANCE OF 20.00 FEET; THENCE, ALONG SAID RIGHT-OF-WAY, ALONG A 2925.00 FEET RADIUS CURVE TO THE RIGHT, CHORD BEING S58°07'19"E FOR A DISTANCE OF 223.89 FEET, SUPPORTING A CENTRAL ANGLE OF 04°23'12", FOR AN ARC DISTANCE OF 223.95 FEET; THENCE, S55°55'43"E FOR A DISTANCE OF 417.27 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING AN AREA OF 2.72 ACRES, MORE OR LESS, OF WHICH 0.13 ACRES ARE CONTAINED IN COUNTY ROAD RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATE:

I, SCOTT M. BOSSE, NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE TRACT OF LAND DESCRIBED IN THE LEGAL DESCRIPTION AND SHOWN ON THE ACCOMPANYING DRAWING; THAT THE ACCOMPANYING DRAWING IS A CORRECT DELINEATION OF SAID SURVEY DRAWN TO A SCALE OF 100 FEET TO THE INCH; THAT SAID SURVEY AND DRAWING WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE LAWS APPLYING TO SURVEYING WITHIN THE STATE OF NEBRASKA; THAT THE DISTANCES ARE GROUND DISTANCES GIVEN IN FEET AND DECIMALS OF A FOOT; AND THE MONUMENTS WERE FOUND OR SET AS INDICATED AND THE BOUNDARY IS DEPICTED BY A THICKENED SOLID LINE.

WITNESS MY HAND AND SEAL this 29th day of April, 2026.

Scott M. Bosse
NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603

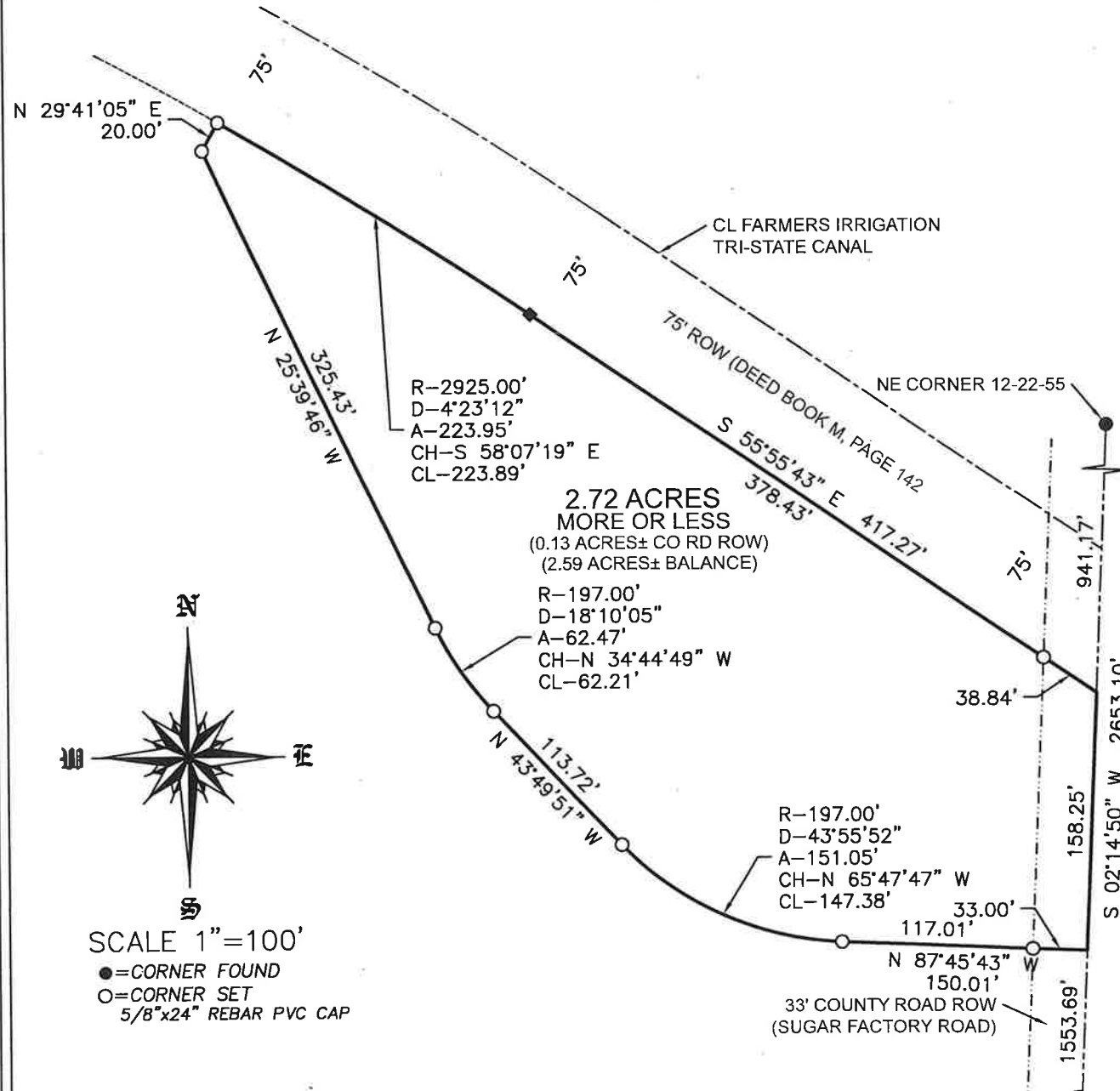
CORNER TIES:

NE CORNER 12-22-55
FOUND SPIKE IN ASPHALT
W 10.8' TO CL ROAD
ENE 33.68' TO SPIKE POWER POLE
ESE 19.17' TO SPIKE POWER POLE
SSE 27.37' TO MAILBOX POST
SW 71.39' TO SPIKE POWER POLE

E 1/4 CORNER 12-22-55
FOUND 3/4" REBAR
E 0.9' TO CL RD
NE 51.24' TO GUY ANCHOR
E 33.69' TO SPIKE POWER POLE
W 55.68' TO PIVOT STOP

SURVEYOR NOTES:

- 1) THIS TRACT MAY BE SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD OR APPARENT.
- 2) ONLY THE RECORD DOCUMENTS NOTED HEREON WERE PROVIDED TO OR DISCOVERED BY SURVEYOR. NO ABSTRACT, CURRENT TITLE COMMITMENT NOR OTHER RECORD TITLE DOCUMENTATION WAS PROVIDED FOR THIS SURVEY.



Scale 1"=100'
Date APRIL 29, 2026
Dwn By SMB
REVISED:

ACCUSTAR SURVEYING
MITCHELL, NE 69357
CELL: (308) 631-0737

30601 COUNTY ROAD 17
PHONE: (308) 623-0197

PROJECT: REISIG AEDS 12-22-55
JAMES REISIG
SCOTTSBLUFF, NEBRASKA

SHEET 1 OF 1

RECORD OF SURVEY

TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 22 NORTH,
RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHEAST CORNER OF SAID SECTION 12; THENCE, ON THE EAST LINE OF SAID SECTION, S02°14'50"W TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF THE FARMERS IRRIGATION TRI-STATE CANAL, BEING A DISTANCE OF 941.17 FEET, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID EAST LINE, S02°14'50"W FOR A DISTANCE OF 158.25 FEET; THENCE, N87°45'43"W FOR A DISTANCE OF 150.01 FEET; THENCE, ALONG A 197.00 FEET RADIUS CURVE TO THE RIGHT, CHORD BEING N65°47'47"W FOR A DISTANCE OF 147.38 FEET, SUPPORTING A CENTRAL ANGLE OF 43°55'52", FOR AN ARC DISTANCE OF 151.05 FEET; THENCE, N43°49'51"W FOR A DISTANCE OF 113.72 FEET; THENCE, ALONG A 197.00 FEET RADIUS CURVE TO THE RIGHT, CHORD BEING N34°44'49"W FOR A DISTANCE OF 62.21 FEET, SUPPORTING A CENTRAL ANGLE OF 18°10'05", FOR AN ARC DISTANCE OF 62.47 FEET; THENCE, N25°39'46"W FOR A DISTANCE OF 325.43 FEET; THENCE, N29°41'05"E TO A POINT OF INTERSECTION WITH SAID SOUTHERLY CANAL RIGHT-OF-WAY, BEING A DISTANCE OF 20.00 FEET; THENCE, ALONG SAID RIGHT-OF-WAY, ALONG A 2925.00 FEET RADIUS CURVE TO THE RIGHT, CHORD BEING S58°07'19"E FOR A DISTANCE OF 223.89 FEET, SUPPORTING A CENTRAL ANGLE OF 04°23'12", FOR AN ARC DISTANCE OF 223.95 FEET; THENCE, S55°55'43"E FOR A DISTANCE OF 417.27 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING AN AREA OF 2.72 ACRES; MORE OR LESS, OF WHICH 0.13 ACRES ARE CONTAINED IN COUNTY ROAD RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATE:

I, SCOTT M. BOSSE', NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE TRACT OF LAND DESCRIBED IN THE LEGAL DESCRIPTION AND SHOWN ON THE ACCOMPANYING DRAWING; THAT THE ACCOMPANYING DRAWING IS A CORRECT DELINEATION OF SAID SURVEY DRAWN TO A SCALE OF 100 FEET TO THE INCH; THAT SAID SURVEY AND DRAWING WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE LAWS APPLYING TO SURVEYING WITHIN THE STATE OF NEBRASKA; THAT THE DISTANCES ARE GROUND DISTANCES GIVEN IN FEET AND DECIMALS OF A FOOT; AND THE MONUMENTS WERE FOUND OR SET AS INDICATED AND THE BOUNDARY IS DEPICTED BY A THICKENED SOLID LINE.

WITNESS MY HAND AND SEAL this _____ day of _____, 2026.

Scott M. Bosse'
NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603

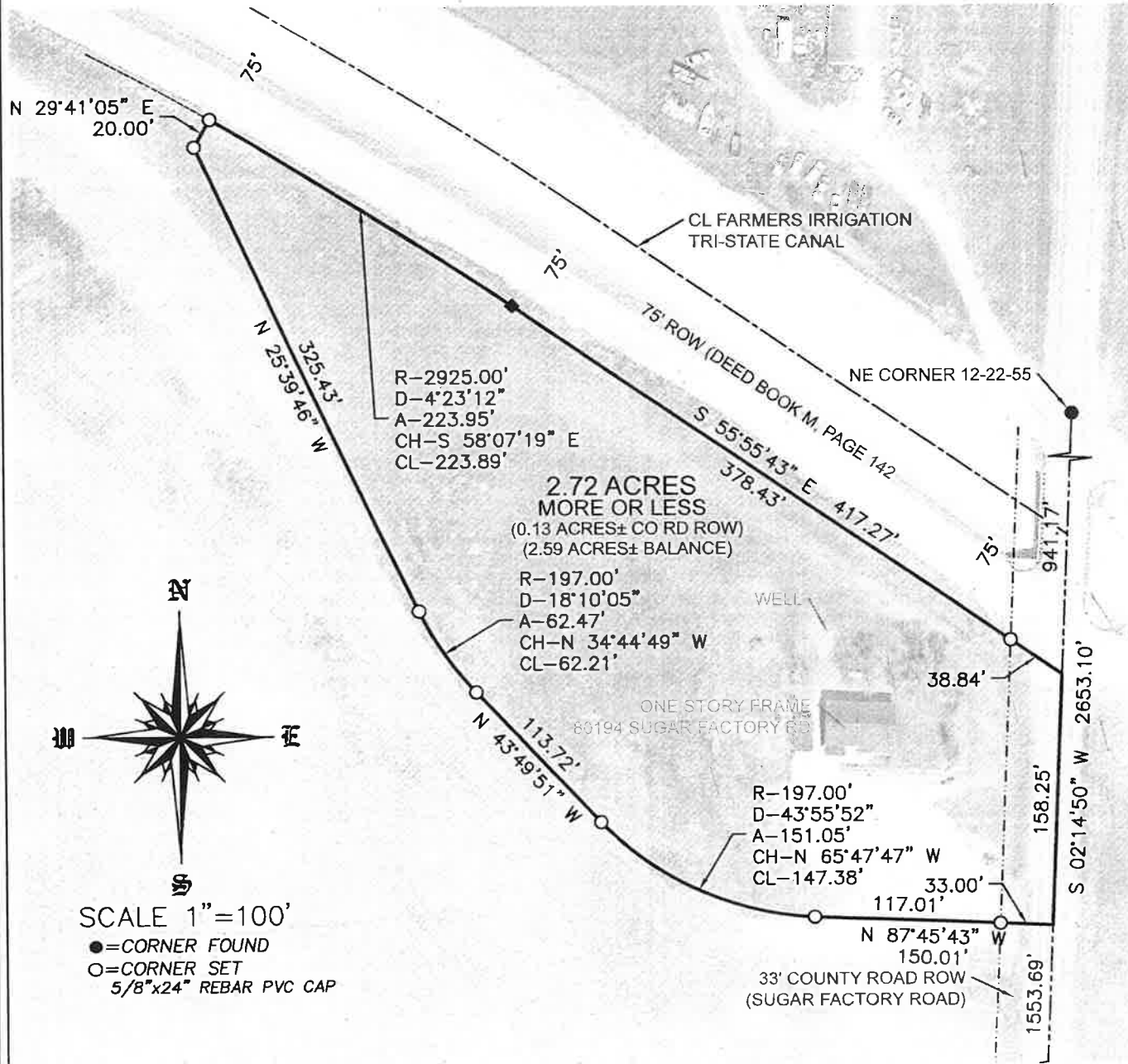
CORNER TIES:

NE CORNER 12-22-55
FOUND SPIKE IN ASPHALT
W 10.8' TO CL ROAD
ENE 33.68' TO SPIKE POWER POLE
ESE 19.17' TO SPIKE POWER POLE
SSE 27.37' TO MAILBOX POST
SW 71.39' TO SPIKE POWER POLE

E ¼ CORNER 12-22-55
FOUND ¾" REBAR
E 0.9' TO CL RD
NE 51.24' TO GUY ANCHOR
E 33.69' TO SPIKE POWER POLE
W 55.68' TO PIVOT STOP

SURVEYOR NOTES:

- 1) THIS TRACT MAYBE SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD OR APPARENT.
- 2) ONLY THE RECORD DOCUMENTS NOTED HEREON WERE PROVIDED TO OR DISCOVERED BY SURVEYOR. NO ABSTRACT, CURRENT TITLE COMMITMENT NOR OTHER RECORD TITLE DOCUMENTATION WAS PROVIDED FOR THIS SURVEY.



Scale 1"=100'
Date APRIL 29, 2026
Dwn By SMB
REVISED:

ACCUSTAR SURVEYING
MITCHELL, NE 69357
CELL: (308) 631-0737
30601 COUNTY ROAD 17
PHONE: (308) 623-0197

PROJECT:
REISIG AEDS 12-22-55
JAMES REISIG
SCOTTSBLUFF, NEBRASKA

**SHEET
1 OF 1**

City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: June 3, 2026 For Hearing of: June 8, 2026



I. GENERAL INFORMATION

- A. Applicant:** Cheryl Reisig
1435 5th Street
Gering, NE 69341

- B. Property**
Owner: James M & Cheryl Reisig
1435 5th Street
Gering, NE 69341

- C. Proposal:** Request for Creation of an Agricultural Estate Dwelling Site at 80194 Sugar Factory Road

- D. Legal Description:** A tract of land in the Northeast Quarter of Section 12, Township 22 North, Range 55 West of the 6th PM

- E. Location:** 80194 Sugar Factory Road

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

- G. Size of Site:** AEDS: Approximately 2.72 Acres
Agricultural/Vacant Land to be Reserved: Approximately 63.5 Acres

II. BACKGROUND INFORMATION

A. General Neighborhood/Area Land Uses and Zoning:

Direction From Subject Site	Future Land Use Designation	Current Zoning Designation	Surrounding Development
North	Rural	A -Agricultural & R-1B Rural Residential Estate	Acreage and Farmland
East	Rural	A -Agricultural	Farmland
South	Rural	A -Agricultural	Farmland
West	Rural	A -Agricultural	Farmland

B. Relevant Case History

1. N/A

III. ANALYSIS

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

B. Traffic & Access:

1. Access will be via Sugar Factory Road.

C. Utilities:

1. The AEDS is located in the extra-territorial jurisdiction and is not required to be served by city utilities.

IV. STAFF COMMENTS

A. The intent of the property owner is to sell the AEDS.

B. The AEDS is an existing farmstead site.

C. The reserved land does not meet the 80 minimum; however, Planning Commission may waive this requirement so long as the intent of an AEDS is met.

V. FINDINGS OF FACT

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

1. The agricultural use and AEDS designation are consistent with the Comprehensive Plan Future Land Use Map.
2. The AEDS designation will not create any nonconforming yards or structures.
3. The reserved area meets the intent of the AEDS.
4. The AEDS meets the 2-acre minimum and 20-acre maximum area requirement.
5. The AEDS is an existing farmstead site.

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

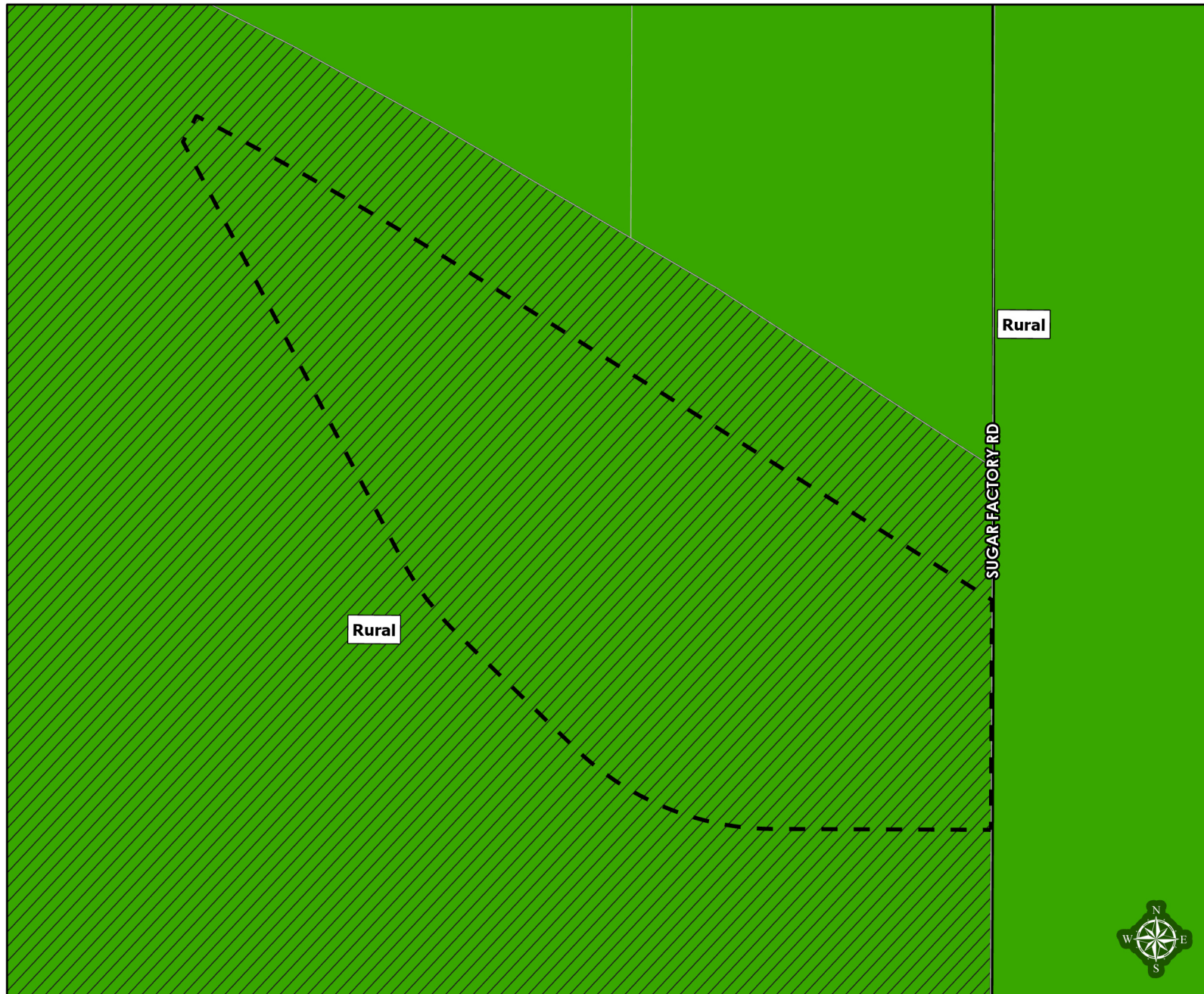
1. The reserved land does not meet the 80 acre minimum.

VI. STAFF RECCOMENDATION

- A.** Staff recommends the Planning Commission make a positive recommendation to City Council to approve the Agricultural Estate Dwelling designation of a tract of land in the Northeast Quarter of Section 12, Township 22 North, Range 55 West of the 6th PM, more particularly described on the record of survey.



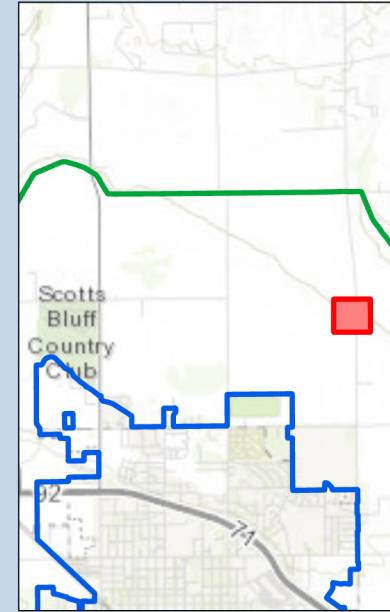
- Property Location(s)
- Street Centerlines
- Highway
- Main Road
- Residential/Rural
- Official City Zoning
- (A) Agriculture
- (AR) Agriculture Residential
- (C-1) Central Business District
- (C-2) Neighborhood Commercial
- (C-3) Heavy Commercial
- (M-1) Light Manufacturing & Industrial
- (M-2) Heavy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



- 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 & 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.



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

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For Recording Only
RET: Development Services, City of Scottsbluff

CERTIFICATE

This certificate should be indexed and recorded against the real estate described in Paragraph 2 and 3 below.

The following action was taken by the Scottsbluff City Planning Commission, and the Scottsbluff City Council.

TO-WIT:

1. Cheryl Reisig has caused to be made an application to the City of Scottsbluff, Scotts Bluff County for an exception to Agriculture (A-ET) District Zoning, for an Agricultural Estate Dwelling Site subject to all provisions of Part 13. Ag. District, specifically 25-3-19.1-13, of the Zoning Regulations. The Planning Commission approved the same at their regular meeting on June 8, 2026 and the City Council accepted such recommendations by approving the same, as provided by law, at the meeting of the Scottsbluff City Council on July 6, 2026.
2. The amended legal description of the tract-site (AEDS), separated as an Agricultural Estate Dwelling Site is: A Tract of Land Situated in the Northeast Quarter of Section 12, Township 22 North, range 55 West of the 6th Principal Meridian, Scotts Bluff County, Nebraska, More Particularly Described as Follows:
Referring to the Northeast Corner of Said Section 12; Thence, on the East Line of Said Section, S02°14'50"W to a Point of Intersection With the Southerly Right-Of-Way Line of the Farmers Irrigation Tri-State Canal, Being a distance of 941.17 feet, Said Point Also Being the True Point of Beginning; Thence, Continuing Along Said East Line S02°14'50"W for a Distance of 158.25 Feet; Thence, N87°45'43"W for a Distance of 150.01 Feet; Thence, Along a 197.00 Feet Radius Curve the Right, Chord Being N65°47'47"W for a Distance of 147.38 Feet, Supporting a Central Angle of 43°55'52", for an Arc Distance of 151.05 Feet; Thence N43°49'51"W for a Distance of 113.72 Feet, Thence Along a 197.00 Feet Radius Curve to the Right, Chord Being N34°44'49"W for a Distance of 62.21 Feet, Supporting a Central Angle of 18°10'05", for an Arc Distance of 62.47 Feet; Thence, N25°39'46"W for a Distance of 325.43 Feet; Thence, N29°41'05"E to a Point of Intersection With Said Southerly Canal Right-of-Way, Being a Distance of 20.00 Feet; Thence Along Said Right-of-Way, Along a 2925.00 Feet, Supporting a Central Angle of 04°23'12", for an Arc Distance of 223.95 Feet; Thence, S55°55'43"E for a Distance of 417.27 Feet to the True Point of Beginning, Containing an Area of 2.72 Acres, More or Less, of Which 0.13 Acres are Contained in County Road Right-of-Way.
3. The legal description of the reserved real estate pursuant to Part 25-3-19: A Tract of Land N1/2 NE1/4 12-22-55 lying South and West of the Farmers Irrigation Canal, containing an area of 63.5 Acres more or less.

STATE OF NEBRASKA)
CITY OF SCOTTSBLUFF)
COUNTY OF SCOTTS BLUFF)

I, Betsy Vidlak the duly appointed, qualified, and acting Mayor for the City of Scottsbluff, County of Scotts Bluff, State of Nebraska, do hereby certify that the foregoing is a true and complete recitation of the action taken by the City Planning Commission, and City Council, as it relates to the subject therein described, as shown by the records and minutes of the referenced public bodies. IT WITNESS WHEREOF, I DO HERBY SET MY OFFICIAL HAND, THIS

_____ DAY OF _____, _____.

Mayor, City of Scottsbluff
Betsy Vidlak

STATE OF NEBRASKA)
CITY OF SCOTTSBLUFF)
COUNTY OF SCOTTS BLUFF)

On the date immediately above set out, before me, a Notary Public duly commissioned and qualified to act in Scottsbluff, Scotts Bluff County, personally came the referenced Mayor Betsy Vidlak, to me known to be the identical person whose name is affixed to the foregoing certificate, and acknowledged the same to be his voluntary act and deed as such official.

Notary Public
(NOTARY SEAL & COMMISSION EXPIRES)

City of Scottsbluff, Nebraska

Monday, July 6, 2026

Regular Meeting

Item 10.a

Council to discuss and consider action on the Scottsbluff Downtown Revitalization Construction Management Agreement between Panhandle Area Development District and the City of Scottsbluff, and authorize the Mayor to sign the Agreement.

Staff Contact: Kevin E Spencer

Scottsbluff Downtown Revitalization Construction Management Agreement

THIS AGREEMENT made and entered into by and between the **City of Scottsbluff, Nebraska** (hereinafter referred to as the City and Panhandle Area Development District (hereinafter referred to as the Consultant).

WITNESSES THAT:

WHEREAS, the City [Scottsbluff City Hall, 2525 Circle Drive, Scottsbluff, NE 69361] and the Consultant [1620 Broadway, Suite A, Scottsbluff, NE 69361] are desirous of entering into a contract to formalize their relationship, and

WHEREAS, pursuant to Title I of the Housing and Community Development Act of 1974, as amended through 1981 and 24 CFR 570, the State of Nebraska Department of Economic Development (the Department) is authorized by the federal Department of Housing and Urban Development (HUD) to provide Community Development Block Grant Program funds (hereinafter referred to as CDBG funds) to units of local government selected to undertake and carry out certain programs and projects under the Nebraska State Community Development Block Grant Program in compliance with all applicable local, state and federal laws, regulations and policies, and

WHEREAS, the City, as part of its 2025 CDBG grant agreement with the Department, under contract number 25-DTR-004 , has been awarded CDBG funds for the purposes set forth herein, and

WHEREAS, the Scope of Work included in this contract is authorized as part of the City approved CDBG program, and

WHEREAS, it would be beneficial to the City to utilize the Consultant as an independent entity to accomplish the Scope of Work set forth herein and such endeavor would tend to best accomplish the objectives of the local CDBG program.

NOW, THEREFORE, in consideration of the mutual promises, covenants and provisions contained herein and the mutual benefits to be derived therefrom, the parties hereto agree as follows:

1. Services to be Provided by the Parties

a. The Consultant shall complete, in a satisfactory and proper manner as determined by the City, the work activities described in the Scope of Work (**Attachment #1**).

b. The City will provide such assistance and guidance as may be required to support the objectives set forth in the Scope of Work and will provide compensation for services as set forth in Section 3 Compensation below.

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2. Time of Performance

The start of the contract shall be [TBD, 2026]. The termination date of the contract shall be [19th May, 2028]. The effective date of this contract shall be the date the parties sign and complete execution of the contract.

3. Compensation

The City shall reimburse the Consultant in accordance with the Payment Schedule described in **Attachment #1** for all allowable expenses agreed upon by the parties to complete the Scope of Work. Contract will not use cost-plus or percentage of cost basis. In no event shall the total amount reimbursed by the City exceed the sum of **\$10,000** (Ten Thousand Dollars and 0 Cents). Reimbursement under this contract shall be based on billings that are supported by appropriate documentation of costs actually incurred. It is expressly understood that claims for reimbursement shall not be submitted in excess of actual, immediate cash requirements necessary to carry out the purposes of this agreement.

It is also understood that this contract is funded in whole or in part with funds through the State of Nebraska Community Development Block Grant Program as administered by the Department and is subject to those regulations and restrictions normally associated with federally funded programs.

4. Record Maintenance, Record Retention, and Access to Records

The Consultant agrees to maintain such records and follow such procedures as may be required under 2 CFR §200.300–345 and any such procedures that the City or the Department may prescribe. In general, such records will include information pertaining to the contract, obligations and unobligated balances, assets and liabilities, outlays, equal opportunity, labor standards (as appropriate), and performance.

All such records and all other records pertinent to this contract and work undertaken under this contract shall be retained by the Consultant for a period of ten years after the final audit of the City's CDBG project unless a longer period is required to resolve audit findings or litigation. In such cases, the City shall request a longer period for record retention.

The City, the Department, and duly authorized officials of the state and federal government shall have full access and the right to examine any pertinent documents, papers, records and books of the Consultant involving transactions to this local program and contract.

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5. Relationship

The relationship of the Consultant to the City shall be that of an independent Consultant rendering professional services. The Consultant shall have no authority to execute contracts or to make commitments on behalf of the City and nothing contained herein shall be deemed to create the relationship of employer and employee or principal and agent between the City and the Consultant.

6. Suspension, Termination and Close Out

If the Consultant fails to comply with the terms and conditions of this contract the City may pursue such remedies as are legally available including, but not limited to the suspension or termination of this contract in the manner specified herein:

a. Suspension: If the Consultant fails to comply with the terms and conditions of this contract, or whenever the Consultant is unable to substantiate full compliance with the provisions of this contract, the City may suspend the contract pending corrective actions or investigation, effective not less than 7 days following written notification to the Consultant or its authorized representative. The suspension will remain in full force and effect until the Consultant has taken corrective action to the satisfaction of the City and is

able to substantiate its full compliance with the terms and conditions of this contract. No obligations incurred by the Consultant or its authorized representatives during the period of suspension will be allowable under the contract except:

i **i.** Reasonable, proper and otherwise allowable costs which the Consultant could not avoid during the period of suspension.

i **ii.** If upon investigation, the Consultant is able to substantiate complete compliance with the terms and conditions of this contract, otherwise allowable costs incurred during the period of suspension will be allowed.

i **iii.** In the event all or any portion of the work prepared or partially prepared by the Consultant be suspended, abandoned, or otherwise terminated the City shall pay the Consultant for work performed to the satisfaction of the City, in accordance with the percentage of the work completed.

b. Termination for Cause: The City may terminate its contract with the Consultant if the Consultant fails to comply with the terms and conditions of this contract and any of the following conditions exist.

i **i.** The lack of compliance with the provisions of this contract are of such scope and nature that the City deems continuation of the

Professional Services Template, Revised December 6, 2023 Page 4 of 10

i contract to be substantially detrimental to the interests of the City;

i **ii.** The Consultant has failed to take satisfactory action as directed by the City or its authorized representative within the time specified by same;

i **iii.** The Consultant has failed within the time specified by the City or its authorized representative to satisfactorily substantiate its compliance with the terms and conditions of this contract; then, the City may terminate this contract in whole or in part, and thereupon shall notify the Consultant of the termination, the reasons therefore, and the effective date provided such effective date shall not be prior to notification of the Consultant. After this effective date, no charges incurred under any terminated portions are allowable.

c. Termination for Other Grounds: This contract may also be terminated in whole or in part:

i **i.** By the City, with the consent of the Consultant, or by the Consultant with the consent of the City, in which case the two parties shall devise by mutual agreement, the conditions of termination including effective date and in case of termination in part, that portion to be terminated.

i **ii.** If the funds allocated by the City via this contract are from anticipated sources of revenue, and if the anticipated sources of revenue do not become available for use in purchasing said services.

i **iii.** In the event the City fails to pay the Consultant promptly or within 60 days after invoices are rendered, the City agrees that the Consultant shall have the right to consider said default a breach of this agreement and the duties of the Consultant under this agreement terminated. In such an event, the City shall then promptly pay the Consultant for all services performed and all allowable expenses incurred.

i **iv.** The City may terminate this contract at any time giving at least 10-days' notice in writing to the Consultant. If the contract is terminated for convenience of the City as provided herein, the Consultant will be paid for time provided and expenses incurred up to the termination date.

7. Changes, Amendments, Modifications

The City may, from time to time, require changes or modifications in the scope of services to be performed hereunder. Such changes, including any increase or decrease in the amount of compensation therefore, which are mutually agreed upon by the City and the Consultant shall be incorporated in written amendments to this contract.

8. Personnel

The Consultant represents that he/she has, or will secure at his/her own expense, all personnel required in performing the services under this contract. Such personnel shall not be employees or have any contractual relationship to the City.

All services required hereunder will be performed by the Consultant or under his supervision and all personnel engaged in the work shall be fully qualified and shall be authorized or permitted under state or local law to perform such services.

None of the work or services covered by this contract shall be subcontracted without prior written approval of the City. Any work or services subcontracted hereunder shall be specified by written contract or agreement and shall be subject to each provision of this contract.

9. Assignability

The Consultant shall not assign any interest on this contract and shall not transfer any interest on this contract (whether by assignment or notation), without prior written consent of the City thereto: Provided, however, that claims for money by the Consultant from the City under this contract may be assigned to a bank, trust company, or other financial institutions without such approval. Written notice of any such assignment or transfer shall be furnished promptly to the City.

10. Reports and Information

The Consultant, at such times and in such forms as the City may require, shall furnish the City such periodic reports as it may request pertaining to the work or services undertaken

pursuant to this contract, the costs and obligations incurred or to be incurred in connection therewith, and any other matters covered by this contract.

11. Findings Confidential

All of the reports, information, data, etc., prepared or assembled by the Consultant under this contract are confidential and the Consultant agrees that they shall not Professional Services Template, Revised December 6, 2023 Page 6 of 10

be made available to any individual or organization without prior written approval of the City.

12. Copyright

No reports, maps, or other documents produced in whole or in part under this contract shall be subject of an application for copyright by or on behalf of the Consultant.

13. Compliance With Local Laws

The Consultant shall comply with all applicable laws, ordinances and codes of the state and local governments and the Consultant shall save the City harmless with respect to any damages arising from any tort done in performing any of the work embraced by this contract.

14. Title VI of the Civil Rights Act of 1964

No person shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance.

15. Section 109 of the Housing and Community Development Act of 1974

No person in the United States shall on the grounds of race, color, national origin, or sex be excluded from participation in, be denied benefits of or be subjected to discrimination

under any program or activity funded in whole or in part with funds made available under this title.

16. Build America, Buy America Act (BABA).

The City must comply with the requirements of the Build America, Buy America (BABA) Act, 41 USC 8301 note, and all applicable rules and notices, as may be amended, if applicable to the City's infrastructure project. Pursuant to HUD's Notice, "Public Interest Phased Implementation Waiver for FY 2022 and 2023 of Build America, Buy America Provisions as Applied to Recipients of HUD Federal Financial Assistance" (88 FR 17001), any funds obligated by HUD on or after the applicable listed effective dates, are subject to BABA requirements, unless excepted by a waiver.

The City shall include this BABA clause in any procurement bid/contract documents to ensure BABA compliance by subgrantees, developers and/or contractors. Professional Services Template, Revised December 6, 2023 Page 7 of 10

17. Section 3 Compliance in the Provision of Training, Employment and Business

Opportunities a. The work to be performed under this contract is on a project assisted under a program providing direct federal financial assistance from the Department of Housing and Urban Development and is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u. Section 3 requires that to the greatest extent feasible opportunities for training and employment arising in connection with Section 3 projects are provided to Section 3 workers (as defined in 24 CFR Part 75) within the metropolitan area (or nonmetropolitan county) in which the project is located and contracts for work awarded in connection with Section 3 projects are provided to business concerns that provide economic opportunities to Section 3 workers residing in the metropolitan area (or nonmetropolitan county) in which the project is located.

b. The parties to this contract will comply with the provisions of said Section 3. The parties to this contract certify and agree that they are under no contractual or other disability which would prevent them from complying with these provisions.

c. The Consultant will send to each labor organization or representative or workers with which he/she has collective bargaining agreement or other contract or understanding, if any, a notice advising the said labor organization or workers' representative of his/her

commitments under this Section 3 clause and shall post copies of the notice in conspicuous places available to employees and applicants for employment or training.

d. The Consultant will include this Section 3 clause in every subcontract for work in connection with the project and will, at the direction of the applicant for, or receipt of federal financial assistance, take appropriate action pursuant to the subcontract upon a finding that the subcontractor is in violation of regulations issued by the Secretary of Housing and Urban Development, 24 CFR Part 75. The Consultant will not subcontract with any subcontractor where it has notice or knowledge that the latter has been found in violation of regulations under 24 CFR Part 75 and will not let any subcontract unless the subcontractor has first provided it with a preliminary statement of ability to comply with the requirements of these regulations.

e. Compliance with the provisions of Section 3, the regulations set forth in 24 CFR Part 75, and all applicable rules and orders of the Department issued hereunder prior to the execution of the contract, shall be a condition of the federal financial assistance provided to the project, binding upon the applicant or recipient for such assistance, its successors and assigns. Failure to fulfill these requirements shall subject the applicant or recipient, its consultants and subcontractors, its successors and assigns to those sanctions specified by the

Professional Services Template, Revised December 6, 2023 Page 8 of 10

grant or loan agreement or contract through which federal assistance is provided, and to such sanctions as are specified by 24 CFR Part 75.

18. Age Discrimination Act of 1975, As Amended (42 U.S.C. 6101 et. seq.)

No person will be excluded from participation, denied program benefits or subjected to discrimination on the basis of age under any program or activity receiving federal funding assistance.

19. Section 504 of the Rehabilitation Act of 1973, As Amended (29 U.S.C. 794)

No otherwise qualified individual will, solely by reason of his or her handicap, be excluded from participation (including employment), denied program benefits or subjected to discrimination under any program or activity receiving federal assistance funds.

20. Executive Order 11246, As Amended

This Order applies to all federally assisted construction contracts/subcontracts (that exceed \$10,000) and non-construction/service contracts and subcontracts (that exceed \$50,000). The Subrecipient and subcontractors, if any, will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, gender identity, or national origin. The Grantee and subcontractors, if any, will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, sex, sexual orientation, gender identity, or national origin.

21. Conflict of Interest 2 CFR §200.318

No officer, employee or agent of the Grantee who will participate in the selection, the award, or the administration of this grant may obtain a personal or financial interest or benefit from the activity or have an interest in any contract, subcontract or agreement with respect thereto, or the proceeds thereunder either for themselves or those with whom they have family or business ties, during their tenure or for one year thereafter. It is further required that this stipulation be included in all subcontracts to this contract. Upon written request, exceptions may be granted upon a case-by-case basis when it is determined that such an exception will serve to further the purposes of the Act and the effective and efficient administration of the recipient's program or project. These exceptions are granted by the Department.

22. Audits and Inspections

The City, the Department, the State Auditor and HUD or their delegates shall have the right to review and monitor the financial and other Professional Services Template, Revised December 6, 2023 Page 9 of 10

components of the work and services provided and undertaken as part of the CDBG project and this contract, by whatever legal and reasonable means are deemed expedient by the City, DED, the State Auditor and HUD.

23. Hold Harmless

The Consultant agrees to indemnify and hold harmless the City, its appointed and elected officers and employees, from and against all loss and expense, including attorney's fees and costs by reason of any and all claims and demands upon the City, its elected or appointed officers and employees from damages sustained by any person or persons, arising out of or in consequence of the Consultant's and its agents' negligent performance of work associated with this agreement. The Consultant shall not be liable for property and bodily injury as may result from the negligence of any construction contractor or construction subcontractor.

24. Governing Law

This Agreement will be governed by the laws of the State of Nebraska, without regard to that body of law controlling conflicts of law. Any legal proceeding arising out of, or relating to this Agreement, shall be instituted in any court of general jurisdiction in the State of Nebraska.

This agreement contains all terms and conditions agreed to by the City and the Consultant. The attachments to this agreement are identified as follows:

ATTACHMENT #1

SCOPE OF WORK and FEES for Gordon, NEBRASKA for Construction Management consisting of 1 page.

IN WITNESS WHEREOF, the City and the Consultant have executed this contract agreement as of the date and year last written below.

CITY

By:

Printed Name: Betsy Vidlak

Title: Mayor

Address: Scottsbluff City Hall, 2525 Circle Drive, Scottsbluff, NE 69361

Date:

CONSULTANT (Pandhandle Area Development District)

By:

Printed Name: Bryan Venable

Title: Executive Director PADD

Address: 1620 Broadway, Suite A10, Scottsbluff, NE 69361

Date:

APPROVED as to legal form:

City Attorney (____Insert Business Name if not staff____)

By:

Printed Name:_____

Title:

Address:_____

Date:_____

Attachment #1

Scope of Services and Fees*

Construction Management

Task 1—Secure applicable general wage decision

Task 2—Ensuring all applicable wage rates and labor standards provision are included in bid specifications and contract documents

Task 3—Monitor Contractor compliance

Task 4—Verification that all project contractors and/or subcontractors are registered and active in the System for Award Management (SAM) prior to award

Task 5—Site visits to ensure all Federal and State informational posters are properly displayed at or near project site.

Task 6---Monitor and conduct all Davis-Bacon labor standards requirements over the course of the project

Task 7—Payroll verification, or the receipt and review of signed weekly payrolls submitted by all project contractors and/or subcontractors

Task 8—Completion of employee interviews under the identified wage classifications

Task 9—Pre-Construction Conference and Related Compliance items.

Payment due as billed.

**Hourly Rate for PADD members is charged at \$70 per hour*

City of Scottsbluff, Nebraska

Monday, July 6, 2026

Regular Meeting

Item 11.a

Council to discuss and consider action on a Community Festival Permit for Warehouse Fitness Center and Iron Plains Powerlifting for the Coms & Kilos Powerlifting Event on July 18, 2026 from 7:00 a.m. to 6:00 p.m. to include vendor permits and the closing of Avenue B between the Warehouse Fitness Center and the Panhandle Humane Society.

Staff Contact: Kimberley Wright

8. Have you provided for a public liability insurance policy naming the City as additional insured?
Yes _____ No _____

Community Festival/Business Promotion

Street Carnival

\$200,000 for one person
\$500,000 for any one accident
\$ 50,000 for injuries to property

\$ 800,000 for one person
\$ 2,000,000 for any one accident
\$ 200,000 for injuries to property

9. Have you provided either a \$2,500.00 cash deposit or surety bond for clean up. (This will be returned after it is determined that no repairs or clean up is required by City).

Yes _____ No _____

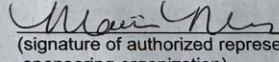
I (We) agree to abide by all regulations as stated in the Scottsbluff Municipal code regulating this permit.

Dated: 6/19/26

Signed:

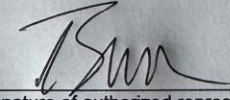
Warehouse Fitness Center

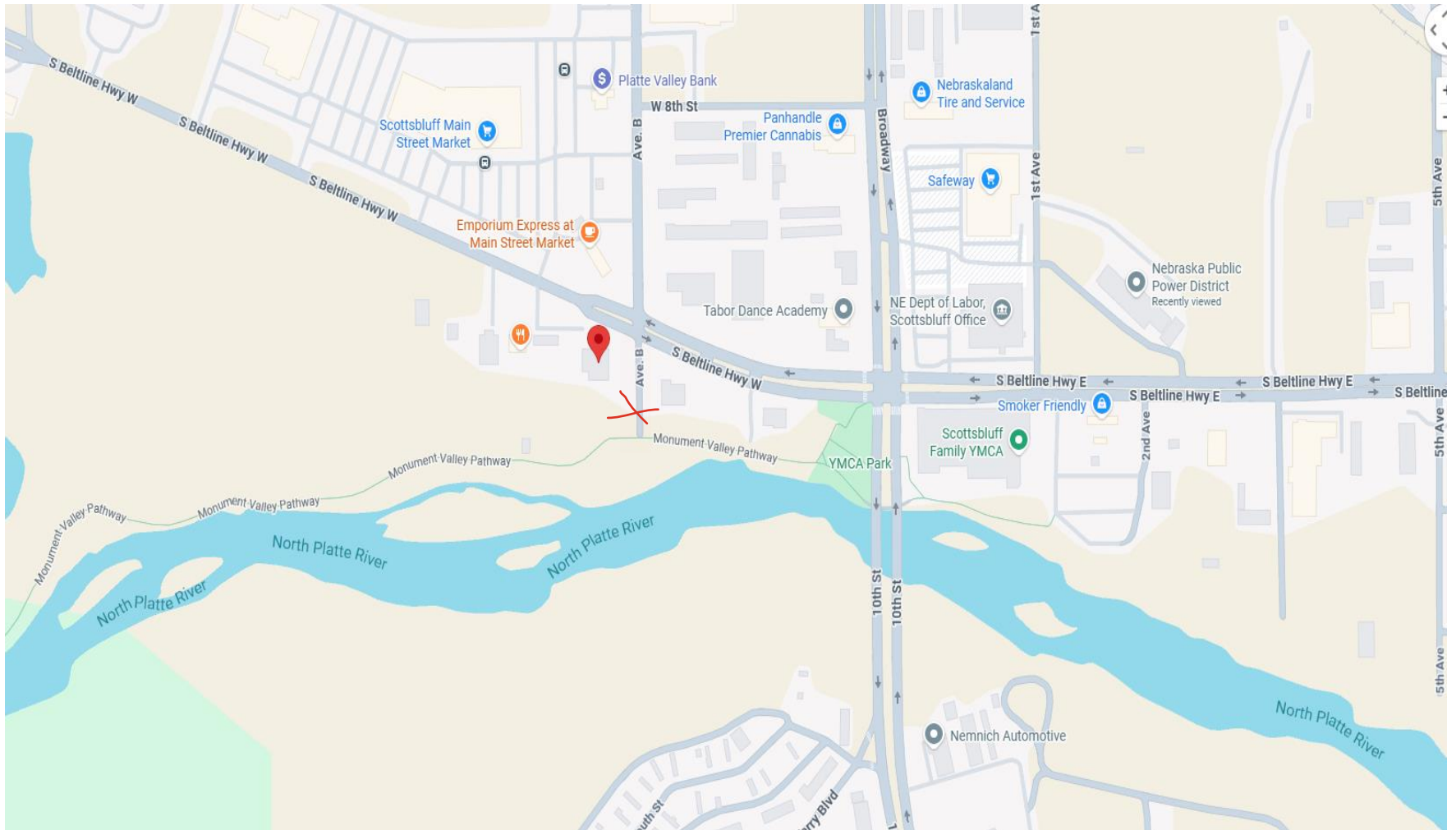
(name of sponsoring organization)


(signature of authorized representative of sponsoring organization)

Iron Plains Powerlifting

(name of co-sponsoring organization)


(signature of authorized representative of co-sponsoring organization)



City of Scottsbluff, Nebraska

Monday, July 6, 2026

Regular Meeting

Item 11.b

Council to make a recommendation to the Nebraska Liquor Control Commission on an amended liquor license application for Waheguru Ji Scottsbluff, Inc. d/b/a Cigarette Chain at 323 East Overland Drive, Scottsbluff, NE to reconstruct the licensed area.

Staff Contact: Kimberley Wright



Nebraska Liquor Control

301 Centennial Mall
South - 1st Floor PO
Box 95046 Lincoln
NE 68508

Application Copy

File Number: 176757

AMENDMENT TYPE Reconstruction to Licensed Area	APPLICATION DATE RECEIVED 2026-06-03
PREMISES TYPE Liquor/Package Store	PREMISES NAME Cigarette Chain
OPERATOR Waheguru Ji Scottsbluff Inc	CORPORATE LIMIT DESIGNATION Inside
LEASE OR OWN Own	
PHYSICAL ADDRESS 323 E Overland Dr Scottsbluff, NE 69361-3659	
MAILING ADDRESS 323 E Overland Dr Scottsbluff, NE 69361-3659	
CONTACT NAME Harpreet Sra	PREFERRED CONTACT METHOD Email
CONTACT PHONE (385) 508-0008	ALTERNATE PHONE
FAX	EMAIL harpreet2228@gmail.com
PREMISES MANAGER Courtney D Michael-Robinson	PREMISES MANAGER EMAIL courtdmr1013@gmail.com

QUESTIONS

Class D Beer, Wine, Spirits Off S

1. Current license legal description: Enter length and width in feet separated by a comma (i.e. L20, W15) *Not square feet*

32L, 45W

2. New Dimensions: Enter total length and width in feet separated by a comma (i.e. L20, W15) *Not square feet*

52L, 45W

3. What is being added to the area, deleted from the area, or changed in the area? Explain the type of addition/deletion/reconstruction, i.e. addition to the building, storage area being removed. *Permanent fence or barrier is required for outdoor areas. Please contact the local governing body for other requirements regarding fencing.

Walk in coolers

4. Will a basement be used for alcoholic storage or sale?

No

5. How many floors of the building? (excluding basement) Please indicate which floors will be included in the liquor license.

1

DOCUMENTS

TYPE	FILE NAME	DESCRIPTION
Premises Description & Diagram	{54A7DBB2-F1FD-463F-9B6A-21842A38008F}.png	
Lease / Deed / Purchase Agreement	2025-4239 WD.pdf	

APPLICANT

harpreet sra

DECLARATION

I (We) the applicant(s) agree and consent

I declare under penalty of perjury that I have read the contents of this amendment application and, to the best of my knowledge, believe all statements made in this application are true, correct, and complete.



2025-4239

NUM PAGES 1
 DOC TAX \$1183.20 CHG _____
 FEES \$10.00 CHG _____
 TOTAL \$1193.20
 REC'D Nebraska Title Company-Scottsbluff 22
 RET _____

NUM INDEX _____
 COMPUTER _____
 PICTURED _____
 IMAGED _____

NEBRASKA DOCUMENTARY
 STAMP TAX
 Oct 21, 2025
 \$1183.20 By JBauer

RECORDED
 SCOTTS BLUFF COUNTY, NE

Date Oct 21, 2025 Time 03:53 PM

Inst. 2025-4239

Jean A. Bauer
 REGISTER OF DEEDS
 ELECTRONICALLY RECORDED

Please return recorded document to:
 Nebraska Title Company
 1620 Avenue A
 Scottsbluff, NE 69361

WARRANTY DEED

Jerry Gealy and Amanda Gealy, a married couple, GRANTOR, in consideration of One Dollar and other good and valuable consideration received from **WAHEGURU JI SCOTTSBLUFF LLC, a Nebraska limited liability company**, GRANTEE, hereby conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201)

Lot 10, Block F, Second Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska.

GRANTOR covenant with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances, except easements, reservations, covenants, and restrictions of record;
- (2) has legal power and lawful authority to convey the same; and
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Dated 10-20-25

Jerry Gealy

 Jerry Gealy
Amanda Gealy

 Amanda Gealy

STATE OF Nebraska)
) s.s
 COUNTY OF Scotts Bluff)

The foregoing instrument was acknowledged before me this 20th day of October, 2025 by **Jerry Gealy and Amanda Gealy**.

GENERAL NOTARY - State of Nebraska
 JAMEY L. VANCE
 My Comm. Exp. May 8, 2026

Jamey L. Vance

 Notary Public
 SB0010802

City of Scottsbluff, Nebraska

Monday, July 6, 2026

Regular Meeting

Item 11.c

Council discussion regarding downtown commercial activity and community feedback.

Staff Contact: Kevin E Spencer