



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

Regular Meeting
September 20, 2021
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. **Scottsbluff Youth Council**
 - a) (informational only):
8. **Consent Calendar: (Items in the consent calendar are proposed for adoption by one action for all items unless any member of the council requests that an item be considered separately.)**
 - a) Council to approve the minutes of the September 7, 2021 Regular Meeting.
 - b) Council to approve the minutes of the September 13, 2021 Special Meeting.
 - c) Council to set a public hearing for October 4, 2021 at 6:00 p.m. for the One and Six Year Street Improvement Plan.
 - d) Council to set a public hearing for October 4, 2021 at 6:00 p.m. to receive a report from the LB840 Citizen Review Committee.
 - e) Council to approve the appointment of Dr. Thomas Perkins to the Civil Service Commission for a six year term.
9. **Claims**
 - a) Council to consider and take action on claims of the City.
10. **Financial Report**
 - a) Council to receive the August 2021 Financial Report.
11. **Public Hearings:**

- a) Council to conduct a public hearing set for this date at 6:00 p.m. to consider making a recommendation to the Nebraska Liquor Commission regarding an application to add a Catering Endorsement to a Class I Liquor License held by P.R.E.S. Inc., d/b/a Rostita's, 1205 E. Overland, Scottsbluff, NE.
 - b) Council to conduct a public hearing set for this date at 6:00 p.m. for the purpose of reviewing and obtaining comment on a Redevelopment Plan submitted by Kersch, LLC for the Kersch Powerhouse Renovation Project.
12. **Resolution & Ordinances:**
- a) Council to consider and take action on the Resolution to approve the Redevelopment Plan submitted by Kersch, LLC for the Kersch Powerhouse Renovation Project.
 - b) Council to discuss and consider action on the Resolution adopting the Outdoor Design Standards Manual and authorize the Mayor to sign the Resolution.
13. **Bids & Awards:**
- a) Council to discuss and consider action on final Pay App from Paul Reed Construction including discussion and consideration of change orders (3) for the 23 Club ball field improvements.
14. **Petitions, Communications, Public Input:**
- a) Council to receive the Economic Development Certified Community Presentation.
 - b) Council to discuss and ratify Mayor's action in signing letter of support for the Western Nebraska Economic Development's effort to apply for a housing study grant.
 - c) Council to discuss and consider action on appointing members to vacant board assignments.
15. **Subdivisions & Public Improvements:**
- a) Council to consider removing from the table the final plat of Lots 7A and & 7B, Block 1, Quindt Commercial Tracts, a subdivision of Lot 7 Block 1, Quindt Commercial Tracts to the City of Scottsbluff.
 - b) Council to discuss and consider action on the final plat of Lots 7A and 7B, Block 1, Quindt Commercial Tracts, a subdivision of Lot 7 Block 1, Quindt Commercial Tracts, to the City of Scottsbluff and authorize the mayor to sign the Resolution.
16. **Reports from Staff, Boards & Commissions:**
- a) Council to discuss and consider action on City of Scottsbluff Façade Improvement Grants.
 - b) Council to conduct bi-annual evaluation of the City Manager's job performance in the first year of employment.
17. **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.
18. **Adjournment.**

City of Scottsbluff, Nebraska

Monday, September 20, 2021

Regular Meeting

Item Closed1

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, September 20, 2021
Regular Meeting

Item Youth Cou 1

(informational only):

Staff Contact:

City of Scottsbluff, Nebraska

Monday, September 20, 2021

Regular Meeting

Item Consent1

Council to approve the minutes of the September 7, 2021 Regular Meeting.

Staff Contact: City Council

The Scottsbluff City Council met in a regular meeting on September 7, 2021 at 6:00 p.m. in the Council Chambers of City Hall, 2525 Circle Drive, Scottsbluff. Since the regular meeting would fall on a City recognized holiday, the meeting was moved to the following day according to 6-1-12. A notice of the meeting had been published on September 3, 2021, in the Star Herald, a newspaper published and of general circulation in the City. The notice stated the date, hour and place of the meeting, that the meeting would be open to the public, that anyone with a disability desiring reasonable accommodations to attend the Council meeting should contact the City Clerk's Office, and that an agenda of the meeting kept continuously current was available for public inspection at the office of the City Clerk in City Hall; provided, the City Council could modify the agenda at the meeting if it determined that an emergency so required. A similar notice, together with a copy of the agenda, also had been emailed to each council member, made available to radio stations KNEB, KMOR, KOAQ, and television stations KSTF and NBC Nebraska, and the Star Herald. The notice was also available on the city's website on September 3, 2021. Mayor McKerrigan presided and City Clerk Wright recorded the proceedings. The Pledge of Allegiance was recited. Mayor McKerrigan 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 McKerrigan 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: Jeanne McKerrigan, Jordan Colwell, Nathan Green and Angela Scanlan. Also present were City Manager Dustin Rief and City Attorney Kent Hadenfeldt. Absent: None.

Mayor McKerrigan asked if there were any changes to the agenda. There were no changes. Mayor McKerrigan 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.

Ms. Elizabeth Roberts with Scottsbluff Youth Council was present to give an update. She reported on activities happening in the month of September and Homecoming 2021.

Moved by Council Member Green, seconded by Council Member Colwell that,

- a) The minutes of the August 30, 2021 Special Meeting be approved,
- b) The minutes of the August 30, 2021 Regular Meeting be approved,
- c) A public hearing be set for September 20, 2021 at 6:00 p.m. for the purpose of reviewing and obtaining comment on a Redevelopment Plan submitted by Kersch, LLC for the Kersch Powerhouse Renovation Project,
- d) A public hearing be set for September 20, 2021 at 6:00 p.m. for the purpose of reviewing and obtaining comment on a Redevelopment Plan submitted by 26 Group, LLC for the 26 Group Fuel Station and Convenience Store-West Project,
- e) A public hearing be set for September 20, 2021 at 6:00 p.m. to consider making a recommendation to the Nebraska Liquor Control Commission regarding an application to add a Catering Endorsement to a Class I Liquor License held by P.R.E.S. Inc. d/b/a Rosita's, 1205 E. Overland, Scottsbluff, "YEAS," Colwell, Scanlan Green, and McKerrigan. "NAYS," None. Absent: None.

Moved by Council Member Colwell, seconded by Council Member Scanlan, that the following claims be approved and paid as provided by law out of the respective funds designated in the list of claims dated September 7, 2021, as on file with the City Clerk and submitted to the City Council, "YEAS", Green, Scanlan McKerrigan, and Colwell. "NAYS", None. Absent: None.

CLAIMS

3MCOMPANY,PAVEMENTMARKINGTAPEYELLOW&RIGHTARROWS,1409.3;911CUSTOM,LLC,EQUIPMAINT-PD,184.21;ACELECTRICMOTORSERVICE,EQUIP MAINT,1799.74; ADVANCE AUTO PARTS,STEP BARS- CENTRAL GARAGE,457.15; AGUALLO PAUL SR,WELDED CAN BOTTOMSX8,800;AIRGASUSA,LLC,WELDINGSUPPLIES,57.5;ALLOCOMMUNICATIONS,LLC,LOCALTELEPHONECHARGES,4106.55;AMAZON.COMHEADQUARTERS,MISC.,1305.92;AMERICAN LEGAL PUBLISHING CORPORATION,RECODIFICATION - ZONING,6060; ANITA'S GREENSCAPING INC,EQUIP. MAIN.,265; ASSURITY LIFE INSURANCE CO,LIFE INS,32.95; AUTOZONE STORES, INC,WD40 LUBRICANT,32.55; B & H INVESTMENTS, INC,SUPP - WATER,195;BARCO MUNICIPAL PRODUCTS INC,SUPP - CHAN. DRUMS, 42" CHAN,48" OPEN TOPPOSTS,2039.35;BFT,LP,BLDGMAINTPD,298.99;BLACKHILLSGASDISTRIBUTIONLLC,MONTHLYENERGYBILL,1175.22;BLUFFSFACILITYSOLUTIONS,JANITORIAL SUPP PARK,1332.23; BLUFFS PHYSICAL THERAPY, LLC,CONSULTING-PD,160; BROWN CO,EQUIP MAINT PARK,18.24;CAPITAL BUSINESS SYSTEMS INC.,EQUIP. MAIN.,4401.76; CELLCO PARTNERSHIP,CELL PHONES-PD,2321.76; CITIBANK N.A.,DEPT SUPP ECON DEV,1187.1; CITIBANK, N.A.,SUPP - ZINC BOLTS,42.96; COLERICK ED,TREE REBATE #163,77;COLONIAL LIFE&ACCIDENTINSURANCECOMPANY,INSURANCE,22.75;CONSOLIDATEDMANAGEMENT COMPANY,SCHOOLS& CONF-PD,41.98;CONTRACTORS MATERIALS INC.,18" CONES,1326.13; CROELL INC,CONCRETE FOR STREET REPAIR,747.5; CYNTHIA GREEN,DEP. SUP.,421.64; DALE'S TIRE & RETREADING, INC.,TIRE REPAIRS FOR FLEET,1912.64;DAS STATE ACCOUNTING-CENTRALFINANCE,MONTHLY LONG DISTANCE,128.6;DEFENSE SOLUTIONS GROUP INC,CIP-RIOT GEAR-PD,1504.19;ENERGY LABORATORIES, INC DEPT 6250,SAMPLES,162;ENGINEERED CONTROLS INC,EQUIP. MAIN.,376; FAT BOYS TIRE AND AUTO,TIRES FOR GRADER,4375.86; FBG SERVICE CORPORATION,EQUIP. MAIN.,425.6; FEDERAL EXPRESS CORPORATION,POSTAGE,566.98; FINDAWAY WORLD LLC,A/V,209.98; FLORES SIERRA,LEGAL FEES-PD,20;FLOYD'S TRUCK CENTER SCOTTSBLUFF,ENGINE 1 BODY REPAIR,13355.89;FRANCISCO'S BUMPER TO BUMPER INC,TOW SERVICE-PD,1395; FREMONT MOTOR SCOTTSBLUFF, LLC,VEH MAINT-PD,148.09;GREENING ENTERPRISES INC.,STRUCTURE GLOVES XXL - SITTNER,108; GRIFFITH ROBER &/OR SUSAN,QUITCLAIM DEED GRIFFITH,200; HAWKINS, INC.,CHEMICALS,4799.77; HERDT CONNY,QUITCLAIM DEED,200; HIGH PLAINS SPAS & RECREATION,FACADE IMPROVEMENT GRANT,1275; HONEY WAGON EXPRESS,CONTRACTUAL PARK,225; HULLINGER GLASS & LOCKS INC.,BLDG MAINT PARK,9.25; HYDRONIC WATER MANAGEMENT,EQUIP. MAIN.,425; HYDROTEX PARTNERS, LTD,OIL,1391.81; IDEAL LAUNDRY AND CLEANERS, INC.,SHOP TOWELS, RUGS, MOPS,713.23; INDEPENDENT PLUMBING AND HEATING, INC,BLDG MAINT PARK,235;INFINITY CONSTRUCTION, INC.,FACILITY REPAIR,27433.02; INGRAM LIBRARY SERVICES INC,COLL.,378.29; INLAND TRUCK PARTS & SERVICE,BATTERY REPLACEMENT - TOWER 1,736.04; INTERNAL REVENUE SERVICE,WITHHOLDINGS,123735.01; INTRALINKS, INC,DATTO ALTO BACKUP (ADMIN & WATER) AUG. 2021,2417; INVENTIVE WIRELESS OF NEBRASKA L.L.C.,FACADE IMPROVEMENT GRANT,0; J G ELLIOTT CO.INC.,BOND - CITY MANAGER,875;JOHN DEERE FINANCIAL,ROUND UP,785.62; JOHN DEERE FINANCIAL,DEPT SUP,59.61;JOHN DEERE FINANCIAL,EQUIP MAINT PARK,625.49; JWC ENVIRONMENTAL INC,EQUIPMENT,18871.48;KITE,LANCE,SCHOOLS&CONF-PD,189;KNOWHOW LLC,COMPOST FACILITY- BATTERY,1030.38; LEADERSHIP SCOTTS BLUFF INC,TUITION - DUSTIN RIEF,600; LEAGUE ASSOCIATION OF RISK MANAGEMENT,ENDORS.#27 PROPERTY - PARKS,31.02;

LORE BRIAN & LORI, CONTRACTUAL, 1000; M.C. SCHAFF & ASSOCIATES, INC., PROF. SERVICES - AVE B OVERLAY, 19206.25; MACQUEEN EQUIPMENT INC, GRAB HANDLES FOR SWEEPER, 238.23; MADISON NATIONAL LIFE, INSURANCE, 2537.81; MARKETING CONSULTANTS, DECALS FOR DUMPSTERS, 300; MATHESON TRI-GAS INC, DEPT SUPP PARK, 66.2; MENARDS, INC, FUEL CANS FOR DRIP TORCH FUEL- HACKBERRY FIRE, 367.59; MICHAEL B KEMBEL, GARAGE DOOR REPLACE PANEL AND ROLLERS - TOWER 1, 677.75; MIDLANDS NEWSPAPERS, INC, SBSCR., 62.4; MIDWEST CONNECT, LLC, UB PROCESSING - AUGUST 2021, 2161.65; MONUMENT CAR WASH INC, VEHICLE MAINT, 54.18; MUNIMETRIX SYSTEMS CORP, IMAGESILO - AUG 2021, 39.99; NATIONAL ARBOR DAY FOUNDATION, MEMBERSHIP, 10; NE CHILD SUPPORT PAYMENT CENTER, NE CHILD SUPPORT PYBLE, 2630.2; NE DEPT OF REVENUE, SALES TAX, 31547.72; NEBRASKA MACHINERY CO, BLDG MAINT-PD, 3724.36; NEBRASKA PRINTWORKS, LLC, CONTRACTUAL SVC, 1847.5; NEBRASKA PUBLIC POWER DISTRICT, ELECTRICITY, 24367.2; NEBRASKA RURAL RADIO ASSOCIATION, CONTRACTUAL SVC, 340; NETWORKFLEET, INC, GPS SERVICE, 286.04; NORTHWEST PIPE FITTINGS, INC. OF SCOTTSBLUFF, DEPT SUPP CEM, 161.63; OCLC ONLINE COMPUTER LIBRARY CENTER, INC, SBSCR., 385.72; ONE CALL CONCEPTS, INC, CONTRACTUAL, 130.98; OREGON TRAIL PLUMBING, HEATING & COOLING INC, EQUIPMAINTREC, 4411; PANHANDLE ENVIRONMENTAL SERVICES INC, CONTRACTUAL SVC, 369; PANHANDLE HUMANE SOCIETY, CONTRACTUAL, 5383.65; PEACEFUL PRAIRIE NURSERY, INC, DEPT SUP, 2742.92; PEPSI COLA OF WESTERN NEBRASKA, LLC, ECON.DEV - SCOTTSBLUFF BRANDED WATER, 3158.52; PIVO, INC., TIF - HIGH PLAINS BUD.REDEV. 7/13/2021, 6580.05; PLATTE VALLEY BANK, HEALTHSAVINGSACCT, 20596.72; POWERPLAN, REPAIRS TO UNIT #865, 4508.05; PRO OVERHEAD DOOR, PIN ON OVERHEAD DOOR COMPOST FACILITY, 109.75; PROFESSIONAL DEVELOPMENT ACADEMY, LLC, LEADERSHIP TRAINING, 1995; PROTEX CENTRAL, INC., EQUIP MAINT ADM, 119; PUBLIC AGENCY TRAINING COUNCIL, SCHOOLS & CONF-PD, 595; QUADIENT LEASING USA INC, RENT-MACH - PD, 219.56; QUILL CORPORATION, DEPT SUPPL-PD, 125.01; REAMS SPRINKLER SUPPLY CO., DEPT SUPP CEM, 849.03; REGIONAL CARE INC, HEALTH INS. PREM - SEPT. 2021, 68329.9; REGISTER OF DEEDS, LEGAL, 66; ROOSEVELT PUBLIC POWER DISTRICT, ELECTRIC POWER, 3105.45; S M E C, EMPLOYEE DEDUCTION, 300.54; SAFARILAND, LLC, SCHOOLS & CONF-PD, 895; SANDBERG IMPLEMENT, INC, EQUIP MAINT PARK, 481.46; SCB FIREFIGHTERS UNION LOCAL 1454, FIRE EE DUES, 560; SCB IBEW 1597 UNION DUES, SCB IBEW 1597 UNION DUES, 916.36; SCOTTIES POTTIES INC, CONTRACTUAL, 475; SCOTTS BLUFF COUNTY COURT, LEGAL FEES-PD, 323; SCOTTSBLUFF MOTOR CO, INC, UNIT 2 PREVENTATIVE MAINTENANCE, 82.37; SCOTTSBLUFF POLICE OFFICERS ASSOCIATION, POLICE EE DUES, 1872; SCOTTSBLUFF WIN SUPPLY COMPANY, DEPT SUPP CEM, 61.8; SCOTTSBLUFF/GERING CHAMBER OF COMMERCE, SCHOOL & CONF ED, 75; SHERIFF'S OFFICE, LEGAL FEES-PD, 257.88; SHERWIN WILLIAMS, BRUSH KITS FOR GRINDLAZR, 284.15; SIMON CONTRACTORS, 3RD PAYMENT - AVE B ASPHALT OVERLAY, 128446.27; SNELL SERVICES INC., GRUND MAINT PARK, 4986.7; SOUNDSLEEPER SECURITY INC., CAMERAS AND SERVICES FOR COMPOST FACILITY, 10340.02; STANARD & ASSOCIATES INC., RECRUITMENT, 83; STATE HEALTH LAB, SAMPLES, 817.3; STATE OF NE., CONTRACTUAL-PD, 735; SUPERIOR SIGNALS, INC, LED ARROW LIGHT FOR PICKUP, 411.55; TANGLED TUMBLEWEED, FACADE IMPROVEMENT GRANT, 10000; TERRY D SCOTT, EQUIP MAINT PARK, 248.29; THE PEAVEY CORP, INVEST SUPPL-PD, 135.5; TOMAHAWK LIVE TRAP, EQUIP MAINT-PD, 146.37; TOYOTA MOTOR CREDIT CORPORATION, HIDTA CAR LEASE, 343.53; TYLER TECHNOLOGIES, INC, FEE - UB ONLINE 9/1/21 - 9/30/21, 348; UNION BANK &

TRUST,RETIREMENT,77778.46;UNITED STATES WELDING,CO2 TANK RENTAL,46;US BANK,HOTEL FOR FDIC - HOUSTOUN,6107.39; WALMART,DEP. SUP.,244.55; WASSON, BRIAN,SCHOOLS & CONF-PD,189; WEITZEL JOHN,SCHOOLS & CONF-PD,50;WEITZEL WILBUR,QUITCLAIM DEED WEITZL,300;WELLS FARGO BANK, N.A.,WAGE ATTACHMENT,192.94;WESTERN COOPERATIVE COMPANY,GROUND MAINT PARK,3786; WESTERNCOOPERATIVE COMPANY,GROUND MAINT PARK,449.33;WOLF LOIS,QUITCLAIM DEED WOLF,700; WYOMING CHILD SUPPORT ENFORCEMENT,CHILD SUPPORT,1476.16; WYOMING FIRST AID & SAFETY SUPPLY, LLC,DEPT SUPP CEM,57.54; YOUNG MEN'S CHRISTIAN ASSOCIATION OF SCOTTSBLUFF, NE,YMCA,765; REFUNDS; SUMMER D PARKER, 103.21; BUYERS REALTY, 16.69; CHARLES MILLER, 13.96

Mayor McKerrigan opened the public hearing at 6:05 p.m. for authorizing the final tax request for the 2021-2022 year at a different amount than the prior year request. There were no comments from the public. Mayor McKerrigan closed the public hearing at 6:05 p.m.

City Manager Rief commented we are not changing the property tax request; the status is the same as last year. Council Member Scanlan moved, seconded by Council Member Green to approve Resolution No. 21-09-01 setting the tax request, "YEAS," Scanlan, McKerrigan, Colwell, and Green. "NAYS," None. Absent: None.

RESOLUTION NO. 21-09-01

WHEREAS, Nebraska Revised Statute 77-1601.02 provides that the Governing Body of the City of Scottsbluff passes by a majority vote a resolution or ordinance setting the tax request: and

WHEREAS, a special public hearing was held as required by law to hear and consider comments concerning the property tax request;

NOW, THEREFORE, the Governing Body of the City of Scottsbluff, resolves that:

1. The 2021-2022 property tax request for non-bond purposes be set at \$1,086,493.00.
2. The 2021-2022 property tax request for bond purposes be set at \$986,015.00.
3. The total assessed value of property differs from last year's total assessed value by 2%.
4. The tax rate which would levy the same amount of property taxes as last year, when multiplied by the new total assessed value of property, would be \$.211675 per \$100 of assessed value.
5. The City of Scottsbluff proposes to adopt a property tax request that will cause its tax rate to be \$.2160 per \$100 of assessed value.
6. Based on the proposed property tax request and changes in other revenue, the total operating budget of the City of Scottsbluff will be less than last year's by 2%.
7. The 2021-2022 property tax request for the City of Scottsbluff Off Street Parking District be set at \$54,100.00.
8. The total assessed value of property differs from last year's total assessed value by 6%.

9. The tax rate which would levy the same amount of property taxes as last year, when multiplied by the new total assessed value of property, would be \$.160001 per \$100 of assessed value.
10. The City of Scottsbluff proposes to adopt a property tax request that will cause its tax rate to be \$.160001 per \$100 of assessed value.
11. Based on the proposed property tax request and changes in other revenue, the total operating budget of the City of Scottsbluff will be less than last year's by 37%.
12. A copy of this resolution be certified and forwarded to the County Clerk on or before October 13, 2021.

PASSED AND APPROVED this 7th day of September, 2021.

Mayor

ATTEST:

City Clerk (seal)

Mayor McKerrigan opened the public hearing at 6:07 p.m. to consider a Class I Liquor License for San Pedro JC, LLC d/b/a San Pedro Mexican Restaurant, 23 West 27th Street, Scottsbluff, NE.

Police Chief Kevin Spencer was present to answer questions regarding the liquor license. Ms. Karla Montelongo, Manager applicant of the liquor license was not in attendance. The following exhibits, presented on behalf of the City Council, were entered into record: 1) San Pedro JC, LLC d/b/a San Pedro Mexican Restaurant Liquor License Application; 2) City Council check list for section §53-132 cum. supp. 2016; 3) written statement of Police Chief Kevin Spencer dated August 24, 2021; 4) written statement of City Clerk dated September 7, 2021; 5) written statement of Development Services Department dated August 13, 2021.

Police Chief Kevin Spencer came forward and explained he does an extensive background check to make sure the applicant is fit, willing, and able to hold a liquor license in the State of Nebraska. He went on to add there is nothing to disqualify Ms. Montelongo from holding the license, commenting they are currently operating under a Temporary Operators Permit due to the death of her husband who held the previous license in his name. In addition there is not a recommendation from the Liquor License Investigatory Board due to lack of a quorum, but Ms. Montelongo did attend the meeting and explained the alcohol processes of the business. He further explained Ms. Montelongo has held the business since 2014 and to his knowledge has not had any violations.

There were no comments from the public. Mayor McKerrigan closed the public hearing at 6:10 p.m.

Council Member Scanlan moved, seconded by Council Member Green to send a positive recommendation to the Nebraska Liquor Control Commission for San Pedro JC, LLC d/b/a San Pedro

Mexican Restaurant, Class I Liquor License pursuant to Nebraska §53-132 (2)a, (2)b, (2)c, and (2)d, “YEAS,” Colwell, McKerrigan, Green, and Scanlan. “NAYS,” None. Absent: None.

RESOLUTION NO. 210902

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

1. On September 7, 2021 the matter of the application of a Class I liquor license for San Pedro JC, LLC d/b/a San Pedro Mexican Restaurant, 23 West 27th Street, Scottsbluff, NE 69361 came on for consideration by the Council. The following exhibits were offered and received:

Exhibit 1 - Application of Class I liquor license for San Pedro JC, LLC d/b/a San Pedro Mexican Restaurant, 23 West 27th Street, Scottsbluff, NE 69361

Exhibit 2 - City Council Check List for Section 53-132 (Reissue 2016)

Exhibit 3 - Written statement of Police Chief dated August 24, 2021

Exhibit 4 - Written statement of City Clerk dated September 7, 2021

Exhibit 5 - Written statement of Development Services Department dated August 13, 2021

2. Witnesses were sworn in and testimony received in support of the application at the public hearing on this date; Police Chief Kevin Spencer spoke on behalf of the City.
3. Upon consideration of the evidence and the criterion to be considered by the City Council pursuant to law, the City Council finds as follows:
 - a. Applicant has demonstrated a fitness, willingness, and ability to properly serve or sell liquor in conformance to the rules and regulations of the Nebraska Liquor Control Act.
 - b. Applicant has met its burden with regard to the check list provided by Section 53-132 R.R.S. (2016) and demonstrates a willingness and ability to properly serve or sell liquor in conformance to the rules and regulations of the Nebraska Liquor Control Act and its management and control appears to be sufficient to insure compliance with such rules and regulations.
4. By reason of the above, the Applicant has met the burden of proof and persuasion in producing evidence pertaining to the criterion prescribed in the Nebraska Statutes.
Based on the above findings, the City Council approves the application and recommends to the Nebraska Liquor Control Commission that a Retail Class I liquor license for San Pedro JC, LLC d/b/a San Pedro Mexican Restaurant at the premises described in the application.
5. The City Clerk shall transmit a copy of this Resolution to the Commission.
6. Cost of publication: \$ 12.43

Passed and approved this 7th day of September, 2021.

ATTEST:

City Clerk
“seal”

Mr. William T. Jennings approached Council regarding being named the Liquor License Manager of 2627 Lodging, LLC d/b/a Fairfield Inn and Suites Scottsbluff, 902 Winter Creek Dr., Scottsbluff, NE. Mr. Jennings stated he took over the Manager position in April and explained the only alcohol sold is from a locked Marketplace that is under camera surveillance, adding the keys are kept with front desk staff. They currently are not holding a “happy hour” due to the pandemic and all staff including him has taken the alcohol training provided by the State Patrol.

Police Chief Kevin Spencer came forward and added the business does not keep a lot of back stock and patrons do not have access to the alcohol or keys.

Council Member Green made a motion, seconded by Council Member Colwell to send a positive recommendation to the Nebraska Liquor Control Commission naming William T. Jennings as the Liquor License Manager of 2627 Lodging, LLC d/b/a Fairfield Inn and Suites Scottsbluff, 902 Winter Creek Dr., Scottsbluff, NE, “YEAS,” McKerrigan, Green, Colwell, and Scanlan. “NAYS,” None. Absent: None.

Mayor McKerrigan read the Proclamation naming September 15th through October 15th, 2021 as National Hispanic Heritage Month. After the reading, Ms. Valeria Rodriguez with Empowering Families, approached Council and read the Proclamation in Spanish.

Council introduced the Ordinance adopting the budget statement to be termed the annual appropriation bill for FY 2021-2022 and was read by title on second reading: **AN ORDINANCE TO ADOPT THE BUDGET STATEMENT TO BE TERMED THE ANNUAL APPROPRIATION BILL; TO APPROPRIATE SUMS FOR NECESSARY EXPENSES AND LIABILITIES; TO PROVIDE FOR AN EFFECTIVE DATE AND TO PUBLISH IN PAMPHLET FORM.**

Council introduced the Ordinance updating utility user fees, including water and sewer fees, solid waste collection and surcharge for stormwater and was read by title on second reading: **AN ORDINANCE OF THE CITY OF SCOTTSBLUFF AMENDING AND CHANGING THE SOLID WASTE COLLECTION FEES AT SECTIONS 6-6-23, 6-6-24, 6-6-26, 6-6-26.1 AND 6-6-27; AMENDING AND CHANGING SEWER USER FEES INCLUDING SURCHARGE FOR STORMWATER REGULATORY REQUIREMENTS AT SECTIONS 6-6-19, 6-6-20, 6-6-22, AMENDING AND CHANGING THE WATER SERVICE FEES AT SECTION 6-6-28 ALL IN CHAPTER 6 ARTICLE 6 OF THE MUNICIPAL CODE, REPEALING PRIOR PROVISIONS OF THE MUNICIPAL CODE; PROVIDING FOR AN EFFECTIVE DATE AND PROVIDING FOR PUBLICATION IN PAMPHLET FORM.**

City Manager Rief approached Council regarding the Ordinance updating parks within the City. He explained at the last Parks Board meeting they presented changing a few park names to be more defined as what they are actually recognized as. An example being the 18th Street Plaza which was originally called mini park and the 23 Club Complex.

Planning Administrator, Zachary Glaubius came forward and commented Donor Plaza was also added to the Ordinance as well as the address for the Monument Valley Pathway.

During discussion, Council Member Colwell questioned why the Senior Center was considered a park and Council Member Green asked why the Caboose was not included in the Ordinance.

Council Member Colwell then moved that the Ordinance be sent back to the Parks Board to address the comments by Council. This was seconded by Council Member Green, “YEAS,” Colwell, Scanlan, Green, and McKerrigan. “NAYS,” None. Absent: None.

Planning Administrator Zachary Glaubius approached Council regarding a final plat of Lots 7A and 7B Block 1, Quindt Commercial Tracts, a subdivision of Lot 7 Block 1, Quindt Commercial Tracts. Mr. Glaubius explained this final plat went before the Planning Commission on August 9th and received a positive recommendation from the committee; however, this went against staff recommendation as the City has several concerns about the proposed subdivision. Mr. Glaubius explained the inspection site is being used as a convenience storage warehouse facility, which is a permitted use and listed at a warehouse parking rate of one space per 1000 square feet. There is a concern that workers from the property are parking on the neighboring parcel and it is indeterminate if this is being used as a convenience storage warehouse. He added this is important because if the building is being used for something else there is a need for a higher parking requirement. Another concern is it could potentially be considered a shop for a building contractor which is not permitted in the C-2 district for which it is zoned. Additionally, this subdivision will result in an uncharacteristically small lot, there are only two other parcels that are of a similar size in the City and neither of the parcels have structures on them and are used as paved accesses. Also the lot of 7B is not in character of the average lot size of the surrounding neighborhood. Mr. Glaubius added if the site and the proposed lots were to be used as convenience warehouse facilities or warehouses it would meet parking requirements, however it does not appear to be used as a convenience warehouse facility and it limits this parcel to only warehouse in the future. With this proposed subdivision it is difficult for a vehicle to enter the garage door on Lot 7B without crossing on the Lot of 7A. Additionally the off street parking for Lot 7B is not accessible without crossing onto lot 7A; there is an access easement proposed that would permit the crossing, however, there could be access concerns with future owners. Finally, the lot is located in the Highway 26 Commercial Future Land Use per the 2016 Comprehensive Plan. Given the small nature and inaccessibility of the need to drive a vehicle across Lot 7B it does not appear to be motorized vehicle oriented.

Mr. Jack Baker with Baker and Associates came forward and gave background of why this is being subdivided. He explained the smaller parcel has been rented for quite a number of years being used as storage. The potential owner would like to sublet the parcel to his son and his brother which would qualify it as warehousing and compliant for zoning. The parking issue is a land use issue they were not aware of, explaining there is adequate parking available for the current and future use. He added it meets all the requirements for zoning to be a convenience warehouse and that is the intent of usage. In addition he stated it is not uncommon to have an access easement to cross one property to get to another.

Mr. Rief commented his concern is that it is only compliant via a lease; once the lease expires what do we do? From an enforcement standard it puts the entire burden on the City and for future property owners he does not know if that is something the City wants to take on as far as meeting our zoning requirements.

After discussion Mr. Rief agreed to meet with Mr. Baker concerning the parking issue to see if there was anything that could be changed. Council Members will also view the location of the proposed subdivision.

Council Member Colwell moved to table the final plat of Lots 7A and 7B, Block 1, Quindt Commercial Tracts, a subdivision of Lot 7 Block 1, Quindt Commercial Tracts to the City of Scottsbluff until the next regular council meeting. This was seconded by Council Member Green, “YEAS,” Green, Scanlan, McKerrigan, and Colwell. “NAYS,” None. Absent: None.

Regarding approving Resource Management Co., Inc. to haul and process scrap tires following a two-day scrap collection at the Compost Facility, City Manager Rief explained a year ago staff applied and was awarded a grant to take up to 500 tons of scrap tires County wide. The grant is 100% reimbursable which covers the cost of loading, transporting, recycling, processing and disposal. He added Resource Management came in with the lowest bid of \$138.00 per ton and the primary request is to get

approval to be able to pay the proceeds of up to \$70,352. The dates of the collection are September 10th from 12:00 to 5:00 p.m. and September 11th from 8:00 to 4:00 p.m.

Council Member Colwell moved, seconded by Council Member Green to approve Resource Management Co., Inc. to haul and process scrap tires following a two-day scrap tire collection at the Compost Facility on September 10, 2021 and September 11, 2021, "YEAS," Scanlan, McKerrigan, Colwell, and Green. "NAYS," None. Absent: None.

City Manager Rief presented the Downtown Garden's Maintenance Agreement with Paige's Posies. He explained last year we entered in a one year agreement with Paige's Posies for the downtown gardens. We did not have a mechanism in place for any kind of renewal so we went back to the contractor to negotiate a new agreement that does provide for a renewal. In addition seasonal services were added, as well as specific departments being invoiced for payment. Staff is recommending approval of the Agreement. Council Member Scanlan moved, seconded by Council Member Colwell to approve the Downtown Garden's Maintenance Agreement with Paige's Posies and authorize the Mayor to sign the Agreement, "YEAS," Colwell, McKerrigan, Green, and Scanlan. "NAYS," None. Absent: None.

Regarding the Mayor's nomination of a qualified applicant to fill the vacant Council Member position, Legal Counsel Hadenfeldt was asked to explain the process. Mr. Hadenfeldt stated once the resignation was accepted, the vacancy was declared and notice published for all interested parties to send a letter of intent. Applications were then sent to those interested to be completed and returned. As part of the vetting process the Mayor, along with Council, reviewed the applications; tonight Mayor McKerrigan will nominate a candidate and Council will vote on the candidate.

Mayor McKerrigan then presented her choice for the vacated Council seat. She explained after reviewing the applications and conducting interviews, she would like to nominate Selina Lerma to fill the Council position vacated by Terry Schaub.

Council Member Green moved, seconded by Council Member Scanlan to appoint Selina Lerma to fill the vacated City Council Position, "YEAS," McKerrigan, Green, Colwell, and Scanlan. "NAYS," None. Absent: None.

Council Member Scanlan added she wanted to thank all the applicants, stating it is very encouraging to see all the interest in the position. City Manager Rief also commented he, too, wanted to thank the community, as eleven is a pretty large number for any position, he will be reaching out to those interested to fill other vacancies within the City.

City Clerk Wright then administered the Oath of Office to Selina Lerma, newly appointed Council Member of the City of Scottsbluff.

Under Council Reports, Council Member Green informed that there will be a Heartland Express Meeting on Wednesday, September 22nd.

Council Member Colwell moved, seconded by Council Member Scanlan to adjourn the meeting at 7:01 p.m., "YEAS," Colwell, Scanlan, Green, and McKerrigan. "NAYS," None. Absent: None.

Mayor

Attest:

City Clerk
"SEAL"

City of Scottsbluff, Nebraska

Monday, September 20, 2021

Regular Meeting

Item Consent2

Council to approve the minutes of the September 13, 2021 Special Meeting.

Staff Contact: City Council

Special Meeting
September 13, 2021

The Scottsbluff City Council met in a Special Meeting on Monday, September 13, 2021 at 4:30 p.m. in the Council Chambers of City Hall, 2525 Circle Drive, Scottsbluff. The meeting was requested by a written call therefor by City Manager Dustin Rief to consider the third readings of the Ordinances adopting the budget statement to be termed the annual appropriation bill for FY 2021-2022 and updating utility user fees, including water and sewer fees, solid waste collection and surcharge for stormwater. A notice of the meeting along with the proposed budget statement had been published on September 10, 2021 in the Star Herald, a newspaper published and of general circulation of 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 accommodation 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 and proposed budget statement, also had been delivered to each council member, made available to radio stations KNEB, KMOR, KOAQ, and television stations KSTF and KDUH, and the Star Herald. The notice and budget statement were also available on the City's website on September 10, 2021. Mayor McKerrigan presided and City Clerk Wright recorded the proceedings. Mayor McKerrigan welcomed everyone and informed those in attendance that a copy of the Nebraska Open Meetings Act was available for the public's review. The following Council Members were present: Jeanne McKerrigan, Jordan Colwell, Nathan Green, and Selina Lerma. Also present were City Manager Dustin Rief and City Attorney Kent Hadenfeldt. Absent: Angela Scanlan. Mayor McKerrigan stated no other business shall be transacted at the special meeting unless all Council Members are present to consent and the City Council declares the existence of an emergency. She then asked if there was such an emergency. There was none. .

Angela Scanlan entered the meeting at 4:34 p.m.

Regarding the Fiscal Year 2021-2022 Budget, Council introduced Ordinance No. 4262 which was read by title on third reading: **AN ORDINANCE TO ADOPT THE BUDGET STATEMENT TO BE TERMED THE ANNUAL APPROPRIATION BILL; TO APPROPRIATE SUMS FOR NECESSARY EXPENSES AND LIABILITIES; TO PROVIDE FOR AN EFFECTIVE DATE AND TO PUBLISH IN PAMPHLET FORM.** Moved by Council Member Green, seconded by Council Member Colwell to approve Ordinance No. 4262 adopting the budget statement to be termed the annual appropriation bill for FY 2021-2022, "YEAS," Colwell, Green, Lerma, McKerrigan, and Scanlan. "NAYS," None. Absent: None.

Council introduced Ordinance No. 4263 updating utility user fees, including water and sewer fees, solid waste collection and surcharge for stormwater which was read by title on third reading: **AN ORDINANCE OF THE CITY OF SCOTTSBLUFF AMENDING AND CHANGING THE SOLID WASTE COLLECTION FEES AT SECTIONS 6-6-23, 6-6-24, 6-6-26, 6-6-26.1 AND 6-6-27; AMENDING AND CHANGING SEWER USER FEES INCLUDING SURCHARGE FOR STORMWATER REGULATORY REQUIREMENTS AT SECTIONS 6-6-19, 6-6-20, 6-6-22, AMENDING AND CHANGING THE WATER SERVICE FEES AT SECTION 6-6-28 ALL IN CHAPTER 6 ARTICLE 6 OF THE MUNICIPAL CODE, REPEALING PRIOR PROVISIONS OF THE MUNICIPAL CODE; PROVIDING FOR AN EFFECTIVE DATE AND PROVIDING FOR PUBLICATION IN PAMPHLET FORM.** Moved by Council Member Green, seconded by Council

Member Scanlan to adopt Ordinance 4263 updating utility user fees, including water and sewer fees, solid waste collection and surcharge for stormwater, “YEAS,” Green, Lerma, Scanlan, McKerrigan, and Colwell. “NAYS,” None. Absent: None.

Council Member Green moved, seconded by Council Member Colwell to adjourn the meeting at 4:36 p.m., “YEAS,” Scanlan, McKerrigan, Lerma, Colwell, and Green. “NAYS,” None. Absent: None.

Mayor

Attest:

City Clerk

“SEAL”

City of Scottsbluff, Nebraska

Monday, September 20, 2021

Regular Meeting

Item Consent3

Council to set a public hearing for October 4, 2021 at 6:00 p.m. for the One and Six Year Street Improvement Plan.

Staff Contact: City Council

City of Scottsbluff, Nebraska

Monday, September 20, 2021

Regular Meeting

Item Consent4

Council to set a public hearing for October 4, 2021 at 6:00 p.m. to receive a report from the LB840 Citizen Review Committee.

Staff Contact: Starr Lehl, Economic Development Director

City of Scottsbluff, Nebraska

Monday, September 20, 2021

Regular Meeting

Item Consent5

Council to approve the appointment of Dr. Thomas Perkins to the Civil Service Commission for a six year term.

Staff Contact: City Council

City of Scottsbluff, Nebraska
Monday, September 20, 2021
Regular Meeting

Item Claims1

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

Staff Contact: Liz Loutzenhiser, Finance Director



Expense Approval Report

By Vendor Name

Post Dates 9/8/2021 - 9/20/2021

Description (Payable)	Account Name	Amount
Vendor: 09702 - AC ELECTRIC MOTOR SERVICE		
Fund: 631 - WASTEWATER		
EQUIP MAINT	EQUIPMENT MAINTENANCE	267.62
Fund 631 - WASTEWATER Total:		267.62
Vendor 09702 - AC ELECTRIC MOTOR SERVICE Total:		267.62
Vendor: 00393 - ACTION COMMUNICATIONS INC.		
Fund: 111 - GENERAL		
EQUIP MAINT-PD	EQUIPMENT MAINTENANCE	209.98
Fund 111 - GENERAL Total:		209.98
Fund: 621 - ENVIRONMENTAL SERVICES		
CAMBIUM INTERNET 9/1/21 - 9...	PHONE & INTERNET	55.00
Fund 621 - ENVIRONMENTAL SERVICES Total:		55.00
Fund: 631 - WASTEWATER		
CAMBIUM INTERNET 9/1/21 - 9...	PHONE & INTERNET	55.00
Fund 631 - WASTEWATER Total:		55.00
Vendor 00393 - ACTION COMMUNICATIONS INC. Total:		319.98
Vendor: 02583 - ADVANCE AUTO PARTS		
Fund: 111 - GENERAL		
EQUIP MAINT PARK	EQUIPMENT MAINTENANCE	-1.64
Fund 111 - GENERAL Total:		-1.64
Vendor 02583 - ADVANCE AUTO PARTS Total:		-1.64
Vendor: 10222 - AGUALLO PAUL SR		
Fund: 621 - ENVIRONMENTAL SERVICES		
WELDED TRASH CAN BOTTOMS...	DEPARTMENT SUPPLIES	1,000.00
Fund 621 - ENVIRONMENTAL SERVICES Total:		1,000.00
Vendor 10222 - AGUALLO PAUL SR Total:		1,000.00
Vendor: 10212 - AKAJRV 314, LLC		
Fund: 321 - TIF PROJECTS		
TIF - AULICK REDEV 9/30/21	DEBT SVC(PRINC) - TIF	3,550.37
TIF - AULICK REDEV 9/30/21	DEBT SVC (INT) - TIF	4,078.16
Fund 321 - TIF PROJECTS Total:		7,628.53
Vendor 10212 - AKAJRV 314, LLC Total:		7,628.53
Vendor: 00295 - B & H INVESTMENTS, INC		
Fund: 111 - GENERAL		
Dep. Sup. -LIBRARY	DEPARTMENT SUPPLIES	45.50
Dep. Sup. -LIBRARY	DEPARTMENT SUPPLIES	56.00
Fund 111 - GENERAL Total:		101.50
Vendor 00295 - B & H INVESTMENTS, INC Total:		101.50
Vendor: 00271 - B&C STEEL CORPORATION		
Fund: 621 - ENVIRONMENTAL SERVICES		
DUMPSTER BOTTOMS X8	DEPARTMENT SUPPLIES	3,526.50
BOTTOMS FOR DUMPSTERS X4	DEPARTMENT SUPPLIES	2,290.50
SHEET METAL BENDING	DEPARTMENT SUPPLIES	150.00
Fund 621 - ENVIRONMENTAL SERVICES Total:		5,967.00
Vendor 00271 - B&C STEEL CORPORATION Total:		5,967.00

Expense Approval Report

Post Dates: 9/8/2021 - 9/20/2021

Description (Payable)	Account Name	Amount
Vendor: 10277 - BACH STACY		
Fund: 111 - GENERAL		
CONTRACTUAL-PD	CONTRACTUAL SERVICES	941.04
Fund 111 - GENERAL Total:		941.04
Vendor 10277 - BACH STACY Total:		941.04
Vendor: 00405 - BLUFFS FACILITY SOLUTIONS		
Fund: 111 - GENERAL		
JANITORIAL SUPP PARK	JANITORIAL SUPPLIES	186.62
JANITORIAL SUPP PARK	JANITORIAL SUPPLIES	147.87
JANITORIAL SUPP PARK	JANITORIAL SUPPLIES	10.50
DEPT SUPP ADM	DEPARTMENT SUPPLIES	142.94
Fund 111 - GENERAL Total:		487.93
Fund: 621 - ENVIRONMENTAL SERVICES		
BREAKROOM/CLEANING SUPPL...	DEPARTMENT SUPPLIES	129.96
TRASH CAN LINERS	DEPARTMENT SUPPLIES	65.99
Fund 621 - ENVIRONMENTAL SERVICES Total:		195.95
Vendor 00405 - BLUFFS FACILITY SOLUTIONS Total:		683.88
Vendor: 09886 - BUDGET DRAIN SERVICES LLC		
Fund: 212 - TRANSPORTATION		
AUGERED BATHROOM, SINK D...	BUILDING MAINTENANCE	190.00
Fund 212 - TRANSPORTATION Total:		190.00
Vendor 09886 - BUDGET DRAIN SERVICES LLC Total:		190.00
Vendor: 00735 - CAPITAL BUSINESS SYSTEMS INC.		
Fund: 111 - GENERAL		
EQUIP MAINT	EQUIPMENT MAINTENANCE	129.55
Fund 111 - GENERAL Total:		129.55
Vendor 00735 - CAPITAL BUSINESS SYSTEMS INC. Total:		129.55
Vendor: 00055 - CARR- TRUMBULL LUMBER CO, INC.		
Fund: 213 - CEMETERY		
DEPT SUPP CEM	DEPARTMENT SUPPLIES	6.22
Fund 213 - CEMETERY Total:		6.22
Vendor 00055 - CARR- TRUMBULL LUMBER CO, INC. Total:		6.22
Vendor: 07911 - CELLCO PARTNERSHIP		
Fund: 111 - GENERAL		
AUGUST CELLULAR PHONE	CELLULAR PHONE	327.36
IPADS, CELL PHONES, TABLETS ...	DEPARTMENT SUPPLIES	31.05
IPADS, CELL PHONES, TABLETS ...	PHONE & INTERNET	20.04
Fund 111 - GENERAL Total:		378.45
Fund: 212 - TRANSPORTATION		
IPADS, CELL PHONES, TABLETS ...	PHONE & INTERNET	647.26
Fund 212 - TRANSPORTATION Total:		647.26
Fund: 621 - ENVIRONMENTAL SERVICES		
IPADS, CELL PHONES, TABLETS ...	PHONE & INTERNET	80.16
Fund 621 - ENVIRONMENTAL SERVICES Total:		80.16
Fund: 631 - WASTEWATER		
CELL PHONES - CONTRACTUAL ...	CONTRACTUAL SERVICES	100.02
CELL PHONES - CONTRACTUAL ...	CELLULAR PHONE	41.12
IPADS, CELL PHONES, TABLETS ...	PHONE & INTERNET	30.06
Fund 631 - WASTEWATER Total:		171.20
Fund: 641 - WATER		
CELL PHONES - CONTRACTUAL ...	CONTRACTUAL SERVICES	60.02
CELL PHONES - CONTRACTUAL ...	CELLULAR PHONE	41.12
IPADS, CELL PHONES, TABLETS ...	PHONE & INTERNET	30.06
Fund 641 - WATER Total:		131.20

Expense Approval Report

Post Dates: 9/8/2021 - 9/20/2021

Description (Payable)	Account Name	Amount
Fund: 721 - GIS SERVICES		
IPADS, CELL PHONES, TABLETS ...	PHONE & INTERNET	10.02
Fund 721 - GIS SERVICES Total:		10.02
Vendor 07911 - CELLCO PARTNERSHIP Total:		1,418.29
Vendor: 00484 - CITY OF GERING		
Fund: 621 - ENVIRONMENTAL SERVICES		
DISPOSAL OF TRASH & RECYCLI...	DISPOSAL FEES	47,034.55
Fund 621 - ENVIRONMENTAL SERVICES Total:		47,034.55
Vendor 00484 - CITY OF GERING Total:		47,034.55
Vendor: 00367 - CITY OF SCB		
Fund: 111 - GENERAL		
PETTY CASH	DEPARTMENT SUPPLIES	14.00
Fund 111 - GENERAL Total:		14.00
Fund: 224 - ECONOMIC DEVELOPMENT		
PETTY CASH	DEPARTMENT SUPPLIES	13.00
Fund 224 - ECONOMIC DEVELOPMENT Total:		13.00
Vendor 00367 - CITY OF SCB Total:		27.00
Vendor: 01976 - CLARK PRINTING LLC		
Fund: 111 - GENERAL		
Dep. Sup.	DEPARTMENT SUPPLIES	40.95
Fund 111 - GENERAL Total:		40.95
Vendor 01976 - CLARK PRINTING LLC Total:		40.95
Vendor: 10291 - CLEARSPAN FABRIC STRUCTURES INTERNATIONAL INC		
Fund: 621 - ENVIRONMENTAL SERVICES		
COMPOST FACILITY PAD STRUC...	STRUCTURES	193,457.81
Fund 621 - ENVIRONMENTAL SERVICES Total:		193,457.81
Fund: 631 - WASTEWATER		
STRUCTURES	STRUCTURES	193,457.81
Fund 631 - WASTEWATER Total:		193,457.81
Vendor 10291 - CLEARSPAN FABRIC STRUCTURES INTERNATIONAL INC Total:		386,915.62
Vendor: 03010 - COLONIAL LIFE & ACCIDENT INSURANCE COMPANY		
Fund: 713 - CASH & INVESTMENT POOL		
SUPPLEMENTAL LIFE INS	LIFE INS EE PAYABLE	22.75
Fund 713 - CASH & INVESTMENT POOL Total:		22.75
Vendor 03010 - COLONIAL LIFE & ACCIDENT INSURANCE COMPANY Total:		22.75
Vendor: 00267 - CONTRACTORS MATERIALS INC.		
Fund: 111 - GENERAL		
EQUIP MAINT PARK	EQUIPMENT MAINTENANCE	38.22
Fund 111 - GENERAL Total:		38.22
Vendor 00267 - CONTRACTORS MATERIALS INC. Total:		38.22
Vendor: 05709 - CREDIT BUREAU OF COUNCIL BLUFFS		
Fund: 111 - GENERAL		
CONSULTING	CONSULTING SERVICES	50.00
Fund 111 - GENERAL Total:		50.00
Vendor 05709 - CREDIT BUREAU OF COUNCIL BLUFFS Total:		50.00
Vendor: 06739 - DANKO EMERGENCY EQUIPMENT COMPANY		
Fund: 111 - GENERAL		
ANGLE FLASHLIGHTS	DEPARTMENT SUPPLIES	173.47
CREDIT FOR PREVIOUS EQUIPM...	DEPARTMENT SUPPLIES	-66.58
Fund 111 - GENERAL Total:		106.89
Vendor 06739 - DANKO EMERGENCY EQUIPMENT COMPANY Total:		106.89

Expense Approval Report

Post Dates: 9/8/2021 - 9/20/2021

Description (Payable)	Account Name	Amount
Vendor: 00573 - DEMCO, INC		
Fund: 111 - GENERAL		
Dep. Sup.	DEPARTMENT SUPPLIES	152.65
Fund 111 - GENERAL Total:		152.65
Vendor 00573 - DEMCO, INC Total:		152.65
Vendor: 07421 - DUANE E. WOHLERS		
Fund: 621 - ENVIRONMENTAL SERVICES		
HAULING RECYCLING TO DENV...	DISPOSAL FEES	800.00
HAULING RECYCLING TO DENV...	EQUIPMENT MAINTENANCE	290.00
Fund 621 - ENVIRONMENTAL SERVICES Total:		1,090.00
Vendor 07421 - DUANE E. WOHLERS Total:		1,090.00
Vendor: 10279 - EAKES INC		
Fund: 111 - GENERAL		
DEPT SUPP ADM	DEPARTMENT SUPPLIES	19.86
DEPT SUPP ADM	DEPARTMENT SUPPLIES	32.70
DEPT SUPP HR	DEPARTMENT SUPPLIES	84.99
DEPT SUPP CM	DEPARTMENT SUPPLIES	17.37
DEPT SUPP HR	DEPARTMENT SUPPLIES	149.96
DEPT SUPP DS	DEPARTMENT SUPPLIES	30.41
DEPT SUPP ADM	DEPARTMENT SUPPLIES	179.99
Fund 111 - GENERAL Total:		515.28
Fund: 721 - GIS SERVICES		
DEPT SUPP GIS	DEPARTMENT SUPPLIES	17.33
Fund 721 - GIS SERVICES Total:		17.33
Vendor 10279 - EAKES INC Total:		532.61
Vendor: 01003 - ELLIOTT EQUIPMENT COMPANY INC.		
Fund: 621 - ENVIRONMENTAL SERVICES		
WEAR PADS FOR UNIT #824	VEHICLE MAINTENANCE	213.99
Fund 621 - ENVIRONMENTAL SERVICES Total:		213.99
Vendor 01003 - ELLIOTT EQUIPMENT COMPANY INC. Total:		213.99
Vendor: 06947 - ENFORCEMENT VIDEO, LLC		
Fund: 218 - PUBLIC SAFETY		
CIP-BODY CAMS	DEPARTMENT SUPPLIES	930.00
Fund 218 - PUBLIC SAFETY Total:		930.00
Vendor 06947 - ENFORCEMENT VIDEO, LLC Total:		930.00
Vendor: 02460 - FASTENAL COMPANY		
Fund: 111 - GENERAL		
EQUIP MAINT PARK	EQUIPMENT MAINTENANCE	7.00
GROUND MAINT PARK	GROUNDS MAINTENANCE	53.87
DEPT SUPP PARK	DEPARTMENT SUPPLIES	53.87
Fund 111 - GENERAL Total:		114.74
Vendor 02460 - FASTENAL COMPANY Total:		114.74
Vendor: 07574 - FAT BOYS TIRE AND AUTO		
Fund: 111 - GENERAL		
EQUIP MAINT PARK	EQUIPMENT MAINTENANCE	101.50
EQUIP MAINT PARK	EQUIPMENT MAINTENANCE	13.00
EQUIP MAINT PARK	EQUIPMENT MAINTENANCE	40.17
EQUIP MAINT PARK	EQUIPMENT MAINTENANCE	18.99
EQUIP MAINT PARK	EQUIPMENT MAINTENANCE	13.00
EQUIP MAINT PARK	EQUIPMENT MAINTENANCE	87.32
Fund 111 - GENERAL Total:		273.98
Vendor 07574 - FAT BOYS TIRE AND AUTO Total:		273.98

Expense Approval Report

Post Dates: 9/8/2021 - 9/20/2021

Description (Payable)	Account Name	Amount
Vendor: 00548 - FEDERAL EXPRESS CORPORATION		
Fund: 111 - GENERAL		
DEPT SUPP REC	DEPARTMENT SUPPLIES	100.51
Fund 111 - GENERAL Total:		100.51
Fund: 641 - WATER		
POSTAGE	POSTAGE	59.06
POSTAGE	POSTAGE	66.84
Fund 641 - WATER Total:		125.90
Vendor 00548 - FEDERAL EXPRESS CORPORATION Total:		226.41
Vendor: 00794 - FLOYD'S TRUCK CENTER SCOTTSBLUFF		
Fund: 111 - GENERAL		
PREVENTATIVE MAINTENANCE -- VEHICLE MAINTENANCE		344.21
Fund 111 - GENERAL Total:		344.21
Fund: 212 - TRANSPORTATION		
FITTINGS FOR D. TRUCK	VEHICLE MAINTENANCE	14.55
Fund 212 - TRANSPORTATION Total:		14.55
Fund: 621 - ENVIRONMENTAL SERVICES		
REPAIRS TO UNIT #812	VEHICLE MAINTENANCE	2,059.17
REPAIR PARTS FOR UNIT #815	VEHICLE MAINTENANCE	2,018.48
REPAIR PARTS FOR UNIT #815	VEHICLE MAINTENANCE	18.88
REPAIR PARTS FOR UNIT #815	VEHICLE MAINTENANCE	47.57
REPAIR PARTS FOR UNIT #815	VEHICLE MAINTENANCE	18.74
REPAIR PARTS FOR UNIT #825	VEHICLE MAINTENANCE	130.66
POWER STEERING COOLER FOR...	VEHICLE MAINTENANCE	463.90
TURN SIGNAL UNIT #816, ANTE...	VEHICLE MAINTENANCE	55.96
FILTER KIT FOR UNIT #812	VEHICLE MAINTENANCE	47.78
Fund 621 - ENVIRONMENTAL SERVICES Total:		4,861.14
Vendor 00794 - FLOYD'S TRUCK CENTER SCOTTSBLUFF Total:		5,219.90
Vendor: 00060 - FRANCISCO'S BUMPER TO BUMPER INC		
Fund: 111 - GENERAL		
TOW SERVICE-PD	CONTRACTUAL SERVICES	220.00
TOW SERVICE-PD	CONTRACTUAL SERVICES	220.00
TOW SERVICE-PD	CONTRACTUAL SERVICES	50.00
TOW SERVICE-PD	CONTRACTUAL SERVICES	220.00
TOW SERVICE-PD	CONTRACTUAL SERVICES	220.00
TOW SERVICE-PD	CONTRACTUAL SERVICES	360.00
TOW SERVICE-PD	CONTRACTUAL SERVICES	220.00
Fund 111 - GENERAL Total:		1,510.00
Vendor 00060 - FRANCISCO'S BUMPER TO BUMPER INC Total:		1,510.00
Vendor: 05600 - GALLS INC		
Fund: 111 - GENERAL		
EQUIP MAINT-PD	EQUIPMENT MAINTENANCE	101.45
Fund 111 - GENERAL Total:		101.45
Vendor 05600 - GALLS INC Total:		101.45
Vendor: 10180 - GRAINGER		
Fund: 111 - GENERAL		
EQUIP MAINT-PD	EQUIPMENT MAINTENANCE	36.00
EQUIP MAINT-PD	EQUIPMENT MAINTENANCE	18.00
Fund 111 - GENERAL Total:		54.00
Vendor 10180 - GRAINGER Total:		54.00
Vendor: 09610 - GRAY TELEVISION GROUP INC		
Fund: 661 - STORMWATER		
CONTRACTUAL SVC	CONTRACTUAL SERVICES	1,395.00
CONTRACTUAL SVC	CONTRACTUAL SERVICES	500.00

Expense Approval Report

Post Dates: 9/8/2021 - 9/20/2021

Description (Payable)	Account Name	Amount
CONTRACTUAL SVC	CONTRACTUAL SERVICES	200.00
Fund 661 - STORMWATER Total:		2,095.00
Vendor 09610 - GRAY TELEVISION GROUP INC Total:		2,095.00
Vendor: 04371 - HAWKINS, INC.		
Fund: 641 - WATER		
CHEMICALS	CHEMICALS	1,202.30
CHEMICALS	CHEMICALS	2,945.82
CHEMICALS	CHEMICALS	2,562.98
CHEMICALS	CHEMICALS	2,666.13
Fund 641 - WATER Total:		9,377.23
Vendor 04371 - HAWKINS, INC. Total:		9,377.23
Vendor: 04299 - HD SUPPLY FACILITIES MAINTENANCE LTD		
Fund: 631 - WASTEWATER		
DEPT SUP	DEPARTMENT SUPPLIES	277.31
Fund 631 - WASTEWATER Total:		277.31
Vendor 04299 - HD SUPPLY FACILITIES MAINTENANCE LTD Total:		277.31
Vendor: 09305 - HONEY WAGON EXPRESS		
Fund: 111 - GENERAL		
CONTRACTUAL	CONTRACTUAL SERVICES	225.00
CONTRACTUAL PARK	CONTRACTUAL SERVICES	225.00
CONTRACTUAL	CONTRACTUAL SERVICES	225.00
CONTRACTUAL	CONTRACTUAL SERVICES	225.00
Fund 111 - GENERAL Total:		900.00
Vendor 09305 - HONEY WAGON EXPRESS Total:		900.00
Vendor: 00525 - IDEAL LAUNDRY AND CLEANERS, INC.		
Fund: 111 - GENERAL		
Jan. Sup.	JANITORIAL SUPPLIES	89.25
DEPT SUPP ADM	DEPARTMENT SUPPLIES	54.90
Fund 111 - GENERAL Total:		144.15
Fund: 212 - TRANSPORTATION		
SUPP - MATS, TOWELS	DEPARTMENT SUPPLIES	34.62
SUPP - SHOP TOWELS	DEPARTMENT SUPPLIES	4.20
SUPP - MATS, TOWELS	DEPARTMENT SUPPLIES	34.62
Fund 212 - TRANSPORTATION Total:		73.44
Fund: 621 - ENVIRONMENTAL SERVICES		
SHOP TOWELS, RUGS, MOPS	DEPARTMENT SUPPLIES	108.14
Fund 621 - ENVIRONMENTAL SERVICES Total:		108.14
Fund: 631 - WASTEWATER		
CONTRACTUAL SVC	CONTRACTUAL SERVICES	36.25
Fund 631 - WASTEWATER Total:		36.25
Fund: 641 - WATER		
CONTRACTUAL SVC	CONTRACTUAL SERVICES	36.24
Fund 641 - WATER Total:		36.24
Vendor 00525 - IDEAL LAUNDRY AND CLEANERS, INC. Total:		398.22
Vendor: 00937 - INDEPENDENT PLUMBING AND HEATING, INC		
Fund: 111 - GENERAL		
BLDG MAINT PARK	BUILDING MAINTENANCE	78.15
Fund 111 - GENERAL Total:		78.15
Vendor 00937 - INDEPENDENT PLUMBING AND HEATING, INC Total:		78.15
Vendor: 09291 - INGRAM LIBRARY SERVICES INC		
Fund: 111 - GENERAL		
Coll.	COLLECTIONS	82.75
Coll.	COLLECTIONS	79.94

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Description (Payable)	Account Name	Amount
Coll.	COLLECTIONS	78.43
Fund 111 - GENERAL Total:		241.12
Vendor 09291 - INGRAM LIBRARY SERVICES INC Total:		241.12
Vendor: 00733 - INLAND TRUCK PARTS & SERVICE		
Fund: 111 - GENERAL		
REPLACE TRANSMISSION COOL...	VEHICLE MAINTENANCE	5,165.82
Fund 111 - GENERAL Total:		5,165.82
Fund: 212 - TRANSPORTATION		
FOOT VALVE FOR D. TRUCK	VEHICLE MAINTENANCE	227.08
Fund 212 - TRANSPORTATION Total:		227.08
Vendor 00733 - INLAND TRUCK PARTS & SERVICE Total:		5,392.90
Vendor: 08154 - INTERNAL REVENUE SERVICE		
Fund: 713 - CASH & INVESTMENT POOL		
WITHHOLDINGS	MEDICARE W/H EE PAYABLE	4,266.86
WITHHOLDINGS	MEDICARE W/H EE PAYABLE	4,266.86
WITHHOLDINGS	FICA W/H EE PAYABLE	15,504.04
WITHHOLDINGS	FICA W/H EE PAYABLE	15,504.04
WITHHOLDINGS	FED W/H EE PAYABLE	27,739.74
Fund 713 - CASH & INVESTMENT POOL Total:		67,281.54
Vendor 08154 - INTERNAL REVENUE SERVICE Total:		67,281.54
Vendor: 08525 - INTRALINKS, INC		
Fund: 111 - GENERAL		
DEPT SUPPL.	DEPARTMENT SUPPLIES	51.36
CONTRACT SERVICES - AUG. 20...	CONTRACTUAL SERVICES	1,035.00
CONTR.SERV. - POLICE - AUG 20...	CONTRACTUAL SERVICES	360.00
CONTRACT SERVICE - LIBRARY -...	CONTRACTUAL SERVICES	90.00
Fund 111 - GENERAL Total:		1,536.36
Fund: 621 - ENVIRONMENTAL SERVICES		
DEPT SUPPL.	DEPARTMENT SUPPLIES	13.98
CONTRACT SERVICES - AUG. 20...	CONTRACTUAL SERVICES	67.50
Fund 621 - ENVIRONMENTAL SERVICES Total:		81.48
Fund: 631 - WASTEWATER		
DEPT SUPPL	DEPARTMENT SUPPLIES	28.12
CONTRACT SERVICES - AUG. 20...	CONTRACTUAL SERVICES	258.75
Fund 631 - WASTEWATER Total:		286.87
Fund: 641 - WATER		
DEPT SUPPL	DEPARTMENT SUPPLIES	28.12
CONTRACT SERVICES - AUG. 20...	CONTRACTUAL SERVICES	258.75
Fund 641 - WATER Total:		286.87
Fund: 721 - GIS SERVICES		
CONTRACT SERVICES - AUG. 20...	CONTRACTUAL SERVICES	45.00
Fund 721 - GIS SERVICES Total:		45.00
Vendor 08525 - INTRALINKS, INC Total:		2,236.58
Vendor: 10278 - INVENTIVE MEDIA LLC		
Fund: 111 - GENERAL		
FACADE IMPROVEMENT GRANT	COMMUNITY DEVELOPMENT	2,259.50
Fund 111 - GENERAL Total:		2,259.50
Vendor 10278 - INVENTIVE MEDIA LLC Total:		2,259.50
Vendor: 05696 - INVENTIVE WIRELESS OF NE, LLC		
Fund: 111 - GENERAL		
INTERNET WESTMOOR POOL	PHONE & INTERNET	17.95
INTERNET CAMPGROUND	PHONE & INTERNET	17.95
Fund 111 - GENERAL Total:		35.90
Vendor 05696 - INVENTIVE WIRELESS OF NE, LLC Total:		35.90

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Description (Payable)	Account Name	Amount
Vendor: 00407 - JWC ENVIRONMENTAL INC		
Fund: 631 - WASTEWATER		
EQUIPMENT	EQUIPMENT	22,534.43
Fund 631 - WASTEWATER Total:		22,534.43
Vendor 00407 - JWC ENVIRONMENTAL INC Total:		22,534.43
Vendor: 09747 - KNOW HOW LLC		
Fund: 111 - GENERAL		
EQUIP MAINT PARK	EQUIPMENT MAINTENANCE	1,037.02
EQUIP MAINT PARK	EQUIPMENT MAINTENANCE	16.43
GROUND MAINT PARK	GROUNDS MAINTENANCE	11.80
DEPT SUPP PARK	DEPARTMENT SUPPLIES	9.91
Fund 111 - GENERAL Total:		1,075.16
Fund: 212 - TRANSPORTATION		
HYD. HOSE FOR PAINT STRIPER	EQUIPMENT MAINTENANCE	304.85
BATTERY FOR PICKUP	VEHICLE MAINTENANCE	140.95
CORE REFUND ON BATTERY	VEHICLE MAINTENANCE	-18.00
Fund 212 - TRANSPORTATION Total:		427.80
Fund: 213 - CEMETERY		
EQUIP MAINT CEM	EQUIPMENT MAINTENANCE	95.30
Fund 213 - CEMETERY Total:		95.30
Fund: 631 - WASTEWATER		
EQUIP MAINT	EQUIPMENT MAINTENANCE	78.91
EQUIP MAINT	EQUIPMENT MAINTENANCE	24.97
VEHICLE MAINT	VEHICLE MAINTENANCE	18.01
Fund 631 - WASTEWATER Total:		121.89
Vendor 09747 - KNOW HOW LLC Total:		1,720.15
Vendor: 09746 - LEAL NOHEMI		
Fund: 111 - GENERAL		
CONSULTING-PD	CONSULTING SERVICES	35.00
CONSULTING-PD	CONSULTING SERVICES	35.00
Fund 111 - GENERAL Total:		70.00
Vendor 09746 - LEAL NOHEMI Total:		70.00
Vendor: 10134 - LEE BHM CORP		
Fund: 111 - GENERAL		
PUBLISHING	LEGAL PUBLICATIONS	37.82
PUBLISHING	LEGAL PUBLICATIONS	494.92
PUBLISHING	LEGAL PUBLICATIONS	13.47
PUBLISHING	RECRUITMENT	2,150.00
Fund 111 - GENERAL Total:		2,696.21
Fund: 224 - ECONOMIC DEVELOPMENT		
PUBLISHING	PUBLICATIONS	26.42
Fund 224 - ECONOMIC DEVELOPMENT Total:		26.42
Vendor 10134 - LEE BHM CORP Total:		2,722.63
Vendor: 09590 - LEXISNEXIS RISK DATA MANAGEMENT		
Fund: 111 - GENERAL		
CONSULTING-PD	CONSULTING SERVICES	100.00
Fund 111 - GENERAL Total:		100.00
Vendor 09590 - LEXISNEXIS RISK DATA MANAGEMENT Total:		100.00
Vendor: 10014 - LOMBARD MATTHEW		
Fund: 111 - GENERAL		
EQUIP MAINT-PD	EQUIPMENT MAINTENANCE	47.00
Fund 111 - GENERAL Total:		47.00
Vendor 10014 - LOMBARD MATTHEW Total:		47.00

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Description (Payable)	Account Name	Amount
Vendor: 00242 - M.C. SCHAFF & ASSOCIATES, INC		
Fund: 111 - GENERAL		
DEPT CNTRCL SRVCS	CONTRACTUAL SERVICES	190.00
Fund 111 - GENERAL Total:		190.00
Vendor 00242 - M.C. SCHAFF & ASSOCIATES, INC Total:		190.00
Vendor: 09760 - MACQUEEN EQUIPMENT INC		
Fund: 212 - TRANSPORTATION		
HYD. FILTERS FOR SWEEPER	EQUIPMENT MAINTENANCE	130.98
Fund 212 - TRANSPORTATION Total:		130.98
Vendor 09760 - MACQUEEN EQUIPMENT INC Total:		130.98
Vendor: 10276 - MANLEY TRREL		
Fund: 631 - WASTEWATER		
EQUIP MAINT	EQUIPMENT MAINTENANCE	800.00
Fund 631 - WASTEWATER Total:		800.00
Vendor 10276 - MANLEY TRREL Total:		800.00
Vendor: 08317 - MATHESON TRI-GAS INC		
Fund: 641 - WATER		
RENT - MACHINES	RENT-MACHINES	66.18
Fund 641 - WATER Total:		66.18
Vendor 08317 - MATHESON TRI-GAS INC Total:		66.18
Vendor: 07628 - MENARDS, INC		
Fund: 111 - GENERAL		
DRILL BITS AND REBAR FOR TRA...	DEPARTMENT SUPPLIES	39.70
DEPT SUPP PARK	DEPARTMENT SUPPLIES	69.30
DEPT SUPP PARK	DEPARTMENT SUPPLIES	35.48
DEPT SUPP PARK	DEPARTMENT SUPPLIES	32.95
DEPT SUPP PARK	DEPARTMENT SUPPLIES	93.94
DEPT SUP	DEPARTMENT SUPPLIES	22.93
Fund 111 - GENERAL Total:		294.30
Fund: 621 - ENVIRONMENTAL SERVICES		
PADLOCK FOR COMPOST FACILI...	DEPARTMENT SUPPLIES	12.99
Fund 621 - ENVIRONMENTAL SERVICES Total:		12.99
Fund: 631 - WASTEWATER		
DEPT SUP	DEPARTMENT SUPPLIES	8.33
DEPT SUP	DEPARTMENT SUPPLIES	64.35
Fund 631 - WASTEWATER Total:		72.68
Vendor 07628 - MENARDS, INC Total:		379.97
Vendor: 04082 - NE CHILD SUPPORT PAYMENT CENTER		
Fund: 713 - CASH & INVESTMENT POOL		
NE CHILD SUPPORT PYBLE	CHILD SUPPORT EE PAY	1,553.10
Fund 713 - CASH & INVESTMENT POOL Total:		1,553.10
Vendor 04082 - NE CHILD SUPPORT PAYMENT CENTER Total:		1,553.10
Vendor: 00942 - NE DEPT OF ENVIRONMENTAL QUALITY		
Fund: 621 - ENVIRONMENTAL SERVICES		
SOLID WASTE COMPOST SITE P...	POST CLOSURE CARE	2,100.00
Fund 621 - ENVIRONMENTAL SERVICES Total:		2,100.00
Vendor 00942 - NE DEPT OF ENVIRONMENTAL QUALITY Total:		2,100.00
Vendor: 00797 - NE DEPT OF REVENUE		
Fund: 111 - GENERAL		
LODGING TAX	LEGAL FEES	399.16
Fund 111 - GENERAL Total:		399.16

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Description (Payable)	Account Name	Amount
Fund: 713 - CASH & INVESTMENT POOL		
WITHHOLDINGS	STATE W/H EE PAYABLE	21,164.63
Fund 713 - CASH & INVESTMENT POOL Total:		21,164.63
Vendor 00797 - NE DEPT OF REVENUE Total:		21,563.79
Vendor: 04460 - NEBRASKA INTERACTIVE, LLC		
Fund: 111 - GENERAL		
CONSULTING	CONSULTING SERVICES	122.50
Fund 111 - GENERAL Total:		122.50
Vendor 04460 - NEBRASKA INTERACTIVE, LLC Total:		122.50
Vendor: 00402 - NEBRASKA MACHINERY CO		
Fund: 212 - TRANSPORTATION		
REPAIR CENTERSHIFT LOCK ON ... EQUIPMENT MAINTENANCE		2,256.70
Fund 212 - TRANSPORTATION Total:		2,256.70
Vendor 00402 - NEBRASKA MACHINERY CO Total:		2,256.70
Vendor: 00578 - NEBRASKA PUBLIC POWER DISTRICT		
Fund: 111 - GENERAL		
Electric	ELECTRICITY	577.84
Electric	ELECTRICITY	36.81
Electric	ELECTRICITY	858.20
Electric	ELECTRICITY	858.20
Electric	ELECTRICITY	83.14
Electric	ELECTRICITY	226.00
Electric	ELECTRICITY	2,658.20
Electric	ELECTRICITY	4,638.35
Electric	ELECTRICITY	701.51
Electric	ELECTRICITY	1,145.94
Electric	STREET LIGHTS	100.40
Fund 111 - GENERAL Total:		11,884.59
Fund: 212 - TRANSPORTATION		
Electric	ELECTRICITY	512.52
Electric	ELECTRIC POWER	1,520.74
Electric	STREET LIGHTS	26,637.78
Fund 212 - TRANSPORTATION Total:		28,671.04
Fund: 213 - CEMETERY		
Electric	ELECTRICITY	826.03
Fund 213 - CEMETERY Total:		826.03
Fund: 216 - BUSINESS IMPROVEMENT		
Electric	STREET LIGHTS	85.42
Fund 216 - BUSINESS IMPROVEMENT Total:		85.42
Fund: 621 - ENVIRONMENTAL SERVICES		
Electric	ELECTRICITY	509.77
Fund 621 - ENVIRONMENTAL SERVICES Total:		509.77
Fund: 631 - WASTEWATER		
Electric	ELECTRICITY	605.98
Electric	ELECTRIC POWER	40.89
Fund 631 - WASTEWATER Total:		646.87
Fund: 641 - WATER		
Electric	ELECTRICITY	21.13
Electric	ELECTRIC POWER	320.07
Fund 641 - WATER Total:		341.20
Fund: 725 - CENTRAL GARAGE		
Electric	ELECTRICITY	105.42
Fund 725 - CENTRAL GARAGE Total:		105.42
Vendor 00578 - NEBRASKA PUBLIC POWER DISTRICT Total:		43,070.34

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Description (Payable)	Account Name	Amount
Vendor: 00483 - NEBRASKA STATE HISTORICAL SOCIETY		
Fund: 111 - GENERAL		
Sbscrp.	SUBSCRIPTIONS	35.00
Fund 111 - GENERAL Total:		35.00
Vendor 00483 - NEBRASKA STATE HISTORICAL SOCIETY Total:		35.00
Vendor: 04198 - NEBRASKALAND TIRE, INC		
Fund: 111 - GENERAL		
VEH MAINT-PD	VEHICLE MAINTENANCE	18.47
VEH MAINT-PD	VEHICLE MAINTENANCE	808.89
VEH MAINT-PD	VEHICLE MAINTENANCE	161.51
VEH MAINT-PD	VEHICLE MAINTENANCE	15.48
Fund 111 - GENERAL Total:		1,004.35
Vendor 04198 - NEBRASKALAND TIRE, INC Total:		1,004.35
Vendor: 00139 - NORTHWEST PIPE FITTINGS, INC. OF SCOTTSBLUFF		
Fund: 111 - GENERAL		
GROUND MAINT PARK	GROUNDS MAINTENANCE	127.48
GROUND MAINT PARK	GROUNDS MAINTENANCE	338.72
Fund 111 - GENERAL Total:		466.20
Fund: 213 - CEMETERY		
DEPT SUPP CEM	DEPARTMENT SUPPLIES	77.25
DEPT SUPP CEM	DEPARTMENT SUPPLIES	65.26
DEPT SUPP CEM	DEPARTMENT SUPPLIES	88.61
Fund 213 - CEMETERY Total:		231.12
Vendor 00139 - NORTHWEST PIPE FITTINGS, INC. OF SCOTTSBLUFF Total:		697.32
Vendor: 01757 - OCLC ONLINE COMPUTER LIBRARY CENTER, INC		
Fund: 111 - GENERAL		
Sbscrp.	COLLECTIONS	385.72
Fund 111 - GENERAL Total:		385.72
Vendor 01757 - OCLC ONLINE COMPUTER LIBRARY CENTER, INC Total:		385.72
Vendor: 00285 - OREGON TRAIL PLUMBING, HEATING & COOLING INC		
Fund: 111 - GENERAL		
EQUIP MAINT ADM	EQUIPMENT MAINTENANCE	141.00
Fund 111 - GENERAL Total:		141.00
Vendor 00285 - OREGON TRAIL PLUMBING, HEATING & COOLING INC Total:		141.00
Vendor: 09218 - PAGE MY CELL LLC		
Fund: 111 - GENERAL		
CELLULAR PHONE PAGING APP	MEMBERSHIPS	600.00
Fund 111 - GENERAL Total:		600.00
Vendor 09218 - PAGE MY CELL LLC Total:		600.00
Vendor: 00550 - PANHANDLE COOPERATIVE ASSOCIATION		
Fund: 213 - CEMETERY		
FUEL CEM	OTHER FUEL	802.62
Fund 213 - CEMETERY Total:		802.62
Fund: 621 - ENVIRONMENTAL SERVICES		
PROPANE/DIESEL	OTHER FUEL	1,746.68
PROPANE/DIESEL	OTHER FUEL	149.44
Fund 621 - ENVIRONMENTAL SERVICES Total:		1,896.12
Fund: 631 - WASTEWATER		
FUEL	GASOLINE	297.06
FUEL	OTHER FUEL	559.47
Fund 631 - WASTEWATER Total:		856.53
Vendor 00550 - PANHANDLE COOPERATIVE ASSOCIATION Total:		3,555.27
Vendor: 01276 - PLATTE VALLEY BANK		
Fund: 321 - TIF PROJECTS		
TIF - FAIRFIELD INN 9/30/21	DEBT SVC(PRINC) - TIF	44,458.58

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Description (Payable)	Account Name	Amount
TIF - FAIRFIELD INN 9/30/21	DEBT SVC (INT) - TIF	13,122.00
TIF - SCOOTERS 9/30/21	DEBT SVC (INT) - TIF	1,252.70
TIF - PLATTE VALLEY ADD IMPR ...	DEBT SVC (INT) - TIF	11,992.80
Fund 321 - TIF PROJECTS Total:		70,826.08
Fund: 713 - CASH & INVESTMENT POOL		
HEALTH SAVINGS ACCUNT	HSA EE PAYABLE	10,338.36
Fund 713 - CASH & INVESTMENT POOL Total:		10,338.36
Vendor 01276 - PLATTE VALLEY BANK Total:		81,164.44
Vendor: 00796 - POWERPLAN		
Fund: 111 - GENERAL		
EQUIP MAINT PARK	EQUIPMENT MAINTENANCE	89.26
Fund 111 - GENERAL Total:		89.26
Vendor 00796 - POWERPLAN Total:		89.26
Vendor: 09744 - PT HOSE AND BEARING		
Fund: 212 - TRANSPORTATION		
PARTS FOR SWEEPER - COVER, ...	EQUIPMENT MAINTENANCE	134.83
Fund 212 - TRANSPORTATION Total:		134.83
Vendor 09744 - PT HOSE AND BEARING Total:		134.83
Vendor: 01356 - QUICK CARE MEDICAL SERVICES		
Fund: 111 - GENERAL		
CONSULTING-PD	CONSULTING SERVICES	250.00
SARS-COV-2 COVID-19 TESTS X4	DEPARTMENT SUPPLIES	540.00
Fund 111 - GENERAL Total:		790.00
Vendor 01356 - QUICK CARE MEDICAL SERVICES Total:		790.00
Vendor: 00266 - QUILL CORPORATION		
Fund: 111 - GENERAL		
DEPT SUPPL-PD	DEPARTMENT SUPPLIES	106.99
DEPT SUPPL-PD	DEPARTMENT SUPPLIES	2.00
DEPT SUPPL-PD	DEPARTMENT SUPPLIES	79.00
Fund 111 - GENERAL Total:		187.99
Vendor 00266 - QUILL CORPORATION Total:		187.99
Vendor: 08572 - R & K LAND CO LLC		
Fund: 111 - GENERAL		
FACADE IMPROVEMENT GRANT	COMMUNITY DEVELOPMENT	10,000.00
Fund 111 - GENERAL Total:		10,000.00
Vendor 08572 - R & K LAND CO LLC Total:		10,000.00
Vendor: 10280 - REFUSE TRUCK SALES		
Fund: 621 - ENVIRONMENTAL SERVICES		
NUTS, ELBOW, FREIGHT CHARG...	VEHICLE MAINTENANCE	127.28
Fund 621 - ENVIRONMENTAL SERVICES Total:		127.28
Vendor 10280 - REFUSE TRUCK SALES Total:		127.28
Vendor: 04089 - REGIONAL CARE INC		
Fund: 812 - HEALTH INSURANCE		
CLAIMS	CLAIMS EXPENSE	118,460.91
FLEX FUNDING	FLEXIBLE BENFT EXPENSES	52.97
CLAIMS	CLAIMS EXPENSE	27,333.72
Fund 812 - HEALTH INSURANCE Total:		145,847.60
Vendor 04089 - REGIONAL CARE INC Total:		145,847.60
Vendor: 10233 - REZPLOT SYSTEM LLC		
Fund: 111 - GENERAL		
CONTRACTUAL PARK	DEPARTMENT SUPPLIES	276.00
CONTRACTUAL	CONTRACTUAL SERVICES	38.00
Fund 111 - GENERAL Total:		314.00
Vendor 10233 - REZPLOT SYSTEM LLC Total:		314.00

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Description (Payable)	Account Name	Amount
Vendor: 02324 - RON'S TOWING		
Fund: 111 - GENERAL		
TOW SERVICE-PD	CONTRACTUAL SERVICES	250.00
Fund 111 - GENERAL Total:		250.00
Vendor 02324 - RON'S TOWING Total:		250.00
Vendor: 00026 - S M E C		
Fund: 713 - CASH & INVESTMENT POOL		
EMPLOYEE DEDUCTION	SMEC EE PAYABLE	150.27
Fund 713 - CASH & INVESTMENT POOL Total:		150.27
Vendor 00026 - S M E C Total:		150.27
Vendor: 00257 - SANDBERG IMPLEMENT, INC		
Fund: 111 - GENERAL		
REPAIR START CORD ON TS420 ... DEPARTMENT SUPPLIES		130.65
Fund 111 - GENERAL Total:		130.65
Vendor 00257 - SANDBERG IMPLEMENT, INC Total:		130.65
Vendor: 02531 - SCB FIREFIGHTERS UNION LOCAL 1454		
Fund: 713 - CASH & INVESTMENT POOL		
FIRE EE DUES	FIRE UNION DUES EE PAY	300.00
Fund 713 - CASH & INVESTMENT POOL Total:		300.00
Vendor 02531 - SCB FIREFIGHTERS UNION LOCAL 1454 Total:		300.00
Vendor: 00734 - SCOTT WALTON		
Fund: 111 - GENERAL		
EQUIP MAINT PARK	EQUIPMENT MAINTENANCE	58.13
Fund 111 - GENERAL Total:		58.13
Fund: 621 - ENVIRONMENTAL SERVICES		
BAILER CYLINDER REPAIR	EQUIPMENT MAINTENANCE	350.00
Fund 621 - ENVIRONMENTAL SERVICES Total:		350.00
Vendor 00734 - SCOTT WALTON Total:		408.13
Vendor: 00852 - SCOTTS BLUFF COUNTY COURT		
Fund: 111 - GENERAL		
LEGAL FEES-PD	LEGAL FEES	423.75
Fund 111 - GENERAL Total:		423.75
Vendor 00852 - SCOTTS BLUFF COUNTY COURT Total:		423.75
Vendor: 00273 - SCOTTSBLUFF POLICE OFFICERS ASSOCIATION		
Fund: 713 - CASH & INVESTMENT POOL		
POLICE EE DUES	POL UNION DUES EE PAY	936.00
Fund 713 - CASH & INVESTMENT POOL Total:		936.00
Vendor 00273 - SCOTTSBLUFF POLICE OFFICERS ASSOCIATION Total:		936.00
Vendor: 00684 - SHERIFF'S OFFICE		
Fund: 111 - GENERAL		
LEGAL FEES-PD	LEGAL FEES	16.62
LEGAL FEES-PD	LEGAL FEES	13.08
LEGAL FEES-PD	LEGAL FEES	9.00
LEGAL FEES-PD	LEGAL FEES	25.08
LEGAL FEES-PD	LEGAL FEES	21.54
LEGAL FEES-PD	LEGAL FEES	9.54
LEGAL FEES-PD	LEGAL FEES	32.16
REIMBURSE DOJ GRANT	MISCELLANEOUS	2,441.79
Fund 111 - GENERAL Total:		2,568.81
Vendor 00684 - SHERIFF'S OFFICE Total:		2,568.81
Vendor: 00021 - SIMMONS OLSEN LAW FIRM, P.C.		
Fund: 111 - GENERAL		
CONTRACTUAL	CONTRACTUAL SERVICES	6,264.61

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Description (Payable)	Account Name	Amount
CONTRACTUAL	PATHWAY	256.50
Fund 111 - GENERAL Total:		6,521.11
Fund: 224 - ECONOMIC DEVELOPMENT		
CONTRACTUAL	CONTRACTUAL SERVICES	537.50
CONTRACTUAL	CONTRACTUAL SERVICES	525.00
CONTRACTUAL	CONTRACTUAL SERVICES	435.00
Fund 224 - ECONOMIC DEVELOPMENT Total:		1,497.50
Vendor 00021 - SIMMONS OLSEN LAW FIRM, P.C. Total:		8,018.61
Vendor: 01031 - SIMON CONTRACTORS		
Fund: 212 - TRANSPORTATION		
CONCRETE FOR STREET REPAIR	STREET MAINTENANCE	1,740.50
CONCRETE FOR STREET REPAIR	STREET MAINTENANCE	855.50
RECYCLED BASE GRAVEL	STREET REPAIR SUPPLIES	429.44
CONCRETE FOR STREET REPAIR	STREET MAINTENANCE	493.00
CONCRETE FOR STREET REPAIR	STREET MAINTENANCE	1,150.50
CONCRETE FOR STREET REPAIR	STREET MAINTENANCE	1,230.00
CONCRETE FOR STREET REPAIR	STREET MAINTENANCE	1,353.00
CONCRETE FOR STREET REPAIR	STREET MAINTENANCE	1,537.50
Fund 212 - TRANSPORTATION Total:		8,789.44
Vendor 01031 - SIMON CONTRACTORS Total:		8,789.44
Vendor: 00513 - SNELL SERVICES INC.		
Fund: 111 - GENERAL		
Equip. Main.	EQUIPMENT MAINTENANCE	280.00
Equip. Main.	EQUIPMENT MAINTENANCE	250.00
Equip. Main.	EQUIPMENT MAINTENANCE	399.00
Fund 111 - GENERAL Total:		929.00
Vendor 00513 - SNELL SERVICES INC. Total:		929.00
Vendor: 09663 - SOUNDSLEEPER SECURITY INC.		
Fund: 212 - TRANSPORTATION		
MAINTENANCE ON HI DEF CAM...	EQUIPMENT MAINTENANCE	400.00
Fund 212 - TRANSPORTATION Total:		400.00
Vendor 09663 - SOUNDSLEEPER SECURITY INC. Total:		400.00
Vendor: 00944 - STATE OF NEBRASKA DEPT OF HEALTH		
Fund: 641 - WATER		
SCHOOLS & CONF	SCHOOL & CONFERENCE	260.00
Fund 641 - WATER Total:		260.00
Vendor 00944 - STATE OF NEBRASKA DEPT OF HEALTH Total:		260.00
Vendor: 00677 - TERRY D SCOTT		
Fund: 111 - GENERAL		
VEHICLE MAINT PARK	VEHICLE MAINTENANCE	702.56
Fund 111 - GENERAL Total:		702.56
Vendor 00677 - TERRY D SCOTT Total:		702.56
Vendor: 01325 - THE PEAVEY CORP		
Fund: 111 - GENERAL		
INVEST SUPPL-PD	INVESTIGATIVE EXPENSES	75.00
Fund 111 - GENERAL Total:		75.00
Vendor 01325 - THE PEAVEY CORP Total:		75.00
Vendor: 09865 - UNION BANK & TRUST		
Fund: 713 - CASH & INVESTMENT POOL		
RETIREMENT	REGULAR RETIRE EE PAY	7,949.28
RETIREMENT	REGULAR RETIRE EE PAY	7,570.60
RETIREMENT	DEFERRED COMP EE PAY	533.77
RETIREMENT	DEFERRED COMP EE PAY	2,455.54
RETIREMENT	DEFERRED COMP EE PAY	1,140.00
RETIREMENT	RETIRE FIRE EE PAYABLE	5,453.45

Expense Approval Report

Post Dates: 9/8/2021 - 9/20/2021

Description (Payable)	Account Name	Amount
RETIREMENT	RETIRE FIRE EE PAYABLE	2,891.70
RETIREMENT	RETIRE POLICE EE PAY	7,159.15
RETIREMENT	RETIRE POLICE EE PAY	6,560.66
Fund 713 - CASH & INVESTMENT POOL Total:		41,714.15
Vendor 09865 - UNION BANK & TRUST Total:		41,714.15
Vendor: 00350 - WEST NEBRASKA ARTS CENTER		
Fund: 111 - GENERAL		
FACADE IMPROVEMENT GRANT	COMMUNITY DEVELOPMENT	5,000.00
Fund 111 - GENERAL Total:		5,000.00
Vendor 00350 - WEST NEBRASKA ARTS CENTER Total:		5,000.00
Vendor: 00268 - WESTERN COOPERATIVE COMPANY		
Fund: 111 - GENERAL		
GROUND MAINT PARK	GROUNDS MAINTENANCE	640.72
GROUND MAINT PARK	GROUNDS MAINTENANCE	835.56
GROUND MAINT PARK	GROUNDS MAINTENANCE	2,814.00
GROUND MAINT PARK	GROUNDS MAINTENANCE	567.40
GROUND MAINT PARK	GROUNDS MAINTENANCE	2,010.00
Fund 111 - GENERAL Total:		6,867.68
Vendor 00268 - WESTERN COOPERATIVE COMPANY Total:		6,867.68
Vendor: 06089 - WESTERN COOPERATIVE COMPANY		
Fund: 111 - GENERAL		
GROUND MAINT PARK	GROUNDS MAINTENANCE	310.00
Fund 111 - GENERAL Total:		310.00
Vendor 06089 - WESTERN COOPERATIVE COMPANY Total:		310.00
Vendor: 00344 - WESTERN PATHOLOGY CONSULTANTS, INC		
Fund: 111 - GENERAL		
CONTRACTUAL	CONTRACTUAL SERVICES	316.25
Fund 111 - GENERAL Total:		316.25
Vendor 00344 - WESTERN PATHOLOGY CONSULTANTS, INC Total:		316.25
Vendor: 09672 - WESTERN STATES BANK		
Fund: 321 - TIF PROJECTS		
TIF REGANIS REDEV 9/30/21	DEBT SVC(PRINC) - TIF	13,356.10
TIF REGANIS REDEV 9/30/21	DEBT SVC (INT) - TIF	7,339.55
Fund 321 - TIF PROJECTS Total:		20,695.65
Vendor 09672 - WESTERN STATES BANK Total:		20,695.65
Vendor: 04430 - WESTERN TRAVEL TERMINAL, LLC		
Fund: 111 - GENERAL		
VEH MAINT-PD	VEHICLE MAINTENANCE	648.00
UNIT 2 CARWASH	DEPARTMENT SUPPLIES	26.00
Fund 111 - GENERAL Total:		674.00
Fund: 631 - WASTEWATER		
VEHICLE MAINT	VEHICLE MAINTENANCE	26.00
Fund 631 - WASTEWATER Total:		26.00
Fund: 641 - WATER		
VEHICLE MAINT	VEHICLE MAINTENANCE	13.00
Fund 641 - WATER Total:		13.00
Vendor 04430 - WESTERN TRAVEL TERMINAL, LLC Total:		713.00
Vendor: 10221 - WEX BANK		
Fund: 111 - GENERAL		
DEPT FUEL	GASOLINE	82.26
AUGUST GASOLINE	GASOLINE	304.56
GASOLINE-PD	GASOLINE	4,896.11
FUEL	GASOLINE	1,348.50
FUEL	OTHER FUEL	1,846.65
GASOLINE-PD	GASOLINE	-289.46

Expense Approval Report

Post Dates: 9/8/2021 - 9/20/2021

Description (Payable)	Account Name	Amount
FUEL CREDIT	GASOLINE	-249.30
Fund 111 - GENERAL Total:		7,939.32
Fund: 212 - TRANSPORTATION		
UNLEADED GASOLINE	GASOLINE	1,671.09
UNLEADED GASOLINE	OTHER FUEL	1,056.16
Fund 212 - TRANSPORTATION Total:		2,727.25
Fund: 224 - ECONOMIC DEVELOPMENT		
FUEL	GASOLINE	49.53
Fund 224 - ECONOMIC DEVELOPMENT Total:		49.53
Fund: 621 - ENVIRONMENTAL SERVICES		
FLEET FUEL	GASOLINE	168.88
FLEET FUEL	OTHER FUEL	7,581.82
Fund 621 - ENVIRONMENTAL SERVICES Total:		7,750.70
Fund: 631 - WASTEWATER		
FUEL	GASOLINE	806.77
FUEL	OTHER FUEL	723.13
Fund 631 - WASTEWATER Total:		1,529.90
Fund: 641 - WATER		
FUEL	GASOLINE	1,394.58
FUEL	OTHER FUEL	139.66
Fund 641 - WATER Total:		1,534.24
Fund: 661 - STORMWATER		
FUEL	GASOLINE	28.24
Fund 661 - STORMWATER Total:		28.24
Vendor 10221 - WEX BANK Total:		21,559.18
Vendor: 03709 - WYOMING CHILD SUPPORT ENFORCEMENT		
Fund: 713 - CASH & INVESTMENT POOL		
CHILD SUPPORT	CHILD SUPPORT EE PAY	738.08
Fund 713 - CASH & INVESTMENT POOL Total:		738.08
Vendor 03709 - WYOMING CHILD SUPPORT ENFORCEMENT Total:		738.08
Grand Total:		1,020,639.17

Report Summary

Fund Summary

Fund	Expense Amount	Payment Amount
111 - GENERAL	79,683.39	2,259.50
212 - TRANSPORTATION	44,690.37	0.00
213 - CEMETERY	1,961.29	0.00
216 - BUSINESS IMPROVEMENT	85.42	0.00
218 - PUBLIC SAFETY	930.00	0.00
224 - ECONOMIC DEVELOPMENT	1,586.45	0.00
321 - TIF PROJECTS	99,150.26	0.00
621 - ENVIRONMENTAL SERVICES	266,892.08	0.00
631 - WASTEWATER	221,140.36	0.00
641 - WATER	12,172.06	0.00
661 - STORMWATER	2,123.24	0.00
713 - CASH & INVESTMENT POOL	144,198.88	144,198.88
721 - GIS SERVICES	72.35	0.00
725 - CENTRAL GARAGE	105.42	0.00
812 - HEALTH INSURANCE	145,847.60	145,847.60
Grand Total:	1,020,639.17	292,305.98

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
111-49111-142	MISCELLANEOUS	2,441.79	0.00
111-52111-111	DEPARTMENT SUPPLIES	444.39	0.00
111-52111-112	DEPARTMENT SUPPLIES	234.95	0.00
111-52111-114	DEPARTMENT SUPPLIES	17.37	0.00
111-52111-116	DEPARTMENT SUPPLIES	51.36	0.00
111-52111-121	DEPARTMENT SUPPLIES	53.34	0.00
111-52111-141	DEPARTMENT SUPPLIES	843.24	0.00
111-52111-142	DEPARTMENT SUPPLIES	187.99	0.00
111-52111-151	DEPARTMENT SUPPLIES	295.10	0.00
111-52111-171	DEPARTMENT SUPPLIES	602.50	0.00
111-52111-172	DEPARTMENT SUPPLIES	100.51	0.00
111-52121-151	JANITORIAL SUPPLIES	89.25	0.00
111-52121-171	JANITORIAL SUPPLIES	344.99	0.00
111-52163-142	INVESTIGATIVE EXPENSES	75.00	0.00
111-52222-151	COLLECTIONS	626.84	0.00
111-52225-151	SUBSCRIPTIONS	35.00	0.00
111-52311-141	MEMBERSHIPS	600.00	0.00
111-52511-121	GASOLINE	82.26	0.00
111-52511-141	GASOLINE	55.26	0.00
111-52511-142	GASOLINE	4,606.65	0.00
111-52511-171	GASOLINE	1,348.50	0.00
111-52521-171	OTHER FUEL	1,846.65	0.00
111-53111-112	CONTRACTUAL SERVICES	316.25	0.00
111-53111-114	CONTRACTUAL SERVICES	6,264.61	0.00
111-53111-116	CONTRACTUAL SERVICES	1,485.00	0.00
111-53111-121	CONTRACTUAL SERVICES	190.00	0.00
111-53111-142	CONTRACTUAL SERVICES	2,701.04	0.00
111-53111-171	CONTRACTUAL SERVICES	938.00	0.00
111-53121-112	CONSULTING SERVICES	172.50	0.00
111-53121-142	CONSULTING SERVICES	420.00	0.00
111-53161-112	LEGAL PUBLICATIONS	37.82	0.00
111-53161-115	LEGAL PUBLICATIONS	494.92	0.00
111-53161-171	LEGAL PUBLICATIONS	13.47	0.00
111-53211-142	LEGAL FEES	550.77	0.00
111-53211-171	LEGAL FEES	399.16	0.00
111-53421-171	BUILDING MAINTENANCE	78.15	0.00
111-53441-111	EQUIPMENT MAINTENAN...	270.55	0.00
111-53441-142	EQUIPMENT MAINTENAN...	412.43	0.00

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
111-53441-151	EQUIPMENT MAINTENAN...	929.00	0.00
111-53441-171	EQUIPMENT MAINTENAN...	1,518.40	0.00
111-53451-141	VEHICLE MAINTENANCE	5,510.03	0.00
111-53451-142	VEHICLE MAINTENANCE	1,652.35	0.00
111-53451-171	VEHICLE MAINTENANCE	702.56	0.00
111-53471-171	GROUNDS MAINTENANCE	7,709.55	0.00
111-53511-111	ELECTRICITY	577.84	0.00
111-53511-141	ELECTRICITY	895.01	0.00
111-53511-142	ELECTRICITY	941.34	0.00
111-53511-143	ELECTRICITY	226.00	0.00
111-53511-151	ELECTRICITY	2,658.20	0.00
111-53511-171	ELECTRICITY	5,339.86	0.00
111-53511-172	ELECTRICITY	1,145.94	0.00
111-53551-171	STREET LIGHTS	100.40	0.00
111-53561-121	PHONE & INTERNET	20.04	0.00
111-53561-171	PHONE & INTERNET	17.95	0.00
111-53561-172	PHONE & INTERNET	17.95	0.00
111-53571-141	CELLULAR PHONE	327.36	0.00
111-53751-114	COMMUNITY DEVELOPM...	17,259.50	2,259.50
111-53913-112	RECRUITMENT	2,150.00	0.00
111-54391-171	PATHWAY	256.50	0.00
212-52111-212	DEPARTMENT SUPPLIES	73.44	0.00
212-52171-212	STREET REPAIR SUPPLIES	429.44	0.00
212-52511-212	GASOLINE	1,671.09	0.00
212-52521-212	OTHER FUEL	1,056.16	0.00
212-53421-212	BUILDING MAINTENANCE	190.00	0.00
212-53441-212	EQUIPMENT MAINTENAN...	3,227.36	0.00
212-53451-212	VEHICLE MAINTENANCE	364.58	0.00
212-53491-212	STREET MAINTENANCE	8,360.00	0.00
212-53511-212	ELECTRICITY	512.52	0.00
212-53531-212	ELECTRIC POWER	1,520.74	0.00
212-53551-212	STREET LIGHTS	26,637.78	0.00
212-53561-212	PHONE & INTERNET	647.26	0.00
213-52111-213	DEPARTMENT SUPPLIES	237.34	0.00
213-52521-213	OTHER FUEL	802.62	0.00
213-53441-213	EQUIPMENT MAINTENAN...	95.30	0.00
213-53511-213	ELECTRICITY	826.03	0.00
216-53551-000	STREET LIGHTS	85.42	0.00
218-52111-142	DEPARTMENT SUPPLIES	930.00	0.00
224-52111-113	DEPARTMENT SUPPLIES	13.00	0.00
224-52211-114	PUBLICATIONS	26.42	0.00
224-52511-113	GASOLINE	49.53	0.00
224-53111-113	CONTRACTUAL SERVICES	1,497.50	0.00
321-57221-111	DEBT SVC(PRINC) - TIF	61,365.05	0.00
321-57222-111	DEBT SVC (INT) - TIF	37,785.21	0.00
621-52111-621	DEPARTMENT SUPPLIES	7,298.06	0.00
621-52511-621	GASOLINE	168.88	0.00
621-52521-621	OTHER FUEL	9,477.94	0.00
621-53111-621	CONTRACTUAL SERVICES	67.50	0.00
621-53193-621	DISPOSAL FEES	47,834.55	0.00
621-53194-621	POST CLOSURE CARE	2,100.00	0.00
621-53441-621	EQUIPMENT MAINTENAN...	640.00	0.00
621-53451-621	VEHICLE MAINTENANCE	5,202.41	0.00
621-53511-621	ELECTRICITY	509.77	0.00
621-53561-621	PHONE & INTERNET	135.16	0.00
621-54311-621	STRUCTURES	193,457.81	0.00
631-52111-631	DEPARTMENT SUPPLIES	378.11	0.00
631-52511-631	GASOLINE	1,103.83	0.00

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
631-52521-631	OTHER FUEL	1,282.60	0.00
631-53111-631	CONTRACTUAL SERVICES	395.02	0.00
631-53441-631	EQUIPMENT MAINTENAN...	1,171.50	0.00
631-53451-631	VEHICLE MAINTENANCE	44.01	0.00
631-53511-631	ELECTRICITY	605.98	0.00
631-53531-631	ELECTRIC POWER	40.89	0.00
631-53561-631	PHONE & INTERNET	85.06	0.00
631-53571-631	CELLULAR PHONE	41.12	0.00
631-54311-631	STRUCTURES	193,457.81	0.00
631-54411-631	EQUIPMENT	22,534.43	0.00
641-52111-641	DEPARTMENT SUPPLIES	28.12	0.00
641-52411-641	POSTAGE	125.90	0.00
641-52511-641	GASOLINE	1,394.58	0.00
641-52521-641	OTHER FUEL	139.66	0.00
641-52611-641	CHEMICALS	9,377.23	0.00
641-53111-641	CONTRACTUAL SERVICES	355.01	0.00
641-53451-641	VEHICLE MAINTENANCE	13.00	0.00
641-53511-641	ELECTRICITY	21.13	0.00
641-53531-641	ELECTRIC POWER	320.07	0.00
641-53561-641	PHONE & INTERNET	30.06	0.00
641-53571-641	CELLULAR PHONE	41.12	0.00
641-53631-641	RENT-MACHINES	66.18	0.00
641-53711-641	SCHOOL & CONFERENCE	260.00	0.00
661-52511-661	GASOLINE	28.24	0.00
661-53111-661	CONTRACTUAL SERVICES	2,095.00	0.00
713-21512	MEDICARE W/H EE PAYAB...	8,533.72	8,533.72
713-21513	FICA W/H EE PAYABLE	31,008.08	31,008.08
713-21514	FED W/H EE PAYABLE	27,739.74	27,739.74
713-21515	STATE W/H EE PAYABLE	21,164.63	21,164.63
713-21517	POL UNION DUES EE PAY	936.00	936.00
713-21518	FIRE UNION DUES EE PAY	300.00	300.00
713-21523	LIFE INS EE PAYABLE	22.75	22.75
713-21524	SMEC EE PAYABLE	150.27	150.27
713-21528	REGULAR RETIRE EE PAY	15,519.88	15,519.88
713-21529	DEFERRED COMP EE PAY	4,129.31	4,129.31
713-21531	RETIRE FIRE EE PAYABLE	8,345.15	8,345.15
713-21533	RETIRE POLICE EE PAY	13,719.81	13,719.81
713-21539	CHILD SUPPORT EE PAY	2,291.18	2,291.18
713-21541	HSA EE PAYABLE	10,338.36	10,338.36
721-52111-721	DEPARTMENT SUPPLIES	17.33	0.00
721-53111-721	CONTRACTUAL SERVICES	45.00	0.00
721-53561-721	PHONE & INTERNET	10.02	0.00
725-53511-725	ELECTRICITY	105.42	0.00
812-53862-112	CLAIMS EXPENSE	145,794.63	145,794.63
812-53863-112	FLEXIBLE BENFT EXPENSES	52.97	52.97
Grand Total:		1,020,639.17	292,305.98

Project Account Summary

Project Account Key	Expense Amount	Payment Amount
None	919,365.67	292,305.98
3121757221	13,356.10	0.00
3121757222	7,339.55	0.00
3121857221	44,458.58	0.00
3121857222	13,122.00	0.00
3122257222	11,992.80	0.00
3122557222	1,252.70	0.00
3122657221	3,550.37	0.00
3122657222	4,078.16	0.00

Project Account Summary

Project Account Key	Expense Amount	Payment Amount
6002052511	28.24	0.00
6002053111	2,095.00	0.00
Grand Total:	1,020,639.17	292,305.98

UTILITY BILL REFUNDS 9-20-21

Account #	Contact	Service Address	Refund Amount
056-6667-03	SOKO COMBAT ACADEMY	1114 E OVERLAND SCOTTSBLUFF NE 69361	277.91
020-5776-07	PHOENIX RED FEATHER	2305 AVE G SCOTTSBLUFF NE 69361	49.65
025-1796-06	NORMA DEL CEID	1413 AVE Z SCOTTSBLUFF NE 69361	100
030-3370-02	RON SCHREINER	1526 AVE J SCOTTSBLUFF NE 69361	9.74
035-3274-03	MARJORIE SIPP	1307 AVE G SCOTTSBLUFF NE 69361	13.47
5			\$450.77

City of Scottsbluff, Nebraska

Monday, September 20, 2021

Regular Meeting

Item Fin Rep1

Council to receive the August 2021 Financial Report.

Staff Contact: Liz Loutzenhiser, Finance Director

City of Scottsbluff

FUND EQUITY IN CASH - YEAR TO DATE

FOR THE ELEVEN MONTHS ENDED AUGUST 31, 2021 AND 2020

OCTOBER 1, 2019			OCTOBER 1, 2020		
AUG 31, 2020			AUG 31, 2021		
Fund	Fund #	NET CHANGE IN CASH	NET CHANGE IN CASH		
General	111	\$ 850,146.01	\$ (867,027.53)	23 CLUB & PATHWAY PROJECTS	
Regional Library	211	4,133.95		3,256.71	
Transportation	212	379,471.64		(129,361.61)	AVENUE B MILL & OVERLAY
Cemetery	213	(26,844.17)		(37,556.32)	REPLACE FENCE & EQUIPMENT
Cemetery Perp Care	214	92,776.96		(15,247.05)	TRANSFER TO CEM OPERATING FOR EQUIPM PURCHASES
Special Projects	215	1,001,226.01		906,644.39	HAIL INSURANCE PROCEEDS USED FOR REPAIRS/ARPA FUNDS REC'D
Business Improvement	216	8,204.42		14,118.88	
Public Safety	218	7,260.47		(95,932.17)	ANNUAL COMM CENTER PMT TO SCB COUNTY, PURCH 2 PATROL CARS
Scb Industrial Sites	219	2,136.49		596.77	
Keno	223	(4,754.41)		8,314.32	
Economic Development	224	(1,147,002.78)		(1,078,026.68)	LB 840 LOANS AND GRANTS
Mutual Fire Organization	225	98,946.88		57,608.15	
Debt Service	311	176,829.06		130,845.36	
TIF	321	(166,428.86)		(106,353.03)	BONDHOLDER PAYMENTS
CDBG	411	791.54		326.14	
Leasing Corporation	412	157.65		70.62	
Capital Projects	511	3,242.20		(33,230.45)	PURCHASE NEW MOWER
Environmental Services	621	585,113.74		216,874.05	
Wastewater	631	481,567.10		(403,510.03)	PURCHASE NEW SEWER JET/COMPOST PAD COVER
Water	641	469,344.13		870,699.11	
Electric	651	36,895.93		18,882.84	
Stormwater	661	(9,515.46)		17,656.75	
GIS	721	(7,091.97)		(46,552.32)	ANNUAL SOFTWARE SUPPORT/INTERNAL SERVICE FUND
Central Garage	725	(119,072.83)		(38,352.93)	OPERATIONS/INTERNAL SERVICE FUND
Unemployment Comp	811	1,456.69	869.52		
Health Insurance	812	339,722.09	693,570.21	REINSURANCE/CONTRIBUTIONS IN EXCESS OF CLAIMS	
TOTAL		\$ 3,058,712.48	\$ 89,183.70		

City of Scottsbluff

Fund Equity in Cash
August 31, 2021

Fund	Fund #	2 YRS PRIOR August 31, 2019	PRIOR YEAR August 31, 2020	PRIOR MONTH July 31, 2021	CURRENT MONTH August 31, 2021	MONTHLY CHANGE IN CASH	
General	111	\$ 7,075,381.70	\$ 8,293,756.91	\$ 7,606,363.27	\$ 7,790,477.28	\$ 184,114.01	
Regional Library	211	51,781.37	55,977.09	59,264.81	59,299.46	34.65	
Transportation	212	3,284,247.50	3,691,969.22	4,034,797.04	3,786,475.32	(248,321.72)	Avenue B Mill & Overlay
Cemetery	213	(25,556.73)	56,876.30	87,231.11	81,903.64	(5,327.47)	
Cemetery Perp Care	214	770,664.29	801,404.68	751,399.51	759,112.33	7,712.82	
Special Projects	215	191,908.44	1,173,282.42	1,991,821.05	1,992,080.79	259.74	
Business Improvement	216	261,190.66	261,804.70	288,545.18	285,376.65	(3,168.53)	
Public Safety	218	423,320.10	465,460.95	328,922.16	304,721.98	(24,200.18)	PD Purchase CIP equipment
Scb Industrial Sites	219	68,940.92	70,992.03	71,630.19	71,672.07	41.88	
Keno	223	176,959.67	173,851.49	176,734.72	182,647.70	5,912.98	
Economic Development	224	4,138,568.19	3,076,718.54	1,819,877.33	1,933,861.26	113,983.93	
Mutual Fire Organization	225	333,598.85	431,651.42	500,592.70	489,765.87	(10,826.83)	FD Purchase CIP equipment
Debt Service	311	3,425,391.87	3,756,694.86	3,365,357.99	3,406,205.35	40,847.36	
TIF	321	202,940.46	203,829.87	207,292.79	213,997.89	6,705.10	
CDBG	411	31,309.91	32,173.29	32,518.16	32,537.17	19.01	
Leasing Corporation	412	6,827.57	7,000.88	7,075.57	7,079.71	4.14	
Capital Projects	511	71,856.75	89,125.66	68,782.38	70,627.07	1,844.69	
Environmental Services	621	2,494,701.04	3,148,848.90	3,770,513.85	3,441,563.43	(328,950.42)	Compost Pad Cover 50%
Wastewater	631	2,602,934.80	3,126,949.10	3,195,733.26	2,812,457.39	(383,275.87)	Compost Pad Cover 50%
Water	641	2,362,514.43	2,927,169.59	3,905,044.77	4,027,494.65	122,449.88	
Electric	651	1,459,460.52	1,499,704.93	1,519,458.39	1,520,346.83	888.44	
Stormwater	661	613,758.55	598,540.03	629,432.32	632,378.02	2,945.70	
GIS	721	37,505.96	73,995.82	79,948.57	75,870.52	(4,078.05)	
Central Garage	725	(392,690.23)	(517,004.24)	(555,494.94)	(562,372.49)	(6,877.55)	
Unemployment Comp	811	68,148.40	69,761.44	70,191.32	70,232.36	41.04	
Health Insurance	812	2,395,332.72	2,827,407.02	3,283,858.37	3,359,369.33	75,510.96	
TOTAL		\$ 32,130,997.71	\$ 36,397,942.90	\$ 37,296,891.87	\$ 36,845,181.58	\$ (451,710.29)	



Actual to budget rev c/y & p/y - ALL FUNDS

	2018-2019 YTD Activity	2019-2020 YTD Activity	2020-2021 Budget	August 2020-2021 MTD Activity	2020-2021 YTD Activity	2020-2021 Budget Remaining	% Budget Remaining
<u>111 - GENERAL</u>							
400 - Taxes	4,910,480.53	5,348,921.95	5,366,660.00	570,157.62	5,610,925.05	(244,265.05)	-5 %
412 - Intergovernmental	111,062.43	177,988.38	128,967.00	256.08	136,961.08	(7,994.08)	-6 %
420 - Charges for Services	550,677.56	337,112.98	440,700.00	37,323.18	530,110.18	(89,410.18)	-20 %
460 - Investment Income	124,101.29	95,083.23	25,000.00	4,552.55	51,541.50	(26,541.50)	-106 %
470 - Miscellaneous Revenues	75,315.04	98,923.77	20,200.00	2,715.32	165,916.28	(145,716.28)	-721 %
480 - Other Financing Uses	3,117,988.15	2,743,224.48	3,002,000.00	317,455.90	2,896,060.71	105,939.29	4 %
111 - GENERAL Totals:	8,889,625.00	8,801,254.79	8,983,527.00	932,460.65	9,391,514.80	0.00	-5 %
<u>211 - REGIONAL LIBRARY</u>							
412 - Intergovernmental	0.00	2,363.00	0.00	0.00	0.00	0.00	0 %
460 - Investment Income	970.01	662.94	200.00	34.65	367.82	(167.82)	-84 %
470 - Miscellaneous Revenues	3,851.85	577.10	1,000.00	0.00	2,536.15	(1,536.15)	-154 %
211 - REGIONAL LIBRARY Totals:	4,821.86	3,603.04	1,200.00	34.65	2,903.97	0.00	-142 %
<u>212 - TRANSPORTATION</u>							
400 - Taxes	946,020.79	1,149,368.16	1,128,493.00	76,088.47	1,108,159.85	20,333.15	2 %
412 - Intergovernmental	1,892,156.95	1,874,413.14	1,937,111.00	174,070.15	2,138,520.99	(201,409.99)	-10 %
420 - Charges for Services	27,022.50	36,987.50	25,000.00	0.00	37,869.50	(12,869.50)	-51 %
460 - Investment Income	63,630.57	41,587.86	10,000.00	2,212.70	22,729.69	(12,729.69)	-127 %
470 - Miscellaneous Revenues	10,244.76	39,306.17	0.00	334.60	3,839.08	(3,839.08)	0 %
480 - Other Financing Uses	0.00	2,258,520.98	450,000.00	0.00	0.00	450,000.00	100 %
212 - TRANSPORTATION Totals:	2,939,075.57	5,400,183.81	3,550,604.00	252,705.92	3,311,119.11	0.00	7 %
<u>213 - CEMETERY</u>							
420 - Charges for Services	51,900.00	44,150.00	38,800.00	6,800.00	59,350.00	(20,550.00)	-53 %
460 - Investment Income	891.16	1,063.03	500.00	47.86	1,051.20	(551.20)	-110 %
470 - Miscellaneous Revenues	35,400.00	38,550.00	34,000.00	9,550.00	53,860.59	(19,860.59)	-58 %
480 - Other Financing Uses	105,000.00	70,000.00	350,000.00	0.00	175,000.00	175,000.00	50 %
213 - CEMETERY Totals:	193,191.16	153,763.03	423,300.00	16,397.86	289,261.79	0.00	32 %
<u>214 - CEMETARY PERPETUAL CARE</u>							
400 - Taxes	120,311.97	126,019.11	165,000.00	4,869.22	126,893.58	38,106.42	23 %

	2018-2019 YTD Activity	2019-2020 YTD Activity	2020-2021 Budget	August 2020-2021 MTD Activity	2020-2021 YTD Activity	2020-2021 Budget Remaining	% Budget Remaining
420 - Charges for Services	22,000.00	18,600.00	17,000.00	2,400.00	23,400.00	(6,400.00)	-38 %
460 - Investment Income	13,876.12	8,981.71	5,000.00	443.60	4,555.98	444.02	9 %
214 - CEMETARY PERPETUAL CARE Totals:	156,188.09	153,600.82	187,000.00	7,712.82	154,849.56	0.00	17 %
<u>215 - SPECIAL PROJECTS</u>							
400 - Taxes	81,367.40	86,915.08	50,000.00	12,989.63	104,249.80	(54,249.80)	-108 %
412 - Intergovernmental	81,562.08	15,716.91	0.00	5,955.00	1,326,910.33	(1,326,910.33)	0 %
450 - Contributions & Donations	3,424.00	3,185.00	0.00	1,500.00	21,535.00	(21,535.00)	0 %
460 - Investment Income	2,910.15	14,313.34	2,000.00	1,164.11	6,627.66	(4,627.66)	-231 %
470 - Miscellaneous Revenues	823.75	1,112,564.05	500,000.00	0.00	205,311.35	294,688.65	59 %
215 - SPECIAL PROJECTS Totals:	170,087.38	1,232,694.38	552,000.00	21,608.74	1,664,634.14	0.00	-202 %
<u>216 - BUSINESS IMPROVEMENT</u>							
400 - Taxes	11,493.46	31,672.85	54,300.00	365.12	38,906.14	15,393.86	28 %
412 - Intergovernmental	25,258.00	0.00	0.00	0.00	0.00	0.00	0 %
460 - Investment Income	5,265.98	3,084.35	1,500.00	166.77	1,789.21	(289.21)	-19 %
216 - BUSINESS IMPROVEMENT Totals:	42,017.44	34,757.20	55,800.00	531.89	40,695.35	0.00	27 %
<u>218 - PUBLIC SAFETY</u>							
400 - Taxes	156,851.19	164,291.57	216,000.00	6,348.03	165,431.68	50,568.32	23 %
412 - Intergovernmental	3,368.21	8,090.89	0.00	0.00	4,865.58	(4,865.58)	0 %
460 - Investment Income	7,180.48	5,209.56	2,000.00	178.07	1,892.60	107.40	5 %
470 - Miscellaneous Revenues	0.00	118,981.67	0.00	0.00	7,878.20	(7,878.20)	0 %
218 - PUBLIC SAFETY Totals:	167,399.88	296,573.69	218,000.00	6,526.10	180,068.06	0.00	17 %
<u>219 - INDUSTRIAL SITES</u>							
460 - Investment Income	1,815.17	873.44	200.00	41.88	458.27	(258.27)	-129 %
219 - INDUSTRIAL SITES Totals:	1,815.17	873.44	200.00	41.88	458.27	0.00	-129 %
<u>223 - KENO</u>							
460 - Investment Income	3,918.25	2,087.81	1,500.00	106.73	1,007.29	492.71	33 %
470 - Miscellaneous Revenues	63,797.49	52,664.59	65,000.00	6,021.23	66,864.74	(1,864.74)	-3 %
223 - KENO Totals:	67,715.74	54,752.40	66,500.00	6,127.96	67,872.03	0.00	-2 %
<u>224 - ECONOMIC DEVELOPMENT</u>							
400 - Taxes	893,176.97	1,015,309.85	982,940.00	105,447.38	1,045,798.77	(62,858.77)	-6 %

	2018-2019 YTD Activity	2019-2020 YTD Activity	2020-2021 Budget	August 2020-2021 MTD Activity	2020-2021 YTD Activity	2020-2021 Budget Remaining	% Budget Remaining
460 - Investment Income	76,434.75	51,274.82	15,000.00	1,130.09	13,769.37	1,230.63	8 %
470 - Miscellaneous Revenues	615,395.89	256,504.94	432,386.00	69,269.90	713,643.75	(281,257.75)	-65 %
224 - ECONOMIC DEVELOPMENT Totals:	1,585,007.61	1,323,089.61	1,430,326.00	175,847.37	1,773,211.89	0.00	-24 %
<u>225 - MUTUAL FIRE</u>							
412 - Intergovernmental	0.00	3,145.00	0.00	0.00	0.00	0.00	0 %
460 - Investment Income	5,954.78	4,863.76	2,000.00	286.20	2,997.75	(997.75)	-50 %
470 - Miscellaneous Revenues	94,507.00	105,696.00	105,696.00	0.00	105,696.00	0.00	0 %
225 - MUTUAL FIRE Totals:	100,461.78	113,704.76	107,696.00	286.20	108,693.75	0.00	-1 %
<u>311 - DEBT SERVICE</u>							
400 - Taxes	641,284.56	701,962.32	1,007,615.00	19,585.95	736,593.10	271,021.90	27 %
460 - Investment Income	59,840.60	41,475.49	20,000.00	1,990.48	19,329.77	670.23	3 %
470 - Miscellaneous Revenues	92,275.56	84,137.99	100,024.00	19,270.93	100,704.15	(680.15)	-1 %
480 - Other Financing Uses	0.00	0.00	1,000,000.00	0.00	0.00	1,000,000.00	100 %
311 - DEBT SERVICE Totals:	793,400.72	827,575.80	2,127,639.00	40,847.36	856,627.02	0.00	60 %
<u>321 - TIF PROJECTS</u>							
400 - Taxes	234,331.17	235,609.85	529,558.00	6,580.05	363,633.05	165,924.95	31 %
460 - Investment Income	4,110.84	2,655.49	1,300.00	125.05	1,395.68	(95.68)	-7 %
480 - Other Financing Uses	50,000.00	0.00	300,000.00	0.00	0.00	300,000.00	100 %
321 - TIF PROJECTS Totals:	288,442.01	238,265.34	830,858.00	6,705.10	365,028.73	0.00	56 %
<u>411 - CDBG</u>							
460 - Investment Income	599.34	395.53	300.00	19.01	208.20	91.80	31 %
411 - CDBG Totals:	599.34	395.53	300.00	19.01	208.20	0.00	31 %
<u>412 - LEASE CORPORATION</u>							
460 - Investment Income	130.82	86.12	50.00	4.14	47.87	2.13	4 %
480 - Other Financing Uses	693,628.77	688,951.24	751,267.50	0.00	742,017.29	9,250.21	1 %
412 - LEASE CORPORATION Totals:	693,759.59	689,037.36	751,317.50	4.14	742,065.16	0.00	1 %
<u>511 - CAPITAL PROJECTS FUND</u>							
400 - Taxes	44,559.98	46,673.77	59,000.00	1,803.42	46,997.66	12,002.34	20 %
460 - Investment Income	1,568.59	1,165.88	500.00	41.27	684.67	(184.67)	-37 %
511 - CAPITAL PROJECTS FUND Totals:	46,128.57	47,839.65	59,500.00	1,844.69	47,682.33	0.00	20 %

	2018-2019 YTD Activity	2019-2020 YTD Activity	2020-2021 Budget	August 2020-2021 MTD Activity	2020-2021 YTD Activity	2020-2021 Budget Remaining	% Budget Remaining
<u>621 - ENVIRONMENTAL SERVICES</u>							
412 - Intergovernmental	20,000.00	0.00	0.00	0.00	0.00	0.00	0 %
420 - Charges for Services	2,722,329.55	2,760,969.39	3,004,708.00	274,110.30	2,883,761.44	120,946.56	4 %
460 - Investment Income	39,632.75	34,192.87	10,000.00	2,011.15	21,573.11	(11,573.11)	-116 %
470 - Miscellaneous Revenues	0.00	102.75	0.00	0.00	148.79	(148.79)	0 %
480 - Other Financing Uses	0.00	2,984.95	0.00	0.00	0.00	0.00	0 %
621 - ENVIRONMENTAL SERVICES Totals:	2,781,962.30	2,798,249.96	3,014,708.00	276,121.45	2,905,483.34	0.00	4 %
<u>631 - WASTEWATER</u>							
420 - Charges for Services	2,411,392.22	2,446,997.98	2,684,016.00	235,424.33	2,518,678.10	165,337.90	6 %
440 - Rents	2,625.00	0.00	0.00	0.00	2,496.00	(2,496.00)	0 %
460 - Investment Income	48,904.36	35,863.16	15,000.00	1,643.52	18,980.91	(3,980.91)	-27 %
470 - Miscellaneous Revenues	173.00	122.50	0.00	0.00	1,292.00	(1,292.00)	0 %
480 - Other Financing Uses	0.00	19,227.76	0.00	0.00	0.00	0.00	0 %
631 - WASTEWATER Totals:	2,463,094.58	2,502,211.40	2,699,016.00	237,067.85	2,541,447.01	0.00	6 %
<u>641 - WATER</u>							
420 - Charges for Services	1,725,278.46	1,920,292.92	1,948,489.00	312,146.96	2,002,485.24	(53,996.24)	-3 %
440 - Rents	32,761.98	39,976.31	41,588.00	3,641.94	41,933.52	(345.52)	-1 %
460 - Investment Income	40,983.03	32,413.67	15,000.00	2,353.55	23,136.97	(8,136.97)	-54 %
470 - Miscellaneous Revenues	29,555.96	25,221.30	5,000.00	3,400.10	27,755.68	(22,755.68)	-455 %
641 - WATER Totals:	1,828,579.43	2,017,904.20	2,010,077.00	321,542.55	2,095,311.41	0.00	-4 %
<u>651 - ELECTRIC</u>							
460 - Investment Income	27,937.40	18,436.74	10,000.00	888.44	9,714.37	285.63	3 %
470 - Miscellaneous Revenues	2,929,488.15	2,654,724.48	2,825,000.00	317,455.90	2,807,560.71	17,439.29	1 %
651 - ELECTRIC Totals:	2,957,425.55	2,673,161.22	2,835,000.00	318,344.34	2,817,275.08	0.00	1 %
<u>661 - STORMWATER</u>							
412 - Intergovernmental	0.00	0.00	0.00	0.00	3,684.92	(3,684.92)	0 %
420 - Charges for Services	91,702.27	107,746.01	117,600.00	10,123.50	112,571.15	5,028.85	4 %
460 - Investment Income	12,028.68	7,023.55	3,500.00	369.54	3,858.95	(358.95)	-10 %
470 - Miscellaneous Revenues	23.25	14,210.40	9,670.00	0.00	8,517.83	1,152.17	12 %
480 - Other Financing Uses	25,000.00	25,000.00	50,000.00	0.00	25,000.00	25,000.00	50 %
661 - STORMWATER Totals:	128,754.20	153,979.96	180,770.00	10,493.04	153,632.85	0.00	15 %

	2018-2019 YTD Activity	2019-2020 YTD Activity	2020-2021 Budget	August 2020-2021 MTD Activity	2020-2021 YTD Activity	2020-2021 Budget Remaining	% Budget Remaining
<u>713 - CASH & INVESTMENT POOL</u>							
470 - Miscellaneous Revenues	12.61	(7.61)	0.00	0.00	(5.05)	5.05	0 %
713 - CASH & INVESTMENT POOL Totals:	12.61	(7.61)	0.00	0.00	(5.05)	0.00	0 %
<u>721 - GIS SERVICES</u>							
460 - Investment Income	1,030.67	1,151.25	300.00	44.34	626.86	(326.86)	-109 %
480 - Other Financing Uses	48,500.00	52,787.50	50,000.00	0.00	25,000.00	25,000.00	50 %
721 - GIS SERVICES Totals:	49,530.67	53,938.75	50,300.00	44.34	25,626.86	0.00	49 %
<u>725 - CENTRAL GARAGE</u>							
420 - Charges for Services	159,357.37	114,781.06	246,650.00	0.00	86,690.18	159,959.82	65 %
480 - Other Financing Uses	0.00	0.00	190,000.00	0.00	95,000.00	95,000.00	50 %
725 - CENTRAL GARAGE Totals:	159,357.37	114,781.06	436,650.00	0.00	181,690.18	0.00	58 %
<u>811 - UNEMPLOYMENT COMP</u>							
460 - Investment Income	1,304.52	859.87	500.00	41.04	448.74	51.26	10 %
811 - UNEMPLOYMENT COMP Totals:	1,304.52	859.87	500.00	41.04	448.74	0.00	10 %
<u>812 - HEALTH INSURANCE</u>							
460 - Investment Income	38,767.39	30,991.91	15,000.00	1,963.11	19,566.91	(4,566.91)	-30 %
470 - Miscellaneous Revenues	2,228,713.51	1,903,760.58	2,301,000.00	187,862.61	2,051,952.29	249,047.71	11 %
812 - HEALTH INSURANCE Totals:	2,267,480.90	1,934,752.49	2,316,000.00	189,825.72	2,071,519.20	0.00	11 %



Actual to budget c/y & p/y - ALL FUNDS

	2018-2019 YTD Activity	2019-2020 YTD Activity	2020-2021 Budget	August 2020-2021 MTD Activity	2020-2021 YTD Activity	2020-2021 Budget Remaining	% Budget Remaining
<u>111 - GENERAL</u>							
500 - Personnel	6,008,106.85	5,783,250.74	7,278,244.00	494,301.00	6,146,520.71	1,131,723.29	16 %
503 - Supplies	314,810.41	312,922.98	460,000.00	71,359.82	370,534.78	89,465.22	19 %
504 - Contract Services	1,414,404.14	1,367,278.31	2,350,264.00	110,725.61	1,573,984.39	776,279.61	33 %
550 - Capital Outlay	33,711.02	455,208.95	2,241,029.00	79,753.34	2,083,099.83	157,929.17	7 %
570 - Other Financing Uses	0.00	0.00	300,000.00	0.00	25,000.00	275,000.00	92 %
111 - GENERAL Totals:	7,771,032.42	7,918,660.98	12,629,537.00	756,139.77	10,199,139.71	0.00	19 %
<u>211 - REGIONAL LIBRARY</u>							
503 - Supplies	1,945.17	106.90	12,500.00	0.00	0.00	12,500.00	100 %
504 - Contract Services	0.00	0.00	3,000.00	0.00	0.00	3,000.00	100 %
211 - REGIONAL LIBRARY Totals:	1,945.17	106.90	15,500.00	0.00	0.00	0.00	100 %
<u>212 - TRANSPORTATION</u>							
500 - Personnel	892,149.28	827,035.65	1,021,246.78	74,687.84	918,930.55	102,316.23	10 %
503 - Supplies	195,450.20	152,597.40	316,150.00	6,397.75	215,720.67	100,429.33	32 %
504 - Contract Services	528,959.96	729,865.40	1,053,731.00	41,767.07	516,061.04	537,669.96	51 %
550 - Capital Outlay	1,162,628.61	2,332,374.17	2,400,000.00	378,174.98	858,816.16	1,541,183.84	64 %
560 - Debt Service	879,342.51	850,827.97	875,298.51	0.00	875,298.38	0.13	0 %
570 - Other Financing Uses	26,000.00	27,837.50	304,500.00	0.00	52,250.00	252,250.00	83 %
212 - TRANSPORTATION Totals:	3,684,530.56	4,920,538.09	5,970,926.29	501,027.64	3,437,076.80	0.00	42 %
<u>213 - CEMETERY</u>							
500 - Personnel	147,205.41	143,162.47	202,623.00	17,197.94	167,284.97	35,338.03	17 %
503 - Supplies	9,929.39	12,704.85	31,050.00	2,776.77	23,466.00	7,584.00	24 %
504 - Contract Services	15,850.63	18,619.94	29,822.00	1,100.62	16,593.12	13,228.88	44 %
550 - Capital Outlay	84,277.99	0.00	143,000.00	0.00	108,907.41	34,092.59	24 %
213 - CEMETERY Totals:	257,263.42	174,487.26	406,495.00	21,075.33	316,251.50	0.00	22 %
<u>214 - CEMETARY PERPETUAL CARE</u>							
504 - Contract Services	0.00	0.00	500,000.00	0.00	0.00	500,000.00	100 %
570 - Other Financing Uses	105,000.00	70,000.00	350,000.00	0.00	175,000.00	175,000.00	50 %
214 - CEMETARY PERPETUAL CARE Totals:	105,000.00	70,000.00	850,000.00	0.00	175,000.00	0.00	79 %
<u>215 - SPECIAL PROJECTS</u>							

	2018-2019 YTD Activity	2019-2020 YTD Activity	2020-2021 Budget	August 2020-2021 MTD Activity	2020-2021 YTD Activity	2020-2021 Budget Remaining	% Budget Remaining
500 - Personnel	16,589.53	15,343.55	0.00	5,955.00	32,793.51	(32,793.51)	0 %
503 - Supplies	1,269.56	148,854.52	500,000.00	15,394.00	292,058.27	207,941.73	42 %
504 - Contract Services	40,906.05	47,894.48	77,500.00	0.00	39,778.50	37,721.50	49 %
550 - Capital Outlay	7,009.19	0.00	274,172.00	0.00	238,255.98	35,916.02	13 %
215 - SPECIAL PROJECTS Totals:	65,774.33	212,092.55	851,672.00	21,349.00	602,886.26	0.00	29 %
<u>216 - BUSINESS IMPROVEMENT</u>							
500 - Personnel	17,568.13	22,115.75	10,000.00	0.00	8,050.65	1,949.35	19 %
503 - Supplies	79.99	0.00	5,000.00	0.00	0.00	5,000.00	100 %
504 - Contract Services	11,774.32	7,695.06	54,500.00	3,700.42	17,458.79	37,041.21	68 %
550 - Capital Outlay	15,421.27	0.00	50,000.00	0.00	0.00	50,000.00	100 %
570 - Other Financing Uses	0.00	0.00	50,000.00	0.00	0.00	50,000.00	100 %
216 - BUSINESS IMPROVEMENT Totals:	44,843.71	29,810.81	169,500.00	3,700.42	25,509.44	0.00	85 %
<u>218 - PUBLIC SAFETY</u>							
503 - Supplies	14,589.64	12,845.79	57,000.00	25,613.05	62,805.44	(5,805.44)	-10 %
504 - Contract Services	88,070.22	86,196.04	87,700.00	0.00	92,982.44	(5,282.44)	-6 %
550 - Capital Outlay	56,116.20	162,260.31	137,000.00	5,113.23	114,154.75	22,845.25	17 %
570 - Other Financing Uses	0.00	0.00	150,000.00	0.00	0.00	150,000.00	100 %
218 - PUBLIC SAFETY Totals:	158,776.06	261,302.14	431,700.00	30,726.28	269,942.63	0.00	37 %
<u>219 - INDUSTRIAL SITES</u>							
504 - Contract Services	675.00	351.00	50,500.00	0.00	297.00	50,203.00	99 %
570 - Other Financing Uses	100,000.00	0.00	0.00	0.00	0.00	0.00	0 %
219 - INDUSTRIAL SITES Totals:	100,675.00	351.00	50,500.00	0.00	297.00	0.00	99 %
<u>223 - KENO</u>							
503 - Supplies	13,803.07	14,109.74	13,500.00	0.00	11,622.92	1,877.08	14 %
504 - Contract Services	65,070.84	11,477.07	13,736.00	114.98	615.46	13,120.54	96 %
550 - Capital Outlay	26,642.59	18,905.25	35,000.00	0.00	0.00	35,000.00	100 %
223 - KENO Totals:	105,516.50	44,492.06	62,236.00	114.98	12,238.38	0.00	80 %
<u>224 - ECONOMIC DEVELOPMENT</u>							
500 - Personnel	95,327.66	96,090.30	146,189.22	11,463.77	132,229.67	13,959.55	10 %
503 - Supplies	1,546.40	2,642.67	4,250.00	198.79	1,608.90	2,641.10	62 %
504 - Contract Services	1,609,376.80	2,383,282.43	3,671,941.00	10,442.67	1,872,049.75	1,799,891.25	49 %
224 - ECONOMIC DEVELOPMENT Totals:	1,706,250.86	2,482,015.40	3,822,380.22	22,105.23	2,005,888.32	0.00	48 %

	2018-2019 YTD Activity	2019-2020 YTD Activity	2020-2021 Budget	August 2020-2021 MTD Activity	2020-2021 YTD Activity	2020-2021 Budget Remaining	% Budget Remaining
<u>225 - MUTUAL FIRE</u>							
503 - Supplies	31,976.15	13,147.55	15,000.00	11,113.03	43,497.37	(28,497.37)	-190 %
504 - Contract Services	5,282.22	0.00	15,282.00	0.00	10,564.44	4,717.56	31 %
550 - Capital Outlay	5,843.92	5,365.00	0.00	0.00	0.00	0.00	0 %
570 - Other Financing Uses	0.00	0.00	100,000.00	0.00	0.00	100,000.00	100 %
225 - MUTUAL FIRE Totals:	43,102.29	18,512.55	130,282.00	11,113.03	54,061.81	0.00	59 %
<u>311 - DEBT SERVICE</u>							
504 - Contract Services	5,280.00	5,420.00	7,280.00	0.00	2,280.00	5,000.00	69 %
570 - Other Financing Uses	693,628.77	688,951.24	4,701,267.50	0.00	742,017.29	3,959,250.21	84 %
311 - DEBT SERVICE Totals:	698,908.77	694,371.24	4,708,547.50	0.00	744,297.29	0.00	84 %
<u>321 - TIF PROJECTS</u>							
503 - Supplies	50,000.00	0.00	0.00	0.00	0.00	0.00	0 %
560 - Debt Service	227,131.35	235,755.50	529,558.00	0.00	272,497.30	257,060.70	49 %
570 - Other Financing Uses	0.00	0.00	300,000.00	0.00	0.00	300,000.00	100 %
321 - TIF PROJECTS Totals:	277,131.35	235,755.50	829,558.00	0.00	272,497.30	0.00	67 %
<u>411 - CDBG</u>							
504 - Contract Services	0.00	0.00	0.00	0.00	78.75	(78.75)	0 %
411 - CDBG Totals:	0.00	0.00	0.00	0.00	78.75	0.00	0 %
<u>412 - LEASE CORPORATION</u>							
504 - Contract Services	20.00	15.00	200.00	0.00	20.00	180.00	90 %
560 - Debt Service	693,628.77	688,951.24	751,267.50	0.00	742,017.29	9,250.21	1 %
412 - LEASE CORPORATION Totals:	693,648.77	688,966.24	751,467.50	0.00	742,037.29	0.00	1 %
<u>511 - CAPITAL PROJECTS FUND</u>							
550 - Capital Outlay	51,500.00	45,619.91	83,000.00	0.00	76,633.96	6,366.04	8 %
511 - CAPITAL PROJECTS FUND Totals:	51,500.00	45,619.91	83,000.00	0.00	76,633.96	0.00	8 %
<u>621 - ENVIRONMENTAL SERVICES</u>							
500 - Personnel	1,038,184.22	982,889.95	1,215,633.00	86,797.87	1,055,633.93	159,999.07	13 %
503 - Supplies	120,252.46	108,581.00	188,500.00	13,650.39	173,889.09	14,610.91	8 %
504 - Contract Services	693,410.47	716,905.00	878,822.00	68,673.01	717,354.82	161,467.18	18 %
550 - Capital Outlay	0.00	253,228.74	750,000.00	388,090.69	388,090.69	361,909.31	48 %

	2018-2019 YTD Activity	2019-2020 YTD Activity	2020-2021 Budget	August 2020-2021 MTD Activity	2020-2021 YTD Activity	2020-2021 Budget Remaining	% Budget Remaining
570 - Other Financing Uses	27,000.00	27,000.00	109,000.00	0.00	54,500.00	54,500.00	50 %
621 - ENVIRONMENTAL SERVICES Totals:	1,878,847.15	2,088,604.69	3,141,955.00	557,211.96	2,389,468.53	0.00	24 %
<u>631 - WASTEWATER</u>							
500 - Personnel	779,632.49	771,893.56	992,505.00	75,039.97	892,977.13	99,527.87	10 %
503 - Supplies	61,530.70	44,619.93	131,278.00	9,471.52	72,670.22	58,607.78	45 %
504 - Contract Services	394,587.64	451,179.02	620,891.00	28,159.09	442,200.92	178,690.08	29 %
550 - Capital Outlay	415,389.69	177,191.37	1,417,000.00	388,090.69	1,001,753.20	415,246.80	29 %
560 - Debt Service	645,890.66	337,958.60	202,551.28	0.00	202,551.30	(0.02)	0 %
570 - Other Financing Uses	70,000.00	224,286.00	732,750.00	77,743.00	144,118.00	588,632.00	80 %
631 - WASTEWATER Totals:	2,367,031.18	2,007,128.48	4,096,975.28	578,504.27	2,756,270.77	0.00	33 %
<u>641 - WATER</u>							
500 - Personnel	692,057.40	675,446.98	846,667.00	63,712.33	737,493.34	109,173.66	13 %
503 - Supplies	251,899.54	213,989.10	322,131.00	28,531.01	176,395.23	145,735.77	45 %
504 - Contract Services	280,806.41	315,833.80	404,194.00	21,295.72	280,583.07	123,610.93	31 %
550 - Capital Outlay	53,342.00	184,269.48	512,000.00	0.00	30,327.41	481,672.59	94 %
570 - Other Financing Uses	39,000.00	40,225.00	670,750.00	0.00	35,375.00	635,375.00	95 %
641 - WATER Totals:	1,317,105.35	1,429,764.36	2,755,742.00	113,539.06	1,260,174.05	0.00	54 %
<u>651 - ELECTRIC</u>							
503 - Supplies	0.00	0.00	1,000.00	0.00	0.00	1,000.00	100 %
570 - Other Financing Uses	2,929,488.15	2,654,724.48	3,575,000.00	317,455.90	2,807,560.71	767,439.29	21 %
651 - ELECTRIC Totals:	2,929,488.15	2,654,724.48	3,576,000.00	317,455.90	2,807,560.71	0.00	21 %
<u>661 - STORMWATER</u>							
503 - Supplies	1,744.78	5,451.12	14,513.00	1,100.61	13,670.95	842.05	6 %
504 - Contract Services	31,103.51	37,211.41	115,465.00	4,328.47	41,989.54	73,475.46	64 %
550 - Capital Outlay	209,582.29	12,750.00	100,000.00	0.00	0.00	100,000.00	100 %
560 - Debt Service	84,832.49	79,063.28	79,392.67	0.00	79,392.67	0.00	0 %
570 - Other Financing Uses	0.00	0.00	250,000.00	0.00	0.00	250,000.00	100 %
661 - STORMWATER Totals:	327,263.07	134,475.81	559,370.67	5,429.08	135,053.16	0.00	76 %
<u>721 - GIS SERVICES</u>							
500 - Personnel	57,599.27	39,534.97	53,770.00	4,085.36	47,352.56	6,417.44	12 %
503 - Supplies	964.89	1,315.41	5,500.00	0.00	3,518.01	1,981.99	36 %

	2018-2019 YTD Activity	2019-2020 YTD Activity	2020-2021 Budget	August 2020-2021 MTD Activity	2020-2021 YTD Activity	2020-2021 Budget Remaining	% Budget Remaining
504 - Contract Services	12,468.30	14,035.89	26,925.00	37.03	20,815.00	6,110.00	23 %
550 - Capital Outlay	0.00	6,950.00	0.00	0.00	0.00	0.00	0 %
721 - GIS SERVICES Totals:	71,032.46	61,836.27	86,195.00	4,122.39	71,685.57	0.00	17 %
<u>725 - CENTRAL GARAGE</u>							
500 - Personnel	144,764.57	133,730.51	160,101.00	6,738.31	140,930.06	19,170.94	12 %
503 - Supplies	30,381.56	27,599.94	27,700.00	0.00	20,120.38	7,579.62	27 %
504 - Contract Services	97,293.07	57,639.59	108,503.00	139.24	50,154.62	58,348.38	54 %
725 - CENTRAL GARAGE Totals:	272,439.20	218,970.04	296,304.00	6,877.55	211,205.06	0.00	29 %
<u>811 - UNEMPLOYMENT COMP</u>							
504 - Contract Services	0.00	265.12	60,000.00	0.00	0.00	60,000.00	100 %
811 - UNEMPLOYMENT COMP Totals:	0.00	265.12	60,000.00	0.00	0.00	0.00	100 %
<u>812 - HEALTH INSURANCE</u>							
504 - Contract Services	1,725,152.81	1,621,272.48	2,316,090.00	114,314.76	1,394,645.39	921,444.61	40 %
812 - HEALTH INSURANCE Totals:	1,725,152.81	1,621,272.48	2,316,090.00	114,314.76	1,394,645.39	0.00	40 %



Actual to budget c/y & p/y - GENERAL FUND

	2018-2019 YTD Activity	2019-2020 YTD Activity	2020-2021 Budget	August 2020-2021 MTD Activity	2020-2021 YTD Activity	2020-2021 Budget Remaining	% Budget Remaining
111 - GENERAL							
111 - FINANCE							
500 - Personnel	121,292.92	110,022.22	146,184.00	10,785.11	115,807.44	30,376.56	21 %
503 - Supplies	12,669.33	10,164.59	12,950.00	1,772.64	11,975.52	974.48	8 %
504 - Contract Services	67,603.58	65,938.19	68,746.00	1,146.67	44,708.44	24,037.56	35 %
111 - FINANCE Totals:	201,565.83	186,125.00	227,880.00	13,704.42	172,491.40	55,388.60	24 %
112 - PERSONNEL							
500 - Personnel	15,582.53	15,157.53	17,910.00	1,326.44	15,774.74	2,135.26	12 %
503 - Supplies	5,051.59	1,318.83	2,250.00	0.00	5,462.62	(3,212.62)	-143 %
504 - Contract Services	22,423.44	18,393.83	26,700.00	3,332.30	23,000.95	3,699.05	14 %
112 - PERSONNEL Totals:	43,057.56	34,870.19	46,860.00	4,658.74	44,238.31	2,621.69	6 %
113 - COUNCIL							
500 - Personnel	19,989.40	19,476.00	21,100.00	1,473.95	19,326.95	1,773.05	8 %
503 - Supplies	1,861.37	1,613.00	2,000.00	0.00	2,612.22	(612.22)	-31 %
504 - Contract Services	4,460.10	2,241.04	4,500.00	0.00	1,395.00	3,105.00	69 %
570 - Other Financing Uses	0.00	0.00	250,000.00	0.00	0.00	250,000.00	100 %
113 - COUNCIL Totals:	26,310.87	23,330.04	277,600.00	1,473.95	23,334.17	254,265.83	92 %
114 - CITY MANAGER							
500 - Personnel	22,244.84	25,594.97	19,955.00	1,472.13	19,702.31	252.69	1 %
503 - Supplies	31,435.95	66,788.77	56,000.00	38,522.00	69,946.36	(13,946.36)	-25 %
504 - Contract Services	86,698.72	126,814.50	781,095.00	24,033.50	188,514.55	592,580.45	76 %
114 - CITY MANAGER Totals:	140,379.51	219,198.24	857,050.00	64,027.63	278,163.22	578,886.78	68 %
115 - CITY CLERK							
500 - Personnel	10,814.89	11,077.27	13,618.00	1,037.48	12,166.64	1,451.36	11 %
503 - Supplies	648.46	1,038.93	1,000.00	19.86	808.21	191.79	19 %
504 - Contract Services	9,399.70	6,456.66	11,800.00	1,148.83	8,764.98	3,035.02	26 %
115 - CITY CLERK Totals:	20,863.05	18,572.86	26,418.00	2,206.17	21,739.83	4,678.17	18 %
116 - MIS							
503 - Supplies	8,452.38	36,517.30	40,000.00	93.50	29,857.05	10,142.95	25 %

	2018-2019 YTD Activity	2019-2020 YTD Activity	2020-2021 Budget	August 2020-2021 MTD Activity	2020-2021 YTD Activity	2020-2021 Budget Remaining	% Budget Remaining
504 - Contract Services	44,960.99	54,878.56	72,000.00	5,911.00	69,248.49	2,751.51	4 %
550 - Capital Outlay	12,748.11	4,076.75	0.00	0.00	0.00	0.00	0 %
116 - MIS Totals:	66,161.48	95,472.61	112,000.00	6,004.50	99,105.54	12,894.46	12 %
121 - DEVELOPMENT SERVICES							
500 - Personnel	165,306.20	159,668.44	224,147.00	15,511.10	184,722.67	39,424.33	18 %
503 - Supplies	2,398.29	1,262.30	6,200.00	74.15	4,760.94	1,439.06	23 %
504 - Contract Services	36,626.28	40,293.65	65,649.00	694.61	58,348.54	7,300.46	11 %
121 - DEVELOPMENT SERVICES Totals:	204,330.77	201,224.39	295,996.00	16,279.86	247,832.15	48,163.85	16 %
141 - FIRE							
500 - Personnel	1,437,621.32	1,403,293.63	1,667,195.00	122,717.38	1,536,394.38	130,800.62	8 %
503 - Supplies	38,218.80	36,997.32	40,600.00	3,865.85	35,849.49	4,750.51	12 %
504 - Contract Services	69,521.98	73,556.21	85,951.00	7,064.96	75,446.00	10,505.00	12 %
570 - Other Financing Uses	0.00	0.00	5,000.00	0.00	2,500.00	2,500.00	50 %
141 - FIRE Totals:	1,545,362.10	1,513,847.16	1,798,746.00	133,648.19	1,650,189.87	148,556.13	8 %
142 - POLICE							
500 - Personnel	2,901,401.86	2,900,077.57	3,706,145.00	223,903.53	3,061,500.99	644,644.01	17 %
503 - Supplies	73,268.39	75,599.80	108,850.00	5,921.88	70,454.06	38,395.94	35 %
504 - Contract Services	298,135.38	297,476.79	361,083.00	20,396.98	303,925.03	57,157.97	16 %
570 - Other Financing Uses	0.00	0.00	25,000.00	0.00	12,500.00	12,500.00	50 %
142 - POLICE Totals:	3,272,805.63	3,273,154.16	4,201,078.00	250,222.39	3,448,380.08	752,697.92	18 %
143 - EMERGENCY MANAGEMENT							
500 - Personnel	82,306.01	74,364.48	0.00	0.00	0.00	0.00	0 %
503 - Supplies	7,858.88	3,856.03	5,000.00	0.00	0.00	5,000.00	100 %
504 - Contract Services	5,129.07	8,286.24	30,300.00	8,139.60	26,219.95	4,080.05	13 %
143 - EMERGENCY MANAGEMENT Totals:	95,293.96	86,506.75	35,300.00	8,139.60	26,219.95	9,080.05	26 %
151 - LIBRARY							
500 - Personnel	504,067.58	465,118.82	576,434.00	41,437.59	455,849.46	120,584.54	21 %
503 - Supplies	65,820.15	35,483.31	82,000.00	9,147.85	67,890.03	14,109.97	17 %
504 - Contract Services	99,896.44	103,431.96	131,784.00	7,788.97	111,157.00	20,627.00	16 %
550 - Capital Outlay	0.00	0.00	300,000.00	0.00	130,595.00	169,405.00	56 %
151 - LIBRARY Totals:	669,784.17	604,034.09	1,090,218.00	58,374.41	765,491.49	324,726.51	30 %

	2018-2019 YTD Activity	2019-2020 YTD Activity	2020-2021 Budget	August 2020-2021 MTD Activity	2020-2021 YTD Activity	2020-2021 Budget Remaining	% Budget Remaining
171 - PARKS							
500 - Personnel	653,662.07	597,773.14	776,272.00	53,784.78	626,815.05	149,456.95	19 %
503 - Supplies	45,785.10	39,209.04	61,850.00	7,952.43	51,686.67	10,163.33	16 %
504 - Contract Services	209,199.50	186,100.72	300,103.00	24,199.41	250,168.60	49,934.40	17 %
550 - Capital Outlay	20,962.91	451,132.20	1,941,029.00	79,753.34	1,952,504.83	(11,475.83)	-1 %
570 - Other Financing Uses	0.00	0.00	20,000.00	0.00	10,000.00	10,000.00	50 %
171 - PARKS Totals:	929,609.58	1,274,215.10	3,099,254.00	165,689.96	2,891,175.15	208,078.85	7 %
172 - RECREATION							
500 - Personnel	73,817.23	1,626.67	109,284.00	20,851.51	98,460.08	10,823.92	10 %
503 - Supplies	21,341.72	3,073.76	41,300.00	3,989.66	19,231.61	22,068.39	53 %
504 - Contract Services	460,348.96	383,409.96	410,553.00	6,868.78	413,086.86	(2,533.86)	-1 %
172 - RECREATION Totals:	555,507.91	388,110.39	561,137.00	31,709.95	530,778.55	30,358.45	5 %
111 - GENERAL Totals:	7,771,032.42	7,918,660.98	12,629,537.00	756,139.77	10,199,139.71	0.00	19 %
<u>211 - REGIONAL LIBRARY</u>							
151 - LIBRARY							
503 - Supplies	1,945.17	106.90	12,500.00	0.00	0.00	12,500.00	100 %
504 - Contract Services	0.00	0.00	3,000.00	0.00	0.00	3,000.00	100 %
151 - LIBRARY Totals:	1,945.17	106.90	15,500.00	0.00	0.00	15,500.00	100 %
211 - REGIONAL LIBRARY Totals:	1,945.17	106.90	15,500.00	0.00	0.00	0.00	100 %
<u>212 - TRANSPORTATION</u>							
111 - FINANCE							
500 - Personnel	26,949.41	27,370.40	32,834.00	2,967.60	32,979.72	(145.72)	0 %
504 - Contract Services	0.00	0.00	0.00	0.00	9.12	(9.12)	0 %
111 - FINANCE Totals:	26,949.41	27,370.40	32,834.00	2,967.60	32,988.84	(154.84)	0 %
112 - PERSONNEL							
500 - Personnel	10,388.42	10,104.85	11,941.00	884.32	10,516.68	1,424.32	12 %
112 - PERSONNEL Totals:	10,388.42	10,104.85	11,941.00	884.32	10,516.68	1,424.32	12 %
114 - CITY MANAGER							
500 - Personnel	14,829.96	17,063.42	19,955.00	1,472.13	18,998.29	956.71	5 %
114 - CITY MANAGER Totals:	14,829.96	17,063.42	19,955.00	1,472.13	18,998.29	956.71	5 %

City of Scottsbluff, Nebraska

Monday, September 20, 2021

Regular Meeting

Item Pub. Hear.1

Council to conduct a public hearing set for this date at 6:00 p.m. to consider making a recommendation to the Nebraska Liquor Commission regarding an application to add a Catering Endorsement to a Class I Liquor License held by P.R.E.S. Inc., d/b/a Rostita's, 1205 E. Overland, Scottsbluff, NE.

Staff Contact: Kim Wright, City Clerk

From: SDL rosyflrz@gmail.com
Subject: 106_Catering Application.pdf
Date: Aug 30, 2021 at 11:28:47 AM
To: Evan evlerma87@gmail.com

APPLICATION FOR CATERING ENDORSEMENT TO LICENSE

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

License
Class: IK

License
Number: 025711

Office Use only

Date Stamp HERE ONLY
Do not stamp any of the following pages

- Application fee \$100.00
- Please pay online at: www.ne.gov/go/NLCCpayport
- Processing time is approx. 45-60 days from receipt of application by the Nebraska Liquor Control Commission

LICENSEE
Rosemary Florez

TRADE NAME
Pres. Inc. dba Rositas Restaurant

PREMISES ADDRESS
1205 E. Overland

CITY ZIP CODE
Scottsbluff Ne. 69361

CONTACT PERSON
Rosemary Florez

PHONE NUMBER
308-641-0038

EMAIL
Rosyflrz@gmail.com

Rosemary Florez
Signature of AUTHORIZED LICENSEE REPRESENTATIVE
(Do not sign until in the presence of the Notary Public)

Rosemary Florez
Printed Name of AUTHORIZED LICENSEE REPRESENTATIVE

State of Nebraska, County of Scotts Bluff

The foregoing instrument was acknowledged before me this:
August 30th, 2021
(Date)

By: Rosemary Florez
Name of person signing document in front of Notary

Eric J. Morales
Notary Public Signature

GENERAL NOTARY - State of Nebraska
ERIC J MORALES
My Comm. Exp. May 1, 2023

Office Use Only

BARCODE LABEL

City of Scottsbluff, Nebraska

Monday, September 20, 2021

Regular Meeting

Item Pub. Hear.2

Council to conduct a public hearing set for this date at 6:00 p.m. for the purpose of reviewing and obtaining comment on a Redevelopment Plan submitted by Kersch, LLC for the Kersch Powerhouse Renovation Project.

Staff Contact: Zachary Glaubius, Planning Administrator

Simmons Olsen Law Firm, P.C., L.L.O.

Attorneys at Law

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Steven W. Olsen
Kent A. Hadenfeldt
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E-mail: jlselzer@simmonsolsen.com

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John A. Selzer, Of Counsel
Steven C. Smith, Of Counsel

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

ALLIANCE OFFICE
129 East 5th Street
Alliance, NE 69301
(308) 761-047

Please Direct All
Correspondence
To Scottsbluff Office

To: City of Scottsbluff City Council
From: John L. Selzer, Deputy City Attorney
Date: September 15, 2021
Re: Kersch Powerhouse Renovation Redevelopment Plan

Introduction: At your September 20, 2021 meeting, you will consider a resolution regarding the Redevelopment Plan for the Kersch Powerhouse Renovation Project (the “Plan” and the “Project”).

Standards of Review:

1. Conformity with Comprehensive Plan and Community Development Law.

The Project Site is described as Lots 17 and 18, Block 2, Original Town Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska (Scotts Bluff County Parcel ID 010305203), commonly known as 1721 Broadway, Scottsbluff, Nebraska.

According to the 2016 Scottsbluff Comprehensive Plan, the Project Site is in the Downtown District and in the Central Business District Neighborhood. A theme for the Downtown District is to grow as a regional leader of commerce and economic activity. The Redeveloper’s development of an additional restaurant option in the downtown area, within close proximity to already established restaurants, provides an additional attraction to the downtown area. Principles for sustainable development for the Downtown District include retaining historical value of existing buildings and encouraging upper story housing to increase vitality to the Downtown District. The Central Business District Neighborhood contemplates active daytime, evening, and nighttime activities and C-1 as the appropriate zone.

The Project Site is zoned as C-1 (Central Business District) which includes restaurants, bars, taverns, professional and service offices, and rooming and residential use above the ground floor as principal permitted uses. Thus, no zoning changes are necessary.

Both the Planning Commission and CRA have conducted this same review and recommended approval of the Plan.

You must also consider whether the Plan is in conformity with the legislative declarations and determinations set forth in the Community Development Law. Those declarations include, among other things, that:

[Blighted and substandard] conditions are beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids herein provided. The elimination of such conditions and the acquisition and preparation of land in or necessary to the renewal of substandard and blighted areas and its sale or lease for development or redevelopment in accordance with general plans and redevelopment plans of communities and any assistance which may be given by any state public body in connection therewith are public uses and purposes for which public money may be expended and private property acquired. The necessity in the public interest for the provisions of the Community Development Law is hereby declared to be a matter of legislative determination. NEB. REV. STAT. § 18-2102.

The proposed Project is in an area that the City Council has designated as blighted and substandard and in need of redevelopment.

1. The “But For” Test.

Because this Plan proposes the use of tax-increment financing (“TIF”), in order to approve the Plan you must determine that the Plan would not be economically feasible or occur in the blighted and substandard area without the use of TIF. The Redeveloper has certified these requirements on Page 3 of the Plan.

2. Cost-Benefit Analysis.

You must also analyze and, in order to approve the Plan, make a finding that the costs and benefits of the Project, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services, having been analyzed by the City Council, are in the long-term best interests of the community. The CRA adopted a cost-benefit analysis which is in your packet.

Conclusion: The above findings must be documented in writing. To that end, a proposed resolution for Plan approval is in your packet. Please don’t hesitate to contact us with any questions or concerns prior to the Council meeting.

Attachments:

Redevelopment Plan
Planning Commission Plan Resolution
CRA Plan Resolution
CRA Cost Benefit Analysis
Proposed City Council Resolution

Sincerely,
SIMMONS OLSEN LAW FIRM, P.C., L.L.O.
/s/ John L. Selzer
John L. Selzer

CITY OF SCOTTSBLUFF REDEVELOPMENT PLAN
Kersch Powerhouse Renovation

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2. Blighted and Substandard Condition of Project Site	1
3. Statutory Elements.....	1
4. Conformity to General Plan of the City.....	2
5. Proposed Financing.....	3
6. Implementation of Plan.....	6

Attachments

Attachment 1: *Blighted and Substandard Maps*

Attachment 2: *Maps of Project Site*

Attachment 3: *Project Highlights*

Attachment 4: *Utilization*

Attachment 5: *Site Plan/Schematics/Layouts*

Attachment 6: *Existing Site Photographs*

Attachment 7: *Excerpts from Comprehensive Plan*

Attachment 8: *Proposed Cost-Benefit Analysis*

CITY OF SCOTTSBLUFF REDEVELOPMENT PLAN
Kersch Powerhouse Renovation

1. Introduction/Executive Summary

Kersch, LLC (the “Redeveloper”) submits this Redevelopment Plan (“Plan”) to the City of Scottsbluff City Council (the “City”), the City of Scottsbluff Planning Commission (“Planning Commission”), and the City of Scottsbluff Community Redevelopment Authority (the “CRA”), according to the Nebraska Community Development Law, NEB. REV. STAT. § 18-2101 *et seq.*

Under this Plan, the Redeveloper proposes to acquire, rehabilitate, and renovate the “Project Site” to provide for a new restaurant, office space, and furnished apartments (the “Project”). The Project Site has been declared to be blighted and substandard. The Redeveloper is requesting tax increment financing for certain eligible costs and expenses related to the Project.

2. Blighted and Substandard Condition of Project Site (NEB. REV. STAT. §§ 18-2103 (3) and (31) and 18-2109)

The City has declared the Project Site and surrounding areas as blighted and substandard as defined in the Nebraska Community Development Law. *See* Attachment 1.

3. Statutory Elements (NEB. REV. STAT. §§ 18-2103(27) and 18-2111)

- A. *Boundaries of the Project Site:*** The Project Site is described as Lots 17 and 18, Block 2, Original Town Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska (Scotts Bluff County Parcel ID 010305203), commonly known as 1721 Broadway, Scottsbluff, Nebraska. Aerial maps of the Project Site are attached as Attachment 2.
- B. *Land Acquisition:*** The Redeveloper has a purchase agreement for the Project Site with the current owner.
- C. *Land Uses:*** The Redeveloper proposes to rehabilitate and renovate the “Project Site” to provide for a new restaurant, office space, and furnished apartments. *See* Attachments 3-5.
- D. *Land Coverage and Building Intensities:*** The Project Site is approximately 7,000 square feet. The footprint of the building on the Project Site is approximately 5,000 square feet. The building has a basement and four above-ground floors. Paving on the east side of the Project Site comprises approximately 2,000 square feet.
- E. *Site Plan:*** *See* Attachment 5.
- F. *Existing Uses and Condition:*** The first floor of the building on the Project Site had a banquet space, but is now vacant. The second floor is comprised of 50% occupied office space. The third floor has unoccupied office space. The fourth floor has unoccupied open space with unfinished remodeling. *See* Attachment 4. *See* Attachment 6 for Existing Site Photographs.
- G. *Demolition and Removal of Structures:*** No demolition is required for this Project.

- H. *Population Densities:*** The Plan does not contemplate a change in population densities around the Project Site. Increased traffic to and use on the Project Site will likely result due to the increased employment, occupancy, and customers on the Project Site.
- I. *Zoning Changes:*** The Project Site is zoned as C-1 (Central Business District) which includes restaurants, bars, taverns, professional and service offices, and rooming and residential use above the ground floor as principal permitted uses. Thus, no zoning changes are necessary.
- J. *Additional Public Facilities and Utilities:*** No additional public facilities and utilities are anticipated.
- K. *Street Layouts, Street Levels, and Grades:*** No changes to street layouts, street levels, and grades are needed for this Plan.
- L. *Ordinance and Building Code Changes:*** No ordinance or building code changes are contemplated by the Plan.

4. **Conformity to General Plan of the City (NEB. REV. STAT. §§ 18-2112, 18-2113(1), and 18-2116(1)(a)).**

The Planning Commission, City, and CRA are all tasked with determining whether this Plan conforms to the general plan for the development of the City as a whole. NEB. REV. STAT. §§ 18-2112, 18-2113(1), and 18-2116(1)(a).

According to the 2016 Scottsbluff Comprehensive Plan, the Project Site is in the Downtown District and in the Central Business District Neighborhood. A theme for the Downtown District is to grow as a regional leader of commerce and economic activity. The Redeveloper's development of an additional restaurant option in the downtown area, within close proximity to already established restaurants, provides an additional attraction to the downtown area. Principles for sustainable development for the Downtown District include retaining historical value of existing buildings and encouraging upper story housing to increase vitality to the Downtown District. The Central Business District Neighborhood contemplates active daytime, evening, and nighttime activities and C-1 as the appropriate zone. The Redeveloper's development of the Project Site is consistent with the Comprehensive Plan. Relevant excerpts from the Comprehensive Plan are attached as Attachment 7.

5. Proposed Financing

A. Tax Increment Financing. The Redeveloper is requesting tax increment financing to pay for statutorily eligible expenses, to the extent such funds are available. The tax increment financing will be generated from the increased property taxes to be paid on the Project Site after development all according to NEB. REV. STAT. § 18-2147. The amount of the available proceeds from tax increment financing ("TIF Revenues") is estimated at approximately \$956,310.00 calculated as follows:

a. Estimated Base Value:	\$ 274,294.00
b. Estimated Project Completion Value:	\$3,000,000.00
c. Tax Increment (b minus a):	\$2,725,706.00
d. Estimated Levy:	2.339%
e. Annual Projected Shift (rounded):	\$ 63,754.00
f. Total TIF Available (e multiplied by 15)	\$ 956,310.00

Note: The above figures are based on estimated values, project completion/phasing timelines, and levy rates. Actual values and rates may vary materially from the estimated amounts.

The TIF Revenues will be used to make principal and interest payments toward a tax increment financing bond ("TIF Indebtedness") to be held or sold by the Redeveloper. The principal amount of the TIF Indebtedness will be based on the eligible expenses actually incurred. The interest rate will be established as set forth in the Redevelopment Contract.

Because the Plan proposes the use of tax increment financing, the City must find that the Plan would not be economically feasible without the use of tax increment financing and the Project would not occur in the blighted and substandard area without the use of tax increment financing. The City and the CRA must also find that the costs and benefits of the Project, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services have been analyzed and been found to be in the long-term best interest of the community. NEB. REV. STAT. §§ 18-2113(2) and 18-2116(1)(b).

The Redeveloper certifies that the Plan would not be economically feasible and would not occur in the blighted and substandard area without the use of tax increment financing. Because of high acquisition and renovation costs, tax-increment financing is a necessary source of funding for the Project.

Notwithstanding the foregoing, the Redeveloper understands the liability of the CRA and City shall be limited to the TIF Revenues received by the CRA with respect to the Project available to pay the TIF Indebtedness issued for this Project and the Redeveloper shall look exclusively thereto for the payment on any TIF Indebtedness. The Redeveloper acknowledges that the above figures are, and any TIF Indebtedness will be set, based on estimates and assumptions, including expectations as to the completion of construction and valuations, suggested by the Redeveloper, which may alter substantially and materially, and/or certain project costs incurred by the Redeveloper, and that tax increment revenues may be altered or eliminated entirely based on future decisions of the Nebraska Legislature or the voters of the State of Nebraska or by future court decisions.

Below are the portions of the project, and estimated cost that the Redeveloper proposes to be paid for with TIF Revenues, to the extent available:

Description	Estimated Costs
Land Acquisition	\$ 950,000.00
Sitework	\$ 10,000.00
Fire Suppression	\$ 250,000.00
Plan Preparation/Legal	\$ 14,810.00
Total	\$ 1,224,810.00

B. Private Investment/Financing. The estimated TIF Revenues available will not be sufficient to cover the eligible costs. The Redeveloper will make a substantial private investment in and obtain private financing for the Project estimated at almost \$1,325,500.00.

C. Workforce Housing/Façade Grants. The Redeveloper is also budgeting for approximately \$380,000.00 in workforce housing and façade grants.

Below is a breakdown of estimated costs and expenses of the Project and the use of funds for each. A "TIF Adjustment" is made to show the TIF expenses that will not be covered by TIF, but rather private investment. This breakdown does not account for interest to be paid out of TIF funds.

Description	TIF Funds	Private Funds	
Land Acquisition	\$ 950,000.00		
Sitework	\$ 10,000.00		
Masonry		\$ 22,000.00	
Woods and Plastics		\$ 140,000.00	
Thermal Moisture		\$ 87,500.00	
Doors and Windows		\$ 85,000.00	
Finishes		\$ 147,000.00	
Specialties		\$ 16,000.00	
Fire Suppression	\$ 250,000.00		
Conveying System		\$ 209,500.00	
Mechanical		\$ 132,000.00	
Electrical		\$ 107,000.00	
Owner Supplied Items		\$ 38,500.00	
Indirect Construction Costs		\$ 11,000.00	
Permits, Taps, Impact Fees		\$ 3,000.00	
Telecommunication		\$ 3,500.00	
Commercial Equipment/Appliances		\$ 120,000.00	
Computers		\$ 7,500.00	
Supplies		\$ 12,500.00	
Decorative (FF&E)		\$ 165,000.00	
A/E Design		\$ 130,000.00	
Subtotals	\$ 1,210,000.00	\$ 1,437,000.00	\$ 2,647,000.00
Plan Preparation/Legal	\$ 14,810.00		
TIF Adjustment*	\$ (268,500.00)	\$ 268,500.00	Total Project Cost
Totals	\$ 956,310.00	\$ 1,705,500.00	\$ 2,661,810.00
Workforce Housing Grant/Façade Grant**		\$ (380,000.00)	
		\$ 1,325,500.00	
*Adjustment showing certain TIF costs estimated to not be covered by TIF proceeds			
**Shown for purposes of analyzing private investment			

Please note that all the figures in this Plan are estimates and tax increment financing granted will be based on actual costs incurred for eligible expenses, as limited by tax increment revenues received.

A proposed statutory Cost-Benefit Analysis of the Project is attached as Attachment 8.

6. Implementation of the Plan

Upon approval of this Plan, the Redeveloper will enter into a Redevelopment Contract with the CRA which shall govern the implementation of this Plan. All public improvements related to this Plan shall be according to (a) plans and specifications approved in writing by the City in advance of commencement of construction, (b) all ordinances and codes adopted by the City, as in effect at the time that the public improvements are constructed, and (c) any other agreement related to the public improvements between the Redeveloper and the City. The Redevelopment Contract between the Redeveloper and the CRA shall not replace or supersede the need for the Redeveloper to obtain other agreements, consents, permits, or licenses from the City related to the public improvements or other improvements as may be required by the City for the type of work to be performed on the Project Site.

Kersch, LLC

By:



Kerri H. Schaff, Member

By:

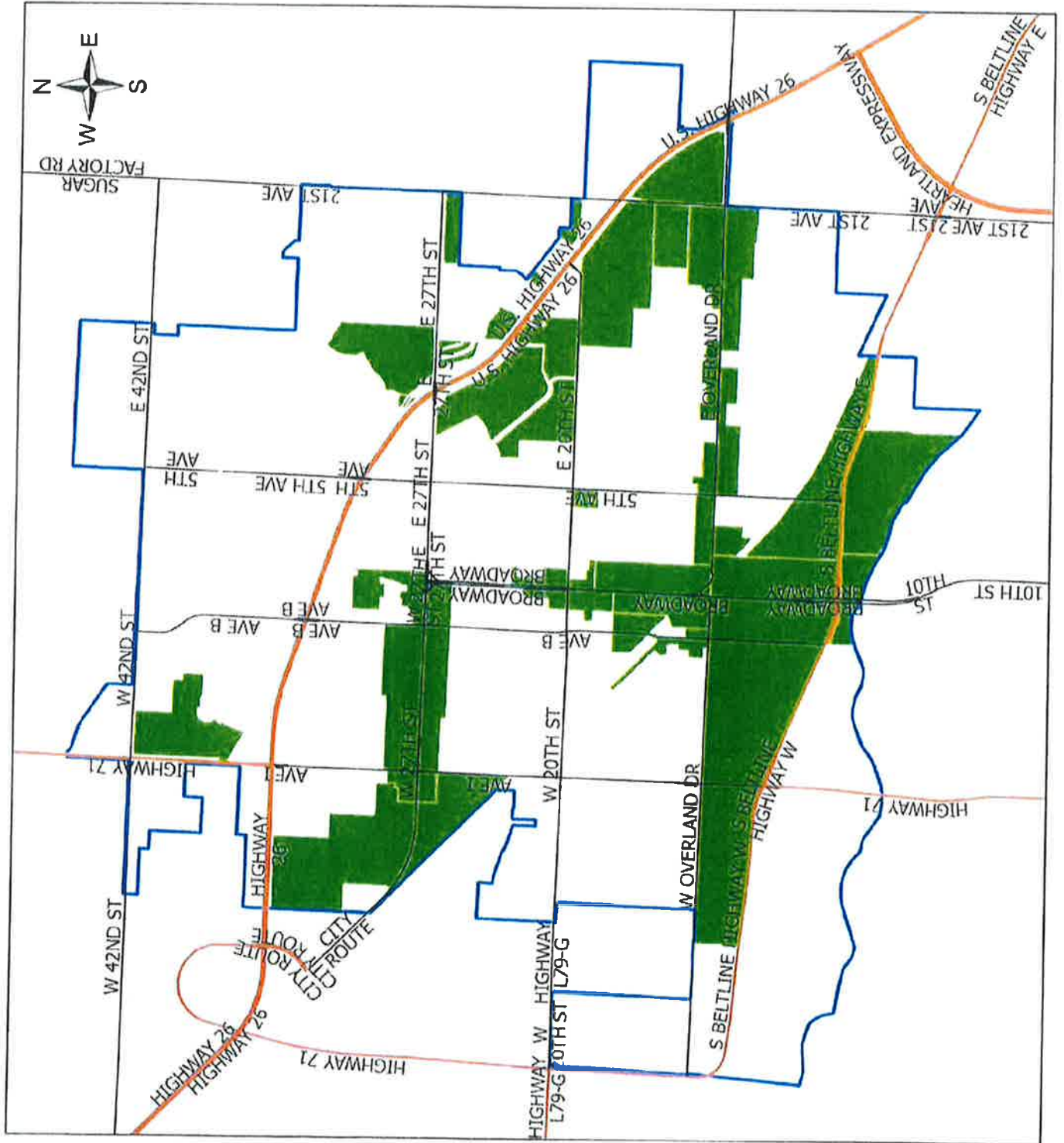


David Schaff, Member

**Kersch Powerhouse Renovation Redevelopment Plan
Attachment 1
Blighted and Substandard Maps**

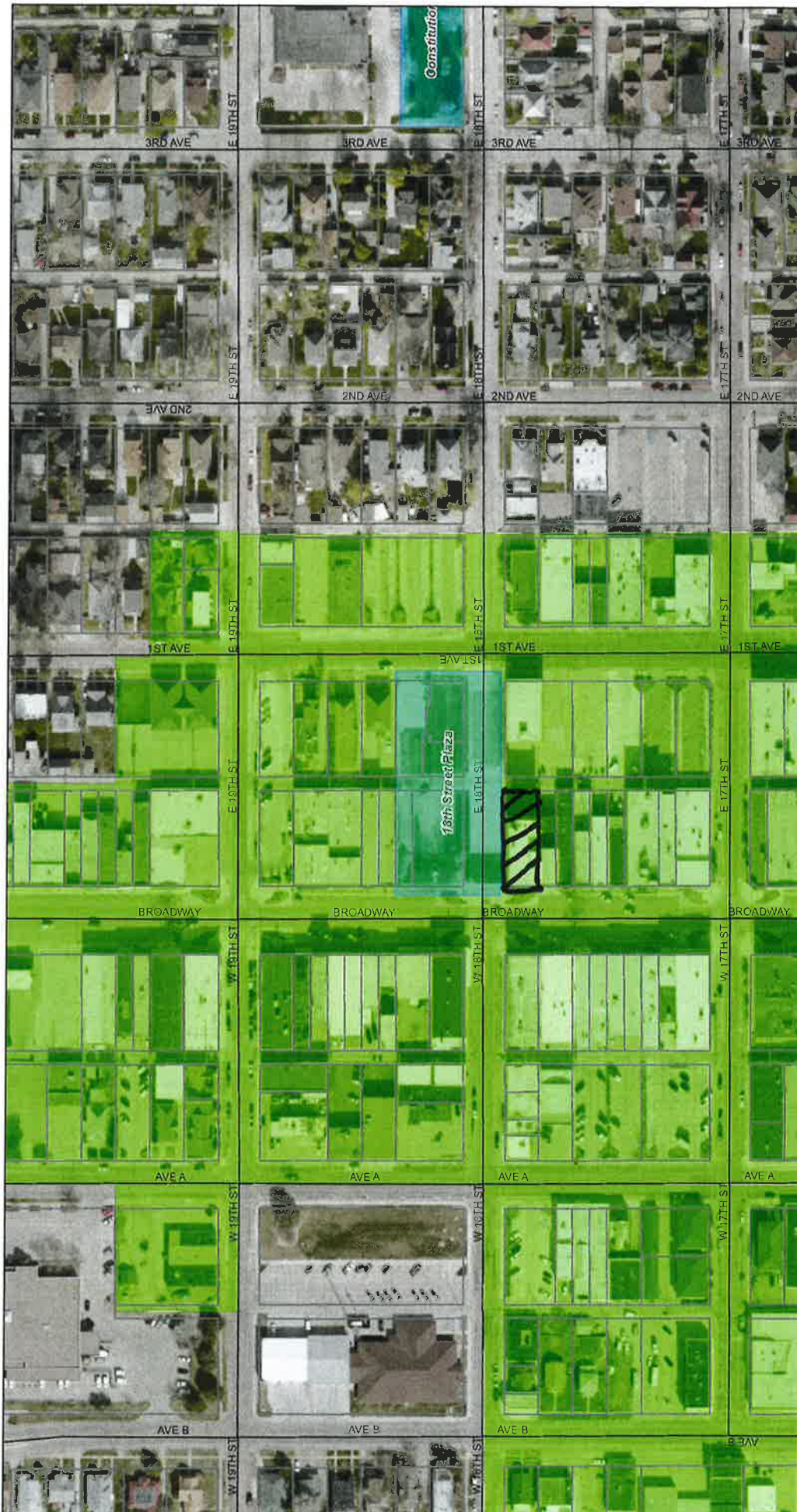
City of Scottsbluff Blight Areas

- Roads**
- Highway
 - Main Road
 - Residential
 - Corporate Limits
 - Blight Areas



Taylor Stephens
City of Scottsbluff GIS
Created on April 19, 2021
Updated on June 23, 2021
Coordinate System:
NAD 1983 State Plane Nebraska
FIPS 2600 Feet
Lambert Conformal Conic

Blighted and Substandard Area Area Closeup



September 1, 2021



**Kersch Powerhouse Renovation Redevelopment Plan
Attachment 2
Maps of Project Site**



Project Site



September 1, 2021

**Kersch Powerhouse Renovation Redevelopment Plan
Attachment 3
Project Highlights**

CONFIDENTIAL AND PROPRIETARY

TAB 4

PROJECT HIGHLIGHTS



POWERHOUSE - SCOTTSBLUFF

PROJECT HIGHLIGHTS

This market analysis and economic feasibility study represents our best judgment and professional opinion based on a thorough review of the building supply and demand of the Scottsbluff/Gering market area. This report was compiled by Dave Schaff, a local business executive with experience with commercial and residential properties in the region. Mr. Schaff has worked as a Civil Engineer in the Pacific Northwest as well as western Nebraska. He grew up in the area, went to school at the University of Wyoming and moved back to Scottsbluff over 20-years ago after living and working in the Seattle area. Mr. Schaff currently owns or is a partner in 7 corporations and is actively involved in all of them. His most recent venture included the Fairfield Inn and Suites in Scottsbluff, NE.

Below: Existing Restaurant Space



Here is an Executive Summary of our findings and conclusions:

Forecast of Future Performance

Based on economic indicators and market drivers, the proposed property (the Powerhouse) could achieve a permanent restaurant tenant on the first floor and a first year occupancy of 65.0% in the executive apartments with an average monthly revenue of \$27,593.00 (\$331,116.00 annually). We forecast the first year total gross operating profit of \$69,628 and cash available for debt service at 58% or \$192,160.20.

General Market Trends

The Scottsbluff/Gering area is the regional economic and social hub of the Nebraska panhandle. The market trends regarding housing, median household income, employment growth and new business growth provide a positive environment for the development of the downtown property. The only issue that we are concerned about is the labor situation in the Scottsbluff/Gering area. Unemployment is extremely low and filling the property with businesses at lower wage, entry level jobs have become somewhat difficult for existing businesses.

POWERHOUSE - SCOTTSBLUFF

10

*The
Scottsbluff/
Gering area
is the regional
economic and
social hub of
the Nebraska
panhandle.*

An additional restaurant option in the downtown area, in particular within close proximity to already established, trendy restaurants in the area, is a viable opportunity that will help attract additional patrons to the downtown area. It is anticipated that a midscale dining opportunity would help attract additional patrons based on more variety, which will help other eating establishments close by.

The existing office space located on the second floor is currently 60% occupied. The high end furnishings and unique style provided by the building should be in high demand for small, one office, and professional style tenants. It is anticipated that the unoccupied space could be 65% utilized with some additional marketing and advertising.

Having hospitality ties to the area, it is evident that additional space, in particular extended stay properties are in demand. By having the five furnished apartments available in a highly desirable area providing F/B as well as entertainment and workout space, an occupancy of 65% should be attainable based on hotel trends in the area. The property will need to be creative in marketing techniques. By capitalizing on the existing base of business travelers, the apartments should be able to attract high quality tenants who will be somewhat transient in nature seeking stays in the area of 2-weeks or more.

Site and Surrounding Area

We studied the site and surrounding area in terms of location, traffic, access, visibility, zoning, adjacent land uses, and adjacent land owners. We want to point out several items: (1) the property is located directly adjacent to the 18th Street Plaza. This area has seen a number of improvements in recent years including abandoning 18th Street right of way and pavement directly north of the property. This area is slated to go through additional improvements and will be a huge benefit to the proposed use of the property. By providing open public space adjacent to the building, the area will become more inviting for longer stays in the direct vicinity of downtown. In addition, there is a proposed stage area for regular entertainment adjacent to the building. This will allow for open seating at the property which would enhance the dining experience of the first

Below: 18th Street Plaza



POWERHOUSE - SCOTTSBLUFF

floor use as a restaurant. The farmers market and other planned annual events taking place in the plaza, once again will be a huge benefit for the building. (2) The facility is anticipating making use of the rooftop as an additional event space or scheduled bar use. Being unique to the area, this space should be profitable with some expense. The use of the rooftop now makes the building a 6-story investment property. (3) The property is located at the heart of the downtown and is a dominant structure for the Downtown Business District. Its current underutilization has been a detriment to other businesses in the area and by refocusing the District to more of an entertainment area, the property has a significant upside. (4) The property is located in the direct vicinity of the Midwest Theatre. The events held at the theatre will provide additional use during the winter months as they host a number of seasonal entertainment options. Partnering with the theatre will provide an additional opportunity during down months in the area.

Lodging Supply Analysis

There are twelve hotels in the Scotts Bluff County market area. They have a total of 700 guest rooms available per day and 254,405 available annually. Four hotels are considered primary competitors to the proposed property. Those hotels are the Fairfield Inn and Suites, (85 rooms), Hampton Inn & Suites Hotel and Conference Center (81 rooms), the Holiday Inn Express Hotel & Suites (70 rooms) and the Weborg 21 (newest property with 22 suites). The four hotels achieved an estimated 2018 year-end occupancy average of 65% and an estimated year-end average daily room rate of \$94.33. However, the only full suites available are in the Weborg 21 hotel located in an industrial area on the Scottsbluff/Gering highway.

Lodging Demand Analysis

The Scottsbluff/Gering area has a significant number of demand generators for lodging and the marketing should start the moment the property construction begins. The proposed apartments will have opportunities in every segment, in every season of the year. During the summer months, the leisure demand will provide the apartments with countless opportunities to fill space, we feel that once the property matures, the major extended stay generators will appreciate the location in downtown Scottsbluff along with its entertainment and eating opportunities.

Area businesses are generating demand and staying at hotels that are inadequate for their needs and creating negative guest experiences. This is pertaining primarily to the extended stay market that would prefer a fully furnished apartment. The Fairfield Inn, Hampton Inn and Holiday Inn Express have great guest scores, but very few others in the market do. We feel that the apartments should focus a significant effort on establishing themselves as a preferred extended stay lodging facility for the region and not just Scottsbluff. Niche marketing should be used to identify every type of visitor and to promote the apartments to each potential guest.

Below: Existing lodging supply examples in Scottsbluff/Gering area.



**Kersch Powerhouse Renovation Redevelopment Plan
Attachment 4
Utilization**

CONFIDENTIAL AND PROPRIETARY

TAB 5

UTILIZATION



POWERHOUSE - SCOTTSBLUFF

UTILIZATION

All findings, estimates, assumptions, and conclusions discussed in this report are integral parts of the analyses and estimates which follow.

General

Based upon an assessment of the market demand and support for the redevelopment of the proposed property, we have estimated the potential utilization for the facility for the first five years of full-scale operation. All findings, estimates, assumptions, and conclusions discussed in this report are integral parts of the analyses and estimates which follow.

Occupancy

The property utilization is roughly 11% of the total square footage available. This rate is generated by suggesting that 1,700 square feet of space is occupied by current tenants of the 18,500 square feet available on floors 1-4.

The first floor is currently set up as "event" space which is used sparingly. The transition into a successful full time restaurant should be fairly easy by adding additional restrooms and a commercial kitchen. It is anticipated that the space could seat 120-200 capacity with some additional if an outdoor seating arrangement is developed on the plaza side of the building. We would anticipate a long term lease arrangement for the first floor. Additional restaurant projects are included in the proforma.

There are four additional offices on the second floor that are ready for renting. It is anticipated that with some effort, an additional 65% of that space could be

rented on a regular basis generating roughly \$1,100/month in additional revenue. The current leasers on the second floor are very reputable businesses which will generate interest from other small businesses as neighbors.

The third floor is currently set up as offices. Although somewhat usable, they would be difficult to lease at their current use. The property will be redeveloped into five studio or 2-bedroom furnished apartments with controlled access. With appropriate marketing techniques, it is anticipated that the occupancy of these apartments would be similar to the historic occupancies of local hotels at 65%. With an average rental rate of \$1,500 a month per apartment, the revenue generated on the third floor would be roughly \$4,940 a month. In addition, one of the fiber optic companies currently pays for a trunk line into the building which provides an additional \$2,000 per month lease and takes up minimal space.

The fourth floor was in the process of being remodeled. The original intent was to develop a "museum" of sorts for a doll collection. A number of walls have been removed and a few miscellaneous items added such as a bathroom. The options for this space are open, however, for purposes of this analysis we anticipate redeveloping the fourth floor into a "Penthouse" for the property. Providing a unique opportunity for urban living in downtown Scottsbluff would be a unique experience and generate a useful occupancy for the property.

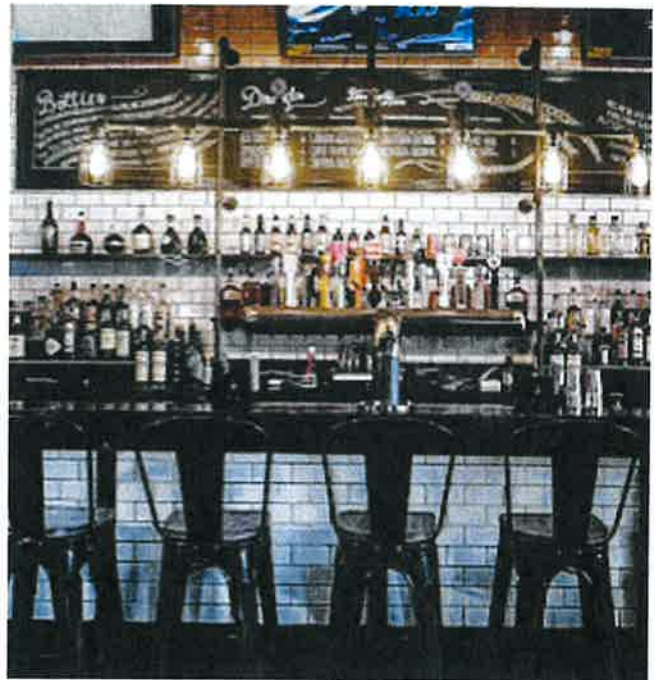
If the residential redevelopment would not be conducive to the project, the space could easily be converted to an event space usable for the restaurant tenant on the first floor. The space could then be rented by the hour or event. However, there is an abundance of event space available in the area and its utilization could be marginal.

**Kersch Powerhouse Renovation Redevelopment Plan
Attachment 5
Site Plan/Schematics/Layouts**

CONFIDENTIAL AND PROPRIETARY

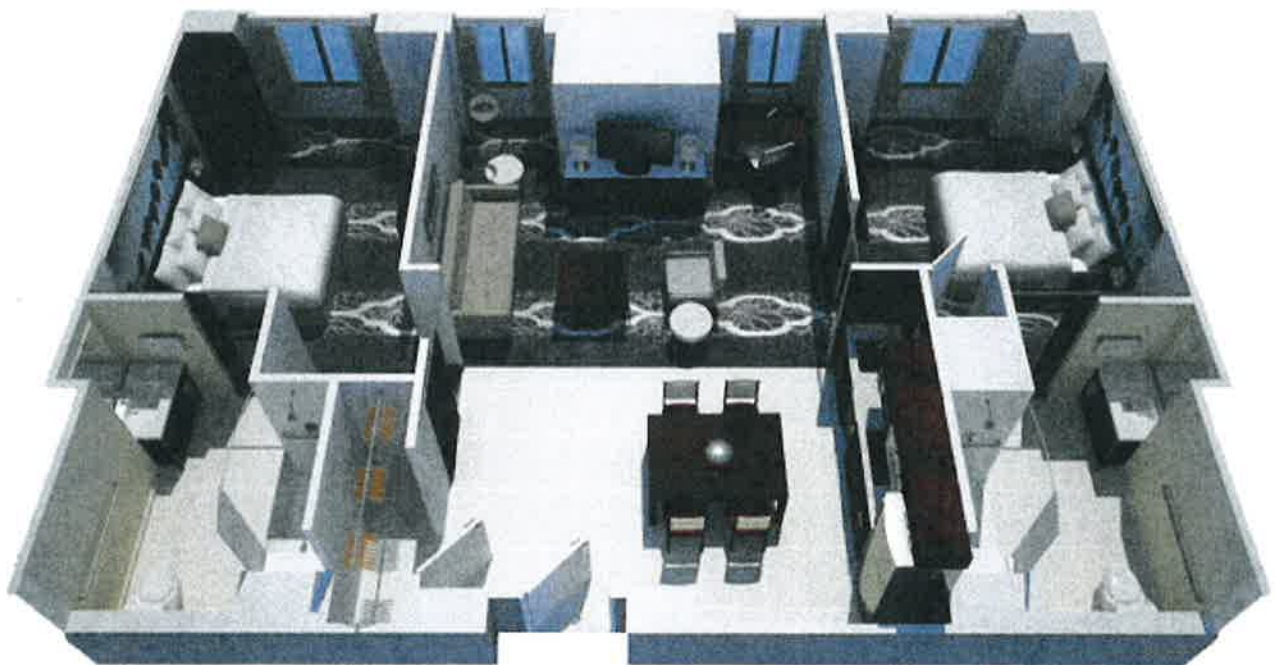
APPENDIX A

PROPERTY PROTOTYPE SCHEMATICS PRELIMINARY SITE LAYOUT



POWERHOUSE - SCOTTSBLUFF

PROPERTY PROTOTYPE SCHEMATICS



One-Bedroom Suite

Avg. 494 sq. ft.

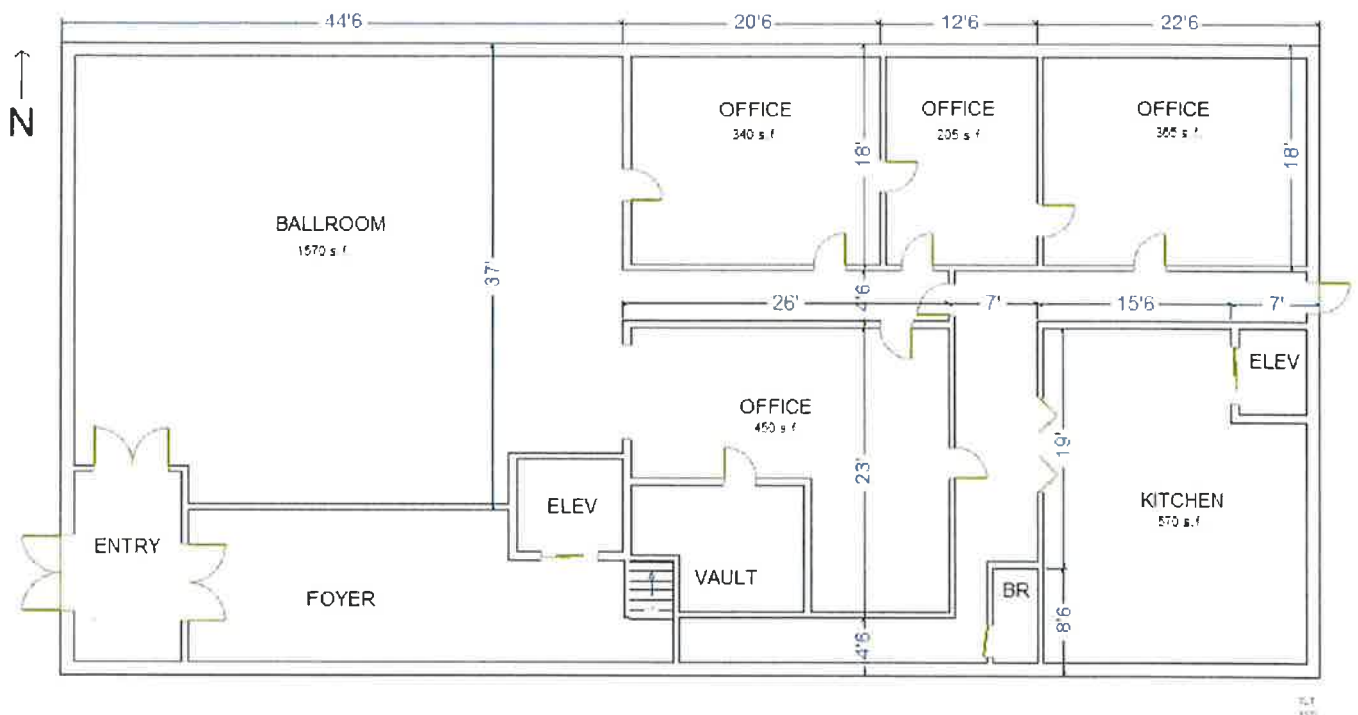
- Sleeps 1-4 people
- Spacious living room with sofa bed
- Separate bedroom
- In-room work space
- Fully equipped kitchen
- Dining area
- Bathroom with separate vanity area
- Luxury bedding and linens
- Free high-speed Internet
- 2 televisions



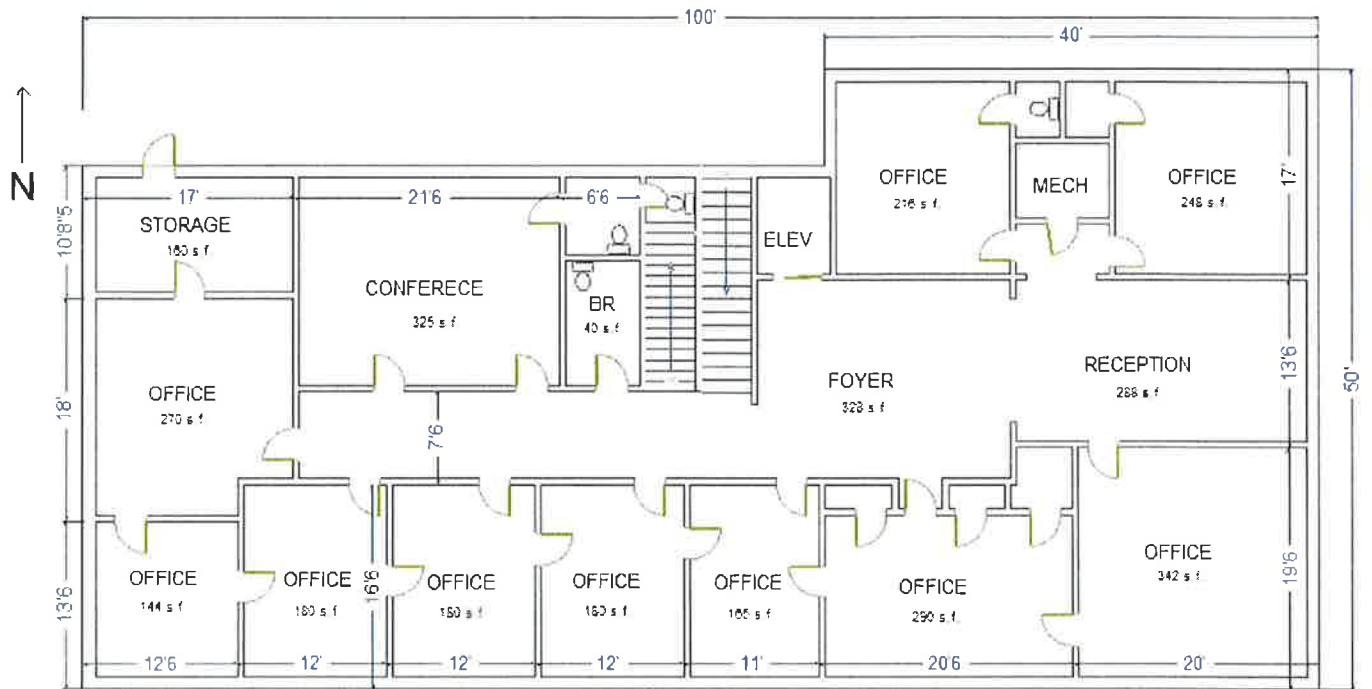
Floorplans can vary by location.



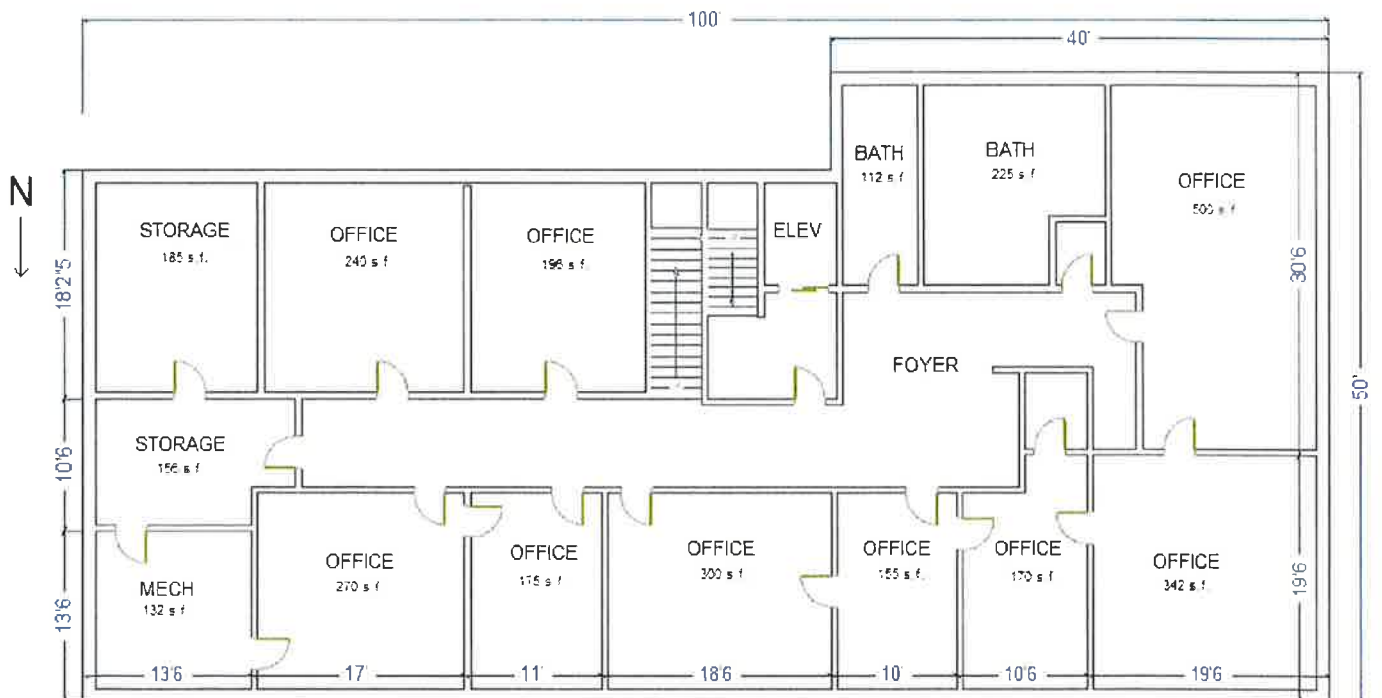
PRELIMINARY SITE LAYOUT



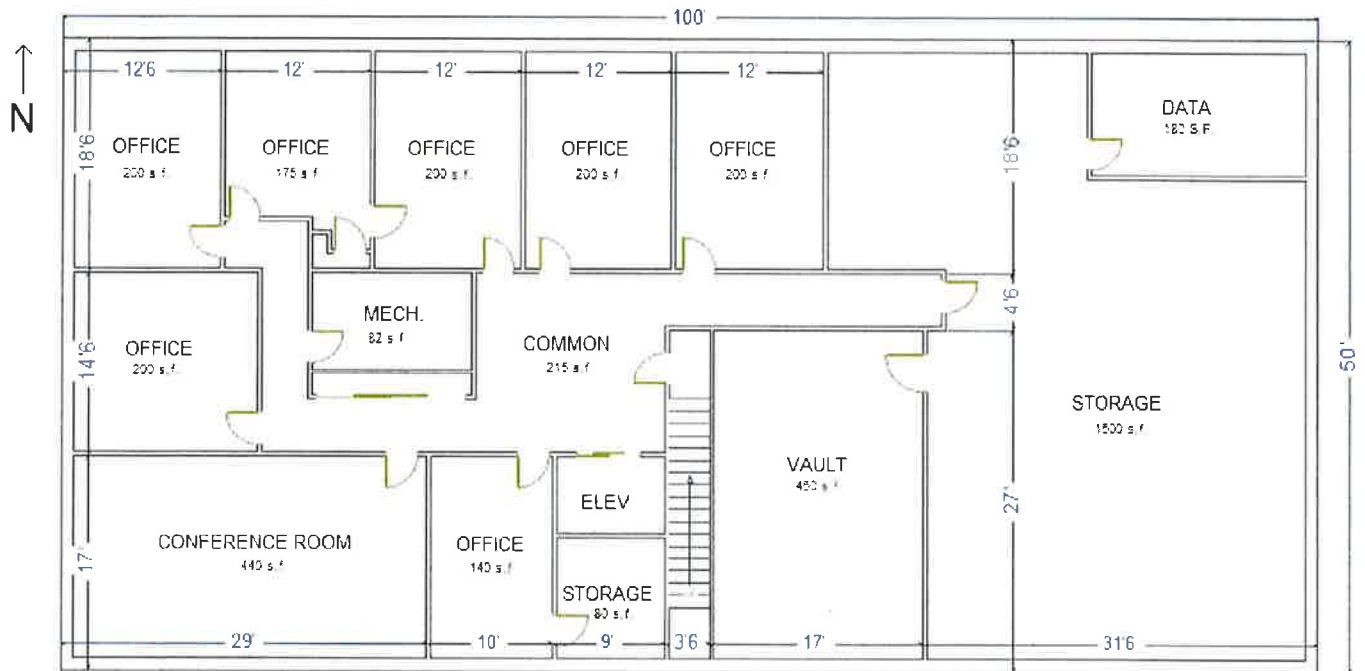
POWERHOUSE 1ST FLOOR



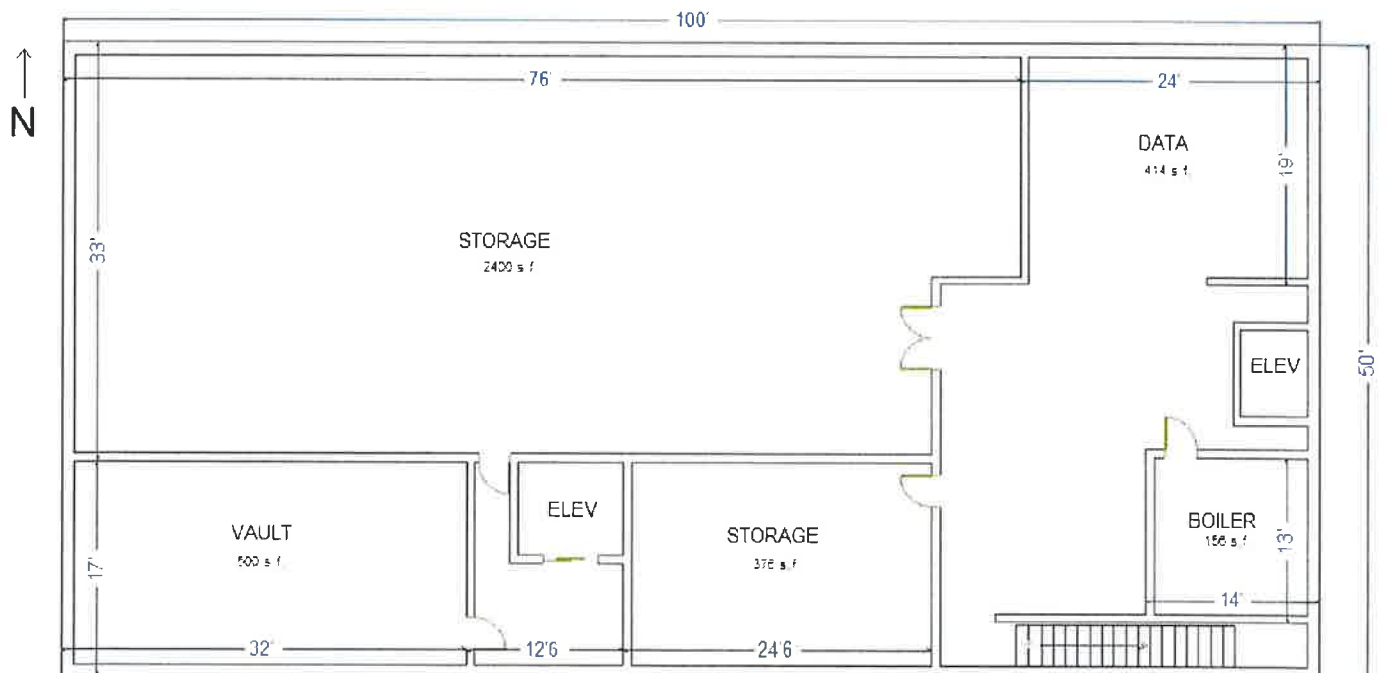
POWERHOUSE 2ND
FLOOR



POWERHOUSE 3RD
FLOOR



POWERHOUSE 4TH FLOOR



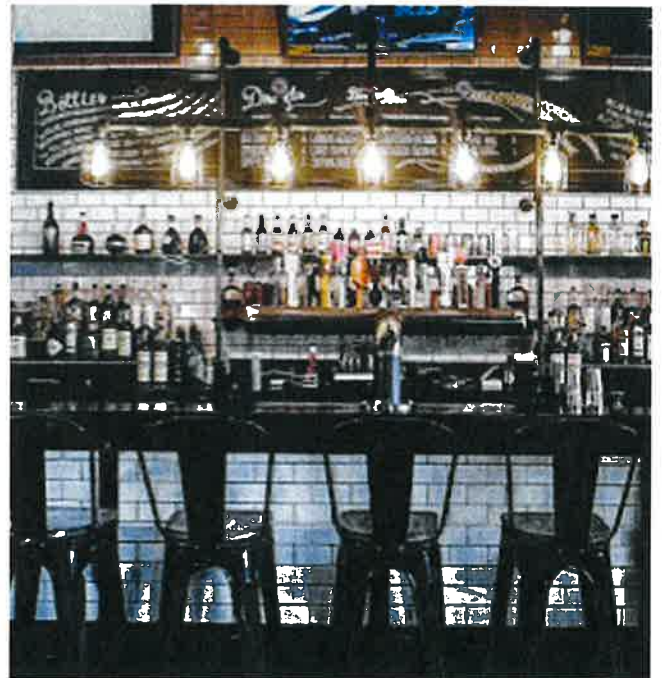
POWERHOUSE BASEMENT

**Kersch Powerhouse Renovation Redevelopment Plan
Attachment 6
Existing Site Photographs**

CONFIDENTIAL AND PROPRIETARY

APPENDIX F

EXISTING SITE PHOTOGRAPHS



POWERHOUSE - SCOTTSSLUFF

EXISTING SITE PHOTOGRAPHS



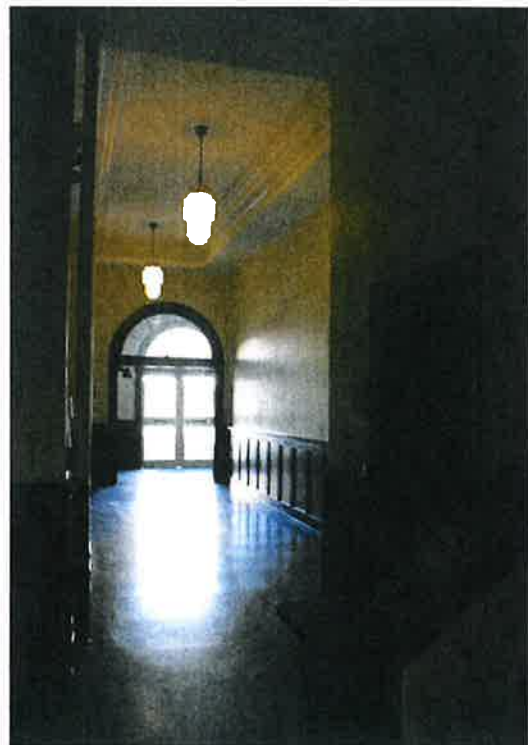
*Building
Exterior*

Architectural detail
Front profile
Rear profile



POWERHOUSE - SCOTTSBLUFF

Building Interior - First Floor



POWERHOUSE - SCOTTSBLUFF

Building Interior - First Floor



POWERHOUSE - SCOTTSBLUFF

Building Interior - First Floor



POWERHOUSE - SCOTTSBLUFF

Building Interior - First Floor



Building Interior - Second Floor



POWERHOUSE - SCOTTSBLUFF

Building Interior - Third Floor



POWERHOUSE - SCOTTSBLUFF

57

Building Interior - Third Floor



POWERHOUSE - SCOTTSBLUFF

58

Building Interior - Third Floor



POWERHOUSE - SCOTTSBLUFF

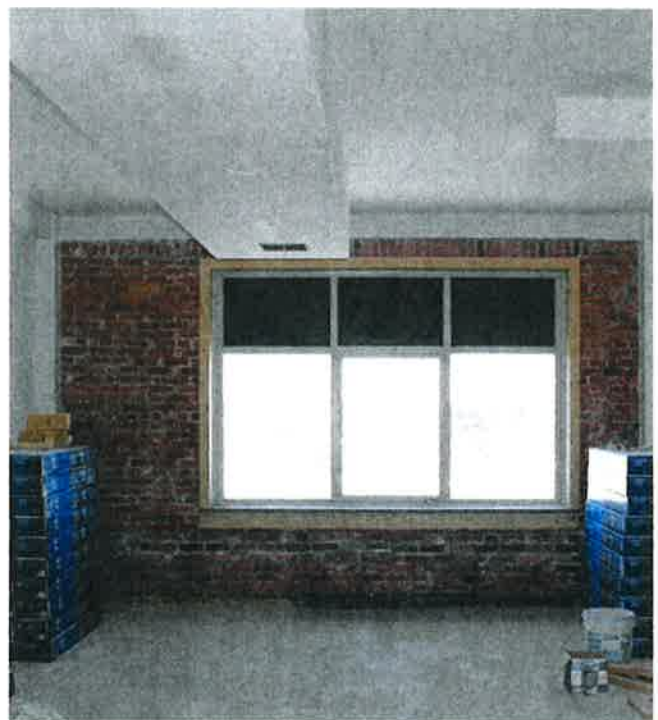
Building Interior - Fourth Floor



POWERHOUSE - SCOTTSBLUFF

60

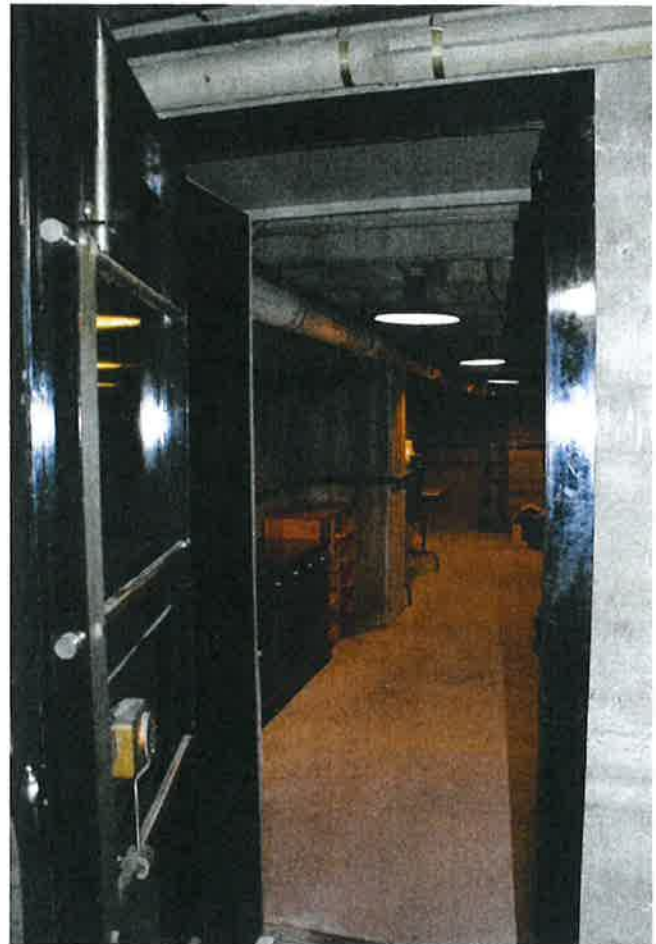
Building Interior - Fourth Floor



POWERHOUSE - SCOTTSBLUFF

61

Building Interior - Basement



POWERHOUSE - SCOTTSBLUFF

62

Building Interior - Rooftop



POWERHOUSE - SCOTTSBLUFF

**Kersch Powerhouse Renovation Redevelopment Plan
Attachment 7
Excerpts from Comprehensive Plan**

Downtown

Themes:

1. **Growing as a regional leader of commerce and economic opportunity**
 - Key area for light commercial (primarily retail) businesses.
2. **Living into our unique character of a city in the country**
 - Historic district with unique features. Cultural hub of the city with a focus on the arts.
3. **Promoting the health and happiness of all citizens**
 - Social, mental, physical well-being through prosperity, care, and physical environment conducive to activity.
4. **Inclusive Opportunities for participation in civic life**
 - Centralized gathering place for community events.

Principles:

5. **Interconnection of Neighborhoods and amenities**
 - a. Transportation amenities should prioritize pedestrians. Encourage residents to park and walk.
 - b. Connection to other services and areas of the city through multiple modes of safe transportation; bike lanes could connect to other pathways throughout the City.
6. **Sustainable development**
 - a. Reduce impervious cover- decrease stormwater runoff while providing aesthetically pleasing landscaped areas.
 - b. Focus on tree planting to help moderate temperatures and beautify public spaces.
 - c. Continue making public improvements in landscaping and other public facilities to encourage additional private investment.
 - d. Maintain landscaped areas to keep them attractive long-term.
7. **Access to culture and recreation**
 - a. Partner with Midwest Theater, Western Nebraska Arts Center to provide cultural opportunities downtown.
 - b. Access to walking paths; signage to encourage more walking downtown.
8. **Strong neighborhoods and places, rooted in our unique character**
 - a. Promote cultural hub of the community through built design of buildings
 - b. Retain historical value of existing buildings
 - c. Encourage upper-story housing to increase vitality of the district

Downtown Neighborhoods

Central Business District

Appropriate Zones: C-1

- **Hours:** Active daytime, evening, and nighttime activities
- **Auto:** Formalized bicycle and pedestrian accommodations. Pedestrian oriented along Broadway
- **Mass:** Allowable height up to 70 feet, zero setbacks. Buildings should take up entire lot-green space provided in public facilities.

- **Emissions:** High activity during the day, evening, and late night. Lights that reflect historical character of district.

**Kersch Powerhouse Renovation Redevelopment Plan
Attachment 8
Proposed Cost-Benefit Analysis**

COMMUNITY REDEVELOPMENT AUTHORITY, CITY OF SCOTTSBLUFF, NEBRASKA
Kersch Powerhouse Renovation
COST-BENEFIT ANALYSIS
(Pursuant to Neb. Rev. Stat. § 18-2113)

A. Project Sources/Use of Funds: An estimated \$956,310.00 of TIF Revenues are available for this Project. This public investment will leverage approximately \$1,325,500.00, in private sector investment; a private investment of approximately \$1.39 for every TIF dollar invested, plus potentially an additional \$380,000.00 in grants. Below is a breakdown of estimated costs and expenses of the Project and the use of funds for each. A “TIF Adjustment” is made to show certain TIF expenses that will not be covered by TIF, but rather private investment. This breakdown does not account for interest to be paid out of TIF funds.

Description	TIF Funds	Private Funds	
Land Acquisition	\$ 950,000.00		
Sitework	\$ 10,000.00		
Masonry		\$ 22,000.00	
Woods and Plastics		\$ 140,000.00	
Thermal Moisture		\$ 87,500.00	
Doors and Windows		\$ 85,000.00	
Finishes		\$ 147,000.00	
Specialties		\$ 16,000.00	
Fire Suppression	\$ 250,000.00		
Conveying System		\$ 209,500.00	
Mechanical		\$ 132,000.00	
Electrical		\$ 107,000.00	
Owner Supplied Items		\$ 38,500.00	
Indirect Construction Costs		\$ 11,000.00	
Permits, Taps, Impact Fees		\$ 3,000.00	
Telecommunication		\$ 3,500.00	
Commercial Equipment/Appliances		\$ 120,000.00	
Computers		\$ 7,500.00	
Supplies		\$ 12,500.00	
Decorative (FF&E)		\$ 165,000.00	
A/E Design		\$ 130,000.00	
Subtotals	\$ 1,210,000.00	\$ 1,437,000.00	\$ 2,647,000.00
Plan Preparation/Legal	\$ 14,810.00		
TIF Adjustment*	\$ (268,500.00)	\$ 268,500.00	Total Project Cost
Totals	\$ 956,310.00	\$ 1,705,500.00	\$ 2,661,810.00
Workforce Housing Grant/Façade Grant**		\$ (380,000.00)	
		\$ 1,325,500.00	
*Adjustment showing certain TIF costs estimated to not be covered by TIF proceeds			
**Shown for purposes of analyzing private investment			

B. Tax Revenues and Tax Shifts Resulting from the Division of Taxes.

Taxes from base value of the Project Site will be available to the local taxing jurisdictions regardless of the tax increment financing. The estimated current value of the Project Site is \$274,294.00. Taxes from the current value of the Project Site are approximately \$6,140.00 per year. The local taxing jurisdictions are the City, Scotts Bluff County, Scottsbluff Public Schools, WNCC, ESU 13, and North Platte NRD. The tax increment revenues from this Project will not be available to local taxing jurisdictions for up to 15 years after the effective date of the division of taxes. During those times, the tax increment revenues from the Project Site will be used to reimburse the Redeveloper for the eligible development costs (with interest) necessary for the Project. The estimated average annual tax increment revenues are calculated as follows:

a. Estimated Base Value:	\$ 274,294.00
b. Estimated Project Completion Value:	\$3,000,000.00
c. Tax Increment (b minus a):	\$2,725,706.00
d. Estimated Levy:	2.339%
e. Annual Projected Shift (rounded):	\$ 63,754.00
f. Total TIF Available (e multiplied by 15)	\$ 956,310.00

Note: The above figures are based on estimated values, project completion/phasing timelines, and levy rates. Actual values and rates may vary materially from the estimated amounts.

C. Public Infrastructure and Community Public Service Needs Impacts and Local Tax Impacts Arising from Project Approval.

The Project will rehabilitate and increase utilization of an underutilized building in the Downtown area of the City. Potential uses may include (1) extended stay lodging, which would increase hotel accommodation tax and relocate business travelers and tourists to the Downtown area and (2) apartments which would increase local housing. No negative tax impacts from public infrastructure costs are anticipated.

D. Impacts on Employers and Employees of Firms Locating or Expanding Within the Boundaries of the Redevelopment Project Area.

The Redeveloper anticipates including a restaurant, which will increase employment opportunities, and office space for businesses.

E. Impacts on other Employers and Employees within the City and immediate area located outside the Redevelopment Project Area.

None anticipated.

F. Impacts on Student Populations of School Districts within the City.

None anticipated.

G. Other Impacts.

Local contractors and consultants will perform the work.

Increase in personal property taxes due equipment and other personal property.

RESOLUTION PC 9-13-21

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SCOTTSBLUFF, NEBRASKA:

Recitals:

a. Pursuant to the Community Development Law, NEB. REV. STAT. § 18-2101 *et seq.*, a redevelopment plan titled *Kersch Powerhouse Renovation* by Kersch, LLC (the "Redevelopment Plan") has been submitted to the Planning Commission.

b. The Planning Commission has reviewed the Redevelopment Plan as to its conformity with the 2016 Scottsbluff Comprehensive Plan (the "Comprehensive Plan").

Resolved:

1. The Planning Commission finds that Redevelopment Plan conforms to the Comprehensive Plan and recommends approval of the Redevelopment Plan to the Scottsbluff Community Redevelopment Authority and City Council.

2. All prior resolutions of the Commission in conflict with the terms and provisions of this Resolution are repealed to the extent of such conflicts.

3. This Resolution shall become effective immediately upon its adoption.

PASSED and APPROVED on September 13, 2021

**PLANNING COMMISSION OF THE CITY
OF SCOTTSBLUFF, NEBRASKA**

By: _____

Chair

ATTEST:

By: _____

Recording Secretary

RESOLUTION NO. 9-15-21-1

BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF SCOTTSBLUFF, NEBRASKA:

Recitals:

a. Pursuant to the Community Development Law, NEB. REV. STAT. § 18-2101 *et seq.*, a redevelopment plan for the *Kersch Powerhouse Renovation* project submitted by Kersch, LLC (the "Redevelopment Plan") has been submitted to the Scottsbluff Community Redevelopment Authority ("CRA"). The Redevelopment Plan proposes to redevelop an area of the City which the City Council has declared to be blighted and substandard and in need of redevelopment. The Redevelopment Plan includes the use of tax increment financing.

b. The Redevelopment Plan has been reviewed by the Planning Commission, which found that the Redevelopment Plan conforms to the 2016 Scottsbluff Comprehensive Plan (the "Comprehensive Plan"). The Planning Commission recommended approval of the Redevelopment Plan to the CRA and City Council.

c. The CRA has reviewed and conducted a cost-benefit analysis of the Redevelopment Plan and makes the findings and recommendations as set forth in this Resolution.

Resolved:

1. The proposed land uses and building requirements in the Redevelopment Plan are designed with the general purposes of accomplishing, in conformance with the Comprehensive Plan, a coordinated, adjusted, and harmonious development of the City and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, vehicular parking, and other public requirements, the promotion of safety from fire, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of conditions of blight.

2. The CRA has conducted a cost benefit analysis for the project according to the Community Redevelopment Law, and finds that the project as proposed in the Redevelopment Plan would not be economically feasible or occur in the project area without tax increment financing and the costs and benefits of the project, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services, are in the long term best interests of the community. The CRA Chair is authorized to execute the cost benefit analysis to show the CRA's review and discussion thereof.

3. The CRA states: (a) the Redeveloper proposes to acquire the Project Site (as defined in the Redevelopment Plan) for \$950,000.00 in contemplation of developing the Project Site; (b) the estimated cost of preparing the project area for redevelopment is \$10,000.00, which entails general sitework; (c) the Redevelopment Plan does not propose that either the CRA or City will acquire the project area and neither the CRA nor City will receive proceeds or revenue from disposal of the project area to the Redeveloper; (d) the proposed methods of financing of the project are (i) tax increment financing for eligible costs; (ii) workforce housing and façade grants; and (iii) private investment and financing for the remainder of the project costs; and (e) no families or businesses will be displaced as a result of the project.

4. The CRA recommends approval of the Redevelopment Plan to the City Council.

5. This Resolution along with the recommendation of the Planning Commission shall be forwarded to the City Council for its consideration when reviewing the Redevelopment Plan.

6. All prior resolutions of the CRA in conflict with the terms and provisions of this Resolution are repealed to the extent of such conflicts.

7. This Resolution shall become effective immediately upon its adoption.

PASSED AND APPROVED on September 15, 2021

**COMMUNITY REDEVELOPMENT
AUTHORITY OF THE CITY OF
SCOTTSBLUFF**

ATTEST:


Secretary


Chair

COMMUNITY REDEVELOPMENT AUTHORITY, CITY OF SCOTTSBLUFF, NEBRASKA
Kersch Powerhouse Renovation
COST-BENEFIT ANALYSIS
(Pursuant to Neb. Rev. Stat. § 18-2113)

A. Project Sources/Use of Funds: An estimated \$956,310.00 of TIF Revenues are available for this Project. This public investment will leverage approximately \$1,325,500.00, in private sector investment; a private investment of approximately \$1.39 for every TIF dollar invested, plus potentially an additional \$380,000.00 in grants. Below is a breakdown of estimated costs and expenses of the Project and the use of funds for each. A "TIF Adjustment" is made to show certain TIF expenses that will not be covered by TIF, but rather private investment. This breakdown does not account for interest to be paid out of TIF funds.

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Specialties		\$ 16,000.00	
Fire Suppression	\$ 250,000.00		
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Electrical		\$ 107,000.00	
Owner Supplied Items		\$ 38,500.00	
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A/E Design		\$ 130,000.00	
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Totals	\$ 956,310.00	\$ 1,705,500.00	\$ 2,661,810.00
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		\$ 1,325,500.00	

*Adjustment showing certain TIF costs estimated to not be covered by TIF proceeds

**Shown for purposes of analyzing private investment

B. Tax Revenues and Tax Shifts Resulting from the Division of Taxes.

Taxes from base value of the Project Site will be available to the local taxing jurisdictions regardless of the tax increment financing. The estimated current value of the Project Site is \$274,294.00. Taxes from the current value of the Project Site are approximately \$6,140.00 per year. The local taxing jurisdictions are the City, Scotts Bluff County, Scottsbluff Public Schools, WNCC, ESU 13, and North Platte NRD. The tax increment revenues from this Project will not be available to local taxing jurisdictions for up to 15 years after the effective date of the division of taxes. During those times, the tax increment revenues from the Project Site will be used to reimburse the Redeveloper for the eligible development costs (with interest) necessary for the Project. The estimated average annual tax increment revenues are calculated as follows:

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d. Estimated Levy:	2.339%
e. Annual Projected Shift (rounded):	\$ 63,754.00
f. Total TIF Available (e multiplied by 15)	\$ 956,310.00

Note: The above figures are based on estimated values, project completion/phasing timelines, and levy rates. Actual values and rates may vary materially from the estimated amounts.

C. Public Infrastructure and Community Public Service Needs Impacts and Local Tax Impacts Arising from Project Approval.

The Project will rehabilitate and increase utilization of an underutilized building in the Downtown area of the City. Potential uses may include (1) extended stay lodging, which would increase hotel accommodation tax and relocate business travelers and tourists to the Downtown area and (2) apartments which would increase local housing. No negative tax impacts from public infrastructure costs are anticipated.

D. Impacts on Employers and Employees of Firms Locating or Expanding Within the Boundaries of the Redevelopment Project Area.

The Redeveloper anticipates including a restaurant, which will increase employment opportunities, and office space for businesses.

E. Impacts on other Employers and Employees within the City and immediate area located outside the Redevelopment Project Area.

None anticipated.

F. Impacts on Student Populations of School Districts within the City.

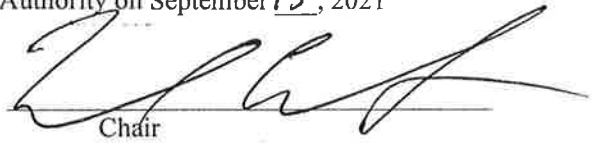
None anticipated.

G. Other Impacts.

Local contractors and consultants will perform the work.

Increase in personal property taxes due equipment and other personal property.

Adopted by the Scottsbluff Community Redevelopment Authority on September 15, 2021



Chair

City of Scottsbluff, Nebraska

Monday, September 20, 2021

Regular Meeting

Item Resolut.1

Council to consider and take action on the Resolution to approve the Redevelopment Plan submitted by Kersch, LLC for the Kersch Powerhouse Renovation Project.

Staff Contact: Zachary Glaubius, Planning Administrator

RESOLUTION NO. ____

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

Recitals:

a. Pursuant to the Community Development Law, NEB. REV. STAT. § 18-2101 *et seq.* (the “Act”), a redevelopment plan for the *Kersch Powerhouse Renovation* project submitted by Kersch, LLC (the “Redevelopment Plan”) has been submitted to the Scottsbluff Community Redevelopment Authority (“CRA”). The Redevelopment Plan proposes to redevelop an area of the City which the City Council has declared to be blighted and substandard and in need of redevelopment. The Redevelopment Plan includes the use of tax increment financing.

b. The Redevelopment Plan has been reviewed by the Planning Commission, which found that the Redevelopment Plan conforms to the 2016 Scottsbluff Comprehensive Plan (the “Comprehensive Plan”). The Planning Commission recommended approval of the Redevelopment Plan to the CRA and City Council.

c. The Redevelopment Plan has been reviewed by the CRA, which found that the Redevelopment Plan conforms to the Comprehensive Plan, that the project as proposed in the Redevelopment Plan would not be economically feasible or occur in the project area without tax increment financing, and that the costs and benefits of the project, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services, having been analyzed by the CRA, are in the long term best interests of the community.

d. The CRA recommended approval of the Redevelopment Plan to the City Council.

e. On September 20, 2021, the City Council held a public hearing on the proposal to approve the Redevelopment Plan.

f. The City Council has reviewed and conducted a cost-benefit analysis of the Redevelopment Plan and makes the findings and recommendations as documented in writing in this Resolution.

Resolved:

1. The Redevelopment Plan is determined to be feasible and in conformity with the Comprehensive Plan and with the legislative declarations and determinations set forth in the Act.

2. The project as proposed in the Redevelopment Plan would not be economically feasible or occur in the project area without tax increment financing and the costs and benefits of the project, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services, having been analyzed by the City Council, are in the long-term best interests of the community impacted by the project.

3. The City Council approves the Redevelopment Plan.

4. In accordance with NEB. REV. STAT. § 18-2147, and as proposed in the Redevelopment Plan, the City Council provides that any ad valorem tax on the Project Site as set forth in the Redevelopment Plan, for the benefit of any public body be divided for a period of 15 years after the effective date as provided in § 18-2147, which effective date shall be determined in a Redevelopment Contract entered into between the Redeveloper and the CRA. Said tax shall be divided as follows:

(a) That proportion of the ad valorem tax which is produced by levy at the rate fixed each year by or for each public body upon the redevelopment project valuation (as defined in the Act) shall be paid into the funds of each such public body in the same proportion as all other taxes collected by or for the bodies;

(b) That proportion of the ad valorem tax on real property in the redevelopment project in excess of such amount, if any, shall be allocated to and, when collected, paid into a special fund of the CRA to be used solely to pay the principal of, the interest on, and any premiums due in connection with the bonds of, loans, notes or advances of money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, the CRA for financing or refinancing, in whole or in part, the project set forth in the Redevelopment Plan. When such bonds, loans, notes, advances of money, or indebtedness, including interest and premiums due have been paid, the CRA shall so notify the County Assessor and County Treasurer and all ad valorem taxes upon taxable real property in the redevelopment project shall be paid into the funds of the respective public bodies; and

(c) Any interest and penalties due for delinquent taxes shall be paid in the funds of each public body in the same proportion as are all other taxes collected by or for the public body.

5. The Mayor and Clerk are authorized and directed to execute such documents and take such further actions as are necessary to carry out the purposes and intent of this Resolution and the Redevelopment Plan.

6. This Resolution shall become effective immediately upon its adoption.

PASSED and APPROVED on September 20, 2021

Mayor

ATTEST:

City Clerk (Seal)

City of Scottsbluff, Nebraska

Monday, September 20, 2021

Regular Meeting

Item Resolut.2

Council to discuss and consider action on the Resolution adopting the Outdoor Design Standards Manual and authorize the Mayor to sign the Resolution.

Staff Contact: Zachary Glaubius, Planning Administrator

Agenda Statement

Item No.

For Meeting of: September 20, 2021

AGENDA TITLE: Resolution to adopt the Outdoor Design Standards Manual

SUBMITTED BY DEPARTMENT/ORGANIZATION: City of Scottsbluff Parks, Cemetery & Tree Board

PRESENTATION BY: Zachary Glaubius, Planning Administrator
Dan Marshall, PTC Board Chair (Potentially)

SUMMARY EXPLANATION: The City of Scottsbluff Park, Tree, and Cemetery Board has sought a uniform design of park amenities throughout the city for both aesthetic and maintenance cost purposes. Over the last six months, staff under the direction of the Parks & Recreation Department and the PTC Board have worked on the Outdoor Design Standards Manual. The Outdoor Design Standards Manual covers park amenities such as benches, tables, and landscaping. In addition to the color scheme of park amenities and park classifications.

BOARD/COMMISSION RECOMMENDATION: On August 11, 2021, the PTC Board made a positive recommendation to the City Council for the adoption of the Outdoor Design Standards Manual.

STAFF RECOMMENDATION: Staff recommends adoption of the Outdoor Design Standards Plan.

EXHIBITS				
Resolution ✓	Ordinance ☐	Contract ☐	Minutes ☐	Plan/Map ☐
Other (specify)	<u>Outdoor Design Standards Manual</u>			

Rev: 11/15/12 City Clerk

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

APPROVAL FOR SUBMITTAL: _____
City Manager

Rev: 11/15/12 City Clerk

City of Scottsbluff
Outdoor Design Standards Manual
August 2021



Parks, Tree & Cemetery Board

Dan Marshall, Chair

Carolyn Escamilla

Larry Cooper

Kasandra Lauder

Megan Hayward

Prepared by City of Scottsbluff Department of Parks & Recreation and
Department of Development Services

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Northwood Park

Introduction

This document was prepared with input from the Parks, Tree, & Cemetery Board, Parks & Recreation staff, Public Works staff, and Development Services staff. The principal objective of this document is to create a unique and uniform identify for the entire City of Scottsbluff park system.

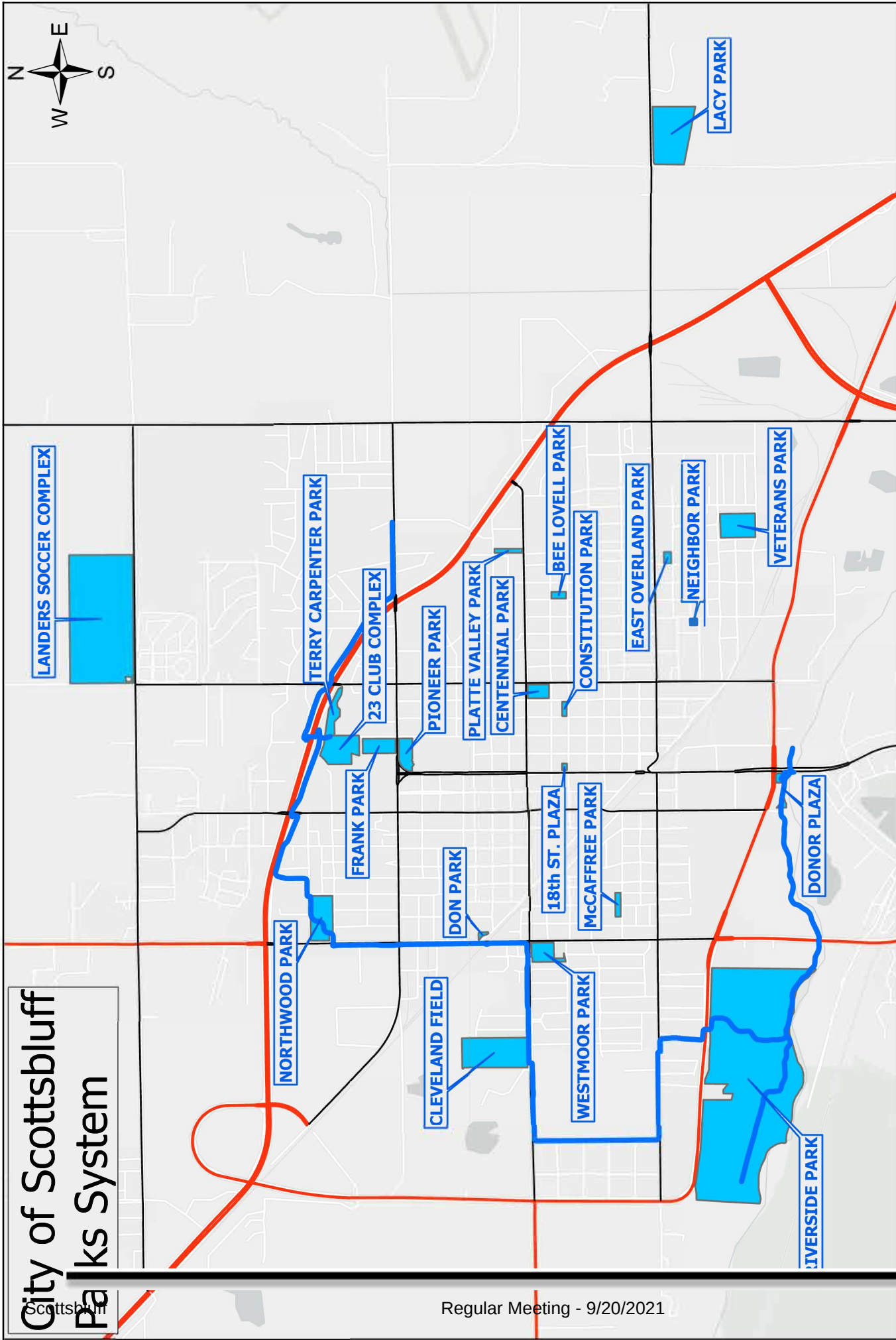
The preparation of this document meets the following three objectives:

- The development and utilization of a single standards document by the Department of Parks and Recreation.
- The establishment of a pattern of common elements and an identifiable quality throughout the entire parks system.
- The utilization of consistent, safe, sustainable, and cost-effective materials that are easily maintained and managed throughout the entire parks system.

Key Components:

The Outdoor Design Standards manual identified standard elements, materials, product information, specifications (as needed), and implementation practices. The main components of the manual are listed below. Each section contains text and images to communicate the City's standards. However, these standards are not to be used for construction, but rather for general guidance for common practices and design elements.

- Park Designations & Park Color Schemes
- Benches
- Tables
- Trash Receptacles
- Pet Waste Stations
- Water Fountains
- Grills
- Fire Rings
- Bicycle Racks
- Bollards
- Signage
- Landscaping
- Trees
- Hardscapes
- Buildings



City of Scottsbluff Parks System

Scottsbluff, NE

Regular Meeting - 9/20/2021

Park Designation

This section is to serve as a guide to park development. Amenities include but are not necessarily limited to the listed amenities.

Destination Park

Park(s): Riverside Park

Definition: A municipal outdoor recreational facility that is unique to the Scottsbluff Parks and Recreation system. These parks shall service a variety of ages and attract both local residents and tourists. These parks are typically designed for a full-day experience and are capable of holding large scale special events with supporting amenities.

Size: 50+ Acres

Unique Amenities: Zoo, campground, substantial riverfront, ponds, dog park

Typical Amenities: Athletic fields or areas, multiple playgrounds, trails, benches, multiple restrooms, multiple picnic areas, large shelters, grills, large parking areas, and maintenance buildings.

Community Park

Park(s): Frank Park, Northwood Park, Pioneer Park, Veterans Park

Definition: A municipal outdoor recreational facility that provides a mid-range level of outdoor recreational amenities. These parks shall service a variety of ages with an emphasis on organized sports and recreation. Community parks are built and designed typically for a two-to-three-hour experience.



Pioneer Park

Size: 4 to 10 acres

Unique Amenities: Skatepark, splash pad

Typical Amenities: Unlit practice diamonds and rectangular athletic fields, basketball, tennis, and/or volleyball courts, playground equipment, trails, benches, restrooms, picnic shelter, picnic areas, grills, open play areas

Neighborhood Park

Park(s): Bee Lovell Park, Constitution Park, East Overland Park, Neighbor Park, McCaffree Park, Terry Carpenter Park

Definition: A municipal outdoor recreational facility that provides a basic level of outdoor recreational amenities. Limited non-organized group activities are encouraged. These parks shall service a variety of ages with an emphasis on the youth. Neighborhood parks are built and designed typically for a one-to-two-hour experience and should be designed for the demographic groups who use the park.

Size: 2 to 10 acres

Unique Amenities: Unlit practice diamonds, basketball courts

Typical Amenities: Playgrounds, benches, picnic areas, walkways, small picnic shelters, open play areas

Pocket Park

Park(s): Don Park, Donor Plaza

Definition: A municipal outdoor recreational facility that provides a limited level of outdoor recreational amenities. These parks serve as passive places. These parks shall service a variety of ages with emphasis on serving as a social space.

Size: Less than 1 acre

Unique Amenities: Trailhead

Typical Amenities: Green space, picnic area

Special Use Park

Park(s): 23 Club Complex, Cleveland Field, Lacy Park, Landers Memorial Soccer Complex, Westmoor Park

Definition: A municipal outdoor recreational facility serves a specific purpose. Special use parks include athletic complexes and aquatic centers. Each type of site may have specialized design and facility service standards. Special use parks can accommodate large tournaments.

Size: Varies

Unique Amenities: Lighted baseball/softball fields, stadiums, lighted/unlit soccer fields, swimming pools, water parks, tennis courts, concession stands

Typical Amenities: Playgrounds, restrooms, trails/walkways, shelters, picnic areas, benches, parking areas

Linear Park

Park(s): Monument Valley Pathway, Platte Valley Park

Definition: Built connections that link community destinations together. Typically, the linear park is developed for one or more modes of recreation travel such as walking, jogging, biking, or skating.

Size: Varies

Unique Amenities: Pedestrian Bridge

Typical Amenities: Trails, overlooks, trailheads, benches, bike racks, picnic tables, shelters (if appropriate)

Community Plaza

Park(s): 18th Street Plaza, Centennial Park

Definition: A gathering point and gathering area within the community. Community plazas consist of open lawn, landscape areas, and walkways that accommodate informal active and passive recreational activities, small gatherings and events, as well as large scale events.

Size: Varies

Unique Amenities: Outdoor stage, outdoor art features, fountains, seat walls, decorative pavers/concrete,

Typical Amenities: Tree plantings, landscape areas, benches, picnic areas, pedestrian scale lighting



18th Street Plaza

Park/Area Color Scheme

All amenities located in the City of Scottsbluff parks system shall be green. Green shades include Hex Code #228B22, #008000, #006400, or similar. Different colors may be permitted by Parks, Cemetery, and Tree Board approval in areas where green may not be in character with the surroundings.

Tables

Picnic Table

Location: Picnic tables are portable or surface mounted to concrete pads. Concrete pads shall extend 4" beyond the table/bench dimensions to accommodate circulation and maintenance. Picnic tables should be placed in areas with some shade and near other park amenities. Some picnic tables should be contiguous to walkways or have walkways leading to them for disabled access. Picnic tables are not to be used permanently in city plazas or linear parks.



Model: Picnic tables shall be made of aluminum for ease of maintenance and mobility. Picnic tables shall have a welded frame. SPR accepts Kay Park Recreation 6CJGA or 8CJGA, 6' or 8' length or approved equal.

Plaza Table

Location: Plaza tables shall be located on concrete pads. Pads shall extend 4" beyond the table/bench dimensions to accommodate circulation and maintenance. Tables shall be contiguous to walkways or have walkways leading to them for disabled access.

Model: SPR accepts Barco Products 07CL2921 | 07CL2922, Kirbybuilt VCJ1876 | VCJ 1877, Treetop Products 1ZV6247 | 1ZV6248 or approved equal. Plaza Tables shall be powder coated and green in color.



Park Bench

Location: The rolled slat bench is to be used in all park areas to help visually define City of Scottsbluff parks. Park benches should be placed on a concrete pad when located in a lawn area. Benches along walkways and pathways should provide an area for accessible seating. Benches should not impede circulation.

Model: Scottsbluff Parks and Recreation (SPR) accepts any of the specified rolled slat benches: BarcoProducts 02CL1371, Kirbybuilt VCJ1205, Alpine Park Products APP1274, 6' length, surface mount, powder coated benches, or approved equal. Benches shall be green in color (see Table 1). Benches may be backless if necessary.

Memorial Benches: Memorial benches can be purchased through SPR. The cost for a memorial bench includes the bench, concrete pad, and commemorative plaque. Coordination of the bench location is made with the donor and the Parks & Recreation Department.



Trash Receptacle

Location: Trash receptacles shall be located in easily accessible areas for ease of pickup and strategically placed to reduce littering. Trash receptacles near benches shall be a minimum of 8' away from a bench.

Model: SPR accepts the following single receptacles: Barco Products 08CL1420, Kirbybuilt KWR-15, Treetop Products TWR-15 or approved equal. Receptacles shall be powder coated and green in color.



SPR accepts the following double receptacles: Barco Products 08CL1708, Kirbybuilt KWR106, Treetop Products TWR-106 or approved equal. Double receptacles shall be powder coated and green in color.

Pet Waste Station

Location: Pet waste stations shall be located in/near high traffic areas such as at major parks, dog parks, and pathways. Pet waste stations shall be located in accessible locations to facilitate usage and accommodate maintenance.

Model: SPR accepts the following models: Barco Products 03CB1765, Kirbybuilt VLF3045, Treetop Products 4YR4431 or approved equal. Dispensers shall dispense headers of bags to reduce unnecessary dispensing.



Drinking Fountain

Location: All parks should include a minimum of one drinking fountain when utilities permit (pocket parks optional). Drinking fountains shall be operated seasonally from Spring to Fall under the discretion of the Parks Director. Drinking fountains shall be located at minimum of 50 feet from playgrounds to minimize the transfer of mulch and sand to the fountain.



Model: SPR accepts the following models: Elkay LK4420 | LK4420DB or approved equal. Drinking fountains shall be green in color. High/low fountains shall be used for disabled access when appropriate. Pet water fountains shall be located near dog parks and where appropriate.

Grill

Location: Grills or barbeques shall be located outside of circulation routes. Grills shall be conveniently located near picnic tables/shelters, but away from overhands, low branches, eaves, or other overhead obstructions. Grills in lawn areas shall have a concrete pad to serve as a mow strip. The City of Scottsbluff Fire Marshal shall review and make a recommendation on proposed locations.

Model: SPR accepts the following grill models: Barco Products PUP630-3U, Kirbybuilt VUP5010, Kay Park Recreation SB 400 or approved equal. Grills shall be on a pedestal, swivel, and black in color. Grills shall have coil handles to prevent burning and handles shall be welded onto the grate on to prevent removal.



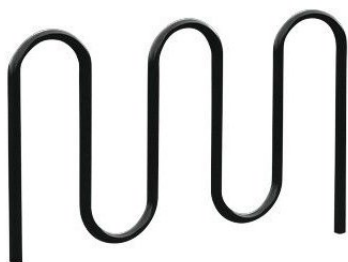
Campfire Ring

Location: Campfire rings shall only be located within Riverside Campground.

Model: SPR accepts the following model: Pilot Rock FA-26/7. Fire rings shall have a 26" diameter and black in color. Campfire Rings shall have coil handles to prevent burning and handles shall be welded onto the grate on to prevent removal. The City of Scottsbluff Fire Marshal shall review and make a recommendation on proposed locations.

Bike Rack

Location: Bike racks shall be located in /near high bike traffic areas such as major parks, swimming pools, and pathways. Bike racks shall be secured.



Model: SPR accepts the following bike racks: Barco Products BR-01A, Kirbybuilt KBR-01A, Kay Park Recreation GIG series, or approved equal. Style and color variations may be permitted (excluding the Monument Valley Pathway) with Parks, Tree, & Cemetery Board approval. Bike racks shall be powder coated and green in color.

Bollards

Pathway Bollards

Location: Bollards should only be installed where unauthorized traffic is a consistent problem. Bollards are not to be routinely used. When possible, bollards shall be located 30 feet in advance of a street intersection to allow the cyclist to fully concentrate on navigation and have adequate time to prepare for said intersection. Bollards shall be used in odd numbers to prevent a central pathway and have a 6' spacing.

Model: SPR accepts the model Barco Products 06FG2738 or approved equal. Bollards shall be a minimum of 40" tall. Pathway bollards shall be consistent and yellow in color. Bollards shall be permanently reflectorized and non-collapsible.



Plaza Bollards



Location: Plaza Bollards shall be used in major parks, high visibility areas, and plazas such as the Broadway Corridor, 18th Street Plaza, Lied Scottsbluff Public Library, and Centennial Park. See Pathway Bollards for guidelines on bollard placement.

Model: SPR accepts the model Post Guard RMB436SS EMBx12 or approved equal. Bollards shall be a minimum of 36" tall, removable, and stainless steel in color.



Lacy Park

Signage

Signage throughout the City of Scottsbluff parks system shall be consistent in design, color, and font to allow users to easily identify city parks.

Identification Signage

Location: A minimum of one Identification sign shall be located at each City of Scottsbluff Park. Signs shall be mounted near and perpendicular to near streets and sidewalks. Identification signs must meet the City of Scottsbluff sign code and setback requirements. Destination parks, community parks, and special use parks should have signs at appropriate major entrances. Neighborhood parks, pocket parks, and city plazas should have one identification sign per park. Linear parks should have one identification sign per trailhead. All identification signs shall be landscaped around the base to prevent damage from mowers, string trimmers, and other equipment.

Model: See Appendix II. Identification signs are to be HDPE recycled plastic (Blue/White/Blue). Sign panel color shall be blue (HEX 37499f). Background shall have engraved white letters and graphics and double-sided. The City of Scottsbluff Place of Opportunity logo shall be engraved in white. The bluff and river elements and border shall be engraved in white.

Font shall be Raleway Heavy or approved equal. Dominating text (i.e. park name) shall be 5" or 6". In most small park identification signs will utilize 5" while large park signs shall utilize 6" letters. The ultimate determination of letter height shall be based on the surrounding environment, the signs' placement, and the viewing distance. For long park names, the use of two lines is recommended.

Identification sign faces should be a 3:4 ratio. Identification signs are to be post mounted at the ends with chamfered tops or attached to a monument style base. Posts shall be 6" x 6" and made of recycled plastic. The monument style base shall reflect the character of the site. Monument style base signs shall be subject to SPR review and Parks, Cemetery, and Tree Board approval.



Directional/Wayfinding Signage

Location: Freestanding directional signs shall be located along walkways and pathways to identify trails or to provide direction at intersections.

Model: See Appendix II. Directional signs are to be HDPE recycled plastic (Blue/White/Blue). Sign panel color shall be blue (HEX 37499f). Background shall have engraved white letters and graphics and double-sided. The City of Scottsbluff Place of Opportunity logo shall be engraved in white. The bluff and river elements and border shall be engraved in white. Directional arrows shall be consistent throughout parks system.

Font shall be Raleway Heavy or approved equal. Dominating text (i.e. park name) shall be 5". The ultimate determination of letter height shall be based on the surrounding environment, the signs' placement, and the viewing distance.

Directional sign faces should be a 4:3 ratio. Directional signs are to be post mounted in the center. Posts shall be 5" x 5" with chamfered tops.



Veterans Park

Landscaping & Turfgrass

Landscape Design

Landscaping should aesthetically complement and enhance the overall design of a park while serving a functional purpose. Aesthetics' should be weighed against maintenance considerations.

Plant Layout

Plants shall be grouped by species water requirements. Park plant plans shall focus on trees and shrubs with limited perennial beds. Annual plants are permitted with Parks, Tree, & Cemetery Board recommendation. Plant spacing shall permit normal development without undue crowding or trimming. Shrubs and evergreen trees shall be spaced a minimum $\frac{3}{4}$ " mature diameter from all walkways.

Plant Selection

Plants shall be species that are relatively disease and pest free and require minimal trimming to be maintained in a safe and attractive condition. SPR retains the right to prohibit any plant material generally known to require excessive maintenance because of factors such as, but not limited to, disease, pest control, troublesome root development, ultimate size, and difficult growth habits. No plants from the Prohibited Plant List may be planted in the parks system or on city owned/leased property.

Minimum Planting Sizes

Plant Type	Size
Deciduous Shade Tree	1.5" caliper
Deciduous Ornamental Tree	1.5" caliper
Evergreen Tree	5' height
Multi-Stemmed Ornamental Tree	7' height
Shrub	2 Gallon
Perennial & Ornamental Grass	1 Gallon

Existing Vegetation

Existing vegetation should be evaluated to determine its value to a park. Tree size and function, remnant native plant communities and wildlife habitats are examples of criteria to judge plant value. (See 802.6 of City of Scottsbluff Standards and Specifications for the Design & Construction of Public Improvements)

Turf

Turf should be of a low water and low growing variety. See table for turf guidelines

Seed	Blend of Kentucky Bluegrass and Turf Type Tall Fescue
Sod	Kentucky Bluegrass or Turf Type Tall Fescue
Athletic Field Turf	Kentucky Bluegrass and/or Turf Type Tall Fescue with improved drought resistant varieties and suitable for vigorous athletic field use
Low-Water Turf	Buffalograss or other approved variety
Temporary Seed	Temporary seeding should occur where disturbed areas have a period of exposure of one year. Acceptable grasses include annual ryegrass and six weeks fescue

Planting Beds

Planting beds shall consist of groupings of shrubs, perennials, and ornamental grasses to achieve a proper massing of vegetation. Planting beds should achieve year-round visual interest. Sight triangles shall not be impeded by planting beds. Planting beds shall be completely mulched with 3" of shredded hardwood mulch.



Centennial Park

Trees

Dependent on location, a tree is identified as a park tree or street tree.

Park Trees

Park trees are trees and shrubs in public parks of the City and other areas in the City which are owned by the City or in which the City owns an interest (not including public streets and alleys), or which are leased to the City. (Code 15-1-22).

Diversity: Expansive monocultures of tree species are prohibited in a park*. Maximum percentage of 25% of one species on a site is permitted. *23 Club Complex, Terry Carpenter Park, Frank Park, and Pioneer Park should be considered as one park.

Planting Location: Trees planted in turf areas shall be spaced to permit the most effective use of mechanized maintenance equipment and operation of an irrigation system. There should be a 15' spacing between trees and other vertical objects in a park. Trees should not be placed close to a concrete walkway as not to cause heaving, and evergreen trees shall be spaced a minimum $\frac{3}{4}$ " mature diameter from all walkways.

Planting Specifications: Trees planted in mulch shall have a 48" minimum diameter and 3" deep mulched tree ring. Mulch shall not be mounded up around the trunk of trees. No trees from the Prohibited Plant List may be planted. Trees should be planted between September 1st and May 15th. All other dates will be considered out of season.

Street Trees

Street Trees are all trees and shrubs situated within the right of way of any public street of the City. A tree or shrub shall be deemed to be so situated if the trunk, or any part thereof, is situated within the right of way. Trees and shrubs which in the course of normal growth will become so situated shall be deemed to be so situated at the time of planting. (Code 20-7-7)

Diversity: Expansive monocultures of tree species are prohibited in a park or city owned/leased areas. Maximum percentage of 25% of one species on a site is permitted.

Planting Location: Planting locations must meet those established in Code 20-7-17.

Planting Specifications: Street tree clearance for streets shall not be less than 12' and clearance for sidewalks shall not be less than 10'. Tree pits in sidewalks should be at a minimum 5' wide by 15' long to provide large rooting areas. Tree gates shall have expandable center openings and must meet current ADA requirements. Infill trees should be planted to follow spacing and alignment of the original tree plantings unless the original location is unsuitable for the replacement tree.

Hardscapes

Walkways

Walkway Design: Primary walkways, includes pathways, shall be a minimum width of 10'. Secondary walkways shall be a minimum width of 8', and tertiary walkways shall be a minimum width of 5'. Walkways shall meet ADA guidelines and meet the requirements set forth by the City Engineer. All walkways shall be constructed of concrete unless approved by the City Engineer. Asphalt surface trails shall only be allowed in unique situations approved by the City Engineer. Alternative trail materials such as crushed rock may be used in unique situations in rural areas.

Walkway Location: Walkways should be provided from the public walkway or right-of-way to the main entrance of all buildings and active amenity areas. Walkways shall connect to areas of pedestrian activity such as, but not limited to, transit stops, street crossings, buildings, and major site amenities.



Frank Park

Buildings

Buildings and structures in the SPR parks system should be green and tan in color or complement the character of the surroundings. In addition to required permits, all plans for buildings in the City of Scottsbluff Parks system shall be reviewed by the acting Park Director and Parks, Cemetery, and Tree Board.

RESOLUTION NO. _____

WHEREAS, the City of Scottsbluff (“City”) has created a Park, Cemetery and Tree Board (“Board”) in the Scottsbluff Municipal Code.

WHEREAS, the Board, among other things, has the duty to make recommendations and advise the City Manager in regard to the development, improvement and management of the parks and cemeteries of the City.

WHEREAS the Board met on August 11, 2021 and as part of the meeting passed a motion to make a positive recommendation to have the City Council adopt the Outdoor Design Standards Manual.

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

Upon the positive recommendation of the Board, the City Council now adopts the Outdoor Design Standards Manual, and future amendments thereto, to identify standards and implement practices to be used for construction and design elements in the City’s parks.

Passed and approved on this _____ day of September, 2021.

Jeanne McKerrigan, Mayor

ATTEST:

Kimberley Wright, City Clerk

City of Scottsbluff, Nebraska

Monday, September 20, 2021

Regular Meeting

Item Bids1

Council to discuss and consider action on final Pay App from Paul Reed Construction including discussion and consideration of change orders (3) for the 23 Club ball field improvements.

Staff Contact: Mark Bohl, Public Works Director

Agenda Statement

Item No.

For meeting of: **September 20, 2021**

AGENDA TITLE: 23 Club Final Pay App & Change Orders

SUBMITTED BY DEPARTMENT/ORGANIZATION: Public Works/Parks

PRESENTATION BY: Dustin Rief/Mark Bohl

SUMMARY EXPLANATION: Council to discuss and consider approval of final Pay App from Paul Reed Construction including discussion and consideration of change orders (3) for the 23 Club ballfield improvements.

BOARD/COMMISSION RECOMMENDATION:

STAFF RECOMMENDATION: Approval of the 3 change orders will require an overage of \$16,341.63 for the project that were not budgeted. This is in addition to the current projected overage of \$69,230. Staff recommendations approval of final Pay App with approval of 3 change orders.

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

NOTIFICATION LIST: Yes ☐ No ☐ Further Instructions ☐

APPROVAL FOR SUBMITTAL: _____
City Manager

Rev 3/1/99CClerk

REQUEST FOR PAYMENT

9/20

From: Paul Reed Construction
2970 N. 10th St.
Gering, NE 69341

To: City of Scottsbluff
2525 Circle Drive
Scottsbluff, NE 69361

Invoice: 1632801
Draw: 10-565700011
Invoice date: 8/30/2021
Period ending date: 8/20/2021

Customer ID: 10-19850

Project: 10-5657
23 Club Ballpark Improvements

Contract date:

Architect/Engineer:

Contract For:

Request for payment:

Original contract amount	\$1,075,633.62	
Approved changes	\$16,341.63	
Revised contract amount		\$1,091,975.25
Contract completed to date		\$1,091,975.25
Add-ons to date	\$0.00	
Taxes to date	\$0.00	
Less retainage	\$0.00	
Total completed less retainage		\$1,091,975.25
Less previous requests	\$968,070.27	
Current request for payment		\$123,904.98
Current billing		\$16,341.59
Current additional charges	\$0.00	
Current tax	\$0.00	
Less current retainage	-\$107,563.39	
Current amount due		\$123,904.98
Remaining contract to bill	\$0.00	

Architect/Engineer (A/E) Certification for Payment :

In accordance with the Contract Documents , based on on-site observations and the data comprising the application , the A/E certifies to the Owner that to the best of the A/E knowledge, information and belief , the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents , and the Contractor is entitled to the amount certified herein .

Amount Certified: _____

Attach explanation if amount certified differs from the amount applied for .

A/E: _____ Date: _____

Owner's Certification for Payment :

Owner: _____ Date: _____

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Changes approved in previous months by Owner	23,363.86	
Total approved this Month		7022.23
TOTALS	23,363.86	7022.23
NET CHANGES by Change Order	16,341.63	

I hereby certify that the work performed and the materials supplied to date , as shown on the above represent the actual value of the accomplishment under the terms of the Contract (and all authorized changes thereof) between the undersigned and the City of Scottsbluff relating to the above referenced project . I also certify that the contractor has paid all amounts previously billed and paid by the owner .

CONTRACTOR: Paul Reed Construction

State Of Nebraska

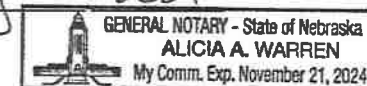
County Of Scotts Bluff

By: _____

Subscribed and sworn to before me this 30 day of Aug

Date: 0830-21

Notary Public Alicia A Warren
My commission expires: 11-21-24



REQUEST FOR PAYMENT DETAIL

Project: 10-5657 / 23 Club Ballpark Improvements

Invoice: 1632801

Draw: 10-565700011

Period Ending Date : 8/20/2021

Detail Page 2 of 3 Pages

Item ID	Description	Unit of Measure	CONTRACTED			CURRENT		TOTAL TO DATE		Units to Finish
			Bid Quantity	Unit Price	Amount	Quantity	Amount	Quantity	Amount	
A01	Mobilization	ls	1.00	36,189.00	36,189.00			1.00	36,189.00	
A02	SWPP	ls	1.00	1,636.20	1,636.20			1.00	1,636.20	
A03	Site Demo & Clearing	ls	1.00	40,136.02	40,136.02			1.00	40,136.02	
A04	Site Grading	ls	1.00	24,791.33	24,791.33			1.00	24,791.33	
A05	2" Water Service--Poly	lf	320.00	16.99	5,436.80			320.00	5,436.80	
A06	Sanitary Sewer Service Connect	ea	1.00	2,236.00	2,236.00			1.00	2,236.00	
A07	2" Base Course	sv	1,725.00	9.52	16,422.00			1,725.00	16,422.00	
A08	Subgrade Prep	sv	1,725.00	3.42	5,899.50			1,725.00	5,899.50	
A09	5" Pavement	sv	1,015.00	38.13	38,701.95			1,015.00	38,701.96	
A10	6" Pavement	sv	710.00	41.10	29,181.00			710.00	29,181.00	
A11	12" PVC Storm Sewer	lf	445.00	23.33	10,381.85			445.00	10,381.85	
A12	18" HDPE Storm Sewer	lf	300.00	113.87	34,161.00			300.00	34,161.00	
A13	Storm Sewer--Area Inlet	ea	23.00	2,328.64	53,558.72			23.00	53,558.72	
A14	Handrails	ls	1.00	14,975.24	14,975.24			1.00	14,975.24	
A15	6' Chainlink Fence	lf	800.00	28.55	22,840.00			800.00	22,840.00	
A16	8' Chainlink Fence	lf	352.00	41.52	14,615.04			352.00	14,615.04	
A17	10' Chainlink Fence	lf	450.00	49.05	22,072.50			450.00	22,072.50	
A18	Foul Ball Outfield Pole	ea	8.00	1,245.60	9,964.80			8.00	9,964.80	
A19	12' Chainlink Gate	lf	4.00	674.70	2,698.80			4.00	2,698.80	
A20	18' Chainlink Backstop	ea	1.00	8,200.22	8,200.22			1.00	8,200.22	
A21	24' Chainlink Backstop	ea	3.00	8,926.83	26,780.49			3.00	26,780.50	
A22	Benches	ea	24.00	765.29	18,366.96			24.00	18,366.96	
A25	CO3-Handrail		-1.00	7,022.23	-7,022.23	-1.00	-7,022.23	-1.00	-7,022.23	
B01	Concessions Building Erection	ls	1.00	23,997.54	23,997.54			1.00	23,997.55	
B02	Stadium Awnings	ea	4.00	8,726.38	34,905.52			4.00	34,905.52	
B03	Dugouts	ea	8.00	2,045.25	16,362.00			8.00	16,362.00	
B04	Concession Bldg Foundation	ls	1.00	11,342.95	11,342.95			1.00	11,342.95	
B05	Stadium Awnings--Foundation	ls	4.00	16,913.21	67,652.84			4.00	67,652.84	
B06	Dugout Concrete Floors	ls	8.00	6,288.01	50,304.08			8.00	50,304.08	
B07	Concessions Bldg Concrete Flo	ls	1.00	15,002.19	15,002.19			1.00	15,002.19	
B08	Stadium Seating	ls	1.00	58,590.87	58,590.87			1.00	58,590.87	
B09	Flagpole	ls	1.00	1,177.21	1,177.21			1.00	1,177.22	
B10	Concessions Bldg Interior Fini	ls	1.00	73,838.00	73,838.00			1.00	73,838.00	

REQUEST FOR PAYMENT DETAIL

Project: 10-5657 / 23 Club Ballpark Improvements

Invoice: 1632801

Draw: 10-565700011

Period Ending Date : 8/20/2021

Detail Page 3 of 3 Pages

Item ID	Description	Unit of Measure	CONTRACTED			CURRENT		TOTAL TO DATE		Units to Finish
			Bid Quantity	Unit Price	Amount	Quantity	Amount	Quantity	Amount	
B15	Modification Fndn Design		1.00	20,838.86	20,838.86	1.00	20,838.82	1.00	20,838.82	
B16	CO2-Per Fire Marshall		1.00	2,525.00	2,525.00	1.00	2,525.00	1.00	2,525.00	
C01	Concessions Bldg-Electrical	ls	1.00	33,095.00	33,095.00			1.00	33,095.00	
C02	Site Electrical	ls	1.00	204,048.00	204,048.00			1.00	204,048.00	
C03	Relocate Existing Scoreboards	ls	1.00	4,870.00	4,870.00			1.00	4,870.00	
C04	Concessions Bldg-HVAC	ls	1.00	5,717.00	5,717.00			1.00	5,717.00	
C05	Concessions Bldg-Plumbing	ls	1.00	34,662.00	34,662.00			1.00	34,662.00	
D01	Alternates included in Base Bi	ls	1.00	823.00	823.00			1.00	823.00	

Totals				1,091,975.25		16,341.59		1,091,975.25	
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2970 N. 10th St.
Gering, NE 69341
Ph : 308-635-2213

Change Order

Project:

10-5657 23 Club Improvements

Change Order: 1

Date: 5/20/2021

Architect's Project:**To Contractor:**

Paul Reed Const. & Supply, Inc
2970 N. 10th Street
Gering, NE 69341

The Contract is changed as follows:

Modification to Fndn Design

1 Modification Fndn Design

\$20,838.86

The original Contract Amount was	\$1,075,633.62
Net change by previously authorized Change Orders	\$0.00
The Contract Amount prior to this Change Order was	\$1,075,633.62
The Contract will be increased by this Change Order in the amount of	\$20,838.86
The new Contract Amount including this Change Order will be	\$1,096,472.48
The Contract Time will be unchanged.	
The date of Substantial Completion as of the date of this Change Order therefore is	

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACT AND OWNER.

Baker & Associates
ARCHITECT
120 E 16th St
Scottsbluff, NE 69361

Paul Reed Const. & Supply, Inc
CONTRACTOR
2970 N. 10th Street
Gering, NE 69341

City of Scottsbluff
OWNER
2525 Circle Drive
Scottsbluff, NE 69361

(Signature)

(Signature)

(Signature)

By

By

By

Date

Date

Date



2970 N. 10th St.
Gering, NE 69341
Ph : 308-635-2213

Change Order

Project:

10-5657 23 Club Improvements

Change Order: 2

Date: 7/16/2021

Architect's Project:**To Contractor:**

Paul Reed Const. & Supply, Inc
2970 N. 10th Street
Gering, NE 69341

The Contract is changed as follows:

Per Fire Marshall

2 Fire Marshall Plans

\$2,525.00

The original Contract Amount was	\$1,075,633.62
Net change by previously authorized Change Orders	\$20,838.86
The Contract Amount prior to this Change Order was	\$1,096,472.48
The Contract will be increased by this Change Order in the amount of	\$2,525.00
The new Contract Amount including this Change Order will be	\$1,098,997.48
The Contract Time will be unchanged.	
The date of Substantial Completion as of the date of this Change Order therefore is	

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACT AND OWNER.

Baker & Associates
ARCHITECT
120 E 16th St
Scottsbluff, NE 69361

Paul Reed Const. & Supply, Inc
CONTRACTOR
2970 N. 10th Street
Gering, NE 69341

City of Scottsbluff
OWNER
2525 Circle Drive
Scottsbluff, NE 69361

(Signature)

(Signature)

(Signature)

By

By

By

Date

Date

Date



2970 N. 10th St.
Gering, NE 69341
Ph : 308-635-2213

Change Order

Project:

10-5657 23 Club Improvements

Change Order: 3

Date: 8/27/2021

Architect's Project:**To Contractor:**

Paul Reed Const. & Supply, Inc
2970 N. 10th Street
Gering, NE 69341

The Contract is changed as follows:

Handrail Adjustment

3 Handrail Adjustment

\$-7,022.23

The original Contract Amount was	\$1,075,633.62
Net change by previously authorized Change Orders	\$23,363.86
The Contract Amount prior to this Change Order was	\$1,098,997.48
The Contract will be increased by this Change Order in the amount of	\$-7,022.23
The new Contract Amount including this Change Order will be	\$1,091,975.25
The Contract Time will be unchanged.	
The date of Substantial Completion as of the date of this Change Order therefore is	

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACT AND OWNER.

Baker & Associates
ARCHITECT
120 E 16th St
Scottsbluff, NE 69361

Paul Reed Const. & Supply, Inc
CONTRACTOR
2970 N. 10th Street
Gering, NE 69341

City of Scottsbluff
OWNER
2525 Circle Drive
Scottsbluff, NE 69361

(Signature)

(Signature)

(Signature)

By

By

By

Date

Date

Date

City of Scottsbluff, Nebraska

Monday, September 20, 2021

Regular Meeting

Item Public Inp1

**Council to receive the Economic Development Certified
Community Presentation.**

Staff Contact: Starr Lehl, Economic Development Director

Agenda Statement

Item No.

For Meeting of: September 20, 2021

AGENDA TITLE: EDCC Presentation

SUBMITTED BY DEPARTMENT/ORGANIZATION: Economic Development

PRESENTATION BY: Starr Lehl

SUMMARY EXPLANATION: The City of Scottsbluff has achieved recertification in the Economic Development Certified Community Program through the Nebraska Diplomats and Department of Economic Development. Brittany Hardin, DED Representative will be attending the council meeting to present the recertification certificate.

BOARD/COMMISSION RECOMMENDATION: No

STAFF RECOMMENDATION: It is customary to have a picture taken with the Mayor and Council receiving the certificate of recertification to be used for media release at the local and state level.

EXHIBITS

Resolution ☐ Ordinance ☐ Contract ☐ Minutes ☐ Plan/Map ☐

Other (specify) Letter from DED announcing the recertification and final EDCC application submitted by staff _____

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

APPROVAL FOR SUBMITTAL: _____
City Manager

Rev: 11/15/12 City Clerk

August 6, 2021

Starr Lehl, Economic Development Director
2525 Circle Drive
Scottsbluff, NE 69361

RE: Economic Development Certified Community (EDCC) Recertification Application

Dear Starr,

Congratulations! The Nebraska Diplomats are pleased to congratulate the City of Scottsbluff on recertification in the Nebraska Economic Development Certified Community program.

The Department will be sending out a press release to announce that Scottsbluff has been recertified in the Economic Development Certified Community program. Please submit a few bullet points about Scottsbluff that you would like to include in the press release, such as recent economic development accomplishments of the City and any information the community would like to include as quotes. You can submit the information to me via email. The Department requests that the City does not make a public announcement on the recertification until we have issued the press release.

The Department would also like to recognize the City's Recertification at a Scottsbluff City Council meeting or another special event organized locally when you are comfortable. Please think about how you would like to do this, and we will work with you to be flexible.

Through the recertification designation, the City can continue to use the EDCC logo on the City's marketing material. Please continue to be diligent in keeping the City's website and LOIS information up to date.

The recertification will be good for five years, or until August 2026. You will receive a curtsy notification prior to this date. If you have questions please feel free to contact me at ashley.gerlach@nebraska.gov or 308-655-0919.

Again, congratulations!

Sincerely,
Ashley Rice-Gerlach, EDCC Program Manager



City of Scottsbluff
Department of Economic Development
Recertification Application
April 30, 2021



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Part I – Letter from Applicant Municipality



308-632-4136
2525 Circle Drive
Scottsbluff, NE 69361

March 15, 2021

Ashley Rice-Gerlach
Nebraska Department of Economic Development
301 Centennial Mall South
P. O. Box 94666
Lincoln, NE 69509-4666

Dear Ashley,

The City of Scottsbluff hired Starr Lehl as Economic Development Director in 2017 and currently have a Memorandum of Understanding with Twin Cities Development for the city to work jointly with them in the area of economic development. Starr will be the primary contact for the Economic Development Certified Community recertification.

The City of Scottsbluff worked with Thomas P. Miller and Associates in 2014 on how to strengthen regional economic development in western Nebraska and how to collaborate efforts related to business attraction and retention, entrepreneurship, workforce, housing and tourism.

The plan "United We Grow" was completed in 2015 and has been used as a guiding principal for economic development since its inception.

In July of 2017, the Mayor and City Council made the decision to hire an in-house Economic Development Director, severing ties with Twin Cities Development. This decision has been a successful one for the City of Scottsbluff, with the growth of many existing companies and attraction of several new ones.

Western Nebraska continues to have countless opportunities for economic growth and vitality because of the strong leadership, history of business success and an extraordinary education system.

Recertification in the State of Nebraska Economic Development Certified Community Program will assist by allowing us to continue to showcase the strengths and abilities of the region. Please give our recertification application your consideration.

Sincerely,

Jeanne McKerrigan, Mayor
City of Scottsbluff

Part II – Website

The City of Scottsbluff's website is www.scottsbluff.org. The website was revamped in 2016.

Please see the outline below for the location of requirements:

Identification

- a. **Name of community:** Multiple locations are all webpages
- b. **Name of State - Nebraska:** Yes
- c. **Map showing location of community within Nebraska:** Yes
- d. **Location identification found on every page:** Yes
- e. **Action photos showcasing the community:** Yes
- B. Contact Information**
 - a. **Full/completed information:** Yes
 - b. **Contact information found clearly on homepage and in footer/header/sidebar of every page on the site:** Yes, sidebar on all pages, except footer on homepage.
 - c. **If the page features a "Contact Us" button or tab - it should open up another page on the website with the same look and feel and should contain contact information. This should never be a link that automatically opens as an email:** Not Applicable

C. Navigation

- a. **Should be easy to follow and identify where one is at all times within the site:** In 2020, the original "Departments" and "Government" tabs were combined to make navigation easier for users. In the center of each sub-webpage, a webpage tree shows where a user is on the website. For example, "Economic Development" is located under "Departments & Divisions" which is located under "Government."
- b. **Provides a way back home without having to use the back button:** Yes, as stated above a webpage tree shows how to return to home as well as the home symbol shown on every webpage.

D. Economic Development Page

- a. **If providing a link to the community's website, a page or tab must be dedicated to the economic development efforts:** The economic development webpage is at <http://www.scottsbluff.org/economicdevelopment> Additionally, a main tab on the website is titled "Business & Development" which centralizes links to webpages important to economic development.

E. Online Properties

- a. **Website must have Location One Information System (LOIS) integrated or linked so all available sites and buildings are accessible to the viewer:** Yes, LOIS can be accessed from the "Business & Development" tab as well as the "Economic Development" webpage. The address is http://scottsbluff.org/businesses/site_selection.php.

Part III – LOIS

The Location One information has been updated and provides the available sites and buildings in the community. The City of Scottsbluff is actively pursuing additional site locations by looking at annexation of contiguous properties to the city with utilities either on-site or in close proximity. The proposed area can be characterized by industrial and commercial land uses.

Following the annexation plan, the city anticipates working with MC Schaff and Associates on Blight and Substandard Determination Studies in order to bring some of these newly annexed locations into the Redevelopment Area of the city. Currently, Scottsbluff has three sites being studied in-depth for development opportunities. This is a direct result of the Economic Development study conducted by Thomas P. Miller and Associates in 2014.

Scottsbluff is also working with engineers to extend the city's Redevelopment Area at the request of several downtown and surrounding businesses. The percentage of Blight and Substandard area in Scottsbluff is currently 25.4%, far below the 35% allowable by state law. Four study areas (Areas 13, 14, 15 & 17) will be reviewed by the Planning Commission in May 2021. Area 16 is currently being studied.

Several properties are linked to LOIS through the City of Scottsbluff website located at http://scottsbluff.org/businesses/site_selection.php. The Scottsbluff properties can be found on the Available Properties tab on the City of Scottsbluff website.

There are currently two commercial lots near the Menards property in Scottsbluff; one covers 26 acres and the other covers approximately 10 acres. There are also sites available located near the airport which include several acres of developable land.

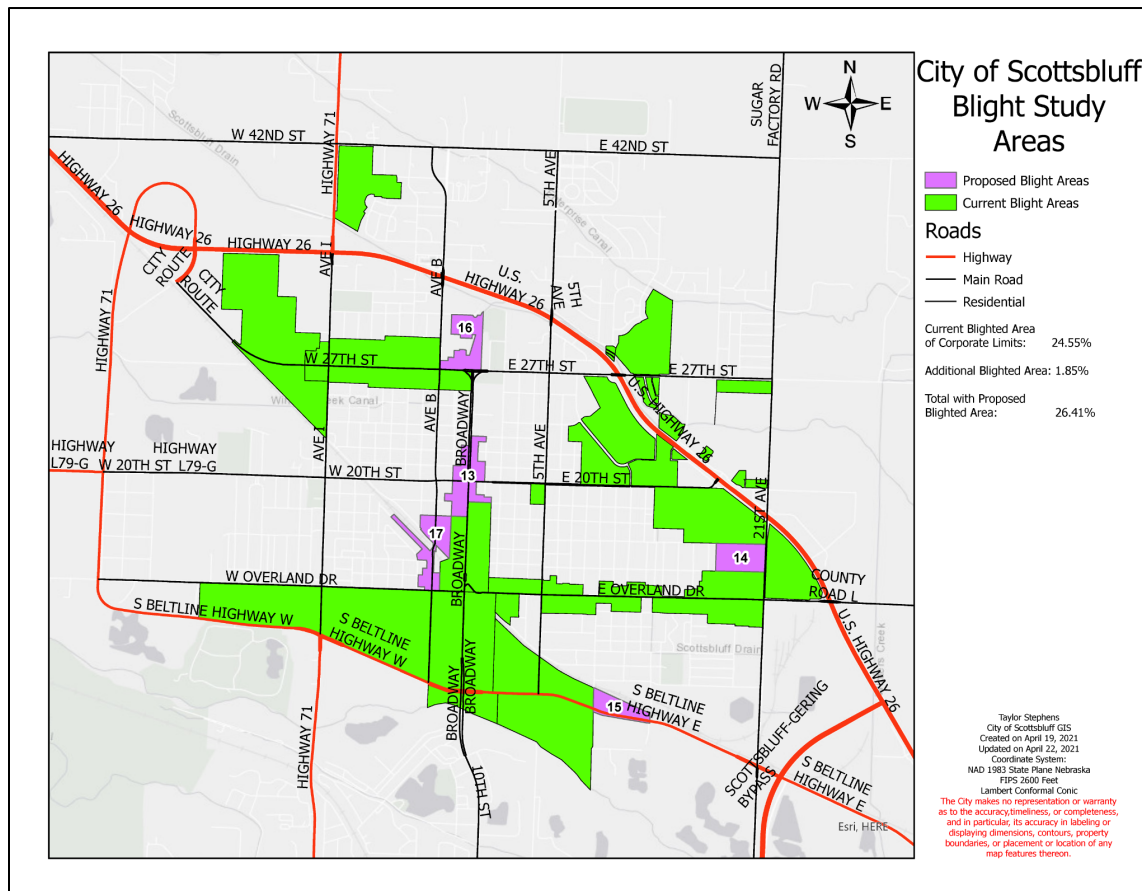


Figure 1 Map of Current and Proposed Blighted and Substandard Areas in the City of Scottsbluff

Part IV – Controlled Site or Building Information

The Thomas P. Miller and Associates study recommended the cities of Scottsbluff and Gering move forward with the Pioneer Trails Industrial Site in Gering due to the easy access to the four-lane Heartland Expressway leading to Interstate 80 just 40 miles to the south and the connection to Nebraska Highway 385 north. The site also has rail access provided by Union Pacific Railroad.

The City of Scottsbluff is currently working with NPPD to identify one or two properties that would be suitable for development. The plan is to pursue an option on one or both of the properties and take advantage of **NPPD's Site Readiness Assistance Program**. One potential property is the area along 21st Avenue directly north of Menards (Figure 2). Another potential property is the area directly west of Walmart along US Highway 26 (Figure 3).

The City of Scottsbluff uses BR&E data extensively to proactively connect with existing businesses to understand and respond to their needs to help them grow, stay and become more committed to the community. Of course, it is exciting to learn of expansion plans and the city is able to sometimes help financially with growth, depending on the business sector. During some business visits a different tone is heard and the business is disgruntled or may even be closing. The city makes every effort to track all aspects of the visit and makes the utmost attempt to respond with any type of assistance available. Networking with other economic development professionals is sometimes the key to assistance and outreach. Follow-ups are done as immediate as possible, which gives credibility to the initial visit, if there is additional information requested, the business visit is flagged with a date to respond by. The city is looking forward to the new DED program to capture and track BR&E visits and will work closely with our DED Field Representative to revamp our program.

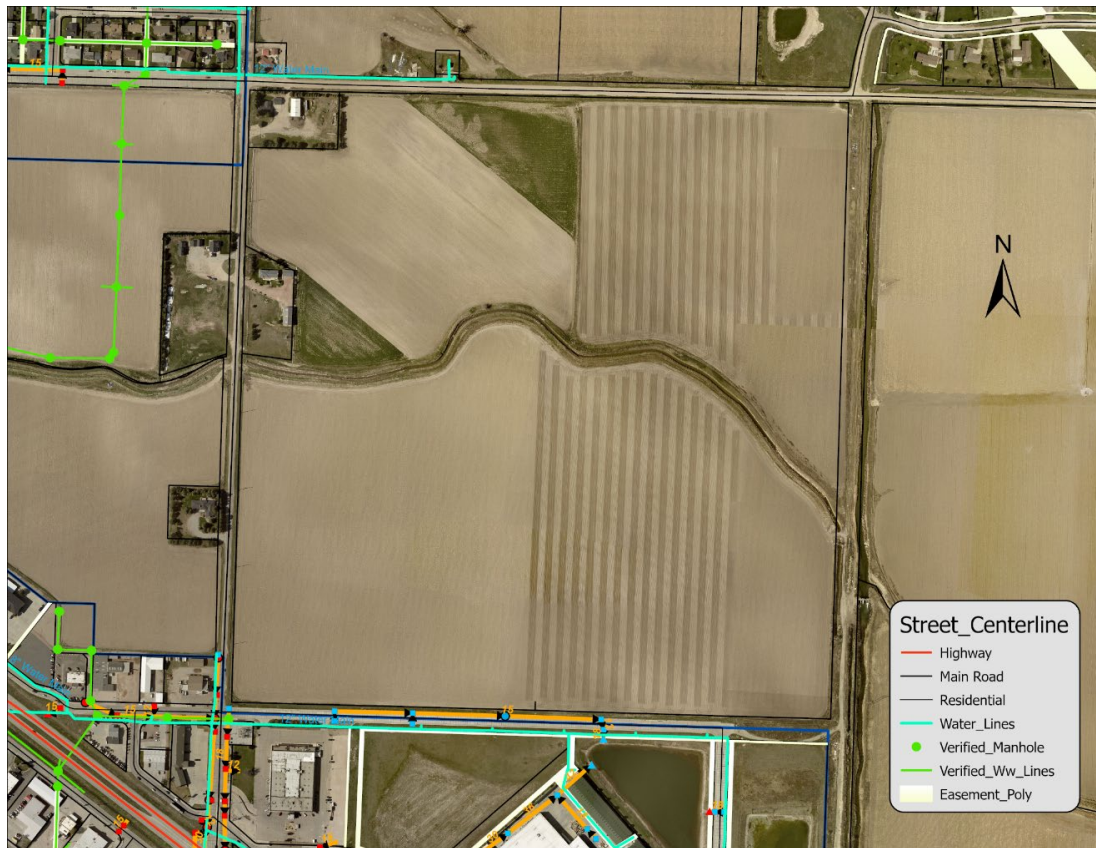


Figure 2 Map of Potential Property north of existing Menards property



Figure 3 Map of Potential Property west of existing Walmart Property

Part V – Community’s Identified Targets or Markets

In 2017, the City of Scottsbluff reevaluated the goals and strategies identified by the 2014 Economic Development Strategic Plan and found the past goals consistent with current goals. As was the case in 2014 and 2017, the strong regional industries of Scottsbluff in 2021 are agribusiness, manufacturing, plastics and chemicals, and health services.

The sectors are listed below by the estimated number of employees from the 2019 American Community Survey (ACS S2403).

Business Sectors located in Scottsbluff, Nebraska	
1. Healthcare & Social Assistance	2. Professional, & Technical Services
3. Retail Trade	4. Wholesale Trade
5. Accommodation & Food Services	6. Arts, Entertainment, & Recreation
7. Manufacturing	8. Information
9. Educational Services	10. Agriculture
11. Construction	12. Real Estate, Rental, and Leasing
13. Transportation & Warehousing	14. Utilities
15. Finance & Insurance	16. Management of Companies & Enterprises
17. Administrative & Support Services	

Major private employers in the City of Scottsbluff are Regional West Medical Center, Wal-Mart, Western Sugar Cooperative, Panhandle Cooperative System, and Platte Valley Bank.

The targeted industry sectors are the same as the current strong regional industries. As identified in the 2014 Regional Economic Development Strategic Plan by Thomas P. Millers & Associates, agribusiness, food processing, & technology, advanced manufacturing & precision metals, plastics & chemicals, and health services. These industries were selected based on desirability and appropriateness for the region.

The City of Scottsbluff Economic Development Department (SEDD) oversees lead generation for the city. The economic development department showcases the community through multiple avenues. SEDD competitively responds to RFIs, provides tours of the community to prospective developers and companies, and provides site visits.

An area where the City of Scottsbluff has been successful is film production. There have been two major movies filmed in the area - in 2017, the Coen Brothers “The Ballad of Buster Scruggs” spent over 30 days in the area. The estimated financial impact to the community was \$3.5 million. In 2018 “Nomadland” used the Scottsbluff area as a backdrop for filming of this recent

Academy Award Winner (Figure 5).

The COVID pandemic hit local hotels and restaurants hard, but the city was able to work with Pilgrim Media Group and hosted the filming of the reality show “Street Outlaws”. By partnering with the Scotts Bluff County Roads Department and the Nebraska Department of Transportation, Pilgrim Media Group was able to locate two Nebraska highways that fit the bill for the filming. The 85+ cast and crew members along with over 40 drivers made an economic impact of over \$1.8 million at a time when the community needed it. Hotel lodging tax in August and September was stable when most counties were seeing a huge loss in taxes.

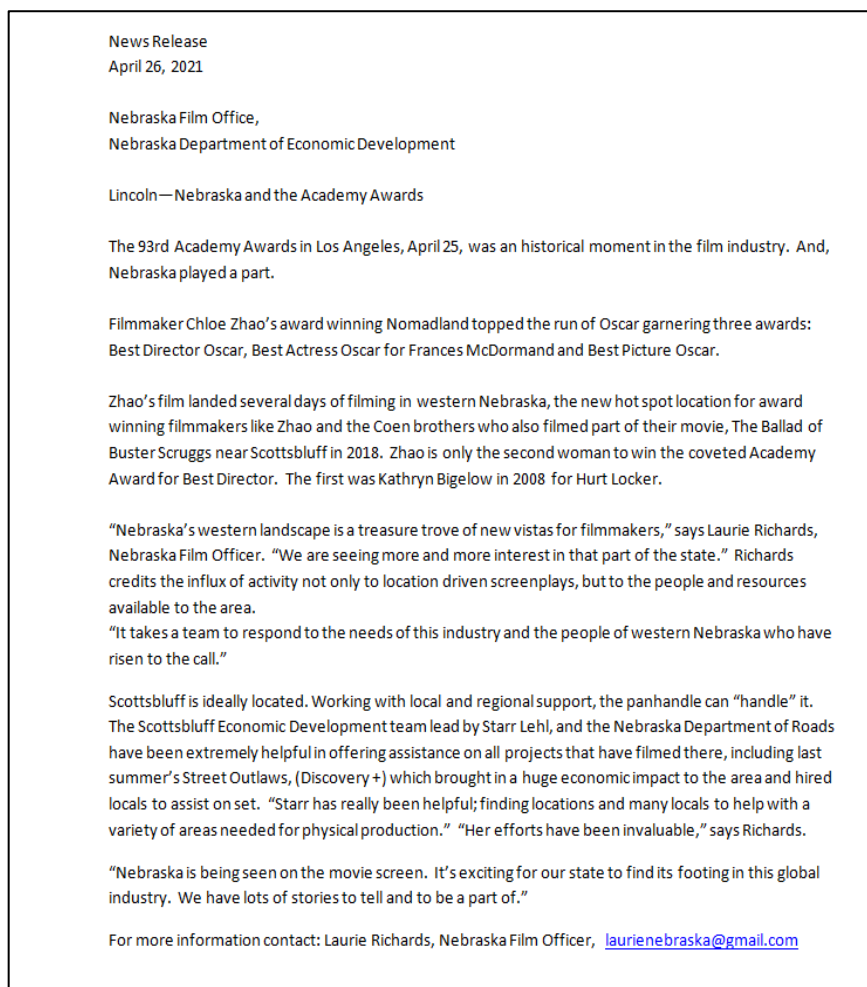


Figure 4 News Release for Nomadland Oscar Awards

Marketing Plan to Address Identified Targets

The City of Scottsbluff Economic Development Department will be utilizing the recently created a Public Education Outreach Committee (PEOC) to assist in reaching out to citizens and businesses. The Scottsbluff PEOC is responsible for social media engagement and marketing for the city. The PEOC produces and publishes posts on the city’s social media pages (Facebook & LinkedIn) to highlight the community. Additionally, the PEO is working on creating brochures which will show the opportunities of doing business in Scottsbluff and show the various financial assistance methods offered by the city.

In addition to the future printed brochures, the economic development department's web page at scottsbluff.org provides information on available sites, available utilities and zoning information, recent studies and plans, and financial assistance methods. Also on the website, is an "About Scottsbluff" brochure which describes the community in greater detail and will be expanded to include priority available sites in the city.

The **FabTech Trade Show** was attended by the city in November of 2017 along with our partners from NPPD and several other Nebraska communities. This show is North America's largest metal forming, fabricating, welding and finishing event. There were several leads generated and friendships made at **FabTech** and the city continues to monitor and reach out to them about moving their business or locating a part of their operation to Scottsbluff. **IPPE - International Production and Processing Expo** was attended in February of 2018, again partnering with NPPD and other Nebraska communities. This event included three co-located events including a Feed Expo, Poultry Expo and Meat Expo. Leads continue to be followed up on and the City of Scottsbluff is planning to send a representative to future shows as they open up following the COVID pandemic.

The city plans to market to the front range of Colorado through our partnership Western Nebraska Community College as they ramp up recruitment efforts following the pandemic for students, the city plans to attend to and use these opportunities to recruit workforce, entrepreneurs and businesses. The city has forged relationships with a couple of realtors in Colorado to assist with lead generation, focusing on companies in our current target market categories for the region. These targets have been looked at closely by the consulting firm of Thomas P. Miller Associates and are being used as the region's goals for recruitment.

Part VI – Business Retention & Expansion Program

The City of Scottsbluff works closely with many of the major employers in the area and continues to maintain open communication with them. The major employers in the area are targeted with a mix of smaller retail and tourism businesses. Industries visited include manufacturing companies, financial services, banking and insurance, health services, transportation and logistics, technology and engineering, business management and services, and retail. Several leisure service, tourism and Hispanic owned businesses have also been incorporated into the surveys. Businesses are scheduled for subsequent interviews every three years following the initial interview.

Interview teams of two are assigned to complete the in-person business interviews and are made up from local and state representatives. The City Manager and Economic Development Director along with team members from the Nebraska Department of Economic Development, Nebraska Public Power District, USDA Rural Development, Panhandle Area Development District and Scottsbluff/Gering Chamber of Commerce are included in the business visits.

The city has revised the original Synchronist form and has been using it for the visits as we await the new state-wide program to be rolled out. Once the information is gathered by the teams, the city reviews them for follow-up. Companies who reply positively about expansion of their facility and adding employees are prioritized.

The City Manager and Economic Development Director have begun in-person visits to small businesses in Spring 2021 to acquire contact information, help them to establish a web presence, if needed, and by adding a small business tab to the city's website to help support small businesses. The city feels as if some small businesses are being overlooked if they do not belong to the regional chamber of commerce or other organizations and if they have not claimed their business online such as on Google Maps. During these visits, city representatives gather as much information as possible, which this data will be gathered and recorded into a database.

Due to the COVID 19 pandemic, Business Retention and Expansion visits were paused in 2020. As a result, 27 business site visits were completed. The city has partnered with Twin Cities Development and the Scottsbluff/Gering Chamber of Commerce to send out the revised Business Retention & Expansion form via email. Businesses can fill out the form electronically and return it or request a phone or in person interview to complete the requested information.

The City of Scottsbluff uses BR&E data extensively to proactively connect with existing businesses to understand and respond to their needs to help them grow, stay and become more committed to the community. Of course, it is exciting to learn of expansion plans and the city is able to sometimes help financially with growth, depending on the business sector. During some business visits a different tone is heard and the business is disgruntled or may even be closing. The city makes every effort to track all aspects of the visit and makes the utmost attempt to respond with any type of assistance available. Networking with other economic development professionals is sometimes the key to assistance and outreach. Follow-ups are done as immediate as possible, which gives credibility to the initial visit, if there is additional information requested, the business visit is flagged with a date to respond by. The city is looking forward to the new DED program to capture and track BR&E visits and will work closely with our DED Field Representative to revamp our program.

2019-2020 Business Site Visits		
16th Empire	21st Century Equipment	A & L Inc.
Action Communications	Allo Communications	Americo Carriers
Aulick Industries	Black Hills Energy	Buyers Realty
Bytes Computer Service	Cappuccino & Company	Carr-Trumbull Lumber Co.
Dana Weber, CPA	Faneuil Business Services	FNBO
First State Bank	Great Western Bank	JG Elliott Insurance Service
Kelley Bean Company	MC Schaff Family of Companies	Panhandle Coop Association
Platte Valley Bank	Regional West Health	Simmons Olsen Law
Webb Eye Care	Western Farms	West Nebr. Community College

Local Recognition Program for Industries & Businesses: Every year, the Scottsbluff/Gering United Chamber of Commerce presents three awards to local business leaders and community members. The Rising Super Star Award is presented to a chamber member who has been in business five years or less who has also given of themselves, their time, talents and resources to benefit the entire community. The Visionary Super Star Award is presented to a chamber member who has been in business for six years or more and has provided a service to the community, both through their work and through their time and talent. The Trailblazer of the Year is presented to a person who is an outstanding leader in the business community and shares their time and talents for community betterment. Below is a list of winners from the past 5 years, and the businesses they represent.

Rising Super Star:

2021 - Starr Lehl, Economic Development Director, City of Scottsbluff
 2020 - Doug Couse, Vice President of Community Banking, Western States Bank
 2019 - Colleen Johnson, Executive Director, Old West Balloon Fest
 2018 - Melissa Schneider, Owner/Manager of Sam and Louie's Pizza
 2017 - Jennifer Rogers, Director, WNCC Foundation

Visionary Super Star:

2021 - Billy Estes, Executive Director, Historic Midwest Theater
 2020 - Steph Black, Executive Director, United Way of Western Nebraska
 2019 - Susan Wiedeman, Marketing Director, Panhandle Cooperative

2018 - Judy Amoo, Dean of Economic and Community Development, WNCC
 2017 - Mike and Erika Hackett, Owners of Domino's Pizza in Scottsbluff, Gering and Torrington.

Trailblazer of the Year:

2021 - John Stinner, 48th District State Senator
 2020 - Rick and Judy Keller, Managers of the Gering Civic Center and Owners of The Meat Shoppe Catering
 2019 - Kent Greenwalt, Mayor of Terrytown
 2018 - Mike Downey, Vice President, First State Bank
 2017 Bill and Jim Trumbull, Owners and Managers of Carr-Trumbull Do-It Center

Part VII – Community Strategic Plan for Economic Development

The previous Strategic Economic Development Plan was completed in 2014, but the Scottsbluff City Council did a thorough review of the plan in 2017. After review of the plan, community leaders felt the plan was still viable, but not very many of the objectives and recommendations had been worked on or met. The decision was made to proceed independent from Twin Cities Development and hire an in-house Economic Development Director. TCD also hired an Economic Development Director, however that person has since vacated the position. The City of Scottsbluff would like to continue the regional approach to economic development and will be working with Twin Cities Development in late April to update the [Strategic Economic Development Plan](#)

The City of Scottsbluff has budgeted \$30,000 in the next fiscal year to update the 2014 Regional Economic Development Strategic Plan. We will get the RFI out immediately following the approval of the 2021-2022 city budget. City leadership feels the original plan has been extremely useful and many of the recommendations have been followed through on to date. The update will incorporate the City Economic Development Position and also a plan to employ a City Small Business and Marketing Specialist and where the focus should be to grow the regional economy.

Part VIII – Marketing Materials

The City of Scottsbluff has a dedicated webpage to Economic Development. It can be found at http://scottsbluff.org/government/economic_development/index.php.

Please see the appendix for the Talent Attraction Brochure and Business Resources Brochure.

Part IX – Long Range Funding Plan

The City of Scottsbluff collects sales tax to fund the City of Scottsbluff Economic Development Director salary and benefits as well as support staff within the city. The fund has consistently generated over \$100,000 per month and has been used extensively to fund business expansions and new business. Since 2015 the city has loaned/granted \$7,535,137, creating over 250 jobs. The City Finance Director currently manages a with a total the Economic Development Loan portfolio of 10,211,688.

The City of Scottsbluff has created a Community Redevelopment Authority (CRA) which has taxing authority. This five-member board currently oversees all TIF (Tax Increment Financing) Projects and also the East Overland Facade and Community Wide Facade Improvement Programs. The city council relies heavily on recommendations from the CRA for project approval as they are brought forward.

There is an effort to bring in some of the smaller communities in the western Nebraska region into a formal group to work on economic development projects and also a fee structure based on the services they are in need of.

There are 13 political subdivisions that are working together and formed the Western Nebraska Economic Development group. This group formed an interlocal agreement for purposes of increasing economic development efforts in the region. The entities include Scotts Bluff County, City of Scottsbluff, City of Gering, City of Terrytown, City of Bayard, City of Bridgeport, City of Minatare, City of Mitchell, Village of Morrill, Village of Lyman, Village of McGrew, Village of Melbeta, and the Village of Henry. The group is working on various projects that affect cities in the group such as a regional landfill and forming at least one land bank after the passage of LB424 during the 2020 legislative session.

The City of Scottsbluff Local Option Municipal Sales Tax Plan and Funding will expire on September 30, 2024 at which time the city plans to move forward with a vote of the citizens of Scottsbluff to renew the plan and funding. The city has done an exceptional job of following the plan originally voted on in 1995 with subsequent renewals and has also been an extraordinary steward of public funds by getting the money out into the community to create and retain good paying jobs with benefits. By doing this, population in the city has increased and created additional retail demand and opportunity for residents in the region. The plan is updated as additional eligible activities and businesses are added through the state legislative process. An example of this is the addition of film production and workforce housing, both of which have been added to the Scottsbluff plan through the guidance of the city's legal counsel.

Part X – Labor Market Information and Efforts

The most recent [labor market study](#) for Scottsbluff was completed in February 2021 by Nebraska Public Power District. From 2009-2019, both the labor force and employment decreased. In an effort to reverse this trend, the City of Scottsbluff has been working on attracting new companies to the city as well as helping existing businesses expand.

The City has been working closely with Western Nebraska Community College (WNCC) in pursuit of county certification in the ACT Workforce Ready Community program. In 2019 the city's Economic Development Director and the Workforce Development Director from WNCC attended a workshop in Charlotte, North Carolina, to learn best practices and network with other ACT WRC certified cities and counties and formulated a plan to move forward. Shortly after the workshop, the COVID-19 pandemic hit and plans were delayed. Talks have begun to get back on track with this program. More information on the program can be found at <https://www.workreadycommunities.org/>.

In addition, the City of Scottsbluff is working on an internship program with the local schools and community college to show students the variety of jobs available in the city. These internships are in response to reducing rural flight. This program is currently in the initial planning stages.

Part XI – Housing Initiatives

In 2016, the [Multi-County Regional Housing Study with Strategies for Affordable Housing](#) (MCRHS) was completed. This study found that the greatest challenge for Scottsbluff and the Nebraska Panhandle is a shortage of housing units for low to moderate income families. The MCRHS determined the housing demand for Scotts Bluff County to be 625 new units of which 431 would be owner-occupied and 194 would be renter-occupied.

Most recently, the City of Scottsbluff provided the East Overland Facade Improvement Program. This program focused on the low-income neighborhood around East Overland Drive. The facade improvement program provided a 50% match on improvements to both businesses and residences.

The City has committed \$350,000 in LB840 funds as a partial match for a Rural Workforce Housing (RWFH) Grant. Awards were announced in March. The Scottsbluff funds are earmarked for home construction within the city limits and we hope to see construction beginning in early summer. There are several areas within the city's Redevelopment Area suitable for housing developments as well as many in fill lots with streets and utilities already available, making them prime for the building of new homes. Since 2017, 598 permits pertaining to home improvements or new housing unit construction. Of these, 42 were for new housing unit construction.

A successful CDBG (Community Development Block Grant) was written by PADD (Panhandle Area Development District) for Owner Occupied Rehabilitation in the amount of \$732,000. Pre applications were taken to strengthen the grant application showing a tremendous need to income qualifying residents. PADD is now working with the Nebraska Department of Economic Development Housing Division for release of funds to begin renovations.

A need for contractors to be certified in Lead Based Paint Abatement was recognized and the City of Scottsbluff, WNCC (Western Nebraska Community College) and PADD were able to combine resources and host three training sessions to certify contractors in Lead Based Paint Abatement.

598 building permits have been issued by the City Development Services Division including 39 new residential homes with estimated building costs of \$9,542,930.00. The remaining permits represent home improvements made to existing residences within Scottsbluff's Extraterritorial Jurisdiction.

Part XII – Nebraska Diplomats

Nebraska Diplomats

The following are current Nebraska Diplomats.



John Stinner is in his second term as the representative of the 48th Legislative District. Sen. Stinner is a long-standing contributor of economic development efforts in the state and western Nebraska in particular. He is a staunch advocate of housing efforts in rural Nebraska, recognizes the importance of workforce development, attraction and retention and most recently worked to advance the legislation that expanded the creation of Land Banks that had previously only been afforded to the Metro Omaha area. His role as champion of the effort has provided a valuable tool for rural Nebraska in addressing dilapidated and nuisance properties that inhibit growth of a community. Prior to his election to the Legislature, John was CEO of Valley Bank and Trust Co. in Gering and was a member of the banking and finance committee for Twin Cities Development.



Owen Palm is the CEO of 21st Century Equipment. In April 2020 he was elected as chair of the Platte Institute Board of Directors. The non-profit board oversees the Institute's mission as it works to "help policy makers across the state remove barriers to growth and opportunity for Nebraskans."

In addition to his roles at the Platte Institute and Blueprint Nebraska, Palm has held board and leadership positions with the Nebraska Department of Natural Resources, the Nebraska chapter of The Nature Conservancy, the Twin Cities Economic Development Corporation, Chadron State College Foundation, and the Scotts Bluff Area Family YMCA. – *KNEB news release*



Starr Lehl has a long history in the field of economic development in the community and across the state of Nebraska. Following a nearly 15-year career with the Nebraska Department of Economic Development, Starr has been employed as the Economic Development Director for the City of Scottsbluff since July of 2017. She is currently serving her second Governor-appointed term on the Nebraska Tourism Commission and is a part of several organizations that work to better the growth and development of Nebraska, including the Heartland Expressway Association, Nebraska Economic Developers Association, and local community groups. She has revitalized Scottsbluff's Downtown Business Association and has worked with other community individuals to create a Community Connections group to help connect newcomers to the area become aware of various social and volunteer opportunities, strengthening their connection to the area.

The City was instrumental in planning and hosting the Western Regional Nebraska Diplomats Celebration in October of 2017. The event was attended by over 75 people representing businesses, education, as well as federal and state agencies. The invitation and schedule are included below:

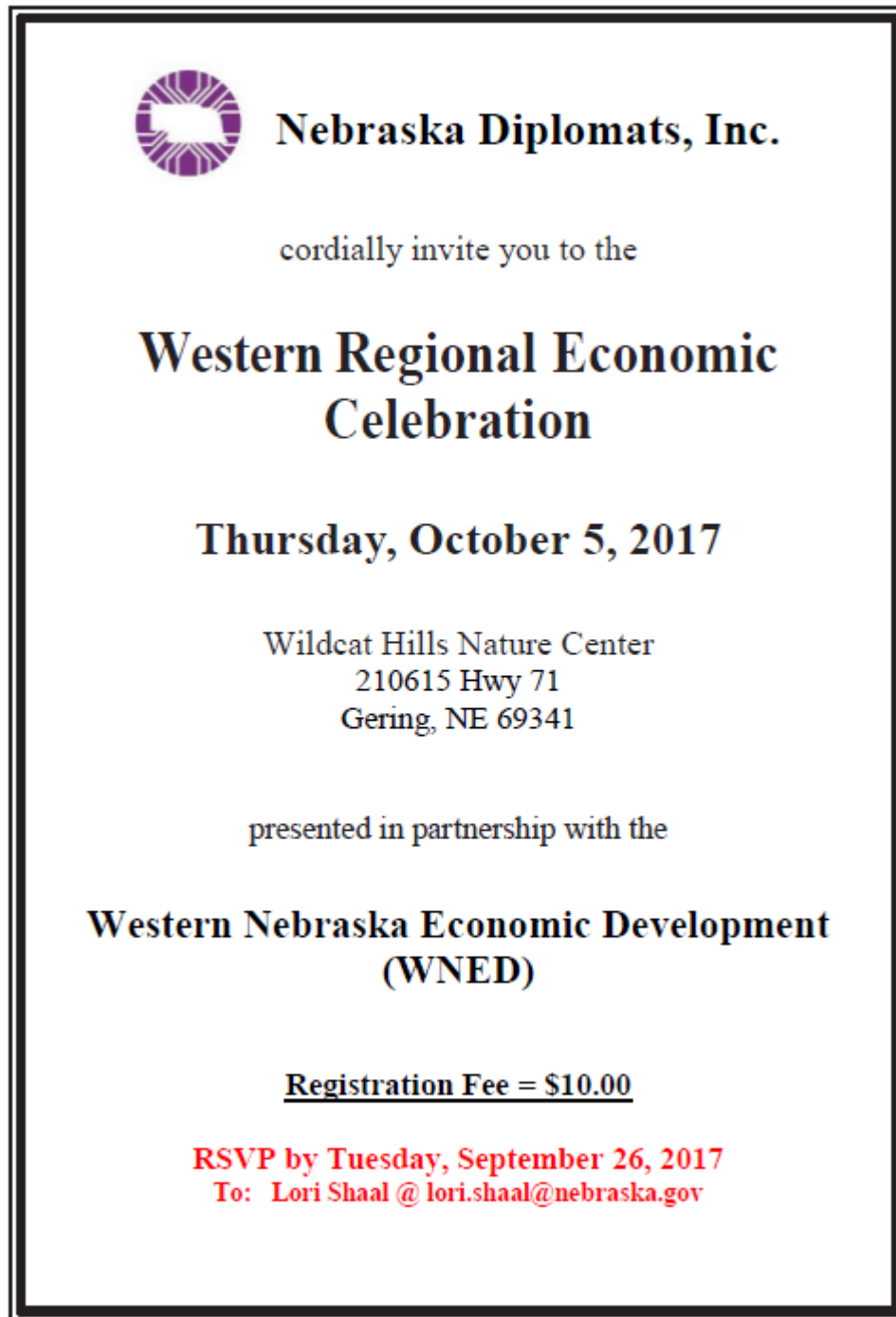


Figure 5 Western Regional Nebraska Diplomats Celebration Invitation -2017

SCHEDULE

- 8:30 a.m. Registration
- 9:00 a.m. Welcome
Michelle Coolidge, Chairman, Western Nebraska Economic Development
- 9:15 a.m. Overview of Addition and Renovation of Wildcat Hills Nature Center
Gary Shoemaker, Nebraska Game & Parks Commission
- 9:45 a.m. Panel Discussion – Engaging Young People in Your Community
Nathan Johnson – Scottsbluff City Manager
Jamie Carpenter – Points West Bank, Kimball
John Selzer – Attorney, Simmons, Olsen Law Firm
Angela Kembel – Owner Cappuccino & Company
Bill Boyer – Director of Programming & Operations, KNEB Radio
Amanda Walker – Organizer of 18th Street Farmers Market in Scottsbluff
Astrid Munn – Attorney, Robert Pahlke Law Group
Zac Hays – Design Engineer, Kurt Manufacturing, Lyman
- 11:00 a.m. Recognition of Western Nebraska Diplomats
Don Overman, Scottsbluff
Dan Koch, Alliance
John Stinner, Gering
Don Adams, Sidney
Owen Palm, Gering
Joel Weins, Kimball
Power in Partnership Recognition – Scottsbluff Public Schools and Aulick Industries, Recipients of 2017 Nebraska Developing Youth Talent Initiative Grant
- 11:45 a.m. Buffet Lunch Catered by The Meat Shoppe
- 12:30 p.m. Remarks – Nebraska Governor, Pete Ricketts
- 1:00 p.m. Remarks – *Courtney Dentlinger*, Director of the Nebraska Department of Economic Development
- 1:30 p.m. Shooting Range Practice

Shooting Range Costs:

Small Bore Range = \$5.50/gun rental, 20 rounds of ammo for ½ hour
 Pellet Gun Range = \$3/person – 4 rounds of 12 pellets (no outside guns allowed)
 Rifle Range = \$5/person for ½ hour
 Shotgun Range = \$7/person for one round (includes gun rental)
 Archery Range = \$6/hour per lane (includes equipment rental)

RSVP by Tuesday, September 26, 2017

To: Lori Shaal @ lori.shaal@nebraska.gov

Figure 6 Western Regional Nebraska Diplomats Celebration Invitation -2017

Part XIII – Economic Development Evaluation

Business Recruitment and Expansion Projects completed:

Since July of 2017, the City of Scottsbluff economic development efforts have included expansions, recruitments, community events and the revitalization of the Downtown Scottsbluff Association. The city has worked hard to have a member of our staff involved in as many local, regional and state organizations as possible to ensure accountability to our citizens.

Opportunity Zone

The City of Scottsbluff worked closely with the Nebraska Department of Economic Development to apply for an Opportunity Zone designation. A total of three sites were submitted to the state with one receiving designation. This Opportunity Zone Site was one of 44 in the entire state and the only one west of North Platte.

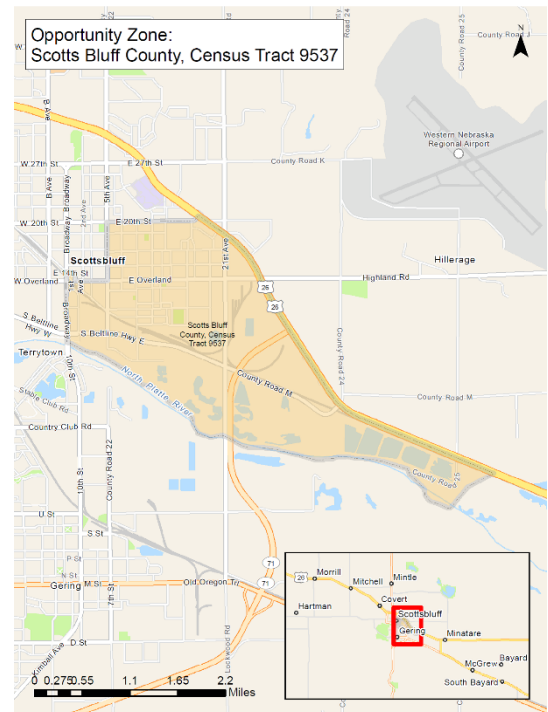


Figure 7 Map of Opportunity Zone

Heartland Expressway

The City of Scottsbluff has been a member of the Heartland Expressway Association for over 20 years. Once completed, the Heartland Expressway will provide a safe and reliable transportation corridor connecting the Black Hills in South Dakota to Denver, Colorado. The expressway is a partner with the Theodore Roosevelt Expressway and the Ports to Plains Alliance which will connect Canada to Mexico.

The City of Scottsbluff recognizes the value of having expressway access. The Heartland Expressway helps convey to prospective businesses and site consultants that Scottsbluff is a great location for business. With the completed sections connecting Scottsbluff to Kimball, access to the interstate system is direct and efficient. The current construction phase will connect Scottsbluff-Gering to Alliance, thus enlarging the customer and



Figure 8 Map of Heartland Expressway

worker base of the area.

Business Activity in Scottsbluff:

The Monument Mall property in the City of Scottsbluff was sold to an out-of-state investor. The new owners have worked diligently on updating signage and parking lot improvements, as well as attracting some new tenants. Hobby Lobby and Dunham's Sports and Dollar Tree are the new anchor stores that now are housed in the former Walmart 110,000 sq. ft. space. Harbor Freight Tools has opened in part of the former Herberger's anchor space. There are several new smaller stores inside the mall as well. The new owners worked with the Scottsbluff City Council to impose an additional sales tax on purchases at the mall. The additional sales tax will be used for improvements at the mall.

Local investors have developed a new Fairfield Inn and Suites by Marriott in Scottsbluff valued at \$10.5 million and was one of the successful TIF Projects.

The Reganis Honda dealership built and developed a commercial area on the northeast side of Scottsbluff for a new dealership. The total capital investment in the project was \$4 million and also a city TIF project.

A local couple has developed a new medical office complex which will house optometry, orthodontics, children's dentistry and other medical offices under one roof. It will also include a fitness center, indoor recreation and daycare. The development cost was over \$12.8 million.

The City of Scottsbluff was able to attract the new business, Prime Metal Products. The company is a sheet metal manufacturing company specializing in custom made HVAC systems for commercial buildings. Prime Metals received the largest LB840 investment in the history of the program of \$1.5 million. The partnership of funds from the City of Gering CDBG Reuse funds and State of Nebraska Department of Economic Development CDBG funds made this project a success committing to create 70 jobs. They are currently at 34 positions and have had good luck finding dedicated employees in western Nebraska and eastern Wyoming as well as recruiting employees from the Colorado front range.

They are planning to expand a portion of their business currently being outsourced in another state and have purchased a building in downtown Scottsbluff. These jobs will be high tech positions designing the HVAC systems as plans are received from developers.

Prime Metals is poised to grow into the residential HVAC market and have committed to leasing 28,000 square feet of additional space in their current location in the next few years.

Programs Utilized within the Community

The City continues to build relationships and strengthen communications with national, regional and local organizations. Success in the state CDBG program for Economic Development and Downtown Revitalization have helped to bring good paying jobs with benefits and improve Downtown Scottsbluff. The Civic and Community Center Finance Fund has helped in the expansion and renovation of the 23 Club Baseball/Softball Program. A recent award announcement for a CCCFF Planning Grant will assist in finishing the downtown gathering space started through the Downtown Revitalization Program.

A grant from the Panhandle Partnership Greater Good Fund in the amount of \$30,000 helped to fund additional facade and housing improvements in the southeast portion of Scottsbluff. The East Overland Corridor Study completed in 2017 indicated one of the main objectives of the city should be to create a program to help business and homeowners improve the appearance of their properties. The Scottsbluff City Council funded the facade improvement program for two years in the amount of \$253,000 and the return on investment was nothing short of phenomenal totaling over \$1,550,000 in private investment. Needless to say, the program was a huge success and helped to build a new city-wide facade improvement program with \$250,000 of city investment.

Collaborative Efforts:

Two members of city staff are members of the Regional Governance group in which the cities, county, school districts, community college, chamber and economic development meet on a monthly basis to discuss local issues and create avenues to address issues. The regional governance group impacts action and change in the community and works collaboratively on addressing issues in the area.

The City has been successful in renewing energy in the Downtown Scottsbluff Association by scheduling regular monthly meetings and planning events. The group began meeting again in 2019 and were able to sponsor and oversee many events in the downtown area including hosting the **Capitol Christmas Tree entourage** including many federal agency representatives. Another popular downtown event is **Bands on Broadway**, also started in 2019 as a six-week summer concert series. The event was so successful and by popular demand grew in 2020 to seven weeks. Despite the COVID pandemic, the event took place with proper social distancing, hand sanitizer, masks and signage. Again, public demand

encouraged an additional week of concerts and the 2021 event will be an eight-week concert series.

The City of Scottsbluff has been an active member of the **Scottsbluff/Gering United Chamber of Commerce** by participating in the many workshops and events offered by the chamber. The city also provides speakers and tours for the Leadership Scottsbluff event. Economic development and the chamber work hand in hand to provide services and outreach to local businesses on a continual basis, especially during the pandemic by helping businesses to navigate funding programs offered for COVID relief.

City staff have assisted the **Nebraska Chamber** with their Leadership Nebraska program by helping plan meals and tours and provide speakers when in the Scottsbluff area.

Scottsbluff has been fortunate to have an active and vibrant development district in **PADD** (Panhandle Area Development District). The district has been able to write and submit successful CDBG (Community Development Block Grant) for economic development and housing.

A community member brought a newcomer's welcome idea forward to the city and as a result, **Community Connections** was created. There is now a Facebook Page dedicated to community events and happenings. There were also two in person Newcomer's Welcome Events held in 2019. One of the events was held at the Historic Midwest Theater inviting new residents to learn about civic and non-profit organizations available in the community followed by a movie offered free to new community members. The second event was held at a local park and was similar with food trucks and games.

The **Historic Midwest Theater** continues to shine as a community partner and collaborator with the City. The theater was able to transition through the pandemic by offering drive-in movies at the regional airport. The City of Scottsbluff was able to help with many in-kind man hours and equipment to make the drive-in a success. Other partnerships include the theater premiering "The Ballad of Buster Scruggs", inviting many of the local extras taking part in the film, the land owners and many of the vendors who provided services making the filming possible. The Saturday

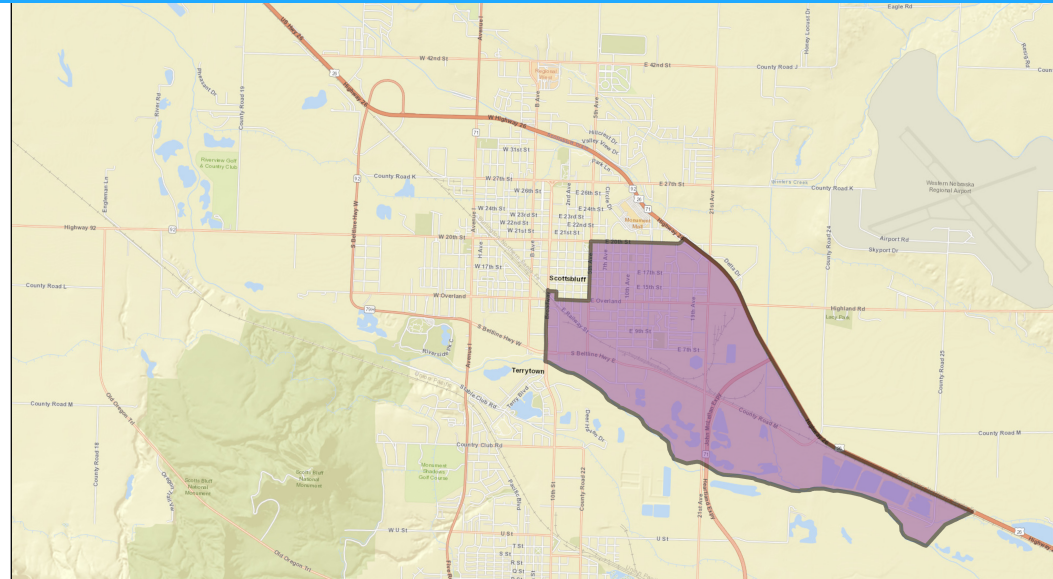
matinees offered to children in the summer brings shoppers to the downtown area while kids are watching the movie.

Activity	Information
New Primary Businesses	Prime Metal Products, Factory Crimp Services, McKinney Manufacturing, Aulick Diesel Shop
Direct New Jobs created from New Primary Business	95 Jobs
New Capital Investment from the New Primary Business	\$4,300,000
New Non-Primary Businesses	Gardner Technologies, Complete Family Care, B- Squared Trucking, Western Farms, Reverence Funeral Parlor, Flyover Brewing Company
Direct New Jobs Created from New Non-Primary Businesses	49 jobs
New Capital Investment Created from the New Non-Primary Businesses	\$850,000
Business Expansions Located in the Community	Inventive Media, Bytes Computer Solutions, Pioneer Animal Clinic, Webb Orthodontics, Webb Eye Care, Croell Redi-Mix, JADS Trucking, Candy Barn Express, Bluff's Physical Therapy/HydroZen, CS Precision Manufacturing,
Direct New Jobs Created from Business Expansion	106 jobs
Estimated Jobs Retained from Economic Development Efforts	70 jobs
Businesses Closed	SWBC
Direct Jobs Lost Due to Business Closures	200
Industrial Sites Developed	Pioneer Trails Industrial Park
Volunteers Working on Economic Development	80 volunteers



Opportunity Zone

Businesses located in the Scottsbluff Opportunity Zone are eligible for tax incentives. Tax incentives include temporary tax deferrals for reinvested capital gains.



Building Permits



From new construction to renovation, the City of Scottsbluff requires a permit. For more information on permits, please visit www.scottsbluff.org/permits or contact Development Services at 308-630-6243.



City of
SCOTTSBLUFF
A Place of Opportunity

Facade Improvement Program

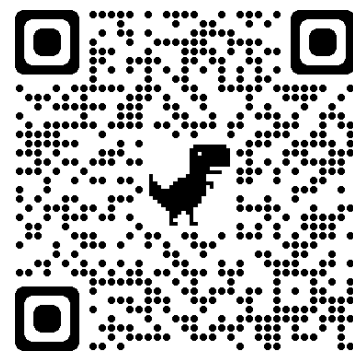


Businesses located in Community Redevelopment Areas are eligible for Facade Improvement Grants. If approved, businesses will receive a 50% reimbursement (\$10,000 max.) on exterior improvements.



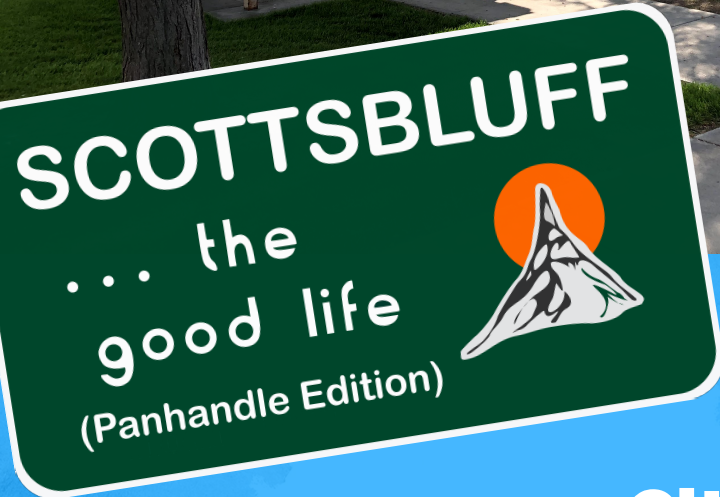
Contact Numbers

City Hall	308.632.4136
Police Department	308.630.6261
Fire Department	308.630.6231
City Clerk	308.630.6221
Building Permits	308.630.6243
Economic Development	308.630.6213
Sanitation & Utilities	308.632.4136
Planning & Zoning	308.630.6248



BUSINESS RESOURCES

308.632.4136
www.scottsbluff.org



City Hall

Scottsbluff City Hall is located at 2525 Circle Drive.

Hours of operation: 7:30AM - 4:00 PM
Monday - Friday

Government

Since 1949, the City of Scottsbluff has operated under a **Council-Manager** form of Government.

The **City Council** is comprised of five members elected at-large. The mayor is the head councilmember and is selected by his/her peers.

The **City Manager** is hired by the council and is responsible for the administrative affairs of the city.

Financial Assistance



LB 840



Some businesses are eligible for financial assistance under the LB 840 Program. LB 840 funds are available for eligible expenses including direct loans or locating expenses.

Tax Increment Financing

Property located in Community Redevelopment Areas may be expensive to develop. TIF allows businesses to use increases in property tax revenue towards certain development costs.



Partners



Nebraska Public Power District



THE CITY OF SCOTTSBLUFF

A Place of Opportunity

In June of 2016, I moved to Scotts Bluff County with my husband and three children (two girls ages 11 and 9, and a son age 6) from Ukiah, California. Immediately, we felt at home. We love the friendliness of the people, the lack of traffic, and the quality of life. We knew that Moving to western Nebraska was the best choice for us, and our children adjusted very well to the change. The beauty of the outdoors is breath-taking, and we venture out every chance we get. In fact we even got a yearly pass to the Zoo! Not only is the cost of living less than California, but the wages were surprisingly more than California too.

- Tasha Herman, Director of E.R. at Regional West Medical Center



Labor Force

35,463
(BLS, LAUS 2015)



Average Wage

\$35,179 per year
(BLS, QCEW 2015)

This data represents the Scottsbluff Labor Shed composed of: Banner County, NE; Box Butte County, NE; Morrill County, NE; Scotts Bluff County, NE; Sioux County, NE; & Goshen County, WY.

Nebraska is Ranked

5th Best Economy State
By Business Insider

7th Quality of Life
By Forbes

15th Cost of Living
By CNBC



Available Housing

We have many options to help make your move to the region easy and affordable. Need help with a down payment? Western Nebraska Housing Opportunities offers assistance to those who qualify.

Jobs and Careers

You may be surprised at what we have to offer, including plentiful job opportunities.

www.WeHaveJobs.net

In August of 2015, I moved from Huntington, Indiana to Scotts Bluff County. The greatest attractions for me to leave Indiana were the people, the job, and getting to be out West. I was able to easily gain employment within my career field. I am able to make more money here and enjoy a lower cost of living.

- Gene Gordon, Vistabeam

I moved to Scottsbluff from southeastern Idaho in April 2016. Immediately, I was welcomed by the community. Finding a job within my career field was easy, and the company owners are very family-oriented and greeted me with open arms. The wages for this region were higher than southeastern Idaho, making the cost of living in western Nebraska much lower.

- John Johnson, Sales Representative for 21st Equipment

Sources: Bureau of Labor Statistics (BLS) LAUS and QCEW

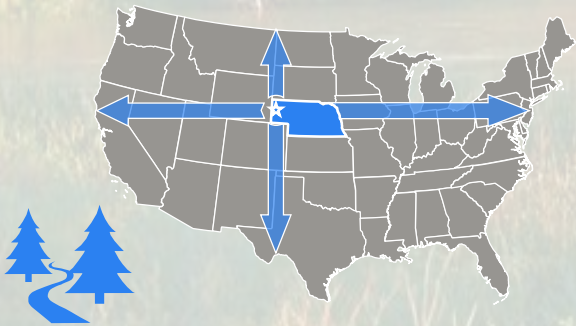
2525 Circle Drive, Scottsbluff, NE 69361 308.632.4136 www.scottsbluff.org



THE CITY OF SCOTTSBLUFF

A Place of Opportunity

Quality of Life



Residents in our region enjoy great benefits of living here:

- **Cost of Living** is 18% lower than the national average and 12% lower than Nebraska's state average.
- **Commute Times** are less than 50% that of the national average.
- **Healthcare Costs** are 4% lower than the national average.
- **Housing Costs** are 46% lower than the national average.



Our Great Outdoors



Whether it's kayaking on scenic North Platte River, cycling through majestic rock formations, or hiking through pristine back country, living in the Scottsbluff-Gering region offers residents access to some of nature's most spectacular environments. Our extensive trail system, 3,000+ acres of clean lakes, and abundant wildlife make outdoor recreation and adventure a way of life here, not a weekend destination far from home.

We take fun to a new level with dozens of festivals, carnivals, museums, area attractions, sporting events, and much more.

Our Great Indoors

As great as our wide open spaces are, we have great indoor assets as well. The Discovery center features a zoo, children's museum, natural history center, and more. Local artists, community theater groups, musical acts, and traveling shows also bring the fun inside at unique venues like our historic Midwest Theater. We have great live performance events and galleries.

For a comprehensive list of all the great adventures that await you in the Scottsbluff area, visit www.WeHaveJobs.net.



Sources: BestPlaces.net, Areavibes.com, and [Holsinger Photography](http://HolsingerPhotography)

2525 Circle Drive, Scottsbluff, NE 69361 308.632.4136 www.scottsbluff.org





About Scottsbluff

The [City of Scottsbluff, Nebraska](#) is located in the Great Plains region of the United States and has a population of just over 15,000 residents. Scottsbluff is the largest city in the Nebraska Panhandle and the 13th largest city in Nebraska. Scottsbluff shares its borders with the City of Gering, and the City of Terrytown for a total population base of just under 24,000 residents. Scottsbluff is the retail center of western Nebraska and eastern Wyoming offering abundant lodging, dining and shopping experiences.

Scottsbluff is the regional hub for business, employment, industry, retail trade, medical care, educational opportunities, and tourism in western Nebraska. Scottsbluff may not be as well-known as the national monument that shares its name, but charm and convenience make it the perfect place for your business! There is a little bit of everything for those who come to Scottsbluff. We pride ourselves on living the good life and would be happy to have your organization a part of ours.

Logistically, Scottsbluff is in the middle of everywhere with north, south, east and west access to U.S. and state highways connecting to Interstates 80 and 76. Denver, Colorado and Rapid City, South Dakota are within 200 miles of Scottsbluff, a short and scenic 3 hour drive. Our local airport helps visitors and business travelers make a smooth, effortless connection to Denver International Airport.

Quality of Life

Recreation and outdoor activities are important to businesses and their employees. The City of Scottsbluff has 23 parks including softball, baseball and soccer complexes, a 10+ mile walking and biking pathway, a downtown plaza, RV park and a dog park.

There are always great experiences and events happening in western Nebraska - from annual events, to sporting events and concerts, to exploration, there's something for everyone. Some of the most popular events in the region are the Father's Day Classic Car Rally, Oregon Trail Days, Sugar Valley Rally, Bands on Broadway, Farmer's Markets, and many more.

For those that are needing adventure, the Historic Oregon Trail came through the area, [Platte River Basin Environments](#) offers thousands of acres of public land for hunting, fishing, hiking, biking, horseback riding, wildflower viewing and bird watching. Our neighbor to the immediate south, the City of Gering, has nine parks, a municipal golf course, outdoor amphitheater, baseball and softball complexes, beautiful RV park, an expedition baseball league and a new dog park. Scenic journeys to Scotts Bluff National Monument, Lake Minatare State Recreation Area, Wildcat Hills State Recreation Area, Chimney Rock National Historic Site and Museum await your employees and their families.

Job Training

Western Nebraska Community College has a large network of experts throughout the Panhandle and can customize training to your business or your employees. For more information on the Customizable Workforce Training, contact Doug Mader, Workforce Development Director at maderd@wncc.edu or (308) 630-6556. They also have a variety of professional and continuing education and a handful of certificates and license programs already established.

The **Nebraska Department of Labor** administers funds for training (short-term and long-term occupational skills training and on-the job training) under the Workforce Innovation and Opportunity Act and the National Dislocated Worker Grant for job seekers that qualify. We focus on and support career fields that fall under the H3 (high wage, high skill,

and high demand) category. The programs support tuition, fees, books, and supportive services for occupational skills training. Under on-the-job training, participating businesses receive a partial reimbursement for eligible participants wages during the training period. This reimbursement is meant to cover the additional costs incurred in training new employees. Business Services are also available through Nebraska Department of Labor to assist businesses in various areas including providing information to access federal programs such as WOTC and Fidelity Bonding. There are local NDOL Career Centers in Scottsbluff, Sidney and Alliance to provide these services.

The Nebraska Department of Labor organizes and hosts job fairs in the community for both individual employers as well as for multiple groups of employers. These are hosted by the department itself or with various partners in the community. In some instances, these job fairs are organized collaboratively amongst the Nebraska Department of Labor offices located in Scottsbluff, Sidney, and Alliance Nebraska. These events can be set up as face-to-face, no contact, drive-thru and as virtual events.

For more details information on labor statistics, please visit the [Nebraska Panhandle Data Dashboard](#).

Housing

A housing study completed in 2016 shows a housing shortage that has not been addressed to date. There is a need for 55+ maintenance free, duplex type housing and also market rate housing for young families. The community seems to have an abundance of affordable or lower income housing at this time. A link to the housing study can be found here:

[2016 Multi-County Regional Housing Study](#)

Transportation

The Heartland Expressway is first and foremost a surface transportation connection. The vision is a connection, via 4-lane highways, from the front range of Colorado through Western Nebraska, and further north to the Black Hills of South Dakota. The Heartland Expressway is part of a larger vision that encompasses nine states and four existing corridors, the Port to Plains, Heartland, Camino Real, and Theodore Roosevelt. Together they form what is known as the Ports to Plains Corridor (Figure 1).

The Heartland Expressway, a federal high priority corridor, provides an essential economic development tool for rural areas in Colorado, Nebraska, South Dakota and Wyoming while facilitating domestic and international trade from Canada to Mexico.

The Heartland Expressway Association is a group of dedicated volunteers working to coordinate the activities within Colorado, Nebraska, South Dakota, and Wyoming transportation departments to assure that the 4-lane construction provides a seamless artery for routing people and goods through the western states from south to north and vice versa. This corridor improvement is vital to improving safe travel, economic development, and energy development for the region and the United States.

Western Nebraska Regional Airport is less than 2.5 miles from town. United Airlines, operated by SkyWest Airlines is proud to offer two passenger flights weekdays and one flight daily on weekends, to Denver International Airport and beyond. For more information on Western Nebraska Regional Airport please visit www.flyscottsbuff.com



Figure 1

Incentives

The City of Scottsbluff can build an incentive package that supports any business in the region. The city has one of 44 Opportunity Zones in the State of Nebraska that to date has not been tapped.

Local tools such as TIF and the city's Economic Development Fund along with the ImagiNE Nebraska Program at the state level will provide businesses with a good balance and complete package. While not all tools available may be accessible for a project, the city is eager to customize the best package possible for your business.

Tax Increment Financing (TIF) - the City of Scottsbluff recognizes that property located in redevelopment areas can be expensive to purchase and prepare for development. Tax Increment Financing or TIF encourages private investment in these areas by allowing the city to pledge, for up to 15 years, increases in property tax revenue resulting from the development to the payment of certain costs associated with the development.

Learn more at [TIF Guidelines and Application](#).

Local Economic Development Funds use sales tax revenues for certain economic development purposes are authorized for use via legislation. The City of Scottsbluff utilizes a ½ cent sales tax to support qualifying business and industry in the region.

The Economic Development Plan and Application can be found by following these links:

[City of Scottsbluff Economic Development Plan](#)

[City of Scottsbluff Economic Development Grant Application](#)

Examples of eligible activities may include:

- Retention or expansion of a local qualifying business
- Direct loans or grants for fixed assets or working capital or both
- Public works improvements
- Real estate acquisition
- Business recruitment activities

- Relocation expenses

Opportunity Zone - the Tax Cuts and Jobs Act of 2017 established an Opportunity Zone tax incentive, which allows taxpayers to defer paying federal tax on capital gains from the sale of property if those gains are invested in Qualified Opportunity Funds that invest 90% of their assets in businesses located or property used in a designated low-income community (Figure 2). Investors receive modest reductions in their eventual tax bill if they maintain their Opportunity Fund investments for at least five and then seven years. Investors that hold capital in those funds for a full ten years also do not have to pay capital gains tax on the appreciation of their Opportunity Zone investments.

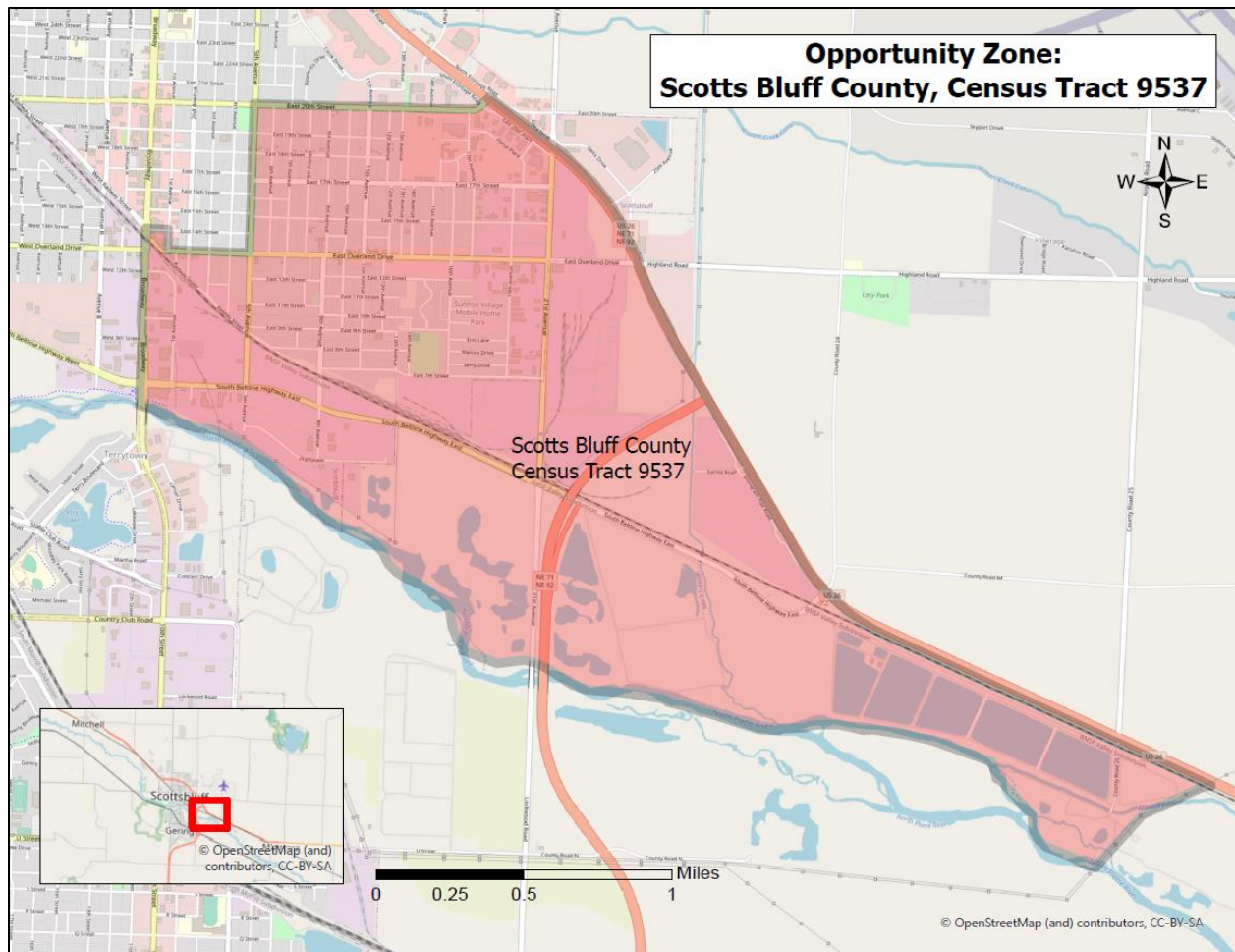


Figure 2



City of Scottsbluff, Nebraska

Monday, September 20, 2021

Regular Meeting

Item Public Inp2

Council to discuss and ratify Mayor's action in signing letter of support for the Western Nebraska Economic Development's effort to apply for a housing study grant.

Staff Contact: Jeanne McKerrigan, Mayor

Nebraska Investment Finance Authority
200 Commerce Court
1230 "O" Street
Lincoln, NE 68508

To Whom It May Concern:

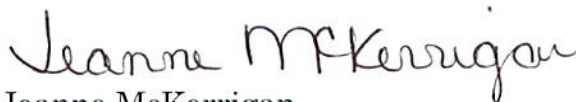
On behalf of the City of Scottsbluff we support the Western Nebraska Economic Development's (WNED) effort to apply for a housing study grant through the Nebraska Investment Finance Authority, to prepare a new Multi-County Regional Housing Study for Scotts Bluff, Morrill and Kimball Counties, Nebraska.

We recognize that housing is an important facet of local economic development efforts and are supportive of this application to receive grant funding for the update of this planning document for the Region. The current Housing Study was prepared in 2016 and needs updating to specifically address community and economic development, including Workforce Housing issues throughout the Region. A Housing Study is critical to our continued growth and redevelopment to guide housing efforts in support of our local businesses and workforce employees.

The City Council is supportive of the efforts of WNED and look forward to expanding the Region's association with NIFA to expand the availability of affordable housing for all residents of Scotts Bluff, Morrill and Kimball Counties, with emphasis on workforce employees and their families.

Thank you for your consideration of this application.

Sincerely,



Jeanne McKerrigan
Mayor
City of Scottsbluff

City of Scottsbluff, Nebraska

Monday, September 20, 2021

Regular Meeting

Item Public Inp3

Council to discuss and consider action on appointing members to vacant board assignments.

Staff Contact: City Council

CITY COUNCIL BOARD APPOINTMENTS
AS OF December 7, 2020

- a) Panhandle Area Development District – City Manager or designee (primary) and Scanlan (alternate)
- b) Scottsbluff Drain Operating Committee – **Schaub** and Green (alternate)
- c) Panhandle Humane Society – Animal Control Officer Brunz
- d) Technical Advisory Committee – City Manager, (staff) Scanlan and McKerrigan (alternate)
- e) NPPD Retail Community Customer Committee – City Manager or designee (primary)
- f) Public Alliance for Community Energy (PACE) – City Manager or designee (primary)
- g) Youth Council - McKerrigan
- h) Resource, Conservation & Development Board (RC&D)- McKerrigan (primary)
- i) Riverside Discovery Center Board – Green
- j) 911 Steering Committee – **Schaub** and Colwell (alternate)
- k) Western Nebraska Economic Development Committee – **Schaub** and Scanlan (alternate)
- l) Revenue Committee – McKerrigan and Colwell
- m) East Overland Steering Committee – **Schaub** and Green (alternate)
- n) Tri-City Active Living Advisory Council – McKerrigan
- o) Platte Alliance Water Supply – Green and Colwell (alternate)
- p) Region 22 Emergency Management Advisory Board – **Schaub** and Schingle (proxy)
- q) Heartland Expressway – Green and McKerrigan (alternate)

City of Scottsbluff, Nebraska

Monday, September 20, 2021

Regular Meeting

Item Subdiv.1

Council to consider removing from the table the final plat of Lots 7A and & 7B, Block 1, Quindt Commercial Tracts, a subdivision of Lot 7 Block 1, Quindt Commercial Tracts to the City of Scottsbluff.

Staff Contact: Zachary Glaubius, Planning Administrator

City of Scottsbluff, Nebraska

Monday, September 20, 2021

Regular Meeting

Item Subdiv.2

Council to discuss and consider action on the final plat of Lots 7A and 7B, Block 1, Quindt Commercial Tracts, a subdivision of Lot 7 Block 1, Quindt Commercial Tracts, to the City of Scottsbluff and authorize the mayor to sign the Resolution.

Staff Contact: Zachary Glaubius, Planning Administrator

City of Scottsbluff - City Council

Development Services Staff Report - Zachary Glaubius

Prepared on: September 1, 2021 For Hearing of: September 7, 2021



I. GENERAL INFORMATION

- A. **Applicant:** Mark & Amy Westphal
222 E 37th Street
Scottsbluff, NE 69361
- B. **Property**
 - Owner: Same as Applicant
- C. **Proposal:** Request to replat Block 7, Quindt Commercial Tracts, into two separate lots and add an access easement
- D. **Legal Description:** Block 7, Quindt Commercial Tracts (to be replatted as Lots 7A and 7B, Block 1, Quindt Commercial Tracts)
- E. **Location:** 2001 E. 20th Street
- F. **Existing Zoning & Land Use:** C-2 Neighborhood and Retail Commercial. This site is currently being used as a convenience warehouse facility.
- G. **Size of Site:** Approximately 20,038.00 sq. ft.
- H. **Size of Future Sites:** Lot 7A: Approximately 17,831 sq. ft. | Lot 7B: Approximately 2,140 sq. ft.

II. COMMENTS FROM AUGUST 9, 2021 PLANNING COMMISSION MEETINGS

- A. Planning Commission Member Henry Huber stated he is the real estate agent for the adjoining property at 1905 E. 20th Street (the former Pioneer Animal Clinic). Huber stated his client has stated vehicles from 2001 E. 20th Street are parking on the client's property.

III. RELEVANT CASE HISTORY

- A. Site Observations by staff were conducted August 16, 2021 at 3:00 PM, August 17 at 7:00 AM, and August 18, 2021 at 9:00 PM. It was observed three to four vehicles were parking on the adjoining former Pioneer Animal Hospital Lot.
- B. Code Administrator II Gary Batt and Code Administrator I Sheila Hort conducted an inspection of the property at 7:45 AM on August 27, 2021. The inspection verified that workers for drywall business storing products at 2001 E. 20th Street were parking on the neighboring property located at 1905 E. 20th Street. The inspection found drywall supplies and equipment associated with drywall work in the southern bay of the main building.
- C. Development Services issued a certificate of occupancy on July 20, 2021. Fire Marshal Anthony Murphy has not issued a Certificate of Occupancy.

IV. STAFF COMMENTS

- A.** The August 27, 2021 inspection confirms inadequate parking is available at the existing 2001 E. 20th Street. Vehicles are being parked in the right-of-way and neighboring property to accommodate utilization of the property.
- B.** The August 27, 2021 inspection suggests the south bay is being used as a “a shop for building contractor” as equipment associated with drywall work was found in the bay. This is not a permitted use in the C-2 Zoning District.
- C.** The August 27, 2021 inspection confirms workers are reporting to work at the property and it is not being used as a convenience warehouse storage facility as defined in 25-2-27.1.
- D.** It is undetermined the square footage of the building that is being used for general commercial use. The parking requirement for general commercial is 1 space per 500 sq. ft. gross floor area compared to the warehouse parking requirement of 1 space per 1000 sq. ft. gross floor area per 25-5-1.
- E.** Photograph of vehicles parking on 1905 E. 20th Street from 8-16-2021 observation.



V. STAFF RECCOMENDATION

- A.** Due to the number of ongoing issues and the related parking as observed on multiple occasions staff recommends the denial of the final plat subdivision application of Lots 7A & 7B, Block 1, Quindt Commercial Tracts.

City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: July 23, 2021 For Hearing of: August 9, 2021



I. GENERAL INFORMATION

- A. Applicant:** Mark & Amy Westphal
222 E 37th Street
Scottsbluff, NE 69361
- B. Property**
Owner: Same as Applicant
- C. Proposal:** Request to replat Block 7, Quindt Commercial Tracts, into two separate lots and add an access easement
- D. Legal Description:** Block 7, Quindt Commercial Tracts (to be replatted as Lots 7A and 7B, Block 1, Quindt Commercial Tracts)
- E. Location:** 2001 E. 20th Street
- F. Existing Zoning & Land Use:** C-2 Neighborhood and Retail Commercial. This site is currently being used as a convenience warehouse facility.
- G. Size of Site:** Approximately 20,038.00 sq. ft.

II. BACKGROUND INFORMATION

A. General Neighborhood/Area Land Uses and Zoning:

Direction From Subject Site	Future Land Use Designation	Current Zoning Designation	Surrounding Development
North	Commercial	C-2 Neighborhood and Retail Commercial	Farm Ground
East	Commercial	C-2 Neighborhood and Retail Commercial	ABC Seamless
South	Commercial	C-2 Neighborhood and Retail Commercial	Parking Lot, General Commercial Building
West	Commercial	C-2 Neighborhood and Retail Commercial	Former Pioneer Animal Clinic

B. Relevant Case History

1. This site is in the City of Scottsbluff Blighted and Substandard Area.

2. The certificate of occupancy for this parcel was issued on 7-20-21.

III. **ANALYSIS**

A. Comprehensive Plan: The Future Land Use Map of the Comprehensive Plan currently shows the site as Highway 26Commercial (Commercial).

B. Traffic & Access:

1. Current access to Lot 7 is frontage to E. 20th Street.
2. The accesses above will remain for the proposed Lot 7B.
3. The proposed Lot 7A will be accessed from E. 20th Street through a 20' access easement.

C. Utilities:

1. The current lot has access to water, and sewer.
2. The proposed lots will need to have separate accesses to water and sewer.

IV. **STAFF COMMENTS**

- A.** The definition of a convenience warehouse storage facility is: A series of storage spaces contained in one building or in a series of buildings which are designed and used for the purpose of renting or leasing individual storage spaces to persons in order that any person renting or leasing one or more of such individual storage spaces shall have access for the purpose of storing property therein. (25-2-27.1).
- B.** The current use of the lot is convenience warehouse storage facility which requires 1 off-street parking space for every 1000 sq feet of building.
- C.** The building on the proposed Lot 7B will not meet the criteria of a convenience warehouse storage facility if on a separate lot. Single bay personal storage is not a permitted use in the C-2 zoning district.
- D.** No sidewalks exist on Lot 7 or the adjoining lots in conflict of 21-1-36. Owners of Lot 7A and 7B would be required to install sidewalks per the specifications of Chapter 20 Article 3 of the Municipal Code.

V. **FINDINGS OF FACT**

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

1. The Comprehensive Plan identifies the area as commercial and the lots will remain C-2.
2. There are no applicable setbacks or lot coverage requirements in the C-2 zoning district.
3. The 20' access easement will provide access to the off-street parking of Lot 7B and the majority of off-street parking 7A.
4. The current usage of Lot 7 and proposed Lot 7A meets the off-street parking requirements and is a permitted use in the C-2 district.
5. Lot 7B will meet the parking requirements and be a permitted use if used as a convenience warehouse storage facility. Letter from applicant and future owner state this intent.

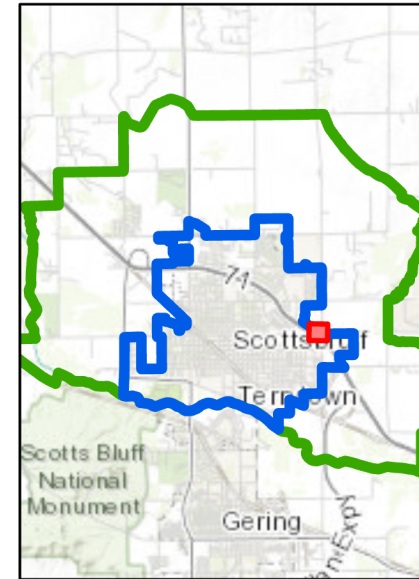
B. Findings of Fact to Not Recommend Approval May Include:

1. The existing Lot 7 has enough area to meet general commercial off-street parking requirements (1 stall per 500 sq ft). A subdivision of the existing Lot 7 will restrict the use of the Lot 7A & 7B to only warehousing and wholesaling.
2. The structure of Lot 7B is a single bay storage building, which is not a permitted use in the C-2 district.

3. As the current use of Lot 7B is not a permitted use, it would be required to meet the general commercial off-street parking requirements of two parking stalls. The proposed Lot 7B does not have enough area for additional parking stalls.
4. Due to the small area and dimensions of Lot 7B, its off-street parking cannot be accessed without crossing onto Lot 7A.
5. The Comprehensive Plan defines Highway 26 commercial as motorized vehicle oriented. The proposed layout of Lot 7B is not motorized vehicle oriented.
6. The small area of the proposed Lot 7B is not in character with the lot sizes of the surrounding neighborhood.
7. The small area is not in character with the C-2 district. Of the 197 C-2 parcels, only two existing parcels are less than 2,200 sq ft. Neither have structures, and both are used as paved accesses.

VI. STAFF RECCOMENDATION

- A. Staff recommends the Planning Commission make a negative recommendation on the approval of the Final Plat of Lots 7A & 7B, Block 1, Quindt Commercial Tracts.



- Street Centerline
- Highway
- Main Road
- Residential
- Proposed_Changes
- Area_Zoom_out

Taylor Stephens
City of Scottsbluff GIS
Created on July 29th, 2021
Coordinate System:
NAD 1983 StatePlane Nebraska FIPS 2600 Feet
Lambert Conformal Conic

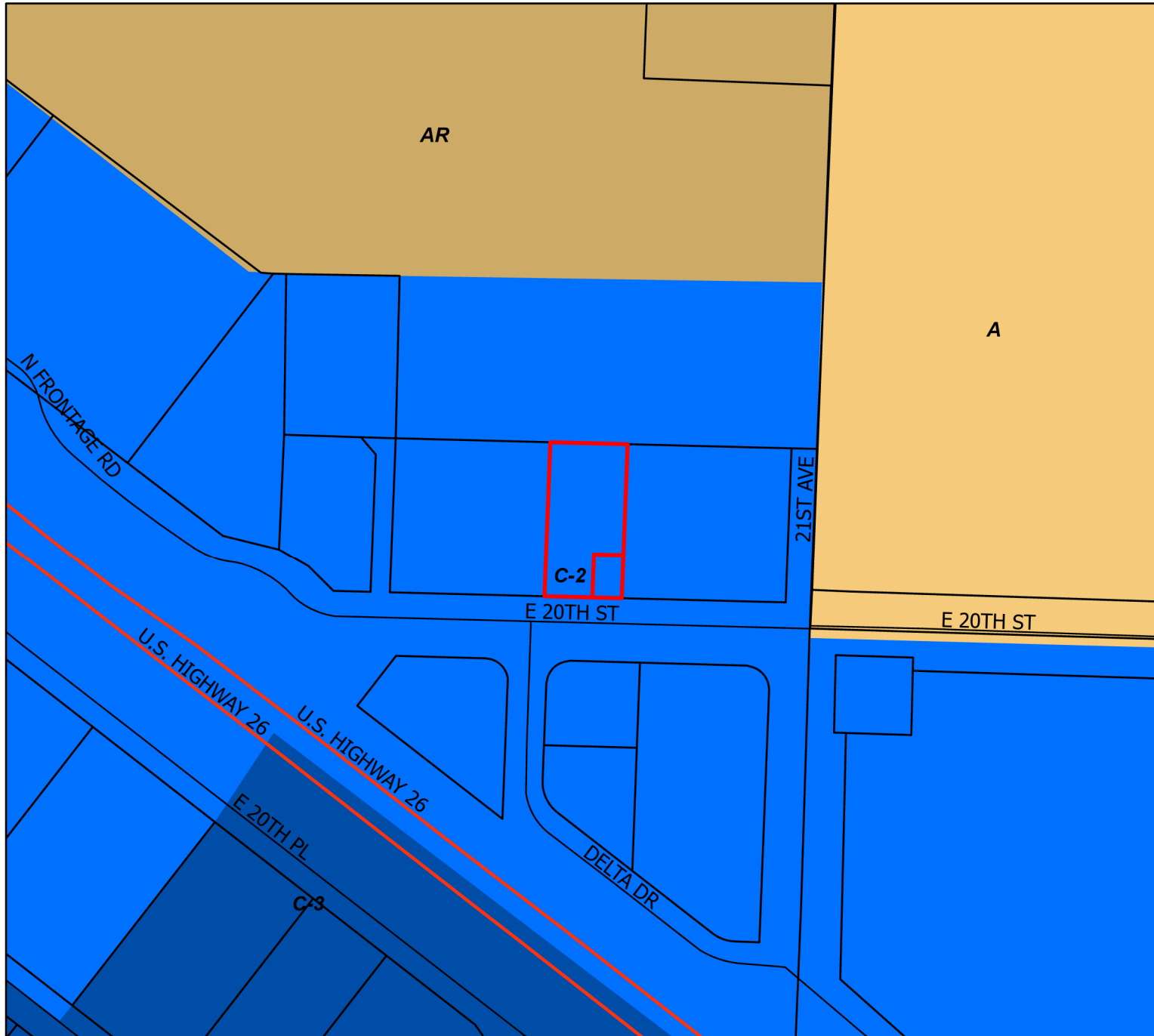
The City makes no representation or warranty as to the accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement or location of any map features thereon.



- Proposed Changes
- Street Centerline**
- Highway
- Main Road
- Residential
- Building
- Parcel Boundaries

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Street Centerline

- Highway
- Main Road
- Residential
- Proposed Changes
- Parcel Boundaries

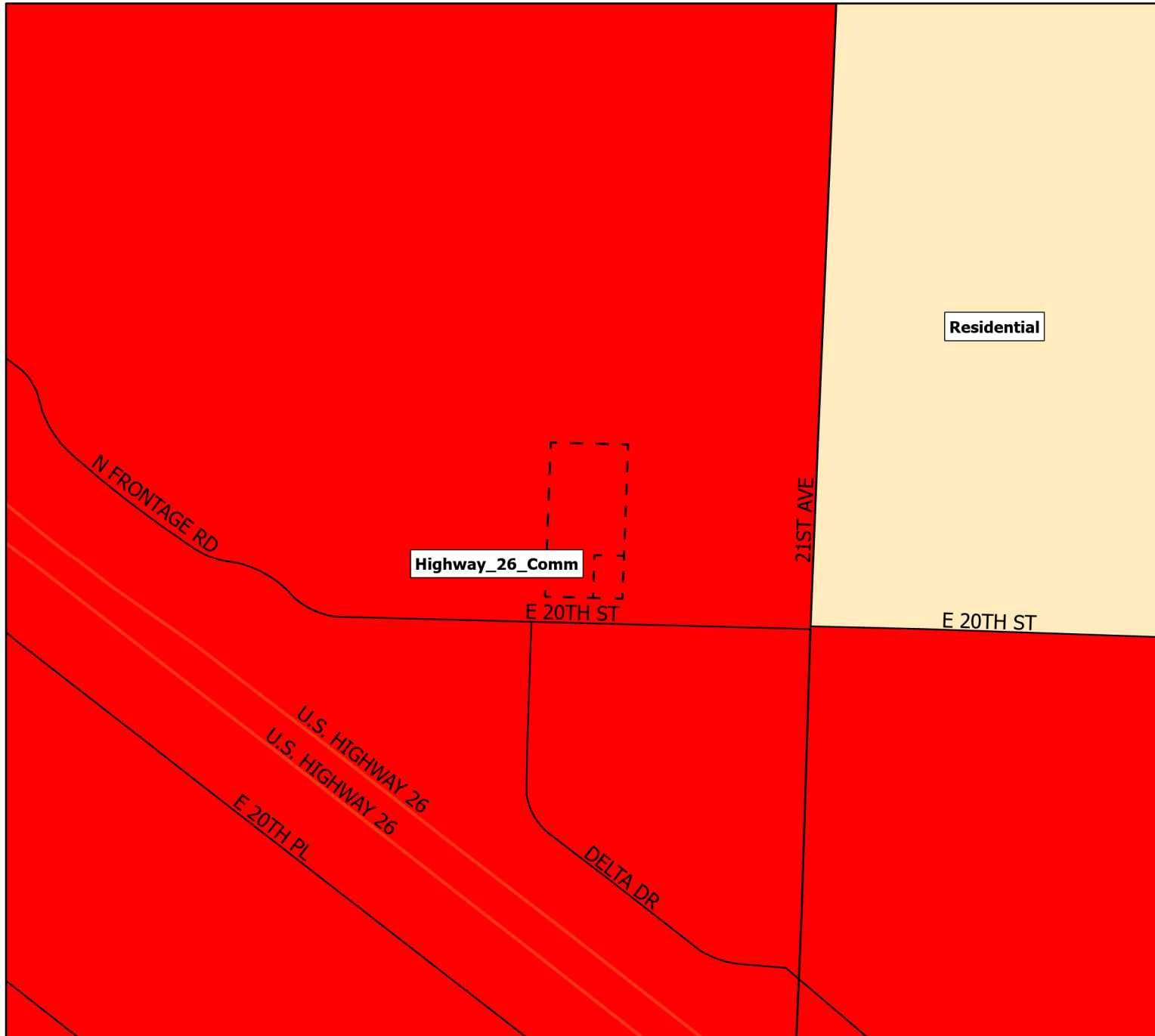
Zoning

- A
- AR
- C-1
- C-2
- C-3
- M-1
- M-2
- O&P
- PBC
- R-1
- R-1A
- R-1B
- R-4
- R-6

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2016 Comp. Plan Future Land Use Overview



Street Centerline

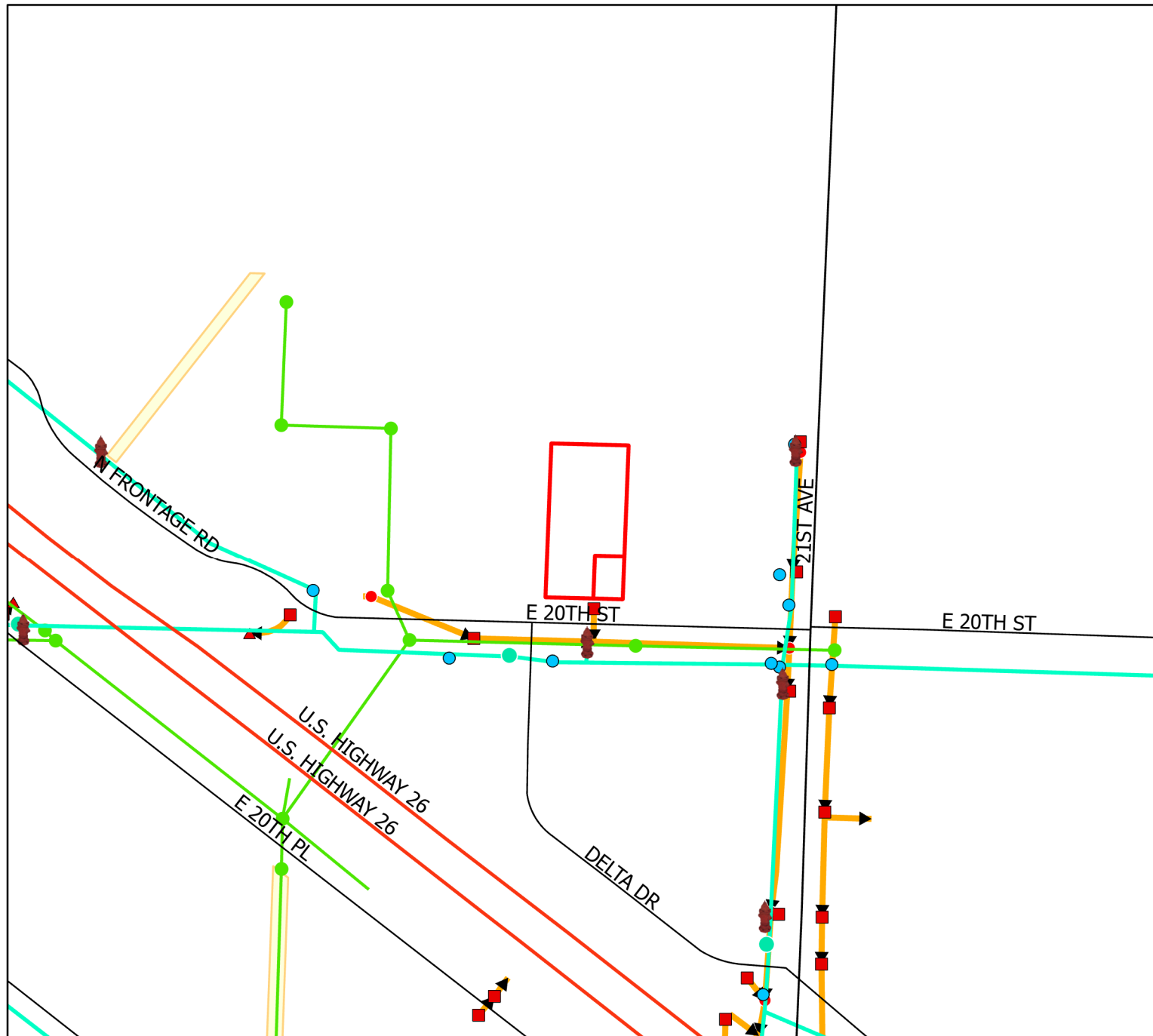
- Highway
- Main Road
- Residential

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
- Southeast Industrial and Commercial
- South Broadway
- WNCC and Surrounding Area
- Proposed Changes

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- Street Centerline
- Highway
- Main Road
- Residential
- ◆ Water Curbstop
- Water Valve
- Water Manhole
- 🔥 Fire Hydrants
- Water Lines
- Verified_Manhole
- Wastewater Lines
- ▲ Outfall
- Stormwater Inlet
- Stormwater Manhole
- ➡ Stormwater Arc
- Easement
- Proposed Changes

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Created on July 29th, 2021
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Lambert Conformal Conic

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

FINAL PLAT OF LOTS 7A AND 7B, BLOCK 1,
QUINDT COMMERCIAL TRACTS,
A SUBDIVISION OF LOT 7, BLOCK 1, QUINDT COMMERCIAL TRACTS
TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA
SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH,
RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA

Sheet Revisions		
Date	Description	Initials
06-02-21	DRAFTED SURVEY	JCB

Baker & Associates Inc.
120 EAST 16TH STREET
SCOTTSBLUFF, NEBRASKA 68301
308-432-3123
www.baker-eng.com
Engineers • Architects • Surveyors
COPYRIGHT 2021

Final Plat of Lot 7A and 7B, Block 1, Quindt Commercial Tracts			
Title Sheet			
Baker Project Number: 6423-001-21			
Project Location: Scottsbluff, Scotts Bluff County Nebraska			
Owners: WESTPHAL/MARK A & AMY S			
Project Code	Last Mod. Date	Subset	Sheet No.
6423	07-29-2021	1 of 2	2

SURVEY NOTES

- BAKER AND ASSOCIATES, INC., PERFORMED ALL NECESSARY RESEARCH TO ESTABLISH CURRENT OWNERSHIP OF THE SUBJECT PROPERTY SHOWN HERE ON, UTILIZING CURRENT VESTING DOCUMENTS FROM PUBLIC RECORDS, A CERTIFICATE OF TITLE WAS ALSO PROVIDED BY FERGUSON TITLE SERVICES COMPANY TO VERIFY ALL OWNERSHIP AND RESEARCH.
- THE MONUMENTATION RECOVERED WAS LOCATED BY A COMBINATION OF GLOBAL POSITIONING SYSTEM (GPS) FAST STATIC, RTK AND RTK DATA LOGGING TECHNIQUES. CONVENTIONAL SURVEY METHODS WERE APPLIED WHEN REQUIRED.
- BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON THE NORTH LINE OF LOT 7, BLOCK 1 QUINDT COMMERCIAL TRACTS. BEARING OF SAID LINE IS S88°12'36"E, AND IS OBTAINED FROM A GLOBAL POSITIONING SYSTEM (GPS) SURVEY BASED ON THE NEBRASKA HIGH ACCURACY REFERENCE NETWORK (NHARN). SAID GRID BEARING IS NAD 83 (2011) NEBRASKA STATE PLANE ZONE 2600.
- ALL DIMENSIONS SHOWN HEREON ARE U.S. SURVEY FEET.
- NOTICE: YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION, BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

LEGAL DESCRIPTION

LOT 7A

BEGINNING AT A POINT ON THE NORTHWEST CORNER OF LOT 7, BLOCK 1, QUINDT COMMERCIAL TRACTS TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, A MONUMENT FOUND IN PLACE; THENCE ALONG THE NORTH LINE OF SAID LOT 7 S88°12'36"E, A DISTANCE OF 99.73 FEET TO A POINT ON THE NORTHEAST CORNER OF SAID LOT 7 SAID BEARING BEING THE BASIS OF BEARING OF THIS DESCRIPTION; THENCE S02°12'15"W A DISTANCE OF 143.81 FEET; THENCE N88°12'36"W A DISTANCE OF 38.09; THENCE S02°12'15"W A DISTANCE OF 56.16 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 7; THENCE ALONG SAID SOUTH LINE N88°14'17"W A DISTANCE OF 61.91 FEET; THENCE N02°16'54"E A DISTANCE OF 200.0 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, CONTAINING 0.409 ACRE, MORE OR LESS.

LOT 7B

COMMENCING AT A POINT ON THE NORTHWEST CORNER OF LOT 7, BLOCK 1, QUINDT COMMERCIAL TRACTS TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, A MONUMENT FOUND IN PLACE; THENCE ALONG THE NORTH LINE OF SAID LOT 7 S88°12'36"E, A DISTANCE OF 99.73 FEET TO A POINT ON THE NORTHEAST CORNER OF SAID LOT 7; SAID BEARING BEING THE BASIS OF BEARING OF THIS DESCRIPTION; THENCE S02°12'15"W A DISTANCE OF 143.81 FEET TO A POINT ON THE EAST LINE OF SAID LOT 7, SAID POINT BEING THE POINT OF BEGINNING OF THIS DESCRIPTION

THENCE S02°12'15"W A DISTANCE OF 56.14 FEET TO A POINT ON THE SOUTHEAST CORNER OF SAID LOT 7, A MONUMENT FOUND IN PLACE; THENCE ALONG THE SOUTH LINE OF SAID LOT 7 N88°14'17"W A DISTANCE OF 38.09 FEET; THENCE N02°12'15"E A DISTANCE OF 56.16 FEET; THENCE S88°12'36"E A DISTANCE OF 38.09 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, CONTAINING .049 ACRE, MORE OR LESS.

OWNER'S AND DEDICATION STATEMENT

WE THE UNDERSIGNED, BEING THE OWNERS OF LOTS 7A AND 7B, BLOCK 1, QUINDT COMMERCIAL TRACTS, A SUBDIVISION OF LOT 7, BLOCK 1, QUINDT COMMERCIAL TRACTS TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, STATE THAT THE FOREGOING FINAL PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE UNDERSIGNED OWNERS.

WE HEREBY DEDICATE ALL STREETS, ALLEYS, EASEMENTS, AND RIGHT OF WAYS TO THE BENEFIT AND USE OF THE PUBLIC.


MARK A. WESTPHAL

8-4-2021
DATE


AMY S. WESTPHAL

8-4-2024
DATE

ACKNOWLEDGMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME MARK A. WESTPHAL, TO ME KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED TO THE FOREGOING "OWNER'S STATEMENT" AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY NOTORIAL SEAL THIS 4th DAY OF August, 2021.


NOTARY PUBLIC



MY COMMISSION EXPIRES: April 17, 2024

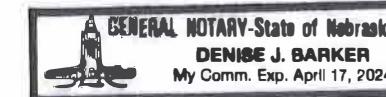
ACKNOWLEDGMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME AMY S. WESTPHAL, TO ME KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED TO THE FOREGOING "OWNER'S STATEMENT" AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY NOTORIAL SEAL THIS 4th DAY OF August, 2021.


NOTARY PUBLIC



MY COMMISSION EXPIRES: April 17, 2024

PROJECT VICINTY MAP



INDEX OF SHEETS

PAGE 1	TITLE SHEET
PAGE 2	PLAN SHEET

APPROVAL AND ACCEPTANCE

THE FOREGOING PLAT OF LOTS 7A AND 7B, BLOCK 1, QUINDT COMMERCIAL TRACTS, A SUBDIVISION OF LOT 7, BLOCK 1, QUINDT COMMERCIAL TRACTS TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, WAS APPROVED BY THE MAYOR OF THE CITY OF SCOTTSBLUFF, NEBRASKA.

WE HEREBY ACCEPT ALL STREETS, ALLEYS, EASEMENTS AND RIGHT OF WAYS TO THE BENEFIT AND USE OF THE PUBLIC.

BY:

MAYOR _____

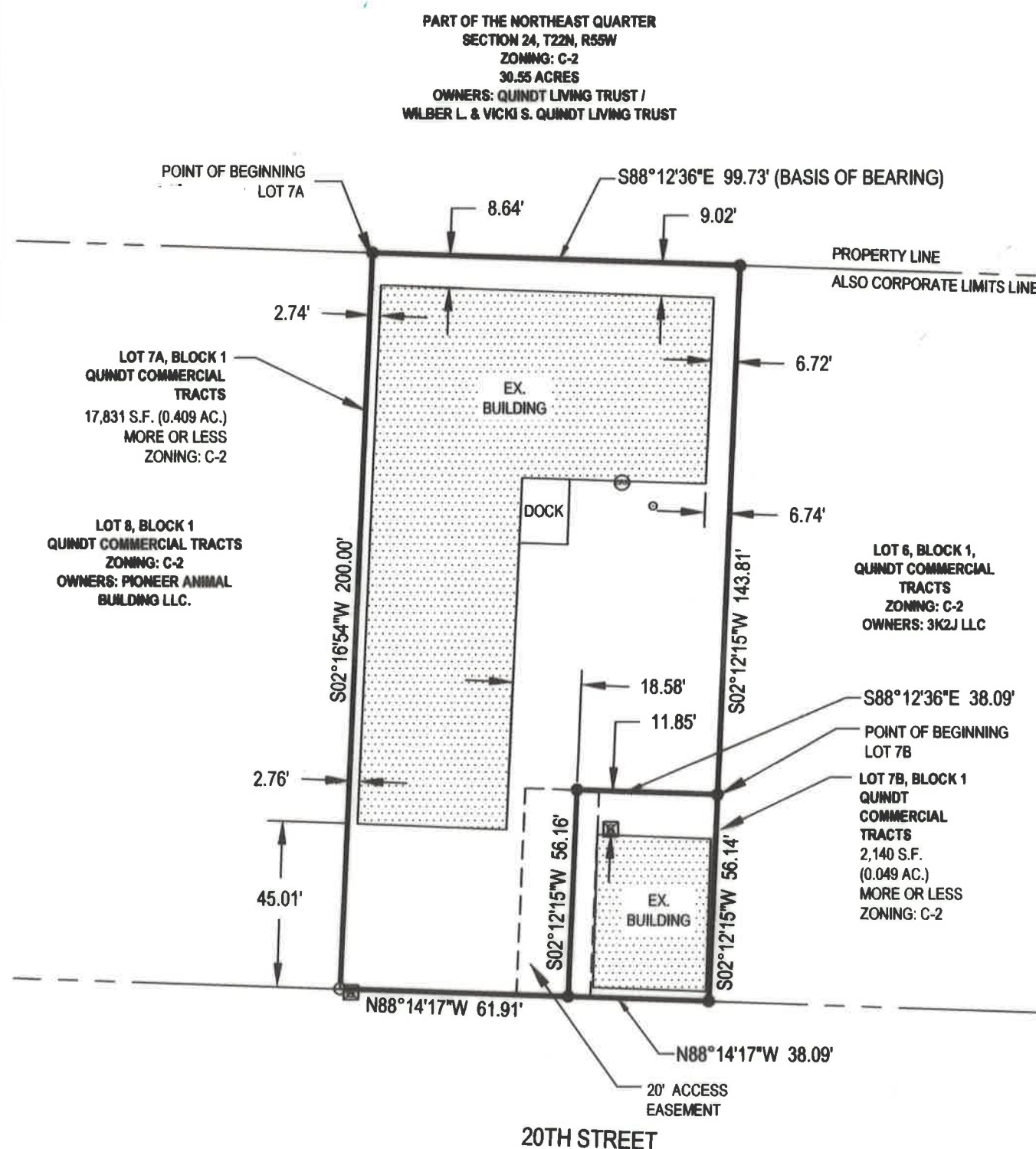
ATTESTED: CITY CLERK _____

**FINAL PLAT OF LOTS 7A AND 7B, BLOCK 1,
QUINDT COMMERCIAL TRACTS,
A SUBDIVISION OF LOT 7, BLOCK 1, QUINDT COMMERCIAL TRACTS
TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA**
SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH,
RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA

Sheet Revisions		
Date	Description	Initials
06-02-21	DRAFTED SURVEY	JCB

Baker & Associates Inc.
120 EAST 16TH STREET
SCOTTSBLUFF, NE-68301
308-632-3123
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Final Plat of Lot 7A and 7B, Block 1, Quindt Commercial Tracts Plan Sheet				
Baker Project Number: 6423-001-21				
Project Location: Scottsbluff, Scotts Bluff County Nebraska				
Owners: WESTPHAL/MARK A & AMY S				
Project Code	Last Mod. Date	Subset	Sheet No.	
6423	07-23-2021	2 of 2	2	



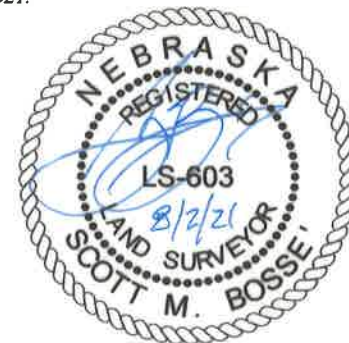
- = CORNER FOUND AS NOTED
- = CORNER SET
5/8"x24" REBAR WITH PINK PVC CAP
STAMPED "ACCUSTAR BOSSE" LS 603
- _{WC} = WITNESS CORNER SET
5/8"x24" REBAR WITH PINK PVC CAP
STAMPED "ACCUSTAR BOSSE" LS 603
- (M) = MEASURED DISTANCE
- (R) = RECORDED DISTANCE

SURVEYOR'S CERTIFICATE:

I, SCOTT M. BOSSE, NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603, DO HEREBY CERTIFY THAT I HAVE SURVEYED LOTS 7A AND 7B, BLOCK 1, QUINDT COMMERCIAL TRACTS TO THE CITY OF SCOTTSBLUFF; THAT THE ACCOMPANYING DRAWING IS A CORRECT DELINEATION OF SAID SURVEY DRAWN TO A SCALE OF 40 FEET TO THE INCH; THAT SAID SURVEY AND DRAWING WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION; 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 2ND day of AUGUST, 2021.

Scott M. Bosse
NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603



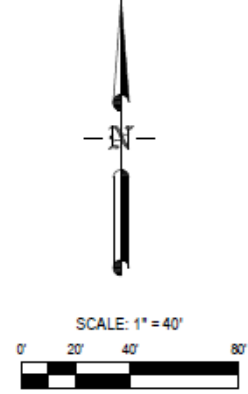
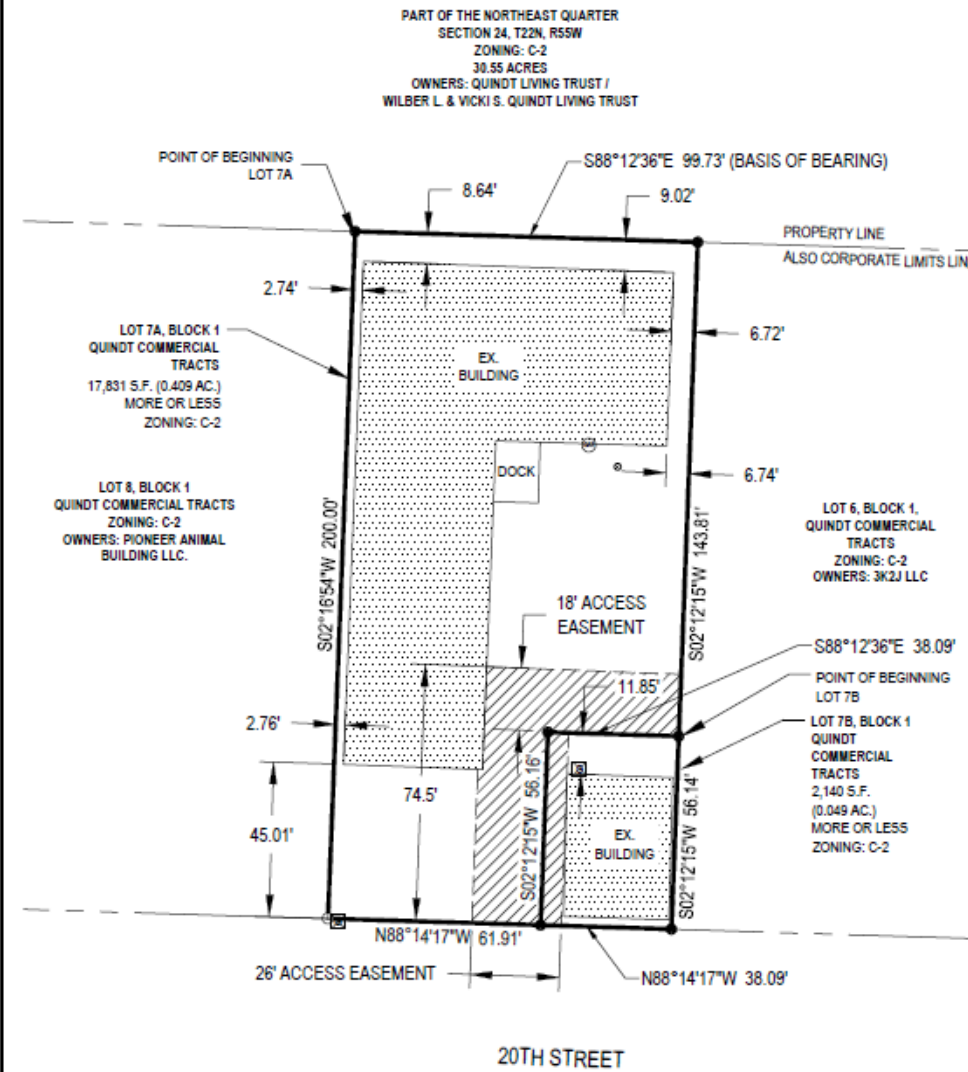
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Sheet Revisions		
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06-02-21	DRAFTED SURVEY	JCB

Baker
Associates
Inc.
1200 EAST 15TH STREET
SCOTTS BLUFF, NE 69301
308-433-0123
www.bakerassociates.com

Engineers * Architects * Surveyors
COMMERCIAL 2021

Final Plat of Lot 7A and 7B, Block 1, Quindt Commercial Tracts				
Plan Sheet				
Baker Project Number: 6423-001-21				
Project Location: Scottsbluff, Scotts Bluff County Nebraska				
Owners: WESTPHAL/MARK A & AMY S				
Project Code	Last Mod. Date	Sheet	Sheet No.	
6423	09-05-2021	2 of 2	2	



- = CORNER FOUND AS NOTED
- = CORNER SET
5/8"x24" REBAR WITH PINK PVC CAP
STAMPED "ACCUSTAR BOSSE" LS 603
- WC = WITNESS CORNER SET
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WITNESS MY HAND AND SEAL this ___ day of ___, 2021.

Scott M. Bosse
NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603



PLANING COMMISSION MINUTES
REGULAR SCHEDULED MEETING
August 9, 2021
SCOTTSBLUFF, NEBRASKA

The Planning Commission for the City of Scottsbluff met in regular scheduled meeting on Monday, August 9, 2021, at 6:00 PM in the Scottsbluff City Council Chambers at 2525 Circle Drive, Scottsbluff, Nebraska. A notice of the meeting was published in the Star-Herald, a newspaper of local circulation in the City, on July 30, 2021. The notice stated the date, time, and location of the meeting, and that the meeting was open to the public, that anyone with a disability desiring reasonable accommodation to attend should contact the Development Services office. An agenda is kept current and available for public inspection at the Development Services office provided; the Planning Commission can modify the agenda at the meeting, if the business was determined that an emergency so required. A copy of the agenda packet was delivered to each Planning Commission member.

- 1 Chairman Dana Weber called the meeting to order at 6:00 PM. Roll call consisted of the following members being present, Mark Westphal, Henry Huber, Dana Weber, Callan Wayman, Jim Zitterkopf, Angie Aguillo "Absent": Anita Chadwick, Dave Gompert, Becky Estrada, Linda Redfern (Alternate). City Officials present were Zachary Glaubius, Secretary/Planning Administrator, Gary Batt, Code Administrator II, and Anthony Murphy, Fire Prevention Officer.
- 2 Chairman Weber informed those present of the Nebraska Open Meetings Act and that a copy was located on the south wall of the Council Chambers.
- 3 Acknowledgement of any changes in the agenda: None.
- 4 Business not on the agenda: None.
- 5 The minutes from the July 12, 2021 meeting were reviewed. Conclusion, a motion was made by Zitterkopf and seconded by Wayman to approve the minutes from January 25, 2021 meeting. "Yeas": Westphal, Huber, Wayman, Zitterkopf, Weber Aguillo, "Abstained": None, "Absent": Chadwick, Gompert, Estrada, Redfern. The motion carried.
- 6 Chairman Weber asked Commissioner Westphal to state his conflict of interest with the Final Plat of Lots 7A and 7B, Block 1, Quindt Commerical Tracts. Westphal stated he stand down from commenting as he has a conflict of interest. Weber stated Westphal is involved in the transaction and therefore excusing himself from voting, but that Westphal could comment as a member of the public. Weber stated Westphal could remain at the chamber platform, which the Planning Commission members agreed to.
- 7 Chairman Weber opened the public hearing for the Final Plat of Lots 7A & 7B of Block 1, Quindt Commercial Tracts. Weber asked Glaubius for an overview of the final plat. Glaubius stated the area is currently zoned C-2 and currently used as a convenience warehouse storage facility. Glaubius stated the lot is located at 2001 E. 20th Street, has an area of approximately 20,038 sq. ft. and is surrounding by C-2 zoning. Glaubius stated the parcel was issued a certificate of occupancy by the city on July 20, 2021 for convenience warehouse storage facility. He continued that the 2016 Comprehensive Plan shows the future land use of the area as Highway 26 Commercial. Glaubius stated the current access to the lot is frontage to E. 20th Street, which would remain the same the proposed lots with the addition of a 20' access easement. Glaubius commented on the definition of a convenience warehouse storage facility as per 25-2-27.1, and stated the current use has an off-street parking requirement of one stall per 1000 sq. ft of building. Glaubius stated the proposed Lot 7B will not meet the criteria of a convenience warehouse storage facility if on a separate lot as single bay storage is a not a permitted use in

the C-2 zoning district. He also stated no sidewalks are in the lot which is in conflict with 21-1-36. Glaubius stated the findings of facts to recommend the approval of the final plat. He stated the comprehensive plan identifies the area as commercial, which it will remain if the subdivision is approved. He also stated there are no applicable setbacks or lot coverages in the C-2 zoning district, and that the 20' access easement will provide access to the off-street parking of Lot 7B and the majority of off-street parking 7A. Glaubius stated the current usage of Lot 7 and proposed Lot 7A will meet the off-street parking requirements. Glaubius stated Lot 7B will meet the parking requirements and be a permitted use if used as a convenience warehouse storage facility per the letters in the agenda packet from the applicant and future owner. Glaubius stated the findings of facts to not recommend approval. Glaubius stated the existing Lot 7 currently has enough space for both warehouse use and general commercial use, which is one space per every 500 sq. ft. of building, and by splitting the lot, both Lot 7A and Lot 7B will be restricted to only warehousing and wholesaling uses. Glaubius stated the building on Lot 7B will be a single bay storage building, which is not a permitted use in the C-2 district, and as a non-permitted use, it would be required to meet the general commercial off-street parking requirements of 1 space per 500 sq. ft. of building. Glaubius stated that Lot 7B does not have enough space for additionally parking. Glaubius stated that the parking of Lot 7B cannot be accessed without crossing onto Lot 7A. Glaubius then stated the comprehensive plan defines Highway 26 Commercial as motorized-vehicle oriented and given a vehicle cannot access off-street parking on Lot 7B, it is not motorized-vehicle oriented. Glaubius stated the small area of Lot 7B is not in character with lot sizes of the neighborhood which range from 12,000 sq. ft. to 50,000 sq. ft. Glaubius stated per analysis from the City of Scottsbluff GIS Department that there are 197 C-2 parcels in the corporate limits and only two other C-2 parcels are smaller than Lot 7B in the city and both are used as paved accesses. Glaubius stated that staff recommends the Planning Commission make a negative recommendation on the approval of the Final Plat of Lots 7A and 7B, Block 1, Quindt Commercial Tracts.

- 8 Chairman Weber asked if there was a representative for the Final Plat of Lots 7A and 7B, Block 1, Commercial Tracts. Jack Baker of Baker and Associates stated he was assisting Mr. Westphal and Mr. Mackrill, the future owner of Lot 7B, on the subdivision process. Baker stated the subdivision is limited by the constraints of existing buildings. Baker stated Mr. Mackrill has leased the building on the proposed Lot 7B from Mr. Westphal. Baker stated Mackrill and Westphal have come to agreement to sell Lot 7B to Mackrill. Baker stated Mackrill then intends to lease out part of the building to Mackrill's son and Mackrill's brother to comply with the convenient warehouse storage facility use which would comply with the C-2 zoning code and single parking stall requirement. Baker stated the 20' access easement will provide access and no variances are required. Baker stated the proposed subdivision meets all the city's requirement and should receive a positive recommendation. Baker stated that nothing on the lot would change from how it is today, which includes the parking. Baker went through the findings of fact. Baker stated in regards to limiting the use of Lots 7A and Lot 7B to wholesaling and warehousing, that the existing lot was built for warehousing and wholesaling which meets and will meet the parking requirements if approved. Baker stated if the use of the lot were to change and need more parking, the lot would need many more improvements. Baker stated a change in future use of the property should have no bearing on this final plat. Baker stated that the structure on Lot 7B is a rented space, and due to this no work could be done to make it a convenience warehouse facility. Baker stated Mackrill has plans already in place and a signed copy of a lease with his son to make the structure a convenience warehouse facility as soon as Mackrill owns the property. Baker stated In regards to V.B.4 on the staff report, the access easement on Lot 7A is there to permit access to Lot 7B, which is permissible. Baker stated in

regards to V.B.5, that nothing was changing on the lot and the access easement will provide access to the off-street parking. Baker stated in regards to the small size of the lot that it is a different, but there is no minimum lot size in the C-2 district. Baker stated that the reason for the small size is due to existing conditions and if it were a new lot, it would be done differently.

- 9 Wayman asked Baker what the width of the street frontage for both Lot 7A and Lot 7B. Wayman then stated that the lots can only provide the minimum parking requirements. Baker stated 14-15 stalls could be squeezed onto the lot, but typically there are only a few vehicles on site. Huber stated he received a call from the neighboring property owner to the west that several vehicles parking on the neighboring property. Huber stated the owner had concern about parking on Lot 7, and Huber inquired to the Planning Commission if anyone else was aware of parking issues there. Huber asked Baker why vehicles from Lot 7 are parking on the adjoining lot if there is ample parking currently. Baker stated he did not know why, and Westphal stated that should not be happening. Wayman stated that it is common with commercial properties to have vehicles park on nearby lots, and that could happen at any C-2 lot or the downtown area.
- 10 Wayman asked for clarification on V.A.5 which stated the Lot 7B will have a permitted use and meet the parking requirements while V.B.2 and V.B.3 state Lot 7B will not be a permitted use and not meet the parking requirements. Baker stated the use will not change. Glaubius stated that currently the structure on proposed Lot 7B is an accessory structure so it is a permitted use as there are other storage units in the main building. Glaubius stated the letters of intent state the building on Lot 7B will have separate units in it to meet the convenience warehouse storage facility definition. Wayman asked if additional doors would be need to access the different bays in the building proposed Lot 7B. Glaubius stated it would need to have separate accesses to each storage bay. Glaubius stated the reason for the V.B.2 and V.B.3 is due to the current configuration of the building on Lot 7B and no certificate of occupancy could be issued until it is in compliance. Baker stated there is already a separate loft in the building on the proposed Lot 7B that would be used as a storage unit. Zitterkopf asked if the city would enforce the sidewalk requirement and if it would be for the whole block or just these lots. Glaubius stated it would be required for these two lots. Glaubius stated he was unsure if this would be enforced. Westphal asked Baker how many feet are between the building and the curb of E. 20th Street. Baker stated he was unsure as that is past the property line. Westphal and Aguallo stated it was 14' feet per the final plat. Wayman stated that there were no neighbors present, and he looks to see if the neighbors would be affected by it. Wayman stated the neighbors seem to be unaffected, and if anyone would be detrimentally affected by the subdivision it would be Westphal who currently owns Lot 7A. Wayman made a positive recommendation. Zitterkopf seconded this.
- 11 Weber stated he had a few more questions, and he relies on experts to provide information and the city providing its view. Weber asked if everything would be in compliance with code if the applicants' follow through with their letters of intent. Aguallo asked if this should be a condition on the motion. Baker stated he thought this would be controlled by the city's issuance of a certificate of occupancy. Glaubius stated no certificate of occupancy could be issued to the building on the proposed Lot 7B until it is in compliance with the requirements of city code. Weber asked Glaubius that if the applicant's followed through with requirements including the sidewalks and permitted use, would it be a permitted use? Glaubius stated he cannot speak for the sidewalk as no plans have been submitted, but the letters of intent state the use of the building of proposed 7B would be permitted use. Weber asked how much of an issue would the sidewalks be. Glaubius stated this was included in the staff comments as it a requirement of the city's subdivision code. Weber stated he was inclined to pass the final plat to the city council; however, he does not want the Planning Commission to send anything out of compliance to the City Council and set a precedent that the Planning Commission is willing to violate city code.

Weber stated he was in favor of a positive recommendation since there are assurances the final plat will meet the requirements of city code.

- 12 Westphal added he had to apply for a certificate of occupancy for both buildings to comply with the zoning code, and that everything cleared. Weber suggested the Planning Commission may need to look at the code as this final plat seems like a “no brainer” since there is an owner who wants to sell, and Aguallo added that the renter of the other building wants to buy. Weber questioned the negative staff recommendation. Glaubius stated staff was not only concerned about current use, but future use. Glaubius stated that due to the small size and lack of space for additional parking, these lots will strictly be limited to warehouse and wholesaling uses. Glaubius added that staff has concerns about access in the future as Westphal and Mackrill get along right now, but that may change in the future or with future owners of the land. Westphal asked Glaubius about the parking space south of the building on Lot 7B and putting down a concrete drive. Westphal stated he had asked Glaubius before, but did not understand why this would not be allowed. Glaubius stated the access concerns are for the access on the property and not from the right-of-way. Glaubius stated the parking south of the building on the proposed Lot 7B is in the right-of-way and therefore considered non-applicable on-street parking. Westphal stated that it would not be on-street parking as its not on the street. Batt informed Westphal that the property line sets back farther than curb.
- 13 Weber referred to Wayman’s motion, and Zitterkopf’s second to make a positive recommendation on the approval of the Final Plat of Lots 7A and 7B, Block 1, Quindt Commercial Tracts to City Council. “Yeas”: Huber, Wayman, Zitterkopf, Weber, Aguallo. “Abstained”: Westphal “Absent”: Estrda, Gompert, Chadwick, Redfern. The motion carried.
- 14 Chairman Weber asked if there was any further business, with there being none, he declared the meeting adjourned at 6:32 PM with the members to signify by saying Aye. Westphal, Huber, Wayman, Zitterkopf, Weber, Aguallo all signified by saying aye.

Chairman Dana Weber

Zachary Glaubius, Secretary

RESOLUTION NO. 20-__

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

WHEREAS, BE IT RESOLVED, the final plat of Lots 7A and 7B, Block 1, Quintd Commercial Tracts, a subdivision of Lot 7 Block 1, Quintd Commercial Tracts, to the City of Scottsbluff, Scotts Bluff County, Nebraska, situated in the SE¼ of the NE ¼ of Section 24, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, dated August 4, 2021, duly made, acknowledged and certified, is approved and the Mayor is authorized to sign the Final Plat on behalf of the City of Scottsbluff, Nebraska. Such Final Plat is ordered to be filed and recorded in the office of the Register of Deeds, Scotts Bluff County, Nebraska.

Passed and approved this ____ day of September, 2021.

Mayor

ATTEST:

City Clerk

City of Scottsbluff, Nebraska

Monday, September 20, 2021

Regular Meeting

Item Reports1

**Council to discuss and consider action on City of Scottsbluff
Façade Improvement Grants.**

Minutes:

Clemens Carpet - 1018 East Overland

Flyover Brewing Company - 1824 Broadway

David M. Martin - 1602 5th Avenue

Staff Contact: Zachary Glaubius, Planning Administrator

Agenda Statement

Item No.

For Meeting of: September 20, 2021

AGENDA TITLE: Community Façade Grant

SUBMITTED BY DEPARTMENT/ORGANIZATION: City of Scottsbluff Community
Redevelopment Authority

PRESENTATION BY: Zachary Glaubius, Planning Administrator/ CRA Secretary

SUMMARY EXPLANATION: The City of Scottsbluff Community Redevelopment Authority approved the following Community Façade Grants at the 9-15-2021 meeting.

1018 East Overland Dr. – Clemens Carpet -\$10,000 grant

-Applicant intends to install new gutters along the northside of building to remedy ice buildup problems on the sidewalk along E. Overland Dr. Applicant also intends to patch, sealcoat, and paint new lines in the parking lot, install a garage door along the north wall, replace existing wood siding, remove and replace concrete north of the building, and remove a sign pole.

1824 Broadway – Flyover Brewing Company- \$10,000 grant

-Applicant intends to extend the handrail from the existing dining area, replace the front door with an accordian style door, and rework the façade to match the existing Flyover Brewery.

1200 3rd Avenue – David Martin - \$10,000 grant

-Applicant intends to paint the three visible sides of the building, install a door where one is boarded up, and install new concrete along 3rd Avenue.

BOARD/COMMISSION RECOMMENDATION: On September 15, 2021, the CRA approved the three above façade grants and made a positive recommendation to the City Council for approval.

STAFF RECOMMENDATION: Staff recommends approval of the three grants.

Rev: 11/15/12 City Clerk

EXHIBITS

Resolution ☐ Ordinance ☐ Contract ☐ Minutes ☐ Plan/Map ☐

Other (specify) Grant Applications and Site Photos

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

APPROVAL FOR SUBMITTAL: _____
City Manager

Rev: 11/15/12 City Clerk

Community Redevelopment Authority Minutes
Regular Scheduled Meeting
September 15, 2021
Scottsbluff, Nebraska

The Community Redevelopment Authority for the City of Scottsbluff met in a regular scheduled meeting on Wednesday September 15, 2021 at 12:00 p.m. in the Scottsbluff City Council Chambers at 2525 Circle Drive, Scottsbluff, Nebraska. A notice of the meeting had been published in the Star-Herald, a newspaper of general circulation in the City, on September 12, 2021. The notice stated the date, time, and location of the meeting, and that the meeting was open to the public, that anyone with a disability desiring reasonable accommodation to attend should contact City Hall. An agenda is kept current and available for public inspection at the Development Services office; provided, the Community Redevelopment Authority could modify the agenda at the meeting if the business was determined that an emergency so required. A copy of the agenda, was delivered to each Community Redevelopment Authority member. An agenda was kept continuously available for public inspection at the office of the Development Services Department at all times from publication to the time of the meeting. A copy of the agenda packet was delivered to each Community Redevelopment Authority member.

ITEM 1: Chairman Bill Trumbull called the meeting to order at 12:00 PM. Roll call consisted of the following members being present: Bill Trumbull, Robert Franco, Bill Knapper, Mary Skiles, Katie Camacho. In attendance on behalf of the city were, Planning Administrator/Secretary Zachary Glaubius, Economic Development Director Starr Lehl, and Deputy City Attorney John Selzer.

ITEM 2: Chairman Trumbull informed all of those in attendance of the Nebraska Open Meetings Act and a copy of such is posted above the bookcase in the back area of the City Council Chambers, for those interested parties.

ITEM 3: Acknowledgment of any changes in the agenda: No changes.

ITEM 4: Citizens with items not scheduled on regular agenda: None

ITEM 7B: Chairman Trumbull and the CRA decided to move Item 7B ahead of Item 6.

ITEM 5: The minutes of July 14, 2021 were reviewed. **Conclusion:** Motion made by Camacho to accept the minutes, seconded by Knapper. "Yeas": Franco, Trumbull, Camacho, Knapper, Skiles "Nays": None

ITEM 7B: Item 7B related to granting extensions to existing façade grants which were unable to complete the project prior to the September 10, 2021 deadline. Trumbull asked Glaubius for any comments. Glaubius stated that most of the applicants were present at the meeting. Glaubius stated Diamond Vogel and Ace Body Shop were unable to attend, but all applicants requesting extensions were dealing with material shortages and contractor delays. Glaubius stated he had received invoices on September 14 and 15 for two of the grants. Trumbull asked if any of the applicants present at the

meeting had any comments. Ralph Paez stated he was concerned with the current prices of materials. David Thiele stated the job at Arthur's Pizza was completed yesterday. Jared Whiting stated he was running behind because of contractor delays. Whiting inquired if he could add the installation of a driveway to the allotted grant. Trumbull stated the CRA can only include work done on the approved application, however Whiting could apply for another grant. Skiles spoke on behalf of her business partner at Tossed and Found Antiques that they had issues with material being ordered and equipment malfunctions. Trumbull asked for a motion to grant the extension requests. Skiles asked if a date needed to be set, and Trumbull stated it would be the December 31, 2021 deadline. Conclusion: Motion made by Knapper, seconded by Franco to approve the Façade Grant deadline extension requests for Whiting Signs, Arthur's Pizza, Tossed and Found, Alarm Security Technicians, High Plains Spa and Recreation, Action Communications, Diamond Vogel, Jessie Martinez, Ace Body Shop, Superior Construction, and RP Empire Holdings. "Yeas": Franco, Trumbull, Camacho, Knapper, Skiles "Nays": None

ITEM 6A: Trumbull introduced Item 6 regarding the Kersch Powerhouse Renovation Project and asked Deputy City Attorney Selzer for a presentation. Selzer disclosed that Simmons Olsen Law Firm represents the applicants, however for TIF applications, the firm represents the city. Selzer stated the project plans for a restaurant on the ground floor, offices on the second floor, and apartments on the third and fourth floors. Selzer stated the first step in reviewing a redevelopment plan is for compliance with the city's Comprehensive Plan. Selzer states the plan for the building is to renovate it for a restaurant, office space, and apartments. Selzer stated the area the building is located is referred to as the Central Business District in the comprehensive plan. The goal of the district is to grow it as a regional commercial center. Selzer stated furthermore the intent of the district is to foster businesses such as restaurants and above ground floor residences. Selzer stated the Planning Commission made a positive recommendation to City Council on the Kersch Powerhouse Renovation Project on September 13, 2021 and found it in compliance with the comprehensive plan.

Selzer stated the second part of the redevelopment plan to review is the Cost-Benefit Analysis. Selzer stated there were a few changes from this Cost-Benefit Analysis compared to the Preliminary Cost-Benefit Analysis. The changes were from the fire suppression system were higher than originally thought. Selzer stated that the costs for architectural and engineering design has been removed. Selzer stated that with renovations of existing buildings, nearly all costs are TIF eligible. However, for recording keeping and audit purposes, the costs are identified. Selzer stated that the tax shift for the building would be from \$274,294 as assessed today and after the improvements the project will increase to approximately \$3,000,000 assessed. Selzer stated that the project will increase the utilization of an underutilized building downtown. Selzer stated there are no negative impacts on public infrastructure costs, and the restaurant would increase employment in the area. Selzer stated no negative impacts on the school district are expected. Trumbull asked for clarity if much had changed from the preliminary application, which Selzer stated no. Franco stated that this is one of the better TIF applications and plans he has seen while on the CRA. Conclusion: Motion by Franco to approve the redevelopment plan, seconded by Skiles. "Yeas": Franco, Trumbull, Camacho, Knapper, Skiles "Nays": None

Selzer stated the second part of the approval for the CRA to review and approve the redevelopment contract and authorize the issuance of tax increment financing note conditional upon the City Council's approval of the Redevelopment Plan. Conclusion: Motion by Camacho to approve the redevelopment contract and issuance of tax increment financing conditional upon the City Council's approval of the Redevelopment Plan, seconded by Knapper. "Yeas": Franco, Trumbull, Camacho, Knapper, Skiles "Nays": None

ITEM 6B: Chairman Trumbull introduced Item 6B which was an application for TIF by BDS3C, LLC. Trumbull stated the application was sent out on Monday to the CRA. Applicant Andrea Margheim spoke and stated the application for the building south of the existing Flyover Brewing Company. The building would be used as a private dining room, storage, and production space. Selzer stated for the TIF process that the CRA is to review the preliminary cost-benefit analysis. Selzer stated this a smaller TIF project although the costs to applicant are quite high. Selzer stated the project will produce approximately \$48,000 and is utilizing private investment and LB840. Selzer stated that while private property is not eligible for TIF and not assessed towards the property, the amount of necessary private property will lead to additional taxes. Selzer stated the property is currently assessed at \$57,410 and the estimated project completion value is \$195,925. The project will lead to the utilization of an underutilized building in the downtown corridor. Selzer stated Flyover Brewing Company intends to add 5 additional workers in the next five years and no negative tax impacts are expected to the taxing authorities. Franco asked if the existing buildings were to be combined or separate. Selzer stated that during the TIF period, the buildings would likely remain separate tax parcels. Franco asked if there would be any complications if the buildings are combined in the future, and Selzer stated there would not be any complications. Conclusion: Motion by Camacho, seconded by Franco for a positive recommendation to the Planning Commission for the TIF application by BDS3C, LLC. "Yeas": Franco, Trumbull, Camacho, Knapper, Skiles "Nays": None

ITEM 7A: Chairman Trumbull introduced Item 7A which was to review and consider the funding of Façade Improvement Grants. The first application reviewed was by Clemens Carpet at 1018 East Overland Drive. Mark Clemens stated he wants to install new gutters on the north side of the building as well as replace the concrete, install a garage door, and remove old signage. Mark stated he also intends on residing the building and redoing the existing parking lot. Mark stated the estimated cost is \$25,000. Conclusion: Motion by Knapper, seconded by Franco to approve the \$10,000 façade grant to Clemens Carpet. "Yeas": Franco, Trumbull, Camacho, Knapper, Skiles "Nays": None

The next façade grant applications were for Midwest Theater at 1705 and 1707 Broadway. Applicant Billy Estes stated the theater is looking to renovate the façade coating and historical replication of the sidewalk. Estes stated the timeline for the project start date is September 15, 2022. Trumbull stated the current deadline is December 31, 2021, and his initial thought is to take the applications under advisement. Selzer stated that could be done, but was not sure how long the funds could last. Glaubius stated the fiscal year for the city is October 1 to September 30. Skiles asked if Midwest Theater had any insurance reimbursement. Estes stated that insurance will not cover the fixes, but the theater has several other funding sources including grants from the State of Nebraska. Camacho asked Glaubius how many funds are available. Glaubius stated if everything were approved today there would be \$75,000 in

funds left. Camacho asked if the funds are rolling. Trumbull stated that the remaining funds are rolling into the 2021-2022 fiscal year. Camacho suggested waiting until the October meeting to take action on the grant. Trumbull stated that if the CRA desired to change the guidelines, it could be done after the December 31, 2021 deadline. Trumbull stated the remaining funds from this year are rolling into next year. Trumbull stated the grants should be readdressed in December 2021, and the CRA can determine whether the project would be completed by the end of the 2021-2022 fiscal year. Franco asked if the Midwest will need to reapply. Trumbull stated that the application would be kept until then. Estes stated that if the estimates were to change, it would only be an increase in costs.

The next façade grant application was for the building owned by Flyover Brewery at 1824 Broadway. Applicant Andrea Margheim stated the proposed door would not be installed until the other work is completed, however asked if it would be possible to submit invoices for the materials if the door is not installed by December 31, 2021. Franco asked Selzer if this is separate from the TIF application. Selzer stated that while it is the same project, the grant would be used for aspects of the building not covered by TIF. Franco stated he was concerned about the different buildings owned by the same owner. Lehl and Trumbull stated it was not different than the applications by Midwest Theater. Selzer stated there would be no complication for the building to have both TIF financing and Façade Improvement Grant. Camacho asked what the timeline for the project completion is. Margheim stated the goal is to be finished by Christmas 2021, and they will push to get the door installed by then. Knapper stated he was not in favor of pre-billing for labor, however he finds pre-billing for material is acceptable. Conclusion: Motion by Franco, seconded by Knapper to approve the \$10,000 Façade Grant to Flyover Brewing Company for a new door, patio, lighting, and signage. "Yeas": Franco, Trumbull, Camacho, Knapper, Skiles "Nays": None

The next façade grant application was for a building located at 1204 3rd Avenue. Applicant David Martin stated he was wanting to clean up his building and found out about the program from a painter. Martin stated he wants to paint the building, install a door in a former doorway and install new concrete. Camacho asked if the project could be completed by December 31, 2021. Martin stated he would. Knapper asked if a business operated out of the building, and Martin stated it is used predominately for storage. Conclusion: Motion by Skiles, seconded by Franco to approve the \$10,000 Façade Grant to David Martin for the property at 1204 3rd Avenue. "Yeas": Franco, Trumbull, Camacho, Knapper, Skiles "Nays": None

The final façade grant application was for a building located at 1200 3rd Avenue. The applicant, Sal Munoz, was not present. Trumbull opened discussion on the grant as the addition is to the rear of the building. Camacho requested the applicants fill out the proposed project section of the application as the previous applications did not have it filled out. Camacho stated the CRA did approve the back garage door at Fireworks Unlimited. Selzer stated the application states eligible projects must be visible not necessarily visible from the street. The CRA reviewed the site and determined the rear of 1200 3rd Avenue is visible from the dead end of 2nd Avenue and the project to be eligible. Conclusion: Motion by Camacho, seconded Skiles to table the application by Sal Munoz until the October CRA Meeting. "Yeas": Franco, Trumbull, Camacho, Knapper, Skiles "Nays": None

ITEM 8: For the staff report, Glaubius stated that \$105,000 approximately is left for grant funds. Glaubius stated Action Communications relinquished the remainder of their grant which equals \$8,995 as their concrete contractor will be unable to complete work by December 31, 2021. Glaubius stated Action Communications would be interested in reapplying if the program continues. Skiles asked if there will be another grant for the East Overland corridor. Lehl stated the East Overland corridor is included in the community façade grant program. Selzer stated the 27th Street & Avenue I gas station TIF project is expected to be on the agenda for the October CRA meeting. Trumbull asked if Selzer knew of any impact to the Shaggy Buffalo Car Wash project with the announcement of another car wash in front of Walmart. Selzer stated he had not heard of any new news regarding the Shaggy Buffalo Car Wash. Selzer stated there will be another TIF application for the former Wards building. Camacho asked what was the developer's intentions for the building. Selzer stated he does not know what the plan is specifically or when they intend to apply. Lehl stated the proposed plans for the former Wards building is commercial on the main floor and residential on the upper floor.

ITEM 9: Other Business: None

ITEM 10: Closed Session: None

ITEM 11: The next Community Redevelopment Authority regular meeting was confirmed to be held on October 13, 2021 at noon.

ITEM 12: Chairman Trumbull asked for a motion to adjourn the meeting at 1:08 PM. Motion to adjourn made by Franco, seconded by Knapper "Yeas": Franco, Skiles, Knapper, Trumbull, Camacho "Nays": None

Bill Trumbull, Chairman

Zachary Glaubius, Secretary

Façade Improvement Program Application

Project Information

1. Applicant Name: Clemens Carpet
Applicant Address: 1018 East Overland
Telephone No.: 308 632-2234 E-Mail Address: M.Clemens@ClemensCarpet.com
Property Owner (if different than applicant): _____
2. Project Site Address: 1018 East Overland
3. Is the Project Site Currently Occupied? Yes ☒ No ☐
4. Land Use of Project Site (Select one):
Restaurant ☐ Retail ☒ Service ☐
☐ Other (Please specify): _____
5. Nature and Name of Business (if applicable): Flooring Store, Clemens Carpet
6. Proposed Project: Describe in detail; attach plans and specifications:
Improve Southwest part of building right off of
East Overland. New gutters, cement, remove old signage,
install awning with new garage door, painting parking.
Also resurface main parking lot, Fill Holes, New lines.
If funding is available, also reside wooden part of
old "Sports Racket" building.
7. List all other funds or assistance the applicant has received from the City in the last 10 years (e.g. other grants, Economic Development Assistance (LB840) loans or grants, Tax Increment Financing)
Type of Assistance: LB 840
Amount: 10,000
Date: Approximately May 2016

8. Estimated Project Costs:

Exterior Improvements (describe) \$ 25000.00

Other (describe)

Total \$ 25000.00

Grant Funds Requested* \$ 10000.00

*Grant funds requested must not exceed the \$10,000 maximum

*Grant funds requested must not exceed 1/2 of the cost of exterior improvements

*Bids or estimates from contractors and material estimates must be included at the time of application

9. Person doing work (if different than applicant): Shane Hays / Hays Contracting
Address: PO Box 129, 109 S Chestnut, Kimball NE 69145
Phone No.: 308-235-5463

10. Project Construction Schedule (estimated):

Start Date 10-1-2021 (weather permitting)

Completion Date 11-1-2021

***ALL WORK MUST BE COMPLETED AND RECEIPTS SUBMITTED TO THE CITY NO LATER THAN SEPTEMBER 10, 2021. IF THE APPLICANT FAILS TO GIVE TIMELY REPORTS TO THE CITY OR, IF BASED ON THE APPLICANT'S MONTHLY REPORTS IT APPEARS TO THE CITY THAT THE WORK WILL NOT BE COMPLETED ON TIME, THE CITY MAY, IN ITS SOLE DISCRETION, RESCIND OR REDUCE THE GRANT AWARD.**

To be completed by Staff:

Zoning of Property C-3

Square footage of building 18,209

Dan DALEY
4030 Plaza Dr #3
Casper WY 82604
307-258-0113

Proposal

PROPOSAL NO.

16

SHEET NO.

412

DATE

7-30-21

PROPOSAL SUBMITTED TO:

WORK TO BE PERFORMED AT:

NAME

Clemen's Carpets

ADDRESS

ADDRESS

Scottsbluff ne

DATE OF PLANS

PHONE NO.

ARCHITECT

We hereby propose to furnish the materials and perform the labor necessary for the completion of

To clean lot with high speed Blowers
patch holes with Asphalt Patch
sealcoat lot with comm. grade Sealers
Replace parking lines (as is)

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of

Dollars (\$ 2800) with payments to be made as follows,

Any alteration or deviation from above specifications involving extra costs will be assessed only upon written order, and will become an extra charge over and above the estimate. All agreements, conditions, and notices, modifications, or changes beyond our control.

Respectfully
submitted

Dan Daley

Per

Note — this proposal may be withdrawn by us if not accepted within 14 days.

ACCEPTANCE OF PROPOSAL

The above price, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature

Date

Signature

PO Box 129
109 S. Chestnut
Kimball, NE 69145
Phone: 308-235-5463
Fax: 308-235-2030

Estimate

Date: 8/5/2021
Claim # 805202101

Bill To: **Clemens Carpet**

1018 East Overland
Scottsbluff, NE 69361
308-632-2234

[illegible]

Balance due at the date of job completion. Past due accounts will be charged 1.5% per month.

Checks made to Hays Contracting and mailed to PO Box 129, Kimball, NE 69145. If you have any questions, please call (308)235-5463 or email shane.hayscontracting@outlook.com

5 Year workmanship Fully insured

ACCEPTANCE OF PROPOSAL: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined.

Signature _____ Date _____ Signature _____

SUBTOTAL

OTHER

Half Down

TOTAL PAID

TOTAL DUE


Shane Hays Business Owner



Façade Improvement Program Application

Project Information

1. Applicant Name: Flyover Brewing Company
Applicant Address: 1824 Broadway
Telephone No. 616-322-4566 E-Mail Address: andrea@flyoverbrewingco.com
Property Owner (if different than applicant): _____
2. Project Site Address: 1820 Broadway
3. Is the Project Site Currently Occupied? Yes ☐ No ☒
4. Land Use of Project Site (Circle one):
☒ Restaurant ☐ Retail ☐ Service
Other (Please specify): Manufacturing / Retail / Tourism
5. Nature and Name of Business (if applicable): _____
6. Proposed Project: Describe in detail; attach plans and specifications:
We are expanding into the building adjacent.
The entire front elevation will be changed, i.e.
removing awning, ^{new} patio railing, new sliding
door, paint, lighting and signage.
7. List all other funds or assistance the applicant has received from the City in the last 10 years (e.g. other grants, Economic Development Assistance (LB840) loans or grants, Tax Increment Financing)
Type of Assistance: LB 840
Amount: 515,000
Date: January 2018

8. Estimated Project Costs:

Exterior Improvements (describe)

see attached

Other (describe)

\$ 35,909.20

Total

Grant Funds Requested*

\$ 35,909.20

\$ 10,000

*Grant funds requested must not exceed the \$10,000 maximum

*Grant funds requested must not exceed 1/2 of the cost of exterior improvements

*Bids or estimates from contractors and material estimates must be included at the time of application

9. Person doing work (if different than applicant):

Anderson & Shaw

Address: 710 Ave 1, Scottsbluff

Phone No.: 308-632-2570

10. Project Construction Schedule (estimated):

Start Date

Oct.

Completion Date

* For applications submitted on or prior to July 14, 2021, all work must be completed and receipts must be submitted to the City for reimbursement by September 10, 2021.

*For applications submitted after July 14, 2021, all work must be completed and receipts must be submitted to the City for reimbursement by December 31, 2021.

IF THE APPLICANT FAILS TO GIVE TIMELY REPORTS TO THE CITY OR, IF BASED ON THE APPLICANT'S MONTHLY REPORTS IT APPEARS TO THE CITY THAT THE WORK WILL NOT BE COMPLETED ON TIME, THE CITY MAY, IN ITS SOLE DISCRETION, RESCIND OR REDUCE THE GRANT AWARD.

To be completed by Staff:

Zoning of Property C-1

Square footage of building



710 Avenue I

Scottsbluff, NE 69361

Quote

Date: August 26, 2021

To:



Project Manager	Job	Payment Terms	Due Date
Brandon Rajewich	Flyover East Façade	As Billed	Upon Completion

Qty	Description	Unit Price	Line Total
	Labor and materials to complete the following: - Remove, rework, and add new handrail to tie in and match existing - Demo and replacement of existing storefront with new accordion style door - Remove existing awning and rework façade to match existing Flyover brewery		\$33,560.00
		Sub-Total	\$33,560.00
		TAX	INC
		PO	\$2,349.20
		Total	\$35,909.20

Quotation prepared by: _____

This is a quotation on the goods named, subject to the conditions noted below: [Describe any conditions pertaining to these prices and any additional terms of the agreement. You may want to include contingencies that will affect the quotation.]

To accept this quotation, sign here and return: _____

Thank you for your business!



Façade Improvement Program Application

Project Information

1. Applicant Name: David M. Martin
Applicant Address: 1602 5th Avenue SB
Telephone No. (308) 631-2875 E-Mail Address: ckimnstr@charter.net
Property Owner (if different than applicant): _____
2. Project Site Address: 1204 3rd Avenue
3. Is the Project Site Currently Occupied? Yes ☒ No ☐
4. Land Use of Project Site (Select one):
Restaurant ☐ Retail ☐ Service ☐
☒ Other (Please specify): Storage
5. Nature and Name of Business (if applicable): N/A
6. Proposed Project: Describe in detail; attach plans and specifications:

7. List all other funds or assistance the applicant has received from the City in the last 10 years (e.g. other grants, Economic Development Assistance (LB840) loans or grants, Tax Increment Financing)
Type of Assistance: None
Amount: _____
Date: _____

8. Estimated Project Costs:

Exterior Improvements (describe)

See attached bid

\$ 38,374⁷⁵

Other (describe)

Total

\$ 38,374⁷⁵

Grant Funds Requested*

\$ 10,000

*Grant funds requested must not exceed the \$10,000 maximum

*Grant funds requested must not exceed 1/2 of the cost of exterior improvements

*Bids or estimates from contractors and material estimates must be included at the time of application

9. Person doing work (if different than applicant):

Munoz Construction

Address:

PO Box 265 Gering, NE

Phone No.:

308-631-8369

10. Project Construction Schedule (estimated):

Start Date

TBD

Completion Date

TBD

***ALL WORK MUST BE COMPLETED AND RECEIPTS SUBMITTED TO THE CITY NO LATER THAN SEPTEMBER 10, 2021. IF THE APPLICANT FAILS TO GIVE TIMELY REPORTS TO THE CITY OR, IF BASED ON THE APPLICANT'S MONTHLY REPORTS IT APPEARS TO THE CITY THAT THE WORK WILL NOT BE COMPLETED ON TIME, THE CITY MAY, IN ITS SOLE DISCRETION, RESCIND OR REDUCE THE GRANT AWARD.**

To be completed by Staff:

Zoning of Property C-3

Square footage of building _____

PROPOSAL NO. _____
DATE September 7, 2021
ADDRESS OF LOSS _____

We hereby propose to perform the labor necessary for the completion of the following:

All is guaranteed to be specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner.

Date: _____

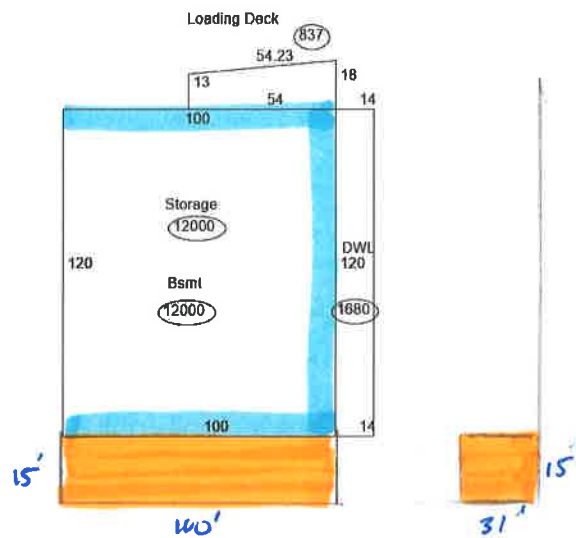
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Dave's Building

Photos

Parcel

00101152
Sale Date
Sale Price
Book & Page





City of Scottsbluff, Nebraska

Monday, September 20, 2021

Regular Meeting

Item Reports2

Council to conduct bi-annual evaluation of the City Manager's job performance in the first year of employment.

Staff Contact: City Council