

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

Regular Meeting
December 17, 2018
6:00 PM

1. Roll Call
2. Pledge of Allegiance.
3. **For public information, a copy of the Nebraska Open Meetings Act is available for review.**
4. Notice of changes in the agenda by the city clerk (Additions may not be made to this agenda less than 24 hours before the beginning of the meeting unless added under Item 5 of this agenda.)
5. Citizens with business not scheduled on the agenda (As required by state law, no matter may be considered under this item unless council determines that the matter requires emergency action.)
6. Closed Session
 - a) Council reserves the right to enter into closed session if deemed necessary if the item is on the agenda as per Section 84-1410 of the Nebraska Revised Statutes.
7. Consent Calendar: (Items in the consent calendar are proposed for adoption by one action for all items unless any member of the council requests that an item be considered separately.)
 - a) Approve the minutes of the December 3, 2018 Regular Meeting
 - b) Approve the release of lien for special assessments set forth from Ordinance No. 3881, dated November 21, 2005 for improvements made by the City in Paving District No. 306.
 - c) Cancel the December 31, 2018 Regular Council meeting as two regular meetings will have already been held in the month of December.
8. Claims
 - a) Regular Claims
9. Financial Report
 - a) Council to receive the October Financial Report.
10. Public Hearings:
 - a) Council to conduct a Public Hearing for this date at 6:00 p.m. to consider a Redevelopment Plan by PIVO, Inc. for the HPB Expansion Project.
 - i) Lot 3B, Block 2 Amended Plat of Lots 3A and 5, Block 2, Case Subdivision to the City of Scottsbluff, Scotts Bluff County,

Nebraska located at 2810 Avenue M.

- b) Council to conduct a Public Hearing for this date at 6:00 p.m. to consider a Redevelopment Plan by Auto Spa, LLC., for the Auto Spa Project.
 - i) Lot 1, Block 1, Plat of Burlington Northern Subdivision of Blocks One, Two, Three, Four, Five and Six, a Subdivision to the City of Scottsbluff, Scotts Bluff County, Nebraska located near the intersection of 27th St. and Ave I.
- 11. Petitions, Communications, Public Input:
 - a) Approve issuance of special arts-related event wine permits for the West Nebraska Arts Center, 106 East 18th Street and special designated liquor licenses for three events on January 19, 2019; January 31, 2019; and May 30, 2019.
- 12. Resolution & Ordinances:
 - a) Council to approve a Resolution regarding the Redevelopment Plan by PIVO, Inc. for the HPB Expansion Project.
 - b) Council to approve a Resolution regarding the Redevelopment Plan by Auto Spa, LLC. for the Auto Spa Project.
 - c) Council to consider an Ordinance annexing tracts of land known as Lot 1, Block 1, Western Addition and tracts of land situated in the W1/2 SW1/4 of Section 19, Township 22 North, Range 54 West of the 6th P.M., Scotts Bluff County. (third reading)
 - d) Council to consider an Ordinance including definitions for Micro Distilleries and Distilleries and including such as a special permitted and permitted use in certain zoning districts within the City. (second reading)
 - e) Council to consider an Ordinance regarding a Zone Change for parcel Lot 1, Block 1, Northern Heights by Foos from an R-1A Single Family to Office & Professional (O&P). (second reading)
 - f) Council to approve a Resolution updating the bank signature authorization.
- 13. Reports from Staff, Boards & Commissions:
 - a) Council to consider approval of the Maintenance Agreement No. 22 renewal between the City of Scottsbluff and the Nebraska Department of Transportation.
 - b) Council to consider approval of a Right of Way and License Agreement with Auto Spa, LLC for the placement and maintenance of a sewer service line, clean outs and water service line and authorize the Mayor to execute the Agreement.
 - c) Council to discuss and consider action on conducting a goal setting/strategy session.
 - d) Council to consider approving a three-year lease agreement for the HIDTA investigator vehicle in the amount of \$340.00 per month and authorize the City Manager to execute the agreement.
- 14. Public Comments: The purpose of this agenda item is to allow for public comment of items for potential discussion at a future Council Meeting. Comments brought to the Council are for information only. The Council will not take any action on the item

except for referring it to staff to address or placement on a future Council Agenda. This comment period will be limited to three (3) minutes per person

15. Council reports (informational only):
16. Scottsbluff Youth Council Representative report (informational only);
17. Adjournment.

City of Scottsbluff, Nebraska

Monday, December 17, 2018

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 Council

City of Scottsbluff, Nebraska

Monday, December 17, 2018

Regular Meeting

Item Consent1

Approve the minutes of the December 3, 2018 Regular Meeting

Staff Contact: City Council

The Scottsbluff City Council met in a regular meeting on Monday, December 3, 2018 at 6:00 p.m. in the Council Chambers of City Hall, 2525 Circle Drive, Scottsbluff. A notice of the meeting had been published on November 30, 2018, 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 November 30, 2018.

Mayor Randy Meininger presided and City Clerk Wright recorded the proceedings. The Pledge of Allegiance was recited. Mayor Meininger 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 address for the record. Mayor Meininger 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: Raymond Gonzales, Mark McCarthy, Jordan Colwell, Randy Meininger, and Scott Shaver. Absent: None. Also present was City Manager Nathan Johnson and City Attorney Kent Hadenfeldt.

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

Council Member McCarthy made the motion, seconded by Council Member Colwell "to approve the minutes of the November 19, 2018 Regular Meeting," "YEAS," Colwell, Meininger, McCarthy, and Gonzales. "NAYS," Shaver. Absent: None.

City Manager Johnson went over the September Financial Report mentioning this is the last month of the fiscal year and we are getting ready for the annual audit on January 14th. Council Member Gonzales asked what the last sales tax numbers were. Mr. Johnson stated we do not have the current numbers yet, but the prior month is approximately \$25,000.00 down from the previous year, same reporting month; just over -5% for the month.

City Clerk Wright reported that Council Members-elect Jeanne McKerrigan, Nathan Green, and Terry Schaub are qualified to be seated as members of the City Council and their bond applications are in process. Council Members elect Jeanne McKerrigan, Nathan Green, and Terry Schaub read their Oaths of Office and were seated as City Council Members. Roll call was taken and the following Council Members were present: Raymond Gonzales, Nathan Green, Jeanne McKerrigan, Scott Shaver, and Terry Schaub. Absent: None.

Moved by Council Member Schaub, seconded by Council Member McKerrigan, "That Council nominate Council Member Gonzales to serve as temporary Chairperson." Nominations were closed as no other nominations were made. "YEAS," McKerrigan, Green, Schaub, and Gonzales. "NAYS," Shaver. Absent: None.

Chairperson Gonzales called for nominations for Mayor. Council Member Schaub nominated Council Member Gonzales as President / Mayor of the City Council.

Moved by Council Member McKerrigan, seconded by Council Member Schaub, “that nominations for the office of Mayor cease to call the question,” “YEAS” Green, Schaub, Gonzales, and McKerrigan. “NAYS” Shaver. Absent: None.

Council Member Gonzales took his seat as Mayor of the City of Scottsbluff.

Mayor Gonzales called for nominations for Vice-President of the Council. Council Member Schaub nominated Council Member McKerrigan for the office of Vice-President of the Council. Moved by Council Member Schaub, seconded by Mayor Gonzales, “that nominations for the office of Vice-President cease to call the question,” “YEAS” Shaver, Gonzales, Schaub, McKerrigan, and Green. “NAYS” None. Absent: None.

Council Member McKerrigan took her seat to serve as Vice-President of the Council.

Newly elected Mayor Gonzales took a few moments to express his sincere appreciation and thanks to former Mayor Randy Meininger and Council Members Mark McCarthy and Jordan Colwell, stating he looks forward to moving the City forward and working with the new Council Members.

At this time, each of the Council Members selected the committees they wished to represent with Council Member Shaver expressing concern about the Youth Council committee. He feels the Ordinance is not being followed; wanting to revisit this committee appointment at a later time. It was put into motion by Council Member Shaver, seconded by Council Member Green “to take Youth Council off the committee appointments due to conflict with the code language,” “YEAS,” Schaub, McKerrigan, Gonzales, Green, and Shaver. “NAYS,” None. Absent: None.

Moved by Council Member Shaver seconded by Council Member Schaub, “to make the following committee appointments:”

- a) Panhandle Area Development District – City Manager or designee; Gonzales
- b) Scottsbluff Drain Operating Committee – Schaub and Green (alternate)
- c) Panhandle Humane Society – Animal Control Officer Bornschlegl
- d) Technical Advisory Committee –Shaver 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) Senior Center – McKerrigan
- h) Resource, Conservation & Development Board (RC&D) - McKerrigan (primary)
- i) Riverside Discovery Center Board – Green
- j) 911 Steering Committee – Shaver and Schaub (alternate)
- k) Western Nebraska Economic Development Committee – ED Director and Schaub (alternate)
- l) Revenue Committee – Gonzales and Shaver
- m) East Overland Steering Committee – Gonzales and Schaub (alternate)
- n) Tri City Active Living Advisory Council – McKerrigan
- o) Platte Alliance Water Supply – Shaver and Green (alternate)
- p) Region 22 Emergency Management Advisory Board - Schaub
- q) Heartland Expressway – Green and Gonzales (alternate)

“YEAS”, Gonzales, Green, McKerrigan, Shaver, and Schaub “NAYS” None. Absent: None.

At 6:29 p.m., Mayor Gonzales moved “to convene as the Scottsbluff Leasing Corporation and to

appoint Council Member Shaver as temporary Chairperson,” seconded by Council Member McKerrigan, “YEAS” McKerrigan, Shaver, Green, Schaub, and Gonzales. “NAYS” None. Absent: None.

(Minutes of the Scottsbluff Leasing Corporation are under separate file)

At 6:34 p.m., moved by Mayor Gonzales, seconded by Council Member Green , “to reconvene the regular meeting,” “YEAS” Gonzales, Green, McKerrigan, Shaver, and Schaub. “NAYS” None. Absent: None. The following Council Members were present: Jeanne McKerrigan, Scott Shaver, Nathan Green, Terry Schaub, and Raymond Gonzales. Absent: None.

City Attorney Kent Hadenfeldt went over the Code of Conduct, which is a guide and model to promote civility between council members, city staff, the public, media and public agencies. Council Member Shaver asked Mr. Hadenfeldt to give a presentation on this subject because he feels it is important, a good reminder, and something the new council would benefit from. During his presentation, Mr. Hadenfeldt touched on the main topics of the guide; including how council interacts with one another, being respectful, honoring the role of the chair, and avoiding private communication. He also reminded council we are a City Manager form of government and contact with City staff must go through Mr. Johnson. He stated council cannot make promises and must act jointly; they are to be clear about representing the city or personal interests and lastly, they are to be respectful of the media being careful and cautious of words that are spoken. Council Member Schaub made the motion “to readopt the City Council Code of Conduct,” seconded by Council Member McKerrigan. “YEAS,” McKerrigan, Green, Schaub, and Gonzales. “NAYS,” Shaver. Absent: None.

Moved by Council Member Shaver, seconded by Council Member Schaub, “that the following claims be and hereby are approved and should be paid as provided by law out of the respective funds designated in the list of claims dated December 3, 2018, as on file with the City Clerk and submitted to the City Council,” “YEAS”, Green, Schaub, Shaver, Gonzales, and McKerrigan. “NAYS” None. Absent: None.

CLAIMS

ADVANCE AUTO PARTS,HEADLAMP FOR ENGINE,15.49; ALARM SECURITY TECHNICIANS, CONTRACTUAL-PD, 14.95; AMAZON.COM HEADQUARTERS,MISC.,841.72; AUTOZONE STORES, INC,DEPT SUPPLIES,453.02; B & H INVESTMENTS, INC,DEP. SUP. - LIBRARY,40.5; BAKER & ASSOCIATES INC,23 CLUB IMPROVEMENTS,8900; BARCO MUNICIPAL PRODUCTS INC,SUPP - QUICK RELEASE POSTS - 48",2545; BLACK HILLS GAS DISTRIBUTION LLC,MONTHLY ENERGY BILL,2942.69; BLUFFS SANITARY SUPPLY INC.,DEPT SUPPLIES,169.34; BRODERICK, MATTHEW,SCHOOLS & CONF-PD,105; BROWN CO,EQUIP MAINT,1250; BROWN, MATTHEW,SCHOOLS & CONF-PD,105; BROWN'S SHOE FIT, CO.,UNIFORMS & CLOTHING,264; BSQUARED FARMING & TRUCKING, LLC & SC BLANTON EXPRESS, LLC,ECONOMIC DEVELOPMENT ASSISTANCE AGREEMENT,150000; BYTES COMPUTER & NETWORK SOLUTIONS,ECONOMIC DEVELOPMENT ASSISTANCE AGREEMENT,100000; CELLCO PARTNERSHIP,TELEPHONE-PD,1384.84; CITIBANK N.A.,SUPP - CARTRIDGES, STAPLES, BANDS, FASTNRS, MARKER,1085.25; CLARK PRINTING LLC,DEP. SUP.,176;COATS CALEB,CONTRACTUAL,45; CORE & MAIN LP,DEPT SUP,10457.67; CREDIT MANAGEMENT SERVICES INC.,WAGE ATTACHMENT,218.06; CYNTHIA GREEN,DEPT

SUPP,87.87; D & H ELECTRONICS INC.,SUPP - CLAMSHELL & TERM RINGS,81.07; DALE'S TIRE & RETREADING, INC.,EQUIP MAINT,34.05; DAS STATE ACCOUNTING-CENTRAL FINANCE,MONTHLY LONG DISTANCE,157.47;DOOLEY OIL INC,OIL & ANTIFREEZE,67.67; DXP ENTERPRISES INC,C AL GAS AND SENSOR,450.6; ENERGY LABORATORIES, INC,SAMPLES,135; FASTENAL COMPANY,SUPP - NUTS & BOLTS,63.13; FAT BOYS TIRE AND AUTO,EQUIP MTNC,36; FEDERAL EXPRESS CORPORATION,POSTAGE,22.8;FERNANDEZ ROBERTO,CONTRACTUAL,30;FLOYD'S TRUCK CENTER, INC,VEHICLE MTNC,374.88; GENERAL ELECTRIC CAPITAL CORPORATION,DEPT SUP,846.53;GENOWAYS NATHAN,SCHOOLS & CONF-PD,26; HAWKINS, INC.,CHEMICALS,2120.1;HD SUPPLY FACILITIES MAINTENANCE LTD,DEPT SUP,1181.63; HOBBY LOBBY STORES INC,SIGNING SUPP - WEEDERS FOR SIGN MATERIAL,29.98; HULLINGER GLASS & LOCKS INC.,BLDG MAINT,176; IDEAL LAUNDRY AND CLEANERS, INC.,DEPT SUPPLIES,433.45; INDEPENDENT PLUMBING AND HEATING, INC,GROUND MAINT,18.52; INFINITY CONSTRUCTION, INC.,42ND STREET - AVE I TO 5TH AVE,165846.72; INGRAM LIBRARY SERVICES INC,BKS.,204.78;INTERNAL REVENUE SERVICE,WITHHOLDINGS,64113.55; INTRALINKS, INC,BROADBAND ROUTER- TRANSPORTATION,782.95;JOHN DEERE FINANCIAL,UNIFORMS & CLOTHING,328.49; JOHN DEERE FINANCIAL,VEHI MAINT,27.98; JOHN DEERE FINANCIAL,EQUIP MAINT,24.73; KIRK BERNHARDT,CONTRACTUAL,500;KNOW HOW LLC,EQUIP MTNC,1881.44; KOLB T NATHAN,CONTRACTUAL,45; KRIZ DAVIS,ELECT. SUPP - WIRE, CONDUIT, CAPS, CEMENT,238.66; LITZELMAN KALE,CONTRACTULA,30; LOFINK BRADEN,CONTRACTUAL,45; LUCKINBILL BENJAMIN,SCHOOLS & CONF-PD,26; M.C. SCHAFF & ASSOCIATES, INC,PROF. SERVICES - 42ND ST (AVE I TO 5TH AVE),31202.5; MAILFINANCE INC,MONTHLY LEASE,148.76;ALTOS-GARCIA ARNOLDO,CONTRACTUAL,30; MANN JACK,CONTRACTUAL,30;MATHESON TRI-GAS INC,ACETYLENE FOR CUTTING TORCH,26.09;MENARDS, INC,DEPT SUP,893.06; MICHAEL B KEMBEL,BUILDING MTNC,125.4; MIDWEST CONNECT, LLC,DEPT SUPP,1220.67; MIRACLE RECREATION EQUIPMENT,DEPT SUPP,756;NE COLORADO CELLULAR, INC,CONTRACTUAL SVC,75.52; NE DEPT OF REVENUE,TAX WITHHOLDINGS,31697.9; NE LIBRARY COMMISSION,CONT SRVCS.,750; NEBRASKA ASSOCIATION OF CHIEF'S OF POLICE,MEMBERSHIPS-PD,50;NEBRASKA PUBLIC POWER DISTRICT,ELECTRICITY,19816.61; NORTHWEST PIPE FITTINGS, INC. OF SCOTTSBLUFF,GROUND MAINT,307.61;OLSON JOSEPH,CONTRACTUAL,45;PANHANDLE ENVIRONMENTAL SERVICES INC,CONTRACTUAL SVC,250.5; PANHANDLE HUMANE SOCIETY,CONTRACTUAL,5174.59; PLATTE VALLEY BANK,HEALTH SAVINGS ACCT,13726.6; POLAR EXPRESS HVAC/R LLC,EQUIP MAINT,528.88; POSTMASTER,POSTAGE,513.54; POWERPLAN,EQUIP MTNC,2270.93; PRO OVERHEAD DOOR,CONTRACTUAL SVC,218; QUILL CORPORATION,DEPT SUPPL-PD,238.48;REGIONAL CARE INC,HEALTH INSURANCE PREMIUM - DEC. 2018,85228.56; REGIONAL WEST MEDICAL CENTER,GAUZE AND COBAN-MEDICAL SUPPLIES,8.96; REGISTER OF DEEDS,LEGAL,40; ROOSEVELT PUBLIC POWER DISTRICT, ELECTICITY, 1752.81;RURAL HEALTH DEVELOPMENT, INC.,ECONOMIC DEV,6383.33; S M E C,SMEC,160; SANDBERG IMPLEMENT, INC,DEPT SUPP,1402.68; SATO, LEANN,SCHOOLS & CONF,76; SCB COUNTY TREASURER,REIMBURSEMENT - 2017 SHSP -

REGION 22,1400; SCOTTSBLUFF WINSUPPLY COMPANY,GROUND MAINT,183.82; SCOTTSBLUFF/GERING CHAMBER OF COMMERCE,SCHOOL & CONF,30; SHERIFF'S OFFICE,LEGAL FEES-PD,221.58; SHERWIN WILLIAMS,SUPP - STRAINERS,16.64; SIMON CONTRACTORS,CONCRETE FOR STREET REPAIR,2555.8; SIRSI CORPORATION,CONT. SRVCS.,1126.07; SNELL SERVICES INC.,EQUIP. MAINT.,1866; STATE HEALTH LAB,SAMPLES,344; SUHOR INDUSTRIES, INC.,DEPT SUPP,295; TRANS IOWA EQUIPMENT LLC,EQUIP MAINT,617.14; TWIN CITY AUTO, INC,SNOW PLOW DEFLECTOR,264.36; TYLER TECHNOLOGIES, INC,UB ONLINE FEE 12/1/18 - 12/31/18,348; UNION BANK & TRUST,RETIREMENT,39357.29;US BANK,SCHOOLS & CONF-PD,2282.9; WEST NEBRASKA CLAIMS SERVICE, INC,CLAIM,404.2;WESTERN PATHOLOGY CONSULTANTS, INC,2019 POLICY UPDATES,75;WIN INVESTMENTS INC,SCHOOLS & CONF,473.6; WYOMING FIRST AID & SAFETY SUPPLY, LLC,DEPT SUPPLIES,13.17; WYOMING WATER DEVELOPMENT OFF,PAWS FEASIBILITY STUDY,3385.63; ZM LUMBER INC,GROUND MAINT,8.93;

Mayor Gonzales opened the public hearing at 6:40 p.m. to consider an Ordinance-proposed text changes including definitions for Micro Distilleries and Distilleries and including such as a special permitted and permitted use in zoning districts C-1, C-2, C-3, M-1, & M-2.

Mr. Phillip Mitchell and Mr. Austin Propp, owners of Great Plains Distillery, came before Council explaining they have moved their business downtown and hope to boost the downtown area; however, they are in the C-1 district which currently does not allow for a Distillery or Micro distillery. The new Ordinance will allow a special use permit in zones C-1 and C-2 for Micro distilleries and will allow both in C-3, M-1, and M-2. There were no more comments from the public. Mayor Gonzales closed the public hearing at 6:44 p.m.

Council Member Shaver asked if there would be any fire issues since the buildings are touching each other. Mr. Johnson did not see that as an issue.

Mayor Gonzales opened the public hearing at 6:46 p.m. to consider an Ordinance-proposed text changes to include regulations regarding signs and revise the sign tables to allow for free standing signs in zoning districts PBC, C-1, C-2, C-3, M-1, & M-2. Mr. Johnson stated this is a cleanup to the sign codes a couple years ago that did not include free standing signs in the zoning districts listed above. There were no comments from the public. Mayor Gonzales closed the public hearing at 6:48 p.m.

Mayor Gonzales opened the public hearing at 6:49 p.m. to consider a Zone Change for parcel Lot 1, Block 1, Northern Heights by Foos from an R-1A Single Family to Office and Professional (O&P). Mr. Johnson explained this is a request from Western States Bank and staff is recommending approval. Council Member Schaub asked where the entrance to the property would be at. Mr. Jack Baker, with Baker and Associates, stated the intent is that the exit and entrance would be off of Avenue B. There were no more comments from the public. Mayor Gonzales closed the public hearing at 6:50 p.m.

Mayor Gonzales opened the public hearing at 6:51 p.m. to consider a Resolution taking formal action and adopting a uniform policy pursuant to the Local Government Miscellaneous Expenditure Act. Mr. Johnson stated due to updates in the State Legislature we are required to hold a public hearing when we establish a uniform policy setting dollar amounts on recognition dinners and awards for elected or appointed officials, employees, or volunteers with the City of Scottsbluff.

Mr. Randy Meininger stated he wanted this for discussion because he perceives recognition to be important. He feels tree planting is a great recognition, not only to honor an individual, but a type of award that will last forever. Ms. Amy Seiler with the Nebraska Forest Service also spoke in support of this proposal. She stated that in Scottsbluff we have 8044 trees and it is very important to keep adding to the tree canopy of the community; stating Scottsbluff is a Tree City USA and this is a way to continue that tradition and benefit the city. There were no more comments from the public. Mayor Gonzales closed the public hearing at 6:55 p.m.

Council Member Shaver introduced the Ordinance including definitions for Micro Distilleries and Distilleries and including such as a special permitted and permitted use in certain zoning districts within the City and was read by title on first reading: **AN ORDINANCE FOR THE CITY OF SCOTTSBLUFF, NEBRASKA, AMENDING ARTICLE 2, CHAPTER 25 OF THE MUNICIPAL CODE TO INCLUDE DEFINITIONS FOR A MICRO DISTILLERY AND DISTILLERY, CORRECTING A TYPOGRAPHIC ERROR IN SECTION 25-2-13.2, AND AMENDING ARTICLE 3 OF CHAPTER 25 BY INCLUDING SUCH A MICRO DISTILLERY AND DISTILLERY AS A SPECIAL PERMITTED AND A PERMITTED USE IN CERTAIN ZONING DISTRICTS WITHIN THE CITY, REPEALING ALL PRIOR ORDINANCES, PROVIDING FOR AN EFFECTIVE DATE AND PROVIDING FOR PUBLICATION IN PAMPHLET FORM.**

Council Member Shaver asked that the Ordinance to be read out because there might be citizen input at the other meetings. He also asked, at the next meeting, to have a red letter addition of the Ordinance to see the changes made.

Council Member Shaver introduced Ordinance No. 4238 including regulations regarding signs and revising the sign tables to allow for free standing signs in certain zoning districts within the City and was read by title on first reading: **AN ORDINANCE OF THE CITY OF SCOTTSBLUFF, NEBRASKA AMENDING CHAPTER 25, ARTICLE 6, SECTION 1.6 OF THE SCOTTSBLUFF MINICIPAL CODE TO INCLUDE REGULATIONS REGARDING SIGNS AND REVISE THE SIGN TABLES TO ALLOW FOR FREE STANDING SIGNS, REPEALING ALL PRIOR SECTIONS, PROVIDING FOR AN EFFECTIVE DATE, AND PROVIDING FOR PUBLICATION IN PAMPHLET FORM.**

Moved by Mayor Gonzales, seconded by Council Member Green, "that the statutory rule requiring the Ordinance be read by title on three different days be suspended," "YEAS," Gonzales, Green, McKerrigan, and Schaub. "NAYS," Shaver. Absent: None.

The motion carried having been approved by three-fourths of the Council Members. Moved by Council Member Schaub, seconded by Council Member McKerrigan, "that Ordinance No. 4238 be adopted," "YEAS," McKerrigan, Shaver, Green, Schaub, and Gonzales. "NAYS," None. Absent: None.

Council Member Green introduced the Ordinance regarding a Zone Change for parcel Lot 1, Block 1, Northern Heights by Foos from an R-1A Single Family to Office & Professional (O&P) and was read by title on first reading: **AN ORDINANCE DEALING WITH ZONING, AMENDING SECTION 25-1-4 BY UPDATING THE OFFICIAL ZONING DISTRICT MAP TO SHOW THAT LOT 1, BLOCK 1, NORTHERN HEIGHTS BY FOOS, SCOTTS BLUFF COUNTY, NEBRASKA, CURRENTLY ZONED AS R-1A SINGLE FAMILY, WILL NOW BE INCLUDED IN O & P OFFICE AND PROFESSIONAL, AND REPEALING PRIOR SECTION 25-1-4.**

Council Member Shaver stated since this rezone involves other residents, he would like to see one more reading of the Ordinance. Council Member Schaub, disagreed, stating the public had ample opportunity to show up at the public hearing held earlier this evening.

Council Member Schaub, seconded by Council Member McKerrigan moved “that the statutory rule requiring the Ordinance be read by title on three different days be suspended,” “YEAS,” Gonzales, Schaub, and McKerrigan. “NAYS,” Shaver and Green. Absent: None. The motion failed by not being approved by three-fourths of the Council.

Council Member McKerrigan, seconded by Council Member Schaub made the motion “to approve Resolution No. 18-12-01 taking formal action and adopting a uniform policy pursuant to the Local Government Miscellaneous Expenditure Act,” “YEAS,” Schaub, McKerrigan, Gonzales, Green, and Shaver. “NAYS,” None. Absent: None.

RESOLUTION 18-12-01

A Resolution of the City of Scottsbluff, Nebraska, to take formal action and adopt a uniform policy pursuant to the Local Government Miscellaneous Expenditure Act.

BE IT RESOLVED by the Mayor and City Council of the City of Scottsbluff, Nebraska, a municipal corporation:

1. The City of Scottsbluff, through its staff, is authorized to hold one recognition dinner each year for elected and appointed officials, employees, and volunteers of the city, including persons serving on local governmental boards or commissions. The maximum cost per person for such recognition dinner shall be fifty dollars (\$50.00).

2. Be it further resolved that in recognition of a council member's service no plaque, certificate or achievement, or item of value awarded to an elected or appointed official, employee, or volunteer of the City of Scottsbluff, including persons serving on local governmental boards or commissions, shall exceed two hundred dollars (\$200.00) in value.

3. This Resolution shall become effective upon its passage and approval.

Passed and approved on December 3, 2018.

Mayor

ATTEST:

Council introduced the Ordinance requesting annexation from property owners Western Sugar Company and Eric and Brandy Reichert and was read by title on second reading: **AN ORDINANCE OF THE CITY OF SCOTTSBLUFF, NEBRASKA, ANNEXING TRACTS OF LAND KNOWN AS LOT 1, BLOCK 1, WESTERN ADDITION AND TRACTS OF LAND SITUATED IN THE W1/2 SW1/4 OF SECTION 19, TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE 6TH P.M., ALL IN SCOTTS BLUFF COUNTY, NEBRASKA, AND PROVIDING FOR PUBLICATION IN PAMPHLET FORM.**

Council introduced Ordinance No. 4239 designating the public way in Immigrant Trail Subdivision as Migrant Way, authorizing its use as a street and was read by title on second reading: **AN ORDINANCE OF THE CITY OF SCOTTSBLUFF, NEBRASKA, DESIGNATING THE PUBLIC WAY IN IMMIGRANT TRAIL SUBDIVISION AS MIGRANT WAY, AUTHORIZING ITS USE AS A STREET, PROVIDING FOR AN EFFECTIVE DATE AND PROVIDING FOR PUBLICATION IN PAMPHLET FORM.**

Mr. Dave Schaff with M.C. Schaff and Associates addressed Council regarding the confusion between right of way and public way, stating it is more of a semantics issue. Originally, he stated, due to the interest of putting in a rail spur a public right of way could not be used, so that is when the public way was introduced. The problem with development standards now, is that it has to be deemed a public right of way to get a street name and address for a potential subdivision to the West. Council Member Shaver stated a concern, that it does not meet the guidelines of a public street and that anyone who develops an area such as this could make this request again. Mr. Schaff said this particular stretch is already platted and the City can enforce an improvement district to property owners in the future.

Mayor Gonzales, seconded by Council Member Schaub moved "that the statutory rule requiring the Ordinance be read by title on three different days be suspended," "YEAS," Gonzales, Green, McKerrigan, Shaver, and Schaub, "NAYS," None. Absent: None.

The motion carried having been approved by three-fourths of the Council Members. Moved by Council Member Schaub, seconded by Council Member McKerrigan, "that Ordinance No. 4239 be adopted," "YEAS," McKerrigan, Green, Schaub, and Gonzales. "NAYS," Shaver. Absent: None.

Mr. Johnson explained to Council that the City has received an application from Ms. Astrid Munn to be appointed to the Parks, Recreation, and Tree Board. Council Member Shaver commented that he would like to see the City advertise for the position in hopes of getting someone who is more qualified and to reach out to all interested parties. Mayor Gonzales stated it is hard to find people who want to take the initiative and volunteer to serve on a board and because of that made the motion "to appoint Astrid Munn to the Parks, Recreation, and Tree Board," seconded by Council Member Schaub. "YEAS," Green, Schaub, Gonzales, and McKerrigan. "NAYS," Shaver. Absent: None.

Regarding the License Agreement with Auto Spa, LLC, Mr. Johnson explained the City owns a pie shaped section on the SW corner of 27th Street and Avenue I and this agreement will allow access off of 27th Street to the parcel. Council Member Schaub made the motion, seconded by Council Member McKerrigan “to approve a License Agreement with Auto Spa, LLC and authorize the Mayor to execute the Agreement,” “YEAS,” Shaver, Gonzales, Schaub, McKerrigan, and Green. “NAYS,” None. Absent: None.

Mr. Johnson stated the copier service contract renewal with Copier Connection is for the Water and Wastewater office copier; is \$350.00 per year, plus sales tax, for three years at approximately 36,000 copies yearly. Council Member Shaver asked how this contract compares to the previous, with Mr. Johnson stating it is the same. Council Member Shaver made the motion, seconded by Council Member Schaub “to approve a Copier Service contract renewal with Copier Connection, Inc. for the Water and Wastewater office copier and authorize the Mayor to execute the Contract,” “YEAS,” Schaub, McKerrigan, Gonzales, Green, and Shaver. “NAYS,” None. Absent: None.

As one of our CIP items, Mr. Johnson explained the Software Service Agreement with Sensus USA, Inc. for the water department stating this software allows the City to get hour by hour water readings for city assets, as well as, residential and commercial customers. He also clarified \$140,000 has been budgeted for this expense; however, this agenda item is just for the service agreement. Council Member Green asked the duration of the agreement. Legal Counsel Hadenfeldt stated he believed a ten year term. It was put into motion by Mayor Gonzales, seconded by Council Member Schaub “to approve a Software Service Agreement with Sensus USA, Inc. for the FlexNet Advanced Metering Infrastructure System for meter reading and authorize the Mayor to execute the Agreement,” “YEAS,” Gonzales, Green, McKerrigan, and Schaub. “NAYS,” Shaver. Absent: None.

Under public comments, Mr. Robert Kinsey, resident, approached the Council regarding concerns with the Riverside Discovery Center. He expressed uneasiness, specifically with the contract that is up for renewal in 2020, stating the zoo gets \$350,000.00 per year from the City, which will amount to 3.5 million dollars at the end of the term. He expressed the Riverside Zoo is a private entity and asked why they are better than any other private entity in the city. He also suggested that the money that has gone to the zoo could have been used to renovate a swimming pool, mentioning the City could face a dilemma in the future. He feels it is time for the zoo to “stand on its own”.

Public Works Director Mark Bohl informed Council that 42nd Street is open and the speed limit signs are up. They have closed construction for the winter, but will resume in the spring.

Under Council reports, former Mayor Randy Meininger updated the new Council on committee dates and times. He addressed the Senior Center meetings, which are the 2nd Tuesday of every month; stating the committee member is invited to lunch and not a voting member, but a liaison for the City. He also mentioned the 911 advisory group is working with different departments, both police and fire, regarding the automatic vehicle locators. Mayor Gonzales mentioned the PADD meeting is next Thursday, December 13th, at the Cirrus House Conference Room. Council Member Shaver stated no PAWS or 911 meeting this month and asked that the Youth Council Ordinance be looked at and repealed, as he is not getting any feedback from the school. He suggested the youth, in any grade, any school, could come when they want to. Also, the football team did go to state, but unfortunately, were not victorious.

Council Member Schaub, seconded by Council Member McKerrigan made the motion “to adjourn the meeting at 7:30 p.m.,” “YEAS,” McKerrigan, Shaver, Green, Schaub, and Gonzales. “NAYS,” None. Absent: None.

Mayor

Attest:

City Clerk

“SEAL”

City of Scottsbluff, Nebraska

Monday, December 17, 2018

Regular Meeting

Item Consent2

Approve the release of lien for special assessments set forth from Ordinance No. 3881, dated November 21, 2005 for improvements made by the City in Paving District No. 306.

Staff Contact: City Council

RELEASE OF LIEN FOR SPECIAL ASSESSMENTS

In consideration of the payment of the special assessments in favor of the City of Scottsbluff, a Nebraska municipal corporation (the "City"), the City hereby releases any and all liens resulting from the assessments set forth in Ordinance No. 3881, dated November 21, 2005, for improvements made by the City in Paving District No. 306 on the following described property:

A portion of land located in the Southeast Quarter (SE¼) of Section 15, Township 22 North, Range 55 West of the 6th Principal Meridian, Scotts Bluff County, Nebraska, to be used in the creation of a street improvement district for the City of Scottsbluff, Nebraska, more particularly described as follows: BEGINNING at a found 3/4" iron rod which monuments the northwest corner of Lot 1, Bjorling Addition as recorded in Deed Book 207, Page 383 of the Deed Records of Scotts Bluff County, said point being the POINT OF BEGINNING of this description; THENCE South 02°02'30" West along the west line of said Lot 1 a distance of 49.67 feet; THENCE North 88°21'40" West along a line that is 50 feet south and parallel to the south right-of-way line of 29th Street a distance of 538.41 feet to a point on the proposed east right-of-way line of Avenue "K"; THENCE North 02°03'30" East along said proposed right-of-way line a distance of 49.67 feet to a point on the south right-of-way line of 29th Street; THENCE South 88°21'40" East along said south right-of-way line of Avenue K a distance of 538.41 feet to said northwest corner of Lot 1 and the POINT OF BEGINNING containing 0.618 Acres, more or less.

Dated: _____, 2018.

CITY OF SCOTTSBLUFF,
A Nebraska Municipal Corporation,

By _____
Raymond Gonzales, Mayor

ATTEST:

City Clerk

STATE OF NEBRASKA, SCOTTS BLUFF COUNTY:

The above RELEASE OF LIEN FOR SPECIAL ASSESSMENTS was acknowledged before me on _____, 2018, by Raymond Gonzales, Mayor of the City of Scottsbluff, a Nebraska municipal corporation, on behalf of the City.

Notary Public

City of Scottsbluff, Nebraska

Monday, December 17, 2018

Regular Meeting

Item Consent3

Cancel the December 31, 2018 Regular Council meeting as two regular meetings will have already been held in the month of December.

Staff Contact: City Council

City of Scottsbluff, Nebraska

Monday, December 17, 2018

Regular Meeting

Item Claims1

Regular Claims

Staff Contact: Liz Hilyard, Finance Director

UTILITY REFUNDS 12-17-18

Account #	Status	Contact	Service Address	Refund Amount
020-1923-05	Inactive	JUSTIN R SHADDICK	705 W 25TH ST SCOTTSBLUFF NE 69361	56.24
015-6709-03	Inactive	JUDY K PEDERSEN	21 STONEY CREEK DR SCOTTSBLUFF NE 69361	39.8
015-5800-04	Inactive	FERGUSON REAL ESTATE	556 W 42ND ST SCOTTSBLUFF NE 69361	2.55
070-4760-09	Inactive	JENNIE BREHM	1925 E 32ND ST SCOTTSBLUFF NE 69361	11.31
Total				
4				\$109.90



Expense Approval Report

By Vendor Name

Post Dates 12/04/2018 - 12/17/2018

Description (Payable)	Account Name	(None)	(None)	(None)	Amount
Vendor: 00393 - ACTION COMMUNICATIONS INC.					
Fund: 111 - GENERAL					
EQUIP MAINT-PD	EQUIPMENT MAINTENANCE				285.55
EQUIP MAINT-PD	EQUIPMENT MAINTENANCE				108.75
EQUIP MAINT-PD	EQUIPMENT MAINTENANCE				136.18
Fund 111 - GENERAL Total:					530.48
Fund: 621 - ENVIRONMENTAL SERVICES					
INTERNET SERVICE 12/1/18 - 12...	DEPARTMENT SUPPLIES				55.00
Fund 621 - ENVIRONMENTAL SERVICES Total:					55.00
Fund: 631 - WASTEWATER					
INTERNET SERVICE 12/1/18 - 12...	DEPARTMENT SUPPLIES				55.00
Fund 631 - WASTEWATER Total:					55.00
Vendor 00393 - ACTION COMMUNICATIONS INC. Total:					640.48
Vendor: 09292 - ADVANCED CUTTING SYSTEMS, INC					
Fund: 212 - TRANSPORTATION					
SIGNING MATERIAL - CLEAR TR...	DEPARTMENT SUPPLIES				415.25
Fund 212 - TRANSPORTATION Total:					415.25
Vendor 09292 - ADVANCED CUTTING SYSTEMS, INC Total:					415.25
Vendor: 05887 - ALLO COMMUNICATIONS,LLC					
Fund: 111 - GENERAL					
LOCAL TELEPHONE CHARGES	TELEPHONE				269.26
LOCAL TELEPHONE CHARGES	TELEPHONE				69.90
LOCAL TELEPHONE CHARGES	TELEPHONE				68.40
LOCAL TELEPHONE CHARGES	TELEPHONE				37.36
LOCAL TELEPHONE CHARGES	TELEPHONE				160.00
LOCAL TELEPHONE CHARGES	TELEPHONE				177.77
LOCAL TELEPHONE CHARGES	TELEPHONE				393.56
LOCAL TELEPHONE CHARGES	TELEPHONE				1,593.05
LOCAL TELEPHONE CHARGES	TELEPHONE				521.48
LOCAL TELEPHONE CHARGES	TELEPHONE				198.95
LOCAL TELEPHONE CHARGES	TELEPHONE				51.92
Fund 111 - GENERAL Total:					3,541.65
Fund: 212 - TRANSPORTATION					
LOCAL TELEPHONE CHARGES	TELEPHONE				398.46
Fund 212 - TRANSPORTATION Total:					398.46
Fund: 213 - CEMETERY					
LOCAL TELEPHONE CHARGES	TELEPHONE				69.90
Fund 213 - CEMETERY Total:					69.90
Fund: 621 - ENVIRONMENTAL SERVICES					
LOCAL TELEPHONE CHARGES	TELEPHONE				163.35
Fund 621 - ENVIRONMENTAL SERVICES Total:					163.35
Fund: 631 - WASTEWATER					
LOCAL TELEPHONE CHARGES	TELEPHONE				188.25
Fund 631 - WASTEWATER Total:					188.25
Fund: 641 - WATER					
LOCAL TELEPHONE CHARGES	TELEPHONE				153.36
Fund 641 - WATER Total:					153.36
Fund: 661 - STORMWATER					
LOCAL TELEPHONE CHARGES	TELEPHONE				33.52
Fund 661 - STORMWATER Total:					33.52

Expense Approval Report

Post Dates: 12/04/2018 - 12/17/2018

Description (Payable)	Account Name	(None)	(None)	(None)	Amount
Fund: 721 - GIS SERVICES					
LOCAL TELEPHONE CHARGES	TELEPHONE				34.36
Fund 721 - GIS SERVICES Total:					34.36
Fund: 725 - CENTRAL GARAGE					
LOCAL TELEPHONE CHARGES	TELEPHONE				92.45
Fund 725 - CENTRAL GARAGE Total:					92.45
Vendor 05887 - ALLO COMMUNICATIONS,LLC Total:					4,675.30
Vendor: 02118 - ANITA'S GREENSCAPING INC					
Fund: 111 - GENERAL					
Cont. srvc.	CONTRACTUAL SERVICES				242.00
Fund 111 - GENERAL Total:					242.00
Vendor 02118 - ANITA'S GREENSCAPING INC Total:					242.00
Vendor: 06781 - ASSURITY LIFE INSURANCE CO					
Fund: 713 - CASH & INVESTMENT POOL					
LIFE INSURANCE	LIFE INS EE PAYABLE				32.95
Fund 713 - CASH & INVESTMENT POOL Total:					32.95
Vendor 06781 - ASSURITY LIFE INSURANCE CO Total:					32.95
Vendor: 04575 - AUTOZONE STORES, INC					
Fund: 212 - TRANSPORTATION					
SUPP - CAR WAX & INTERIOR D...	DEPARTMENT SUPPLIES				27.96
Fund 212 - TRANSPORTATION Total:					27.96
Fund: 725 - CENTRAL GARAGE					
EQUIP MTNC	EQUIPMENT MAINTENANCE				-107.24
Fund 725 - CENTRAL GARAGE Total:					-107.24
Vendor 04575 - AUTOZONE STORES, INC Total:					-79.28
Vendor: 00295 - B & H INVESTMENTS, INC					
Fund: 111 - GENERAL					
BLDG MAINT-PD	BUILDING MAINTENANCE				10.75
BLDG MAINT-PD	BUILDING MAINTENANCE				10.75
BLDG MAINT-PD	BUILDING MAINTENANCE				10.75
BLDG MAINT-PD	BUILDING MAINTENANCE				10.75
BLDG MAINT-PD	BUILDING MAINTENANCE				10.75
BLDG MAINT-PD	BUILDING MAINTENANCE				10.75
Dep. sup.-LIBRARY	DEPARTMENT SUPPLIES				40.50
Fund 111 - GENERAL Total:					105.00
Fund: 212 - TRANSPORTATION					
SUPP - WATER	DEPARTMENT SUPPLIES				30.50
SUPP - WATER	DEPARTMENT SUPPLIES				51.50
Fund 212 - TRANSPORTATION Total:					82.00
Fund: 621 - ENVIRONMENTAL SERVICES					
dept supplies	DEPARTMENT SUPPLIES				23.50
DEPT SUPPLIES	DEPARTMENT SUPPLIES				16.50
DEPT SUPPLIES	DEPARTMENT SUPPLIES				41.50
Fund 621 - ENVIRONMENTAL SERVICES Total:					81.50
Vendor 00295 - B & H INVESTMENTS, INC Total:					268.50
Vendor: 00734 - BIRUTA D. WALTON					
Fund: 641 - WATER					
EQUIP MAINT	EQUIPMENT MAINTENANCE				132.79
Fund 641 - WATER Total:					132.79
Vendor 00734 - BIRUTA D. WALTON Total:					132.79
Vendor: 00405 - BLUFFS SANITARY SUPPLY INC.					
Fund: 111 - GENERAL					
DEPT SUPPL-PD	DEPARTMENT SUPPLIES				74.15
DEPT SUPPL-PD	DEPARTMENT SUPPLIES				74.14
DEPT/JANIT SUPPL-PD	DEPARTMENT SUPPLIES				40.55

Expense Approval Report

Post Dates: 12/04/2018 - 12/17/2018

Description (Payable)	Account Name	(None)	(None)	(None)	Amount
DEPT/JANIT SUPPL-PD	DEPARTMENT SUPPLIES				40.54
DEPT/JANIT SUPPL-PD	JANITORIAL SUPPLIES				31.24
DEPT/JANIT SUPPL-PD	JANITORIAL SUPPLIES				31.24
Jan. sup.	JANITORIAL SUPPLIES				92.45
JANIT SUPPL-PD	JANITORIAL SUPPLIES				13.87
JANIT SUPPL-PD	JANITORIAL SUPPLIES				13.87
EQUIP MAINT	EQUIPMENT MAINTENANCE				28.00
Jan. sup.	JANITORIAL SUPPLIES				140.90
Jan. sup.	JANITORIAL SUPPLIES				83.98
Fund 111 - GENERAL Total:					664.93
Fund: 631 - WASTEWATER					
DEPT SUP	DEPARTMENT SUPPLIES				142.38
Fund 631 - WASTEWATER Total:					142.38
Fund: 641 - WATER					
DEPT SUP	DEPARTMENT SUPPLIES				142.39
Fund 641 - WATER Total:					142.39
Vendor 00405 - BLUFFS SANITARY SUPPLY INC. Total:					949.70
Vendor: 09926 - BROWN CO					
Fund: 111 - GENERAL					
EQUIP MAINT	EQUIPMENT MAINTENANCE				387.94
Fund 111 - GENERAL Total:					387.94
Vendor 09926 - BROWN CO Total:					387.94
Vendor: 00735 - CAPITAL BUSINESS SYSTEMS INC.					
Fund: 111 - GENERAL					
CONTRACTUAL-PD	CONTRACTUAL SERVICES				38.00
Cont. srvc.	CONTRACTUAL SERVICES				165.26
EQUIP MAINT	EQUIPMENT MAINTENANCE				102.56
Fund 111 - GENERAL Total:					305.82
Vendor 00735 - CAPITAL BUSINESS SYSTEMS INC. Total:					305.82
Vendor: 00055 - CARR- TRUMBULL LUMBER CO, INC.					
Fund: 641 - WATER					
DEPT SUP	DEPARTMENT SUPPLIES				208.80
Fund 641 - WATER Total:					208.80
Vendor 00055 - CARR- TRUMBULL LUMBER CO, INC. Total:					208.80
Vendor: 07911 - CELLCO PARTNERSHIP					
Fund: 212 - TRANSPORTATION					
CELL PHONE FOR ON CALL	TELEPHONE				16.67
Fund 212 - TRANSPORTATION Total:					16.67
Fund: 631 - WASTEWATER					
CELL PHONES	CELLULAR PHONE				80.96
Fund 631 - WASTEWATER Total:					80.96
Fund: 641 - WATER					
CELL PHONES	CELLULAR PHONE				85.35
Fund 641 - WATER Total:					85.35
Vendor 07911 - CELLCO PARTNERSHIP Total:					182.98
Vendor: 05859 - CITIBANK, N.A.					
Fund: 641 - WATER					
DEPT SUP	DEPARTMENT SUPPLIES				84.58
Fund 641 - WATER Total:					84.58
Vendor 05859 - CITIBANK, N.A. Total:					84.58

Expense Approval Report

Post Dates: 12/04/2018 - 12/17/2018

Description (Payable)	Account Name	(None)	(None)	(None)	Amount
Vendor: 00484 - CITY OF GERING					
Fund: 621 - ENVIRONMENTAL SERVICES					
DISPOSAL FEES	DISPOSAL FEES				42,133.65
				Fund 621 - ENVIRONMENTAL SERVICES Total:	42,133.65
				Vendor 00484 - CITY OF GERING Total:	42,133.65
Vendor: 01976 - CLARK PRINTING LLC					
Fund: 212 - TRANSPORTATION					
SUPP - TIME CARDS	DEPARTMENT SUPPLIES				151.75
SUPP - DAILY TIME SHEETS	DEPARTMENT SUPPLIES				190.85
				Fund 212 - TRANSPORTATION Total:	342.60
				Vendor 01976 - CLARK PRINTING LLC Total:	342.60
Vendor: 09989 - COATS CALEB					
Fund: 111 - GENERAL					
CONTRACTUAL	CONTRACTUAL SERVICES				15.00
				Fund 111 - GENERAL Total:	15.00
				Vendor 09989 - COATS CALEB Total:	15.00
Vendor: 00706 - COMPUTER CONNECTION INC					
Fund: 111 - GENERAL					
CONTRACTUAL-PD	CONTRACTUAL SERVICES				44.00
				Fund 111 - GENERAL Total:	44.00
				Vendor 00706 - COMPUTER CONNECTION INC Total:	44.00
Vendor: 00267 - CONTRACTORS MATERIALS INC.					
Fund: 111 - GENERAL					
EQUIP MAINT	EQUIPMENT MAINTENANCE				18.62
GROUND MAINT	GROUNDS MAINTENANCE				26.11
DEPT SUPP	DEPARTMENT SUPPLIES				49.15
CREDIT BACK	GROUNDS MAINTENANCE				-11.92
				Fund 111 - GENERAL Total:	81.96
Fund: 212 - TRANSPORTATION					
SUPP - BRACKET, BRUSH, MARK...	DEPARTMENT SUPPLIES				17.59
GLOVES & GLOVE LINERS	DEPARTMENT SUPPLIES				243.58
SUPP - SAND BAGS & BATTERIES	DEPARTMENT SUPPLIES				39.14
				Fund 212 - TRANSPORTATION Total:	300.31
Fund: 641 - WATER					
EQUIP MAINT	EQUIPMENT MAINTENANCE				37.12
				Fund 641 - WATER Total:	37.12
				Vendor 00267 - CONTRACTORS MATERIALS INC. Total:	419.39
Vendor: 02749 - COPIER CONNECTION					
Fund: 631 - WASTEWATER					
CONTRACTUAL SVC	CONTRACTUAL SERVICES				187.25
				Fund 631 - WASTEWATER Total:	187.25
Fund: 641 - WATER					
CONTRACTUAL SVC	CONTRACTUAL SERVICES				187.25
				Fund 641 - WATER Total:	187.25
				Vendor 02749 - COPIER CONNECTION Total:	374.50
Vendor: 09824 - CORE & MAIN LP					
Fund: 641 - WATER					
METERS	METERS				81.24
DEPT SUPPLIES	DEPARTMENT SUPPLIES				50.85
METERS	METERS				1,139.40
DEPT SUP	DEPARTMENT SUPPLIES				887.21
DEPT SUP	DEPARTMENT SUPPLIES				1,205.95
				Fund 641 - WATER Total:	3,364.65
				Vendor 09824 - CORE & MAIN LP Total:	3,364.65

Expense Approval Report

Post Dates: 12/04/2018 - 12/17/2018

Description (Payable)	Account Name	(None)	(None)	(None)	Amount
Vendor: 05709 - CREDIT BUREAU OF COUNCIL BLUFFS					
Fund: 111 - GENERAL					
FEE - NOVEMBER 2018	CONSULTING SERVICES				50.00
				Fund 111 - GENERAL Total:	50.00
				Vendor 05709 - CREDIT BUREAU OF COUNCIL BLUFFS Total:	50.00
Vendor: 00406 - CRESCENT ELECT. SUPPLY COMP INC					
Fund: 111 - GENERAL					
DEPT SUPP	DEPARTMENT SUPPLIES				19.86
				Fund 111 - GENERAL Total:	19.86
				Vendor 00406 - CRESCENT ELECT. SUPPLY COMP INC Total:	19.86
Vendor: 09767 - CROELL INC					
Fund: 111 - GENERAL					
GROUND MAINT	GROUNDS MAINTENANCE				900.00
				Fund 111 - GENERAL Total:	900.00
				Vendor 09767 - CROELL INC Total:	900.00
Vendor: 07689 - CYNTHIA GREEN					
Fund: 111 - GENERAL					
DEPT SUPP	DEPARTMENT SUPPLIES				34.99
				Fund 111 - GENERAL Total:	34.99
				Vendor 07689 - CYNTHIA GREEN Total:	34.99
Vendor: 07421 - DUANE E. WOHLERS					
Fund: 621 - ENVIRONMENTAL SERVICES					
DISPOSAL FEES	DISPOSAL FEES				800.00
DISPOSAL FEES	DISPOSAL FEES				800.00
				Fund 621 - ENVIRONMENTAL SERVICES Total:	1,600.00
				Vendor 07421 - DUANE E. WOHLERS Total:	1,600.00
Vendor: 01003 - ELLIOTT EQUIPMENT COMPANY INC.					
Fund: 725 - CENTRAL GARAGE					
EQUIP MTNC	EQUIPMENT MAINTENANCE				4,663.23
EQUIP MTNC	EQUIPMENT MAINTENANCE				77.25
				Fund 725 - CENTRAL GARAGE Total:	4,740.48
				Vendor 01003 - ELLIOTT EQUIPMENT COMPANY INC. Total:	4,740.48
Vendor: 00069 - ENVIRONMENTAL ANALYSIS SOUTH, INC					
Fund: 631 - WASTEWATER					
CONTRACTUAL SVC	CONTRACTUAL SERVICES				454.50
				Fund 631 - WASTEWATER Total:	454.50
				Vendor 00069 - ENVIRONMENTAL ANALYSIS SOUTH, INC Total:	454.50
Vendor: 01790 - ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE INC					
Fund: 111 - GENERAL					
GID & DS EQPMNT MNTNC	EQUIPMENT MAINTENANCE				400.00
				Fund 111 - GENERAL Total:	400.00
Fund: 631 - WASTEWATER					
EQUIP MAINT	EQUIPMENT MAINTENANCE				1,750.00
EQUIP MAINT	EQUIPMENT MAINTENANCE				300.00
				Fund 631 - WASTEWATER Total:	2,050.00
Fund: 641 - WATER					
EQUIP MAINT	EQUIPMENT MAINTENANCE				1,750.00
				Fund 641 - WATER Total:	1,750.00
Fund: 721 - GIS SERVICES					
GID & DS EQPMNT MNTNC	EQUIPMENT MAINTENANCE				400.00
GID & DS EQPMNT MNTNC	EQUIPMENT MAINTENANCE				3,000.00
GID & DS EQPMNT MNTNC	EQUIPMENT MAINTENANCE				3,000.00
				Fund 721 - GIS SERVICES Total:	6,400.00
				Vendor 01790 - ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE INC Total:	10,600.00

Expense Approval Report

Post Dates: 12/04/2018 - 12/17/2018

Description (Payable)	Account Name	(None)	(None)	(None)	Amount
Vendor: 00222 - FARMERS IRRIGATION DISTRICT					
Fund: 111 - GENERAL					
2019 O & M ASSESSMENT - SO...	CONTRACTUAL SERVICES				2,106.00
Fund 111 - GENERAL Total:					2,106.00
Vendor 00222 - FARMERS IRRIGATION DISTRICT Total:					2,106.00
Vendor: 02460 - FASTENAL COMPANY					
Fund: 111 - GENERAL					
EQUIP MAINT	EQUIPMENT MAINTENANCE				30.43
Fund 111 - GENERAL Total:					30.43
Vendor 02460 - FASTENAL COMPANY Total:					30.43
Vendor: 00548 - FEDERAL EXPRESS CORPORATION					
Fund: 641 - WATER					
POSTAGE	POSTAGE				56.81
POSTAGE	POSTAGE				104.54
Fund 641 - WATER Total:					161.35
Vendor 00548 - FEDERAL EXPRESS CORPORATION Total:					161.35
Vendor: 09991 - FERNANDEZ ROBERTO					
Fund: 111 - GENERAL					
CONTRACTUAL	CONTRACTUAL SERVICES				45.00
CONTRACTUAL	CONTRACTUAL SERVICES				15.00
Fund 111 - GENERAL Total:					60.00
Vendor 09991 - FERNANDEZ ROBERTO Total:					60.00
Vendor: 00794 - FLOYD'S TRUCK CENTER, INC					
Fund: 725 - CENTRAL GARAGE					
EQUIP MTNC	EQUIPMENT MAINTENANCE				15.24
Fund 725 - CENTRAL GARAGE Total:					15.24
Vendor 00794 - FLOYD'S TRUCK CENTER, INC Total:					15.24
Vendor: 07904 - FREMONT MOTOR SCOTTSBLUFF, LLC					
Fund: 725 - CENTRAL GARAGE					
EQUIP MTNC	EQUIPMENT MAINTENANCE				381.97
Fund 725 - CENTRAL GARAGE Total:					381.97
Vendor 07904 - FREMONT MOTOR SCOTTSBLUFF, LLC Total:					381.97
Vendor: 05600 - GALLS INC					
Fund: 111 - GENERAL					
UNIFORMS-PD	UNIFORMS & CLOTHING				15.06
UNIFORMS-PD	UNIFORMS & CLOTHING				143.74
Fund 111 - GENERAL Total:					158.80
Vendor 05600 - GALLS INC Total:					158.80
Vendor: 00022 - GENERAL ELECTRIC CAPITAL CORPORATION					
Fund: 111 - GENERAL					
SUPPLIES	DEPARTMENT SUPPLIES				9.90
Fund 111 - GENERAL Total:					9.90
Fund: 224 - ECONOMIC DEVELOPMENT					
SUPPLIES	DEPARTMENT SUPPLIES				15.14
Fund 224 - ECONOMIC DEVELOPMENT Total:					15.14
Vendor 00022 - GENERAL ELECTRIC CAPITAL CORPORATION Total:					25.04
Vendor: 09610 - GRAY TELEVISION GROUP INC					
Fund: 661 - STORMWATER					
CONTRACTUAL SVC	CONTRACTUAL SERVICES				1,390.00
Fund 661 - STORMWATER Total:					1,390.00
Vendor 09610 - GRAY TELEVISION GROUP INC Total:					1,390.00
Vendor: 04299 - HD SUPPLY FACILITIES MAINTENANCE LTD					
Fund: 641 - WATER					
DEPT SUP	DEPARTMENT SUPPLIES				313.67

Expense Approval Report

Post Dates: 12/04/2018 - 12/17/2018

Description (Payable)	Account Name	(None)	(None)	(None)	Amount
DEPT SUP	DEPARTMENT SUPPLIES				428.96
				Fund 641 - WATER Total:	742.63
				Vendor 04299 - HD SUPPLY FACILITIES MAINTENANCE LTD Total:	742.63
Vendor: 09589 - HEARTLAND EXPRESSWAY ASSOCIATION					
Fund: 111 - GENERAL					
2019 MEMBERSHIP - HEARTLA...	MEMBERSHIPS				5,377.32
				Fund 111 - GENERAL Total:	5,377.32
				Vendor 09589 - HEARTLAND EXPRESSWAY ASSOCIATION Total:	5,377.32
Vendor: 05875 - HOBBS, CHAD					
Fund: 111 - GENERAL					
TUITION REIMBURSEMENT	TUITION SUPPORT				600.00
				Fund 111 - GENERAL Total:	600.00
				Vendor 05875 - HOBBS, CHAD Total:	600.00
Vendor: 00299 - HULLINGER GLASS & LOCKS INC.					
Fund: 111 - GENERAL					
BLDG MAINT	BUILDING MAINTENANCE				46.00
EQUIP MAINT-PD	EQUIPMENT MAINTENANCE				13.75
				Fund 111 - GENERAL Total:	59.75
Fund: 631 - WASTEWATER					
DEPT SUP	DEPARTMENT SUPPLIES				13.50
				Fund 631 - WASTEWATER Total:	13.50
				Vendor 00299 - HULLINGER GLASS & LOCKS INC. Total:	73.25
Vendor: 06423 - HYDROTEX PARTNERS, LTD					
Fund: 725 - CENTRAL GARAGE					
OIL & ANTIFREEZE	OIL & ANTIFREEZE				3,489.58
				Fund 725 - CENTRAL GARAGE Total:	3,489.58
				Vendor 06423 - HYDROTEX PARTNERS, LTD Total:	3,489.58
Vendor: 00525 - IDEAL LAUNDRY AND CLEANERS, INC.					
Fund: 111 - GENERAL					
UNIFORMS-PD	UNIFORMS & CLOTHING				99.96
UNIFORMS-PD	UNIFORMS & CLOTHING				99.96
UNIFORMS-PD	UNIFORMS & CLOTHING				99.96
UNIFORMS-PD	UNIFORMS & CLOTHING				109.48
Jan. sup.	JANITORIAL SUPPLIES				89.25
UNIFORMS-PD	UNIFORMS & CLOTHING				109.48
DEPT SUPP	DEPARTMENT SUPPLIES				43.27
				Fund 111 - GENERAL Total:	651.36
Fund: 212 - TRANSPORTATION					
SUPP - MATS, TOWELS	DEPARTMENT SUPPLIES				31.99
SUPP - MATS, TOWELS	DEPARTMENT SUPPLIES				31.99
				Fund 212 - TRANSPORTATION Total:	63.98
Fund: 631 - WASTEWATER					
CONTRACTUAL SVC	CONTRACTUAL SERVICES				18.57
				Fund 631 - WASTEWATER Total:	18.57
Fund: 641 - WATER					
CONTRACTUAL SVC	CONTRACTUAL SERVICES				18.57
				Fund 641 - WATER Total:	18.57
Fund: 725 - CENTRAL GARAGE					
UNIFORMS & CLOTHING	DEPARTMENT SUPPLIES				33.24
UNIFORMS & CLOTHING	UNIFORMS & CLOTHING				8.96
UNIFORMS & CLOTHING	DEPARTMENT SUPPLIES				31.24
UNIFORMS & CLOTHING	UNIFORMS & CLOTHING				8.96
				Fund 725 - CENTRAL GARAGE Total:	82.40
				Vendor 00525 - IDEAL LAUNDRY AND CLEANERS, INC. Total:	834.88

Expense Approval Report

Post Dates: 12/04/2018 - 12/17/2018

Description (Payable)	Account Name	(None)	(None)	(None)	Amount
Vendor: 00937 - INDEPENDENT PLUMBING AND HEATING, INC					
Fund: 111 - GENERAL					
GROUND MAINT	GROUNDS MAINTENANCE				22.24
GROUND MAINT	GROUNDS MAINTENANCE				748.00
GROUND MAINT	GROUNDS MAINTENANCE				90.00
GROUND MAINT	GROUNDS MAINTENANCE				41.81
GROUND MAINT	GROUNDS MAINTENANCE				5.78
Fund 111 - GENERAL Total:					907.83
Vendor 00937 - INDEPENDENT PLUMBING AND HEATING, INC Total:					907.83
Vendor: 09291 - INGRAM LIBRARY SERVICES INC					
Fund: 111 - GENERAL					
Bks.	BOOKS				85.69
Bks.	BOOKS				12.60
Bks.	BOOKS				685.27
Bks.	BOOKS				139.20
Fund 111 - GENERAL Total:					922.76
Vendor 09291 - INGRAM LIBRARY SERVICES INC Total:					922.76
Vendor: 08154 - INTERNAL REVENUE SERVICE					
Fund: 713 - CASH & INVESTMENT POOL					
WITHHOLDINGS	MEDICARE W/H EE PAYABLE				3,802.33
WITHHOLDINGS	MEDICARE W/H EE PAYABLE				3,802.33
WITHHOLDINGS	FICA W/H EE PAYABLE				14,154.61
WITHHOLDINGS	FICA W/H EE PAYABLE				14,154.61
WITHHOLDINGS	FED W/H EE PAYABLE				22,709.54
Fund 713 - CASH & INVESTMENT POOL Total:					58,623.42
Vendor 08154 - INTERNAL REVENUE SERVICE Total:					58,623.42
Vendor: 00587 - INTERNATIONAL PUBLIC MANAGEMENT ASSOCIATION-HR					
Fund: 111 - GENERAL					
TESTING MATERIALS - POLICE	RECRUITMENT				201.00
Fund 111 - GENERAL Total:					201.00
Vendor 00587 - INTERNATIONAL PUBLIC MANAGEMENT ASSOCIATION-HR Total:					201.00
Vendor: 08525 - INTRALINKS, INC					
Fund: 111 - GENERAL					
DELL HD 300GB	DEPARTMENT SUPPLIES				147.47
CONTRACT SERVICES - NOVEM...	CONTRACTUAL SERVICES				1,762.50
CONTRACT SERVICES - LIBRARY -..	CONTRACTUAL SERVICES				337.50
Fund 111 - GENERAL Total:					2,247.47
Fund: 212 - TRANSPORTATION					
CONTRACT SERVICES - NOVEM...	CONTRACTUAL SERVICES				37.50
Fund 212 - TRANSPORTATION Total:					37.50
Fund: 621 - ENVIRONMENTAL SERVICES					
CONTRACT SERVICES - NOVEM...	CONTRACTUAL SERVICES				37.50
Fund 621 - ENVIRONMENTAL SERVICES Total:					37.50
Vendor 08525 - INTRALINKS, INC Total:					2,322.47
Vendor: 05696 - INVENTIVE WIRELESS OF NE, LLC					
Fund: 111 - GENERAL					
CONTRACTUAL	CONTRACTUAL SERVICES				17.95
Fund 111 - GENERAL Total:					17.95
Vendor 05696 - INVENTIVE WIRELESS OF NE, LLC Total:					17.95
Vendor: 00192 - J G ELLIOTT CO.INC.					
Fund: 111 - GENERAL					
BOND RENEWAL - C.BURBACH	BONDING				437.50
BOND RENEWAL - C.BURBACH	BONDING				437.50
Fund 111 - GENERAL Total:					875.00
Vendor 00192 - J G ELLIOTT CO.INC. Total:					875.00

Expense Approval Report

Post Dates: 12/04/2018 - 12/17/2018

Description (Payable)	Account Name	(None)	(None)	(None)	Amount
Vendor: 10003 - KANZLER MIKE					
Fund: 621 - ENVIRONMENTAL SERVICES					
UNIFORMS & CLOTHING	UNIFORMS & CLOTHING				150.00
				Fund 621 - ENVIRONMENTAL SERVICES Total:	150.00
				Vendor 10003 - KANZLER MIKE Total:	150.00
Vendor: 09747 - KNOW HOW LLC					
Fund: 111 - GENERAL					
UNIVERSAL STARTER	DEPARTMENT SUPPLIES				5.01
DEPT SUPP	DEPARTMENT SUPPLIES				100.18
DEPT SUPP	DEPARTMENT SUPPLIES				26.10
VEH MAINT	VEHICLE MAINTENANCE				11.76
				Fund 111 - GENERAL Total:	143.05
Fund: 212 - TRANSPORTATION					
SUPP - POWER LUBER & WHEEL...	DEPARTMENT SUPPLIES				676.13
				Fund 212 - TRANSPORTATION Total:	676.13
Fund: 213 - CEMETERY					
DEPT SUPP	DEPARTMENT SUPPLIES				31.60
				Fund 213 - CEMETERY Total:	31.60
Fund: 621 - ENVIRONMENTAL SERVICES					
DEPT SUPPLIES	DEPARTMENT SUPPLIES				223.22
				Fund 621 - ENVIRONMENTAL SERVICES Total:	223.22
Fund: 631 - WASTEWATER					
DEPT SUP	DEPARTMENT SUPPLIES				322.94
				Fund 631 - WASTEWATER Total:	322.94
Fund: 725 - CENTRAL GARAGE					
EQUIP MTNC	EQUIPMENT MAINTENANCE				19.82
EQUIP MTNC	EQUIPMENT MAINTENANCE				10.67
EQUIP MTNC	EQUIPMENT MAINTENANCE				4.69
EQUIP MTNC	EQUIPMENT MAINTENANCE				18.67
EQUIP MTNC	EQUIPMENT MAINTENANCE				14.11
EQUIP MTNC	EQUIPMENT MAINTENANCE				20.18
DEPT SUPPLIES	DEPARTMENT SUPPLIES				17.24
EQUIP MTNC	EQUIPMENT MAINTENANCE				73.17
EQUIP MTNC	EQUIPMENT MAINTENANCE				91.22
EQUIP MTNC	EQUIPMENT MAINTENANCE				16.75
EQUIP MTNC	EQUIPMENT MAINTENANCE				96.32
EQUIP MTNC	EQUIPMENT MAINTENANCE				1.56
EQUIP MTNC	DEPARTMENT SUPPLIES				99.74
				Fund 725 - CENTRAL GARAGE Total:	484.14
				Vendor 09747 - KNOW HOW LLC Total:	1,881.08
Vendor: 09979 - KOLB T NATHAN					
Fund: 111 - GENERAL					
CONTRACTUAL	CONTRACTUAL SERVICES				45.00
CONTRACTUAL	CONTRACTUAL SERVICES				30.00
				Fund 111 - GENERAL Total:	75.00
				Vendor 09979 - KOLB T NATHAN Total:	75.00
Vendor: 03941 - LAWSON PRODUCTS, INC					
Fund: 725 - CENTRAL GARAGE					
DEPT SUPPLIES	DEPARTMENT SUPPLIES				100.47
				Fund 725 - CENTRAL GARAGE Total:	100.47
				Vendor 03941 - LAWSON PRODUCTS, INC Total:	100.47

Expense Approval Report

Post Dates: 12/04/2018 - 12/17/2018

Description (Payable)	Account Name	(None)	(None)	(None)	Amount
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: 09984 - LITZELMAN KALE					
Fund: 111 - GENERAL					
CONTRACTUAL	CONTRACTUAL SERVICES				15.00
				Fund 111 - GENERAL Total:	15.00
				Vendor 09984 - LITZELMAN KALE Total:	15.00
Vendor: 09978 - LOFINK BRADEN					
Fund: 111 - GENERAL					
CONTRACTUAL	CONTRACTUAL SERVICES				45.00
CONTRACTUAL	CONTRACTUAL SERVICES				30.00
				Fund 111 - GENERAL Total:	75.00
				Vendor 09978 - LOFINK BRADEN Total:	75.00
Vendor: 00242 - M.C. SCHAFF & ASSOCIATES, INC					
Fund: 111 - GENERAL					
DEPT CNTRCL SRVCS	CONTRACTUAL SERVICES				870.00
				Fund 111 - GENERAL Total:	870.00
Fund: 631 - WASTEWATER					
CONTRACTUAL SVC	CONTRACTUAL SERVICES				300.00
				Fund 631 - WASTEWATER Total:	300.00
Fund: 661 - STORMWATER					
CONTRACTUAL SVC	CONSULTING SERVICES				100.00
				Fund 661 - STORMWATER Total:	100.00
				Vendor 00242 - M.C. SCHAFF & ASSOCIATES, INC Total:	1,270.00
Vendor: 08190 - MADISON NATIONAL LIFE					
Fund: 111 - GENERAL					
LIFE INSURANCE	DISABILITY INSURANCE				410.25
				Fund 111 - GENERAL Total:	410.25
Fund: 713 - CASH & INVESTMENT POOL					
LIFE INSURANCE	LIFE INS EE PAYABLE				8.88
LIFE INSURANCE	DIS INC INS EE PAYABLE				669.27
LIFE INSURANCE	LIFE INS ER PAYABLE				751.39
				Fund 713 - CASH & INVESTMENT POOL Total:	1,429.54
				Vendor 08190 - MADISON NATIONAL LIFE Total:	1,839.79
Vendor: 09980 - MALTOS-GARCIA ARNOLDO					
Fund: 111 - GENERAL					
CONTRACTUAL	CONTRACTUAL SERVICES				45.00
CONTRACTUAL	CONTRACTUAL SERVICES				30.00
				Fund 111 - GENERAL Total:	75.00
				Vendor 09980 - MALTOS-GARCIA ARNOLDO Total:	75.00
Vendor: 08317 - MATHESON TRI-GAS INC					
Fund: 111 - GENERAL					
DEPT SUPP	DEPARTMENT SUPPLIES				44.93
DEPT SUPP	DEPARTMENT SUPPLIES				130.13
DEPT SUPP	DEPARTMENT SUPPLIES				29.93
DEPT SUPP	DEPARTMENT SUPPLIES				73.95
				Fund 111 - GENERAL Total:	278.94
Fund: 641 - WATER					
RENT - MACHINES	RENT-MACHINES				53.92
				Fund 641 - WATER Total:	53.92
				Vendor 08317 - MATHESON TRI-GAS INC Total:	332.86

Expense Approval Report

Post Dates: 12/04/2018 - 12/17/2018

Description (Payable)	Account Name	(None)	(None)	(None)	Amount
Vendor: 07628 - MENARDS, INC					
Fund: 111 - GENERAL					
parts	BUILDING MAINTENANCE				4.57
flag, soap, parts	DEPARTMENT SUPPLIES				57.38
EQUIP MAINT	EQUIPMENT MAINTENANCE				19.13
BLDG MAINT	BUILDING MAINTENANCE				17.99
BLDG MAINT	BUILDING MAINTENANCE				6.95
BLDG MAINT	BUILDING MAINTENANCE				28.46
DEPT SUPP PK	DEPARTMENT SUPPLIES				84.66
DEPT SUPP PK	DEPARTMENT SUPPLIES				423.62
DEPT SUPP PK	DEPARTMENT SUPPLIES				23.97
DEPT SUPP	DEPARTMENT SUPPLIES				121.30
EQUIP MAINT	EQUIPMENT MAINTENANCE				23.16
Fund 111 - GENERAL Total:					811.19
Fund: 212 - TRANSPORTATION					
SUPP - STRAP	DEPARTMENT SUPPLIES				7.70
SUPP - VELCRO STRAPS	DEPARTMENT SUPPLIES				8.31
SUPP - TAPE, BLADES, PLUG KIT	DEPARTMENT SUPPLIES				54.95
SUPP - ARMORALL	DEPARTMENT SUPPLIES				17.94
BUICK. MAIN. - SINK, TOILET, F...	BUILDING MAINTENANCE				165.99
BUILD. MAIN. - CAULK, FAUCET,...	BUILDING MAINTENANCE				25.10
SUPP - EXT. TUBE, SINK HANGE...	DEPARTMENT SUPPLIES				6.38
Fund 212 - TRANSPORTATION Total:					286.37
Fund: 213 - CEMETERY					
DEPT SUPP	DEPARTMENT SUPPLIES				14.32
Fund 213 - CEMETERY Total:					14.32
Fund: 631 - WASTEWATER					
VEH MAINT	VEHICLE MAINTENANCE				29.98
Fund 631 - WASTEWATER Total:					29.98
Fund: 641 - WATER					
DEPT SUP	DEPARTMENT SUPPLIES				39.87
Fund 641 - WATER Total:					39.87
Vendor 07628 - MENARDS, INC Total:					1,181.73
Vendor: 07253 - MICHAEL B KEMBEL					
Fund: 111 - GENERAL					
REPAIR DOOR OPERATOR FOR ...	BUILDING MAINTENANCE				98.35
Fund 111 - GENERAL Total:					98.35
Vendor 07253 - MICHAEL B KEMBEL Total:					98.35
Vendor: 09887 - MIDLAND FUNDING LLC					
Fund: 713 - CASH & INVESTMENT POOL					
WAGE ATTACHMENT	WAGE ATTACHMENT EE PAY				363.44
Fund 713 - CASH & INVESTMENT POOL Total:					363.44
Vendor 09887 - MIDLAND FUNDING LLC Total:					363.44
Vendor: 00705 - MIDLANDS NEWSPAPERS, INC					
Fund: 111 - GENERAL					
Legal Publishing	LEGAL PUBLICATIONS				42.37
Legal Publishing	LEGAL PUBLICATIONS				20.61
Legal Publishing	LEGAL PUBLICATIONS				434.06
Legal Publishing	LEGAL PUBLICATIONS				95.84
Legal Publishing	LEGAL PUBLICATIONS				12.60
Fund 111 - GENERAL Total:					605.48
Fund: 224 - ECONOMIC DEVELOPMENT					
Legal Publishing	PUBLICATIONS				50.78
Fund 224 - ECONOMIC DEVELOPMENT Total:					50.78

Expense Approval Report

Post Dates: 12/04/2018 - 12/17/2018

Description (Payable)	Account Name	(None)	(None)	(None)	Amount
Fund: 631 - WASTEWATER					
Legal Publishing	LEGAL PUBLICATIONS				10.31
Fund 631 - WASTEWATER Total:					10.31
Vendor 00705 - MIDLANDS NEWSPAPERS, INC Total:					666.57
Vendor: 08967 - MONUMENT PREVENTION COALITION					
Fund: 111 - GENERAL					
CONTRACTUAL-PD	CONTRACTUAL SERVICES				939.94
CONTRACTUAL-PD	CONTRACTUAL SERVICES				939.94
Fund 111 - GENERAL Total:					1,879.88
Vendor 08967 - MONUMENT PREVENTION COALITION Total:					1,879.88
Vendor: 09981 - MULLEN MITCH					
Fund: 111 - GENERAL					
CONTRACTUAL	CONTRACTUAL SERVICES				45.00
CONTRACTUAL	CONTRACTUAL SERVICES				15.00
Fund 111 - GENERAL Total:					60.00
Vendor 09981 - MULLEN MITCH Total:					60.00
Vendor: 02569 - MUNIMETRIX SYSTEMS CORP					
Fund: 111 - GENERAL					
IMAGESILO - NOVEMBER 2018	CONTRACTUAL SERVICES				39.99
Fund 111 - GENERAL Total:					39.99
Vendor 02569 - MUNIMETRIX SYSTEMS CORP Total:					39.99
Vendor: 04082 - NE CHILD SUPPORT PAYMENT CENTER					
Fund: 713 - CASH & INVESTMENT POOL					
NE CHILD SUPPORT PYBLE	CHILD SUPPORT EE PAY				1,350.55
Fund 713 - CASH & INVESTMENT POOL Total:					1,350.55
Vendor 04082 - NE CHILD SUPPORT PAYMENT CENTER Total:					1,350.55
Vendor: 00797 - NE DEPT OF REVENUE					
Fund: 713 - CASH & INVESTMENT POOL					
TAX WITHHOLDINGS	STATE W/H EE PAYABLE				31,697.90
Fund 713 - CASH & INVESTMENT POOL Total:					31,697.90
Vendor 00797 - NE DEPT OF REVENUE Total:					31,697.90
Vendor: 00402 - NEBRASKA MACHINERY CO					
Fund: 621 - ENVIRONMENTAL SERVICES					
EQUIP MTNC	EQUIPMENT MAINTENANCE				302.79
Fund 621 - ENVIRONMENTAL SERVICES Total:					302.79
Vendor 00402 - NEBRASKA MACHINERY CO Total:					302.79
Vendor: 00578 - NEBRASKA PUBLIC POWER DISTRICT					
Fund: 111 - GENERAL					
Electric	ELECTRICITY				388.42
Electric	ELECTRICITY				34.21
Electric	ELECTRICITY				617.68
Electric	ELECTRICITY				617.69
Electric	ELECTRICITY				82.83
Electric	ELECTRICITY				249.15
Electric	ELECTRICITY				2,156.41
Electric	ELECTRICITY				62.74
Electric	ELECTRICITY				3,076.03
Electric	ELECTRICITY				59.76
Electric	STREET LIGHTS				100.40
Fund 111 - GENERAL Total:					7,445.32
Fund: 212 - TRANSPORTATION					
Electric	ELECTRICITY				712.95
Electric	ELECTRIC POWER				1,479.03
Electric	STREET LIGHTS				25,573.40
Fund 212 - TRANSPORTATION Total:					27,765.38

Expense Approval Report

Post Dates: 12/04/2018 - 12/17/2018

Description (Payable)	Account Name	(None)	(None)	(None)	Amount
Fund: 213 - CEMETERY					
Electric	ELECTRICITY				460.41
Fund 213 - CEMETERY Total:					460.41
Fund: 216 - BUSINESS IMPROVEMENT					
Electric	STREET LIGHTS				85.42
Fund 216 - BUSINESS IMPROVEMENT Total:					85.42
Fund: 621 - ENVIRONMENTAL SERVICES					
Electric	ELECTRICITY				516.90
Fund 621 - ENVIRONMENTAL SERVICES Total:					516.90
Fund: 631 - WASTEWATER					
Electric	ELECTRICITY				1,366.98
Electric	ELECTRIC POWER				96.49
Fund 631 - WASTEWATER Total:					1,463.47
Fund: 641 - WATER					
Electric	ELECTRICITY				285.18
Electric	ELECTRIC POWER				463.41
Fund 641 - WATER Total:					748.59
Fund: 725 - CENTRAL GARAGE					
Electric	ELECTRICITY				168.41
Fund 725 - CENTRAL GARAGE Total:					168.41
Vendor 00578 - NEBRASKA PUBLIC POWER DISTRICT Total:					38,653.90
Vendor: 00632 - NEBRASKA RURAL RADIO ASSOCIATION					
Fund: 661 - STORMWATER					
CONTRACTUAL SVC	CONTRACTUAL SERVICES				225.00
Fund 661 - STORMWATER Total:					225.00
Vendor 00632 - NEBRASKA RURAL RADIO ASSOCIATION Total:					225.00
Vendor: 00722 - NEBRASKA SALT AND GRAIN CO					
Fund: 212 - TRANSPORTATION					
2 LOADS ICE SLICER	STREET REPAIR SUPPLIES				7,718.82
Fund 212 - TRANSPORTATION Total:					7,718.82
Vendor 00722 - NEBRASKA SALT AND GRAIN CO Total:					7,718.82
Vendor: 04198 - NEBRASKALAND TIRE, INC					
Fund: 111 - GENERAL					
VEH MAINT-PD	VEHICLE MAINTENANCE				16.50
Fund 111 - GENERAL Total:					16.50
Fund: 725 - CENTRAL GARAGE					
EQUIP MTNC	EQUIPMENT MAINTENANCE				124.12
Fund 725 - CENTRAL GARAGE Total:					124.12
Vendor 04198 - NEBRASKALAND TIRE, INC Total:					140.62
Vendor: 09413 - NEOPOST					
Fund: 111 - GENERAL					
POSTAGE	POSTAGE				1,000.00
Fund 111 - GENERAL Total:					1,000.00
Vendor 09413 - NEOPOST Total:					1,000.00
Vendor: 09409 - NETWORKFLEET, INC					
Fund: 212 - TRANSPORTATION					
GPS FOR VEHICLES	DEPARTMENT SUPPLIES				110.55
Fund 212 - TRANSPORTATION Total:					110.55
Fund: 621 - ENVIRONMENTAL SERVICES					
CONTRACTUAL SERVICES	CONTRACTUAL SERVICES				109.75
CONTRACTUAL SERVICES	CONTRACTUAL SERVICES				-40.20
Fund 621 - ENVIRONMENTAL SERVICES Total:					69.55
Vendor 09409 - NETWORKFLEET, INC Total:					180.10

Expense Approval Report

Post Dates: 12/04/2018 - 12/17/2018

Description (Payable)	Account Name	(None)	(None)	(None)	Amount
Vendor: 09487 - NEWMAN, TIMOTHY					
Fund: 111 - GENERAL					
EXPENSES - NACO CONF. DEC 12..SCHOOL & CONFERENCE					105.00
				Fund 111 - GENERAL Total:	105.00
				Vendor 09487 - NEWMAN, TIMOTHY Total:	105.00
Vendor: 00139 - NORTHWEST PIPE FITTINGS, INC. OF SCOTTSLUFF					
Fund: 111 - GENERAL					
GROUND MAINT	GROUNDS MAINTENANCE				222.78
GROUND MAINT	GROUNDS MAINTENANCE				39.30
GROUND MAINT	GROUNDS MAINTENANCE				3.92
GROUND MAINT	GROUNDS MAINTENANCE				78.60
GROUND MAINT	GROUNDS MAINTENANCE				149.58
GROUND MAINT	GROUNDS MAINTENANCE				36.63
GROUND MAINT	GROUNDS MAINTENANCE				18.32
GROUND MAINT	GROUNDS MAINTENANCE				9.88
GROUND MAINT	GROUNDS MAINTENANCE				33.71
GROUND MAINT	GROUNDS MAINTENANCE				76.67
				Fund 111 - GENERAL Total:	669.39
				Vendor 00139 - NORTHWEST PIPE FITTINGS, INC. OF SCOTTSLUFF Total:	669.39
Vendor: 01757 - OCLC ONLINE COMPUTER LIBRARY CENTER, INC					
Fund: 111 - GENERAL					
Cont. srvc.	CONTRACTUAL SERVICES				364.49
				Fund 111 - GENERAL Total:	364.49
				Vendor 01757 - OCLC ONLINE COMPUTER LIBRARY CENTER, INC Total:	364.49
Vendor: 09982 - OLSON JOSEPH					
Fund: 111 - GENERAL					
CONTRACTUAL	CONTRACTUAL SERVICES				45.00
				Fund 111 - GENERAL Total:	45.00
				Vendor 09982 - OLSON JOSEPH Total:	45.00
Vendor: 08840 - ONE CALL CONCEPTS, INC					
Fund: 212 - TRANSPORTATION					
CONTRACTUAL	CONTRACTUAL SERVICES				25.73
				Fund 212 - TRANSPORTATION Total:	25.73
Fund: 631 - WASTEWATER					
CONTRACTUAL	CONTRACTUAL SERVICES				25.73
				Fund 631 - WASTEWATER Total:	25.73
Fund: 641 - WATER					
CONTRACTUAL	CONTRACTUAL SERVICES				25.73
				Fund 641 - WATER Total:	25.73
				Vendor 08840 - ONE CALL CONCEPTS, INC Total:	77.19
Vendor: 00660 - PANHANDLE CLERK'S ASSOC					
Fund: 111 - GENERAL					
DUES 2018 & 2019	MEMBERSHIPS				80.00
				Fund 111 - GENERAL Total:	80.00
				Vendor 00660 - PANHANDLE CLERK'S ASSOC Total:	80.00
Vendor: 03039 - PANHANDLE COLLECTIONS INC					
Fund: 713 - CASH & INVESTMENT POOL					
WAGE ATTACHMENT	WAGE ATTACHMENT EE PAY				194.92
				Fund 713 - CASH & INVESTMENT POOL Total:	194.92
				Vendor 03039 - PANHANDLE COLLECTIONS INC Total:	194.92
Vendor: 00550 - PANHANDLE COOPERATIVE ASSOCIATION					
Fund: 111 - GENERAL					
DEPT FUEL	GASOLINE				76.70
FUEL	GASOLINE				1,091.00
FUEL	OTHER FUEL				1,118.62

Expense Approval Report

Post Dates: 12/04/2018 - 12/17/2018

Description (Payable)	Account Name	(None)	(None)	(None)	Amount
AGRONOMY	GROUNDS MAINTENANCE				6,446.60
GASOLINE	GASOLINE				168.46
GASOLINE	DEPARTMENT SUPPLIES				55.00
GASOLINE	GASOLINE				4,661.24
FUEL CREDIT	GASOLINE				-74.76
Fund 111 - GENERAL Total:					13,542.86
Fund: 212 - TRANSPORTATION					
UNLEADED GASOLINE	GASOLINE				1,064.30
UNLEADED GASOLINE	OTHER FUEL				2,257.78
Fund 212 - TRANSPORTATION Total:					3,322.08
Fund: 621 - ENVIRONMENTAL SERVICES					
OTHER FUEL	GASOLINE				219.90
OTHER FUEL	OTHER FUEL				6,496.42
Fund 621 - ENVIRONMENTAL SERVICES Total:					6,716.32
Fund: 631 - WASTEWATER					
FUEL	GASOLINE				1,265.92
FUEL	OTHER FUEL				663.10
FUEL	HEATING FUEL				204.83
Fund 631 - WASTEWATER Total:					2,133.85
Fund: 641 - WATER					
FUEL	GASOLINE				1,099.84
FUEL	OTHER FUEL				135.37
FUEL	HEATING FUEL				204.82
Fund 641 - WATER Total:					1,440.03
Vendor 00550 - PANHANDLE COOPERATIVE ASSOCIATION Total:					27,155.14
Vendor: 00487 - PANHANDLE ENVIRONMENTAL SERVICES INC					
Fund: 641 - WATER					
SAMPLES	SAMPLES				80.00
SAMPLES	SAMPLES				60.00
Fund 641 - WATER Total:					140.00
Vendor 00487 - PANHANDLE ENVIRONMENTAL SERVICES INC Total:					140.00
Vendor: 00029 - PELCO CORP					
Fund: 111 - GENERAL					
DEPT SUPP	DEPARTMENT SUPPLIES				420.00
Fund 111 - GENERAL Total:					420.00
Vendor 00029 - PELCO CORP Total:					420.00
Vendor: 09904 - PH&S PRODUCTS LLC					
Fund: 111 - GENERAL					
INVEST SUPPL-PD	INVESTIGATIVE EXPENSES				98.00
Fund 111 - GENERAL Total:					98.00
Vendor 09904 - PH&S PRODUCTS LLC Total:					98.00
Vendor: 01276 - PLATTE VALLEY BANK					
Fund: 713 - CASH & INVESTMENT POOL					
HEALTH SAVINGS ACCOUNT	HSA EE PAYABLE				13,555.60
HEALTH SAVINGS ACCOUNT	HSA ER PAYABLE				1,250.00
Fund 713 - CASH & INVESTMENT POOL Total:					14,805.60
Vendor 01276 - PLATTE VALLEY BANK Total:					14,805.60
Vendor: 09930 - PLATTE VALLEY BANK					
Fund: 224 - ECONOMIC DEVELOPMENT					
ECON. DEV. ASSISTANCE AGRE...	ECONOMIC DEVELOPMENT				117,723.71
Fund 224 - ECONOMIC DEVELOPMENT Total:					117,723.71
Vendor 09930 - PLATTE VALLEY BANK Total:					117,723.71
Vendor: 00272 - POSTMASTER					
Fund: 621 - ENVIRONMENTAL SERVICES					
Postage	POSTAGE				126.87

Expense Approval Report

Post Dates: 12/04/2018 - 12/17/2018

Description (Payable)	Account Name	(None)	(None)	(None)	Amount
Postage	POSTAGE				83.21
Fund 621 - ENVIRONMENTAL SERVICES Total:					210.08
Fund: 631 - WASTEWATER					
Postage	POSTAGE				126.86
Postage	POSTAGE				83.20
Fund 631 - WASTEWATER Total:					210.06
Fund: 641 - WATER					
Postage	POSTAGE				126.87
Postage	POSTAGE				83.20
Fund 641 - WATER Total:					210.07
Vendor 00272 - POSTMASTER Total:					630.21
Vendor: 00471 - PRO OVERHEAD DOOR					
Fund: 111 - GENERAL					
BLDG MAINT	BUILDING MAINTENANCE				967.00
Fund 111 - GENERAL Total:					967.00
Vendor 00471 - PRO OVERHEAD DOOR Total:					967.00
Vendor: 00266 - QUILL CORPORATION					
Fund: 111 - GENERAL					
DEPT SUPPL-PD	DEPARTMENT SUPPLIES				37.98
DEPT SUPPL-PD	DEPARTMENT SUPPLIES				10.99
DEPT SUPPL-PD	DEPARTMENT SUPPLIES				10.99
DEPT SUPPL-PD	DEPARTMENT SUPPLIES				57.98
DEPT SUPPL-PD	DEPARTMENT SUPPLIES				85.43
DEPT SUPPL-PD	DEPARTMENT SUPPLIES				10.29
Fund 111 - GENERAL Total:					213.66
Vendor 00266 - QUILL CORPORATION Total:					213.66
Vendor: 06780 - RAILROAD MANAGEMENT CO III, LLC					
Fund: 641 - WATER					
RENT - LAND	RENT-LAND				235.41
Fund 641 - WATER Total:					235.41
Fund: 661 - STORMWATER					
RENT - LAND	RENT-LAND				633.38
Fund 661 - STORMWATER Total:					633.38
Vendor 06780 - RAILROAD MANAGEMENT CO III, LLC Total:					868.79
Vendor: 09987 - REG OKLAHOMA ACQUISITIONS					
Fund: 111 - GENERAL					
Dep. sup.	DEPARTMENT SUPPLIES				38.07
Fund 111 - GENERAL Total:					38.07
Vendor 09987 - REG OKLAHOMA ACQUISITIONS Total:					38.07
Vendor: 04576 - REGANIS AUTO CENTER, INC					
Fund: 725 - CENTRAL GARAGE					
EQUIP MTNC	EQUIPMENT MAINTENANCE				109.65
EQUIP MTNC	EQUIPMENT MAINTENANCE				2,482.32
Fund 725 - CENTRAL GARAGE Total:					2,591.97
Vendor 04576 - REGANIS AUTO CENTER, INC Total:					2,591.97
Vendor: 04089 - REGIONAL CARE INC					
Fund: 812 - HEALTH INSURANCE					
FLEX FUNDING	FLEXIBLE BENFT EXPENSES				832.30
CLAIMS	CLAIMS EXPENSE				321,789.52
FLEX FUNDING	FLEXIBLE BENFT EXPENSES				192.00
CLAIMS	CLAIMS EXPENSE				216,817.59
Fund 812 - HEALTH INSURANCE Total:					539,631.41
Vendor 04089 - REGIONAL CARE INC Total:					539,631.41

Expense Approval Report

Post Dates: 12/04/2018 - 12/17/2018

Description (Payable)	Account Name	(None)	(None)	(None)	Amount
Vendor: 00798 - REGISTER OF DEEDS					
Fund: 213 - CEMETERY					
LEGAL	LEGAL FEES				10.00
LEGAL	LEGAL FEES				10.00
LEGAL	LEGAL FEES				10.00
Fund 213 - CEMETERY Total:					30.00
Vendor 00798 - REGISTER OF DEEDS Total:					30.00
Vendor: 09973 - ROD CLAUSE					
Fund: 224 - ECONOMIC DEVELOPMENT					
ECONOMIC DEV	ECONOMIC DEVELOPMENT				1,693.60
Fund 224 - ECONOMIC DEVELOPMENT Total:					1,693.60
Vendor 09973 - ROD CLAUSE Total:					1,693.60
Vendor: 00026 - S M E C					
Fund: 713 - CASH & INVESTMENT POOL					
employee deduction	SMEC EE PAYABLE				160.00
Fund 713 - CASH & INVESTMENT POOL Total:					160.00
Vendor 00026 - S M E C Total:					160.00
Vendor: 02531 - SCB FIREFIGHTERS UNION LOCAL 1454					
Fund: 713 - CASH & INVESTMENT POOL					
FIRE EE DUES	FIRE UNION DUES EE PAY				225.00
Fund 713 - CASH & INVESTMENT POOL Total:					225.00
Vendor 02531 - SCB FIREFIGHTERS UNION LOCAL 1454 Total:					225.00
Vendor: 09990 - SCHROEDER MICHAEL					
Fund: 111 - GENERAL					
CONTRACTUAL	CONTRACTUAL SERVICES				45.00
CONTRACTUAL	CONTRACTUAL SERVICES				30.00
Fund 111 - GENERAL Total:					75.00
Vendor 09990 - SCHROEDER MICHAEL Total:					75.00
Vendor: 09759 - SCOTTIES POTTIES INC					
Fund: 111 - GENERAL					
CONTRACTUAL	CONTRACTUAL SERVICES				675.00
Fund 111 - GENERAL Total:					675.00
Vendor 09759 - SCOTTIES POTTIES INC Total:					675.00
Vendor: 00852 - SCOTTS BLUFF COUNTY COURT					
Fund: 111 - GENERAL					
LEGAL FEES-PD	LEGAL FEES				187.00
Fund 111 - GENERAL Total:					187.00
Vendor 00852 - SCOTTS BLUFF COUNTY COURT Total:					187.00
Vendor: 00704 - SCOTTSBLUFF MOTOR CO, INC					
Fund: 111 - GENERAL					
VEH MAINT-PD	VEHICLE MAINTENANCE				69.25
Fund 111 - GENERAL Total:					69.25
Vendor 00704 - SCOTTSBLUFF MOTOR CO, INC Total:					69.25
Vendor: 00273 - SCOTTSBLUFF POLICE OFFICERS ASSOCIATION					
Fund: 713 - CASH & INVESTMENT POOL					
POLICE EE DUES	POL UNION DUES EE PAY				576.00
Fund 713 - CASH & INVESTMENT POOL Total:					576.00
Vendor 00273 - SCOTTSBLUFF POLICE OFFICERS ASSOCIATION Total:					576.00
Vendor: 01271 - SCOTTSBLUFF SCREENPRINTING & EMBROIDERY, LLC					
Fund: 111 - GENERAL					
NAME PLATES & PLAQUE - COU...	DEPARTMENT SUPPLIES				64.00
Fund 111 - GENERAL Total:					64.00
Vendor 01271 - SCOTTSBLUFF SCREENPRINTING & EMBROIDERY, LLC Total:					64.00

Expense Approval Report

Post Dates: 12/04/2018 - 12/17/2018

Description (Payable)	Account Name	(None)	(None)	(None)	Amount
Vendor: 00108 - SCOTTSBLUFF WINSUPPLY COMPANY					
Fund: 111 - GENERAL					
GROUND MAINT PK	GROUNDS MAINTENANCE				-2.54
GROUND MAINT	GROUNDS MAINTENANCE				659.27
GROUND MAINT	GROUNDS MAINTENANCE				2.54
GROUND MAINT	GROUNDS MAINTENANCE				339.28
Fund 111 - GENERAL Total:					998.55
Vendor 00108 - SCOTTSBLUFF WINSUPPLY COMPANY Total:					998.55
Vendor: 09988 - SIMMONS JACOB					
Fund: 111 - GENERAL					
CONTRACTUAL	CONTRACTUAL SERVICES				45.00
Fund 111 - GENERAL Total:					45.00
Vendor 09988 - SIMMONS JACOB Total:					45.00
Vendor: 01031 - SIMON CONTRACTORS					
Fund: 212 - TRANSPORTATION					
DE-ICER	STREET REPAIR SUPPLIES				68.45
Fund 212 - TRANSPORTATION Total:					68.45
Vendor 01031 - SIMON CONTRACTORS Total:					68.45
Vendor: 02918 - SIRSI CORPORATION					
Fund: 111 - GENERAL					
Equip. main.	EQUIPMENT MAINTENANCE				12,511.67
Fund 111 - GENERAL Total:					12,511.67
Vendor 02918 - SIRSI CORPORATION Total:					12,511.67
Vendor: 09772 - SONNY'S TOWING					
Fund: 111 - GENERAL					
TOW SERVICE-PD	CONTRACTUAL SERVICES				90.00
TOW SERVICE-PD	CONTRACTUAL SERVICES				90.00
TOW SERVICE-PD	CONTRACTUAL SERVICES				90.00
TOW SERVICE-PD	CONTRACTUAL SERVICES				75.00
TOW SERVICE-PD	CONTRACTUAL SERVICES				105.00
TOW SERVICE-PD	CONTRACTUAL SERVICES				88.00
TOW SERVICE-PD	CONTRACTUAL SERVICES				75.00
TOW SERVICE-PD	CONTRACTUAL SERVICES				75.00
TOW SERVICE-PD	CONTRACTUAL SERVICES				75.00
Fund 111 - GENERAL Total:					763.00
Vendor 09772 - SONNY'S TOWING Total:					763.00
Vendor: 05814 - SUPERIOR SIGNALS, INC					
Fund: 725 - CENTRAL GARAGE					
EQUIP MTNC	EQUIPMENT MAINTENANCE				404.55
Fund 725 - CENTRAL GARAGE Total:					404.55
Vendor 05814 - SUPERIOR SIGNALS, INC Total:					404.55
Vendor: 07687 - THE CHICAGO LUMBER COMPANY OF OMAHA INC					
Fund: 621 - ENVIRONMENTAL SERVICES					
DEPT SUPPLIES	DEPARTMENT SUPPLIES				22.67
Fund 621 - ENVIRONMENTAL SERVICES Total:					22.67
Fund: 725 - CENTRAL GARAGE					
DEPT SUPPLIES	DEPARTMENT SUPPLIES				10.00
Fund 725 - CENTRAL GARAGE Total:					10.00
Vendor 07687 - THE CHICAGO LUMBER COMPANY OF OMAHA INC Total:					32.67
Vendor: 01578 - THOMPSON GLASS, INC					
Fund: 111 - GENERAL					
VEH MAINT	VEHICLE MAINTENANCE				209.12
Fund 111 - GENERAL Total:					209.12
Vendor 01578 - THOMPSON GLASS, INC Total:					209.12

Expense Approval Report

Post Dates: 12/04/2018 - 12/17/2018

Description (Payable)	Account Name	(None)	(None)	(None)	Amount
Vendor: 00568 - TWIN CITY AUTO, INC					
Fund: 111 - GENERAL					
EQUIP MAINT	EQUIPMENT MAINTENANCE				204.87
				Fund 111 - GENERAL Total:	204.87
Fund: 212 - TRANSPORTATION					
CUTTING EDGES FOR SNOW PL...	EQUIPMENT MAINTENANCE				861.12
				Fund 212 - TRANSPORTATION Total:	861.12
				Vendor 00568 - TWIN CITY AUTO, INC Total:	1,065.99
Vendor: 09865 - UNION BANK & TRUST					
Fund: 713 - CASH & INVESTMENT POOL					
RETIREMENT	REGULAR RETIRE EE PAY				7,802.48
RETIREMENT	REGULAR RETIRE EE PAY				8,028.45
RETIREMENT	DEFERRED COMP EE PAY				2,232.24
RETIREMENT	DEFERRED COMP EE PAY				540.00
RETIREMENT	RETIRE FIRE EE PAYABLE				2,455.34
RETIREMENT	RETIRE FIRE EE PAYABLE				4,580.79
RETIREMENT	RETIRE POLICE EE PAY				5,342.19
RETIREMENT	RETIRE POLICE EE PAY				5,778.62
				Fund 713 - CASH & INVESTMENT POOL Total:	36,760.11
				Vendor 09865 - UNION BANK & TRUST Total:	36,760.11
Vendor: 09239 - UNIQUE MANAGEMENT SERVICES, INC					
Fund: 111 - GENERAL					
Cont. srvc.	CONTRACTUAL SERVICES				187.95
				Fund 111 - GENERAL Total:	187.95
				Vendor 09239 - UNIQUE MANAGEMENT SERVICES, INC Total:	187.95
Vendor: 09840 - UNITED STATES WELDING					
Fund: 212 - TRANSPORTATION					
WELD. SUPP - OXYGEN	DEPARTMENT SUPPLIES				39.52
WELD. SUPP - OXYGEN, ACET	DEPARTMENT SUPPLIES				320.68
				Fund 212 - TRANSPORTATION Total:	360.20
				Vendor 09840 - UNITED STATES WELDING Total:	360.20
Vendor: 10004 - WEITZEL JOHN					
Fund: 111 - GENERAL					
SCHOOLS & CONF-PD	SCHOOL & CONFERENCE				600.00
				Fund 111 - GENERAL Total:	600.00
				Vendor 10004 - WEITZEL JOHN Total:	600.00
Vendor: 00213 - WESTERN COOPERATIVE COMPANY					
Fund: 631 - WASTEWATER					
EQUIP MAINT	EQUIPMENT MAINTENANCE				196.20
				Fund 631 - WASTEWATER Total:	196.20
				Vendor 00213 - WESTERN COOPERATIVE COMPANY Total:	196.20
Vendor: 00344 - WESTERN PATHOLOGY CONSULTANTS, INC					
Fund: 111 - GENERAL					
RANDOM DOT & PRE-EMPL.SCR...	CONTRACTUAL SERVICES				97.50
				Fund 111 - GENERAL Total:	97.50
				Vendor 00344 - WESTERN PATHOLOGY CONSULTANTS, INC Total:	97.50
Vendor: 00209 - WESTERN PLAINS BUSINESS FORMS INC					
Fund: 621 - ENVIRONMENTAL SERVICES					
DEPT SUPPLIES	DEPARTMENT SUPPLIES				705.00
				Fund 621 - ENVIRONMENTAL SERVICES Total:	705.00
				Vendor 00209 - WESTERN PLAINS BUSINESS FORMS INC Total:	705.00

Expense Approval Report

Post Dates: 12/04/2018 - 12/17/2018

Description (Payable)	Account Name	(None)	(None)	(None)	Amount
Vendor: 04430 - WESTERN TRAVEL TERMINAL, LLC					
Fund: 111 - GENERAL					
VEH MAINT-PD	VEHICLE MAINTENANCE				264.00
				Fund 111 - GENERAL Total:	264.00
Fund: 641 - WATER					
VEH MAINT	VEHICLE MAINTENANCE				26.00
				Fund 641 - WATER Total:	26.00
				Vendor 04430 - WESTERN TRAVEL TERMINAL, LLC Total:	290.00
Vendor: 08851 - WHITING SIGNS					
Fund: 621 - ENVIRONMENTAL SERVICES					
DEPT SUPPLIES	DEPARTMENT SUPPLIES				900.00
				Fund 621 - ENVIRONMENTAL SERVICES Total:	900.00
				Vendor 08851 - WHITING SIGNS Total:	900.00
Vendor: 09641 - WOODS & AITKEN LLP					
Fund: 212 - TRANSPORTATION					
CIR CASE 1464-IBEW 1597	CONTRACTUAL SERVICES				2,705.37
				Fund 212 - TRANSPORTATION Total:	2,705.37
Fund: 621 - ENVIRONMENTAL SERVICES					
CIR CASE 1464-IBEW 1597	CONTRACTUAL SERVICES				2,705.37
				Fund 621 - ENVIRONMENTAL SERVICES Total:	2,705.37
Fund: 631 - WASTEWATER					
CIR CASE 1464-IBEW 1597	CONTRACTUAL SERVICES				2,705.37
				Fund 631 - WASTEWATER Total:	2,705.37
Fund: 641 - WATER					
CIR CASE 1464-IBEW 1597	CONTRACTUAL SERVICES				2,705.38
				Fund 641 - WATER Total:	2,705.38
				Vendor 09641 - WOODS & AITKEN LLP Total:	10,821.49
Vendor: 03709 - WYOMING CHILD SUPPORT ENFORCEMENT					
Fund: 713 - CASH & INVESTMENT POOL					
child support	CHILD SUPPORT EE PAY				738.08
				Fund 713 - CASH & INVESTMENT POOL Total:	738.08
				Vendor 03709 - WYOMING CHILD SUPPORT ENFORCEMENT Total:	738.08
Vendor: 09750 - WYOMING WATER DEVELOPMENT OFF					
Fund: 641 - WATER					
PAWS FEASIBILITY STUDY	CONTRACTUAL SERVICES				2,337.00
				Fund 641 - WATER Total:	2,337.00
				Vendor 09750 - WYOMING WATER DEVELOPMENT OFF Total:	2,337.00
Vendor: 02057 - YOUNG MEN'S CHRISTIAN ASSOCIATION OF SCOTTSBLUFF, NE					
Fund: 713 - CASH & INVESTMENT POOL					
YMCA	YMCA PAY EE				1,699.00
				Fund 713 - CASH & INVESTMENT POOL Total:	1,699.00
				Vendor 02057 - YOUNG MEN'S CHRISTIAN ASSOCIATION OF SCOTTSBLUFF, NE Total:	1,699.00
Vendor: 03379 - ZM LUMBER INC					
Fund: 111 - GENERAL					
BLDG MAINT	BUILDING MAINTENANCE				18.49
GROUND MAINT	GROUNDS MAINTENANCE				15.96
				Fund 111 - GENERAL Total:	34.45
				Vendor 03379 - ZM LUMBER INC Total:	34.45
				Grand Total:	1,026,732.57

Report Summary

Fund Summary

Fund	Expense Amount	Payment Amount
111 - GENERAL	69,077.98	410.25
212 - TRANSPORTATION	45,584.93	0.00
213 - CEMETERY	606.23	0.00
216 - BUSINESS IMPROVEMENT	85.42	0.00
224 - ECONOMIC DEVELOPMENT	119,483.23	0.00
621 - ENVIRONMENTAL SERVICES	56,592.90	210.08
631 - WASTEWATER	10,588.32	210.06
641 - WATER	15,030.84	210.07
661 - STORMWATER	2,381.90	0.00
713 - CASH & INVESTMENT POOL	148,656.51	148,656.51
721 - GIS SERVICES	6,434.36	0.00
725 - CENTRAL GARAGE	12,578.54	0.00
812 - HEALTH INSURANCE	539,631.41	539,631.41
Grand Total:	1,026,732.57	689,328.38

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
111-51281-142	DISABILITY INSURANCE	410.25	410.25
111-52111-111	DEPARTMENT SUPPLIES	34.99	0.00
111-52111-113	DEPARTMENT SUPPLIES	73.90	0.00
111-52111-116	DEPARTMENT SUPPLIES	147.47	0.00
111-52111-141	DEPARTMENT SUPPLIES	188.08	0.00
111-52111-142	DEPARTMENT SUPPLIES	372.35	0.00
111-52111-151	DEPARTMENT SUPPLIES	78.57	0.00
111-52111-171	DEPARTMENT SUPPLIES	1,171.05	0.00
111-52111-172	DEPARTMENT SUPPLIES	420.00	0.00
111-52121-141	JANITORIAL SUPPLIES	45.11	0.00
111-52121-142	JANITORIAL SUPPLIES	45.11	0.00
111-52121-151	JANITORIAL SUPPLIES	406.58	0.00
111-52163-142	INVESTIGATIVE EXPENSES	98.00	0.00
111-52181-142	UNIFORMS & CLOTHING	677.64	0.00
111-52222-151	BOOKS	922.76	0.00
111-52311-114	MEMBERSHIPS	5,377.32	0.00
111-52311-115	MEMBERSHIPS	80.00	0.00
111-52411-111	POSTAGE	1,000.00	0.00
111-52511-121	GASOLINE	76.70	0.00
111-52511-141	GASOLINE	168.46	0.00
111-52511-142	GASOLINE	4,661.24	0.00
111-52511-171	GASOLINE	1,016.24	0.00
111-52521-171	OTHER FUEL	1,118.62	0.00
111-53111-112	CONTRACTUAL SERVICES	97.50	0.00
111-53111-115	CONTRACTUAL SERVICES	39.99	0.00
111-53111-116	CONTRACTUAL SERVICES	2,100.00	0.00
111-53111-121	CONTRACTUAL SERVICES	870.00	0.00
111-53111-142	CONTRACTUAL SERVICES	2,724.88	0.00
111-53111-151	CONTRACTUAL SERVICES	959.70	0.00
111-53111-171	CONTRACTUAL SERVICES	2,798.95	0.00
111-53111-172	CONTRACTUAL SERVICES	540.00	0.00
111-53121-112	CONSULTING SERVICES	50.00	0.00
111-53121-142	CONSULTING SERVICES	100.00	0.00
111-53161-111	LEGAL PUBLICATIONS	42.37	0.00
111-53161-112	LEGAL PUBLICATIONS	20.61	0.00
111-53161-115	LEGAL PUBLICATIONS	434.06	0.00
111-53161-121	LEGAL PUBLICATIONS	95.84	0.00
111-53161-151	LEGAL PUBLICATIONS	12.60	0.00
111-53211-142	LEGAL FEES	187.00	0.00
111-53421-141	BUILDING MAINTENANCE	135.17	0.00

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
111-53421-142	BUILDING MAINTENANCE	32.25	0.00
111-53421-171	BUILDING MAINTENANCE	1,084.89	0.00
111-53441-111	EQUIPMENT MAINTENAN...	130.56	0.00
111-53441-121	EQUIPMENT MAINTENAN...	400.00	0.00
111-53441-142	EQUIPMENT MAINTENAN...	544.23	0.00
111-53441-151	EQUIPMENT MAINTENAN...	12,511.67	0.00
111-53441-171	EQUIPMENT MAINTENAN...	684.15	0.00
111-53451-142	VEHICLE MAINTENANCE	349.75	0.00
111-53451-171	VEHICLE MAINTENANCE	220.88	0.00
111-53471-171	GROUNDS MAINTENANCE	9,952.52	0.00
111-53511-111	ELECTRICITY	388.42	0.00
111-53511-141	ELECTRICITY	651.89	0.00
111-53511-142	ELECTRICITY	700.52	0.00
111-53511-143	ELECTRICITY	249.15	0.00
111-53511-151	ELECTRICITY	2,156.41	0.00
111-53511-171	ELECTRICITY	3,138.77	0.00
111-53511-172	ELECTRICITY	59.76	0.00
111-53551-171	STREET LIGHTS	100.40	0.00
111-53561-111	TELEPHONE	269.26	0.00
111-53561-112	TELEPHONE	69.90	0.00
111-53561-114	TELEPHONE	68.40	0.00
111-53561-115	TELEPHONE	37.36	0.00
111-53561-116	TELEPHONE	160.00	0.00
111-53561-121	TELEPHONE	177.77	0.00
111-53561-141	TELEPHONE	393.56	0.00
111-53561-142	TELEPHONE	1,593.05	0.00
111-53561-151	TELEPHONE	521.48	0.00
111-53561-171	TELEPHONE	198.95	0.00
111-53561-172	TELEPHONE	51.92	0.00
111-53711-142	SCHOOL & CONFERENCE	600.00	0.00
111-53711-143	SCHOOL & CONFERENCE	105.00	0.00
111-53741-112	TUITION SUPPORT	600.00	0.00
111-53811-111	BONDING	437.50	0.00
111-53811-115	BONDING	437.50	0.00
111-53913-112	RECRUITMENT	201.00	0.00
212-52111-212	DEPARTMENT SUPPLIES	2,474.26	0.00
212-52171-212	STREET REPAIR SUPPLIES	7,787.27	0.00
212-52511-212	GASOLINE	1,064.30	0.00
212-52521-212	OTHER FUEL	2,257.78	0.00
212-53111-212	CONTRACTUAL SERVICES	2,768.60	0.00
212-53421-212	BUILDING MAINTENANCE	191.09	0.00
212-53441-212	EQUIPMENT MAINTENAN...	861.12	0.00
212-53511-212	ELECTRICITY	712.95	0.00
212-53531-212	ELECTRIC POWER	1,479.03	0.00
212-53551-212	STREET LIGHTS	25,573.40	0.00
212-53561-212	TELEPHONE	415.13	0.00
213-52111-213	DEPARTMENT SUPPLIES	45.92	0.00
213-53211-213	LEGAL FEES	30.00	0.00
213-53511-213	ELECTRICITY	460.41	0.00
213-53561-213	TELEPHONE	69.90	0.00
216-53551-000	STREET LIGHTS	85.42	0.00
224-52111-113	DEPARTMENT SUPPLIES	15.14	0.00
224-52211-114	PUBLICATIONS	50.78	0.00
224-59111-114	ECONOMIC DEVELOPME...	119,417.31	0.00
621-52111-621	DEPARTMENT SUPPLIES	1,987.39	0.00
621-52181-621	UNIFORMS & CLOTHING	150.00	0.00
621-52411-621	POSTAGE	210.08	210.08
621-52511-621	GASOLINE	219.90	0.00

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
621-52521-621	OTHER FUEL	6,496.42	0.00
621-53111-621	CONTRACTUAL SERVICES	2,812.42	0.00
621-53193-621	DISPOSAL FEES	43,733.65	0.00
621-53441-621	EQUIPMENT MAINTENAN...	302.79	0.00
621-53511-621	ELECTRICITY	516.90	0.00
621-53561-621	TELEPHONE	163.35	0.00
631-52111-631	DEPARTMENT SUPPLIES	533.82	0.00
631-52411-631	POSTAGE	210.06	210.06
631-52511-631	GASOLINE	1,265.92	0.00
631-52521-631	OTHER FUEL	663.10	0.00
631-53111-631	CONTRACTUAL SERVICES	3,691.42	0.00
631-53161-631	LEGAL PUBLICATIONS	10.31	0.00
631-53441-631	EQUIPMENT MAINTENAN...	2,246.20	0.00
631-53451-631	VEHICLE MAINTENANCE	29.98	0.00
631-53511-631	ELECTRICITY	1,366.98	0.00
631-53521-631	HEATING FUEL	204.83	0.00
631-53531-631	ELECTRIC POWER	96.49	0.00
631-53561-631	TELEPHONE	188.25	0.00
631-53571-631	CELLULAR PHONE	80.96	0.00
641-52111-641	DEPARTMENT SUPPLIES	3,362.28	0.00
641-52116-641	METERS	1,220.64	0.00
641-52117-641	SAMPLES	140.00	0.00
641-52411-641	POSTAGE	371.42	210.07
641-52511-641	GASOLINE	1,099.84	0.00
641-52521-641	OTHER FUEL	135.37	0.00
641-53111-641	CONTRACTUAL SERVICES	5,273.93	0.00
641-53441-641	EQUIPMENT MAINTENAN...	1,919.91	0.00
641-53451-641	VEHICLE MAINTENANCE	26.00	0.00
641-53511-641	ELECTRICITY	285.18	0.00
641-53521-641	HEATING FUEL	204.82	0.00
641-53531-641	ELECTRIC POWER	463.41	0.00
641-53561-641	TELEPHONE	153.36	0.00
641-53571-641	CELLULAR PHONE	85.35	0.00
641-53611-641	RENT-LAND	235.41	0.00
641-53631-641	RENT-MACHINES	53.92	0.00
661-53111-661	CONTRACTUAL SERVICES	1,615.00	0.00
661-53121-661	CONSULTING SERVICES	100.00	0.00
661-53561-661	TELEPHONE	33.52	0.00
661-53611-661	RENT-LAND	633.38	0.00
713-21512	MEDICARE W/H EE PAYAB...	7,604.66	7,604.66
713-21513	FICA W/H EE PAYABLE	28,309.22	28,309.22
713-21514	FED W/H EE PAYABLE	22,709.54	22,709.54
713-21515	STATE W/H EE PAYABLE	31,697.90	31,697.90
713-21517	POL UNION DUES EE PAY	576.00	576.00
713-21518	FIRE UNION DUES EE PAY	225.00	225.00
713-21523	LIFE INS EE PAYABLE	41.83	41.83
713-21524	SMEC EE PAYABLE	160.00	160.00
713-21527	WAGE ATTACHMENT EE ...	558.36	558.36
713-21528	REGULAR RETIRE EE PAY	15,830.93	15,830.93
713-21529	DEFERRED COMP EE PAY	2,772.24	2,772.24
713-21531	RETIRE FIRE EE PAYABLE	7,036.13	7,036.13
713-21533	RETIRE POLICE EE PAY	11,120.81	11,120.81
713-21534	DIS INC INS EE PAYABLE	669.27	669.27
713-21539	CHILD SUPPORT EE PAY	2,088.63	2,088.63
713-21540	YMCA PAY EE	1,699.00	1,699.00
713-21541	HSA EE PAYABLE	13,555.60	13,555.60
713-21723	LIFE INS ER PAYABLE	751.39	751.39
713-21741	HSA ER PAYABLE	1,250.00	1,250.00

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
721-53441-721	EQUIPMENT MAINTENAN...	6,400.00	0.00
721-53561-721	TELEPHONE	34.36	0.00
725-52111-725	DEPARTMENT SUPPLIES	291.93	0.00
725-52181-725	UNIFORMS & CLOTHING	17.92	0.00
725-52531-725	OIL & ANTIFREEZE	3,489.58	0.00
725-53441-725	EQUIPMENT MAINTENAN...	8,518.25	0.00
725-53511-725	ELECTRICITY	168.41	0.00
725-53561-725	TELEPHONE	92.45	0.00
812-53862-112	CLAIMS EXPENSE	538,607.11	538,607.11
812-53863-112	FLEXIBLE BENFT EXPENSES	1,024.30	1,024.30
Grand Total:		1,026,732.57	689,328.38

Project Account Summary

Project Account Key	Expense Amount	Payment Amount
None	1,024,921.31	689,328.38
2117753511	62.74	0.00
6002053111	1,615.00	0.00
6002053121	100.00	0.00
6002053561	33.52	0.00
Grand Total:	1,026,732.57	689,328.38

City of Scottsbluff, Nebraska

Monday, December 17, 2018

Regular Meeting

Item Fin Rep1

Council to receive the October Financial Report.

Staff Contact: Liz Hilyard, Finance Director

City of Scottsbluff

FUND EQUITY IN CASH - YEAR TO DATE

FOR THE ONE MONTH ENDED OCTOBER 31, 2018 AND 2017

Fund	Fund #	OCTOBER 31, 2017	OCTOBER 31, 2018
		NET CHANGE IN CASH	NET CHANGE IN CASH
General	111	\$ (541,664.82)	\$ (558,507.96)
Regional Library	211	(281.09)	314.89
Transportation	212	(116,718.14)	(210,209.87)
Cemetery	213	(20,109.81)	(18,969.29)
Cemetery Perp Care	214	6,607.12	9,574.66
Special Projects	215	7,814.05	36,050.07
Business Improvement	216	2,904.62	5,577.44
Public Safety	218	8,917.27	(80,826.97)
Scb Industrial Sites	219	(80.63)	236.09
Keno	223	(10,957.52)	(37,426.93)
Economic Development	224	(43,928.75)	90,976.03
Mutual Fire Organization	225	(423.54)	498.62
Debt Service	311	90,394.95	34,266.64
TIF	321	(69,979.66)	(176,959.69)
CDBG	411	(143.04)	55.43
Leasing Corporation	412	(35.71)	12.12
Capital Projects	511	(14,749.90)	2,610.92
Environmental Services	621	(63,523.27)	(14,994.38)
Wastewater	631	(24,313.59)	(15,022.26)
Water	641	(222,403.99)	95,098.57
Electric	651	(4,341.88)	2,583.90
Stormwater	661	(15,378.59)	(39,925.67)
GIS	721	(4,713.79)	(4,807.03)
Central Garage	725	(11,598.80)	(40,625.88)
Unemployment Comp	811	(216.37)	120.65
Health Insurance	812	(31,294.54)	35,255.97
TOTAL		\$ (1,080,219.42)	\$ (885,043.93)

City of Scottsbluff

Fund Equity in Cash
October 31, 2018

Fund	Fund #	2 YRS PRIOR October 31, 2016	PRIOR YEAR October 31, 2017	PRIOR MONTH September 30, 2018	CURRENT MONTH October 31, 2018	MONTHLY CHANGE IN CASH	
General	111	\$ 3,900,248.10	\$ 4,303,192.47	\$ 6,121,692.00	\$ 5,563,184.04	\$ (558,507.96)	LARM insurance premiums \$708K total across operating funds
Regional Library	211	44,188.28	46,791.48	49,338.16	49,653.05	\$ 314.89	
Transportation	212	2,223,109.74	2,450,554.22	4,397,948.23	4,187,738.36	\$ (210,209.87)	LARM insurance premium \$708K, 42nd Street
Cemetery	213	(16,094.89)	(4,421.61)	47,199.93	28,230.64	\$ (18,969.29)	Operations
Cemetery Perp Care	214	622,303.51	674,491.37	725,778.43	735,353.09	\$ 9,574.66	
Special Projects	215	210,310.20	249,343.43	120,161.60	156,211.67	\$ 36,050.07	
Business Improvement	216	223,356.72	242,198.85	266,417.23	271,994.67	\$ 5,577.44	
Public Safety	218	423,164.20	449,885.19	421,468.67	340,641.70	\$ (80,826.97)	Annual Comm Center contract payment
Scb Industrial Sites	219	74,916.74	321,657.36	169,732.52	169,968.61	\$ 236.09	
Keno	223	188,414.36	210,948.62	261,311.63	223,884.70	\$ (37,426.93)	Ballon Fest donation, purchase park equipment
Economic Development	224	6,265,085.36	5,414,123.97	4,409,549.43	4,500,525.46	\$ 90,976.03	
Mutual Fire Organization	225	155,037.18	253,005.86	278,659.83	279,158.45	\$ 498.62	
Debt Service	311	3,065,216.48	3,198,513.56	3,360,072.75	3,394,339.39	\$ 34,266.64	
TIF	321	209,709.51	203,929.62	372,187.28	195,227.59	\$ (176,959.69)	bondholder payments
CDBG	411	43,242.06	30,538.24	30,979.03	31,034.46	\$ 55.43	
Leasing Corporation	412	674,424.57	6,738.95	6,775.45	6,787.57	\$ 12.12	
Capital Projects	511	71,960.29	57,873.43	77,904.42	80,515.34	\$ 2,610.92	
Environmental Services	621	420,126.96	946,332.30	1,687,436.05	1,672,441.67	\$ (14,994.38)	
Wastewater	631	2,256,619.05	2,509,363.48	2,606,178.83	2,591,156.57	\$ (15,022.26)	
Water	641	2,076,852.62	2,169,276.06	1,908,074.74	2,003,173.31	\$ 95,098.57	
Electric	651	1,395,060.19	1,423,490.30	1,444,037.42	1,446,621.32	\$ 2,583.90	
Stormwater	661	535,912.77	608,701.39	862,577.37	822,651.70	\$ (39,925.67)	42nd Street
GIS	721	18,828.02	29,789.24	59,566.20	54,759.17	\$ (4,807.03)	
Central Garage	725	1,393.33	(105,253.31)	(239,701.61)	(280,327.49)	\$ (40,625.88)	internal service fund
Unemployment Comp	811	68,775.92	66,468.79	67,428.23	67,548.88	\$ 120.65	
Health Insurance	812	1,147,313.48	1,389,434.87	1,878,054.50	1,913,310.47	\$ 35,255.97	claims in excess of re-insurance
TOTAL		\$ 26,299,474.75	\$ 27,146,968.13	\$ 31,390,828.32	\$ 30,505,784.39	\$ (885,043.93)	



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

	2016-2017 YTD Activity	2017-2018 YTD Activity	2018-2019 Budget	October 2018-2019 MTD Activity	2018-2019 YTD Activity	2018-2019 Budget Remaining	% Budget Remaining
<u>111 - GENERAL</u>							
400 - Taxes	430,215.00	447,318.62	5,034,437.00	441,102.69	441,102.69	4,593,334.31	91 %
412 - Intergovernmental	2,065.54	480.38	0.00	500.00	500.00	(500.00)	0 %
420 - Charges for Services	22,676.65	24,533.29	436,658.00	19,176.87	19,176.87	417,481.13	96 %
460 - Investment Income	1,264.06	3,746.56	20,000.00	9,936.76	9,936.76	10,063.24	50 %
470 - Miscellaneous Revenues	1,997.32	16,974.37	32,759.00	5,270.35	5,270.35	27,488.65	84 %
480 - Other Financing Uses	0.00	0.00	2,816,750.00	0.00	0.00	2,816,750.00	100 %
111 - GENERAL Totals:	458,218.57	493,053.22	8,340,604.00	475,986.67	475,986.67	0.00	94 %
<u>211 - REGIONAL LIBRARY</u>							
460 - Investment Income	14.32	41.00	400.00	88.69	88.69	311.31	78 %
470 - Miscellaneous Revenues	0.00	0.00	1,000.00	226.20	226.20	773.80	77 %
211 - REGIONAL LIBRARY Totals:	14.32	41.00	1,400.00	314.89	314.89	0.00	78 %
<u>212 - TRANSPORTATION</u>							
400 - Taxes	229,424.41	235,292.67	2,886,501.00	242,179.31	242,179.31	2,644,321.69	92 %
412 - Intergovernmental	0.00	0.00	284,662.00	0.00	0.00	284,662.00	100 %
420 - Charges for Services	0.00	1,860.00	0.00	0.00	0.00	0.00	0 %
460 - Investment Income	720.51	2,146.97	10,000.00	7,479.98	7,479.98	2,520.02	25 %
470 - Miscellaneous Revenues	235.00	425.50	0.00	6,000.00	6,000.00	(6,000.00)	0 %
212 - TRANSPORTATION Totals:	230,379.92	239,725.14	3,181,163.00	255,659.29	255,659.29	0.00	92 %
<u>213 - CEMETERY</u>							
420 - Charges for Services	1,200.00	1,050.00	54,200.00	4,450.00	4,450.00	49,750.00	92 %
460 - Investment Income	0.00	0.00	100.00	50.42	50.42	49.58	50 %
470 - Miscellaneous Revenues	0.00	2,085.00	29,000.00	2,400.00	2,400.00	26,600.00	92 %
480 - Other Financing Uses	0.00	0.00	210,000.00	0.00	0.00	210,000.00	100 %
213 - CEMETERY Totals:	1,200.00	3,135.00	293,300.00	6,900.42	6,900.42	0.00	98 %
<u>214 - CEMETARY PERPETUAL CARE</u>							
400 - Taxes	7,471.45	8,088.21	165,000.00	6,661.20	6,661.20	158,338.80	96 %
420 - Charges for Services	300.00	400.00	17,000.00	1,600.00	1,600.00	15,400.00	91 %

	2016-2017 YTD Activity	2017-2018 YTD Activity	2018-2019 Budget	October 2018-2019 MTD Activity	2018-2019 YTD Activity	2018-2019 Budget Remaining	% Budget Remaining
460 - Investment Income	201.69	590.94	4,000.00	1,313.46	1,313.46	2,686.54	67 %
214 - CEMETARY PERPETUAL CARE Totals:	7,973.14	9,079.15	186,000.00	9,574.66	9,574.66	0.00	95 %
<u>215 - SPECIAL PROJECTS</u>							
400 - Taxes	10,632.04	9,655.21	0.00	5,257.00	5,257.00	(5,257.00)	0 %
412 - Intergovernmental	425.00	0.00	0.00	33,572.54	33,572.54	(33,572.54)	0 %
420 - Charges for Services	100.00	0.00	0.00	0.00	0.00	0.00	0 %
450 - Contributions & Donations	0.00	0.00	0.00	120.00	120.00	(120.00)	0 %
460 - Investment Income	68.16	219.46	1,000.00	279.02	279.02	720.98	72 %
470 - Miscellaneous Revenues	0.00	0.00	500,000.00	0.00	0.00	500,000.00	100 %
215 - SPECIAL PROJECTS Totals:	11,225.20	9,874.67	501,000.00	39,228.56	39,228.56	0.00	92 %
<u>216 - BUSINESS IMPROVEMENT</u>							
400 - Taxes	2,608.52	4,544.69	54,300.00	5,177.03	5,177.03	49,122.97	90 %
460 - Investment Income	72.39	212.30	1,000.00	485.83	485.83	514.17	51 %
216 - BUSINESS IMPROVEMENT Totals:	2,680.91	4,756.99	55,300.00	5,662.86	5,662.86	0.00	90 %
<u>218 - PUBLIC SAFETY</u>							
400 - Taxes	9,740.56	10,544.63	216,000.00	8,684.23	8,684.23	207,315.77	96 %
412 - Intergovernmental	365.69	365.69	0.00	0.00	0.00	0.00	0 %
460 - Investment Income	137.15	394.17	2,000.00	608.44	608.44	1,391.56	70 %
218 - PUBLIC SAFETY Totals:	10,243.40	11,304.49	218,000.00	9,292.67	9,292.67	0.00	96 %
<u>219 - INDUSTRIAL SITES</u>							
460 - Investment Income	24.28	281.10	200.00	303.59	303.59	(103.59)	-52 %
219 - INDUSTRIAL SITES Totals:	24.28	281.10	200.00	303.59	303.59	0.00	-52 %
<u>223 - KENO</u>							
460 - Investment Income	61.06	184.79	1,000.00	399.89	399.89	600.11	60 %
470 - Miscellaneous Revenues	5,126.27	5,625.36	78,000.00	6,450.64	6,450.64	71,549.36	92 %
223 - KENO Totals:	5,187.33	5,810.15	79,000.00	6,850.53	6,850.53	0.00	91 %
<u>224 - ECONOMIC DEVELOPMENT</u>							
400 - Taxes	89,583.15	84,542.50	875,491.00	84,599.53	84,599.53	790,891.47	90 %
460 - Investment Income	2,030.50	4,747.69	25,000.00	8,038.67	8,038.67	16,961.33	68 %
470 - Miscellaneous Revenues	3,783.34	8,863.81	194,625.00	14,021.95	14,021.95	180,603.05	93 %
224 - ECONOMIC DEVELOPMENT Totals:	95,396.99	98,154.00	1,095,116.00	106,660.15	106,660.15	0.00	90 %
<u>225 - MUTUAL FIRE</u>							

	2016-2017 YTD Activity	2017-2018 YTD Activity	2018-2019 Budget	October 2018-2019 MTD Activity	2018-2019 YTD Activity	2018-2019 Budget Remaining	% Budget Remaining
460 - Investment Income	50.25	221.42	1,200.00	498.62	498.62	701.38	58 %
470 - Miscellaneous Revenues	0.00	0.00	105,696.00	0.00	0.00	105,696.00	100 %
225 - MUTUAL FIRE Totals:	50.25	221.42	106,896.00	498.62	498.62	0.00	100 %
<u>311 - DEBT SERVICE</u>							
400 - Taxes	23,157.69	27,142.20	890,345.00	25,331.92	25,331.92	865,013.08	97 %
460 - Investment Income	993.43	2,739.14	15,000.00	6,062.84	6,062.84	8,937.16	60 %
470 - Miscellaneous Revenues	52,899.21	0.00	110,358.00	2,871.88	2,871.88	107,486.12	97 %
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:	77,050.33	29,881.34	2,015,703.00	34,266.64	34,266.64	0.00	98 %
<u>321 - TIF PROJECTS</u>							
400 - Taxes	7,232.94	0.00	483,950.00	0.00	0.00	483,950.00	100 %
460 - Investment Income	67.97	178.67	1,300.00	348.71	348.71	951.29	73 %
480 - Other Financing Uses	0.00	0.00	300,000.00	0.00	0.00	300,000.00	100 %
321 - TIF PROJECTS Totals:	7,300.91	178.67	785,250.00	348.71	348.71	0.00	100 %
<u>411 - CDBG</u>							
460 - Investment Income	14.01	26.81	300.00	55.43	55.43	244.57	82 %
411 - CDBG Totals:	14.01	26.81	300.00	55.43	55.43	0.00	82 %
<u>412 - LEASE CORPORATION</u>							
460 - Investment Income	218.58	5.91	50.00	12.12	12.12	37.88	76 %
480 - Other Financing Uses	667,562.50	0.00	694,244.00	0.00	0.00	694,244.00	100 %
412 - LEASE CORPORATION Totals:	667,781.08	5.91	694,294.00	12.12	12.12	0.00	100 %
<u>511 - CAPITAL PROJECTS FUND</u>							
400 - Taxes	2,767.21	2,995.63	59,000.00	2,467.11	2,467.11	56,532.89	96 %
460 - Investment Income	23.32	50.76	100.00	143.81	143.81	(43.81)	-44 %
511 - CAPITAL PROJECTS FUND Totals:	2,790.53	3,046.39	59,100.00	2,610.92	2,610.92	0.00	96 %
<u>621 - ENVIRONMENTAL SERVICES</u>							
420 - Charges for Services	240,702.82	242,355.48	2,814,036.00	251,166.18	251,166.18	2,562,869.82	91 %
460 - Investment Income	136.16	827.53	2,000.00	2,987.25	2,987.25	(987.25)	-49 %
470 - Miscellaneous Revenues	22.00	46.42	500.00	0.00	0.00	500.00	100 %
621 - ENVIRONMENTAL SERVICES Totals:	240,860.98	243,229.43	2,816,536.00	254,153.43	254,153.43	0.00	91 %

	2016-2017 YTD Activity	2017-2018 YTD Activity	2018-2019 Budget	October 2018-2019 MTD Activity	2018-2019 YTD Activity	2018-2019 Budget Remaining	% Budget Remaining
<u>631 - WASTEWATER</u>							
420 - Charges for Services	221,798.26	225,650.05	2,643,216.00	230,073.66	230,073.66	2,413,142.34	91 %
440 - Rents	0.00	2,625.00	0.00	0.00	0.00	0.00	0 %
460 - Investment Income	731.37	2,185.75	10,000.00	4,628.23	4,628.23	5,371.77	54 %
631 - WASTEWATER Totals:	222,529.63	230,460.80	2,653,216.00	234,701.89	234,701.89	0.00	91 %
<u>641 - WATER</u>							
420 - Charges for Services	228,361.54	246,442.89	1,933,275.00	263,317.15	263,317.15	1,669,957.85	86 %
440 - Rents	2,632.00	2,815.42	34,100.00	2,940.88	2,940.88	31,159.12	91 %
460 - Investment Income	673.10	1,993.54	15,000.00	3,577.99	3,577.99	11,422.01	76 %
470 - Miscellaneous Revenues	3,252.19	2,413.83	5,000.00	2,677.03	2,677.03	2,322.97	46 %
641 - WATER Totals:	234,918.83	253,665.68	1,987,375.00	272,513.05	272,513.05	0.00	86 %
<u>651 - ELECTRIC</u>							
460 - Investment Income	529.64	1,247.48	10,000.00	2,583.90	2,583.90	7,416.10	74 %
470 - Miscellaneous Revenues	0.00	0.00	2,539,750.00	0.00	0.00	2,539,750.00	100 %
651 - ELECTRIC Totals:	529.64	1,247.48	2,549,750.00	2,583.90	2,583.90	0.00	100 %
<u>661 - STORMWATER</u>							
420 - Charges for Services	4,321.99	5,767.62	101,700.00	7,254.89	7,254.89	94,445.11	93 %
460 - Investment Income	173.69	529.74	2,500.00	1,469.39	1,469.39	1,030.61	41 %
470 - Miscellaneous Revenues	0.00	0.00	7,975.00	0.00	0.00	7,975.00	100 %
480 - Other Financing Uses	0.00	0.00	50,000.00	0.00	0.00	50,000.00	100 %
661 - STORMWATER Totals:	4,495.68	6,297.36	162,175.00	8,724.28	8,724.28	0.00	95 %
<u>713 - CASH & INVESTMENT POOL</u>							
460 - Investment Income	0.00	(0.02)	0.00	0.00	0.00	0.00	0 %
470 - Miscellaneous Revenues	2.00	0.00	0.00	(10.00)	(10.00)	10.00	0 %
713 - CASH & INVESTMENT POOL Totals:	2.00	(0.02)	0.00	(10.00)	(10.00)	0.00	0 %
<u>721 - GIS SERVICES</u>							
460 - Investment Income	6.10	26.06	200.00	97.81	97.81	102.19	51 %
480 - Other Financing Uses	77.50	0.00	97,000.00	0.00	0.00	97,000.00	100 %
721 - GIS SERVICES Totals:	83.60	26.06	97,200.00	97.81	97.81	0.00	100 %
<u>725 - CENTRAL GARAGE</u>							

	2016-2017 YTD Activity	2017-2018 YTD Activity	2018-2019 Budget	October 2018-2019 MTD Activity	2018-2019 YTD Activity	2018-2019 Budget Remaining	% Budget Remaining
420 - Charges for Services	14,818.14	14,815.35	228,750.00	16,868.66	16,868.66	211,881.34	93 %
460 - Investment Income	0.45	0.00	0.00	0.00	0.00	0.00	0 %
725 - CENTRAL GARAGE Totals:	14,818.59	14,815.35	228,750.00	16,868.66	16,868.66	0.00	93 %
<u>811 - UNEMPLOYMENT COMP</u>							
460 - Investment Income	22.29	58.26	500.00	120.65	120.65	379.35	76 %
811 - UNEMPLOYMENT COMP Totals:	22.29	58.26	500.00	120.65	120.65	0.00	76 %
<u>812 - HEALTH INSURANCE</u>							
460 - Investment Income	371.84	1,216.90	3,500.00	3,417.48	3,417.48	82.52	2 %
470 - Miscellaneous Revenues	163,187.27	215,017.34	2,299,000.00	172,843.36	172,843.36	2,126,156.64	92 %
812 - HEALTH INSURANCE Totals:	163,559.11	216,234.24	2,302,500.00	176,260.84	176,260.84	0.00	92 %



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

	2016-2017 YTD Activity	2017-2018 YTD Activity	2018-2019 Budget	October 2018-2019 MTD Activity	2018-2019 YTD Activity	2018-2019 Budget Remaining	% Budget Remaining
<u>111 - GENERAL</u>							
500 - Personnel	603,315.19	629,804.91	6,725,289.00	608,586.50	608,586.50	6,116,702.50	91 %
503 - Supplies	21,408.75	19,087.96	426,350.00	19,426.56	19,426.56	406,923.44	95 %
504 - Contract Services	427,306.54	307,899.93	1,681,974.00	307,806.22	307,806.22	1,374,167.78	82 %
550 - Capital Outlay	0.00	0.00	2,012,000.00	0.00	0.00	2,012,000.00	100 %
570 - Other Financing Uses	14,500.00	0.00	250,000.00	0.00	0.00	250,000.00	100 %
111 - GENERAL Totals:	1,066,530.48	956,792.80	11,095,613.00	935,819.28	935,819.28	0.00	92 %
<u>211 - REGIONAL LIBRARY</u>							
503 - Supplies	0.00	28.81	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:	0.00	28.81	15,500.00	0.00	0.00	0.00	100 %
<u>212 - TRANSPORTATION</u>							
500 - Personnel	96,003.60	93,983.95	970,672.00	95,375.86	95,375.86	875,296.14	90 %
503 - Supplies	3,067.77	3,014.97	318,150.00	141.23	141.23	318,008.77	100 %
504 - Contract Services	55,157.97	138,879.72	833,078.00	48,131.46	48,131.46	784,946.54	94 %
550 - Capital Outlay	0.00	0.00	1,047,493.00	0.00	0.00	1,047,493.00	100 %
560 - Debt Service	469,406.25	0.00	879,342.51	0.00	0.00	879,342.51	100 %
570 - Other Financing Uses	19.36	0.00	252,000.00	0.00	0.00	252,000.00	100 %
212 - TRANSPORTATION Totals:	623,654.95	235,878.64	4,300,735.51	143,648.55	143,648.55	0.00	97 %
<u>213 - CEMETERY</u>							
500 - Personnel	15,357.04	14,540.39	160,434.00	15,439.25	15,439.25	144,994.75	90 %
503 - Supplies	30.52	1.38	21,550.00	0.47	0.47	21,549.53	100 %
504 - Contract Services	4,307.38	2,515.95	19,612.00	2,907.81	2,907.81	16,704.19	85 %
550 - Capital Outlay	0.00	0.00	80,000.00	0.00	0.00	80,000.00	100 %
213 - CEMETERY Totals:	19,694.94	17,057.72	281,596.00	18,347.53	18,347.53	0.00	93 %
<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	0.00	0.00	210,000.00	0.00	0.00	210,000.00	100 %
214 - CEMETARY PERPETUAL CARE Totals:	0.00	0.00	710,000.00	0.00	0.00	0.00	100 %
<u>215 - SPECIAL PROJECTS</u>							

	2016-2017 YTD Activity	2017-2018 YTD Activity	2018-2019 Budget	October 2018-2019 MTD Activity	2018-2019 YTD Activity	2018-2019 Budget Remaining	% Budget Remaining
503 - Supplies	0.00	0.00	500,000.00	200.00	200.00	499,800.00	100 %
504 - Contract Services	0.00	0.00	0.00	1,920.00	1,920.00	(1,920.00)	0 %
215 - SPECIAL PROJECTS Totals:	0.00	0.00	500,000.00	2,120.00	2,120.00	0.00	100 %
<u>216 - BUSINESS IMPROVEMENT</u>							
500 - Personnel	603.42	0.00	9,500.00	0.00	0.00	9,500.00	100 %
504 - Contract Services	247.16	0.00	15,967.00	0.00	0.00	15,967.00	100 %
550 - Capital Outlay	0.00	0.00	64,000.00	0.00	0.00	64,000.00	100 %
570 - Other Financing Uses	0.00	0.00	100,000.00	0.00	0.00	100,000.00	100 %
216 - BUSINESS IMPROVEMENT Totals:	850.58	0.00	189,467.00	0.00	0.00	0.00	100 %
<u>218 - PUBLIC SAFETY</u>							
503 - Supplies	365.69	365.69	18,000.00	4,575.69	4,575.69	13,424.31	75 %
504 - Contract Services	0.00	0.00	97,568.00	82,418.00	82,418.00	15,150.00	16 %
550 - Capital Outlay	0.00	0.00	178,000.00	0.00	0.00	178,000.00	100 %
570 - Other Financing Uses	0.00	0.00	200,000.00	0.00	0.00	200,000.00	100 %
218 - PUBLIC SAFETY Totals:	365.69	365.69	493,568.00	86,993.69	86,993.69	0.00	82 %
<u>219 - INDUSTRIAL SITES</u>							
504 - Contract Services	0.00	0.00	50,500.00	0.00	0.00	50,500.00	100 %
570 - Other Financing Uses	0.00	0.00	100,000.00	0.00	0.00	100,000.00	100 %
219 - INDUSTRIAL SITES Totals:	0.00	0.00	150,500.00	0.00	0.00	0.00	100 %
<u>223 - KENO</u>							
503 - Supplies	0.00	156.51	17,000.00	0.00	0.00	17,000.00	100 %
504 - Contract Services	0.00	0.00	74,136.00	0.00	0.00	74,136.00	100 %
550 - Capital Outlay	0.00	0.00	35,000.00	0.00	0.00	35,000.00	100 %
223 - KENO Totals:	0.00	156.51	126,136.00	0.00	0.00	0.00	100 %
<u>224 - ECONOMIC DEVELOPMENT</u>							
500 - Personnel	0.00	7,354.21	104,171.00	8,122.72	8,122.72	96,048.28	92 %
503 - Supplies	0.00	0.00	1,400.00	0.00	0.00	1,400.00	100 %
504 - Contract Services	88,000.00	0.00	2,606,150.00	(165.04)	(165.04)	2,606,315.04	100 %
224 - ECONOMIC DEVELOPMENT Totals:	88,000.00	7,354.21	2,711,721.00	7,957.68	7,957.68	0.00	100 %
<u>225 - MUTUAL FIRE</u>							

	2016-2017 YTD Activity	2017-2018 YTD Activity	2018-2019 Budget	October 2018-2019 MTD Activity	2018-2019 YTD Activity	2018-2019 Budget Remaining	% Budget Remaining
503 - Supplies	0.00	0.00	10,000.00	0.00	0.00	10,000.00	100 %
504 - Contract Services	0.00	0.00	15,500.00	0.00	0.00	15,500.00	100 %
550 - Capital Outlay	0.00	0.00	35,000.00	0.00	0.00	35,000.00	100 %
570 - Other Financing Uses	0.00	0.00	100,000.00	0.00	0.00	100,000.00	100 %
225 - MUTUAL FIRE Totals:	0.00	0.00	160,500.00	0.00	0.00	0.00	100 %
<u>311 - DEBT SERVICE</u>							
504 - Contract Services	0.00	0.00	8,780.00	0.00	0.00	8,780.00	100 %
570 - Other Financing Uses	667,562.50	0.00	4,194,244.00	0.00	0.00	4,194,244.00	100 %
311 - DEBT SERVICE Totals:	667,562.50	0.00	4,203,024.00	0.00	0.00	0.00	100 %
<u>321 - TIF PROJECTS</u>							
560 - Debt Service	0.00	0.00	483,950.00	0.00	0.00	483,950.00	100 %
570 - Other Financing Uses	0.00	0.00	300,000.00	0.00	0.00	300,000.00	100 %
321 - TIF PROJECTS Totals:	0.00	0.00	783,950.00	0.00	0.00	0.00	100 %
<u>412 - LEASE CORPORATION</u>							
504 - Contract Services	0.00	15.00	200.00	0.00	0.00	200.00	100 %
560 - Debt Service	0.00	0.00	694,244.00	0.00	0.00	694,244.00	100 %
412 - LEASE CORPORATION Totals:	0.00	15.00	694,444.00	0.00	0.00	0.00	100 %
<u>511 - CAPITAL PROJECTS FUND</u>							
504 - Contract Services	0.00	0.00	30,000.00	0.00	0.00	30,000.00	100 %
550 - Capital Outlay	0.00	0.00	65,000.00	0.00	0.00	65,000.00	100 %
511 - CAPITAL PROJECTS FUND Totals:	0.00	0.00	95,000.00	0.00	0.00	0.00	100 %
<u>621 - ENVIRONMENTAL SERVICES</u>							
500 - Personnel	114,548.90	110,991.12	1,186,072.00	113,598.21	113,598.21	1,072,473.79	90 %
503 - Supplies	716.26	467.08	188,600.00	1,012.53	1,012.53	187,587.47	99 %
504 - Contract Services	61,678.78	65,343.65	811,996.00	65,686.03	65,686.03	746,309.97	92 %
550 - Capital Outlay	(21,994.26)	0.00	1,414,232.00	0.00	0.00	1,414,232.00	100 %
570 - Other Financing Uses	19.38	0.00	54,000.00	0.00	0.00	54,000.00	100 %
621 - ENVIRONMENTAL SERVICES Totals:	154,969.06	176,801.85	3,654,900.00	180,296.77	180,296.77	0.00	95 %
<u>631 - WASTEWATER</u>							
500 - Personnel	72,228.59	70,484.53	942,948.00	72,237.31	72,237.31	870,710.69	92 %

	2016-2017 YTD Activity	2017-2018 YTD Activity	2018-2019 Budget	October 2018-2019 MTD Activity	2018-2019 YTD Activity	2018-2019 Budget Remaining	% Budget Remaining
503 - Supplies	612.78	1,938.93	127,805.00	988.72	988.72	126,816.28	99 %
504 - Contract Services	95,315.27	98,990.03	547,527.00	94,518.89	94,518.89	453,008.11	83 %
550 - Capital Outlay	(21,750.30)	0.00	469,000.00	0.00	0.00	469,000.00	100 %
560 - Debt Service	0.00	0.00	645,890.00	0.00	0.00	645,890.00	100 %
570 - Other Financing Uses	19.38	0.00	740,000.00	0.00	0.00	740,000.00	100 %
631 - WASTEWATER Totals:	146,425.72	171,413.49	3,473,170.00	167,744.92	167,744.92	0.00	95 %
<u>641 - WATER</u>							
500 - Personnel	71,063.64	67,854.18	848,763.00	70,515.29	70,515.29	778,247.71	92 %
503 - Supplies	1,521.47	1,986.24	409,070.00	798.97	798.97	408,271.03	100 %
504 - Contract Services	55,485.83	63,508.77	441,974.00	55,863.75	55,863.75	386,110.25	87 %
550 - Capital Outlay	0.00	0.00	197,000.00	0.00	0.00	197,000.00	100 %
570 - Other Financing Uses	19.38	0.00	678,000.00	0.00	0.00	678,000.00	100 %
641 - WATER Totals:	128,090.32	133,349.19	2,574,807.00	127,178.01	127,178.01	0.00	95 %
<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	0.00	0.00	3,289,750.00	0.00	0.00	3,289,750.00	100 %
651 - ELECTRIC Totals:	0.00	0.00	3,290,750.00	0.00	0.00	0.00	100 %
<u>661 - STORMWATER</u>							
503 - Supplies	132.75	0.00	14,990.00	6.67	6.67	14,983.33	100 %
504 - Contract Services	5,625.00	6,164.84	84,729.50	11,794.20	11,794.20	72,935.30	86 %
550 - Capital Outlay	0.00	0.00	174,815.00	0.00	0.00	174,815.00	100 %
560 - Debt Service	0.00	0.00	84,832.49	0.00	0.00	84,832.49	100 %
570 - Other Financing Uses	0.00	0.00	250,000.00	0.00	0.00	250,000.00	100 %
661 - STORMWATER Totals:	5,757.75	6,164.84	609,366.99	11,800.87	11,800.87	0.00	98 %
<u>721 - GIS SERVICES</u>							
500 - Personnel	4,507.10	4,640.81	62,712.00	4,868.73	4,868.73	57,843.27	92 %
503 - Supplies	0.00	0.00	5,000.00	0.00	0.00	5,000.00	100 %
504 - Contract Services	0.00	0.00	15,625.00	0.00	0.00	15,625.00	100 %
560 - Debt Service	77.50	0.00	0.00	0.00	0.00	0.00	0 %
721 - GIS SERVICES Totals:	4,584.60	4,640.81	83,337.00	4,868.73	4,868.73	0.00	94 %
<u>725 - CENTRAL GARAGE</u>							

	2016-2017 YTD Activity	2017-2018 YTD Activity	2018-2019 Budget	October 2018-2019 MTD Activity	2018-2019 YTD Activity	2018-2019 Budget Remaining	% Budget Remaining
500 - Personnel	11,418.00	15,333.82	155,862.00	15,788.36	15,788.36	140,073.64	90 %
503 - Supplies	0.00	3,356.11	30,000.00	317.55	317.55	29,682.45	99 %
504 - Contract Services	1,670.52	1,644.09	111,222.00	3,463.99	3,463.99	107,758.01	97 %
725 - CENTRAL GARAGE Totals:	13,088.52	20,334.02	297,084.00	19,569.90	19,569.90	0.00	93 %
 <u>811 - UNEMPLOYMENT COMP</u>							
504 - Contract Services	0.00	0.00	60,000.00	0.00	0.00	60,000.00	100 %
811 - UNEMPLOYMENT COMP Totals:	0.00	0.00	60,000.00	0.00	0.00	0.00	100 %
 <u>812 - HEALTH INSURANCE</u>							
504 - Contract Services	150,482.97	242,917.49	2,524,900.00	133,454.87	133,454.87	2,391,445.13	95 %
812 - HEALTH INSURANCE Totals:	150,482.97	242,917.49	2,524,900.00	133,454.87	133,454.87	0.00	95 %



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

	2016-2017 YTD Activity	2017-2018 YTD Activity	2018-2019 Budget	October 2018-2019 MTD Activity	2018-2019 YTD Activity	2018-2019 Budget Remaining	% Budget Remaining
111 - GENERAL							
111 - FINANCE							
500 - Personnel	10,352.30	11,551.73	133,974.00	11,156.81	11,156.81	122,817.19	92 %
503 - Supplies	1,378.79	366.76	16,300.00	535.39	535.39	15,764.61	97 %
504 - Contract Services	27,820.16	30,136.08	72,071.00	31,169.08	31,169.08	40,901.92	57 %
111 - FINANCE Totals:	39,551.25	42,054.57	222,345.00	42,861.28	42,861.28	179,483.72	81 %
112 - PERSONNEL							
500 - Personnel	1,251.69	1,287.40	16,947.00	1,307.36	1,307.36	15,639.64	92 %
503 - Supplies	0.00	29.79	5,100.00	0.00	0.00	5,100.00	100 %
504 - Contract Services	0.00	0.00	28,250.00	0.00	0.00	28,250.00	100 %
112 - PERSONNEL Totals:	1,251.69	1,317.19	50,297.00	1,307.36	1,307.36	48,989.64	97 %
113 - COUNCIL							
500 - Personnel	1,622.98	1,623.00	21,100.00	1,623.00	1,623.00	19,477.00	92 %
503 - Supplies	1,489.00	1,489.00	1,900.00	1,533.67	1,533.67	366.33	19 %
504 - Contract Services	100.00	100.00	3,250.00	0.00	0.00	3,250.00	100 %
570 - Other Financing Uses	14,500.00	0.00	250,000.00	0.00	0.00	250,000.00	100 %
113 - COUNCIL Totals:	17,711.98	3,212.00	276,250.00	3,156.67	3,156.67	273,093.33	99 %
114 - CITY MANAGER							
500 - Personnel	1,379.88	1,656.93	23,875.00	1,844.24	1,844.24	22,030.76	92 %
503 - Supplies	11,956.60	13,601.87	56,000.00	12,416.60	12,416.60	43,583.40	78 %
504 - Contract Services	0.00	200.00	201,250.00	875.00	875.00	200,375.00	100 %
114 - CITY MANAGER Totals:	13,336.48	15,458.80	281,125.00	15,135.84	15,135.84	265,989.16	95 %
115 - CITY CLERK							
500 - Personnel	1,103.22	1,140.29	23,393.00	872.78	872.78	22,520.22	96 %
503 - Supplies	70.00	0.00	1,500.00	0.00	0.00	1,500.00	100 %
504 - Contract Services	0.00	0.00	11,850.00	0.00	0.00	11,850.00	100 %
115 - CITY CLERK Totals:	1,173.22	1,140.29	36,743.00	872.78	872.78	35,870.22	98 %
116 - MIS							
503 - Supplies	0.00	0.00	7,000.00	0.00	0.00	7,000.00	100 %

	2016-2017 YTD Activity	2017-2018 YTD Activity	2018-2019 Budget	October 2018-2019 MTD Activity	2018-2019 YTD Activity	2018-2019 Budget Remaining	% Budget Remaining
504 - Contract Services	87.00	87.00	67,000.00	87.00	87.00	66,913.00	100 %
550 - Capital Outlay	0.00	0.00	12,000.00	0.00	0.00	12,000.00	100 %
116 - MIS Totals:	87.00	87.00	86,000.00	87.00	87.00	85,913.00	100 %
121 - DEVELOPMENT SERVICES							
500 - Personnel	21,659.76	24,816.38	193,356.00	16,029.48	16,029.48	177,326.52	92 %
503 - Supplies	115.56	4.14	6,200.00	0.94	0.94	6,199.06	100 %
504 - Contract Services	33,601.82	19,001.68	60,206.00	13,265.20	13,265.20	46,940.80	78 %
121 - DEVELOPMENT SERVICES Totals:	55,377.14	43,822.20	259,762.00	29,295.62	29,295.62	230,466.38	89 %
141 - FIRE							
500 - Personnel	199,524.11	187,513.78	1,591,134.00	170,199.02	170,199.02	1,420,934.98	89 %
503 - Supplies	47.61	(249.29)	32,400.00	96.44	96.44	32,303.56	100 %
504 - Contract Services	41,952.97	22,300.95	75,398.00	26,152.08	26,152.08	49,245.92	65 %
141 - FIRE Totals:	241,524.69	209,565.44	1,698,932.00	196,447.54	196,447.54	1,502,484.46	88 %
142 - POLICE							
500 - Personnel	247,868.19	286,757.21	3,257,232.00	295,268.02	295,268.02	2,961,963.98	91 %
503 - Supplies	2,013.76	458.07	110,850.00	1,542.92	1,542.92	109,307.08	99 %
504 - Contract Services	165,421.70	76,261.42	328,450.00	72,619.38	72,619.38	255,830.62	78 %
142 - POLICE Totals:	415,303.65	363,476.70	3,696,532.00	369,430.32	369,430.32	3,327,101.68	90 %
143 - EMERGENCY MANAGEMENT							
500 - Personnel	6,426.00	6,660.93	90,880.00	6,712.35	6,712.35	84,167.65	93 %
503 - Supplies	75.00	0.00	13,050.00	0.00	0.00	13,050.00	100 %
504 - Contract Services	256.10	97.92	6,834.00	127.00	127.00	6,707.00	98 %
143 - EMERGENCY MANAGEMENT Totals:	6,757.10	6,758.85	110,764.00	6,839.35	6,839.35	103,924.65	94 %
151 - LIBRARY							
500 - Personnel	36,757.22	40,518.65	540,513.00	41,237.24	41,237.24	499,275.76	92 %
503 - Supplies	2,431.50	2,625.92	77,300.00	2,927.38	2,927.38	74,372.62	96 %
504 - Contract Services	24,543.98	23,268.17	118,678.00	23,268.94	23,268.94	95,409.06	80 %
151 - LIBRARY Totals:	63,732.70	66,412.74	736,491.00	67,433.56	67,433.56	669,057.44	91 %
171 - PARKS							
500 - Personnel	65,051.78	64,265.01	744,708.00	60,671.75	60,671.75	684,036.25	92 %

	2016-2017 YTD Activity	2017-2018 YTD Activity	2018-2019 Budget	October 2018-2019 MTD Activity	2018-2019 YTD Activity	2018-2019 Budget Remaining	% Budget Remaining
503 - Supplies	2,006.98	761.70	59,450.00	360.76	360.76	59,089.24	99 %
504 - Contract Services	36,928.81	39,535.43	245,807.00	43,001.17	43,001.17	202,805.83	83 %
550 - Capital Outlay	0.00	0.00	2,000,000.00	0.00	0.00	2,000,000.00	100 %
171 - PARKS Totals:	103,987.57	104,562.14	3,049,965.00	104,033.68	104,033.68	2,945,931.32	97 %
172 - RECREATION							
500 - Personnel	10,318.06	2,013.60	88,177.00	1,664.45	1,664.45	86,512.55	98 %
503 - Supplies	(176.05)	0.00	39,300.00	12.46	12.46	39,287.54	100 %
504 - Contract Services	96,594.00	96,911.28	462,930.00	97,241.37	97,241.37	365,688.63	79 %
172 - RECREATION Totals:	106,736.01	98,924.88	590,407.00	98,918.28	98,918.28	491,488.72	83 %
111 - GENERAL Totals:	1,066,530.48	956,792.80	11,095,613.00	935,819.28	935,819.28	0.00	92 %
<u>211 - REGIONAL LIBRARY</u>							
151 - LIBRARY							
503 - Supplies	0.00	28.81	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:	0.00	28.81	15,500.00	0.00	0.00	15,500.00	100 %
211 - REGIONAL LIBRARY Totals:	0.00	28.81	15,500.00	0.00	0.00	0.00	100 %
<u>212 - TRANSPORTATION</u>							
111 - FINANCE							
500 - Personnel	1,423.30	1,604.91	27,905.00	2,201.96	2,201.96	25,703.04	92 %
111 - FINANCE Totals:	1,423.30	1,604.91	27,905.00	2,201.96	2,201.96	25,703.04	92 %
112 - PERSONNEL							
500 - Personnel	834.49	858.26	11,297.00	871.58	871.58	10,425.42	92 %
112 - PERSONNEL Totals:	834.49	858.26	11,297.00	871.58	871.58	10,425.42	92 %
114 - CITY MANAGER							
500 - Personnel	919.96	1,104.61	15,917.00	1,229.50	1,229.50	14,687.50	92 %
114 - CITY MANAGER Totals:	919.96	1,104.61	15,917.00	1,229.50	1,229.50	14,687.50	92 %
115 - CITY CLERK							
500 - Personnel	735.50	760.20	15,595.00	581.88	581.88	15,013.12	96 %
115 - CITY CLERK Totals:	735.50	760.20	15,595.00	581.88	581.88	15,013.12	96 %

City of Scottsbluff, Nebraska

Monday, December 17, 2018

Regular Meeting

Item Pub. Hear.1

Council to conduct a Public Hearing for this date at 6:00 p.m. to consider a Redevelopment Plan by PIVO, Inc. for the HPB Expansion Project.

Lot 3B, Block 2 Amended Plat of Lots 3A and 5, Block 2, Case Subdivision to the City of Scottsbluff, Scotts Bluff County, Nebraska located at 2810 Avenue M.

Staff Contact: City Council

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

Attorneys at Law

Howard P. Olsen, Jr.*
Rick L. Ediger
Steven W. Olsen
Kent A. Hadenfeldt
John L. Selzer
Adam A. Hoelsing
Leslie A. Shaver**
Jonathan C. Hunzeker*
Elizabeth A. Stobel
Megan A. Dockery
Paul W. Snyder

1502 Second Avenue
Scottsbluff, Nebraska 69361-3174
(308) 632-3811
Fax (308) 635-0907

Website: www.simmonsolsen.com
E-mail: jlselzer@simmonsolsen.com

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

Robert G. Simmons, Jr. (1918-1998)
John F. Simmons, Retired

ALLIANCE OFFICE
129 East 5th Street
Alliance, NE 69301
(308) 761-0474

*Also admitted in Wyoming

**Also admitted in Colorado

Please Direct All Correspondence
To Scottsbluff Office

To: City of Scottsbluff City Council
From: John L. Selzer, Deputy City Attorney
Date: December 12, 2018
Re: HPB Expansion Redevelopment Plan

Introduction: At your December 17, 2018 City Council Meeting, you will consider approval of the Redevelopment Plan for the *HPB Expansion* (the “Plan” and the “Project”) submitted by Pivo, Inc. (the “Redeveloper”). The proposed Project is in an area that has previously been designated as blighted and substandard and in need of redevelopment.

Standards of Review:

1. Conformity to Comprehensive Plan and Community Development Law.

One of the standards of your review is to analyze whether the Project and Plan conform to the 2016 Scottsbluff Comprehensive Plan (the “Comprehensive Plan”). The “Project Site” is located at 2810 Avenue M. According to the Comprehensive Plan, the Project Site is in the Northwest District and in an Automobile Commercial Neighborhood, which contemplates daytime and nighttime activity, commercial vehicle access, and a wide variety of building types and sizes. The Project Site is zoned as C-3 (Heavy Commercial), which includes warehousing/wholesaling activities as a permitted use. Thus, no zoning changes are necessary. Both the Planning Commission and CRA have conducted this same review and recommended approval of the Plan.

In addition, you must 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.

2. 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.

3. 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.

Sincerely,
SIMMONS OLSEN LAW FIRM, P.C., L.L.O.

/s/ John L. Selzer

John L. Selzer

Attachments:

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

CITY OF SCOTTSBLUFF REDEVELOPMENT PLAN

HPB Expansion

By PIVO, Inc.

1. Introduction/Executive Summary

PIVO, Inc. (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”), pursuant to the Nebraska Community Development Law, NEB. REV. STAT. § 18-2101 *et seq.*

Under this Plan, the Redeveloper proposes to expand its building on the “Project Site” (as defined below) to make room for expanded operations. The Project Site has been declared to be blighted and substandard. On the Project Site the Redeveloper desires to build an addition to its current building (the “Project”). The Project will require demolition of a portion of the City’s storm drain, which runs east/west through the Project Site, and re-routing of the drain in City right-of-way, north of the Project Site. 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)

On November 20, 2017, the City declared the Project Site and surrounding areas as blighted and substandard as defined in the Nebraska Community Development Law.

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

- A. *Boundaries of the Project Site:*** The Project Site is located at 2810 Avenue M and is legally described as Lot 3B, Block 2, Amended Plat of Lots 3A and 5, Block 2, Case Subdivision to the City of Scottsbluff, Scotts Bluff County, Nebraska and the adjacent City right-of-way. Aerial maps of the Project Site are found in Attachment 1.
- B. *Land Acquisition:*** No land acquisition is contemplated under this Plan. The Redeveloper owns the Project Site.
- C. *Land Coverage, and Building Intensities:*** The Project Site is 153,767 square feet (3.53 acres). The current warehouse building is 41,870 square feet, with additional paving. There is a utility building on the north area of the Project Site which is 3,600 square feet. See Attachment 2. The new expansion will be an additional 11,955 square feet.
- D. *Land Uses:*** See Attachment 3 for existing land uses of the area surrounding the Project Site. This Project is the expansion of a current business operation, so no changes in land uses of the Project Site are contemplated.
- E. *Existing Uses and Condition:*** The south portion of the Project Site includes the Redeveloper’s current warehouse and office building. This Plan primarily addresses the expansion of the building to the northwest portion of the Project Site which currently is vacant, unused land.
- F. *Site Plan:*** See Attachment 4.

- G. *Demolition and Removal of Structures:*** The City's storm drain running east/west through the Project Site will need to be demolished and removed. The lean-to structure on the northwest side of the building will also be demolished and abandoned electrical and refrigeration components will be removed. See Attachment 5 for a picture of the lean-to to be demolished.
 - H. *Population Densities:*** The Plan does not contemplate a change in population densities around the Project Site.
 - I. *Zoning Changes:*** The Project Site is zoned as C-3 (Heavy Commercial), which includes warehousing/wholesaling activities as a permitted use. Thus, no zoning changes are necessary.
 - J. *Additional Public Facilities and Utilities:*** The City storm drain must be reconstructed as shown on the Site Plan. This Plan also includes the potential improvements to the alley on the west side of the Project Site, to the extent tax increment financing is available.
 - 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 Northwest District and in an Automobile Commercial Neighborhood, which contemplates daytime and nighttime activity, commercial vehicle access, and a wide variety of building types and sizes. The Redeveloper's potential expansion of its business on the Project Site is consistent with the Comprehensive Plan.

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. The amount of the available proceeds from tax increment financing ("TIF Revenues") is estimated at approximately \$276,000.00, calculated as follows:

Current Assessed Value:		
Land:	\$ 114,256.00	
Building/Improvements	<u>\$1,837,360.00</u>	
Total		<u>\$1,951,616.00</u>
Estimated Value after Completion		
Land:	\$ 114,256.00	
Building:	<u>\$2,685,744.00</u>	
Total		<u>\$2,800,000.00</u>
Increment Value:		\$848,384.00
Multiplied by approximate 2.17% levy	x 0.0217	
Annual TIF Revenues Generated (Rounded)		\$ 18,400.00
Multiplied by 15 years (Maximum Duration of TIF)	x 15	
Estimated TIF Revenues Available:		<u>\$276,000.00</u>

This estimated amount must be reduced to present value based on an interest rate to be agreed upon by the Redeveloper and the City to support a tax increment financing bond ("TIF Indebtedness").

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 this Plan would not be economically feasible, and the Project would not occur at the Project Site without the use of tax increment financing. The City storm drain was not located on City maps prior to project conception and was not marked by the City during location services. However, re-routing the drain is necessary to preserve the integrity of the building expansion and to avoid future issues the City may face in terms of accessing the drain. This unanticipated expense adds approximately \$100,000.00 to the cost of the Project. Demolishing and moving the drain was an unanticipated expense not originally accounted for by the Redeveloper, is not typical in a development project, and has inhibited development potential in this case. Upon discovery of the storm drain issue, the Redeveloper sought options from the City for addressing the issue and tax increment financing became the public/private solution for the Project to move forward. Other eligible expenses were also identified to enhance the feasibility of the Project, which will incentivize this development.

Notwithstanding the foregoing, the Redeveloper understands the liability of the CRA and City is limited to the TIF Revenues received by the CRA related to the Project to pay the TIF Indebtedness. The Redeveloper shall look exclusively to the TIF Revenues related to this Project for the payment of 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 property valuations suggested by the Redeveloper, which may alter substantially and materially, 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 costs, which the Redeveloper proposes to be paid for with TIF Revenues:

<u>Description</u>	<u>Estimated Cost</u>
Site Preparation	\$ 16,032.00
Storm Drain Demolition and Reconstruction	\$ 81,250.00
Civil Engineering/Site Design	\$ 13,500.00
Plan Preparation/Legal	\$ 10,000.00
Demolition/Relocation of abandoned	
Electrical and refrigeration	\$ 5,000.00
Storm Water Retention/Fee	\$ 20,000.00
<u>Alley Improvements*</u>	<u>\$ 12,000.00</u>
TOTAL	\$ 157,782.00

*Alley improvements on the west side of the Project Site may be added based on final costs of other items and remaining TIF Revenues available.

A statutory Cost-Benefit Analysis of the Project is attached as Attachment 6.

B. Private Investment/Financing. The Redeveloper will make a substantial private investment in and obtain private financing for in the private improvements such as the building and personal property estimated between \$600,000.00 and \$800,000.00.

Please note that all the figures in this Plan are estimates.

This Redevelopment Plan is submitted by the Redeveloper on the date set forth below.

Dated: 12/06/2018

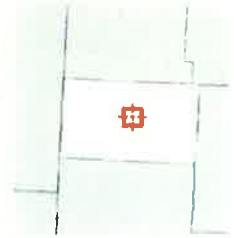
PIVO, Inc.

By: Jeffrey J. Schinost
Jeffrey J. Schinost, President

**HPB Expansion Redevelopment Plan
Attachment 1
Aerial Maps**



Overview



Legend

-  Parcels
-  Subdivisions
-  Roads

Parcel ID	010246223	Alternate ID	n/a	Owner Address	PIVO INC
Sec/Twp/Rng	15/22/55	Class	n/a		D/B/A HIGH PLAINS BUDWEISER
Property Address	2810 AVE M	Acreage	n/a		PO BOX 771
					SCOTTSDUFF NE 69363
District	n/a				
Brief Tax Description	LT 3B, BLK 2, AMENDED PLAT OF LTS 3A & 5, BLK 2, CASE SUB				
	(Note: Not to be used on legal documents)				

DISCLAIMER: This map measurement's and all associated data are approximate and not to be used for any official purposes. Scotts Bluff County assumes no liability associated with the use or misuse of this information.

Date created: 11/16/2018

Developed by  **Schneider**
GEOSPATIAL

Project Site





**HPB Expansion Redevelopment Plan
Attachment 2
Land Coverage**

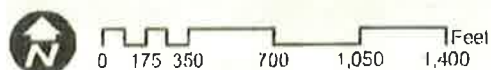
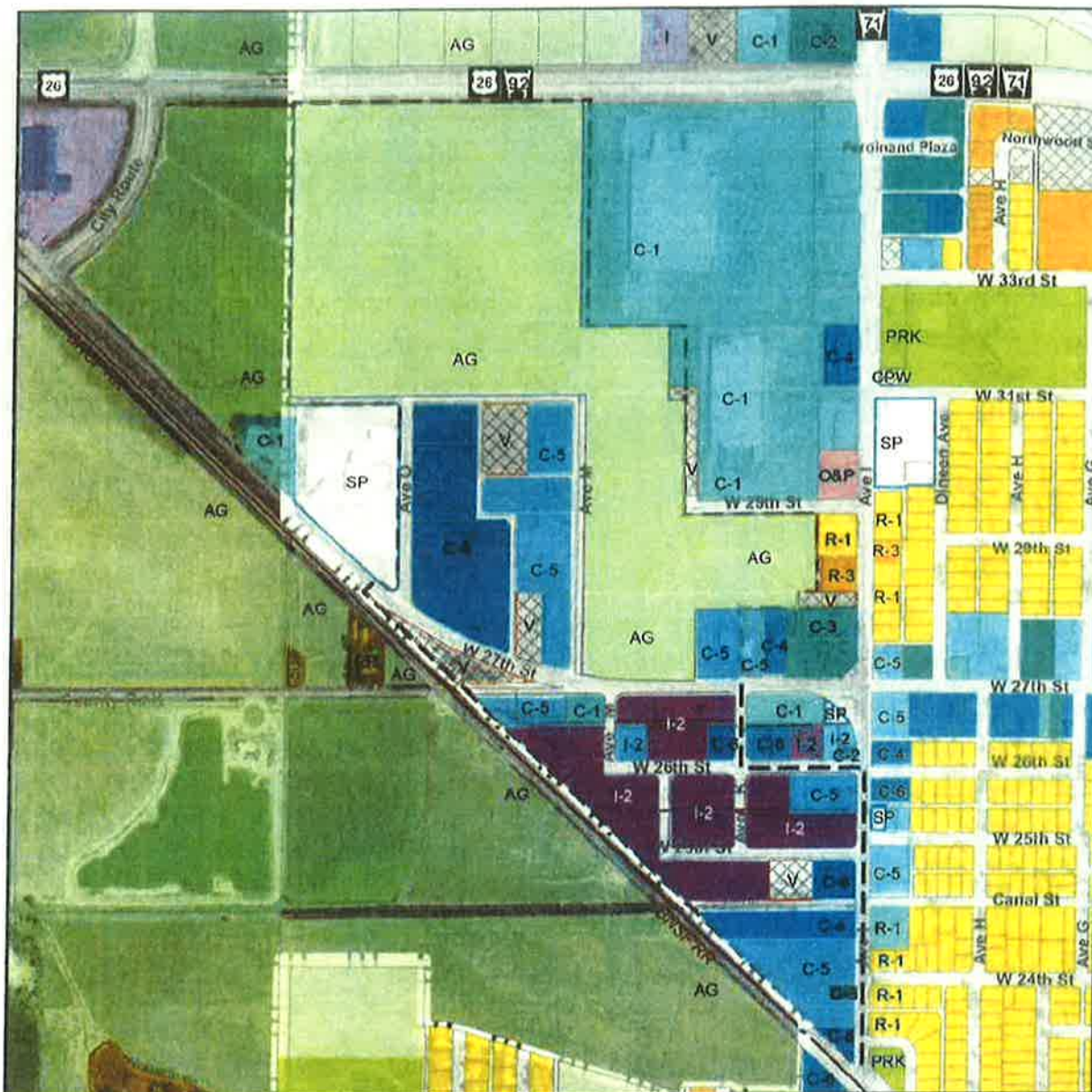
Appraisal Sketch

Page 74 / 164

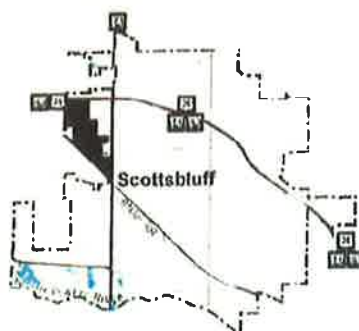
SCOTTS BLUFF COUNTY
Appraisal Sketch

Sequence	Code	Description	Base Area	Multiplier	Total Area
11	COMM	PAVA	2,720	1.00	2,720
12	COMM	PAVC	17,865	1.00	17,865
13	COMM	PAVC	320	1.00	320
14	COMM	Canopy	100	1.00	100
15	COMM	PAVC	2,151	1.00	2,151
16	COMM	PAVC	80	1.00	80
Total Building Area			79,464		79,464

**HPB Expansion Redevelopment Plan
Attachment 3
Land Use**



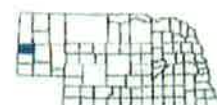
- Legend**
- Blight Analysis Area Parcels
 - Land Use
 - Agricultural
 - Central Business District
 - Neighborhood Commercial
 - Heavy Commercial
 - Commercial—Traveler Serv
 - Light Commercial
 - Heavy Commercial
 - Public Water Facility
 - Light Mfg & Industrial
 - Heavy Mfg & Industrial
 - O&P
 - Park
 - Single Family Residential
 - Heavy Density Multi-Family
 - Rural Residential
 - Semi-Public
 - Undeveloped
 - Blight Study Area
 - Corporate Limits



Existing Land Use

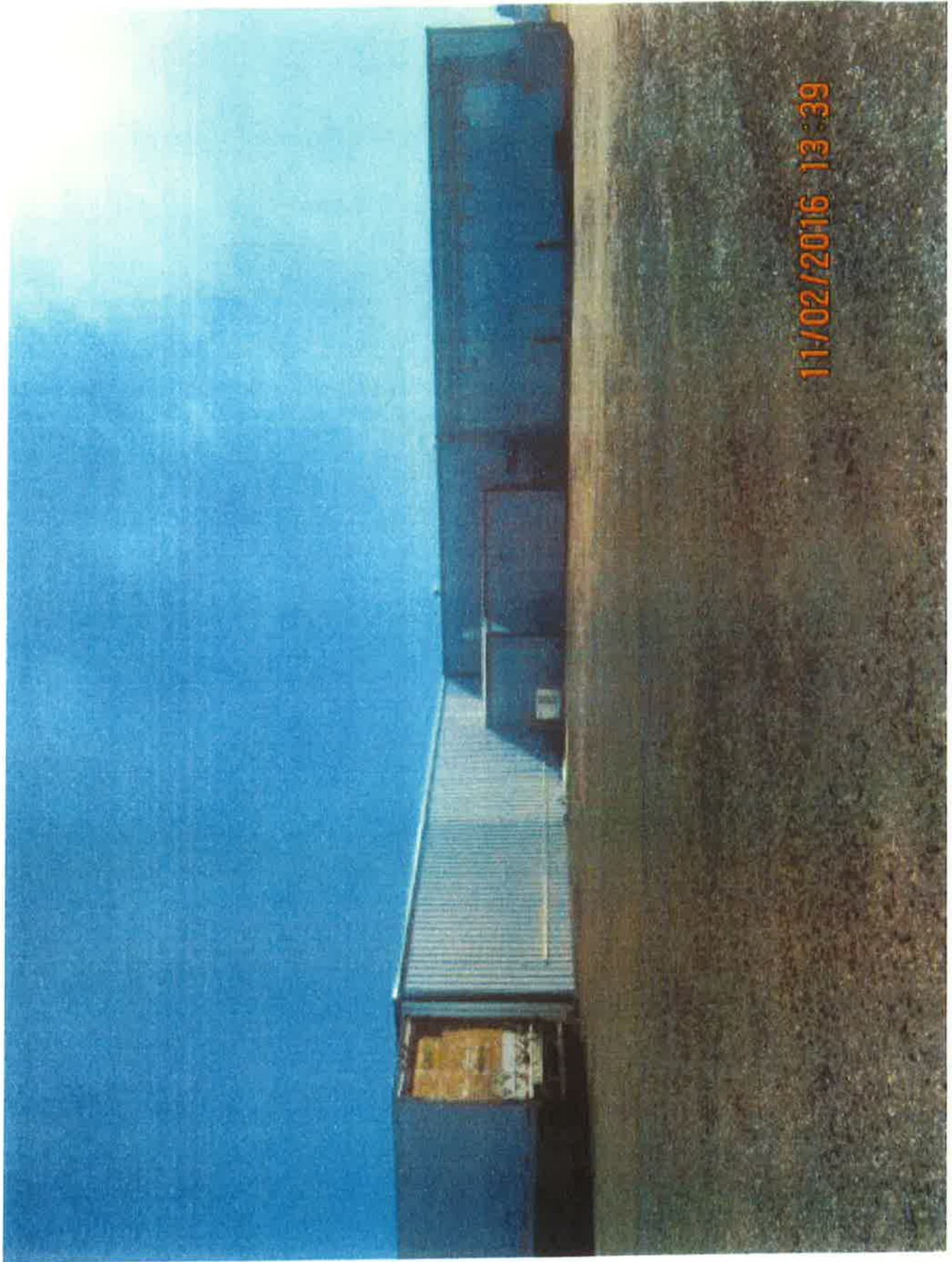
City of Scottsbluff
Scotts Bluff County, NE

Data Sources:
Land Use: City, 2005 with field updates
Parcels: Scotts Bluff County, 2016
Aerial: US Army Corps of Engineers, 2011



**HPB Expansion Redevelopment Plan
Attachment 4
Site Plan**

**HPB Expansion Redevelopment Plan
Attachment 5
Lean-To to be Demolished**



**HPB Expansion Redevelopment Plan
Attachment 6
Cost-Benefit Analysis**

CITY OF SCOTTSBLUFF REDEVELOPMENT PLAN

HPB Expansion

By PIVO, Inc.

Cost Benefit Analysis

A. Tax Revenues and Tax Shifts Resulting from the Division of Taxes. The base values of the Project Site will be available to the local taxing jurisdictions regardless of the tax increment financing. The local taxing jurisdictions are the City, Scotts Bluff County, Scottsbluff Public Schools, WNCC, ESU 13, and North Platte NRD. It is anticipated that the assessed value will increase in the Project Site by approximately \$850,000.00 resulting in a tax increase after completion of approximately \$18,400.00 annually. This tax increment will not be available to local taxing jurisdictions for 15 years after the effective date of the division of taxes, or earlier if the TIF Revenues pay off the TIF Indebtedness early. During those times, the tax increments from the Project Site will be used to reimburse the Redeveloper for the eligible development costs (with interest) necessary for the Project, as set forth in the Redevelopment Plan.

B. Public Infrastructure and Community Public Service Needs Impacts and Local Tax Impacts Arising from Project Approval. This Project will demolish portion of the City's storm drain which runs under and directly across the Project Site. The storm drain will be rebuilt and identified in City right-of-way and easements, thus addressing an element of blight in the area. If tax increment financing is available, alley improvements on the west side of the Project Site may also be made to enhance drainage from the Project Site and the property to the west of the Project Site. Tax increment financing will pay for these improvements, and thus, no additional local tax impacts, except those identified in section A above will result from the Project.

C. Impacts on Employers and Employees of Firms Locating or Expanding Within the Boundaries of the Redevelopment Project Area. Currently the employment on the Project Site is approximately 20 employees. Employment on the Project Site could increase as a result of the Project due to the possibility of business expansion.

D. Impacts on other Employers and Employees within the City and immediate area located outside the Redevelopment Project Area. No negative impacts on other employers and employees in the area are expected.

E. Impacts on Student Populations of School Districts within the City. No negative impacts on the student population at Scottsbluff Public Schools are expected.

F. Other Impacts.

- The Redeveloper estimates approximately \$20,000.00 of personal property to be added as a result of this Project. Personal property taxes are not included in tax increment financing and are immediately available to the local taxing jurisdictions.
- The expansion of the building on the Project Site will enable the Redeveloper to expand its business operations in Scottsbluff.
- Local contractors and financial institutions will be used for this Project. Tax increment financing in this case will leverage approximately \$600,000.00 to \$800,000.00 in private investment in the community.

**This Cost Benefit Analysis may be revised upon further review of the Redevelopment Plan by the Scottsbluff Community Redevelopment Authority.*

CITY OF SCOTTSBLUFF REDEVELOPMENT PLAN

*HPB Expansion
By PIVO, Inc.*

Cost Benefit Analysis

A. Tax Revenues and Tax Shifts Resulting from the Division of Taxes. The base value of the Project Site will be available to the local taxing jurisdictions regardless of the tax increment financing. The local taxing jurisdictions are the City, Scotts Bluff County, Scottsbluff Public Schools, WNCC, ESU 13, and North Platte NRD. It is anticipated that the assessed value will increase in the Project Site by approximately \$850,000.00 resulting in a tax increase after completion of approximately \$18,400.00 annually. This tax increment will not be available to local taxing jurisdictions for 15 years after the effective date of the division of taxes, or earlier if the TIF Revenues pay off the TIF Indebtedness early. During those times, the tax increments from the Project Site will be used to reimburse the Redeveloper for the eligible development costs (with interest) necessary for the Project, as set forth in the Redevelopment Plan.

B. Public Infrastructure and Community Public Service Needs Impacts and Local Tax Impacts Arising from Project Approval. This Project will demolish portion of the City's storm drain which runs under and directly across the Project Site. The storm drain will be rebuilt and identified in City right-of-way and easements, thus addressing an element of blight in the area. If tax increment financing is available, alley improvements on the west side of the Project Site may also be made to enhance drainage from the Project Site and the property to the west of the Project Site. Tax increment financing will pay for these improvements, and thus, no additional local tax impacts, except those identified in section A above will result from the Project.

C. Impacts on Employers and Employees of Firms Locating or Expanding Within the Boundaries of the Redevelopment Project Area. Currently the employment on the Project Site is approximately 20 employees. Employment on the Project Site could increase as a result of the Project due to the possibility of business expansion.

D. Impacts on other Employers and Employees within the City and immediate area located outside the Redevelopment Project Area. No negative impacts on other employers and employees in the area are expected.

E. Impacts on Student Populations of School Districts within the City. No negative impacts on the student population at Scottsbluff Public Schools are expected.

F. Other Impacts.

- The Redeveloper estimates approximately \$20,000.00 of personal property to be added as a result of this Project. Personal property taxes are not included in tax increment financing and are immediately available to the local taxing jurisdictions.
- The expansion of the building on the Project Site will enable the Redeveloper to expand its business operations in Scottsbluff.
- Local contractors and financial institutions will be used for this Project. Tax increment financing in this case will leverage approximately \$600,000.00 to \$800,000.00 in private investment in the community.

Approved by the Scottsbluff Redevelopment Authority on December 12, 2018

Attest:

Secretary

Vice-Chair

RESOLUTION PC 12-10-2

**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 *HPB Expansion*, prepared by Pivo, Inc. (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:

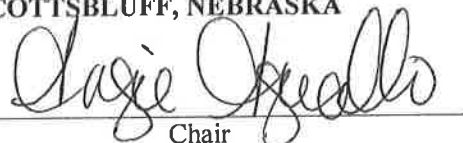
1. The Planning Commission finds that Redevelopment Plan conforms to the Comprehensive Plan and recommends approval of the Redevelopment Plan to the Scottsbluff Community Redevelopment Authority and City Council.

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.

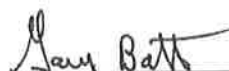
3. This Resolution shall become effective immediately upon its adoption.

PASSED and APPROVED on December 10, 2018

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

By: 
Chair

ATTEST:

By: 
Recording Secretary

RESOLUTION NO. CRA 121218-1

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 *HPB Expansion Project*, submitted by Pivo, Inc. (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, the provision of adequate transportation, water, sewerage, and other public utilities, and other public requirements, 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 in accordance with 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 Vice-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 owns the project area and thus there will be no acquisition costs involved in the project; (b) the estimated cost of preparing the project area for redevelopment is \$16,032.00; (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 and (ii) private investment and borrowing 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 December 12, 2018

ATTEST:



Secretary

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



Vice-Chair

City of Scottsbluff, Nebraska

Monday, December 17, 2018

Regular Meeting

Item Pub. Hear.2

Council to conduct a Public Hearing for this date at 6:00 p.m. to consider a Redevelopment Plan by Auto Spa, LLC., for the Auto Spa Project.

Lot 1, Block 1, Plat of Burlington Northern Subdivision of Blocks One, Two, Three, Four, Five and Six, a Subdivision to the City of Scottsbluff, Scotts Bluff County, Nebraska located near the intersection of 27th St. and Ave I.

Staff Contact: City Council

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

Attorneys at Law

Howard P. Olsen, Jr.*
Rick L. Ediger
Steven W. Olsen
Kent A. Hadenfeldt
John L. Selzer
Adam A. Hoelsing
Leslie A. Shaver**
Jonathan C. Hunzeker*
Elizabeth A. Stobel
Megan A. Dockery
Paul W. Snyder

1502 Second Avenue
Scottsbluff, Nebraska 69361-3174
(308) 632-3811
Fax (308) 635-0907

Website: www.simmonsolsen.com
E-mail: jlselzer@simmonsolsen.com

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

Robert G. Simmons, Jr. (1918-1998)
John F. Simmons, Retired

ALLIANCE OFFICE
129 East 5th Street
Alliance, NE 69301
(308) 761-0474

*Also admitted in Wyoming
**Also admitted in Colorado

Please Direct All Correspondence
To Scottsbluff Office

To: City of Scottsbluff City Council
From: John L. Selzer, Deputy City Attorney
Date: December 12, 2018
Re: Auto Spa Redevelopment Plan

Introduction: At your December 17, 2018 City Council Meeting, you will consider approval of the Redevelopment Plan for the *Auto Spa Development* (the “Plan” and the “Project”) submitted by Auto Spa, LLC (the “Redeveloper”). The proposed Project is in an area that has previously been designated as blighted and substandard and in need of redevelopment.

Standards of Review:

1. Conformity to Comprehensive Plan and Community Development Law.

One of the standards of your review is to analyze whether the Project and Plan conform to the 2016 Scottsbluff Comprehensive Plan (the “Comprehensive Plan”). The “Project Site” is located near the intersection of 27th Street and Avenue I. According to the Comprehensive Plan, the Project Site is in the Northwest District and in and Northwest Commercial Neighborhood, which contemplates heavier daytime use, traveler activity, and multi-model accommodations. The Project Site is zoned as M-1 (Light Manufacturing and Industrial), which includes “automated or coin-operated car wash” as a permitted use. Thus, no zoning changes are necessary. Both the Planning Commission and CRA have conducted this same review and recommended approval of the Plan.

In addition, you must 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.

2. 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.

3. 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.

Sincerely,
SIMMONS OLSEN LAW FIRM, P.C., L.L.O.

/s/ John L. Selzer

John L. Selzer

Attachments:

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

CITY OF SCOTTSBLUFF REDEVELOPMENT PLAN

Auto Spa Development

By: Auto Spa, LLC

1. Introduction/Executive Summary

Auto Spa, 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"), pursuant to the Nebraska Community Development Law, NEB. REV. STAT. § 18-2101 *et seq.*

Under this Plan, the Redeveloper proposes to develop the "Project Site" into a single-bay car wash facility (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)

On July 6, 2010, the City declared the Project Site and surrounding areas as blighted and substandard as defined in the Nebraska Community Development Law.

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

- A. *Boundaries of the Project Site:*** The Project Site is located near the intersection of 27th Street and Avenue I and is legally described as Lot 1, Block 1, Plat of Burlington Northern Subdivision of Blocks One, Two, Three, Four Five, and Six, a Subdivision to the City of Scottsbluff, Scotts Bluff County, Nebraska. The Project will also involve the adjacent City owned property, for which Redeveloper will obtain a license from the City. Aerial maps of the Project Site are found in Attachment 1.
- B. *Land Acquisition:*** The Redeveloper acquired the Project Site on September 8, 2018 in contemplation of this Project.
- C. *Land Uses:*** See Attachment 2 for existing land uses of the area surrounding the Project Site. The Project Site will be used for a single-bay car wash facility. Adjacent City property will be used, under a license from the City, for ingress and egress to and from the Project Site.
- D. *Land Coverage, and Building Intensities:*** The Project Site is currently vacant. The Project Site is approximately 6,490 square feet. The building will be 1,200 square feet.
- E. *Site Plan:*** See Attachment 3.
- F. *Existing Uses and Condition:*** The Project Site is currently vacant, unused land.
- G. *Demolition and Removal of Structures:*** None
- H. *Population Densities:*** The Plan does not contemplate a change in population densities around the Project Site. The intersection of 27th and Avenue I is already a busy intersection and thus increased traffic will be slight.

- I. Zoning Changes:* The Project Site is zoned as M-1 (Light Manufacturing and Industrial), which includes “automated or coin-operated car wash” as a permitted use. Thus, no zoning changes are necessary.
 - J. Additional Public Facilities and Utilities:* The adjacent City property will be used by the Redeveloper under a license agreement with the City for ingress and egress to and from the Project Site. The Redeveloper will also need to obtain City water and sewer connections to the Project Site.
 - 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 Northwest District and in and Northwest Commercial Neighborhood, which contemplates heavier daytime use, traveler activity, and multi-modal accommodations. The Redeveloper’s Project is consistent with the Comprehensive Plan.

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. The amount of the available proceeds from tax increment financing ("TIF Revenues") is estimated at approximately \$77,400.00, calculated as follows:

2019 Assessed Value:		
Land:	\$ 25,960.00	
Building/Improvements	\$ 0.00	
Total		\$ 25,960.00
Estimated Value after Completion		
Land:	\$ 25,960.00	
Building:	\$ 237,925.00	
Total		\$263,885.00
Increment Value:		\$237,925.00
Multiplied by approximate 2.17% levy	x 0.0217	
Annual TIF Revenues Generated (Rounded)		\$ 5,160.00
Multiplied by 15 years (Maximum Duration of TIF)	x 15	
Estimated TIF Revenues Available:		\$ 77,400.00

This estimated amount must be reduced to present value based on an interest rate to be agreed upon by the Redeveloper and the City to support a tax increment financing bond ("TIF Indebtedness").

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 this Plan would not be economically feasible, and the Project would not occur at the Project Site without the use of tax increment financing. Tax increment financing is needed to keep the debt service ratio acceptable to Redeveloper's lender.

Notwithstanding the foregoing, the Redeveloper understands the liability of the CRA and City is limited to the TIF Revenues received by the CRA related to the Project to pay the TIF Indebtedness. The Redeveloper shall look exclusively to the TIF Revenues related to this Project for the payment of 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 property valuations suggested by the Redeveloper, which may alter substantially and materially, 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 costs, which the Redeveloper proposes to be paid for with TIF Revenues to the extent available:

Description	Estimated Cost
Site Acquisition	\$ 33,500.00
Site Preparation	\$ 7,500.00
Access License/Improvements	\$ 49,500.00
Sewer/Water connections	\$ 8,500.00
Plan preparation/legal	\$ 6,192.00
TOTAL	\$ 105,192.00

A statutory Cost-Benefit Analysis of the Project is attached as Attachment 4.

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 in the private improvements such as the building and personal property estimated at approximately \$410,000.00.

Please note that all the figures in this Plan are estimates.

This Redevelopment Plan is submitted by the Redeveloper on the date set forth below.

Dated: 12/05/2018

Auto Spa, LLC.

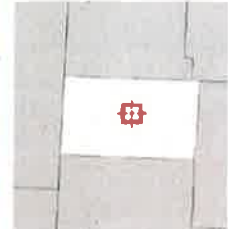
By: 

Casey York, Sole Member

**Auto Spa Redevelopment Plan
Attachment 1
Aerial Maps**



Overview



Legend

- Parcels
- Subdivisions
- Roads

Parcel ID	010294910	Alternate ID	n/a	Owner Address	AUTO SPALLC
Sec/Twp/Rng	22/22/55	Class	n/a		902 MOCKINGBIRD DR
Property Address	2424 AVE I	Acreage	n/a		SCOTTSBLUFF NE 69361
District	n/a				
Brief Tax Description	LT 1, BLK 1, BURLINGTON NORTHERN SUB				
	(Note: Not to be used on legal documents)				

DISCLAIMER: This map measurement's and all associated data are approximate and not to be used for any official purposes. Scotts Bluff County assumes no liability associated with the use or misuse of this information.

Date created: 11/18/2018

Developed by  **Schneider**
GEOSPATIAL

Project Site



04/02/2017

**Auto Spa Redevelopment Plan
Attachment 2
Land Use**



- Legend**
- Blight Analysis Area Parcels
 - Land Use
 - Agricultural
 - Central Business District
 - Neighborhood Commercial
 - Heavy Commercial
 - Commercial—Traveler Serv
 - Light Commercial
 - Heavy Commercial
 - Public Water Facility
 - Light Mfg & Industrial
 - Heavy Mfg & Industrial
 - O&P
 - Park
 - Single Family Residential
 - Heavy Density Multi-Family
 - Rural Residential
 - Semi-Public
 - Undeveloped
 - Blight Study Area
 - Corporate Limits



Existing Land Use

City of Scottsbluff
Scotts Bluff County, NE

Scale Sources:
Land Use: City, 2003 with field updates
Parcels: Scotts Bluff County, 2016
Aerial: US Army Corps of Engineers, 2011



M.C. SCHAFF
AND ASSOCIATES, INC.

PGE

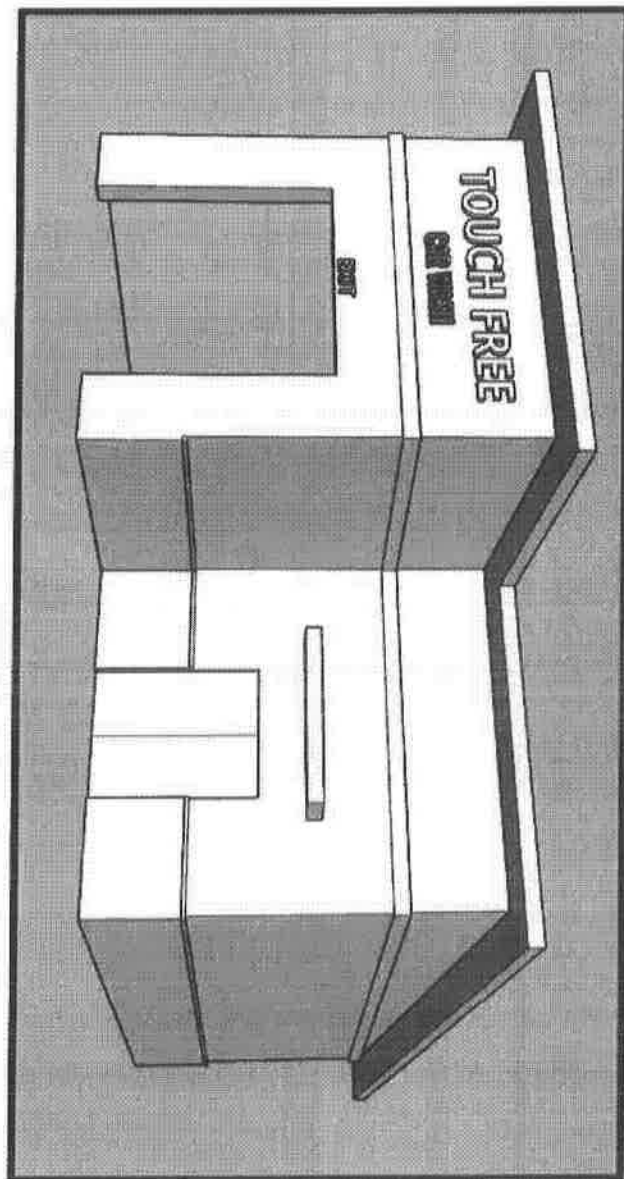


CITY OF SCOTTSBLUFF

City of Scottsbluff
Blight Study

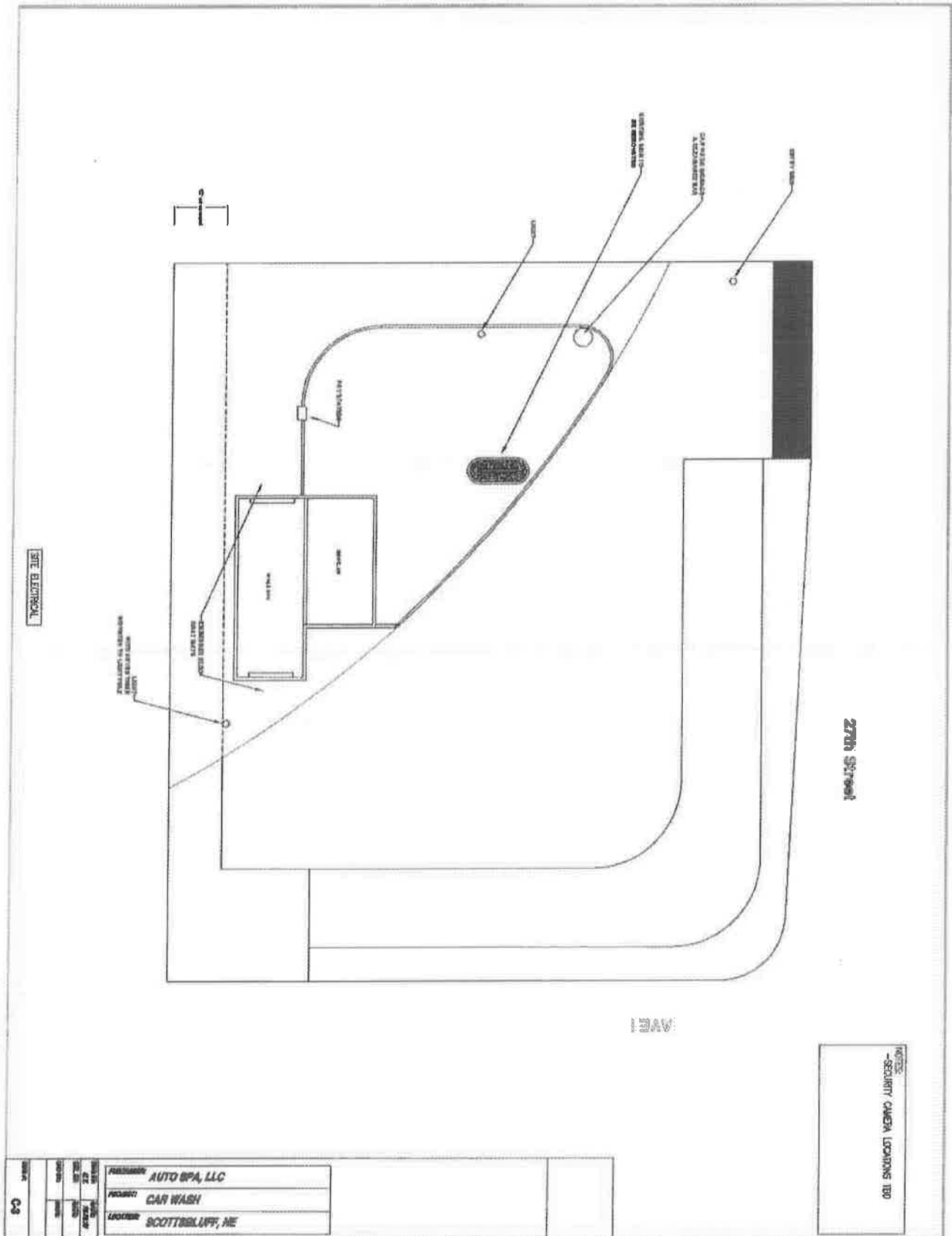
page 8

**Auto Spa Redevelopment Plan
Attachment 3
Site Plan**



AUTO SPA, LLC SCOTTSBLUFF, NE 69361

PERCHASER: AUTO SPA, LLC PROJECT: CAR WASH LOCATION: SCOTTSBLUFF, NE		PREPARED BY: PROJECT: CONSTRUCTION:
DATE: 12/17/2018 BY: [Signature] CHECKED BY: [Signature]	SCALE: 1/4" = 1'-0" SHEET: 1 OF 1	



**Auto Spa Redevelopment Plan
Attachment 4
Cost-Benefit Analysis**

CITY OF SCOTTSBLUFF REDEVELOPMENT PLAN

Auto Spa, LLC

Cost Benefit Analysis

A. Tax Revenues and Tax Shifts Resulting from the Division of Taxes. The base values of the Project Site will be available to the local taxing jurisdictions regardless of the tax increment financing. The local taxing jurisdictions are the City, Scotts Bluff County, Scottsbluff Public Schools, WNCC, ESU 13, and North Platte NRD. It is anticipated that the assessed value will increase in the Project Site by approximately \$240,000.00 resulting in a tax increase after completion of approximately \$5,160.00 annually for the years 2020-2034. This tax increment will not be available to local taxing jurisdictions until approximately 2035, or earlier if the TIF Revenues pay off the TIF Indebtedness early. During those times, the tax increments from the Project Site will be used to reimburse the Redeveloper for the eligible development costs (with interest) necessary for the Project, as set forth in the Redevelopment Plan.

B. Public Infrastructure and Community Public Service Needs Impacts and Local Tax Impacts Arising from Project Approval. This Project will require public utilities (sewer and water) to the Project Site. Tax increment financing will pay for these improvements, and thus, no additional local tax impacts, except those identified in section A above will result from the Project.

C. Impacts on Employers and Employees of Firms Locating or Expanding Within the Boundaries of the Redevelopment Project Area. No impact on employment of the Project Site is contemplated.

D. Impacts on other Employers and Employees within the City and immediate area located outside the Redevelopment Project Area. No negative impacts on other employers and employees in the area are expected.

E. Impacts on Student Populations of School Districts within the City. No negative impacts on the student population at Scottsbluff Public Schools are expected.

F. Other Impacts. Local contractors will be used for this Project. Tax increment financing in this case will leverage approximately \$410,000.00 in private investment in the community.

**This Cost Benefit Analysis may be revised upon further review of the Redevelopment Plan by the Scottsbluff Community Redevelopment Authority.*

CITY OF SCOTTSBLUFF REDEVELOPMENT PLAN

Auto Spa Development

By: Auto Spa, LLC

Cost Benefit Analysis

A. Tax Revenues and Tax Shifts Resulting from the Division of Taxes. The base values of the Project Site will be available to the local taxing jurisdictions regardless of the tax increment financing. The local taxing jurisdictions are the City, Scotts Bluff County, Scottsbluff Public Schools, WNCC, ESU 13, and North Platte NRD. It is anticipated that the assessed value will increase in the Project Site by approximately \$240,000.00 resulting in a tax increase after completion of approximately \$5,160.00 annually. This tax increment will not be available to local taxing jurisdictions until approximately 2035, or earlier if the TIF Revenues pay off the TIF Indebtedness early. During those times, the tax increments from the Project Site will be used to reimburse the Redeveloper for the eligible development costs (with interest) necessary for the Project, as set forth in the Redevelopment Plan.

B. Public Infrastructure and Community Public Service Needs Impacts and Local Tax Impacts Arising from Project Approval. This Project will require public utilities (sewer and water) to the Project Site. Tax increment financing will pay for these improvements, and thus, no additional local tax impacts, except those identified in section A above will result from the Project.

C. Impacts on Employers and Employees of Firms Locating or Expanding Within the Boundaries of the Redevelopment Project Area. No impact on employment of the Project Site is contemplated.

D. Impacts on other Employers and Employees within the City and immediate area located outside the Redevelopment Project Area. No negative impacts on other employers and employees in the area are expected.

E. Impacts on Student Populations of School Districts within the City. No negative impacts on the student population at Scottsbluff Public Schools are expected.

F. Other Impacts. Local contractors will be used for this Project. Tax increment financing in this case will leverage approximately \$410,000.00 in private investment in the community.

Approved by the Scottsbluff Redevelopment Authority on December 12, 2018


Vice-Chair

Attest:


Secretary

RESOLUTION PC12-10-1

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 *Auto Spa Development*, prepared by Auto Spa, 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.

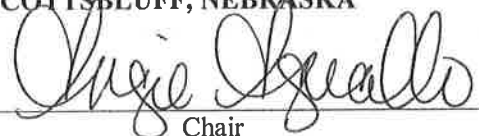
2. All prior resolutions of the Commission in conflict with the terms and provisions of this Resolution are repealed to the extent of such conflicts.

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

PASSED and APPROVED on December 10, 2018

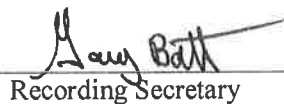
**PLANNING COMMISSION OF THE CITY
OF SCOTTSBLUFF, NEBRASKA**

By: _____


Chair

ATTEST:

By: _____


Recording Secretary

RESOLUTION NO. CRA 121218-2

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 *Auto Spa Development Project*, submitted by Auto Spa, 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, the provision of adequate transportation, water, sewerage, and other public utilities, and other public requirements, 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 in accordance with 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 Vice-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 has acquired the project area by private sale at the cost of \$33,500.00 and will obtain a license from the City to use certain City Property; (b) the estimated cost of preparing the project area for redevelopment is \$7,500.00; (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 and (ii) private investment and borrowing 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 December 12 2018

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

ATTEST:



Secretary



Vice-Chair

City of Scottsbluff, Nebraska

Monday, December 17, 2018

Regular Meeting

Item Public Inp1

Approve issuance of special arts-related event wine permits for the West Nebraska Arts Center, 106 East 18th Street and special designated liquor licenses for three events on January 19, 2019; January 31, 2019; and May 30, 2019.

Minutes:

- 1. Wine Tasting Fundraiser - January 19, 2019 from 6:00 p.m. to 11:00 p.m.**
- 2. Art Exhibit Opening Reception - January 31, 2019 from 4:00 p.m. to 8:00 p.m.**
- 3. Art Exhibit Opening Reception - May 30, 2019 from 4:00 p.m. to 8:00 p.m.**

Staff Contact: Kim Wright, City Clerk

**CITY OF SCOTTSBLUFF
SPECIAL ARTS-RELATED EVENT WINE PERMIT APPLICATION**

Organization Name West Nebraska Arts Center
Address 106 East 18th street Scottsbluff, NE Phone (308) 632-2226
Date of Event 1-19-19 Starting Time 6:00 Ending Time 11:00 pm
Authorized Contact: Michele Denton
Description of Event Wine Tasting Fundraiser
Estimated Attendance: 125
Event Chairman: Michele Denton
Address 106 E 18th street, Seb Phone 632-2226
email michele@thewnac.com

The undersigned acknowledges reading a copy of the applicable ordinances and agrees to comply thereby:

Signed:  Date: 12-6-2018

Print Name Michele Denton

Additional Information: _____

PERMIT

THIS PERMIT AUTHORIZES THE CONSUMPTION OF WINE ON THE DESCRIBED
PREMISE BY INDIVIDUALS WHO ARE OF LEGAL DRINKING AGE. OTHER
RESTRICTIONS ARE AS
FOLLOWS: _____

Approved by Mayor and City Council on _____

City Clerk _____ Date: _____

Cc: Police Chief

**Special Designated License
Local Recommendation (Form 200)**
Applications must be entered on the portal after local approval – no exceptions
Late applications are non-refundable and will be rejected

West Nebraska Arts Center

Retail Liquor License Name or *Non-Profit Organization (*Must include Form #201 as Page 2)

106 East 18th Street, Scottsbluff, NE 69361

Retail Liquor License Address or Non-Profit Business Address

47-0499224

Retail License Number or Non-Profit Federal ID #

Consecutive Dates only

Event Date(s): 1-19-19

Event Start Time(s): 6

Event End Time(s): 11

Alternate Date: none

Alternate Location Building & Address: none

Event Building Name: West Nebraska Arts Center

Event Street Address/City: 106 East 18th Street, Scottsbluff, NE 69361

Indoor area to be licensed in length & width: 73.5 X 33

Outdoor area to be licensed in length & width: ____ X ____ (Diagram Form #109 must be attached)

Type of Event: Wine Tasting Fundraiser Estimate # of attendees: 175

Type of alcohol to be served: Beer ____ Wine ☒ Distilled Spirits ____
(If not marked, you will not be able to serve this type of alcohol)

Event Contact Name: Michele Denton Event Contact Phone Number: (308)631-1625

Event Contact Email: michele@thewnac.com

*Signature Authorized Representative: _____ Printed Name _____

I declare that I am the authorized representative of the above named license applicant and that the statements made on this application are true to the best of my knowledge and belief. I also consent to an investigation of my background including all records of every kind including police records. I agree to waive any rights or causes of action against the Nebraska Liquor Control Commission, the Nebraska State Patrol or any other individual releasing said information to the Liquor Control Commission or the Nebraska State Patrol. I further declare that the license applied for will not be used by any other person, group, organization or corporation for profit or not for profit and that the event will be supervised by persons directly responsible to the holder of this Special Designated License.

*Retail licensee – Must be signed by a member listed on permanent license

*Non-Profit Organization – Must be signed by a Corporate Officer

Local Governing Body completes below:

The local governing body for the City/Village of _____ OR County of _____ approves the issuance of a Special Designated License as requested above. (Only one should be written above)

Local Governing Body Authorized Signature

Date

**CITY OF SCOTTSBLUFF
SPECIAL ARTS-RELATED EVENT WINE PERMIT APPLICATION**

Organization Name West Nebraska Arts Center
Address 106 East 18th street Scottsbluff Phone (308) 632-2226
Date of Event 1-31-2019 Starting Time 4:00 Ending Time 8:00 pm
Authorized Contact: Michele Denton
Description of Event Art Exhibit Opening Reception
Estimated Attendance: 150
Event Chairman: Michele Denton
Address 106 E. 18th Street, Sch Phone 632-2226
email michele@thewnac.com

The undersigned acknowledges reading a copy of the applicable ordinances and agrees to comply thereby:

Signed:  Date: 12-6-2018

Print Name Michele Denton

Additional Information: _____

PERMIT

THIS PERMIT AUTHORIZES THE CONSUMPTION OF WINE ON THE DESCRIBED PREMISE BY INDIVIDUALS WHO ARE OF LEGAL DRINKING AGE. OTHER RESTRICTIONS ARE AS FOLLOWS: _____

Approved by Mayor and City Council on _____

City Clerk _____ Date: _____

Cc: Police Chief

**Special Designated License
Local Recommendation (Form 200)**
Applications must be entered on the portal after local approval – no exceptions
Late applications are non-refundable and will be rejected

West Nebraska Arts Center

Retail Liquor License Name or *Non-Profit Organization (*Must include Form #201 as Page 2)

106 East 18th Street, Scottsbluff, NE 69361

Retail Liquor License Address or Non-Profit Business Address

47-0499224

Retail License Number or Non-Profit Federal ID #

Consecutive Dates only

Event Date(s): **1-31-19**

Event Start Time(s):

4

Event End Time(s):

8

Alternate Date: **none**

Alternate Location Building & Address: **none**

Event Building Name: **West Nebraska Arts Center**

Event Street Address/City: **106 East 18th Street, Scottsbluff, NE 69361**

Indoor area to be licensed in length & width: **73.5** X **33**

Outdoor area to be licensed in length & width: ____ X ____ (Diagram Form #109 must be attached)

Type of Event: **Art Exhibit opening reception** Estimate # of attendees: **150**

Type of alcohol to be served: Beer ____ Wine **X** Distilled Spirits ____
(If not marked, you will not be able to serve this type of alcohol)

Event Contact Name: **Michele Denton** Event Contact Phone Number: **(308)631-1625**

Event Contact Email: **michele@thewnac.com**

*Signature Authorized Representative: _____ Printed Name _____

I declare that I am the authorized representative of the above named license applicant and that the statements made on this application are true to the best of my knowledge and belief. I also consent to an investigation of my background including all records of every kind including police records. I agree to waive any rights or causes of action against the Nebraska Liquor Control Commission, the Nebraska State Patrol or any other individual releasing said information to the Liquor Control Commission or the Nebraska State Patrol. I further declare that the license applied for will not be used by any other person, group, organization or corporation for profit or not for profit and that the event will be supervised by persons directly responsible to the holder of this Special Designated License.

*Retail licensee – Must be signed by a member listed on permanent license

*Non-Profit Organization – Must be signed by a Corporate Officer

Local Governing Body completes below:

The local governing body for the City/Village of _____ **OR** County of _____ approves
the issuance of a Special Designated License as requested above. (Only one should be written above)

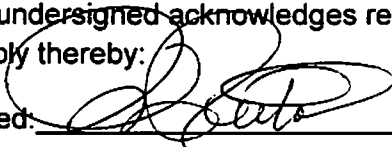
Local Governing Body Authorized Signature

Date

**CITY OF SCOTTSBLUFF
SPECIAL ARTS-RELATED EVENT WINE PERMIT APPLICATION**

Organization Name West Nebraska Arts Center
Address 106 East 18th Street, SB Phone (308) 632-2226
Date of Event 5-30-2019 Starting Time 4:00 Ending Time 8:00 pm
Authorized Contact: Michele Denton
Description of Event Art Exhibit Opening Reception
Estimated Attendance: 150
Event Chairman: Michele Denton
Address 106 E. 18th Street, Scottsbluff Phone 632-2226
email michele@thewnac.com

The undersigned acknowledges reading a copy of the applicable ordinances and agrees to comply thereby:

Signed:  Date: 12-6-2018

Print Name Michele Denton

Additional Information: _____

PERMIT

THIS PERMIT AUTHORIZES THE CONSUMPTION OF WINE ON THE DESCRIBED PREMISE BY INDIVIDUALS WHO ARE OF LEGAL DRINKING AGE. OTHER RESTRICTIONS ARE AS FOLLOWS: _____

Approved by Mayor and City Council on _____

City Clerk _____ Date: _____

Cc: Police Chief

**Special Designated License
Local Recommendation (Form 200)**
Applications must be entered on the portal after local approval – no exceptions
Late applications are non-refundable and will be rejected

West Nebraska Arts Center

Retail Liquor License Name or *Non-Profit Organization (*Must include Form #201 as Page 2)

106 East 18th Street, Scottsbluff, NE 69361

Retail Liquor License Address or Non-Profit Business Address

47-0499224

Retail License Number or Non-Profit Federal ID #

Consecutive Dates only 5-30-19

Event Date(s): _____

Event Start Time(s): 4 _____

Event End Time(s): 8 _____

Alternate Date: none

Alternate Location Building & Address: none

Event Building Name: West Nebraska Arts Center

Event Street Address/City: 106 East 18th Street, Scottsbluff, NE 69361

Indoor area to be licensed in length & width: 73.5 x 33

Outdoor area to be licensed in length & width: ____ X ____ (Diagram Form #109 must be attached)

Type of Event: Art Exhibit opening reception Estimate # of attendees: 150

Type of alcohol to be served: Beer _____ Wine ☒ Distilled Spirits _____
(If not marked, you will not be able to serve this type of alcohol)

Event Contact Name: Michele Denton Event Contact Phone Number: (308)631-1625

Event Contact Email: michele@thewnac.com

*Signature Authorized Representative: _____ Printed Name _____

I declare that I am the authorized representative of the above named license applicant and that the statements made on this application are true to the best of my knowledge and belief. I also consent to an investigation of my background including all records of every kind including police records. I agree to waive any rights or causes of action against the Nebraska Liquor Control Commission, the Nebraska State Patrol or any other individual releasing said information to the Liquor Control Commission or the Nebraska State Patrol. I further declare that the license applied for will not be used by any other person, group, organization or corporation for profit or not for profit and that the event will be supervised by persons directly responsible to the holder of this Special Designated License.

*Retail licensee – Must be signed by a member listed on permanent license

*Non-Profit Organization – Must be signed by a Corporate Officer

Local Governing Body completes below:

The local governing body for the City/Village of _____ **OR** County of _____ approves
the issuance of a Special Designated License as requested above. (Only one should be written above)

Local Governing Body Authorized Signature

Date

MEMORANDUM

TO: Nathan Johnson, City Manager

FROM: Kevin Spencer, Chief of Police

CC: Kim Wright, City Clerk

DATE: December 14, 2018

RE: Request for a Special Designated License (SDL) – West Nebraska Arts Center 106 E 18th St Scottsbluff, NE

In regards to the West Nebraska Arts Center applications for three Special Designated Licenses, for the dates of January 19th, January 31st and, May 30, 2019 the first being a wine tasting fundraiser and the other two being receptions for art exhibits. There will be sufficient law enforcement officers on duty to handle regular patrol duties in the city and to respond to the Arts Center in the event of a problem. I recommend approval given the fact that law enforcement has never been called to the Arts Center to address any issues during these types of events. As always, we would insist that management have adequate staff on hand to closely monitor the event and take steps to ensure minors do not drink.

The police department does not object to the issuance of the Special Designated License.



Kevin E. Spencer
Chief of Police

City of Scottsbluff, Nebraska

Monday, December 17, 2018

Regular Meeting

Item Resolut.1

Council to approve a Resolution regarding the Redevelopment Plan by PIVO, Inc. for the HPB Expansion Project.

Staff Contact: Nathan Johnson, City Manager

RESOLUTION NO. ____

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

Recitals:

a. Pursuant to the Community Development Law, NEB. REV. STAT. § 18-2101 *et seq.* (the “Act”), a redevelopment plan for the *HPB Expansion*, submitted by Pivo, Inc. (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 December 17, 2018, 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.

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 December 17, 2018

Mayor

ATTEST:

City Clerk (Seal)

City of Scottsbluff, Nebraska

Monday, December 17, 2018

Regular Meeting

Item Resolut.2

Council to approve a Resolution regarding the Redevelopment Plan by Auto Spa, LLC. for the Auto Spa Project.

Staff Contact: Nathan Johnson, City Manager

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 *Auto Spa Development*, submitted by *Auto Spa, 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 December 17, 2018, 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.

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 December 17, 2018

Mayor

ATTEST:

City Clerk (Seal)

City of Scottsbluff, Nebraska

Monday, December 17, 2018

Regular Meeting

Item Resolut.3

Council to consider an Ordinance annexing tracts of land known as Lot 1, Block 1, Western Addition and tracts of land situated in the W1/2 SW1/4 of Section 19, Township 22 North, Range 54 West of the 6th P.M., Scotts Bluff County. (third reading)

Staff Contact: Nathan Johnson, City Manager

AN ORDINANCE OF THE CITY OF SCOTTSBLUFF, NEBRASKA, ANNEXING TRACTS OF LAND KNOWN AS LOT 1, BLOCK 1, WESTERN ADDITION AND TRACTS OF LAND SITUATED IN THE W $\frac{1}{2}$ SW $\frac{1}{4}$ OF SECTION 19, TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE 6TH P.M., ALL IN SCOTTS BLUFF COUNTY, NEBRASKA, AND PROVIDING FOR PUBLICATION IN PAMPHLET FORM.

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

Section 1. Western Sugar Cooperative, on behalf of its CEO, Rodney Perry and Eric Reichert and Brandy Reichert, husband and wife, all as the owners of the following described Real Estate ("Real Estate") have requested it be included within the corporate limits of the City of Scottsbluff:

That certain triangle-shaped parcel of land lying east of 21st Avenue, south and west of Highway 26 and north of East Overland Drive, being located in the W $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 19, Township 22 North, Range 54 West of the 6th P. M., Scotts Bluff County, Nebraska. This parcel includes the following platted lot:

Lot 1, Block 1, Western Addition, situated in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 19, Township 22 North, Range 54 West of the 6th P.M., in Scotts Bluff County, Nebraska.

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

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

Section 4. Any map describing the corporate limits of the City of Scottsbluff is amended to provide for the addition of the Real Estate to the corporate limits of the City of Scottsbluff.

Section 5. Western Sugar Cooperative, by and through its CEO Rodney Perry has waived the requirements of §16-120 of the Nebraska Statutes, which would otherwise require the City of Scottsbluff to provide to their Real Estate substantially the same services as are provided to other inhabitants of the City.

Section 6. All ordinances, parts of ordinances, resolutions and policies of the City of Scottsbluff in conflict with this Ordinance are repealed.

Section 7. This Ordinance shall become effective upon its passage, approval and publication shall be in pamphlet form.

PASSED AND APPROVED on _____, 2018.

ATTEST:

Mayor

City Clerk (Seal)

Approved as to form:

Deputy City Attorney

City of Scottsbluff, Nebraska

Monday, December 17, 2018

Regular Meeting

Item Resolut.4

Council to consider an Ordinance including definitions for Micro Distilleries and Distilleries and including such as a special permitted and permitted use in certain zoning districts within the City. (second reading)

Staff Contact: Nathan Johnson, City Manager

Section 1. Chapter 25, Article 2 of the Scottsbluff Municipal Code is amended by repealing the existing language and adding the following language:

“25-2-13.24. Brewery, Micro.

Micro Brewery shall mean a facility for the production and packaging of malt beverages of low alcoholic content for distribution retail or wholesale, on or off premises, with a capacity of not more than 10,000 barrels per year. The development may include other uses such as a standard restaurant, bar, or live entertainment as otherwise permitted in the zoning district.

25-2-31.1. Distillery.

Distillery shall mean any industrial use that distills on site. Distilleries are classified as a use that manufactures more than 10,000 gallons annually.

25-2-31.2. Distillery, Micro.

Micro Distillery shall mean a facility which distills and packages liquor for retail or wholesale, on or off premises, produces 10,000 or fewer gallons of liquor annually and is licensed by the State of Nebraska. The facility may include other uses such as a bar, tavern, tasting room, standard restaurant or live entertainment as otherwise permitted in the zoning district.”

Section 2. Chapter 25, Article 3 of the Scottsbluff Municipal Code is amended by repealing the existing language and adding the following language:

“25-3-13. C-1 Central Business District.

Intent: The intent of a C-1 Central Business District Zone is a zone for the central business district permitting all types of business enterprises except manufacturing and other industries which are incompatible with a business district comprised primarily of retail sales and service businesses.

Principle Permitted Uses.

1. Accounting, auditing, bookkeeping services
2. Ambulance service
3. Amusement centers, indoor only
4. Animal clinic, indoor only
5. Arts & crafts studio
6. Auto storage and rental
7. Bakery or bakery goods store. The maximum gross floor area of a building permitted for this use is six thousand four hundred (6,400) square feet. Incidental, non-nuisance-producing processing, packaging, or fabricating is permitted if conducted entirely within a building.
8. Bank automated teller facilities, outdoor
9. Bank automated teller facilities, indoor
10. Bank & savings & loan
11. Barber, beauty shop
12. Book & stationary store
- 12.1 Brew Pub
13. Bus depot
14. Business college, trade school
15. Automated or coin-operated car wash
16. Church
17. Cleaning, laundry agency
18. Clinic
19. Communication facilities including communication tower, such tower not to exceed one hundred fifty (150) feet in height. No guy wires, outrigging, or other supporting structures may extend beyond the foundation of the tower.
20. Community center (public)
- 20.5 Condominium with 3 or fewer apartments
21. Confectionery stores
22. Convenience stores w/o dispensing gasoline
23. Convenience stores with dispensing gasoline
24. Convenience warehouse storage facilities
25. Day care center (child care center) or preschool
26. Delicatessen
27. Drive-thru photo facility

- 27.5 Dwelling unit--two (2) unit and multiple family within the confines of a building in which a business enterprise, retail sales or service business may be conducted.
28. Educational and charitable institutions
29. Educational and scientific research service
30. Florist
31. Food store, delicatessen
32. Furniture refinishing. The entire business must be conducted within a building.
33. Furniture/appliance store
34. Gift shop
35. Grocery store
36. Hardware store
37. Hospital
38. Hotel
39. Insurance agency/services
40. Jewelry store
41. Laboratory, medical, dental, optical
42. Laundromat, self-service
43. Library
44. Lodge or club
45. Marriage and family counseling
46. Mortuary
47. Motel
48. Municipal Uses
49. Nursery for children
50. Nursery for flowers/plants
51. Offices, professional and service
52. Parking lot, garage or facility
53. Pharmacy
54. Photographic studio
55. Printing & blueprinting
56. Professional membership organizations
57. Professional schools
58. Railroad station
59. Reducing/Suntanning
60. Restaurant, bar, tavern
61. Retail stores and services
62. Rooming/boarding house. Residential use is permitted above the ground floor and within the confines of a business building.
63. School
64. Service station-full service
65. Service station-mixed use
66. Service station -self service dispensing of gas only
67. Shoe store
- 67.1 Tattoo/body piercing establishment
68. Temporary medical housing
69. Theater, indoor
70. Tire shop, recapping
71. Tourist information booth
72. Upholstery Shops provided all work is completed inside the building.
73. Utility business offices
74. Warehousing facilities. Warehouse or storage facilities are permitted as the primary use on a lot or property only if a special permit is granted. A lot or property will not be eligible for consideration of the issuance of a special permit unless (1) the proposed facility will be located on a lot immediately adjoining (or directly across an alley from) a property with an allowed C-1 Zone use, (2) the proposed facility is necessary to and will be used as an accessory to the allowed use on the adjoining lot, and (3) both lots are under the same ownership.
75. Wholesale stores and distributors. The maximum gross floor area of a building permitted for this use is six thousand four hundred (6,400) square feet. Incidental, non-nuisance-producing processing, packaging, or fabricating is permitted if conducted entirely within a building.

Special Permit Uses.

1. Drive-thru (fast food) restaurant
2. Micro Brewery
3. Equipment rental and sales yard
4. Temporary building or contractor's storage and construction yard, incidental to the construction of a residential development or a real estate sales office to be used in marketing lots in a new subdivision, may be permitted if such a building or structure complies with all height and area requirements for the zone in which it is located.
5. Temporary building may be permitted if such building complies with all height and area requirements, and the use complies, except for the fact that the building is a temporary one.

6. Micro Distillery.

Performance Standards.

1. Area & bulk regulations.

Use	Minimum Lot Size (sq.ft.)	Minimum Lot Width (ft.)	Maximum Coverage (%)	Maximum # Dwelling Units	Front (ft.)	Rear (ft.)	Setbacks			Area (sq.ft.)	Floor Maximum Height (ft.)
							Interior (ft.)	Side (ft.)	Side Street (ft.)		
Garage	none	none	-		C	A	B	-	-	PRTFA	70
							5		12.5		

Minimum Lot Area / Dwelling Unit - no requirement.
PRTFA = Parking Ratio to Floor Area

- A. No minimum rear yard setback is required except for a lot abutting the side of a lot in either an R or OP Zone, in which case the minimum rear yard setback is fifteen (15) feet. If a public alley separates such lots, no rear yard is required.
 - B. No minimum interior side yard setback is required except for a lot in a C or M Zone whose side abuts the side of a lot in either an R or OP Zone, in which latter case the minimum interior side yard setback is five (5)feet. If a public alley separates such lots, no side yard is required.
 - C. The required minimum R Zone setback applies if the frontage between two (2) streets separates an R Zone and a C Zone. If all frontage between two (2) streets is in a C Zone no front setback is required.
2. Accessory building/garage; detached
 - A. A detached accessory building must be located at least ten (10) feet from the main building.
 - B. On an existing reversed corner lot, a detached accessory building or garage may project into the side yard nearest the rear lot line if it does not extend beyond the front yard setback of the main structure, and if entrance to the garage is from the side street the garage must be set back from the side street property line a distance of not less than twenty (20) feet.
 3. Accessory building, attached.
 - A. A building which if detached from the main building would constitute an accessory building may be connected to the main building by a breezeway or similar structure, and in such event shall meet all requirements for the main building.”

Section 3. Chapter 25, Article 3 of the Scottsbluff Municipal Code is amended by repealing the existing language and adding the following language:

“25-3-14. C-2 Neighborhood and Retail Commercial.

Intent: The intent of a C-2 Neighborhood and Retail Commercial Zone is to provide a zone consisting of retail stores and service establishments

Principle Permitted Uses.

1. Accounting, auditing, bookkeeping services
2. Ambulance service
3. Amusement centers, indoor only
4. Animal clinic, indoor only
5. Arts & crafts studio
6. Automated or coin-operated car wash

7. Bakery or bakery goods store
8. Bank automated teller facilities, outdoor
9. Bank automated teller facilities, indoor
10. Bank & savings & loan
11. Barber, beauty shop
12. Book & stationary store
- 12.1 Brew Pub
13. Church
14. Cleaning, laundry agency
15. Clinic
16. Communication facilities including communication tower, such tower not to exceed one hundred fifty (150) feet in height. No guy wires, outrigging, or other supporting structures may extend beyond the foundation of the tower.
17. Community center (public)
18. Confectionery stores
19. Convenience stores with dispensing gasoline
20. Convenience stores w/o dispensing gasoline
21. Convenience warehouse storage facilities
22. Dance, music or voice studio
23. Day care center (child care center) or preschool
24. Delicatessen
25. Domestic violence shelter
26. Drive-through (fast food) restaurant
27. Educational and charitable institutions
28. Educational and scientific research service
29. Equipment rental and sales yard
30. Florist
31. Food store, delicatessen
32. Furniture refinishing. The entire business must be conducted within a building.
33. Furniture/appliance store
34. Gift shop
35. Gymnasium, private
36. Grocery store
37. Hardware store
38. Hospital
39. Hotels/motels
40. Insurance agency/services
41. Jewelry store
42. Laboratory, medical, dental, optical
43. Laundromat, self-service
44. Library
45. Lodge or club
46. Marriage and family counseling
47. Municipal Uses
48. Nursery for children
49. Offices, professional and service
50. Pharmacy
51. Photographic studio
52. Printing & blueprinting
53. Professional membership organizations
54. Professional schools
55. Reducing/Suntanning
56. Restaurant, bar, tavern
57. Retail stores and services
58. Rooming/boarding house. Residential use is permitted above the ground floor and within the ground floor if to the back or side of a business building.
59. School
60. Service station-full service
61. Service station-mixed use
62. Shoe store
- 62.1 Tattoo/body piercing establishment

63. Temporary medical housing
64. Theater, indoor
65. Tourist information booth
66. Upholstery Shop provided all work is completed within the building.
67. Utility business offices
68. Warehousing, wholesaling

Special Permit Uses.

1. Auto sales and service
2. Billboards
3. Micro Brewery
4. Emergency shelter
5. Hardware stores selling lumber
6. Multi-family dwellings. Residential use is permitted above the ground floor and within the ground floor to the back or side of a business building.
7. Single family dwelling. Residential use is permitted above the ground floor and within the ground floor to the back or side of a business building.
8. Temporary building or contractor's storage and construction yard, incidental to the construction of a residential development or a real estate sales office to be used in marketing lots in a new subdivision, may be permitted if such a building or structure complies with all height and area requirements for the zone in which it is located.
9. Temporary building may be permitted if such building complies with all height and area requirements, and the use complies, except for the fact that the building is a temporary one.
10. Two family dwelling. Residential use is permitted above the ground floor and within the ground floor to the back or side of a business building.
11. Any hotels or apartments higher than the maximum 45' will require a special permit approved by the Planning Commission.

12. Micro Distillery.

Performance Standards.

1. Area & bulk regulations.

Use	Minimum Lot Size (sq ft.)	Minimum Lot Width (ft.)	Maximum Coverage (%)	Maximum # Dwelling Units	Front (ft.)	Rear (ft.)	Setbacks			Area (sq ft.)	Floor Height (ft.)	Maximum
	None	-	-	C or 25	A	B	Interior (ft.)	Side (ft.)	Side Street (ft.)	PRTFA	35'	
Garage							12.5					
Minimum Lot Area / Dwelling Unit - 2,800 sq ft.												
Hotels and Apartments-Except with Special Permit Use											45'	
PRTFA = Parking Ratio to Floor Area												

- A. No minimum rear yard setback is required except for a lot abutting the side of a lot in either an R or OP Zone, in which case the minimum rear yard setback is fifteen (15) feet. If a public alley separates such lots, no rear yard is required.
- B. No minimum interior side yard setback is required except for a lot whose side abuts the side of a lot in either an R or OP Zone, in which latter case the minimum interior side yard setback is five (5) feet. If a public alley separates such lots, no side yard is required.
- C. The required minimum R Zone setback applies if the frontage between two (2) streets separates an R Zone and either a C Zone. If all frontage between two (2) streets is in a C Zone no front setback is required.
2. Accessory building/garage; detached
 - A. A detached accessory building must be located at least ten (10) feet from the main building.
 - B. On an existing reversed corner lot, a detached accessory building or garage may project into the side yard nearest the rear lot line if it does not extend beyond the front yard setback of the main structure, and if entrance to the garage is from the side street the garage must be set back from the side street property line a distance of not less than twenty (20) feet.
3. Accessory building, attached.
 - A. A building which if detached from the main building would constitute an accessory building may be connected to the main building by a breezeway or similar structure, and in such event shall meet all requirements for the main building."

Section 4. Chapter 25, Article 3 of the Scottsbluff Municipal Code is amended by repealing the existing language and adding the following language:

“25-3-15. C-3 Heavy Commercial.

Intent: The intent of a C-3 Heavy Commercial Zone is a zone designed primarily for warehousing, distribution centers, and minimum light manufacturing and processing.

Principle Permitted Uses.

1. Accounting, auditing, bookkeeping services
2. Ambulance service
3. Amusement centers, indoor only
4. Animal clinic, indoor only
5. Animal clinic, indoor/outdoor
6. Arts & crafts studio
7. Auction house
8. Auto sales & service
9. Auto storage and rentals. All processing, packaging or fabricating to be conducted wholly inside a building. Nuisance-producing processing, packaging or fabricating not permitted.
10. Automated or coin-operated car wash
11. Bakery or bakery goods store
12. Bank automated teller facilities, outdoor
13. Bank automated teller facilities, indoor
14. Bank & savings & loan
15. Barber, beauty shop
16. Beverage bottling plant
17. Billboard. Billboards may not be placed everywhere in this zone. See special provisions dealing with billboards in Chapter 25, Article 6
18. Boat building (small)
19. Book & stationary store
- 19.1 Brewery
- 19.2 Brew Pub
20. Bus depot
21. Business college, trade school
22. Cabinet shop. The entire business must be conducted within a building.
23. Campground
24. Church
25. Cleaning plant, commercial. The maximum gross floor area of a building permitted for this use is six thousand four hundred (6,400) square feet. Incidental, non-nuisance-producing processing, packaging, or fabricating is permitted if conducted entirely within a building.
26. Cleaning, laundry agency
27. Clinic
28. Communication facilities including communication tower, such tower not to exceed one hundred fifty (150) feet in height. No guy wires, outrigging, or other supporting structures may extend beyond the foundation of the tower.
29. Community center (public)
30. Confectionery stores
31. Construction storage yard. Yard must be enclosed in Class Three (3) fence.
32. Convenience warehouse storage facility
33. Convenience stores w/o dispensing gasoline
34. Convenience stores with dispensing gasoline
35. Dairy product processing
36. Dance, music or voice studio
37. Day care center (child care center) or preschool
38. Delicatessen
- 38.1 Distillery
39. Drive-through photo facility
40. Drive-through (fast food) restaurant
41. Educational and scientific research service
42. Equipment rental and sales yard
43. Florist

44. Food store, delicatessen
45. Furniture refinishing. The entire business must be conducted within a building.
46. Furniture/appliance store
47. Gift shop
48. Gymnasium, private
49. Grocery store
50. Hardware store
51. Hospital
52. Insurance agency/services
53. Jewelry store
54. Laboratory, medical, dental, optical
55. Laundry, commercial plant. The maximum gross floor area of a building permitted for this use is six thousand four hundred (6,400) square feet. Incidental, non-nuisance-producing processing, packaging, or fabricating is permitted if conducted entirely within a building.
56. Laundromat, self-service
57. Library
58. Lodge or club
59. Lumber yard
60. Machine shop
61. Marriage and family counseling
62. Metal finishing. Retail and wholesale metal finishing permitted, providing (1) the metal finishing equipment shall be used, and all parts to be or which have been processed, together with all materials and supplies, shall be stored, wholly within a building, and (2) in addition, if metal plating is done, not more than three (3) persons may function in the metal plating line, the metal plating line shall not use a floor area in excess of one thousand five hundred (1,500) square feet, and only a self-contained processing system shall be used. A metal plating line constitutes a metal plating process commencing with racking of a part to be plated and ending with unranking of such part.
- 62.1 Micro Brewery
- 62.2 Micro Distillery
63. Monument works, stone
64. Mortuary
65. Motel
66. Municipal Uses
67. Nursery for children
68. Nursery for flowers/plants
69. Offices, professional and service
70. Parking lot, garage or facility
71. Pharmacy
72. Photographic studio
73. Printing & blueprinting
74. Professional membership organizations
75. Professional schools
76. Public garage
77. Railroad station
78. Recreational vehicle sales lot
79. Recreational vehicle storage lot, outside
80. Reducing/Suntanning
81. Restaurant, bar, tavern
82. Retail stores and services
83. Sandblasting. All commercial sandblasting of moveable objects to be conducted wholly inside a building.
84. Service station-full service
85. Service station-mixed use
86. Service station -self service dispensing of gas only
87. Shoe store
88. Shop for building contractor. The entire business must be conducted within a building.
89. Sign shop
90. Tack shop
91. Tattoo parlor meeting the following conditions:
 - a. Prior to operating a tattoo parlor, the operator/practitioner must first apply for and

receive a permit and certificate of occupancy from the Development Services Director. The permit is subject to revocation if the permittee at any time fails to comply with the conditions set forth herein.

- b. The operator/practitioner must comply with any and all federal, state and local regulations pertaining to the activity of tattoo artistry on the human skin.
 - c. The operator/practitioner must submit to regular and/or unannounced inspections by the Department of Planning, Building and Development, the Scotts Bluff County Department of Health, and any other authority empowered to regulate such activities.
 - d. All instruments and equipment must be cleaned and sterilized before use. Sterilization of equipment shall be accomplished by exposure to live steam for at least thirty (30) minutes at a minimum pressure of fifteen (15) pounds per square inch, temperature of two hundred forty (240) degrees Fahrenheit or one hundred sixteen (116) degrees Celsius.
 - e. The operator/practitioner must positively identify each client and keep record of the client's name, age, mailing address and phone number and not dispose of such information for a period of at least ten (10) years. Any transfer in ownership or operation of the business will result in revocation of the permit. All records shall be relinquished to the Development Services Director at that time.
 - f. The operator/practitioner may not perform work on anyone eighteen (18) years of age or younger without written permission from the minor's parent/parents or legal guardian.
 - g. The operator/practitioner shall comply with the OSHA (Occupation Safety and Health Act) blood borne pathogen rules as it relates to the disposition of hazardous waste materials.
 - h. To prevent the cause and/or spread of infection or disease, any and all tattoo needles used for each client shall be disposed of properly and not reused.
- 92. Temporary medical housing
 - 93. Terminal yard, trucking
 - 94. Theater, indoor
 - 95. Theater, drive-in
 - 96. Tire shop, recapping. The entire business must be conducted within a building.
 - 97. Tourist information booth
 - 98. Tractor/trailer parking lot
 - 99. Trailer parks
 - 100. Travel Trailers
 - 101. Travel trailer, mobile home, manufactured housing sales lot
 - 102. Truck and tractor repair
 - 103. Upholstery Shop provided all work is completed inside the building.
 - 104. Used car lot
 - 105. Utility business offices
 - 106. Warehousing/wholesaling facilities

Special Permit Uses.

- 1. Emergency shelter
- 2. Implement dealers
- 3. Mobile home sales
- 4. Petroleum storage
- 5. Processing, packaging or fabricating
- 6. Public scale
- 7. Recycling center
- 8. Residential use is permitted only within the confines of a building in which a permitted use is conducted. Preliminary and final site plans must be submitted to the Planning Commission for review and approval.
- 9. Rooming/boarding houses
- 10. Temporary building or contractor's storage and construction yard, incidental to the construction of a residential development or a real estate sales office to be used in marketing lots in a new subdivision, may be permitted if such a building or structure complies with all height and area requirements for the zone.
- 11. Temporary building may be permitted if such building complies with all height and area requirements, and the use complies, except for the fact that the building is a temporary

- one.
12. Temporary storage of grain, for not to exceed sixty (60) consecutive days (and a permit for which may be renewed for not to exceed sixty (60) consecutive days), outside a building or structure subject the following additional conditions, to be set forth in the permit:
- the grain shall be placed on a concrete floor or some other type of water-proof material that, as determined by the Development Services Director, is equal to a concrete floor,
 - no part of the grain shall be placed, or caused or permitted to be closer to any property line than any building setback line that has been platted or is required in the zone to which the tract of land is subject,
 - the permit shall be subject to revocation by the Commission. if the Commission, subsequent to granting the permit, shall determine that the grain, or conditions incidental thereto, or the manner in which the grain is being handled constitutes a public nuisance; and, upon such a determination, the holder of the permit shall promptly comply with any order of the Commission concerning removal or other disposition of the grain.
 - Provided, no permit for such a use shall be issued and delivered until the permittee shall have executed and delivered to the Development Services Director a written agreement which, as determined by the Director, indemnifies and holds harmless the City, its officers and employees and members of the Planning Commission, against any and all claims of liability for injuries or damages to persons or property caused, in whole or in part, by the presence of the grain: by conditions occurring, in whole or in part, because of presence of the grain or the manner in which the grain is delivered, piled, moved, removed, or otherwise handled; and by any acts of commission or omission on the part of any persons, whether or not the permittee or third persons for whose acts or omissions liability otherwise might or might not be imputable to the permittee. The terms "warehousing" and "wholesaling" shall not be construed to apply to the storage of grain outside a building or structure.
13. Two family dwelling

Performance Standards.

1. Area & bulk regulations.

Use	Minimum Lot Size (sq ft.)	Minimum Lot Width (ft.)	Maximum Coverage (%)	Maximum # Dwelling Units	Front (ft.)	Rear (ft.)	Setbacks Interior (ft.)	Side (ft.)	Side Street (ft.)	Area (sq ft.)	Floor Height (ft.)	Maximum
Garage	none	-	-		C	A	B		12.5	PRTFA	35	

Minimum Lot Area / Dwelling Unit - No Requirement

PRTFA = Parking Ratio to Floor Area

- No minimum rear yard setback is required except for a lot abutting the side of a lot in either an R or OP Zone, in which case the minimum rear yard setback is fifteen (15) feet. If a public alley separates such lots, no rear yard is required.
 - No minimum interior side yard setback is required except for a lot whose side abuts the side of a lot in either an R or OP Zone, in which latter case the minimum interior side yard setback is five (5) feet. If a public alley separates such lots, no side yard is required.
 - The required minimum R Zone setback applies if the frontage between two (2) streets separates an R Zone and a C Zone. If all frontage between two (2) streets is in a C Zone, no front setback is required.
2. Accessory building/garage; detached
- A detached accessory building must be located at least ten (10) feet from the main building.
 - On an existing reversed corner lot, a detached accessory building or garage may project into the side yard nearest the rear lot line if it does not extend beyond the front yard setback of the main structure, and if entrance to the garage is from the side street the garage must be set back from the side street property line a distance of not less than twenty (20) feet.
3. Accessory building, attached.

- A. A building which if detached from the main building would constitute an accessory building may be connected to the main building by a breezeway or similar structure, and in such event shall meet all requirements for the main building.”

Section 5. Chapter 25, Article 3 of the Scottsbluff Municipal Code is amended by repealing the existing language and adding the following language:

“25-3-16. M-1 Light Manufacturing and Industrial.

Intent: The intent of an M-1 Light Manufacturing and Industrial Zone is a zone permitting most fabricating activities except heavy manufacturing and processing of raw materials.

Principle Permitted Uses.

1. Accounting, auditing, bookkeeping services
2. Ambulance service
3. Amusement centers, indoor only
4. Animal clinic, indoor only
5. Animal clinic, indoor/outdoor
6. Arts & crafts studio
7. Auction house
8. Auto sales & service
9. Auto storage and rental
10. Automated or coin-operated car wash
11. Bakery or bakery goods store
12. Bank automated teller facilities, outdoor
13. Bank automated teller facilities, indoor
14. Bank & savings & loan
15. Barber, beauty shop
16. Beverage bottling plant
17. Billboard. Billboards may not be placed everywhere in this zone. See special provisions dealing with billboards in Chapter 25, Article 6
18. Boat building (small)
19. Book & stationary store
- 19.1 Brewery
- 19.2 Brew Pub
20. Bus depot
21. Business college, trade school
22. Cabinet shop
23. Church
24. Cleaning plant, commercial
25. Cleaning, laundry agency
26. Clinic
27. Communication facilities including communication tower, such tower not to exceed one hundred fifty (150) feet in height. No guy wires, outrigging, or other supporting structures may extend beyond the foundation of the tower.
28. Community center (public)
29. Concrete batch plant
30. Construction storage yard
31. Confectionery stores
32. Convenience stores w/o dispensing gasoline
33. Convenience stores with dispensing gasoline
34. Convenience warehouse storage facilities.
35. Dairy product processing
36. Dance, music or voice studio
37. Day care center (child care center) or preschool
38. Delicatessen
- 38.1 Distillery
39. Drive-through photo facility
40. Drive-through (fast food) restaurant
41. Educational and scientific research service
42. Equipment rental and sales yard
43. Feed mill
44. Florist

45. Food processing plant, other than meat
46. Food store, delicatessen
47. Fuel yard
48. Furniture refinishing
49. Furniture/appliance store
50. Gift shop
51. Gymnasium, private
52. Grocery store
53. Hardware store
54. Hospital
55. Hotel
56. Ice manufacture cold storage plant
57. Insurance agency/services
58. Jewelry store
59. Laboratory, medical, dental, optical
60. Laundry, commercial plant
61. Laundromat, self-service
62. Library
63. Lodge or club
64. Lumber yard
65. Machine shop
66. Marriage and family counseling
67. Metal finishing
- 67.1 Micro Brewery
- 67.2 Micro Distillery
68. Monument works, stone
69. Mortuary
70. Motel
71. Municipal Uses
72. Nursery for children
73. Nursery for flowers/plants
74. Offices, professional and service
75. Parking lot, garage or facility
76. Pharmacy
77. Photographic studio
78. Planning mill
79. Printing & blueprinting
80. Processing, packaging or fabricating. All processing, packaging or fabricating to be conducted wholly inside a building. Nuisance-producing processing, packaging or fabricating not permitted.
81. Professional membership organizations
82. Professional schools
83. Public garage
84. Public scale
85. Railroad station
86. Recreational vehicle sales lot
87. Recreational vehicle storage lot, outside
88. Recycling center
89. Reducing/Suntanning
90. Restaurant, bar, tavern
91. Retail stores and services
92. Sandblasting
93. Service station-full service
94. Service station-mixed use
95. Service station -self service dispensing of gas only
96. Shoe store
97. Shop for building contractor
98. Sign shop
99. Single family dwellings for living quarters for watchman of commercial or industrial use property, or for hotels and motels, are the only permitted residential uses in this zone.
- 99.1 Tattoo/body piercing establishment

100. Temporary medical housing
101. Terminal yard, trucking
102. Theater, indoor
103. Theater, drive-in
104. Tire shop, recapping
105. Tourist information booth
106. Tractor/trailer parking lot
107. Travel trailer, mobile home, manufactured housing sales lot
108. Truck and tractor repair
109. Used car lot
110. Utility business offices
111. Warehousing/wholesaling facilities
112. Wholesale stores and distributors

Special Permit Uses.

1. Fertilizer mixing and storage plant
2. Junk yard
3. Petroleum storage
4. Scrap metal processing facility
5. Solid waste transfer station
6. Temporary building or contractor's storage and construction yard, incidental to the construction of a residential development or a real estate sales office to be used in marketing lots in a new subdivision, may be permitted if such a building or structure complies with all height and area requirements.
7. Temporary building may be permitted if such building complies with all height and area requirements, and the use complies, except for the fact that the building is a temporary one, with all use requirements for the Zone.
8. Temporary storage of grain, for not to exceed sixty (60) consecutive days (and a permit for which may be renewed for not to exceed sixty (60) consecutive days), outside a building or structure subject the following additional conditions, to be set forth in the permit:
 - a. the grain shall be placed on a concrete floor or some other type of water-proof material that, as determined by the Development Services Director, is equal to a concrete floor,
 - b. no part of the grain shall be placed, or caused or permitted to be closer to any property line than any building setback line that has been platted or is required in the zone to which the tract of land is subject,
 - c. the permit shall be subject to revocation by the Commission. if the Commission, subsequent to granting the permit, shall determine that the grain, or conditions incidental thereto, or the manner in which the grain is being handled constitutes a public nuisance; and, upon such a determination, the holder of the permit shall promptly comply with any order of the Commission concerning removal or other disposition of the grain.
 - d. Provided, no permit for such a use shall be issued and delivered until the permittee shall have executed and delivered to the Development Services Director a written agreement which, as determined by the Director, indemnifies and holds harmless the City, its officers and employees and members of the Planning Commission, against any and all claims of liability for injuries or damages to persons or property caused, in whole or in part, by the presence of the grain: by conditions occurring, in whole or in part, because of presence of the grain or the manner in which the grain is delivered, piled, moved, removed, or otherwise handled; and by any acts of commission or omission on the part of any persons, whether or not the permittee or third persons for whose acts or omissions liability otherwise might or might not be imputable to the permittee. The terms "warehousing" and "wholesaling" shall not be construed to apply to the storage of grain outside a building or structure.

Performance Standards.

1. Area & bulk regulations.

Use	Minimum Lot Size (sq ft)	Minimum Lot Width (ft.)	Maximum Coverage (%)	Maximum # Dwelling Units	Front (ft.)	Rear (ft.)	Setbacks			Area (sq ft.)	Floor Height (ft.)	Maximum
							Interior (ft.)	Side (ft.)	Side Street (ft.)			

- A. No minimum rear yard setback is required except for a lot abutting the side of a lot in either an R or OP Zone, in which case the minimum rear yard setback is fifteen (15) feet. If a public alley separates such lots, no rear yard is required.
 - B. No minimum interior side yard setback is required except for a lot whose side abuts the side of a lot in either an R or OP Zone, in which latter case the minimum interior side yard setback is five (5) feet. If a public alley separates such lots, no side yard is required.
 - C. The required minimum R Zone setback applies if the frontage between two (2) streets separates an R Zone and either a C Zone, M Zone or OP Zone. If all frontage between two (2) streets is in either a C or M Zone, no front setback is required.
2. Accessory building/garage; detached
- A. A detached accessory building must be located at least ten (10) feet from the main building.
 - B. On an existing reversed corner lot, a detached accessory building or garage may project into the side yard nearest the rear lot line if it does not extend beyond the front yard setback of the main structure, and if entrance to the garage is from the side street the garage must be set back from the side street property line a distance of not less than twenty (20) feet.
3. Accessory building, attached.
- A. A building which if detached from the main building would constitute an accessory building may be connected to the main building by a breezeway or similar structure, and in such event shall meet all requirements for the main building.”

Section 6. Chapter 25, Article 3 of the Scottsbluff Municipal Code is amended by repealing the existing language and adding the following language:

“25-3-18. M-2 Heavy Manufacturing and Industrial.

Intent: The intent of an M-2 Heavy Manufacturing and Industrial Zone is a zone permitting the manufacture and processing of goods from raw materials.

Principle Permitted Uses.

- 1. Accounting, auditing, bookkeeping services
- 2. Ambulance service
- 3. Amusement centers, indoor only
- 4. Animal clinic, indoor only
- 5. Animal clinic, indoor/outdoor
- 6. Arts & crafts studio
- 7. Auction house
- 8. Auto sales & service
- 9. Auto storage and rental
- 10. Automated or coin-operated car wash
- 11. Bakery or bakery goods store
- 12. Bank automated teller facilities, outdoor
- 13. Bank automated teller facilities, indoor
- 14. Bank & savings & loan
- 15. Barber, beauty shop
- 16. Beverage bottling plant
- 17. Billboard. Billboards may not be placed everywhere in this zone. See special provisions dealing with billboards in Chapter 25, Article 6
- 18. Boat building (small)
- 19. Book & stationary store
- 19.1 Brewery
- 19.2 Brew Pub
- 20. Bus depot
- 21. Business college, trade school
- 22. Cabinet shop
- 23. Church

24. Cleaning plant, commercial
25. Cleaning, laundry agency
26. Clinic
27. Communication facilities including communication tower, such tower not to exceed one hundred fifty (150) feet in height. No guy wires, outrigging, or other supporting structures may extend beyond the foundation of the tower.
28. Community center (public)
29. Concrete batch plant
30. Confectionery stores
31. Construction storage yard
32. Convenience stores w/o dispensing gasoline
33. Convenience stores with dispensing gasoline
34. Convenience warehouse storage facilities.
35. Dairy product processing
36. Dance, music or voice studio
37. Day care center (child care center) or preschool
38. Delicatessen
- 38.1 Distillery**
39. Drive-through photo facility
40. Drive-through (fast food) restaurant
41. Educational and scientific research service
42. Equipment rental and sales yard
43. Feed mill
44. Florist
45. Food processing plant, other than meat
46. Food store, delicatessen
47. Fuel yard
48. Furniture refinishing
49. Furniture/appliance store
50. Gift shop
51. Gymnasium, private
52. Grocery store
53. Hardware store
54. Hospital
55. Hotel
56. Ice manufacture cold storage plant
57. Insurance agency/services
58. Jewelry store
59. Laboratory, medical, dental, optical
60. Laundry, commercial plant
61. Laundromat, self-service
62. Library
63. Lumber yard
64. Machine shop
65. Marriage and family counseling
66. Meat packing
67. Metal finishing
- 67.1 Micro Brewery
- 67.2 Micro Distillery**
68. Monument works, stone
69. Mortuary
70. Motel
71. Municipal Uses
72. Nursery for children
73. Nursery for flowers/plants
74. Offices, professional and service
75. Parking lot, garage or facility
76. Petroleum storage
77. Pharmacy
78. Photographic studio
79. Planning mill

80. Printing & blueprinting
81. Processing, packaging or fabricating
82. Professional membership organizations
83. Professional schools
84. Public garage.
85. Public scale
86. Railroad station
87. Railroad yard or shops
88. Recreational vehicle sales lot
89. Recreational vehicle storage lot, outside
90. Recycling center
91. Reducing/Suntanning
92. Restaurant, bar, tavern
93. Retail stores and services
94. Sandblasting
95. School
96. Service station-full service
97. Service station-mixed use
98. Service station -self service dispensing of gas only
99. Shoe store
100. Shop for building contractor
101. Sign shop
102. Single family dwellings for living quarters for watchman of commercial or industrial use property, or for hotels and motels, are the only permitted residential uses in this zone.
- 102.01- Tattoo/body piercing establishment
103. Temporary medical housing
104. Terminal yard, trucking
105. Theater, indoor
106. Theater, drive-in
107. Tire shop, recapping
108. Tourist information booth
109. Tractor/trailer parking lot
110. Travel trailer, mobile home, manufactured housing sales lot
111. Truck and tractor repair
112. Used car lot
113. Utility business offices
114. Warehousing/wholesaling facilities
115. Wholesale stores and distributors

Special Permit Uses.

1. Asphalt Batch Plant
2. Fertilizer mixing and storage plant
3. Junk yard
4. Kennel, dog
5. Livestock auction or holding pens
6. Rendering plants
7. Scrap metal processing facility
8. Second dwelling for relatives, employees
9. Solid waste transfer station
10. Tanning, curing, storage of skins or hides
11. Temporary building or contractor's storage and construction yard, incidental to the construction of a residential development or a real estate sales office to be used in marketing lots in a new subdivision, may be permitted if such a building or structure complies with all height and area requirements for the zone.
12. Temporary building may be permitted if such building complies with all height and area requirements, and the use complies, except for the fact that the building is a temporary one, with all use requirements for the Zone.
13. Temporary storage of grain, for not to exceed sixty (60) consecutive days (and a permit for which may be renewed for not to exceed sixty (60) consecutive days), outside a building or structure subject the following additional conditions, to be set forth in the permit:

- a. the grain shall be placed on a concrete floor or some other type of water-proof material that, as determined by the Development Services Director, is equal to a concrete floor,
- b. no part of the grain shall be placed, or caused or permitted to be closer to any property line than any building setback line that has been platted or is required in the zone to which the tract of land is subject,
- c. the permit shall be subject to revocation by the Commission. if the Commission, subsequent to granting the permit, shall determine that the grain, or conditions incidental thereto, or the manner in which the grain is being handled constitutes a public nuisance; and, upon such a determination, the holder of the permit shall promptly comply with any order of the Commission concerning removal or other disposition of the grain.
- d. Provided, no permit for such a use shall be issued and delivered until the permittee shall have executed and delivered to the Development Services Director a written agreement which, as determined by the Director, indemnifies and holds harmless the City, its officers and employees and members of the Planning Commission, against any and all claims of liability for injuries or damages to persons or property caused, in whole or in part, by the presence of the grain: by conditions occurring, in whole or in part, because of presence of the grain or the manner in which the grain is delivered, piled, moved, removed, or otherwise handled; and by any acts of commission or omission on the part of any persons, whether or not the permittee or third persons for whose acts or omissions liability otherwise might or might not be imputable to the permittee. The terms "warehousing" and "wholesaling" shall not be construed to apply to the storage of grain outside a building or structure.

Performance Standards.

1. Area & bulk regulations.

Use	Minimum Lot Size (sq ft.)	Minimum Lot Width (ft.)	Maximum Coverage (%)	Maximum # Dwelling Units	Front (ft.)	Rear (ft.)	Setbacks			Area (sq ft.)	Floor Height (ft.)	Maximum
Garage	none	-	-	none	20	A	Interior (ft.)	Side (ft.)	Side Street (ft.)	-	75	
							B			12.5		

Minimum Lot Area / Dwelling Unit - DU not allowed

- A. No minimum rear yard setback is required except for a lot abutting the side of a lot in either an R or OP Zone, in which case the minimum rear yard setback is fifteen (15) feet. If a public alley separates such lots, no rear yard is required.
- B. No minimum interior side yard setback is required except for a lot whose side abuts the side of a lot in either an R or OP Zone, in which latter case the minimum interior side yard setback is five (5) feet. If a public alley separates such lots, no side yard is required.
2. Accessory building/garage; detached
 - A. A detached accessory building must be located at least ten (10) feet from the main building.
 - B. On an existing reversed corner lot, a detached accessory building or garage may project into the side yard nearest the rear lot line if it does not extend beyond the front yard setback of the main structure, and if entrance to the garage is from the side street the garage must be set back from the side street property line a distance of not less than twenty (20) feet.
3. Accessory building, attached.
 - A. A building which if detached from the main building would constitute an accessory building may be connected to the main building by a breezeway or similar structure, and in such event shall meet all requirements for the main building."

City of Scottsbluff, Nebraska

Monday, December 17, 2018

Regular Meeting

Item Resolut.5

Council to consider an Ordinance regarding a Zone Change for parcel Lot 1, Block 1, Northern Heights by Foos from an R-1A Single Family to Office & Professional (O&P). (second reading)

Staff Contact: Nathan Johnson, City Manager

ORDINANCE NO. _____

AN ORDINANCE DEALING WITH ZONING, AMENDING SECTION 25-1-4 BY UPDATING THE OFFICIAL ZONING DISTRICT MAP TO SHOW THAT LOT 1, BLOCK 1, NORTHERN HEIGHTS BY FOOS, SCOTTS BLUFF COUNTY, NEBRASKA, CURRENTLY ZONED AS R-1A SINGLE FAMILY, WILL NOW BE INCLUDED IN O&P OFFICE AND PROFESSIONAL, AND REPEALING PRIOR SECTION 25-1-4.

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

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

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

This is to certify that this is the official zoning district map described in §25-1-4 of the Scottsbluff Municipal Code, passed this ____ day of _____, 2018.

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

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

PASSED AND APPROVED on _____, 2018.

Mayor

ATTEST:

City Clerk

(Seal)

City of Scottsbluff, Nebraska

Monday, December 17, 2018

Regular Meeting

Item Resolut.6

Council to approve a Resolution updating the bank signature authorization.

Staff Contact: Liz Hilyard, Finance Director

RESOLUTION NO. 18-__ - __

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

1. US Bank NA, First National Bank, First State Bank, Platte Valley Bank, Western States Bank and Pinnacle Bank, all with local branches in Scotts Bluff County, Nebraska and the Nebraska Public Agency Investment Trust (NPAIT) as well as Moreton Capital Markets, LLC are designated as depositories and/or financial investment institutions for funds of the City.
 - a. Depository funds of the City deposited in each bank shall be subject to withdrawal upon checks, notes, drafts, or other orders for the payment of money when signed on the City's behalf by any two of the following City officials:

Raymond Gonzales OR
Jeanne McKerrigan AND

Kimberley Wright OR Christine Burbach
 - b. All investment funds of the City held as Government Money Market Funds, Certificates of Deposit, Treasury Notes, and other authorized securities purchased by the City shall be signed by the Finance Director for the City, Elizabeth Hilyard and one of the following City officials per the City's Investment Policy:

Nathan Johnson OR Kimberley Wright
2. Provided, the Finance Director for the City, Elizabeth Hilyard, is authorized to make ACH drafts and withdrawals for payroll, electronic claims, utility payment drafts and debt payments on behalf of the City from any of the financial institutions named in paragraph 1. of this Resolution.
3. The banks are authorized to pay all orders and receive them for the credit of or in payment from the payee or any other holder without inquiring into the circumstances of the issue or the disposition of the proceeds.
4. US Bank is authorized to issue Visa credit cards to City personnel. The personnel to receive the cards and the credit limit on said cards shall be as approved by the City Manager or his/her designee.

5. This Resolution will revoke Resolution 18-5-01 and all prior banking resolutions and shall be delivered to all banks named in this Resolution. This Resolution will remain in effect until notice of revocation is delivered to any of these banks.

Passed, approved and effective this 17th day of December, 2018.

Mayor

ATTEST:

City Clerk

City of Scottsbluff, Nebraska

Monday, December 17, 2018

Regular Meeting

Item Reports1

Council to consider approval of the Maintenance Agreement No. 22 renewal between the City of Scottsbluff and the Nebraska Department of Transportation.

Staff Contact: Mark Bohl, Public Works Director

AGREEMENT RENEWAL

Maintenance Agreement No. 22
Maintenance Agreement between the Nebraska Department of Transportation and the
Municipality of SCOTTSBLUFF
Municipal Extensions in SCOTTSBLUFF

We hereby agree that Maintenance Agreement No. 22 described above be renewed for
the period January 1, 2019 to December 31, 2019.

All figures, terms and exhibits to remain in effect as per the original agreement dated
January 1, 2017 with revised Attachments B and C attached hereto.

In witness whereof, the parties hereto have caused these presents to be executed by
their proper officials thereunto duly authorized as of the dates indicated below.

Executed by the City this _____ day of _____, Year.

ATTEST: City of SCOTTSBLUFF

City Clerk/Witness

Mayor/Designee

Executed by the State this _____ day of _____, Year.

ATTEST: State of Nebraska

District Engineer, Department of Transportation

NDOT Form 507, August 17

MAINTENANCE OPERATION AND RESPONSIBILITY
Municipal extensions and connecting links
(Streets Designated Part of the State Highway System excluding Freeways)

Maintenance Responsibility
Neb. Rev. Stat. § 39-2105

<u>Maintenance Operation</u> Neb. Rev. Stat. § 39-1339	Metropolitan Cities (Omaha)	Primary Cities (Lincoln)	1st Class Cities	2nd Class Cities & Villages
Surface maintenance of the traveled way equivalent to the design of the rural highway leading into municipality.	Department	Department	Department	Department
Surface maintenance of the roadway exceeding the design of the rural highway leading into the municipality including shoulders and auxiliary lanes.	City	City	City	City
Surface maintenance on parking lanes.	City	City	City	Department
Maintenance of roadway appurtenances (including, but not limited to, sidewalks, storm sewers, guardrails, handrails, steps, curb or grate inlets, driveways, fire plugs, or retaining walls)	City	City	City	City or Village
Mowing of the right-of-way, right-of-way maintenance and snow removal.	City	City	City	City or Village
Bridges from abutment to abutment, except appurtenances.	Department	Department	Department	Department

Maintenance Responsibility
Neb. Rev. Stat. § 60-6, 120 & § 60-6, 121

<u>Maintenance Operation</u> Neb. Rev. Stat. § 39-1339	Metropolitan Cities (Omaha)	Primary Cities (Lincoln)	1st Class Cities > 40,000	1st Class Cities < 40,000	2nd Class Cities
Pavement markings limited to lane lines, centerline, No passing lines, and edge lines on all connecting links except state maintained freeways	City	City	City	Department	Department
Miscellaneous pavement marking, including angle and parallel parking lanes, pedestrian crosswalks, school crossings, etc.	City	City	City	City	City
Maintenance and associated power costs of traffic signals and roadway lighting as referred to in original project agreement.					
Procurement, installation and maintenance of guide and route marker signs	City	City	City	Department	Department
Procurement, installation and maintenance of regulatory and warning signs.	City	City	City	Department	Department

NEBRASKA

Good Life. Great Journey.

DEPARTMENT OF ROADS

City Maintenance Agreement

Attachment B

City of: Scottsbluff

Date: 11/29/18

☒ Surface Maintenance

From Attachment "C", it is determined that the State's responsibility for surface maintenance within the City limits is 15.70 lane miles. Pursuant to Sections 1c, 8b, 8d of the Agreement and to Attachment "C" made part of this Agreement through reference, the State agrees to pay to the City the sum of \$2,100.00 per lane mile for performing the surface maintenance on those lanes listed on Attachment "C".

Amount due the City for surface maintenance:

15.70 lane miles x \$2,100.00 per lane mile = \$32,970.00.

☐ Snow Removal

From Attachment "A", it is determined that snow removal within City limits is the responsibility of the City. Pursuant to Section 8d of the Agreement and to Attachment "C" made a part of this Agreement through reference, the City agrees to pay to the State the sum of \$ _____ per lane mile for performing snow removal on those lanes listed on Attachment "C".

Amount due the State for snow removal:

_____ lane miles x \$ _____ per lane mile = \$ _____

☐ Other (*Explain*)

DR Form 504, August 2016

**STATE OF NEBRASKA
DEPARTMENT OF ROADS**

**RESPONSIBILITY FOR SURFACE MAINTENANCE
OF MUNICIPAL EXTENSIONS**

**NEB. REV. STAT. 39-1339
and NEB. REV. STAT. 39-2101**

DESCRIPTION	HWY. NO.	REF FROM	POST TO	LENGTH IN MILES	WIDTH OF STREET	TOTAL DRIVING LANES	TOTAL LANE MILES	RESPONSIBILITY STATE	CITY
EAST CITY LIMITS TO WEST CITY LIMITS	26	21.78	25.04	3.26	48'	4	13.04	11.64	1.4
W. JCT 71/26 TO NORTH CITY LIMITS	71	62.91	63.63	.72	40'	2	1.44	1.12	.32
WEST CITY LIMITS TO SOUTH LIMITS	S79H	.56	2.03	1.47	40'	2	2.94	2.94	
TOTAL LANE MILES				5.45			17.42	15.70	1.72

City of Scottsbluff, Nebraska

Monday, December 17, 2018

Regular Meeting

Item Reports2

Council to consider approval of a Right of Way and License Agreement with Auto Spa, LLC for the placement and maintenance of a sewer service line, clean outs and water service line and authorize the Mayor to execute the Agreement.

Minutes:

The right-of-way under Avenue I, the alley between 27th and 26th Street on the east side of Avenue I, right-of-way to 27th Street and unplatted lands adjacent to the Burlington Northern Subdivision.

Staff Contact: Nathan Johnson, City Manager

USE OF RIGHT OF WAY AND LICENSE AGREEMENT

This Use of Right of Way and License Agreement ("Agreement") is entered into on this ____ day of _____, 2018, by and between the City of Scottsbluff, Nebraska, a Municipal Corporation, ("Licensor") and Auto Spa, LLC, a Nebraska limited liability company ("Licensee").

In consideration of the mutual promises contained in this Agreement, the parties agree as follows:

1. Grant of License:

Licensor owns and now grants a non-exclusive license and right to use the Licensed Property described below as well as the Avenue I and alley right-of-way and the 27th Street right of way to Licensee for the purpose of laying, constructing, installing, maintaining repairing and inspecting an underground sewer service line, clean outs and water service line, subject to all of the terms and conditions of this Agreement, in and under the following described real estate:

The right-of-way under Avenue I, the alley between 27th and 26th Street on the east side of Avenue I, right-of-way to 27th Street and unplatted lands adjacent to the Burlington Northern Subdivision, located on the southwest corner of the intersection of 27th Street and Avenue I in the NE1/4 of Section 22, Township 22 North, Range 55 West of the 6th P.M., Scottsbluff, Scotts Bluff County, Nebraska. ("Licensed Property")

2. Permitted Purpose:

a. The Licensed Property constitutes a parcel of land and right-of-way owned by the Licensor. The Licensor agrees to allow the Licensee the following: (i) use a ten (10) foot wide portion of the Licensed Property for installation and connection of a four (4) inch sewer service line to the right-of-way for Avenue I, along with the permission to bore under Avenue I toward the southeast to the alley right-of-way and the sewer main located in the alley between 27th and 26th Street as set forth in the map, marked as Exhibit "A" and incorporated by this reference; and (ii) a water tap and service line located on the northwest area of the Licensed Property to the 27th Street right-of-way. The sewer service line and water service line will run under the right-of-way and Licensed Property to real estate owned by Licensee

b. As a condition to the permitted use the Licensee must construct two (2) new four (4) foot square clean outs with manhole covers on the east and west side of Avenue I as set forth on Avenue I and must bury its service lines under the Licensed Property a depth as determined and approved by the Licenser. The Licensee will apply for and obtain the permission of the Licenser's Director of Public Works prior to the installation, construction, maintenance or repair of either the sewer service line, clean outs or water service line.

c. Licensee agrees to use the Licensed Property solely for placement and maintenance of a sewer service line, clean outs and water service line ("permitted use"). Licenser permits the Licensee the right to use the Licensed Property, for such permitted use so long as Licensee does not obstruct or impede Licenser's use of the Licensed Property.

3. Termination:

a. Licenser may terminate this Agreement at any time by giving written notice to the Licensee, specifying the date of termination. Such notice shall be given not less than ninety (90) days prior to the date specified in such notice for the date of termination. Upon termination of this Agreement, Licensee agrees to cease the permitted use, and if requested by Licenser, to remove any and all of its improvements at its own expense and to repair and replace the Licensed Property to its condition as it exists on the date of this Agreement.

b. Should the Licensee and/or permitted use obstruct or impede Licenser's use of the Licensed Property or its right-of-way in any way this Agreement shall immediately terminate.

c. Licensee shall not have the right to rebuild or build any other improvement on the Licensed Property or put the Licensed Property to any other uses than the permitted use, without receiving the express written consent of the Licenser.

4. Use at Licensee's Risk:

a. The Licensee understands and agrees the sewer service line, clean outs and water service line remain its property and the Licensee shall be responsible for all maintenance and repairs required on them. In the event maintenance or repairs are required the Licensee will apply for and obtain the permission of the Licenser's Director of Public Works prior to commencing any maintenance or repairs on the service lines and clean outs on or under the Licensed Property or right-of-way.

b. The Licensee understands and agrees that the use of the Licensed Property for the permitted use is at its own risk and it will insure against all loss or damage. In the event Licenser is required to remove all improvements or structures on the Licensed Property, it has an unlimited right to do so and, if any of Licensee's Property or improvements are damaged in any way, Licensee will assume the full risk of replacing or repairing the property or improvements.

5. Agreement to Indemnify:

Licensee shall indemnify and hold Licensors harmless from and against any and all loss or damage that shall be caused by the permitted use or by any wrongful or negligent act or omission of Licensee, its agents, customers or employees. Licensee agrees to maintain the area around the permitted use as well as any and all improvements placed thereon and to repair any damage to the Licensed Property. The Licensee's agrees to use the License Property in a reasonable manner and in such a way that it will not interfere with Licensors's use of the License Property or become a nuisance or safety hazard.

6. Notices:

Any notice provided for or concerning this Agreement shall be in writing and shall be sufficiently given when sent by United States First Class Postal Service Delivery to the addresses of the parties as listed below:

Licensors:
City of Scottsbluff
2525 Circle Drive
Scottsbluff, NE 69361
ATTN: City Clerk

Licensee:
Auto Spa, LLC
C/O Casey York
902 Mockingbird Drive
Scottsbluff, NE 69361

7. Assignment of Rights:

The rights of each party under this Agreement are personal to that party and may not be assigned or transferred to any other person, firm, corporation, or other entity. Any of Licensee's heirs or assigns shall not have the right to rely on this Agreement.

[SIGNATURE PAGE WILL FOLLOW]

CITY OF SCOTTSBLUFF,

ATTEST:

By _____
Raymond Gonzales, Mayor

City Clerk

Auto Spa, LLC, a Nebraska limited liability
company

BY _____
Casey York

STATE OF NEBRASKA, SCOTTS BLUFF COUNTY:

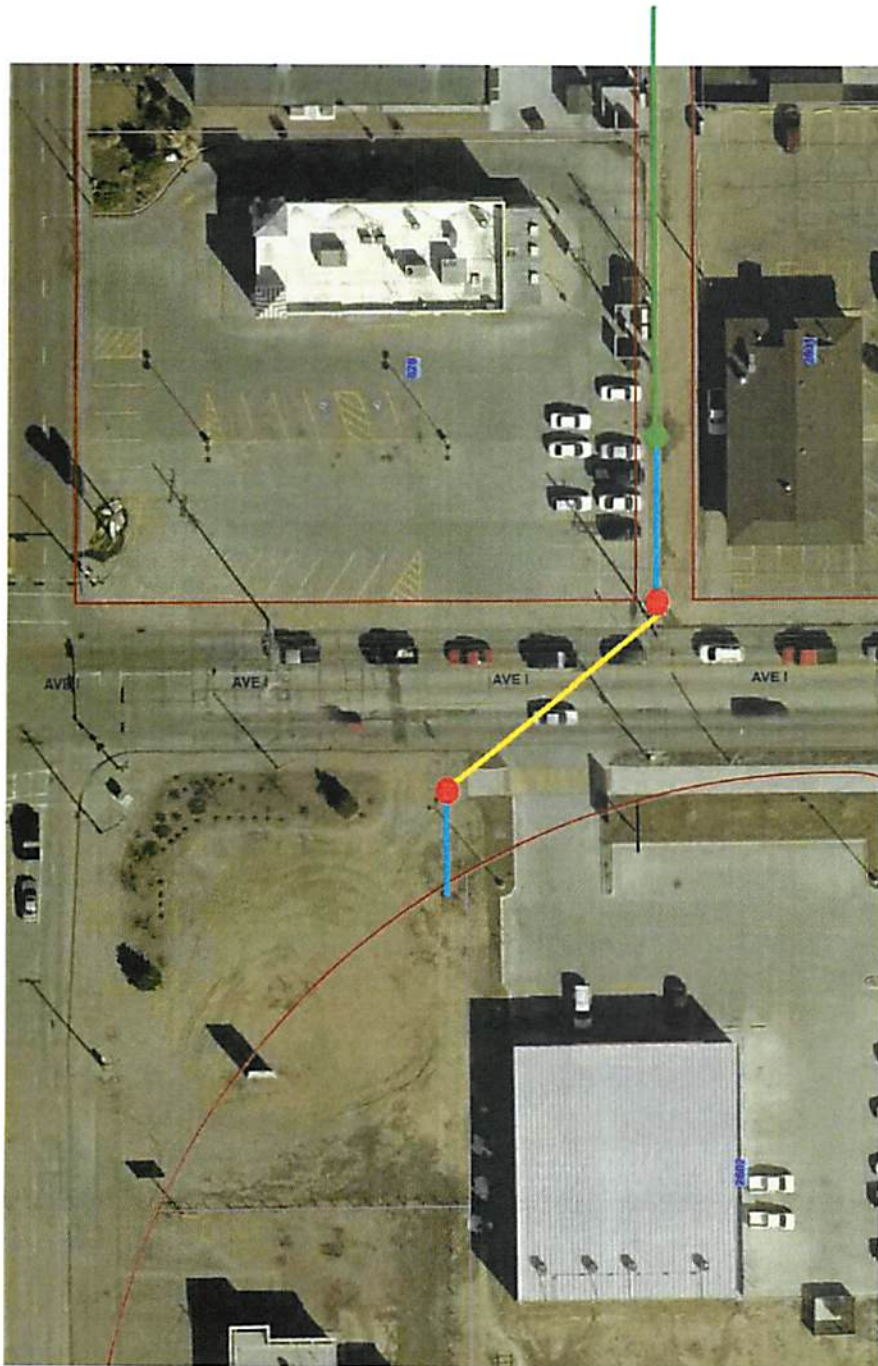
The above and foregoing License Agreement was acknowledged before me on
December ___, 2018, by Raymond Gonzales, Mayor of The City of Scottsbluff, a
Nebraska Municipal Corporation, on behalf of the Corporation, Licensor.

Notary Public

STATE OF NEBRASKA, SCOTTS BLUFF COUNTY:

The above and foregoing License Agreement was acknowledged before me on
December ___, 2018, by Casey York, as authorized member of Auto Spa, LLC, a Nebraska
limited liability company, Licensee.

Notary Public



City of Scottsbluff, Nebraska

Monday, December 17, 2018

Regular Meeting

Item Reports3

Council to discuss and consider action on conducting a goal setting/strategy session.

Staff Contact: Nathan Johnson, City Manager

City of Scottsbluff, Nebraska

Monday, December 17, 2018

Regular Meeting

Item Reports4

Council to consider approving a three-year lease agreement for the HIDTA investigator vehicle in the amount of \$340.00 per month and authorize the City Manager to execute the agreement.

Staff Contact: Kevin Spencer, Police Chief

City of Scottsbluff

Agenda Statement

Item No. _____

For Meeting of: December 17th, 2018

AGENDA TITLE: Unmarked HIDTA Investigator Vehicle

SUBMITTED BY DEPARTMENT/ORGANIZAYION: Police Department

PRESENTATION BY: Kevin Spencer, Chief of Police

SUMMARY EXPLANANTION: Scottsbluff Police Department's current Toyota Camry lease expires January 2nd 2019. Our current lease payment is \$365.69. The Scottsbluff Police Department would like approval to enter a new lease agreement on a 2018 Toyota Rav 4 for \$340 per month with the same term as our current lease-3 years at 15,000 miles per year and no money down.

BOARD/COMMISION RECOMMENDATION:

STAFF RECOMMENDATION:

.

EXHIBITS

Resolution: Ordinance Contract **XXX** Minutes Plan/Map

Other (specify)

Notification List: None

Further Instructions: None

APPROVAL FOR SUBMITTAL: _____

City Manager
