



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

Regular Meeting
May 17, 2021
6:00 PM

1. **Roll Call**
2. **Pledge of Allegiance.**
3. **For public information, a copy of the Nebraska Open Meetings Act is available for review.**
4. **Notice of changes in the agenda by the city clerk** (Additions may not be made to this agenda less than 24 hours before the beginning of the meeting unless added under Item 5 of this agenda.)
5. **Citizens with business not scheduled on the agenda** (As required by state law, no matter may be considered under this item unless council determines that the matter requires emergency action.)
6. **Closed Session**
 - a) Council reserves the right to enter into closed session if deemed necessary if the item is on the agenda as per Section 84-1410 of the Nebraska Revised Statutes.
7. **Scottsbluff Youth Council**
 - a) informational only:
8. **Consent Calendar: (Items in the consent calendar are proposed for adoption by one action for all items unless any member of the council requests that an item be considered separately.)**
 - a) Council to approve the minutes of the May 3, 2021 Regular Meeting.
 - b) Council to approve the absence of Council Member Scanlan from the May 3, 2021 Regular Meeting.
 - c) Council to approve the absence of Council Member Schaub from the May 3, 2021 Regular Meeting.
 - d) Council to set a public hearing for June 7, 2021 at 6:00 p.m. to consider a Zone Change for Lots 2 & 3, Block 1, King's Acres Subdivision, a replat of Block 1, King's Acres Subdivision from Agriculture Residential (AR) to Single Family Residential (R-1A) Zoning.
 - e) Council to set a public hearing for June 7, 2021 at 6:00 p.m. to consider a revision to the One Year Street Plan.
 - f) Council to approve the reappointment of Bill Trumbull to the Community Redevelopment Agency for a five year term.
9. **Claims**

- a) Council to consider and take action on claims of the City.
- 10. **Financial Report**
 - a) Council to receive the April 2021 Financial Report.
- 11. **Public Hearings:**
 - a) Council to conduct a public hearing set for this date at 6:00 p.m. to submit question of whether Study Area #13 which is generally described as properties and tracts of land
 - i) within the general vicinity of Avenue A, Broadway, and 1st Avenue, between 23rd Street on the north and 18th Street on the south, in the central portion of the City of Scottsbluff is blighted and substandard.
 - b) Council to conduct a public hearing set for this date at 6:00 p.m. to submit question of whether Study Area #14 which is generally described as properties and tracts of land
 - i) north of East 15th Street and south of East 17th Street, beginning at 21st Avenue on the east and running west for a distance of two blocks, in the southeastern portion of the City of Scottsbluff is blighted and substandard.
 - c) Council to conduct a public hearing set for this date at 6:00 p.m. to submit question of whether Study Area #15 which is generally described as properties and tracts of land
 - i) within the general vicinity south of the Burlington Northern Santa Fe railroad right-of-way, east of 9th Avenue, west of 13th Avenue and north of and including South Beltline Highway East in the southeastern portion of the City of Scottsbluff is blighted and substandard.
 - d) Council to conduct a public hearing set for this date at 6:00 p.m. to submit question of whether Study Area #17 which is generally described as properties and tracts of land
 - i) within the general vicinity between Avenues A and C and between West Overland Drive and West 18th Street, including a corridor extending westerly from Avenue B along the southern border of the BNSF railroad right-of-way and north of Cowen Drive, in the south-central portion of the City of Scottsbluff is blighted and substandard.
- 12. **Resolution & Ordinances:**
 - a) Council to consider and act on a Resolution to declare that Study Area #13 generally described as properties and tracts of land
 - i) within the general vicinity of Avenue A, Broadway, and 1st Avenue, between 23rd Street on the north and 18th Street on the south, in the central portion of the City of Scottsbluff is blighted and substandard as those terms are defined in the Nebraska Community Redevelopment Law.
 - b) Council to consider and act on a Resolution to declare that Study Area #14

generally described as properties and tracts of land

- i) north of East 15th Street and south of East 17th Street, beginning at 21st Avenue on the east and running west for a distance of two blocks, in the southeastern portion of the City of Scottsbluff is blighted and substandard as those terms are defined in the Nebraska Community Redevelopment Law.
- c) Council to consider and act on a Resolution to declare that Study Area #15 generally described as properties and tracts of land
 - i) within the general vicinity south of the Burlington Northern Santa Fe railroad right-of-way, east of 9th Avenue, west of 13th Avenue and north of and including South Beltline Highway East in the southeastern portion of the City of Scottsbluff is blighted and substandard as those terms are defined in the Nebraska Community Redevelopment Law.
- d) Council to consider and act on a Resolution to declare that Study Area #17 generally described as properties and tracts of land
 - i) within the general vicinity between Avenues A and C and between West Overland Drive and West 18th Street, including a corridor extending westerly from Avenue B along the southern border of the BNSF railroad right-of-way and north of Cowen Drive, in the south-central portion of the City of Scottsbluff is blighted and substandard as those terms are defined in the Nebraska Community Redevelopment Law.

13. Petitions, Communications, Public Input:

- a) Mayor to read the Proclamation naming May 16-22, 2021 as Emergency Medical Services Week.
- b) Council to discuss and consider action on a Business Promotional Event Permit for The Stomping Ground d/b/a SHOTS BAR to include vendors and noise permit for a Buck Cherry Concert on June 11, 2021 at Uptown Scottsbluff Mall, 2302 Frontage Road, Scottsbluff, NE from 5-11 p.m.
- c) Council to discuss and consider action for a Special Designated Liquor License for The Stomping Ground d/b/a SHOTS BAR to serve beer at a Buck Cherry concert at Uptown Scottsbluff Mall, 2302 Frontage Road, Scottsbluff, NE from 6:00 p.m. to 1:00 a.m.

14. Subdivisions & Public Improvements:

- a) Council to discuss and consider action on an application for the creation of an Agricultural Estate Dwelling Site from John Raymond, Executor of the Patricia Raymond Estate, for property located at 210113 Raymond Drive, Scottsbluff, NE and authorize the Mayor to sign the Certificate.
- b) Council to discuss and consider action on a preliminary and final plat of lots 1, 2, and 3 Block 1, King's Acres Subdivision, a Replat of Block 1, King's Acres Subdivision and approve the Resolution.

15. Reports from Staff, Boards & Commissions:

- a) Council to discuss and consider action on a request from 23 Club for additional

project funding.

- b) Council to discuss and consider action on the Workforce Housing Investment Fund City of Scottsbluff Local Match Agreement between the City of Scottsbluff and Twin Cities Development Association, Inc. and authorize the Mayor to sign the Agreement.
 - c) Council to discuss and consider action on approving TV and Digital Public Service Announcement Contracts for KNEB and NBC Nebraska for Stormwater Public Education and authorize the City Manager to execute the Contracts.
 - d) Council to discuss and consider action on land acquisition and conveyance at Webber Manor subdivision.
16. **Council reports** (informational only): This item is intended for Council Members to update and inform other Council Members of meetings attended since the last City Council meeting.
17. **Adjournment.**

City of Scottsbluff, Nebraska

Monday, May 17, 2021

Regular Meeting

Item Closed1

Council reserves the right to enter into closed session if deemed necessary if the item is on the agenda as per Section 84-1410 of the Nebraska Revised Statutes.

Staff Contact:

City of Scottsbluff, Nebraska

Monday, May 17, 2021

Regular Meeting

Item Youth Cou 1

informational only:

Staff Contact:

City of Scottsbluff, Nebraska

Monday, May 17, 2021

Regular Meeting

Item Consent1

Council to approve the minutes of the May 3, 2021 Regular Meeting.

Staff Contact: City Council

The Scottsbluff City Council met in a regular meeting on May 3, 2021 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 April 30, 2021, in the Star Herald, a newspaper published and of general circulation in the City. The notice stated the date, hour and place of the meeting; that the meeting would be open to the public and that anyone attending was encouraged to wear a mask and to respect social distance guidelines. It also stated 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 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 April 30, 2021. Mayor McKerrigan presided and City Clerk Wright recorded the proceedings. The meeting was called to order and the Pledge of Allegiance was recited. Mayor McKerrigan welcomed everyone and informed those in attendance that a copy of the Nebraska Open Meetings Act is posted in the back of the room on the west wall for the public's review. The following Council Members were present: Jeanne McKerrigan, Nathan Green, and Jordan Colwell. Also present were City Attorney Kent Hadenfeldt and City Manager Dustin Rief. Absent: Angela Scanlan and Terry Schaub. Mayor McKerrigan asked if there were any changes to the agenda. There were no changes. Mayor McKerrigan asked if any citizens with business not scheduled on the agenda wished to include an item providing the City Council determines the item requires emergency action. There was none.

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

- a) The minutes of the April 19, 2021 Regular Meeting be approved.
- b) A public hearing be set for May 17, 2021 at 6:00 p.m. to submit question of whether an area generally described as properties and tracts of land within the general vicinity of Avenue A, Broadway, and 1st Avenue, between 23rd Street on the north and 18th Street on the south, in the central portion of the City of Scottsbluff is blighted and substandard.
- c) A public hearing be set for May 17, 2021 at 6:00 p.m. to submit question of whether an area generally described as properties and tracts of land north of East 15th Street and south of East 17th Street, beginning at 21st Avenue on the east and running west for a distance of two blocks, in the southeastern portion of the City of Scottsbluff is blighted and substandard.
- d) A public hearing be set for May 17, 2021 at 6:00 p.m. to submit question of whether an area generally described as properties and tracts of land within the general vicinity south of the Burlington Northern Santa Fe railroad right-of-way, east of 9th Avenue, west of 13th Avenue and north of and including South Beltline Highway East in the southeastern portion of the City of Scottsbluff is blighted and substandard.
- e) A public hearing be set for May 17, 2021 at 6:00 p.m. to submit question of whether an area generally described as properties and tracts of land within the general vicinity between Avenues A and C and between West Overland Drive and West 18th Street, including a corridor extending westerly from Avenue B along the Southern border of the BNSF railroad right-of-way and north of Cowen Drive, in the south-central portion of the City of Scottsbluff is blighted and substandard.
- f) A claim be acknowledged from Nationwide Insurance regarding a March 30, 2021 incident at 2110 6th Avenue, Scottsbluff which has been presented. The City Council will withdraw and

take no action on the claim. "YEAS," Colwell, Green, and McKerrigan. "NAYS," None. Absent: Scanlan and Schaub.

Moved by Council Member Green, seconded by Mayor McKerrigan, that the following claims, be approved and paid as provided by law out of the respective funds designated in the list of claims dated May 3, 2021, as on file with the City Clerk and submitted to the City Council, "YEAS," Green, McKerrigan, and Colwell. "NAYS," None. Absent: Scanlan and Schaub.

CLAIMS

21ST CENTURY EQUIPMENT,WALKER MOWER - CEM,18602.24; 26 GROUP, LLC,TIF 3/31/21
26 GROUP FUEL ST CON ST REDEV,1056.89; 3M COMPANY,PAVEMENT MARKING TAPE &
ARROWS,11663.91; ADVANCE AUTO PARTS,WW #950- OIL, AIR, FUEL FILTERS,119.93;
AHLERS BAKING INC,DEPT SUPPL-PD,71.96;AIRPORT DEVELOPMENT,LLC,TIF 3/31/21
AIRPORT REDEV,382.14; AKAJRV 314, LLC,TIF 3/31/21 AULICK REDEV,377.04;
AMAZON.COM HEADQUARTERS,Misc.,1248.45; ANITA'S GREENSCAPING INC,CONT.
SRVCS.,265; ASCHENBRENNER ERIN,REIMB.,240; BAKER & ASSOCIATES INC,23 CLUB
IMPROVEMENTS,5277.5; BANNER CO. SHERIFF,AUCTION VEH-PD,1987.48; BLACK HILLS
GAS DISTRIBUTION LLC,MONTHLY ENERGY BILL,2587.8;BLUFFS FACILITY
SOLUTIONS,JANITORIAL SUPP PARK,461.63; BRADY MEGAN,SCHOOLS/DEPT-PD,523.05;
BROWN'S SHOE FIT, CO.,CLOTHING ALLOWANCE - BOOTS (VARIOUS DEPTS.),2801.25; BSN
SPORTS, INC,DEPT SUPP PARK,226.09; CAPITAL BUSINESS SYSTEMS INC.,CONTRACTUAL-
PD,81.8; CARR- TRUMBULL LUMBER CO, INC.,DEPT SUP,13.55;CELLCO PARTNERSHIP,CELL
PHONES-PD,1577.83; CITIBANK N.A.,CHAIR & WIRELESS KEYBOARD,991.24; CITY OF
SCB,PETTY CASH,121.11; CLARK PRINTING LLC,DEPT SUPP CM,59.9; COLONIAL LIFE &
ACCIDENT INSURANCE COMPANY,INSURANCE,48.7;CONSOLIDATED MANAGEMENT
COMPANY,SCHOOLS & CONF-PD,174.41; CROELL INC,DEPT SUPP WTR,492.2; CYNTHIA
GREEN,OFFICE FURNITURE - HR DEPT,1837.42; DALE'S TIRE & RETREADING, INC.,EQUIP
MAINT PARK,209.72; DAS STATE ACCOUNTING-CENTRAL FINANCE,MONTHLY LONG
DISTANCE,139.96;ELLIOTT COLBY,REIMB PARK SHELTER/RESER/EVENT,275;ENERGY
LABORATORIES, INC DEPT 6250,WATER SAMPLES,162; FARMERS STATE BANK,TIF 3/31/21
ELITE HEALTH,4517.93; FEDERAL EXPRESS CORPORATION,POSTAGE,162.39; FLOYD'S
TRUCK CENTER SCOTTSBLUFF,EQUIP MAINT WW,885.68;FRANCISCO'S BUMPER TO
BUMPER INC,TOW SERVICE-PD,260; FREMONT MOTOR SCOTTSBLUFF, LLC,POLICE #2-
SELECTOR,562.08; FUTURE PRO INC,GROUND MAINT PARK,101;GENERAL ELECTRIC
CAPITAL CORPORATION,DEPT SUPP WTR,575.3;GENERAL TRAFFIC CONTROLS,
INC,CONTROLLER, MONITOR & CAMERA FOR TRAFF SIGNAL-,22172;HARGES
DANIEL,GASOLINE-PD,83.26; HAWKINS, INC.,CHEMICALS,2081.32; HD SUPPLY FACILITIES
MAINTENANCE LTD,EQUIP MAINT WW,896.86; HOA SOLUTIONS, INC,EQUIPMENT,102840.9;
HULLINGER GLASS & LOCKS INC.,MASTER PADLOCK,215.65; HYDROTEX PARTNERS,
LTD,CENTRAL GARAGE- OIL,1383.85;IDEAL LAUNDRY AND CLEANERS, INC.,SHOP
TOWELS, RUGS , MOPS,553.04;IDEXX LABORATORIES, INC,DEPT SUPP WW,448.71;
INDEPENDENT PLUMBING AND HEATING, INC,BLDG MAINT PARK,272.2;INGRAM
LIBRARYSERVICESINC,COLL.,167.96;INTERNALREVENUESERVICE,WITHHOLDINGS,66706.2
1;INTERNATIONAL CODE COUNCIL, INC.,DEPT SUP,107; INTRALINKS, INC,DATTO BACKUP
(ADM, POLICE & WATER) APRIL 2021,2853;JOHN DEERE FINANCIAL,DEPT SUPP

PARK,169.94; JOHN DEERE FINANCIAL,DEPT SUPP PARK,77;JOHN DEERE FINANCIAL,PARKS #339- GUIDE & LATCH,313.62; JOHNSON CASHWAY LUMBER CO,GROUND MAINT PARK,539.55; JWC ENVIRONMENTAL INC,EQUIP MAINT WW,36843.47; KNOW HOW LLC,HYDRAULIC FLUID, OIL, GREASE, WASHER FLUID FOR SHO,3554.04; KRIZ DAVIS,GROUND MAINT PARK,553.44;LEAL JORGE,REIMBURSEMENT FOR CDL LICENSE,59.5; LORE BRIAN & LORI,CONTRACTUAL,1000;M.C. SCHAFF & ASSOCIATES, INC,REIMBURSE FOR PERMIT,300; MACQUEEN EQUIPMENT INC,EQUIP MAINT WW,238.07; MASSIE ROYCE,SCHOOLS & CONF-PD,200;MATHESON TRI-GAS INC,DEPT SUPP PARK,172.97; MENARDS, INC,PAINT FOR TRASH CANS,1105.04; MIDWEST MACHINERY & SUPPLY CO,CABLE POSTS & BOLTS FOR GUARDRAILS,1252.44; MPH INDUSTRIES INC,CIP-PO-PATROL CARS,1755.96; MUNICIPAL SUPPLY INC. OF NEBRASKA,DEPT SUP,1764.6; NEBRASKA MACHINERY CO,COMPOST- HYD FLUID UNIT #831,96.06; NEBRASKA PUBLIC POWER DISTRICT,ELECTRICITY,20788.68; NEBRASKA SAFETY & FIRE EQUIPEMENT INC.,FIRE EXTINGUISHERS,949.05; NORTH PLATTE NATURAL RESOURCE DIST,DEPT SUPP CEM,114.99; NORTHWEST PIPE FITTINGS, INC. OF SCOTTSBLUFF,GROUND MAINT PARK,47; NPPD,PATHWAY WALKWAY LIGHTS - HWY 26 OVERPASS,5901.11;OREGON TRAIL PLUMBING, HEATING & COOLING INC,REPAIRS TO HEATER,144;OWEN DEVELOPMENT, LLC,TIF 3/31/21 OWEN ORAL SURG REDEV,350.38; PANHANDLE CONCRETE PRODUCTS, INC,DEPT SUPP WW,1908;PANHANDLE ENVIRONMENTAL SERVICES INC,SAMPLES WW,328;PANHANDLEHUMANESOCIETY,CONTRACTUAL,5383.65;PETERSDOUGLAS,UNIFORM & CLOTHING,96.29;PIVO, INC.,TIF 3/31/21 HIGH PLAINS BUDWEISER,325.22; PLATTE VALLEY BANK,HEALTH SAVINGS ACCOUNT,14349.69; POWERPLAN,TRANS #452- SEAT SUSPENSION,1854.06; POWERTECH LLC,EQUIP MAINT,1732.57; QUADIENT LEASING USA INC,CONT. SRVCS.,393;REGION 22 EMERGENCY MGMT,QUARTERLY REGION 22 EMERGENCY MANAGEMENT EXPENSES,4500.51; REGIONAL CARE INC,CLAIMS,148467.75; RICHARD CELL,EQUIP MAINT PARK,95.8;ROOSEVELT PUBLIC POWER DISTRICT,ELECTRIC POWER,1669.45;RURAL HEALTH DEVELOPMENT, INC.,ECON DEV,6383.33; S M E C,EMP DEDUCTION,156.27; SCOTTS BLUFF COUNTY,CONT. SRVCS.,85; SCOTTSBLUFF SCREENPRINTING & EMBROIDERY, LLC,2020 SERVICE AWARDS,312; SHERWIN WILLIAMS,RED LATEX PAINT,7191.84; SIMON CONTRACTORS,DEPT SUPP CEM,1966.5; SNELL SERVICES INC.,ELECTRICAL PARK DEPT,1774.33; SOUCIE ANDREW,SCHOOLS & CONF-PD,80; STATE HEALTH LAB,WATER SAMPLES,322; STATE OF NE.,CONTRACTUAL-PD,105; SUNSET LAW ENFORCEMENT, LTD,FIREARMS-PD,2249.4; THE PEAVEY CORP,INVEST SUPPL-PD,209.5; TWIN CITY AUTO, INC,WW #950-ALIGNMENT,109.45; TYLER TECHNOLOGIES, INC,UB ONLINE FEE - 5/1/21 - 5/31/21,348; UNION BANK & TRUST,RETIREMENT,41133.44; UNITED STATES WELDING,CO2 TANK RENTAL,44.41; US BANK,GRANT,3491.98; VAN PELT FENCING CO, INC,GROUND MAINT PARK,40; WELLS FARGO BANK, N.A.,WAGE ATTACHMENT,96.47;WESTERN LIBRARY SYSTEM,CONT. SRVCS.,22; WESTERN STATES BANK,TIF 3/31/21 REGANIS REDEV,1022.88; ZM LUMBER INC,GROUND MAINT PARK,136.29; REFUNDS: FRANK MUNOZ, 10.73; SCOTT J SMITH, 10.73

Mayor McKerrigan read the Proclamation naming May 9-15, 2021 as Police Week and May 13, 2021 as Police Officers Memorial Day. Police Chief Kevin Spencer informed Council there will be a ceremony on Wednesday, May 12th at the Public Safety Building. They have yet to determine a time.

Mayor McKerrigan read the Proclamation naming May 16-23, 2021 as National Public Works Week.

Fire Chief Tom Schingle presented the Fire Department 2020 Annual Report. Mr. Schingle started by highlighting how the City was able to partner with the college to separate crews in anticipation of the COVID 19 virus. This helped alleviate any potential major catastrophes within the department, plus introduced the idea of a second location in the area of that vicinity. He went on to state the location around the college turned out to be an ideal spot due to response times and because of this looks forward to exploring the option, especially with anticipation of future growth of the City.

He continued to explain, because of the virus, a County wide team was formed to help with less serious calls to help supplement all the departments. He added this was very successful in helping fill the gaps with service and help alleviate some of the hardships with quarantine and isolation.

In addition, there was significant increase in call volume in 2020 with approximately 2300 calls for service. Most were not EMS related, but special incident type calls, such as fireworks enforcement. They also had three fires in major facilities, a rope rescue with special operations, and were able to provide mutual aid in the approximate 4,000 acre wildfire at Hubbard's Gap.

Mr. Schingle then addressed the apparatus' the department uses. He explained that in approximately two to three years they will be looking at replacing Engine 1 so they can use it as a reserve pumper to replace the aging 26 year old Engine 2 that is the backup they currently use. He added the fleet is in pretty good shape, some is aging, but they are setting aside mutual fire funds for a replacement program.

Regarding discussing and considering granting authority to the Finance Director to pay CDBG Housing Rehab Grant expenditures presented by grant administrator for payment between Council meetings, up to but not to exceed \$732,500, City Manager Rief explained PADD is our administrator and they have a five day turnaround in making payments. By approving, Council is authorizing Finance Director Loutzenhiser authority to issue checks between Council meetings to make sure we keep with the five day requirement; the checks would be approved by Council at the following meeting. Council Member Colwell moved, seconded by Mayor McKerrigan to approve granting authority to the Finance Director to pay CDBG Housing Rehab Grant expenditures presented by grant administrator for payment between Council meetings, up to but not to exceed \$732,500, "YEAS," McKerrigan, Colwell, and Green. "NAYS," None. Absent: Scanlan and Schaub.

Under Council Reports, there was nothing to report as there were no meetings attended by Council.

Mayor McKerrigan moved, seconded by Council Member Colwell to adjourn the meeting at 6:31 p.m., "YEAS," Colwell, Green, and McKerrigan. "NAYS," None. Absent: Scanlan and Schaub.

Mayor

Attest:

City Clerk

City of Scottsbluff, Nebraska

Monday, May 17, 2021

Regular Meeting

Item Consent2

Council to approve the absence of Council Member Scanlan from the May 3, 2021 Regular Meeting.

Staff Contact: Kim Wright, City Clerk

City of Scottsbluff, Nebraska

Monday, May 17, 2021

Regular Meeting

Item Consent3

Council to approve the absence of Council Member Schaub from the May 3, 2021 Regular Meeting.

Staff Contact: Kim Wright, City Clerk

City of Scottsbluff, Nebraska

Monday, May 17, 2021

Regular Meeting

Item Consent4

Council to set a public hearing for June 7, 2021 at 6:00 p.m. to consider a Zone Change for Lots 2 & 3, Block 1, King's Acres Subdivision, a replat of Block 1, King's Acres Subdivision from Agriculture Residential (AR) to Single Family Residential (R-1A) Zoning.

Staff Contact: Zachary Glaubius, Projects & Planning Coordinator

City of Scottsbluff, Nebraska

Monday, May 17, 2021

Regular Meeting

Item Consent5

Council to set a public hearing for June 7, 2021 at 6:00 p.m. to consider a revision to the One Year Street Plan.

Staff Contact: Mark Bohl, Public Works Director

City of Scottsbluff, Nebraska

Monday, May 17, 2021

Regular Meeting

Item Consent6

Council to approve the reappointment of Bill Trumbull to the Community Redevelopment Agency for a five year term.

Staff Contact: Zachary Glaubius, Projects & Planning Coordinator

City of Scottsbluff, Nebraska

Monday, May 17, 2021

Regular Meeting

Item Claims1

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

Staff Contact: Liz Loutzenhiser, Finance Director



City of Scottsbluff, NE

Expense Approval Report

By Vendor Name

Post Dates 5/4/2021 - 5/17/2021

Description (Payable)	Account Name	Amount
Vendor: 00743 - 3M COMPANY		
Fund: 212 - TRANSPORTATION		
PAVEMENT MARKING TAPE	STREET REPAIR SUPPLIES	942.67
Fund 212 - TRANSPORTATION Total:		942.67
Vendor 00743 - 3M COMPANY Total:		942.67
Vendor: 00393 - ACTION COMMUNICATIONS INC.		
Fund: 111 - GENERAL		
EQUIP MAINT-PD	EQUIPMENT MAINTENANCE	85.00
Fund 111 - GENERAL Total:		85.00
Fund: 621 - ENVIRONMENTAL SERVICES		
INTERNET (5/1/21 - 5/31/21)	PHONE & INTERNET	55.00
Fund 621 - ENVIRONMENTAL SERVICES Total:		55.00
Fund: 631 - WASTEWATER		
INTERNET (5/1/21 - 5/31/21)	PHONE & INTERNET	55.00
Fund 631 - WASTEWATER Total:		55.00
Vendor 00393 - ACTION COMMUNICATIONS INC. Total:		195.00
Vendor: 02583 - ADVANCE AUTO PARTS		
Fund: 631 - WASTEWATER		
EQUIP MAINT	EQUIPMENT MAINTENANCE	5.73
Fund 631 - WASTEWATER Total:		5.73
Fund: 725 - CENTRAL GARAGE		
POLICE #24- OIL AND AIR FILTER	EQUIPMENT MAINTENANCE	12.58
POLICE #2- OIL FILTER	EQUIPMENT MAINTENANCE	3.14
WATER #38- OIL FILTER	EQUIPMENT MAINTENANCE	3.36
CENTRAL GARAGE- FLOOR DRY	DEPARTMENT SUPPLIES	52.75
POLICE #8- OIL FILTER	EQUIPMENT MAINTENANCE	3.14
WW #938- OIL FILTER	EQUIPMENT MAINTENANCE	3.14
Fund 725 - CENTRAL GARAGE Total:		78.11
Vendor 02583 - ADVANCE AUTO PARTS Total:		83.84
Vendor: 10222 - AGUALLO PAUL SR		
Fund: 621 - ENVIRONMENTAL SERVICES		
WELDING BOTTOMS ON CANS ...	DEPARTMENT SUPPLIES	2,400.00
Fund 621 - ENVIRONMENTAL SERVICES Total:		2,400.00
Vendor 10222 - AGUALLO PAUL SR Total:		2,400.00
Vendor: 05887 - ALLO COMMUNICATIONS,LLC		
Fund: 111 - GENERAL		
LOCAL TELEPHONE CHARGES	PHONE & INTERNET	241.73
LOCAL TELEPHONE CHARGES	PHONE & INTERNET	71.89
LOCAL TELEPHONE CHARGES	PHONE & INTERNET	35.27
LOCAL TELEPHONE CHARGES	PHONE & INTERNET	38.27
LOCAL TELEPHONE CHARGES	PHONE & INTERNET	160.00
LOCAL TELEPHONE CHARGES	PHONE & INTERNET	143.76
LOCAL TELEPHONE CHARGES	PHONE & INTERNET	331.19
LOCAL TELEPHONE CHARGES	PHONE & INTERNET	1,352.33
LOCAL TELEPHONE CHARGES	PHONE & INTERNET	429.02
LOCAL TELEPHONE CHARGES	PHONE & INTERNET	236.33
LOCAL TELEPHONE CHARGES	PHONE & INTERNET	10.70
Fund 111 - GENERAL Total:		3,050.49

Expense Approval Report

Post Dates: 5/4/2021 - 5/17/2021

Description (Payable)	Account Name	Amount
Fund: 212 - TRANSPORTATION		
LOCAL TELEPHONE CHARGES	PHONE & INTERNET	423.71
Fund 212 - TRANSPORTATION Total:		423.71
Fund: 213 - CEMETERY		
LOCAL TELEPHONE CHARGES	PHONE & INTERNET	71.89
Fund 213 - CEMETERY Total:		71.89
Fund: 224 - ECONOMIC DEVELOPMENT		
LOCAL TELEPHONE CHARGES	PHONE & INTERNET	70.39
Fund 224 - ECONOMIC DEVELOPMENT Total:		70.39
Fund: 621 - ENVIRONMENTAL SERVICES		
LOCAL TELEPHONE CHARGES	PHONE & INTERNET	168.29
Fund 621 - ENVIRONMENTAL SERVICES Total:		168.29
Fund: 631 - WASTEWATER		
LOCAL TELEPHONE CHARGES	PHONE & INTERNET	157.12
Fund 631 - WASTEWATER Total:		157.12
Fund: 641 - WATER		
LOCAL TELEPHONE CHARGES	PHONE & INTERNET	183.77
Fund 641 - WATER Total:		183.77
Fund: 661 - STORMWATER		
LOCAL TELEPHONE CHARGES	PHONE & INTERNET	35.14
Fund 661 - STORMWATER Total:		35.14
Fund: 721 - GIS SERVICES		
LOCAL TELEPHONE CHARGES	PHONE & INTERNET	35.27
Fund 721 - GIS SERVICES Total:		35.27
Fund: 725 - CENTRAL GARAGE		
LOCAL TELEPHONE CHARGES	PHONE & INTERNET	35.00
Fund 725 - CENTRAL GARAGE Total:		35.00
Vendor 05887 - ALLO COMMUNICATIONS,LLC Total:		4,231.07
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: 09475 - ATLAS COPCO COMPRESSORS, LLC		
Fund: 631 - WASTEWATER		
EQUIP MAINT	EQUIPMENT MAINTENANCE	426.56
Fund 631 - WASTEWATER Total:		426.56
Vendor 09475 - ATLAS COPCO COMPRESSORS, LLC Total:		426.56
Vendor: 04575 - AUTOZONE STORES, INC		
Fund: 111 - GENERAL		
AUTOMOTIVE BATTERIES - BRU...	DEPARTMENT SUPPLIES	288.78
BATTERY CHARGER MAINTAIN...	DEPARTMENT SUPPLIES	38.59
Fund 111 - GENERAL Total:		327.37
Fund: 725 - CENTRAL GARAGE		
TRANS #425- BEARINGS	EQUIPMENT MAINTENANCE	273.98
Fund 725 - CENTRAL GARAGE Total:		273.98
Vendor 04575 - AUTOZONE STORES, INC Total:		601.35
Vendor: 00295 - B & H INVESTMENTS, INC		
Fund: 111 - GENERAL		
BLDG MAINT-PD	BUILDING MAINTENANCE	7.00
BLDG MAINT-PD	BUILDING MAINTENANCE	7.00
Dep. Sup. -LIBRARY	DEPARTMENT SUPPLIES	56.00
BLDG MAINT-PD	BUILDING MAINTENANCE	28.00
BLDG MAINT-PD	BUILDING MAINTENANCE	28.00
Dep. Sup. -LIBRARY	DEPARTMENT SUPPLIES	56.00

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Description (Payable)	Account Name	Amount
BLDG MAINT-PD	BUILDING MAINTENANCE	7.00
BLDG MAINT-PD	BUILDING MAINTENANCE	7.00
Fund 111 - GENERAL Total:		196.00
Fund: 212 - TRANSPORTATION		
SUPP - WATER	DEPARTMENT SUPPLIES	33.50
SUPP - WATER	DEPARTMENT SUPPLIES	33.50
SUPP - WATER	DEPARTMENT SUPPLIES	26.00
Fund 212 - TRANSPORTATION Total:		93.00
Fund: 621 - ENVIRONMENTAL SERVICES		
WATER DELIVER X 5 BOTTLES- S...	DEPARTMENT SUPPLIES	73.00
Fund 621 - ENVIRONMENTAL SERVICES Total:		73.00
Vendor 00295 - B & H INVESTMENTS, INC Total:		362.00
Vendor: 00271 - B&C STEEL CORPORATION		
Fund: 111 - GENERAL		
EQUIP MAINT PARK	EQUIPMENT MAINTENANCE	29.09
EQUIP MAINT PARK	EQUIPMENT MAINTENANCE	112.21
Fund 111 - GENERAL Total:		141.30
Fund: 213 - CEMETERY		
DEPT SUPP CEM	DEPARTMENT SUPPLIES	11.19
Fund 213 - CEMETERY Total:		11.19
Fund: 621 - ENVIRONMENTAL SERVICES		
NEW EMCO BOTTOMS X 20	DEPARTMENT SUPPLIES	6,024.00
Fund 621 - ENVIRONMENTAL SERVICES Total:		6,024.00
Fund: 725 - CENTRAL GARAGE		
CEMETERY- METAL PLATE	EQUIPMENT MAINTENANCE	121.04
Fund 725 - CENTRAL GARAGE Total:		121.04
Vendor 00271 - B&C STEEL CORPORATION Total:		6,297.53
Vendor: 00405 - BLUFFS FACILITY SOLUTIONS		
Fund: 111 - GENERAL		
DEPT SUPPL-PD	DEPARTMENT SUPPLIES	75.02
DEPT SUPPL-PD	DEPARTMENT SUPPLIES	75.02
Jan. Sup.	JANITORIAL SUPPLIES	296.87
JANITORIAL SUPP PARK	JANITORIAL SUPPLIES	97.54
Jan. Sup.	JANITORIAL SUPPLIES	49.99
JANIT SUPPL-PD	JANITORIAL SUPPLIES	71.01
JANIT SUPPL-PD	JANITORIAL SUPPLIES	71.02
JANITORIAL SUPP PARK	JANITORIAL SUPPLIES	80.45
Fund 111 - GENERAL Total:		816.92
Fund: 631 - WASTEWATER		
DEPT SUP	DEPARTMENT SUPPLIES	46.00
Fund 631 - WASTEWATER Total:		46.00
Fund: 725 - CENTRAL GARAGE		
CENTRAL GARAGE- PAPER TOW...	DEPARTMENT SUPPLIES	78.13
Fund 725 - CENTRAL GARAGE Total:		78.13
Vendor 00405 - BLUFFS FACILITY SOLUTIONS Total:		941.05
Vendor: 10240 - BOX BUTTE COUNTY		
Fund: 111 - GENERAL		
LEGAL FEES-PD	LEGAL FEES	24.50
Fund 111 - GENERAL Total:		24.50
Vendor 10240 - BOX BUTTE COUNTY Total:		24.50
Vendor: 10243 - BROWN JUSTIN		
Fund: 111 - GENERAL		
REFUND PERMIT	PERMITS	90.00
Fund 111 - GENERAL Total:		90.00
Vendor 10243 - BROWN JUSTIN Total:		90.00

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Description (Payable)	Account Name	Amount
Vendor: 01986 - BULK TRANSPORT COMPANY WEST INC		
Fund: 111 - GENERAL		
GROUND MAINT PARK	GROUNDS MAINTENANCE	1,097.00
Fund 111 - GENERAL Total:		1,097.00
Vendor 01986 - BULK TRANSPORT COMPANY WEST INC Total:		1,097.00
Vendor: 00735 - CAPITAL BUSINESS SYSTEMS INC.		
Fund: 111 - GENERAL		
Cont. Svcs.	CONTRACTUAL SERVICES	297.50
EQUIP MAINT ADM	EQUIPMENT MAINTENANCE	134.61
Fund 111 - GENERAL Total:		432.11
Vendor 00735 - CAPITAL BUSINESS SYSTEMS INC. Total:		432.11
Vendor: 00055 - CARR- TRUMBULL LUMBER CO, INC.		
Fund: 641 - WATER		
EQUIP MAINT	EQUIPMENT MAINTENANCE	2.65
Fund 641 - WATER Total:		2.65
Vendor 00055 - CARR- TRUMBULL LUMBER CO, INC. Total:		2.65
Vendor: 07911 - CELLCO PARTNERSHIP		
Fund: 111 - GENERAL		
IPADS, CELL PHONES, TABLETS ...	PHONE & INTERNET	20.04
IPADS, CELL PHONES, TABLETS ...	PHONE & INTERNET	85.92
Fund 111 - GENERAL Total:		105.96
Fund: 212 - TRANSPORTATION		
IPADS, CELL PHONES, TABLETS ...	PHONE & INTERNET	729.42
Fund 212 - TRANSPORTATION Total:		729.42
Fund: 621 - ENVIRONMENTAL SERVICES		
IPADS, CELL PHONES, TABLETS ...	PHONE & INTERNET	80.16
Fund 621 - ENVIRONMENTAL SERVICES Total:		80.16
Fund: 631 - WASTEWATER		
CELL PHONE / CONTRACTUAL	CONTRACTUAL SERVICES	100.01
CELL PHONE / CONTRACTUAL	CELLULAR PHONE	41.13
IPADS, CELL PHONES, TABLETS ...	PHONE & INTERNET	30.06
Fund 631 - WASTEWATER Total:		171.20
Fund: 641 - WATER		
CELL PHONE / CONTRACTUAL	CONTRACTUAL SERVICES	60.03
CELL PHONE / CONTRACTUAL	CELLULAR PHONE	41.13
IPADS, CELL PHONES, TABLETS ...	PHONE & INTERNET	30.06
Fund 641 - WATER Total:		131.22
Fund: 721 - GIS SERVICES		
IPADS, CELL PHONES, TABLETS ...	PHONE & INTERNET	10.02
Fund 721 - GIS SERVICES Total:		10.02
Vendor 07911 - CELLCO PARTNERSHIP Total:		1,227.98
Vendor: 10242 - CINDA MUNOZ - PROPERTY MGR		
Fund: 111 - GENERAL		
EAST OVERLAND FACADE IMPR ...	COMMUNITY DEVELOPMENT	6,000.00
Fund 111 - GENERAL Total:		6,000.00
Vendor 10242 - CINDA MUNOZ - PROPERTY MGR Total:		6,000.00
Vendor: 05859 - CITIBANK, N.A.		
Fund: 212 - TRANSPORTATION		
SUPP - HEX NUTS, CPLGS, CLAM...	DEPARTMENT SUPPLIES	14.97
Fund 212 - TRANSPORTATION Total:		14.97
Vendor 05859 - CITIBANK, N.A. Total:		14.97
Vendor: 00484 - CITY OF GERING		
Fund: 621 - ENVIRONMENTAL SERVICES		
DISPOSAL FEES- 199696	DISPOSAL FEES	12.60

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Description (Payable)	Account Name	Amount
DISPOSAL FEES TRASH AND REC...	DISPOSAL FEES	44,501.07
Fund 621 - ENVIRONMENTAL SERVICES Total:		44,513.67
Vendor 00484 - CITY OF GERING Total:		44,513.67
Vendor: 01976 - CLARK PRINTING LLC		
Fund: 111 - GENERAL		
Prgmg.	PROGRAMMING	264.15
DEPT SUPPL-PD	DEPARTMENT SUPPLIES	777.47
Fund 111 - GENERAL Total:		1,041.62
Vendor 01976 - CLARK PRINTING LLC Total:		1,041.62
Vendor: 03010 - COLONIAL LIFE & ACCIDENT INSURANCE COMPANY		
Fund: 713 - CASH & INVESTMENT POOL		
INSURANCE	LIFE INS EE PAYABLE	-22.75
INSURANCE	DIS INC INS EE PAYABLE	-25.95
SUPPLEMENTAL LIFE	LIFE INS EE PAYABLE	22.75
Fund 713 - CASH & INVESTMENT POOL Total:		-25.95
Vendor 03010 - COLONIAL LIFE & ACCIDENT INSURANCE COMPANY Total:		-25.95
Vendor: 00706 - COMPUTER CONNECTION INC		
Fund: 111 - GENERAL		
Cont. Svcs.	CONTRACTUAL SERVICES	240.00
CONTRACTUAL-PD	CONTRACTUAL SERVICES	44.00
Fund 111 - GENERAL Total:		284.00
Vendor 00706 - COMPUTER CONNECTION INC Total:		284.00
Vendor: 00267 - CONTRACTORS MATERIALS INC.		
Fund: 111 - GENERAL		
GROUND MAINT PARK	GROUNDS MAINTENANCE	10.29
DEPT SUPP PARK	DEPARTMENT SUPPLIES	34.30
DEPT SUPP PARK	DEPARTMENT SUPPLIES	24.84
Fund 111 - GENERAL Total:		69.43
Fund: 212 - TRANSPORTATION		
SUPP - CHALK, PAINT, PAINT M...	DEPARTMENT SUPPLIES	79.38
SUPP - GASKET	DEPARTMENT SUPPLIES	9.70
SUPP - MARKING WAND	DEPARTMENT SUPPLIES	31.36
SUPP - LEATHER GLOVES, SAFET...	DEPARTMENT SUPPLIES	398.95
Fund 212 - TRANSPORTATION Total:		519.39
Fund: 213 - CEMETERY		
DEPT SUPP CEM	DEPARTMENT SUPPLIES	52.92
Fund 213 - CEMETERY Total:		52.92
Fund: 641 - WATER		
DEPT SUP	DEPARTMENT SUPPLIES	50.33
Fund 641 - WATER Total:		50.33
Vendor 00267 - CONTRACTORS MATERIALS INC. Total:		692.07
Vendor: 09824 - CORE & MAIN LP		
Fund: 641 - WATER		
DEPT SUPPLIES	DEPARTMENT SUPPLIES	3,093.96
Fund 641 - WATER Total:		3,093.96
Vendor 09824 - CORE & MAIN LP Total:		3,093.96
Vendor: 05709 - CREDIT BUREAU OF COUNCIL BLUFFS		
Fund: 111 - GENERAL		
FEE & EMPLOYMENT SCREEN - ...	CONSULTING SERVICES	73.00
Fund 111 - GENERAL Total:		73.00
Vendor 05709 - CREDIT BUREAU OF COUNCIL BLUFFS Total:		73.00

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Description (Payable)	Account Name	Amount
Vendor: 00406 - CRESCENT ELECT. SUPPLY COMP INC		
Fund: 212 - TRANSPORTATION		
ELECT. SUPP - 305V PHOTOCON...	DEPARTMENT SUPPLIES	69.62
Fund 212 - TRANSPORTATION Total:		69.62
Vendor 00406 - CRESCENT ELECT. SUPPLY COMP INC Total:		69.62
Vendor: 07689 - CYNTHIA GREEN		
Fund: 111 - GENERAL		
DEPT SUPP ADM	DEPARTMENT SUPPLIES	23.79
DEPT SUPP	DEPARTMENT SUPPLIES	6.18
DEPT SUPP	DEPARTMENT SUPPLIES	6.17
DEPT SUPP	DEPARTMENT SUPPLIES	14.13
Fund 111 - GENERAL Total:		50.27
Vendor 07689 - CYNTHIA GREEN Total:		50.27
Vendor: 10232 - DALE COOPER LLC		
Fund: 111 - GENERAL		
REPAIR FIBERGLASS SLIDE	BUILDING MAINTENANCE	31,982.91
Fund 111 - GENERAL Total:		31,982.91
Vendor 10232 - DALE COOPER LLC Total:		31,982.91
Vendor: 03321 - DALE'S TIRE & RETREADING, INC.		
Fund: 111 - GENERAL		
VEH MAIN PARK	VEHICLE MAINTENANCE	38.00
EQUIP MAINT PARK	EQUIPMENT MAINTENANCE	15.00
Fund 111 - GENERAL Total:		53.00
Fund: 621 - ENVIRONMENTAL SERVICES		
TIRE REPAIR UNIT #830	VEHICLE MAINTENANCE	135.00
TIRE FOR UNIT #816	VEHICLE MAINTENANCE	735.00
TIRE REPAIRS	VEHICLE MAINTENANCE	649.78
TIRES FOR UNIT #812	VEHICLE MAINTENANCE	1,422.04
TIRES FOR SKID STEER	VEHICLE MAINTENANCE	668.00
Fund 621 - ENVIRONMENTAL SERVICES Total:		3,609.82
Vendor 03321 - DALE'S TIRE & RETREADING, INC. Total:		3,662.82
Vendor: 09671 - DAS MANUFACTURING INC		
Fund: 661 - STORMWATER		
DEPT SUP	DEPARTMENT SUPPLIES	2,643.56
Fund 661 - STORMWATER Total:		2,643.56
Vendor 09671 - DAS MANUFACTURING INC Total:		2,643.56
Vendor: 07421 - DUANE E. WOHLERS		
Fund: 621 - ENVIRONMENTAL SERVICES		
HAULING RECYCLING TO DENV...	DISPOSAL FEES	800.00
HAULING RECYCLING TO DENV...	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: 621 - ENVIRONMENTAL SERVICES		
50-BLACK/50-GREEN CARTS	DEPARTMENT SUPPLIES	7,725.63
70-BLACK/100-GREEN/30-BLUE ...	DEPARTMENT SUPPLIES	15,451.24
Fund 621 - ENVIRONMENTAL SERVICES Total:		23,176.87
Vendor 01003 - ELLIOTT EQUIPMENT COMPANY INC. Total:		23,176.87
Vendor: 06947 - ENFORCEMENT VIDEO, LLC		
Fund: 111 - GENERAL		
EQUIP MAINT-PD	EQUIPMENT MAINTENANCE	480.00
Fund 111 - GENERAL Total:		480.00
Vendor 06947 - ENFORCEMENT VIDEO, LLC Total:		480.00

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Description (Payable)	Account Name	Amount
Vendor: 00069 - ENVIRONMENTAL ANALYSIS SOUTH, INC		
Fund: 631 - WASTEWATER		
CONTRACTUAL SVC	CONTRACTUAL SERVICES	243.00
Fund 631 - WASTEWATER Total:		243.00
Vendor 00069 - ENVIRONMENTAL ANALYSIS SOUTH, INC Total:		243.00
Vendor: 02460 - FASTENAL COMPANY		
Fund: 111 - GENERAL		
EQUIP MAINT PARK	EQUIPMENT MAINTENANCE	28.57
Fund 111 - GENERAL Total:		28.57
Fund: 213 - CEMETERY		
DEPT SUPP CEM	DEPARTMENT SUPPLIES	7.00
Fund 213 - CEMETERY Total:		7.00
Vendor 02460 - FASTENAL COMPANY Total:		35.57
Vendor: 07574 - FAT BOYS TIRE AND AUTO		
Fund: 213 - CEMETERY		
EQUIP MAINT CEM	EQUIPMENT MAINTENANCE	56.50
Fund 213 - CEMETERY Total:		56.50
Fund: 725 - CENTRAL GARAGE		
TRANS #425- TIRES	EQUIPMENT MAINTENANCE	241.00
Fund 725 - CENTRAL GARAGE Total:		241.00
Vendor 07574 - FAT BOYS TIRE AND AUTO Total:		297.50
Vendor: 00548 - FEDERAL EXPRESS CORPORATION		
Fund: 111 - GENERAL		
POSTAGE	POSTAGE	25.20
Fund 111 - GENERAL Total:		25.20
Fund: 631 - WASTEWATER		
POSTAGE	POSTAGE	210.47
POSTAGE	POSTAGE	531.54
Fund 631 - WASTEWATER Total:		742.01
Fund: 641 - WATER		
POSTAGE	POSTAGE	50.30
POSTAGE	POSTAGE	299.25
Fund 641 - WATER Total:		349.55
Vendor 00548 - FEDERAL EXPRESS CORPORATION Total:		1,116.76
Vendor: 00794 - FLOYD'S TRUCK CENTER SCOTTSBLUFF		
Fund: 621 - ENVIRONMENTAL SERVICES		
ALTERNATOR REPAIRS UNIT #8...	VEHICLE MAINTENANCE	629.36
PARTS FOR #820	VEHICLE MAINTENANCE	15.15
Fund 621 - ENVIRONMENTAL SERVICES Total:		644.51
Fund: 631 - WASTEWATER		
EQUIP MAINT	EQUIPMENT MAINTENANCE	52.92
EQUIP MAINT	EQUIPMENT MAINTENANCE	1,273.05
Fund 631 - WASTEWATER Total:		1,325.97
Fund: 725 - CENTRAL GARAGE		
ES #816- CONNECTORS	EQUIPMENT MAINTENANCE	5.94
Fund 725 - CENTRAL GARAGE Total:		5.94
Vendor 00794 - FLOYD'S TRUCK CENTER SCOTTSBLUFF Total:		1,976.42
Vendor: 00060 - FRANCISCO'S BUMPER TO BUMPER INC		
Fund: 111 - GENERAL		
TOW SERVICE-PD	CONTRACTUAL SERVICES	170.00
TOW SERVICE-PD	CONTRACTUAL SERVICES	185.00
TOW SERVICE-PD	CONTRACTUAL SERVICES	220.00
TOW SERVICE-PD	CONTRACTUAL SERVICES	220.00
TOW SERVICE-PD	CONTRACTUAL SERVICES	170.00
TOW SERVICE-PD	CONTRACTUAL SERVICES	255.00

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Description (Payable)	Account Name	Amount
TOW SERVICE-PD	CONTRACTUAL SERVICES	220.00
TOW SERVICE-PD	CONTRACTUAL SERVICES	267.50
TOW SERVICE-PD	CONTRACTUAL SERVICES	220.00
Fund 111 - GENERAL Total:		1,927.50
Vendor 00060 - FRANCISCO'S BUMPER TO BUMPER INC Total:		1,927.50
Vendor: 07904 - FREMONT MOTOR SCOTTSBLUFF, LLC		
Fund: 725 - CENTRAL GARAGE		
WATER #38- SCREEN ASSY	EQUIPMENT MAINTENANCE	51.22
WATER #38- OIL	EQUIPMENT MAINTENANCE	55.85
Fund 725 - CENTRAL GARAGE Total:		107.07
Vendor 07904 - FREMONT MOTOR SCOTTSBLUFF, LLC Total:		107.07
Vendor: 10239 - GALINDO MARIA		
Fund: 111 - GENERAL		
REFUND PARK SHELTER	PARK RENTAL FEES	25.00
Fund 111 - GENERAL Total:		25.00
Vendor 10239 - GALINDO MARIA Total:		25.00
Vendor: 10238 - GOLF AND SPORT SOLUTION LLC		
Fund: 111 - GENERAL		
GROUND MAINT PARK	GROUNDS MAINTENANCE	805.05
Fund 111 - GENERAL Total:		805.05
Vendor 10238 - GOLF AND SPORT SOLUTION LLC Total:		805.05
Vendor: 09610 - GRAY TELEVISION GROUP INC		
Fund: 661 - STORMWATER		
CONTRACTUAL SVC	CONTRACTUAL SERVICES	1,395.00
CONTRACTUAL SVC	CONTRACTUAL SERVICES	200.00
Fund 661 - STORMWATER Total:		1,595.00
Vendor 09610 - GRAY TELEVISION GROUP INC Total:		1,595.00
Vendor: 10136 - GREENING ENTERPRISES INC.		
Fund: 111 - GENERAL		
HELMETS - TWO BLACK AND O...	DEPARTMENT SUPPLIES	951.25
NOMEX FIREFIGHTING HOODS	DEPARTMENT SUPPLIES	400.10
Fund 111 - GENERAL Total:		1,351.35
Vendor 10136 - GREENING ENTERPRISES INC. Total:		1,351.35
Vendor: 04371 - HAWKINS, INC.		
Fund: 641 - WATER		
CHEMICALS	CHEMICALS	2,711.78
Fund 641 - WATER Total:		2,711.78
Vendor 04371 - HAWKINS, INC. Total:		2,711.78
Vendor: 09254 - Holland Supply Inc		
Fund: 213 - CEMETERY		
DEPT SUPP CEM	DEPARTMENT SUPPLIES	46.26
Fund 213 - CEMETERY Total:		46.26
Vendor 09254 - Holland Supply Inc Total:		46.26
Vendor: 09305 - HONEY WAGON EXPRESS		
Fund: 111 - GENERAL		
CONTRACTUAL PARKS	CONTRACTUAL SERVICES	225.00
Fund 111 - GENERAL Total:		225.00
Vendor 09305 - HONEY WAGON EXPRESS Total:		225.00
Vendor: 00299 - HULLINGER GLASS & LOCKS INC.		
Fund: 111 - GENERAL		
Bldg. Main.	BUILDING MAINTENANCE	60.00
DEPT SUPP PARK	DEPARTMENT SUPPLIES	46.25
Fund 111 - GENERAL Total:		106.25
Vendor 00299 - HULLINGER GLASS & LOCKS INC. Total:		106.25

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Description (Payable)	Account Name	Amount
Vendor: 00525 - IDEAL LAUNDRY AND CLEANERS, INC.		
Fund: 111 - GENERAL		
Jan. Sup.	JANITORIAL SUPPLIES	89.25
DEPT SUPP ADM	DEPARTMENT SUPPLIES	54.90
Fund 111 - GENERAL Total:		144.15
Fund: 212 - TRANSPORTATION		
SUPP - MATS, TOWELS	DEPARTMENT SUPPLIES	34.62
SUPP - MATS, TOWELS	DEPARTMENT SUPPLIES	34.62
Fund 212 - TRANSPORTATION Total:		69.24
Fund: 621 - ENVIRONMENTAL SERVICES		
SHOP TOWELS, MOPS, RUGS	DEPARTMENT SUPPLIES	108.14
Fund 621 - ENVIRONMENTAL SERVICES Total:		108.14
Fund: 631 - WASTEWATER		
CONTRACTUAL SVC	CONTRACTUAL SERVICES	39.30
Fund 631 - WASTEWATER Total:		39.30
Fund: 641 - WATER		
CONTRACTUAL SVC	CONTRACTUAL SERVICES	39.30
Fund 641 - WATER Total:		39.30
Fund: 725 - CENTRAL GARAGE		
CENTRAL GARAGE- DEPT SUPPL...	DEPARTMENT SUPPLIES	36.61
CENTRAL GARAGE- DEPT SUPPL...	UNIFORMS & CLOTHING	3.60
CENTRAL GARAGE- DEPT SUPPL...	DEPARTMENT SUPPLIES	36.61
CENTRAL GARAGE- DEPT SUPPL...	UNIFORMS & CLOTHING	3.60
Fund 725 - CENTRAL GARAGE Total:		80.42
Vendor 00525 - IDEAL LAUNDRY AND CLEANERS, INC. Total:		480.55
Vendor: 00937 - INDEPENDENT PLUMBING AND HEATING, INC		
Fund: 111 - GENERAL		
GROUND MAINT PARK	GROUNDS MAINTENANCE	325.40
GROUND MAINT PARK	GROUNDS MAINTENANCE	57.60
GROUND MAINT PARK	GROUNDS MAINTENANCE	754.80
GRUND MAINT PARK	GROUNDS MAINTENANCE	11.31
GRUND MAINT PARK	GROUNDS MAINTENANCE	95.74
Fund 111 - GENERAL Total:		1,244.85
Vendor 00937 - INDEPENDENT PLUMBING AND HEATING, INC Total:		1,244.85
Vendor: 09291 - INGRAM LIBRARY SERVICES INC		
Fund: 111 - GENERAL		
Coll.	COLLECTIONS	742.43
Coll.	COLLECTIONS	307.16
Coll.	COLLECTIONS	165.60
Coll.	COLLECTIONS	380.09
Fund 111 - GENERAL Total:		1,595.28
Vendor 09291 - INGRAM LIBRARY SERVICES INC Total:		1,595.28
Vendor: 08154 - INTERNAL REVENUE SERVICE		
Fund: 713 - CASH & INVESTMENT POOL		
WITHHOLDINGS	MEDICARE W/H EE PAYABLE	3,903.77
WITHHOLDINGS	MEDICARE W/H EE PAYABLE	3,903.77
WITHHOLDINGS	FICA W/H EE PAYABLE	14,266.52
WITHHOLDINGS	FICA W/H EE PAYABLE	14,266.52
WITHHOLDINGS	FED W/H EE PAYABLE	23,738.42
Fund 713 - CASH & INVESTMENT POOL Total:		60,079.00
Vendor 08154 - INTERNAL REVENUE SERVICE Total:		60,079.00

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Description (Payable)	Account Name	Amount
Vendor: 00806 - INTERNATIONAL ASSOCIATION OF ELECTRICAL INSPECTORS		
Fund: 111 - GENERAL		
DEPT MMBRSHIP	MEMBERSHIPS	120.00
Fund 111 - GENERAL Total:		120.00
Vendor 00806 - INTERNATIONAL ASSOCIATION OF ELECTRICAL INSPECTORS Total:		120.00
Vendor: 00534 - INT'L INST OF MUNC CLKS		
Fund: 111 - GENERAL		
ANNUAL MEMBERSHIP FEE - K....	MEMBERSHIPS	175.00
Fund 111 - GENERAL Total:		175.00
Vendor 00534 - INT'L INST OF MUNC CLKS Total:		175.00
Vendor: 08525 - INTRALINKS, INC		
Fund: 111 - GENERAL		
DEPT SUPPLIES	DEPARTMENT SUPPLIES	36.88
CONTRACT SERVICES - APRIL 20...	CONTRACTUAL SERVICES	2,317.50
CONTRACT SERVICES - POLICE (...)	CONTRACTUAL SERVICES	340.00
CONTR.SERVICES - LIBRARY (AP...	CONTRACTUAL SERVICES	585.00
CONTRACT SERVICES	CONTRACTUAL SERVICES	112.50
CONTRACT SERVICES	CONTRACTUAL SERVICES	82.50
DATTO UPGRADE (LIBRARY)	CONTRACTUAL SERVICES	157.50
Fund 111 - GENERAL Total:		3,631.88
Fund: 212 - TRANSPORTATION		
CONTRACT SERVICES - APRIL 20...	CONTRACTUAL SERVICES	45.00
Fund 212 - TRANSPORTATION Total:		45.00
Fund: 224 - ECONOMIC DEVELOPMENT		
DEPT SUPPLIES	DEPARTMENT SUPPLIES	9.99
CONTRACT SERVICES - APRIL 20...	CONTRACTUAL SERVICES	315.00
Fund 224 - ECONOMIC DEVELOPMENT Total:		324.99
Fund: 631 - WASTEWATER		
CONTRACT SERVICES - APRIL 20...	CONTRACTUAL SERVICES	270.00
Fund 631 - WASTEWATER Total:		270.00
Fund: 641 - WATER		
CONTRACT SERVICES - APRIL 20...	CONTRACTUAL SERVICES	270.00
CONTRACT SERVICES	CONTRACTUAL SERVICES	45.00
Fund 641 - WATER Total:		315.00
Fund: 661 - STORMWATER		
CONTRACT SERVICES - APRIL 20...	CONTRACTUAL SERVICES	45.00
Fund 661 - STORMWATER Total:		45.00
Fund: 721 - GIS SERVICES		
DEPT SUPPLIES	DEPARTMENT SUPPLIES	42.14
CONTRACT SERVICES - APRIL 20...	CONTRACTUAL SERVICES	180.00
Fund 721 - GIS SERVICES Total:		222.14
Vendor 08525 - INTRALINKS, INC Total:		4,854.01
Vendor: 05696 - INVENTIVE WIRELESS OF NE, LLC		
Fund: 111 - GENERAL		
INTERNET WESTMOOR POOL	PHONE & INTERNET	62.95
INTERNET CAMPGROUND	PHONE & INTERNET	62.95
Fund 111 - GENERAL Total:		125.90
Vendor 05696 - INVENTIVE WIRELESS OF NE, LLC Total:		125.90
Vendor: 09747 - KNOW HOW LLC		
Fund: 111 - GENERAL		
EQUIP MAINT PARK	EQUIPMENT MAINTENANCE	46.16
METAL LEVELING COMPOUND -...	DEPARTMENT SUPPLIES	48.42
SANDPAPER AND SANDING BLO...	DEPARTMENT SUPPLIES	13.71
Fund 111 - GENERAL Total:		108.29

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Description (Payable)	Account Name	Amount
Fund: 621 - ENVIRONMENTAL SERVICES		
BATTERY FOR PICKUP TRUCK	EQUIPMENT MAINTENANCE	99.95
AIR FILTERS FOR TREE DUMP	EQUIPMENT MAINTENANCE	422.61
ALL PURPOSE CLEANERS	DEPARTMENT SUPPLIES	34.25
SAFETY SHIELDS	DEPARTMENT SUPPLIES	41.25
AIR BLOW GUN & LIGHTS	DEPARTMENT SUPPLIES	27.33
Fund 621 - ENVIRONMENTAL SERVICES Total:		625.39
Fund: 641 - WATER		
DEPT SUP	DEPARTMENT SUPPLIES	50.72
Fund 641 - WATER Total:		50.72
Fund: 725 - CENTRAL GARAGE		
PARKS #343- BATTERY	EQUIPMENT MAINTENANCE	108.56
LEVER PUMP FOR SHOP	DEPARTMENT SUPPLIES	84.10
POLICE SPEED SIGN- BATTERY	EQUIPMENT MAINTENANCE	273.90
PARKS #343- STARTER	EQUIPMENT MAINTENANCE	58.75
CENTRAL GARAGE- BATTERY	DEPARTMENT SUPPLIES	8.44
TRANS #493- BATTERY	EQUIPMENT MAINTENANCE	40.01
RETURNED BATTERY CORE	EQUIPMENT MAINTENANCE	-54.00
Fund 725 - CENTRAL GARAGE Total:		519.76
Vendor 09747 - KNOW HOW LLC Total:		1,304.16
Vendor: 09872 - KRIZ DAVIS		
Fund: 111 - GENERAL		
GROUND MAINT PARK	GROUNDS MAINTENANCE	15.66
EQUIP MAINT PARK	EQUIPMENT MAINTENANCE	441.20
EQUIP MAINT PARK	EQUIPMENT MAINTENANCE	-432.52
EQUIP MAINT PARK	EQUIPMENT MAINTENANCE	4.12
Fund 111 - GENERAL Total:		28.46
Vendor 09872 - KRIZ DAVIS Total:		28.46
Vendor: 03941 - LAWSON PRODUCTS, INC		
Fund: 111 - GENERAL		
DEPT SUPP PARK	DEPARTMENT SUPPLIES	45.36
Fund 111 - GENERAL Total:		45.36
Vendor 03941 - LAWSON PRODUCTS, INC Total:		45.36
Vendor: 04892 - LEAGUE ASSOCIATION OF RISK MANAGEMENT		
Fund: 111 - GENERAL		
WC PREMIUM - FINAL FY19-20 ... WORKERS COMPENSATION		-160.83
WC PREMIUM - FINAL FY19-20 ... WORKERS COMPENSATION		14.09
WC PREMIUM - FINAL FY19-20 ... WORKERS COMPENSATION		7,332.91
WC PREMIUM - FINAL FY19-20 ... WORKERS COMPENSATION		2,832.01
WC PREMIUM - FINAL FY19-20 ... WORKERS COMPENSATION		-24.04
WC PREMIUM - FINAL FY19-20 ... WORKERS COMPENSATION		-83.22
WC PREMIUM - FINAL FY19-20 ... WORKERS COMPENSATION		-1,443.40
Fund 111 - GENERAL Total:		8,467.52
Fund: 212 - TRANSPORTATION		
WC PREMIUM - FINAL FY19-20 ... WORKERS COMPENSATION		-564.93
Fund 212 - TRANSPORTATION Total:		-564.93
Fund: 213 - CEMETERY		
WC PREMIUM - FINAL FY19-20 ... WORKERS COMPENSATION		57.54
Fund 213 - CEMETERY Total:		57.54
Fund: 224 - ECONOMIC DEVELOPMENT		
WC PREMIUM - FINAL FY19-20 ... WORKERS COMPENSATION		0.28
Fund 224 - ECONOMIC DEVELOPMENT Total:		0.28
Fund: 621 - ENVIRONMENTAL SERVICES		
WC PREMIUM - FINAL FY19-20 ... WORKERS COMPENSATION		-1,551.64
Fund 621 - ENVIRONMENTAL SERVICES Total:		-1,551.64

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Description (Payable)	Account Name	Amount
Fund: 631 - WASTEWATER		
WC PREMIUM - FINAL FY19-20 ...	WORKERS COMPENSATION	-67.08
Fund 631 - WASTEWATER Total:		-67.08
Fund: 641 - WATER		
WC PREMIUM - FINAL FY19-20 ...	WORKERS COMPENSATION	-735.18
Fund 641 - WATER Total:		-735.18
Fund: 721 - GIS SERVICES		
WC PREMIUM - FINAL FY19-20 ...	WORKERS COMPENSATION	-13.73
Fund 721 - GIS SERVICES Total:		-13.73
Fund: 725 - CENTRAL GARAGE		
WC PREMIUM - FINAL FY19-20 ...	WORKERS COMPENSATION	-47.52
Fund 725 - CENTRAL GARAGE Total:		-47.52
Vendor 04892 - LEAGUE ASSOCIATION OF RISK MANAGEMENT Total:		5,545.26
Vendor: 10134 - LEE BHM CORP		
Fund: 111 - GENERAL		
LEGAL PUBLISHING	LEGAL PUBLICATIONS	54.40
LEGAL PUBLISHING	LEGAL PUBLICATIONS	217.61
LEGAL PUBLISHING	LEGAL PUBLICATIONS	206.41
LEGAL PUBLISHING	LEGAL PUBLICATIONS	71.41
LEGAL PUBLISHING	LEGAL PUBLICATIONS	12.95
LEGAL PUBLISHING	RECRUITMENT	1,917.52
Fund 111 - GENERAL Total:		2,480.30
Fund: 212 - TRANSPORTATION		
LEGAL PUBLISHING	LEGAL PUBLICATIONS	222.64
Fund 212 - TRANSPORTATION Total:		222.64
Fund: 224 - ECONOMIC DEVELOPMENT		
LEGAL PUBLISHING	PUBLICATIONS	12.95
Fund 224 - ECONOMIC DEVELOPMENT Total:		12.95
Vendor 10134 - LEE BHM CORP Total:		2,715.89
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: 07607 - LINCOLN JOURNAL STAR		
Fund: 111 - GENERAL		
Sbscrp.	SUBSCRIPTIONS	1,245.00
Fund 111 - GENERAL Total:		1,245.00
Vendor 07607 - LINCOLN JOURNAL STAR Total:		1,245.00
Vendor: 10105 - M & M GREEN RENTALS LLC		
Fund: 111 - GENERAL		
CONTRACTUAL-PD	CONTRACTUAL SERVICES	728.20
Fund 111 - GENERAL Total:		728.20
Vendor 10105 - M & M GREEN RENTALS LLC Total:		728.20
Vendor: 00242 - M.C. SCHAFF & ASSOCIATES, INC		
Fund: 111 - GENERAL		
DEPT CNTRCL SRVCS	CONTRACTUAL SERVICES	2,035.00
Fund 111 - GENERAL Total:		2,035.00
Vendor 00242 - M.C. SCHAFF & ASSOCIATES, INC Total:		2,035.00
Vendor: 09760 - MACQUEEN EQUIPMENT INC		
Fund: 631 - WASTEWATER		
EQUIP MAINT	EQUIPMENT MAINTENANCE	154.67
Fund 631 - WASTEWATER Total:		154.67
Vendor 09760 - MACQUEEN EQUIPMENT INC Total:		154.67

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Description (Payable)	Account Name	Amount
Vendor: 08190 - MADISON NATIONAL LIFE		
Fund: 111 - GENERAL		
INSURANCE	DISABILITY INSURANCE	487.26
Fund 111 - GENERAL Total:		487.26
Fund: 713 - CASH & INVESTMENT POOL		
INSURANCE	LIFE INS EE PAYABLE	630.24
INSURANCE	DIS INC INS EE PAYABLE	758.12
INSURANCE	LIFE INS ER PAYABLE	745.63
Fund 713 - CASH & INVESTMENT POOL Total:		2,133.99
Vendor 08190 - MADISON NATIONAL LIFE Total:		2,621.25
Vendor: 05099 - MARKETING CONSULTANTS		
Fund: 111 - GENERAL		
CLOTHING ALLOWANCE - SUM...	UNIFORMS & CLOTHING	18.33
Fund 111 - GENERAL Total:		18.33
Fund: 212 - TRANSPORTATION		
CLOTHING ALLOWANCE - SUM...	UNIFORMS & CLOTHING	1,511.35
Fund 212 - TRANSPORTATION Total:		1,511.35
Fund: 213 - CEMETERY		
CLOTHING ALLOWANCE - SUM...	UNIFORMS & CLOTHING	14.33
Fund 213 - CEMETERY Total:		14.33
Fund: 621 - ENVIRONMENTAL SERVICES		
CLOTHING ALLOWANCE - SUM...	UNIFORMS & CLOTHING	1,638.33
Fund 621 - ENVIRONMENTAL SERVICES Total:		1,638.33
Fund: 631 - WASTEWATER		
CLOTHING ALLOWANCE - SUM...	UNIFORMS & CLOTHING	653.33
Fund 631 - WASTEWATER Total:		653.33
Fund: 641 - WATER		
CLOTHING ALLOWANCE - SUM...	UNIFORMS & CLOTHING	790.33
Fund 641 - WATER Total:		790.33
Vendor 05099 - MARKETING CONSULTANTS Total:		4,626.00
Vendor: 10237 - MASONER RANDY		
Fund: 111 - GENERAL		
LEGAL FEES-PD	LEGAL FEES	23.36
Fund 111 - GENERAL Total:		23.36
Vendor 10237 - MASONER RANDY Total:		23.36
Vendor: 08317 - MATHESON TRI-GAS INC		
Fund: 641 - WATER		
RENT MACHINES	RENT-MACHINES	64.62
Fund 641 - WATER Total:		64.62
Vendor 08317 - MATHESON TRI-GAS INC Total:		64.62
Vendor: 07628 - MENARDS, INC		
Fund: 111 - GENERAL		
PAINT SUPPLIES - TOWER 1	DEPARTMENT SUPPLIES	30.29
EQUIP MAINT PARK	EQUIPMENT MAINTENANCE	43.48
DEPT SUPP ADM	DEPARTMENT SUPPLIES	32.76
GROUND MAINT PARK	GROUNDS MAINTENANCE	284.83
GROUND MAINT PARK	GROUNDS MAINTENANCE	6.67
Fund 111 - GENERAL Total:		398.03
Fund: 212 - TRANSPORTATION		
SUPP - GARBAGE BAGS	DEPARTMENT SUPPLIES	12.99
SUPP - PHOTOCELL	DEPARTMENT SUPPLIES	9.14
SUPP - CONCRETE REPAIR	DEPARTMENT SUPPLIES	22.89
SUPP - TOGGLE COVER W/SWIT...	DEPARTMENT SUPPLIES	5.94
Fund 212 - TRANSPORTATION Total:		50.96

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Description (Payable)	Account Name	Amount
Fund: 213 - CEMETERY		
DEPT SUPP CEM	DEPARTMENT SUPPLIES	112.10
DEPT SUPP CEM	DEPARTMENT SUPPLIES	20.38
DEPT SUPP CEM	DEPARTMENT SUPPLIES	102.91
DEPT SUPP CEM	DEPARTMENT SUPPLIES	47.41
Fund 213 - CEMETERY Total:		282.80
Fund: 631 - WASTEWATER		
DEPT SUP	DEPARTMENT SUPPLIES	52.47
Fund 631 - WASTEWATER Total:		52.47
Fund: 641 - WATER		
DEPT SUP WTR	DEPARTMENT SUPPLIES	32.06
Fund 641 - WATER Total:		32.06
Vendor 07628 - MENARDS, INC Total:		816.32
Vendor: 07938 - MIDWEST CONNECT, LLC		
Fund: 621 - ENVIRONMENTAL SERVICES		
UB MAILING - APRIL 2021	CONTRACTUAL SERVICES	686.11
Fund 621 - ENVIRONMENTAL SERVICES Total:		686.11
Fund: 631 - WASTEWATER		
UB MAILING - APRIL 2021	CONTRACTUAL SERVICES	686.11
Fund 631 - WASTEWATER Total:		686.11
Fund: 641 - WATER		
UB MAILING - APRIL 2021	CONTRACTUAL SERVICES	686.11
Fund 641 - WATER Total:		686.11
Vendor 07938 - MIDWEST CONNECT, LLC Total:		2,058.33
Vendor: 00490 - MUNICIPAL SUPPLY INC. OF NEBRASKA		
Fund: 641 - WATER		
DEPT SUP	DEPARTMENT SUPPLIES	436.04
Fund 641 - WATER Total:		436.04
Vendor 00490 - MUNICIPAL SUPPLY INC. OF NEBRASKA Total:		436.04
Vendor: 02569 - MUNIMETRIX SYSTEMS CORP		
Fund: 111 - GENERAL		
IMAGESILO - APRIL 2021	CONTRACTUAL SERVICES	79.98
Fund 111 - GENERAL Total:		79.98
Vendor 02569 - MUNIMETRIX SYSTEMS CORP Total:		79.98
Vendor: 04082 - NE CHILD SUPPORT PAYMENT CENTER		
Fund: 713 - CASH & INVESTMENT POOL		
NE CHILD SUPPORT PYBLE	CHILD SUPPORT EE PAY	1,315.10
Fund 713 - CASH & INVESTMENT POOL Total:		1,315.10
Vendor 04082 - NE CHILD SUPPORT PAYMENT CENTER Total:		1,315.10
Vendor: 00797 - NE DEPT OF REVENUE		
Fund: 111 - GENERAL		
LODGING TAX	LEGAL FEES	200.22
Fund 111 - GENERAL Total:		200.22
Fund: 713 - CASH & INVESTMENT POOL		
WITHHOLDINGS	STATE W/H EE PAYABLE	32,630.85
Fund 713 - CASH & INVESTMENT POOL Total:		32,630.85
Vendor 00797 - NE DEPT OF REVENUE Total:		32,831.07
Vendor: 04460 - NEBRASKA INTERACTIVE, LLC		
Fund: 111 - GENERAL		
DRIVERS LICENSE REQ. - APRIL ...	CONSULTING SERVICES	36.00
Fund 111 - GENERAL Total:		36.00
Vendor 04460 - NEBRASKA INTERACTIVE, LLC Total:		36.00

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Description (Payable)	Account Name	Amount
Vendor: 00578 - NEBRASKA PUBLIC POWER DISTRICT		
Fund: 111 - GENERAL		
Electric	ELECTRICITY	339.61
Electric	ELECTRICITY	36.81
Electric	ELECTRICITY	884.01
Electric	ELECTRICITY	884.02
Electric	ELECTRICITY	108.51
Electric	ELECTRICITY	225.40
Electric	ELECTRICITY	2,825.00
Electric	ELECTRICITY	3,043.35
Electric	ELECTRICITY	124.29
Electric	ELECTRICITY	250.80
Electric	STREET LIGHTS	100.40
Fund 111 - GENERAL Total:		8,822.20
Fund: 212 - TRANSPORTATION		
Electric	ELECTRICITY	677.45
Electric	ELECTRIC POWER	1,443.58
Electric	STREET LIGHTS	26,189.23
Fund 212 - TRANSPORTATION Total:		28,310.26
Fund: 213 - CEMETERY		
Electric	ELECTRICITY	446.01
Fund 213 - CEMETERY Total:		446.01
Fund: 216 - BUSINESS IMPROVEMENT		
Electric	STREET LIGHTS	85.42
Fund 216 - BUSINESS IMPROVEMENT Total:		85.42
Fund: 621 - ENVIRONMENTAL SERVICES		
Electric	ELECTRICITY	512.94
Fund 621 - ENVIRONMENTAL SERVICES Total:		512.94
Fund: 631 - WASTEWATER		
Electric	ELECTRICITY	1,338.01
Electric	ELECTRIC POWER	108.71
Fund 631 - WASTEWATER Total:		1,446.72
Fund: 641 - WATER		
Electric	ELECTRICITY	162.82
Electric	ELECTRIC POWER	399.51
Fund 641 - WATER Total:		562.33
Fund: 725 - CENTRAL GARAGE		
Electric	ELECTRICITY	208.61
Fund 725 - CENTRAL GARAGE Total:		208.61
Vendor 00578 - NEBRASKA PUBLIC POWER DISTRICT Total:		40,394.49
Vendor: 09409 - NETWORKFLEET, INC		
Fund: 212 - TRANSPORTATION		
GPS SERVICE	DEPARTMENT SUPPLIES	112.14
Fund 212 - TRANSPORTATION Total:		112.14
Fund: 621 - ENVIRONMENTAL SERVICES		
GPS SERVICE FOR FLEET	CONTRACTUAL SERVICES	92.95
Fund 621 - ENVIRONMENTAL SERVICES Total:		92.95
Fund: 631 - WASTEWATER		
CONTRACTUAL SVC	CONTRACTUAL SERVICES	48.57
Fund 631 - WASTEWATER Total:		48.57
Fund: 641 - WATER		
CONTRACTUAL SVC	CONTRACTUAL SERVICES	32.38
Fund 641 - WATER Total:		32.38
Vendor 09409 - NETWORKFLEET, INC Total:		286.04

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Description (Payable)	Account Name	Amount
Vendor: 00139 - NORTHWEST PIPE FITTINGS, INC. OF SCOTTSBLUFF		
Fund: 111 - GENERAL		
GROUND MAINT PARK	GROUNDS MAINTENANCE	36.33
EQUIP MAINT PARK	EQUIPMENT MAINTENANCE	6.37
DEPT SUPP PARK	DEPARTMENT SUPPLIES	198.81
GROUND MAINT PARK	GROUNDS MAINTENANCE	4.46
GROUND MAINT PARK	GROUNDS MAINTENANCE	44.39
GROUND MAINT PARK	GROUNDS MAINTENANCE	197.45
Fund 111 - GENERAL Total:		487.81
Fund: 641 - WATER		
DEPT SUP	DEPARTMENT SUPPLIES	260.62
Fund 641 - WATER Total:		260.62
Vendor 00139 - NORTHWEST PIPE FITTINGS, INC. OF SCOTTSBLUFF Total:		748.43
Vendor: 01757 - OCLC ONLINE COMPUTER LIBRARY CENTER, INC		
Fund: 111 - GENERAL		
Cont. Svcs.	CONTRACTUAL SERVICES	378.16
Fund 111 - GENERAL Total:		378.16
Vendor 01757 - OCLC ONLINE COMPUTER LIBRARY CENTER, INC Total:		378.16
Vendor: 08840 - ONE CALL CONCEPTS, INC		
Fund: 212 - TRANSPORTATION		
CONTRACTUAL	CONTRACTUAL SERVICES	66.55
Fund 212 - TRANSPORTATION Total:		66.55
Fund: 631 - WASTEWATER		
CONTRACTUAL	CONTRACTUAL SERVICES	66.56
Fund 631 - WASTEWATER Total:		66.56
Fund: 641 - WATER		
CONTRACTUAL	CONTRACTUAL SERVICES	66.55
Fund 641 - WATER Total:		66.55
Vendor 08840 - ONE CALL CONCEPTS, INC Total:		199.66
Vendor: 00285 - OREGON TRAIL PLUMBING, HEATING & COOLING INC		
Fund: 111 - GENERAL		
EQUIP MAINT POOL	EQUIPMENT MAINTENANCE	2,533.00
EQUIP MAINT P ARK	EQUIPMENT MAINTENANCE	653.00
Fund 111 - GENERAL Total:		3,186.00
Vendor 00285 - OREGON TRAIL PLUMBING, HEATING & COOLING INC Total:		3,186.00
Vendor: 03282 - ORIGINAL EQUIPMENT CORPORATION		
Fund: 212 - TRANSPORTATION		
TOW HOOKS FOR SNOW PLOWS	EQUIPMENT MAINTENANCE	719.60
Fund 212 - TRANSPORTATION Total:		719.60
Vendor 03282 - ORIGINAL EQUIPMENT CORPORATION Total:		719.60
Vendor: 00550 - PANHANDLE COOPERATIVE ASSOCIATION		
Fund: 111 - GENERAL		
GASOLINE-PD	GASOLINE	31.88
Fund 111 - GENERAL Total:		31.88
Fund: 621 - ENVIRONMENTAL SERVICES		
PROPANE & DIESEL	OTHER FUEL	2,367.91
PROPANE & DIESEL	OTHER FUEL	168.64
Fund 621 - ENVIRONMENTAL SERVICES Total:		2,536.55
Fund: 631 - WASTEWATER		
FUEL	OTHER FUEL	136.01
Fund 631 - WASTEWATER Total:		136.01
Vendor 00550 - PANHANDLE COOPERATIVE ASSOCIATION Total:		2,704.44
Vendor: 00487 - PANHANDLE ENVIRONMENTAL SERVICES INC		
Fund: 641 - WATER		
SAMPLES	SAMPLES	80.00

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Description (Payable)	Account Name	Amount
SAMPLES	SAMPLES	44.00
SAMPLES	SAMPLES	60.00
Fund 641 - WATER Total:		184.00
Vendor 00487 - PANHANDLE ENVIRONMENTAL SERVICES INC Total:		184.00
Vendor: 04494 - PAUL REED CONSTRUCTION & SUPPLY, INC		
Fund: 111 - GENERAL		
23 CLUB IMPROVEMENTS	STRUCTURES	177,175.25
Fund 111 - GENERAL Total:		177,175.25
Vendor 04494 - PAUL REED CONSTRUCTION & SUPPLY, INC Total:		177,175.25
Vendor: 09119 - PEACEFUL PRAIRIE NURSERY, INC		
Fund: 661 - STORMWATER		
DEPT SUP	DEPARTMENT SUPPLIES	3,684.92
Fund 661 - STORMWATER Total:		3,684.92
Vendor 09119 - PEACEFUL PRAIRIE NURSERY, INC Total:		3,684.92
Vendor: 01276 - PLATTE VALLEY BANK		
Fund: 713 - CASH & INVESTMENT POOL		
HEALTH SAVINGS ACCOUNT	HSA EE PAYABLE	10,869.13
Fund 713 - CASH & INVESTMENT POOL Total:		10,869.13
Vendor 01276 - PLATTE VALLEY BANK Total:		10,869.13
Vendor: 09807 - POLYDYNE INC		
Fund: 631 - WASTEWATER		
CHEMICALS	CHEMICALS	5,379.93
Fund 631 - WASTEWATER Total:		5,379.93
Vendor 09807 - POLYDYNE INC Total:		5,379.93
Vendor: 09120 - QUADIENT INC		
Fund: 111 - GENERAL		
POSTAGE ADM	POSTAGE	1,000.00
Fund 111 - GENERAL Total:		1,000.00
Vendor 09120 - QUADIENT INC Total:		1,000.00
Vendor: 07838 - QUADIENT LEASING USA INC		
Fund: 111 - GENERAL		
MACHINE RENT	RENT-MACHINES	203.82
Fund 111 - GENERAL Total:		203.82
Vendor 07838 - QUADIENT LEASING USA INC Total:		203.82
Vendor: 00266 - QUILL CORPORATION		
Fund: 111 - GENERAL		
DEPT SUPPL-PD	DEPARTMENT SUPPLIES	106.99
DEPT SUPPL-PD	DEPARTMENT SUPPLIES	211.99
EQUIP MAINT-PD	EQUIPMENT MAINTENANCE	8.99
Fund 111 - GENERAL Total:		327.97
Vendor 00266 - QUILL CORPORATION Total:		327.97
Vendor: 10241 - R & R REPAIR		
Fund: 621 - ENVIRONMENTAL SERVICES		
NEW CYLINDER FOR BALER	DEPARTMENT SUPPLIES	5,954.36
Fund 621 - ENVIRONMENTAL SERVICES Total:		5,954.36
Vendor 10241 - R & R REPAIR Total:		5,954.36
Vendor: 01502 - REAMS SPRINKLER SUPPLY CO.		
Fund: 213 - CEMETERY		
DEPT SUPP CEM	DEPARTMENT SUPPLIES	1,093.62
Fund 213 - CEMETERY Total:		1,093.62
Vendor 01502 - REAMS SPRINKLER SUPPLY CO. Total:		1,093.62

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Description (Payable)	Account Name	Amount
Vendor: 10220 - REECE CONSTRUCTION CO		
Fund: 631 - WASTEWATER		
EQUIPMENT	EQUIPMENT	2,790.80
Fund 631 - WASTEWATER Total:		2,790.80
Vendor 10220 - REECE CONSTRUCTION CO Total:		2,790.80
Vendor: 04089 - REGIONAL CARE INC		
Fund: 812 - HEALTH INSURANCE		
FLEX FUNDING	FLEXIBLE BENFT EXPENSES	192.30
FLEX FUNDING	FLEXIBLE BENFT EXPENSES	623.08
CLAIMS	CLAIMS EXPENSE	9,328.95
CLAIMS	CLAIMS EXPENSE	6,209.87
Fund 812 - HEALTH INSURANCE Total:		16,354.20
Vendor 04089 - REGIONAL CARE INC Total:		16,354.20
Vendor: 00364 - REGIONAL WEST MEDICAL CENTER		
Fund: 111 - GENERAL		
TWO INCH MEDICAL TAPE	DEPARTMENT SUPPLIES	23.85
Fund 111 - GENERAL Total:		23.85
Vendor 00364 - REGIONAL WEST MEDICAL CENTER Total:		23.85
Vendor: 10233 - REZPLOT SYSTEM LLC		
Fund: 111 - GENERAL		
CONTRACTUAL PARKS	CONTRACTUAL SERVICES	194.00
CONTRACTUAL PARK	CONTRACTUAL SERVICES	5.00
Fund 111 - GENERAL Total:		199.00
Vendor 10233 - REZPLOT SYSTEM LLC Total:		199.00
Vendor: 02324 - RON'S TOWING		
Fund: 621 - ENVIRONMENTAL SERVICES		
FIXED LEAKING AIRLINE	VEHICLE MAINTENANCE	450.00
Fund 621 - ENVIRONMENTAL SERVICES Total:		450.00
Vendor 02324 - RON'S TOWING Total:		450.00
Vendor: 04311 - ROSE DREW, INC		
Fund: 111 - GENERAL		
Dep. Sup.	DEPARTMENT SUPPLIES	137.70
Fund 111 - GENERAL Total:		137.70
Vendor 04311 - ROSE DREW, INC Total:		137.70
Vendor: 00463 - RR DONNELLEY		
Fund: 111 - GENERAL		
DEPT SUPPL-PD	DEPARTMENT SUPPLIES	117.05
Fund 111 - GENERAL Total:		117.05
Vendor 00463 - RR DONNELLEY Total:		117.05
Vendor: 10235 - RUSSEL'S AUTOMOTIVE		
Fund: 213 - CEMETERY		
EQUIP MAINT CEM	EQUIPMENT MAINTENANCE	67.95
Fund 213 - CEMETERY Total:		67.95
Vendor 10235 - RUSSEL'S AUTOMOTIVE Total:		67.95
Vendor: 00026 - S M E C		
Fund: 713 - CASH & INVESTMENT POOL		
EMPLOYEE DEDUCTION	SMEC EE PAYABLE	156.27
Fund 713 - CASH & INVESTMENT POOL Total:		156.27
Vendor 00026 - S M E C Total:		156.27
Vendor: 10236 - SANCHEZ LISA		
Fund: 111 - GENERAL		
LEGAL FEES-PD	LEGAL FEES	23.36
Fund 111 - GENERAL Total:		23.36
Vendor 10236 - SANCHEZ LISA Total:		23.36

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Description (Payable)	Account Name	Amount
Vendor: 00257 - SANDBERG IMPLEMENT, INC		
Fund: 111 - GENERAL		
GROUND MAINT PARK	GROUNDS MAINTENANCE	12.50
EQUIP MAINT PARK	EQUIPMENT MAINTENANCE	261.88
Fund 111 - GENERAL Total:		274.38
Fund: 212 - TRANSPORTATION		
PARTS FOR CHAINSAW	EQUIPMENT MAINTENANCE	8.80
Fund 212 - TRANSPORTATION Total:		8.80
Fund: 213 - CEMETERY		
DEPT SUPP CEM	DEPARTMENT SUPPLIES	609.64
Fund 213 - CEMETERY Total:		609.64
Vendor 00257 - SANDBERG IMPLEMENT, INC Total:		892.82
Vendor: 02531 - SCB FIREFIGHTERS UNION LOCAL 1454		
Fund: 713 - CASH & INVESTMENT POOL		
FIRE EE DUES	FIRE UNION DUES EE PAY	280.00
Fund 713 - CASH & INVESTMENT POOL Total:		280.00
Vendor 02531 - SCB FIREFIGHTERS UNION LOCAL 1454 Total:		280.00
Vendor: 00852 - SCOTTS BLUFF COUNTY COURT		
Fund: 111 - GENERAL		
LEGAL FEES-PD	LEGAL FEES	119.00
Fund 111 - GENERAL Total:		119.00
Vendor 00852 - SCOTTS BLUFF COUNTY COURT Total:		119.00
Vendor: 00273 - SCOTTSBLUFF POLICE OFFICERS ASSOCIATION		
Fund: 713 - CASH & INVESTMENT POOL		
POLICE EE DUES	POL UNION DUES EE PAY	975.00
Fund 713 - CASH & INVESTMENT POOL Total:		975.00
Vendor 00273 - SCOTTSBLUFF POLICE OFFICERS ASSOCIATION Total:		975.00
Vendor: 09270 - SEEWALD CONSTRUCTION COMPANY		
Fund: 111 - GENERAL		
WESTMOOR POOL SURFACE RE...	BUILDING MAINTENANCE	10,860.00
Fund 111 - GENERAL Total:		10,860.00
Vendor 09270 - SEEWALD CONSTRUCTION COMPANY Total:		10,860.00
Vendor: 00786 - SHERWIN WILLIAMS		
Fund: 212 - TRANSPORTATION		
YELLOW LATEX PAINT	STREET REPAIR SUPPLIES	6,250.00
Fund 212 - TRANSPORTATION Total:		6,250.00
Vendor 00786 - SHERWIN WILLIAMS Total:		6,250.00
Vendor: 00021 - SIMMONS OLSEN LAW FIRM, P.C.		
Fund: 111 - GENERAL		
CONTRACTUAL-PD	CONTRACTUAL SERVICES	4,167.18
CONTRACTUAL	CONTRACTUAL SERVICES	6,264.61
CONTRACTUAL	PATHWAY	270.00
Fund 111 - GENERAL Total:		10,701.79
Fund: 224 - ECONOMIC DEVELOPMENT		
CONTRACTUAL	CONTRACTUAL SERVICES	737.50
CONTRACTUAL	CONTRACTUAL SERVICES	70.00
CONTRACTUAL	CONTRACTUAL SERVICES	385.00
Fund 224 - ECONOMIC DEVELOPMENT Total:		1,192.50
Vendor 00021 - SIMMONS OLSEN LAW FIRM, P.C. Total:		11,894.29
Vendor: 01031 - SIMON CONTRACTORS		
Fund: 212 - TRANSPORTATION		
CONCRETE FOR CURB	STREET MAINTENANCE	1,298.00
CONCRETE FOR STREET REPAIR	STREET MAINTENANCE	383.50
RECYCLED BASE GRAVEL	STREET REPAIR SUPPLIES	186.88
CONCRETE FOR STREET REPAIR	STREET MAINTENANCE	560.50

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Description (Payable)	Account Name	Amount
ROAD GRAVEL	STREET REPAIR SUPPLIES	76.22
Fund 212 - TRANSPORTATION Total:		2,505.10
Fund: 631 - WASTEWATER		
DEPT SUP	DEPARTMENT SUPPLIES	473.48
DEPT SUP	DEPARTMENT SUPPLIES	789.13
Fund 631 - WASTEWATER Total:		1,262.61
Vendor 01031 - SIMON CONTRACTORS Total:		3,767.71
Vendor: 09663 - SOUNDSLEEPER SECURITY INC.		
Fund: 111 - GENERAL		
CONTRACTUAL-PD	CONTRACTUAL SERVICES	14.95
Fund 111 - GENERAL Total:		14.95
Vendor 09663 - SOUNDSLEEPER SECURITY INC. Total:		14.95
Vendor: 05431 - THE WESTERN SUGAR COOPERATIVE		
Fund: 213 - CEMETERY		
EQUIPMENT CEM	EQUIPMENT	121.50
Fund 213 - CEMETERY Total:		121.50
Vendor 05431 - THE WESTERN SUGAR COOPERATIVE Total:		121.50
Vendor: 00063 - TOMMY'S JOHNNYS INC		
Fund: 111 - GENERAL		
CONTRACTUAL PARK	CONTRACTUAL SERVICES	475.00
Fund 111 - GENERAL Total:		475.00
Vendor 00063 - TOMMY'S JOHNNYS INC Total:		475.00
Vendor: 08796 - TRI-STATE SPRINKLER SYSTEMS, LLC		
Fund: 661 - STORMWATER		
DEPT SUP	DEPARTMENT SUPPLIES	106.72
Fund 661 - STORMWATER Total:		106.72
Vendor 08796 - TRI-STATE SPRINKLER SYSTEMS, LLC Total:		106.72
Vendor: 08821 - TYLER TECHNOLOGIES, INC		
Fund: 621 - ENVIRONMENTAL SERVICES		
FEE - UB ONLINE 6/1/21 - 6/30/...	CONTRACTUAL SERVICES	116.00
Fund 621 - ENVIRONMENTAL SERVICES Total:		116.00
Fund: 631 - WASTEWATER		
FEE - UB ONLINE 6/1/21 - 6/30/...	CONTRACTUAL SERVICES	116.00
Fund 631 - WASTEWATER Total:		116.00
Fund: 641 - WATER		
FEE - UB ONLINE 6/1/21 - 6/30/...	CONTRACTUAL SERVICES	116.00
Fund 641 - WATER Total:		116.00
Vendor 08821 - TYLER TECHNOLOGIES, INC Total:		348.00
Vendor: 09618 - ULINE INC		
Fund: 111 - GENERAL		
Prgmg.	PROGRAMMING	54.18
Fund 111 - GENERAL Total:		54.18
Vendor 09618 - ULINE INC Total:		54.18
Vendor: 09865 - UNION BANK & TRUST		
Fund: 713 - CASH & INVESTMENT POOL		
RETIREMENT	REGULAR RETIRE EE PAY	7,698.35
RETIREMENT	REGULAR RETIRE EE PAY	8,060.93
RETIREMENT	DEFERRED COMP EE PAY	490.00
RETIREMENT	DEFERRED COMP EE PAY	542.77
RETIREMENT	DEFERRED COMP EE PAY	1,958.54
RETIREMENT	RETIRE FIRE EE PAYABLE	4,861.53
RETIREMENT	RETIRE FIRE EE PAYABLE	2,595.72
RETIREMENT	RETIRE POLICE EE PAY	5,351.41

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Description (Payable)	Account Name	Amount
RETIREMENT	RETIRE POLICE EE PAY	5,723.32
Fund 713 - CASH & INVESTMENT POOL Total:		37,282.57
Vendor 09865 - UNION BANK & TRUST Total:		37,282.57
Vendor: 04529 - W & R INC		
Fund: 111 - GENERAL		
BLDG MAINT-PD	BUILDING MAINTENANCE	252.80
BLDG MAINT-PD	BUILDING MAINTENANCE	252.80
Fund 111 - GENERAL Total:		505.60
Vendor 04529 - W & R INC Total:		505.60
Vendor: 03674 - WELLS FARGO BANK, N.A.		
Fund: 713 - CASH & INVESTMENT POOL		
WAGE ATTACHMENT	WAGE ATTACHMENT EE PAY	96.47
Fund 713 - CASH & INVESTMENT POOL Total:		96.47
Vendor 03674 - WELLS FARGO BANK, N.A. Total:		96.47
Vendor: 00268 - WESTERN COOPERATIVE COMPANY		
Fund: 111 - GENERAL		
GROUND MAINT PARK	GROUNDS MAINTENANCE	258.50
GROUND MAINT PARK	GROUNDS MAINTENANCE	276.00
GROUND MAINT PARK	GROUNDS MAINTENANCE	138.00
Fund 111 - GENERAL Total:		672.50
Vendor 00268 - WESTERN COOPERATIVE COMPANY Total:		672.50
Vendor: 06089 - WESTERN COOPERATIVE COMPANY		
Fund: 111 - GENERAL		
EQUIP MAINT PARK	EQUIPMENT MAINTENANCE	10.05
EQUIP MAINT PARK	EQUIPMENT MAINTENANCE	16.44
Fund 111 - GENERAL Total:		26.49
Fund: 213 - CEMETERY		
EQUIP MAINT CEM	EQUIPMENT MAINTENANCE	371.92
Fund 213 - CEMETERY Total:		371.92
Fund: 631 - WASTEWATER		
EQUIP MAINT	EQUIPMENT MAINTENANCE	256.15
DEPT SUP	DEPARTMENT SUPPLIES	109.96
Fund 631 - WASTEWATER Total:		366.11
Vendor 06089 - WESTERN COOPERATIVE COMPANY Total:		764.52
Vendor: 00344 - WESTERN PATHOLOGY CONSULTANTS, INC		
Fund: 111 - GENERAL		
CONTRACT SERVICES - APRIL 20...	CONTRACTUAL SERVICES	147.50
Fund 111 - GENERAL Total:		147.50
Vendor 00344 - WESTERN PATHOLOGY CONSULTANTS, INC Total:		147.50
Vendor: 04430 - WESTERN TRAVEL TERMINAL, LLC		
Fund: 111 - GENERAL		
VEH MAINT-PD	VEHICLE MAINTENANCE	324.00
UNIT 2 CARWASH	DEPARTMENT SUPPLIES	13.00
Fund 111 - GENERAL Total:		337.00
Fund: 631 - WASTEWATER		
VEH MAINT	VEHICLE MAINTENANCE	18.00
Fund 631 - WASTEWATER Total:		18.00
Fund: 641 - WATER		
VEHICLE MAINT	VEHICLE MAINTENANCE	39.00
Fund 641 - WATER Total:		39.00
Vendor 04430 - WESTERN TRAVEL TERMINAL, LLC Total:		394.00
Vendor: 10221 - WEX BANK		
Fund: 111 - GENERAL		
APRIL GASOLINE	GASOLINE	203.91

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Description (Payable)	Account Name	Amount
GASOLINE-PD	GASOLINE	3,908.81
FUEL PARK DEPT	GASOLINE	1,229.45
FUEL PARK DEPT	OTHER FUEL	380.47
GASOLINE-PD	GASOLINE	-103.23
Fund 111 - GENERAL Total:		5,619.41
Fund: 212 - TRANSPORTATION		
UNLEADED GASOLINE	GASOLINE	1,179.77
UNLEADED GASOLINE	OTHER FUEL	1,569.73
Fund 212 - TRANSPORTATION Total:		2,749.50
Fund: 621 - ENVIRONMENTAL SERVICES		
FLEET GASOLINE & OTHER FUELS	GASOLINE	197.03
FLEET GASOLINE & OTHER FUELS	OTHER FUEL	7,285.80
Fund 621 - ENVIRONMENTAL SERVICES Total:		7,482.83
Fund: 631 - WASTEWATER		
FUEL	GASOLINE	642.91
FUEL	OTHER FUEL	1,032.46
Fund 631 - WASTEWATER Total:		1,675.37
Fund: 641 - WATER		
FUEL	GASOLINE	979.54
FUEL	OTHER FUEL	61.13
Fund 641 - WATER Total:		1,040.67
Vendor 10221 - WEX BANK Total:		18,567.78
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: 02057 - YOUNG MEN'S CHRISTIAN ASSOCIATION OF SCOTTSBLUFF, NE		
Fund: 713 - CASH & INVESTMENT POOL		
YMCA	YMCA PAY EE	731.00
Fund 713 - CASH & INVESTMENT POOL Total:		731.00
Vendor 02057 - YOUNG MEN'S CHRISTIAN ASSOCIATION OF SCOTTSBLUFF, NE Total:		731.00
Vendor: 03379 - ZM LUMBER INC		
Fund: 111 - GENERAL		
EQUIP MAINT PARK	EQUIPMENT MAINTENANCE	135.51
EQUIP MAINT PARK	EQUIPMENT MAINTENANCE	252.74
DEPT SUPP PARK	DEPARTMENT SUPPLIES	21.58
GROUND MAINT PARK	GROUNDS MAINTENANCE	370.93
GROUND MAINT PARK	GROUNDS MAINTENANCE	-43.40
Fund 111 - GENERAL Total:		737.36
Vendor 03379 - ZM LUMBER INC Total:		737.36
Grand Total:		650,402.37

Report Summary

Fund Summary

Fund	Expense Amount	Payment Amount
111 - GENERAL	297,072.38	487.26
212 - TRANSPORTATION	44,848.99	0.00
213 - CEMETERY	3,311.07	0.00
216 - BUSINESS IMPROVEMENT	85.42	0.00
224 - ECONOMIC DEVELOPMENT	1,601.11	0.00
621 - ENVIRONMENTAL SERVICES	100,997.28	0.00
631 - WASTEWATER	18,268.07	0.00
641 - WATER	10,503.81	0.00
661 - STORMWATER	8,110.34	0.00
713 - CASH & INVESTMENT POOL	147,294.46	147,343.16
721 - GIS SERVICES	253.70	0.00
725 - CENTRAL GARAGE	1,701.54	0.00
812 - HEALTH INSURANCE	16,354.20	16,354.20
Grand Total:	650,402.37	164,184.62

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
111-42206-171	PARK RENTAL FEES	25.00	0.00
111-42302-121	PERMITS	90.00	0.00
111-51261-111	WORKERS COMPENSATI...	-160.83	0.00
111-51261-121	WORKERS COMPENSATI...	14.09	0.00
111-51261-141	WORKERS COMPENSATI...	7,332.91	0.00
111-51261-142	WORKERS COMPENSATI...	2,832.01	0.00
111-51261-151	WORKERS COMPENSATI...	-24.04	0.00
111-51261-171	WORKERS COMPENSATI...	-83.22	0.00
111-51261-172	WORKERS COMPENSATI...	-1,443.40	0.00
111-51281-142	DISABILITY INSURANCE	487.26	487.26
111-52111-111	DEPARTMENT SUPPLIES	117.63	0.00
111-52111-112	DEPARTMENT SUPPLIES	6.17	0.00
111-52111-116	DEPARTMENT SUPPLIES	36.88	0.00
111-52111-121	DEPARTMENT SUPPLIES	14.13	0.00
111-52111-141	DEPARTMENT SUPPLIES	1,883.01	0.00
111-52111-142	DEPARTMENT SUPPLIES	1,288.52	0.00
111-52111-151	DEPARTMENT SUPPLIES	249.70	0.00
111-52111-171	DEPARTMENT SUPPLIES	371.14	0.00
111-52121-141	JANITORIAL SUPPLIES	71.01	0.00
111-52121-142	JANITORIAL SUPPLIES	71.02	0.00
111-52121-151	JANITORIAL SUPPLIES	436.11	0.00
111-52121-171	JANITORIAL SUPPLIES	177.99	0.00
111-52181-171	UNIFORMS & CLOTHING	18.33	0.00
111-52222-151	COLLECTIONS	1,595.28	0.00
111-52223-151	PROGRAMMING	318.33	0.00
111-52225-151	SUBSCRIPTIONS	1,245.00	0.00
111-52311-115	MEMBERSHIPS	175.00	0.00
111-52311-121	MEMBERSHIPS	120.00	0.00
111-52411-111	POSTAGE	1,000.00	0.00
111-52411-112	POSTAGE	25.20	0.00
111-52511-141	GASOLINE	203.91	0.00
111-52511-142	GASOLINE	3,837.46	0.00
111-52511-171	GASOLINE	1,229.45	0.00
111-52521-171	OTHER FUEL	380.47	0.00
111-53111-112	CONTRACTUAL SERVICES	147.50	0.00
111-53111-114	CONTRACTUAL SERVICES	6,264.61	0.00
111-53111-115	CONTRACTUAL SERVICES	79.98	0.00
111-53111-116	CONTRACTUAL SERVICES	3,595.00	0.00
111-53111-121	CONTRACTUAL SERVICES	2,035.00	0.00
111-53111-142	CONTRACTUAL SERVICES	6,881.83	0.00

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
111-53111-151	CONTRACTUAL SERVICES	915.66	0.00
111-53111-171	CONTRACTUAL SERVICES	899.00	0.00
111-53121-112	CONSULTING SERVICES	109.00	0.00
111-53121-142	CONSULTING SERVICES	100.00	0.00
111-53161-112	LEGAL PUBLICATIONS	54.40	0.00
111-53161-115	LEGAL PUBLICATIONS	217.61	0.00
111-53161-121	LEGAL PUBLICATIONS	206.41	0.00
111-53161-142	LEGAL PUBLICATIONS	71.41	0.00
111-53161-171	LEGAL PUBLICATIONS	12.95	0.00
111-53211-142	LEGAL FEES	190.22	0.00
111-53211-171	LEGAL FEES	200.22	0.00
111-53421-141	BUILDING MAINTENANCE	294.80	0.00
111-53421-142	BUILDING MAINTENANCE	294.80	0.00
111-53421-151	BUILDING MAINTENANCE	60.00	0.00
111-53421-172	BUILDING MAINTENANCE	42,842.91	0.00
111-53441-111	EQUIPMENT MAINTENAN...	134.61	0.00
111-53441-142	EQUIPMENT MAINTENAN...	573.99	0.00
111-53441-171	EQUIPMENT MAINTENAN...	970.30	0.00
111-53441-172	EQUIPMENT MAINTENAN...	3,186.00	0.00
111-53451-142	VEHICLE MAINTENANCE	324.00	0.00
111-53451-171	VEHICLE MAINTENANCE	38.00	0.00
111-53471-171	GROUND MAINTENANCE	4,759.51	0.00
111-53511-111	ELECTRICITY	339.61	0.00
111-53511-141	ELECTRICITY	920.82	0.00
111-53511-142	ELECTRICITY	992.53	0.00
111-53511-143	ELECTRICITY	225.40	0.00
111-53511-151	ELECTRICITY	2,825.00	0.00
111-53511-171	ELECTRICITY	3,167.64	0.00
111-53511-172	ELECTRICITY	250.80	0.00
111-53551-171	STREET LIGHTS	100.40	0.00
111-53561-111	PHONE & INTERNET	241.73	0.00
111-53561-112	PHONE & INTERNET	71.89	0.00
111-53561-114	PHONE & INTERNET	35.27	0.00
111-53561-115	PHONE & INTERNET	38.27	0.00
111-53561-116	PHONE & INTERNET	160.00	0.00
111-53561-121	PHONE & INTERNET	163.80	0.00
111-53561-141	PHONE & INTERNET	331.19	0.00
111-53561-142	PHONE & INTERNET	1,352.33	0.00
111-53561-151	PHONE & INTERNET	429.02	0.00
111-53561-171	PHONE & INTERNET	385.20	0.00
111-53561-172	PHONE & INTERNET	73.65	0.00
111-53631-111	RENT-MACHINES	203.82	0.00
111-53751-114	COMMUNITY DEVELOPM...	6,000.00	0.00
111-53913-112	RECRUITMENT	1,917.52	0.00
111-54311-171	STRUCTURES	177,175.25	0.00
111-54391-171	PATHWAY	270.00	0.00
212-51261-212	WORKERS COMPENSATI...	-564.93	0.00
212-52111-212	DEPARTMENT SUPPLIES	929.32	0.00
212-52171-212	STREET REPAIR SUPPLIES	7,455.77	0.00
212-52181-212	UNIFORMS & CLOTHING	1,511.35	0.00
212-52511-212	GASOLINE	1,179.77	0.00
212-52521-212	OTHER FUEL	1,569.73	0.00
212-53111-212	CONTRACTUAL SERVICES	111.55	0.00
212-53161-212	LEGAL PUBLICATIONS	222.64	0.00
212-53441-212	EQUIPMENT MAINTENAN...	728.40	0.00
212-53491-212	STREET MAINTENANCE	2,242.00	0.00
212-53511-212	ELECTRICITY	677.45	0.00
212-53531-212	ELECTRIC POWER	1,443.58	0.00

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
212-53551-212	STREET LIGHTS	26,189.23	0.00
212-53561-212	PHONE & INTERNET	1,153.13	0.00
213-51261-213	WORKERS COMPENSATI...	57.54	0.00
213-52111-213	DEPARTMENT SUPPLIES	2,103.43	0.00
213-52181-213	UNIFORMS & CLOTHING	14.33	0.00
213-53441-213	EQUIPMENT MAINTENAN...	496.37	0.00
213-53511-213	ELECTRICITY	446.01	0.00
213-53561-213	PHONE & INTERNET	71.89	0.00
213-54411-213	EQUIPMENT	121.50	0.00
216-53551-000	STREET LIGHTS	85.42	0.00
224-51261-113	WORKERS COMPENSATI...	0.28	0.00
224-52111-113	DEPARTMENT SUPPLIES	9.99	0.00
224-52211-114	PUBLICATIONS	12.95	0.00
224-53111-113	CONTRACTUAL SERVICES	1,122.50	0.00
224-53111-114	CONTRACTUAL SERVICES	385.00	0.00
224-53561-113	PHONE & INTERNET	70.39	0.00
621-51261-621	WORKERS COMPENSATI...	-1,551.64	0.00
621-52111-621	DEPARTMENT SUPPLIES	37,839.20	0.00
621-52181-621	UNIFORMS & CLOTHING	1,638.33	0.00
621-52511-621	GASOLINE	197.03	0.00
621-52521-621	OTHER FUEL	9,822.35	0.00
621-53111-621	CONTRACTUAL SERVICES	895.06	0.00
621-53193-621	DISPOSAL FEES	46,113.67	0.00
621-53441-621	EQUIPMENT MAINTENAN...	522.56	0.00
621-53451-621	VEHICLE MAINTENANCE	4,704.33	0.00
621-53511-621	ELECTRICITY	512.94	0.00
621-53561-621	PHONE & INTERNET	303.45	0.00
631-51261-631	WORKERS COMPENSATI...	-67.08	0.00
631-52111-631	DEPARTMENT SUPPLIES	1,471.04	0.00
631-52181-631	UNIFORMS & CLOTHING	653.33	0.00
631-52411-631	POSTAGE	742.01	0.00
631-52511-631	GASOLINE	642.91	0.00
631-52521-631	OTHER FUEL	1,168.47	0.00
631-52611-631	CHEMICALS	5,379.93	0.00
631-53111-631	CONTRACTUAL SERVICES	1,569.55	0.00
631-53441-631	EQUIPMENT MAINTENAN...	2,169.08	0.00
631-53451-631	VEHICLE MAINTENANCE	18.00	0.00
631-53511-631	ELECTRICITY	1,338.01	0.00
631-53531-631	ELECTRIC POWER	108.71	0.00
631-53561-631	PHONE & INTERNET	242.18	0.00
631-53571-631	CELLULAR PHONE	41.13	0.00
631-54411-631	EQUIPMENT	2,790.80	0.00
641-51261-641	WORKERS COMPENSATI...	-735.18	0.00
641-52111-641	DEPARTMENT SUPPLIES	3,923.73	0.00
641-52117-641	SAMPLES	184.00	0.00
641-52181-641	UNIFORMS & CLOTHING	790.33	0.00
641-52411-641	POSTAGE	349.55	0.00
641-52511-641	GASOLINE	979.54	0.00
641-52521-641	OTHER FUEL	61.13	0.00
641-52611-641	CHEMICALS	2,711.78	0.00
641-53111-641	CONTRACTUAL SERVICES	1,315.37	0.00
641-53441-641	EQUIPMENT MAINTENAN...	2.65	0.00
641-53451-641	VEHICLE MAINTENANCE	39.00	0.00
641-53511-641	ELECTRICITY	162.82	0.00
641-53531-641	ELECTRIC POWER	399.51	0.00
641-53561-641	PHONE & INTERNET	213.83	0.00
641-53571-641	CELLULAR PHONE	41.13	0.00
641-53631-641	RENT-MACHINES	64.62	0.00

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
661-52111-661	DEPARTMENT SUPPLIES	6,435.20	0.00
661-53111-661	CONTRACTUAL SERVICES	1,640.00	0.00
661-53561-661	PHONE & INTERNET	35.14	0.00
713-21512	MEDICARE W/H EE PAYAB...	7,807.54	7,807.54
713-21513	FICA W/H EE PAYABLE	28,533.04	28,533.04
713-21514	FED W/H EE PAYABLE	23,738.42	23,738.42
713-21515	STATE W/H EE PAYABLE	32,630.85	32,630.85
713-21517	POL UNION DUES EE PAY	975.00	975.00
713-21518	FIRE UNION DUES EE PAY	280.00	280.00
713-21523	LIFE INS EE PAYABLE	663.19	685.94
713-21524	SMEC EE PAYABLE	156.27	156.27
713-21527	WAGE ATTACHMENT EE ...	96.47	96.47
713-21528	REGULAR RETIRE EE PAY	15,759.28	15,759.28
713-21529	DEFERRED COMP EE PAY	2,991.31	2,991.31
713-21531	RETIRE FIRE EE PAYABLE	7,457.25	7,457.25
713-21533	RETIRE POLICE EE PAY	11,074.73	11,074.73
713-21534	DIS INC INS EE PAYABLE	732.17	758.12
713-21539	CHILD SUPPORT EE PAY	2,053.18	2,053.18
713-21540	YMCA PAY EE	731.00	731.00
713-21541	HSA EE PAYABLE	10,869.13	10,869.13
713-21723	LIFE INS ER PAYABLE	745.63	745.63
721-51261-721	WORKERS COMPENSATI...	-13.73	0.00
721-52111-721	DEPARTMENT SUPPLIES	42.14	0.00
721-53111-721	CONTRACTUAL SERVICES	180.00	0.00
721-53561-721	PHONE & INTERNET	45.29	0.00
725-51261-725	WORKERS COMPENSATI...	-47.52	0.00
725-52111-725	DEPARTMENT SUPPLIES	296.64	0.00
725-52181-725	UNIFORMS & CLOTHING	7.20	0.00
725-53441-725	EQUIPMENT MAINTENAN...	1,201.61	0.00
725-53511-725	ELECTRICITY	208.61	0.00
725-53561-725	PHONE & INTERNET	35.00	0.00
812-53862-112	CLAIMS EXPENSE	15,538.82	15,538.82
812-53863-112	FLEXIBLE BENFT EXPENSES	815.38	815.38
Grand Total:		650,402.37	164,184.62

Project Account Summary

Project Account Key	Expense Amount	Payment Amount
None	642,337.03	164,184.62
6002052111	106.72	0.00
6002053111	7,923.48	0.00
6002053561	35.14	0.00
Grand Total:	650,402.37	164,184.62

UTILITY REFUND 5-17-21

Account #	Contact	Service Address	Refund Amount
015-2043-02	LINDSEY M MOSEL	2201 HIGHLAND DR SCOTTSBLUFF NE 69361	72.03
1			\$72.03

City of Scottsbluff, Nebraska

Monday, May 17, 2021

Regular Meeting

Item Fin Rep1

Council to receive the April 2021 Financial Report.

Staff Contact: Liz Loutzenhiser, Finance Director

City of Scottsbluff

FUND EQUITY IN CASH - YEAR TO DATE

FOR THE SEVEN MONTHS ENDED APRIL 30, 2021 AND 2020

Fund	Fund #	APRIL 30, 2020 NET CHANGE IN CASH	APRIL 30, 2021 NET CHANGE IN CASH	
General	111	\$ 355,489.25	\$ (869,244.54)	23 CLUB & PATHWAY PROJECTS
Regional Library	211	1,621.53	785.36	
Transportation	212	173,712.76	(230,338.41)	BOND PAYMENTS - 42ND STREET & CHIP SEAL
Cemetery	213	2,046.57	50,580.16	TRANSFER IN FROM CEM PERPETUAL
Cemetery Perp Care	214	17,921.49	(89,343.16)	TRANSFER TO CEM OPERATING FOR EQUIPM PURCHASES
Special Projects	215	1,128,841.21	(331,383.01)	HAIL INSURANCE PROCEEDS USED FOR REPAIRS/23 CLUB IMPROVEMENTS
Business Improvement	216	(8,936.85)	3,522.36	
Public Safety	218	(45,362.06)	(130,296.73)	ANNUAL COMM CENTER PMT TO SCB COUNTY, PURCH 2 PATROL CARS
Scb Industrial Sites	219	1,928.86	443.10	
Keno	223	(9,248.29)	(6,430.74)	PURCHASE PLAYGROUND EQUIPMENT, BALLOON FEST ANNUAL PMT
Economic Development	224	(13,605.35)	(813,990.55)	LB 840 LOANS AND GRANTS
Mutual Fire Organization	225	45,992.12	14,805.73	
Debt Service	311	(218,513.39)	(300,436.09)	PAYOFF 2015 LEASING CORP BONDS - PS BLDG, LIBRARY & WESTMOOR POOL
TIF	321	(156,571.32)	(101,892.41)	BONDHOLDER PAYMENTS
CDBG	411	696.53	256.37	
Leasing Corporation	412	136.98	55.44	
Capital Projects	511	(7,151.76)	6,015.67	
Environmental Services	621	222,710.08	279,990.47	
Wastewater	631	447,467.30	(163,785.72)	PURCHASE NEW SEWER JET
Water	641	169,278.94	476,201.34	
Electric	651	32,467.59	15,623.07	
Stormwater	661	(35,785.27)	(2,537.88)	BOND PAYMENT - 42ND STREET
GIS	721	14,965.81	(25,041.76)	ANNUAL SOFTWARE SUPPORT
Central Garage	725	(98,843.92)	13,694.76	
Unemployment Comp	811	1,480.59	718.94	
Health Insurance	812	166,582.48	454,493.16	REINSURANCE/CONTRIBUTIONS IN EXCESS OF CLAIMS
TOTAL		\$ 2,189,321.88	\$ (1,747,535.07)	

City of Scottsbluff

Fund Equity in Cash

April 30, 2021

Fund	Fund #	2 YRS PRIOR April 30, 2019	PRIOR YEAR April 30, 2020	PRIOR MONTH March 31, 2021	CURRENT MONTH April 30, 2021	MONTHLY CHANGE IN CASH	
General	111	\$ 6,782,291.78	\$ 7,799,100.15	\$ 8,354,866.51	\$ 7,788,260.27	\$ (566,606.24)	Pathway and 23 Club Expansion Projects
Regional Library	211	48,686.25	53,464.67	56,809.48	56,828.11	\$ 18.63	
Transportation	212	3,400,549.93	3,486,210.34	3,674,709.53	3,685,498.52	\$ 10,788.99	
Cemetery	213	94,360.20	85,767.04	215,432.21	170,040.12	\$ (45,392.09)	Purchase new dump truck
Cemetery Perp Care	214	689,315.69	726,549.21	670,207.36	685,016.22	\$ 14,808.86	
Special Projects	215	164,949.25	1,300,897.62	774,348.62	754,053.39	\$ (20,295.23)	RBOT Monument Mall payment
Business Improvement	216	270,413.39	244,663.43	272,867.64	274,780.13	\$ 1,912.49	
Public Safety	218	345,979.35	412,838.42	260,628.88	270,357.42	\$ 9,728.54	
Scb Industrial Sites	219	68,460.01	70,784.40	71,494.96	71,518.40	\$ 23.44	
Keno	223	213,505.42	169,357.61	154,557.79	167,902.64	\$ 13,344.85	
Economic Development	224	3,383,368.18	4,210,115.97	2,108,484.65	2,197,897.39	\$ 89,412.74	
Mutual Fire Organization	225	292,262.01	378,696.66	449,716.94	446,963.45	\$ (2,753.49)	
Debt Service	311	3,020,627.42	3,361,352.41	2,856,539.75	2,974,923.90	\$ 118,384.15	
TIF	321	194,054.77	213,687.41	206,853.86	218,458.51	\$ 11,604.65	
CDBG	411	31,091.51	32,078.28	32,535.51	32,467.40	\$ (68.11)	
Leasing Corporation	412	6,779.95	6,980.21	7,062.21	7,064.53	\$ 2.32	
Capital Projects	511	98,338.49	78,731.70	118,838.28	109,873.19	\$ (8,965.09)	
Environmental Services	621	2,121,999.37	2,786,445.24	3,449,353.29	3,504,679.85	\$ 55,326.56	
Wastewater	631	2,671,910.57	3,092,849.30	3,003,374.00	3,052,181.70	\$ 48,807.70	
Water	641	2,129,878.23	2,627,104.40	3,613,073.18	3,632,996.88	\$ 19,923.70	
Electric	651	1,449,279.84	1,495,276.59	1,516,589.77	1,517,087.06	\$ 497.29	
Stormwater	661	595,200.85	572,270.22	608,873.93	612,183.39	\$ 3,309.46	
GIS	721	59,928.97	96,053.60	103,187.57	97,381.08	\$ (5,806.49)	
Central Garage	725	(349,434.13)	(496,775.33)	(490,082.54)	(510,324.80)	\$ (20,242.26)	internal service fund
Unemployment Comp	811	67,673.02	69,785.34	70,058.81	70,081.78	\$ 22.97	
Health Insurance	812	2,066,562.71	2,654,267.41	3,116,252.78	3,120,292.28	\$ 4,039.50	
TOTAL		\$ 29,918,033.03	\$ 35,528,552.30	\$ 35,276,634.97	\$ 35,008,462.81	\$ (268,172.16)	



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

	2018-2019 YTD Activity	2019-2020 YTD Activity	2020-2021 Budget	April 2020-2021 MTD Activity	2020-2021 YTD Activity	2020-2021 Budget Remaining	% Budget Remaining
<u>111 - GENERAL</u>							
400 - Taxes	3,035,188.42	3,363,090.36	5,366,660.00	475,666.39	3,424,487.99	1,942,172.01	36 %
412 - Intergovernmental	43,250.84	53,751.87	128,967.00	940.14	44,846.35	84,120.65	65 %
420 - Charges for Services	239,579.62	189,747.17	440,700.00	66,171.80	258,605.54	182,094.46	41 %
460 - Investment Income	76,015.81	71,030.23	25,000.00	2,552.96	34,842.40	(9,842.40)	-39 %
470 - Miscellaneous Revenues	56,137.20	75,409.93	20,200.00	4,655.45	99,655.37	(79,455.37)	-393 %
480 - Other Financing Uses	2,236,286.97	1,772,362.42	3,002,000.00	284,017.62	1,876,906.70	1,125,093.30	37 %
111 - GENERAL Totals:	5,686,458.86	5,525,391.98	8,983,527.00	834,004.36	5,739,344.35	0.00	36 %
<u>211 - REGIONAL LIBRARY</u>							
460 - Investment Income	613.48	498.87	200.00	18.63	241.47	(41.47)	-21 %
470 - Miscellaneous Revenues	554.40	484.85	1,000.00	0.00	191.15	808.85	81 %
211 - REGIONAL LIBRARY Totals:	1,167.88	983.72	1,200.00	18.63	432.62	0.00	64 %
<u>212 - TRANSPORTATION</u>							
400 - Taxes	499,063.67	742,892.44	1,128,493.00	118,942.02	620,989.13	507,503.87	45 %
412 - Intergovernmental	1,289,912.73	1,388,049.68	1,937,111.00	141,178.96	1,458,224.75	478,886.25	25 %
420 - Charges for Services	26,882.50	36,987.50	25,000.00	1,077.50	37,869.50	(12,869.50)	-51 %
460 - Investment Income	39,969.45	28,849.84	10,000.00	1,208.08	14,281.80	(4,281.80)	-43 %
470 - Miscellaneous Revenues	8,657.31	37,770.65	0.00	288.00	3,326.88	(3,326.88)	0 %
480 - Other Financing Uses	0.00	18,520.98	450,000.00	0.00	0.00	450,000.00	100 %
212 - TRANSPORTATION Totals:	1,864,485.66	2,253,071.09	3,550,604.00	262,694.56	2,134,692.06	0.00	40 %
<u>213 - CEMETERY</u>							
420 - Charges for Services	31,450.00	23,200.00	38,800.00	6,750.00	36,450.00	2,350.00	6 %
460 - Investment Income	880.33	876.15	500.00	55.74	842.24	(342.24)	-68 %
470 - Miscellaneous Revenues	18,450.00	22,350.00	34,000.00	3,500.00	30,460.59	3,539.41	10 %
480 - Other Financing Uses	105,000.00	70,000.00	350,000.00	0.00	175,000.00	175,000.00	50 %
213 - CEMETERY Totals:	155,780.33	116,426.15	423,300.00	10,305.74	242,752.83	0.00	43 %
<u>214 - CEMETARY PERPETUAL CARE</u>							
400 - Taxes	54,061.76	62,294.48	165,000.00	12,384.32	63,202.57	101,797.43	62 %

	2018-2019 YTD Activity	2019-2020 YTD Activity	2020-2021 Budget	April 2020-2021 MTD Activity	2020-2021 YTD Activity	2020-2021 Budget Remaining	% Budget Remaining
420 - Charges for Services	12,200.00	9,800.00	17,000.00	2,200.00	14,600.00	2,400.00	14 %
460 - Investment Income	8,577.73	6,650.87	5,000.00	224.54	2,950.88	2,049.12	41 %
214 - CEMETARY PERPETUAL CARE Totals:	74,839.49	78,745.35	187,000.00	14,808.86	80,753.45	0.00	57 %
<u>215 - SPECIAL PROJECTS</u>							
400 - Taxes	46,192.13	59,092.63	50,000.00	9,236.10	62,613.48	(12,613.48)	-25 %
412 - Intergovernmental	44,366.95	6,001.04	0.00	915.57	25,687.34	(25,687.34)	0 %
450 - Contributions & Donations	3,314.00	3,160.00	0.00	10,000.00	10,025.00	(10,025.00)	0 %
460 - Investment Income	1,830.54	10,722.82	2,000.00	247.17	3,644.35	(1,644.35)	-82 %
470 - Miscellaneous Revenues	823.75	1,085,839.66	500,000.00	0.00	200,000.00	300,000.00	60 %
215 - SPECIAL PROJECTS Totals:	96,527.37	1,164,816.15	552,000.00	20,398.84	301,970.17	0.00	45 %
<u>216 - BUSINESS IMPROVEMENT</u>							
400 - Taxes	10,474.99	8,753.76	54,300.00	1,907.84	13,716.12	40,583.88	75 %
412 - Intergovernmental	25,258.00	0.00	0.00	0.00	0.00	0.00	0 %
460 - Investment Income	3,427.26	2,310.91	1,500.00	90.07	1,167.91	332.09	22 %
216 - BUSINESS IMPROVEMENT Totals:	39,160.25	11,064.67	55,800.00	1,997.91	14,884.03	0.00	73 %
<u>218 - PUBLIC SAFETY</u>							
400 - Taxes	70,480.53	81,213.52	216,000.00	16,145.49	82,397.46	133,602.54	62 %
412 - Intergovernmental	3,368.21	6,716.77	0.00	343.53	3,834.99	(3,834.99)	0 %
460 - Investment Income	4,241.78	3,861.75	2,000.00	88.62	1,206.75	793.25	40 %
470 - Miscellaneous Revenues	0.00	118,981.67	0.00	0.00	7,878.20	(7,878.20)	0 %
218 - PUBLIC SAFETY Totals:	78,090.52	210,773.71	218,000.00	16,577.64	95,317.40	0.00	56 %
<u>219 - INDUSTRIAL SITES</u>							
460 - Investment Income	1,334.26	663.81	200.00	23.44	304.60	(104.60)	-52 %
219 - INDUSTRIAL SITES Totals:	1,334.26	663.81	200.00	23.44	304.60	0.00	-52 %
<u>223 - KENO</u>							
460 - Investment Income	2,643.48	1,583.60	1,500.00	55.04	624.78	875.22	58 %
470 - Miscellaneous Revenues	45,562.77	38,359.75	65,000.00	13,289.81	42,149.81	22,850.19	35 %
223 - KENO Totals:	48,206.25	39,943.35	66,500.00	13,344.85	42,774.59	0.00	36 %
<u>224 - ECONOMIC DEVELOPMENT</u>							
400 - Taxes	555,989.11	649,452.29	982,940.00	79,265.72	630,448.73	352,491.27	36 %

	2018-2019 YTD Activity	2019-2020 YTD Activity	2020-2021 Budget	April 2020-2021 MTD Activity	2020-2021 YTD Activity	2020-2021 Budget Remaining	% Budget Remaining
460 - Investment Income	48,720.59	41,824.58	15,000.00	720.46	9,706.27	5,293.73	35 %
470 - Miscellaneous Revenues	151,417.90	208,099.30	432,386.00	27,949.52	393,605.89	38,780.11	9 %
224 - ECONOMIC DEVELOPMENT Totals:	756,127.60	899,376.17	1,430,326.00	107,935.70	1,033,760.89	0.00	28 %
<u>225 - MUTUAL FIRE</u>							
412 - Intergovernmental	0.00	3,145.00	0.00	0.00	0.00	0.00	0 %
460 - Investment Income	3,616.44	3,586.70	2,000.00	146.51	1,930.30	69.70	3 %
470 - Miscellaneous Revenues	47,253.50	52,848.00	105,696.00	0.00	52,848.00	52,848.00	50 %
225 - MUTUAL FIRE Totals:	50,869.94	59,579.70	107,696.00	146.51	54,778.30	0.00	49 %
<u>311 - DEBT SERVICE</u>							
400 - Taxes	271,762.82	328,738.61	1,007,615.00	119,688.99	343,970.87	663,644.13	66 %
460 - Investment Income	36,159.59	30,480.24	20,000.00	975.16	12,126.76	7,873.24	39 %
470 - Miscellaneous Revenues	79,213.86	71,514.50	100,024.00	0.00	69,247.94	30,776.06	31 %
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:	387,136.27	430,733.35	2,127,639.00	120,664.15	425,345.57	0.00	80 %
<u>321 - TIF PROJECTS</u>							
400 - Taxes	22,395.36	34,921.63	529,558.00	11,533.04	128,380.04	401,177.96	76 %
460 - Investment Income	2,424.97	1,921.76	1,300.00	71.61	903.31	396.69	31 %
480 - Other Financing Uses	0.00	0.00	300,000.00	0.00	0.00	300,000.00	100 %
321 - TIF PROJECTS Totals:	24,820.33	36,843.39	830,858.00	11,604.65	129,283.35	0.00	84 %
<u>411 - CDBG</u>							
460 - Investment Income	380.94	300.52	300.00	10.64	138.43	161.57	54 %
411 - CDBG Totals:	380.94	300.52	300.00	10.64	138.43	0.00	54 %
<u>412 - LEASE CORPORATION</u>							
460 - Investment Income	83.20	65.45	50.00	2.32	32.69	17.31	35 %
480 - Other Financing Uses	693,628.77	688,951.24	751,267.50	0.00	742,017.29	9,250.21	1 %
412 - LEASE CORPORATION Totals:	693,711.97	689,016.69	751,317.50	2.32	742,049.98	0.00	1 %
<u>511 - CAPITAL PROJECTS FUND</u>							
400 - Taxes	20,022.86	23,072.04	59,000.00	4,586.79	23,408.40	35,591.60	60 %
460 - Investment Income	1,087.45	911.65	500.00	36.02	473.99	26.01	5 %
511 - CAPITAL PROJECTS FUND Totals:	21,110.31	23,983.69	59,500.00	4,622.81	23,882.39	0.00	60 %
<u>621 - ENVIRONMENTAL SERVICES</u>							

	2018-2019 YTD Activity	2019-2020 YTD Activity	2020-2021 Budget	April 2020-2021 MTD Activity	2020-2021 YTD Activity	2020-2021 Budget Remaining	% Budget Remaining
420 - Charges for Services	1,721,702.66	1,758,151.30	3,004,708.00	263,874.02	1,823,524.81	1,181,183.19	39 %
460 - Investment Income	23,164.95	25,167.98	10,000.00	1,148.81	13,831.49	(3,831.49)	-38 %
480 - Other Financing Uses	0.00	2,984.95	0.00	0.00	0.00	0.00	0 %
621 - ENVIRONMENTAL SERVICES Totals:	1,744,867.61	1,786,304.23	3,014,708.00	265,022.83	1,837,356.30	0.00	39 %
<u>631 - WASTEWATER</u>							
420 - Charges for Services	1,523,098.01	1,538,907.01	2,684,016.00	201,911.78	1,583,177.33	1,100,838.67	41 %
440 - Rents	0.00	0.00	0.00	0.00	2,496.00	(2,496.00)	0 %
460 - Investment Income	30,618.19	26,732.59	15,000.00	1,000.49	12,501.57	2,498.43	17 %
480 - Other Financing Uses	0.00	11,235.18	0.00	0.00	0.00	0.00	0 %
631 - WASTEWATER Totals:	1,553,716.20	1,576,874.78	2,699,016.00	202,912.27	1,598,174.90	0.00	41 %
<u>641 - WATER</u>							
420 - Charges for Services	1,088,953.05	1,070,279.15	1,948,489.00	129,166.82	1,168,794.08	779,694.92	40 %
440 - Rents	20,743.54	26,349.83	41,588.00	3,491.94	24,335.76	17,252.24	41 %
460 - Investment Income	25,396.72	24,181.38	15,000.00	1,190.87	14,856.88	143.12	1 %
470 - Miscellaneous Revenues	20,755.10	19,708.99	5,000.00	2,901.65	16,956.83	(11,956.83)	-239 %
641 - WATER Totals:	1,155,848.41	1,140,519.35	2,010,077.00	136,751.28	1,224,943.55	0.00	39 %
<u>651 - ELECTRIC</u>							
460 - Investment Income	17,756.72	14,008.40	10,000.00	497.29	6,454.60	3,545.40	35 %
470 - Miscellaneous Revenues	2,047,786.97	1,683,862.42	2,825,000.00	284,017.62	1,788,406.70	1,036,593.30	37 %
651 - ELECTRIC Totals:	2,065,543.69	1,697,870.82	2,835,000.00	284,514.91	1,794,861.30	0.00	37 %
<u>661 - STORMWATER</u>							
420 - Charges for Services	56,489.62	66,609.21	117,600.00	10,059.80	71,857.45	45,742.55	39 %
460 - Investment Income	7,771.55	5,270.12	3,500.00	200.67	2,515.03	984.97	28 %
470 - Miscellaneous Revenues	0.00	14,370.40	9,670.00	0.00	7,460.40	2,209.60	23 %
480 - Other Financing Uses	25,000.00	25,000.00	50,000.00	0.00	25,000.00	25,000.00	50 %
661 - STORMWATER Totals:	89,261.17	111,249.73	180,770.00	10,260.47	106,832.88	0.00	41 %
<u>713 - CASH & INVESTMENT POOL</u>							
470 - Miscellaneous Revenues	8.81	(5.51)	0.00	(7.00)	9.09	(9.09)	0 %
713 - CASH & INVESTMENT POOL Totals:	8.81	(5.51)	0.00	(7.00)	9.09	0.00	0 %
<u>721 - GIS SERVICES</u>							

	2018-2019 YTD Activity	2019-2020 YTD Activity	2020-2021 Budget	April 2020-2021 MTD Activity	2020-2021 YTD Activity	2020-2021 Budget Remaining	% Budget Remaining
460 - Investment Income	719.36	907.86	300.00	31.92	448.89	(148.89)	-50 %
480 - Other Financing Uses	48,500.00	52,787.50	50,000.00	0.00	25,000.00	25,000.00	50 %
721 - GIS SERVICES Totals:	49,219.36	53,695.36	50,300.00	31.92	25,448.89	0.00	49 %
<u>725 - CENTRAL GARAGE</u>							
420 - Charges for Services	111,674.21	62,961.66	246,650.00	5,568.03	82,837.42	163,812.58	66 %
480 - Other Financing Uses	0.00	0.00	190,000.00	0.00	95,000.00	95,000.00	50 %
725 - CENTRAL GARAGE Totals:	111,674.21	62,961.66	436,650.00	5,568.03	177,837.42	0.00	59 %
<u>811 - UNEMPLOYMENT COMP</u>							
460 - Investment Income	829.14	653.77	500.00	22.97	298.16	201.84	40 %
811 - UNEMPLOYMENT COMP Totals:	829.14	653.77	500.00	22.97	298.16	0.00	40 %
<u>812 - HEALTH INSURANCE</u>							
460 - Investment Income	22,670.01	22,669.68	15,000.00	1,022.81	12,574.95	2,425.05	16 %
470 - Miscellaneous Revenues	1,401,432.96	1,229,157.91	2,301,000.00	188,415.90	1,308,980.60	992,019.40	43 %
812 - HEALTH INSURANCE Totals:	1,424,102.97	1,251,827.59	2,316,000.00	189,438.71	1,321,555.55	0.00	43 %



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

	2018-2019 YTD Activity	2019-2020 YTD Activity	2020-2021 Budget	April 2020-2021 MTD Activity	2020-2021 YTD Activity	2020-2021 Budget Remaining	% Budget Remaining
<u>111 - GENERAL</u>							
500 - Personnel	3,748,001.03	3,828,373.21	7,278,244.00	687,631.74	4,103,727.21	3,174,516.79	44 %
503 - Supplies	168,847.82	189,703.21	460,000.00	32,970.61	177,564.19	282,435.81	61 %
504 - Contract Services	939,504.11	1,020,852.74	2,350,264.00	175,112.34	1,023,576.54	1,326,687.46	56 %
550 - Capital Outlay	12,748.11	99,162.95	2,241,029.00	468,010.68	1,201,670.71	1,039,358.29	46 %
570 - Other Financing Uses	0.00	0.00	300,000.00	0.00	25,000.00	275,000.00	92 %
111 - GENERAL Totals:	4,869,101.07	5,138,092.11	12,629,537.00	1,363,725.37	6,531,538.65	0.00	48 %
<u>211 - REGIONAL LIBRARY</u>							
503 - Supplies	1,386.31	0.00	12,500.00	0.00	0.00	12,500.00	100 %
504 - Contract Services	0.00	0.00	3,000.00	0.00	0.00	3,000.00	100 %
211 - REGIONAL LIBRARY Totals:	1,386.31	0.00	15,500.00	0.00	0.00	0.00	100 %
<u>212 - TRANSPORTATION</u>							
500 - Personnel	576,126.67	557,693.04	1,021,246.78	105,642.90	619,539.73	401,707.05	39 %
503 - Supplies	107,249.67	65,549.46	316,150.00	32,586.03	132,255.35	183,894.65	58 %
504 - Contract Services	336,311.27	427,871.56	1,053,731.00	40,030.86	335,238.62	718,492.38	68 %
550 - Capital Outlay	568,553.74	49,178.47	2,400,000.00	44,983.50	344,437.50	2,055,562.50	86 %
560 - Debt Service	879,342.51	850,827.97	875,298.51	27,584.78	875,298.38	0.13	0 %
570 - Other Financing Uses	26,000.00	27,837.50	304,500.00	0.00	52,250.00	252,250.00	83 %
212 - TRANSPORTATION Totals:	2,493,583.86	1,978,958.00	5,970,926.29	250,828.07	2,359,019.58	0.00	60 %
<u>213 - CEMETERY</u>							
500 - Personnel	87,605.56	87,629.26	202,623.00	17,949.50	98,857.11	103,765.89	51 %
503 - Supplies	2,572.83	7,015.25	31,050.00	2,721.94	9,930.02	21,119.98	68 %
504 - Contract Services	9,217.27	14,015.13	29,822.00	1,296.39	11,800.25	18,021.75	60 %
550 - Capital Outlay	0.00	0.00	143,000.00	33,730.00	61,668.68	81,331.32	57 %
213 - CEMETERY Totals:	99,395.66	108,659.64	406,495.00	55,697.83	182,256.06	0.00	55 %
<u>214 - CEMETARY PERPETUAL CARE</u>							
504 - Contract Services	0.00	0.00	500,000.00	0.00	0.00	500,000.00	100 %
570 - Other Financing Uses	105,000.00	70,000.00	350,000.00	0.00	175,000.00	175,000.00	50 %
214 - CEMETARY PERPETUAL CARE Totals:	105,000.00	70,000.00	850,000.00	0.00	175,000.00	0.00	79 %
<u>215 - SPECIAL PROJECTS</u>							

	2018-2019 YTD Activity	2019-2020 YTD Activity	2020-2021 Budget	April 2020-2021 MTD Activity	2020-2021 YTD Activity	2020-2021 Budget Remaining	% Budget Remaining
500 - Personnel	9,594.40	6,001.04	0.00	915.57	22,187.34	(22,187.34)	0 %
503 - Supplies	379.92	10,485.58	500,000.00	0.00	178,027.87	321,972.13	64 %
504 - Contract Services	2,190.00	112.50	77,500.00	39,778.50	39,778.50	37,721.50	49 %
550 - Capital Outlay	7,009.19	0.00	274,172.00	0.00	238,255.98	35,916.02	13 %
215 - SPECIAL PROJECTS Totals:	19,173.51	16,599.12	851,672.00	40,694.07	478,249.69	0.00	44 %
<u>216 - BUSINESS IMPROVEMENT</u>							
500 - Personnel	9,680.99	17,229.77	10,000.00	0.00	4,861.58	5,138.42	51 %
503 - Supplies	0.00	0.00	5,000.00	0.00	0.00	5,000.00	100 %
504 - Contract Services	7,661.53	6,029.78	54,500.00	85.42	5,433.06	49,066.94	90 %
550 - Capital Outlay	15,421.27	0.00	50,000.00	0.00	0.00	50,000.00	100 %
570 - Other Financing Uses	0.00	0.00	50,000.00	0.00	0.00	50,000.00	100 %
216 - BUSINESS IMPROVEMENT Totals:	32,763.79	23,259.55	169,500.00	85.42	10,294.64	0.00	94 %
<u>218 - PUBLIC SAFETY</u>							
503 - Supplies	12,871.99	11,471.67	57,000.00	687.06	19,288.53	37,711.47	66 %
504 - Contract Services	88,070.22	85,169.04	87,700.00	0.00	92,982.44	(5,282.44)	-6 %
550 - Capital Outlay	45,865.24	131,483.98	137,000.00	6,162.04	107,285.56	29,714.44	22 %
570 - Other Financing Uses	0.00	0.00	150,000.00	0.00	0.00	150,000.00	100 %
218 - PUBLIC SAFETY Totals:	146,807.45	228,124.69	431,700.00	6,849.10	219,556.53	0.00	49 %
<u>219 - INDUSTRIAL SITES</u>							
504 - Contract Services	675.00	351.00	50,500.00	0.00	297.00	50,203.00	99 %
570 - Other Financing Uses	100,000.00	0.00	0.00	0.00	0.00	0.00	0 %
219 - INDUSTRIAL SITES Totals:	100,675.00	351.00	50,500.00	0.00	297.00	0.00	99 %
<u>223 - KENO</u>							
503 - Supplies	3,311.28	14,109.74	13,500.00	0.00	1,683.00	11,817.00	88 %
504 - Contract Services	46,149.98	11,017.15	13,736.00	0.00	303.00	13,433.00	98 %
550 - Capital Outlay	0.00	9,050.00	35,000.00	0.00	0.00	35,000.00	100 %
223 - KENO Totals:	49,461.26	34,176.89	62,236.00	0.00	1,986.00	0.00	97 %
<u>224 - ECONOMIC DEVELOPMENT</u>							
500 - Personnel	60,204.27	63,073.97	146,189.22	16,369.57	86,371.70	59,817.52	41 %
503 - Supplies	575.18	2,355.97	4,250.00	430.95	979.68	3,270.32	77 %
504 - Contract Services	1,555,193.77	851,644.00	3,671,941.00	9,648.35	984,902.04	2,687,038.96	73 %
224 - ECONOMIC DEVELOPMENT Totals:	1,615,973.22	917,073.94	3,822,380.22	26,448.87	1,072,253.42	0.00	72 %

	2018-2019 YTD Activity	2019-2020 YTD Activity	2020-2021 Budget	April 2020-2021 MTD Activity	2020-2021 YTD Activity	2020-2021 Budget Remaining	% Budget Remaining
<u>225 - MUTUAL FIRE</u>							
503 - Supplies	23,721.15	11,977.25	15,000.00	2,900.00	32,384.34	(17,384.34)	-116 %
504 - Contract Services	5,282.22	0.00	15,282.00	0.00	10,564.44	4,717.56	31 %
550 - Capital Outlay	5,843.92	5,365.00	0.00	0.00	0.00	0.00	0 %
570 - Other Financing Uses	0.00	0.00	100,000.00	0.00	0.00	100,000.00	100 %
225 - MUTUAL FIRE Totals:	34,847.29	17,342.25	130,282.00	2,900.00	42,948.78	0.00	67 %
<u>311 - DEBT SERVICE</u>							
504 - Contract Services	3,780.00	3,920.00	7,280.00	2,280.00	2,280.00	5,000.00	69 %
570 - Other Financing Uses	693,628.77	688,951.24	4,701,267.50	0.00	742,017.29	3,959,250.21	84 %
311 - DEBT SERVICE Totals:	697,408.77	692,871.24	4,708,547.50	2,280.00	744,297.29	0.00	84 %
<u>321 - TIF PROJECTS</u>							
560 - Debt Service	22,395.36	24,476.01	529,558.00	0.00	32,291.30	497,266.70	94 %
570 - Other Financing Uses	0.00	0.00	300,000.00	0.00	0.00	300,000.00	100 %
321 - TIF PROJECTS Totals:	22,395.36	24,476.01	829,558.00	0.00	32,291.30	0.00	96 %
<u>411 - CDBG</u>							
504 - Contract Services	0.00	0.00	0.00	78.75	78.75	(78.75)	0 %
411 - CDBG Totals:	0.00	0.00	0.00	78.75	78.75	0.00	0 %
<u>412 - LEASE CORPORATION</u>							
504 - Contract Services	20.00	15.00	200.00	0.00	20.00	180.00	90 %
560 - Debt Service	693,628.77	688,951.24	751,267.50	0.00	742,017.29	9,250.21	1 %
412 - LEASE CORPORATION Totals:	693,648.77	688,966.24	751,467.50	0.00	742,037.29	0.00	1 %
<u>511 - CAPITAL PROJECTS FUND</u>							
550 - Capital Outlay	0.00	32,157.91	83,000.00	13,587.90	13,587.90	69,412.10	84 %
511 - CAPITAL PROJECTS FUND Totals:	0.00	32,157.91	83,000.00	13,587.90	13,587.90	0.00	84 %
<u>621 - ENVIRONMENTAL SERVICES</u>							
500 - Personnel	672,370.75	659,723.64	1,215,633.00	120,189.63	711,224.46	504,408.54	41 %
503 - Supplies	72,603.41	58,720.66	188,500.00	15,775.17	67,523.57	120,976.43	64 %
504 - Contract Services	425,516.11	451,931.26	878,822.00	65,252.38	456,287.13	422,534.87	48 %
550 - Capital Outlay	0.00	253,228.74	750,000.00	0.00	0.00	750,000.00	100 %
570 - Other Financing Uses	27,000.00	27,000.00	109,000.00	0.00	54,500.00	54,500.00	50 %
621 - ENVIRONMENTAL SERVICES Totals:	1,197,490.27	1,450,604.30	3,141,955.00	201,217.18	1,289,535.16	0.00	59 %

	2018-2019 YTD Activity	2019-2020 YTD Activity	2020-2021 Budget	April 2020-2021 MTD Activity	2020-2021 YTD Activity	2020-2021 Budget Remaining	% Budget Remaining
<u>631 - WASTEWATER</u>							
500 - Personnel	503,920.79	510,380.13	992,505.00	103,926.49	587,454.23	405,050.77	41 %
503 - Supplies	35,587.72	29,398.31	131,278.00	7,308.17	36,842.72	94,435.28	72 %
504 - Contract Services	272,364.02	305,873.82	620,891.00	34,889.48	288,231.21	332,659.79	54 %
550 - Capital Outlay	166,229.42	45,882.87	1,417,000.00	0.00	503,504.26	913,495.74	64 %
560 - Debt Service	322,945.35	168,979.30	202,551.28	0.00	168,979.33	33,571.95	17 %
570 - Other Financing Uses	70,000.00	71,225.00	732,750.00	0.00	66,375.00	666,375.00	91 %
631 - WASTEWATER Totals:	1,371,047.30	1,131,739.43	4,096,975.28	146,124.14	1,651,386.75	0.00	60 %
<u>641 - WATER</u>							
500 - Personnel	457,655.22	454,217.44	846,667.00	88,732.55	485,672.24	360,994.76	43 %
503 - Supplies	149,584.03	155,036.81	322,131.00	19,981.01	97,280.29	224,850.71	70 %
504 - Contract Services	198,285.67	232,029.17	404,194.00	24,271.74	207,916.12	196,277.88	49 %
550 - Capital Outlay	51,710.75	73,278.00	512,000.00	0.00	21,150.80	490,849.20	96 %
570 - Other Financing Uses	39,000.00	40,225.00	670,750.00	0.00	35,375.00	635,375.00	95 %
641 - WATER Totals:	896,235.67	954,786.42	2,755,742.00	132,985.30	847,394.45	0.00	69 %
<u>651 - ELECTRIC</u>							
503 - Supplies	0.00	0.00	1,000.00	0.00	0.00	1,000.00	100 %
570 - Other Financing Uses	2,047,786.97	1,683,862.42	3,575,000.00	284,017.62	1,788,406.70	1,786,593.30	50 %
651 - ELECTRIC Totals:	2,047,786.97	1,683,862.42	3,576,000.00	284,017.62	1,788,406.70	0.00	50 %
<u>661 - STORMWATER</u>							
503 - Supplies	562.37	2,439.59	14,513.00	1,130.77	5,802.37	8,710.63	60 %
504 - Contract Services	21,956.23	25,625.66	115,465.00	2,287.26	26,719.04	88,745.96	77 %
550 - Capital Outlay	200,923.13	12,750.00	100,000.00	0.00	0.00	100,000.00	100 %
560 - Debt Service	84,832.49	79,063.28	79,392.67	3,602.72	79,392.67	0.00	0 %
570 - Other Financing Uses	0.00	0.00	250,000.00	0.00	0.00	250,000.00	100 %
661 - STORMWATER Totals:	308,274.22	119,878.53	559,370.67	7,020.75	111,914.08	0.00	80 %
<u>721 - GIS SERVICES</u>							
500 - Personnel	36,396.61	25,000.22	53,770.00	5,674.68	31,024.85	22,745.15	42 %
503 - Supplies	311.98	957.67	5,500.00	28.00	3,065.16	2,434.84	44 %
504 - Contract Services	11,589.55	13,577.21	26,925.00	135.73	15,907.03	11,017.97	41 %
721 - GIS SERVICES Totals:	48,298.14	39,535.10	86,195.00	5,838.41	49,997.04	0.00	42 %

	2018-2019 YTD Activity	2019-2020 YTD Activity	2020-2021 Budget	April 2020-2021 MTD Activity	2020-2021 YTD Activity	2020-2021 Budget Remaining	% Budget Remaining
<u>725 - CENTRAL GARAGE</u>							
500 - Personnel	92,989.12	88,363.83	160,101.00	17,342.84	95,212.34	64,888.66	41 %
503 - Supplies	21,095.18	17,425.15	27,700.00	3,611.82	17,661.29	10,038.71	36 %
504 - Contract Services	67,383.73	41,132.75	108,503.00	4,855.63	42,430.98	66,072.02	61 %
725 - CENTRAL GARAGE Totals:	181,468.03	146,921.73	296,304.00	25,810.29	155,304.61	0.00	48 %
<u>811 - UNEMPLOYMENT COMP</u>							
504 - Contract Services	0.00	35.12	60,000.00	0.00	0.00	60,000.00	100 %
811 - UNEMPLOYMENT COMP Totals:	0.00	35.12	60,000.00	0.00	0.00	0.00	100 %
<u>812 - HEALTH INSURANCE</u>							
504 - Contract Services	1,211,659.59	1,111,487.19	2,316,090.00	185,399.21	883,758.79	1,432,331.21	62 %
812 - HEALTH INSURANCE Totals:	1,211,659.59	1,111,487.19	2,316,090.00	185,399.21	883,758.79	0.00	62 %



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

	2018-2019 YTD Activity	2019-2020 YTD Activity	2020-2021 Budget	April 2020-2021 MTD Activity	2020-2021 YTD Activity	2020-2021 Budget Remaining	% Budget Remaining
111 - GENERAL							
111 - FINANCE							
500 - Personnel	77,916.44	72,518.24	146,184.00	15,739.60	77,969.85	68,214.15	47 %
503 - Supplies	8,207.41	5,619.10	12,950.00	890.41	6,338.95	6,611.05	51 %
504 - Contract Services	49,793.00	64,689.06	68,746.00	3,894.48	43,746.31	24,999.69	36 %
111 - FINANCE Totals:	135,916.85	142,826.40	227,880.00	20,524.49	128,055.11	99,824.89	44 %
112 - PERSONNEL							
500 - Personnel	9,816.07	10,031.37	17,910.00	1,898.76	10,468.98	7,441.02	42 %
503 - Supplies	4,433.83	1,104.82	2,250.00	94.07	1,126.52	1,123.48	50 %
504 - Contract Services	11,795.11	8,904.70	26,700.00	792.25	13,186.34	13,513.66	51 %
112 - PERSONNEL Totals:	26,045.01	20,040.89	46,860.00	2,785.08	24,781.84	22,078.16	47 %
113 - COUNCIL							
500 - Personnel	12,685.90	12,984.00	21,100.00	2,434.50	12,984.00	8,116.00	38 %
503 - Supplies	1,861.37	1,613.00	2,000.00	300.00	2,308.07	(308.07)	-15 %
504 - Contract Services	3,516.10	2,241.04	4,500.00	0.00	1,395.00	3,105.00	69 %
570 - Other Financing Uses	0.00	0.00	250,000.00	0.00	0.00	250,000.00	100 %
113 - COUNCIL Totals:	18,063.37	16,838.04	277,600.00	2,734.50	16,687.07	260,912.93	94 %
114 - CITY MANAGER							
500 - Personnel	13,864.81	17,674.67	19,955.00	2,129.11	13,808.60	6,146.40	31 %
503 - Supplies	25,976.19	25,849.13	56,000.00	5,622.85	29,600.60	26,399.40	47 %
504 - Contract Services	33,872.59	100,142.70	781,095.00	9,546.95	100,125.45	680,969.55	87 %
114 - CITY MANAGER Totals:	73,713.59	143,666.50	857,050.00	17,298.91	143,534.65	713,515.35	83 %
115 - CITY CLERK							
500 - Personnel	6,724.59	7,323.11	13,618.00	1,464.41	8,016.72	5,601.28	41 %
503 - Supplies	648.46	497.12	1,000.00	9.99	465.40	534.60	53 %
504 - Contract Services	6,188.12	4,970.66	11,800.00	2,013.40	5,344.21	6,455.79	55 %
115 - CITY CLERK Totals:	13,561.17	12,790.89	26,418.00	3,487.80	13,826.33	12,591.67	48 %
116 - MIS							
503 - Supplies	2,613.92	32,663.76	40,000.00	6,156.43	7,111.24	32,888.76	82 %

	2018-2019 YTD Activity	2019-2020 YTD Activity	2020-2021 Budget	April 2020-2021 MTD Activity	2020-2021 YTD Activity	2020-2021 Budget Remaining	% Budget Remaining
504 - Contract Services	30,082.30	37,442.31	72,000.00	5,241.00	41,475.24	30,524.76	42 %
550 - Capital Outlay	12,748.11	4,076.75	0.00	0.00	0.00	0.00	0 %
116 - MIS Totals:	45,444.33	74,182.82	112,000.00	11,397.43	48,586.48	63,413.52	57 %
121 - DEVELOPMENT SERVICES							
500 - Personnel	104,635.73	106,130.25	224,147.00	21,684.76	122,460.01	101,686.99	45 %
503 - Supplies	693.73	766.36	6,200.00	153.44	3,299.31	2,900.69	47 %
504 - Contract Services	27,358.33	34,465.42	65,649.00	8,260.10	49,811.25	15,837.75	24 %
121 - DEVELOPMENT SERVICES Totals:	132,687.79	141,362.03	295,996.00	30,098.30	175,570.57	120,425.43	41 %
141 - FIRE							
500 - Personnel	927,999.75	930,740.38	1,667,195.00	161,478.20	1,047,720.51	619,474.49	37 %
503 - Supplies	20,284.79	24,144.58	40,600.00	1,957.24	21,375.10	19,224.90	47 %
504 - Contract Services	51,934.91	53,324.56	85,951.00	10,270.97	58,171.74	27,779.26	32 %
570 - Other Financing Uses	0.00	0.00	5,000.00	0.00	2,500.00	2,500.00	50 %
141 - FIRE Totals:	1,000,219.45	1,008,209.52	1,798,746.00	173,706.41	1,129,767.35	668,978.65	37 %
142 - POLICE							
500 - Personnel	1,850,700.84	1,933,609.31	3,706,145.00	351,022.09	2,101,963.53	1,604,181.47	43 %
503 - Supplies	43,137.68	51,034.24	108,850.00	7,287.46	38,487.20	70,362.80	65 %
504 - Contract Services	220,905.38	211,047.84	361,083.00	23,434.05	218,838.69	142,244.31	39 %
570 - Other Financing Uses	0.00	0.00	25,000.00	0.00	12,500.00	12,500.00	50 %
142 - POLICE Totals:	2,114,743.90	2,195,691.39	4,201,078.00	381,743.60	2,371,789.42	1,829,288.58	44 %
143 - EMERGENCY MANAGEMENT							
500 - Personnel	51,404.60	53,282.65	0.00	0.00	0.00	0.00	0 %
503 - Supplies	4,131.58	3,134.72	5,000.00	0.00	0.00	5,000.00	100 %
504 - Contract Services	3,299.73	4,805.53	30,300.00	225.21	12,903.30	17,396.70	57 %
143 - EMERGENCY MANAGEMENT Totals:	58,835.91	61,222.90	35,300.00	225.21	12,903.30	22,396.70	63 %
151 - LIBRARY							
500 - Personnel	311,701.44	315,162.61	576,434.00	52,742.47	291,051.79	285,382.21	50 %
503 - Supplies	32,211.61	19,372.69	82,000.00	6,331.40	39,096.83	42,903.17	52 %
504 - Contract Services	74,966.93	78,738.51	131,784.00	9,006.64	77,823.61	53,960.39	41 %
550 - Capital Outlay	0.00	0.00	300,000.00	0.00	130,595.00	169,405.00	56 %
151 - LIBRARY Totals:	418,879.98	413,273.81	1,090,218.00	68,080.51	538,567.23	551,650.77	51 %

	2018-2019 YTD Activity	2019-2020 YTD Activity	2020-2021 Budget	April 2020-2021 MTD Activity	2020-2021 YTD Activity	2020-2021 Budget Remaining	% Budget Remaining
171 - PARKS							
500 - Personnel	389,380.41	367,473.22	776,272.00	74,871.19	403,862.15	372,409.85	48 %
503 - Supplies	20,795.97	20,603.05	61,850.00	4,167.32	27,143.99	34,706.01	56 %
504 - Contract Services	122,863.98	130,969.57	300,103.00	24,128.68	154,097.08	146,005.92	49 %
550 - Capital Outlay	0.00	95,086.20	1,941,029.00	468,010.68	1,071,075.71	869,953.29	45 %
570 - Other Financing Uses	0.00	0.00	20,000.00	0.00	10,000.00	10,000.00	50 %
171 - PARKS Totals:	533,040.36	614,132.04	3,099,254.00	571,177.87	1,666,178.93	1,433,075.07	46 %
172 - RECREATION							
500 - Personnel	(8,829.55)	1,443.40	109,284.00	2,166.65	13,421.07	95,862.93	88 %
503 - Supplies	3,851.28	3,300.64	41,300.00	0.00	1,210.98	40,089.02	97 %
504 - Contract Services	302,927.63	289,110.84	410,553.00	78,298.61	246,658.32	163,894.68	40 %
172 - RECREATION Totals:	297,949.36	293,854.88	561,137.00	80,465.26	261,290.37	299,846.63	53 %
111 - GENERAL Totals:	4,869,101.07	5,138,092.11	12,629,537.00	1,363,725.37	6,531,538.65	0.00	48 %
211 - REGIONAL LIBRARY							
151 - LIBRARY							
503 - Supplies	1,386.31	0.00	12,500.00	0.00	0.00	12,500.00	100 %
504 - Contract Services	0.00	0.00	3,000.00	0.00	0.00	3,000.00	100 %
151 - LIBRARY Totals:	1,386.31	0.00	15,500.00	0.00	0.00	15,500.00	100 %
211 - REGIONAL LIBRARY Totals:	1,386.31	0.00	15,500.00	0.00	0.00	0.00	100 %
212 - TRANSPORTATION							
111 - FINANCE							
500 - Personnel	16,719.19	18,066.58	32,834.00	4,224.27	21,109.36	11,724.64	36 %
111 - FINANCE Totals:	16,719.19	18,066.58	32,834.00	4,224.27	21,109.36	11,724.64	36 %
112 - PERSONNEL							
500 - Personnel	6,544.07	6,687.49	11,941.00	1,265.87	6,979.40	4,961.60	42 %
112 - PERSONNEL Totals:	6,544.07	6,687.49	11,941.00	1,265.87	6,979.40	4,961.60	42 %
114 - CITY MANAGER							
500 - Personnel	9,243.28	11,783.20	19,955.00	2,129.11	13,104.58	6,850.42	34 %
114 - CITY MANAGER Totals:	9,243.28	11,783.20	19,955.00	2,129.11	13,104.58	6,850.42	34 %

City of Scottsbluff, Nebraska

Monday, May 17, 2021

Regular Meeting

Item Pub. Hear.1

Council to conduct a public hearing set for this date at 6:00 p.m. to submit question of whether Study Area #13 which is generally described as properties and tracts of land

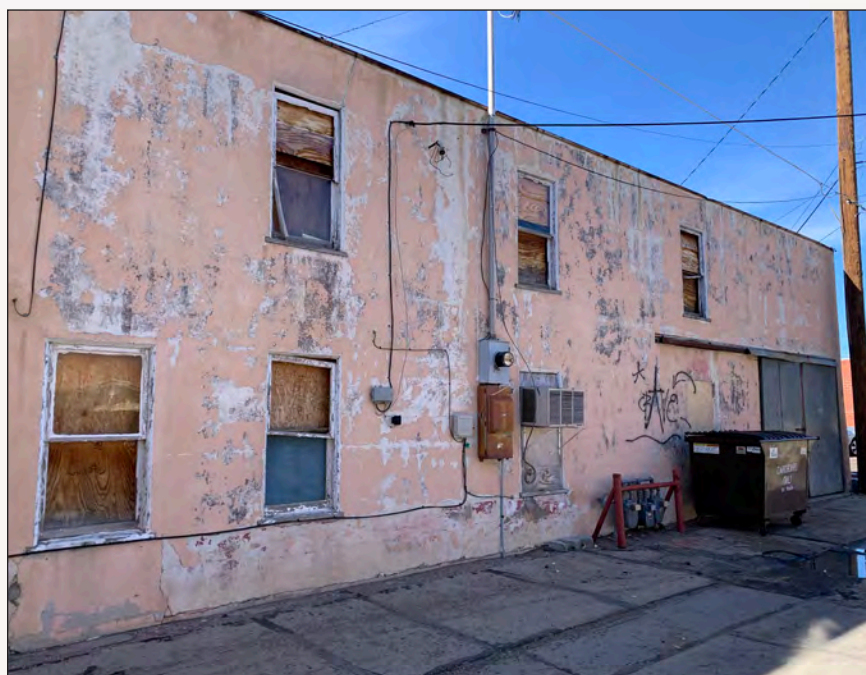
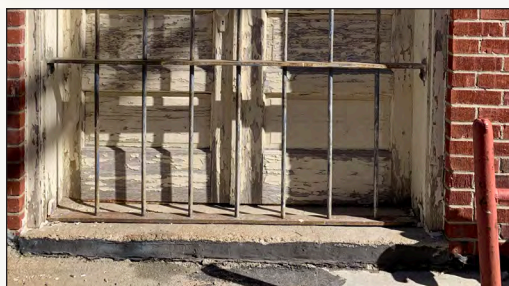
within the general vicinity of Avenue A, Broadway, and 1st Avenue, between 23rd Street on the north and 18th Street on the south, in the central portion of the City of Scottsbluff is blighted and substandard.

Staff Contact: City Council



STUDY AREA #13

BLIGHT & SUBSTANDARD DETERMINATION STUDY City of Scottsbluff, NE



PRESENTED TO
City of Scottsbluff
Community Redevelopment

PREPARED BY
MC Schaff & Associates, Inc.
818 South Beltline Highway East
Scottsbluff, NE 69361

PROJECT
RS100094-2101

March 9, 2021





MCS
FAMILY OF COMPANIES

Headquarters

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Purpose of this Analysis

The Blighted and Substandard designation opens the door for stimulating new development and allowing developers, in fact all citizens, the ability to make significant public improvements related to their project. The mechanism allows property owners the use of real estate property taxes (normally paid to other government agencies) for improvements including land acquisition and site preparation. Tax money can be used up to 15 years for this purpose.

This designation allows use of most of the new taxes generated by way of redevelopment. An owner pays the property tax but it is “refunded” for the purpose of land acquisition, site preparation and placing public improvements on the site. The program has worked well for Scottsbluff’s downtown and more recently, the Reganis Auto Dealership, hotel adjoining the dealership, and the Monument Mall. So, while the term may seem objectionable, the results can be very positive for the entire community.

The Nebraska Unicameral enacted legislation which addressed the existence of areas within communities that needed incentives to redevelop. These areas tended to be older and out of date. Often spotty improvements had been made but the general condition was not attracting expansion of existing business nor new development and investment. On its face, this appeared to be true of the Study Area shown in **Figure 1** on page 4, so a decision was made to give the area a closer look.

The purpose of this analysis is to identify and determine if an area within the City of Scottsbluff, Nebraska should be considered blighted and substandard under the criteria for such areas as set forth in the Nebraska Community Development Law, Section §18-2103. This Scottsbluff Blight and Substandard Study is intended to provide the Scottsbluff City Council the basis for determining the existence of blighted and substandard conditions within Scottsbluff’s corporate limits. Through this process, the City attempts to eliminate economic and/or social concerns that are detrimental to the future public health, safety, morals, and general welfare of the entire community. This study examines conditions relating to buildings, land use, and infrastructure within the study area to determine areas eligible for redevelopment under Nebraska Community Development Law.

Like other areas designated as Blighted and Substandard, much of the Study Area has not kept pace with overall community standards while other areas in the community have seen steady growth and development. Developments around the study area have seen hardships based on grade, land use, and utility locations. The Community Development Law enables cities to take steps to address these forms of decline through acquisition, clearance and disposition of property for redevelopment or through the conservation and rehabilitation of property.

This study examines existing conditions of land use, buildings, infrastructure, development patterns and general health, safety welfare aspects within the designated Study Area in the City of Scottsbluff. This has been done in an effort to determine its eligibility for redevelopment activities. The proposed Study Area #13 analyzed in this report is generally described as being in the northern downtown area, centered on Broadway, between 1st Avenue and Avenue A, and between 23rd and 18th Streets. A number of opportunities for redevelopment exist to allow the community to overcome some of the challenges in the Proposed Study Area #13.

Generally, the Broadway arterial has some long-standing successful businesses as well as recently developed locally-owned enterprises and national chain commercial growth. However, reinvestment in much of the Study Area is falling behind and is not on par with the overall community growth and level of private investment. Some properties in the Study Area have remained undeveloped while others have been allowed to rapidly decline due to a number of challenges. The Study Area is adjacent to corridors to the south and east that have been previously designated as blighted and substandard. Study Area #13 appears to be an excellent opportunity to provide incentives triggering new activity where adequate market forces are not present to move development in a positive direction.



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Nebraska Revised State Statutes

Nebraska's Community Development Law clearly provides guidelines for communities to address concerns and develop strategies for the rehabilitation and redevelopment of deteriorating areas as well as the prevention and elimination of substandard and blighted areas. This tool is provided in Neb Rev Stat §§18-2101 to 18-2154.

Nebraska Revised Statute §18-2104 enables a municipality to declare that blight and substandard conditions exist. The statute reads,

"The governing body of a city, to the greatest extent it deems to be feasible in carrying out the provisions of the Community Development Law, shall afford maximum opportunity, consistent with sound needs of the city as a whole, to the rehabilitation or redevelopment of the community redevelopment area by private enterprises. The governing body of a city shall give consideration to this objective in exercising its powers under the Community Development Law, including the formulation of a workable program, the approval of community redevelopment plans consistent with the general plan for the development of the city, the exercise of its zoning powers, the enforcement of other laws, codes, and regulations relating to the use and occupancy of buildings and improvements, the disposition of any property acquired, and providing of necessary public improvements."

The statutes provide a means for the governing body of a municipality to address and develop strategies for rehabilitation and redevelopment of the community.

Nebraska Revised Statute §18-2105 grants authority to the governing body to formulate a redevelopment program. The statute reads,

"The governing body of a city or an authority at its direction for the purposes of the Community Development Law may formulate for the entire municipality a workable program for utilizing appropriate private and public resources to eliminate or prevent the development or spread of urban blight, to encourage needed urban rehabilitation, to provide for the redevelopment of substandard and blighted areas, or to undertake such of the aforesaid activities or other feasible municipal activities as may be suitably employed to achieve the objectives of such workable program. Such workable program may include, without limitation, provision for the prevention of the spread of blight into areas of the municipality which are free from blight through diligent enforcement of housing, zoning, and occupancy controls and standards; the rehabilitation or conservation of substandard and blighted areas or portions thereof by replanning, removing congestion, providing parks, playgrounds, and other public improvements by encouraging voluntary rehabilitation and by compelling the repair and rehabilitation of deteriorated or deteriorating structures; and the clearance and redevelopment of substandard and blighted areas or portions thereof."

The law states that there are a number of reasons an area goes beyond remedy and control solely by the regulatory process and cannot be dealt with effectively by ordinary police powers or ordinary operation of private enterprise without aid. Such things as overcrowding, unsafe, unsanitary conditions, inadequate planning,

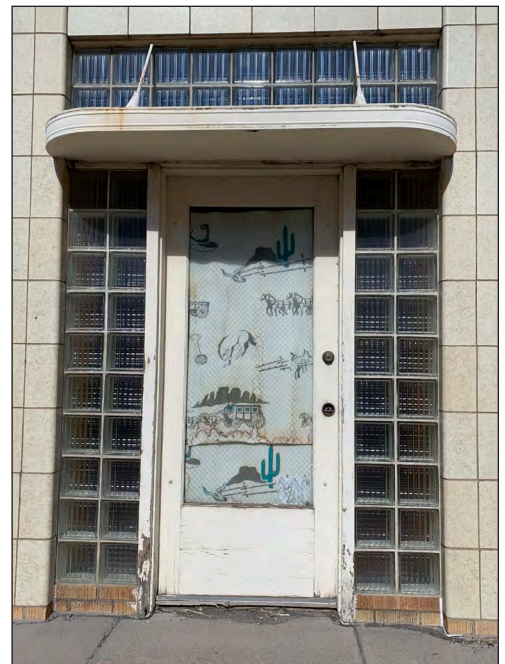
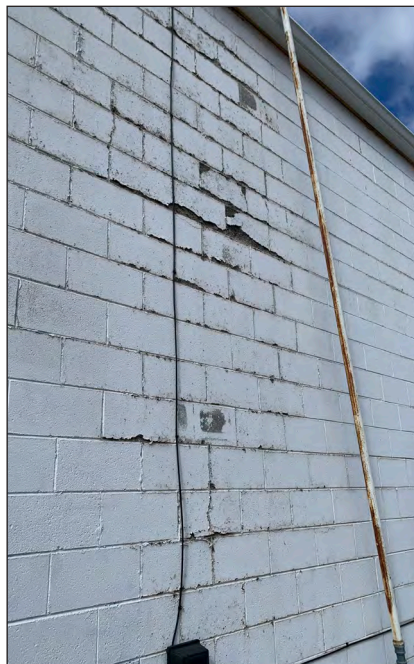
lack of proper light, air and open space, defective design and arrangement of buildings, faulty street layout and economically undesirable land uses are among the reasons.

The law goes on to provide the city with the ability to declare an area blighted and substandard followed by creating a workable program to utilize private and public resources to address specific conditions to be improved. The statute provides a means for the governing body to address and develop strategies for rehabilitation and redevelopment of the community. The main substance of a workable program is an adopted redevelopment plan for the defined area based in part on an adopted comprehensive plan.

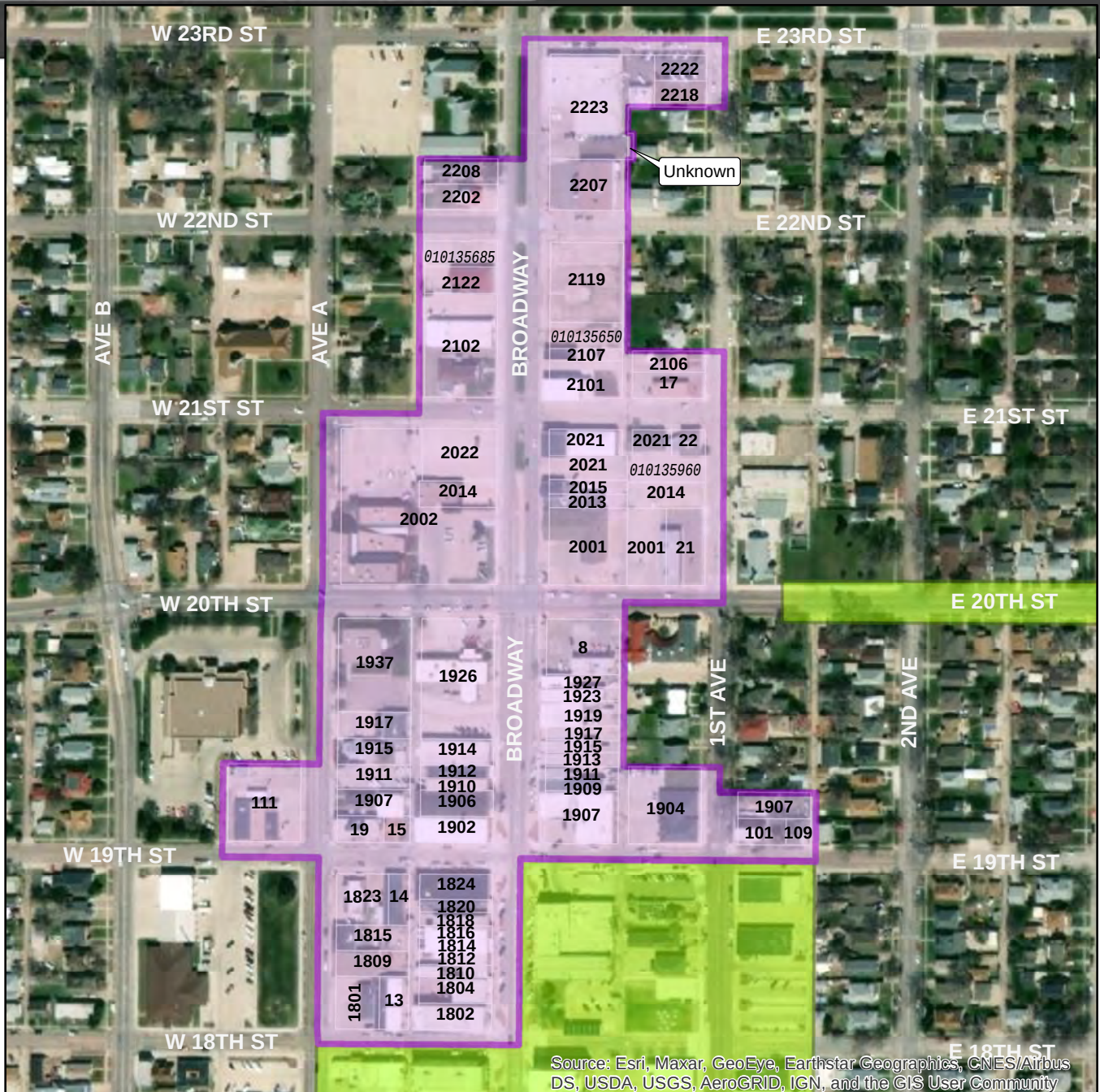
Implementing this strategy for a Designated Study Area is intended to give the Community Redevelopment Authority and City Council a basis for determining the existence of blight and substandard conditions within the delineated Study Area. The general area considered for inclusion in the Study Area is shown in **Figure 1. Study Area #13** on page 4 of this report, with the area boundary described on pages 5-6. Parcel numbers with legal descriptions are provided in **Table 2**, located in **Appendix A**. The Study Area can generally be described to include land bounded by or adjacent to 23rd Street on the north, Avenue A on the west, 18th Street on the south, and 1st Avenue on the east.

The study looks at existing land-uses, platting, structures and infrastructure systems to determine whether Study Area #13 or a part of it meets the statutory requirements for the designation as a Blighted and Substandard Area. With the growing interest and use of this valuable tool the State has taken an increased interest in assuring all using the tool use it in accordance with the statutes. For this reason, it is imperative the City of Scottsbluff closely adhere to the provisions set forth in the Nebraska Revised State Statutes.

The findings of this study will serve to guide the general redevelopment. The previously approved 2016 Comprehensive Plan and this Blighted and Substandard Study will present appropriate land uses, strategies for improved traffic circulation, economic development activities, and utilities and other improvement in accordance with the law.

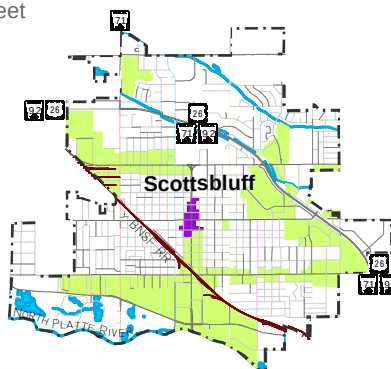


Examples of Structural Conditions within the Study Area



- Existing Redevelopment Areas
- Study Area #13
- Parcel Address
- Corporate Limits

Data Sources:
 Parcels: Scotts Bluff County, 2016
 Aerial: US Army Corps of Engineers, 2011



Study Area #13

City of Scottsbluff
 Scotts Bluff County, NE



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Redevelopment Study Area (Site 13): The redevelopment study area consists of properties and tracts of land within the general vicinity of Avenue A, Broadway, and 1st Avenue, between 23rd Street on the north and 18th Street on the south, in the central portion of the community. The site contains approximately 24.955 acres and is more particularly described as:

Situated in the center of Section 23, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows;

***Beginning** at, the southeast corner of TL 8, TL9 & S2/3 OF TL 13, BLK 22, NORTH SCB ADD (Parcel #010135278), said point being on the north right-of-way line of East 22nd Street, and proceeding northerly on the east line of said Parcel #010135278 to the southeast corner of ALL TLS 2,10,11,12, BLK 22, NORTH SCB ADD (Parcel #010135308), said point also being the southwest corner of an Unknown parcel;*

Thence, easterly on the south line of said Unknown parcel to the southeast corner of said Unknown parcel, said point also being the southwest corner of N 1/3 SE TL 5, BLK 22, NORTH SCB ADD (Parcel #010135235);

Thence, northerly on the west line of said Parcel #010135235 to the northwest corner of said Parcel #010135235, said point also being the on the south line of S 1/3 NE TL 4, BLK 22, NORTH SCB ADD;

Thence, westerly on the south line of Parcel #010135227 to the southwest corner of said Parcel #010135227;

Thence, northerly on the west line of said Parcel #010135227 to the northwest corner of said Parcel #010135227;

Thence, easterly on the north line of said Parcel #010135227 to the northeast corner of said Parcel #010135227 said point being on the westerly right-of-way of 1st Avenue, and continuing on an easterly extension of said Parcel #010135227 to the northerly-southerly centerline of 1st Avenue;

Thence, northerly on the 1st Avenue centerline to the easterly-westerly right-of-way of East 23rd Street;

Thence, westerly on the easterly-westerly centerline of East 23rd Street to the northerly-southerly centerline of Broadway Avenue;

Thence, southerly on the said centerline of Broadway Avenue to the easterly extension of the north line of LT 5, BLK 21, SUB BLK 21, N SCB ADD (Parcel #010149627);

Thence, westerly on the easterly extension of the north line of said Parcel #010149627 to the northeast corner of said Parcel #010149627;

Thence, westerly on the north line of said Parcel #010149627 to the northwest corner of said Parcel #010149627 and continuing on a westerly extension of said north line to the centerline of the northerly-southerly alley right-of-way between said Parcel #010149627 and LT 8, BLK 21, SUB BLK 21, N SCB ADD (Parcel #010149635);

Thence, southerly on said northerly-southerly centerline of the said northerly-southerly alley, also being the alley between Avenue A and Broadway, to its intersection with the centerline of the easterly-westerly right-of-way of West 21st Street;

Thence, westerly on said easterly-westerly centerline of West 21st Street to its intersection with the centerline of the northerly-southerly centerline of Avenue A;

Thence, southerly on said northerly-southerly centerline of Avenue A to the easterly extension of the north line of LTS 6-8, BLK 2, THIRD ADD (Parcel #010150994);

Thence, westerly on the easterly extension of said Parcel #010150994 to the northeast corner of said Parcel #010150994 and continuing westerly on the north line of said Parcel #010150994 to the northwest corner of said Parcel #010150994 and continuing westerly on a westerly extension of said north line of Parcel #010150994 to its intersection with the centerline of the northerly-southerly alley right-of-way between Avenue A and Avenue B, also



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being the alley between said Parcel #010150994 and LTS 1-5 & 9-16 BLK 2, THIRD ADD (Parcel #010150943);

Thence, southerly on said northerly-southerly alley centerline between Avenue A and Avenue B to its intersection with the easterly-westerly right-of-way centerline of West 19th Street;

Thence, easterly on said easterly-westerly right-of-way centerline of West 19th Street to its intersection with the northerly-southerly right-of-way centerline of Avenue A;

Thence, southerly on said northerly-southerly right-of-way centerline of Avenue A to its intersection with the easterly-westerly right-of-way centerline of West 18th Street;

Thence, easterly on said easterly-westerly right-of-way centerline of West 18th Street to its intersection with the northerly-southerly right-of-way centerline of Broadway Avenue;

Thence, northerly on said northerly-southerly right-of-way centerline of Broadway Avenue to its intersection with the easterly right-of-way centerline of East 19th Street;

Thence, easterly on said easterly right-of-way centerline of East 19th Street to its intersection with the northerly-southerly right-of-way centerline of the alley between 1st Avenue and 2nd Avenue;

Thence, northerly on said northerly-southerly right-of-way centerline of the alley between 1st and 2nd Avenue to its intersection with the easterly extension of the north line of LT 7, BLK 1, SEVENTH ADD (Parcel #010146652);

Thence, westerly on said easterly extension of the north line of said Parcel #010146652 to the northeast corner of said Parcel #010146652, and continuing westerly on the north line of said Parcel #010146652 to the northwest corner of said Parcel #010146652 and continuing westerly on a westerly extension of the north line of said Parcel #010146652 to its intersection with the northerly-southerly right-of-way centerline of 1st Avenue;

Thence, northerly on said northerly-southerly right-of-way centerline of 1st Avenue to its intersection with the easterly extension of the north line of LT 6-8, BLK 2, SEVENTH ADD (Parcel #010146725);

Thence, westerly on said easterly extension of the north line of said Parcel #010146725 to the northeast corner of said Parcel #010146725, and continuing westerly on the north line of said Parcel #010146725 to the northwest corner of said Parcel #010146725, and continuing westerly on a westerly extension of the north line of said Parcel #010146725 to its intersection with the northerly-southerly centerline of the alley right-of-way between Broadway Avenue and 1st Avenue;

Thence, northerly on said northerly-southerly alley right-of-way centerline between Broadway Avenue and 1st Avenue to its intersection with the easterly-westerly right-of-way centerline of East 20th Street;

Thence, easterly on said easterly-westerly right-of-way centerline of East 20th Street to its intersection with the northerly-southerly right-of-way centerline of 1st Avenue;

Thence, northerly on said northerly-southerly right-of-way centerline of 1st Avenue to its intersection with the easterly extension of the north line of C 1/3 SE TL 5 EXC N 7', BLK 30, NORTH SCB ADD (Parcel #010135596);

Thence, westerly on said easterly extension of the north line of Parcel #010135596 to the northeast corner of said Parcel #010135596, and continuing westerly on the north line of said Parcel #010135596 to the northwest corner of said Parcel #010135596, and continuing westerly on a westerly extension of the north line of said Parcel #010135596 to its intersection with the northerly-southerly right-of-way centerline of the alley between Broadway Avenue and 1st Avenue;

Thence, northerly on said northerly-southerly right-of-way centerline of the alley between Broadway Avenue and 1st Avenue to its intersection with the north line of the easterly-westerly right-of-way of East 22nd Street, said point also being the southeast corner of Parcel #010135278, and said point being the Point of Beginning—said redevelopment study area containing an area of **24.955 acres**, more or less.



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The requirements for detailed planning beyond the Comprehensive Plan treatment include but should not be limited to:

1. Boundaries of the area, existing land use and condition of improvements
2. A land-use plan
3. A map showing population density, land coverage and building concentrations
4. An outline of proposed changes in ordinance, layout or other related ordinances
5. A site plan of the area
6. A statement outlining any additional public facilities or utilities required to support new land uses after redevelopment.

The Blighted and Substandard study highlights locations and opportunities for improvement and revitalization. Once the area is designated, the City can guide future development in this area and provide financial incentive for development. Using the Nebraska Community Development Law, the City can reduce or eliminate factors impeding redevelopment and implement programs or projects to improve conditions and minimize the negative impacts of blight and substandard conditions.

Substandard and Blight Eligibility Analysis

Substandard and Blight Definitions and Explanation

Substandard areas are defined by State Statute **§18-2103(31)**, as the following:

“Substandard areas means an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare;”

Blighted areas are defined by State Statute **§18-2103(3)**, as the following:

“Blighted area means an area, which

(a) by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use and

*(b) in which there is **at least one** of the following conditions:*

(i) Unemployment in the designated area is at least one hundred twenty percent of the state or national average;

(ii) the average age of the residential or commercial units in the area is at least forty years;

(iii) more than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time;

(iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or

(v) the area has had either stable or decreasing population based on the last two decennial censuses. In no event shall a city of the metropolitan, primary, or first class designate more than thirty-five percent of the city as blighted, a city of the second class shall not designate an area larger than fifty percent of the city as blighted, and a village shall not designate an area larger than one hundred percent of the village as blighted. A redevelopment project involving a formerly used defense site as authorized under section 18-2123.01 shall not count towards the percentage limitations contained in this subdivision;”



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The following are the specific definitions of “substandard” and “blighted” according to Nebraska State Law. These definitions serve to be the basis of this entire analysis and each portion of the definitions are examined individually throughout this document.

Substandard Area Definition

By statute a substandard area means one where a predominance of building or improvements (residential or nonresidential) having one or more of the following characteristics:

1. **Dilapidating or deteriorated**
 - a. Unacceptable standard for walls, foundation, roof, gutters, roof surface, chimney, fire escapes, weatherizing, steps, exterior paint and site conditions. Chipping, cracks, loose components, missing pieces, sags and other signs of substandard condition all qualify for this condition.
2. **Age (obsolescence)**
 - a. A 40 years or more criteria was used for estimate.
3. **Inadequate ventilation, light, air, sanitation, or open spaces**
 - a. Things like junked cars and other accumulated debris, antiquated infrastructure, unpaved parking, outdoor storage
4. **Other conditions**
 - a. High density population or overcrowding (census)
 - b. Other conditions which could be unsafe or unsanitary endangering life or property.
 - c. Any combination of factors conducive to poor health, disease, mortality, delinquency or crime. Any combination that is detrimental to public health, safety, morals or welfare. This may include inadequate infrastructure as well as statistical data.

Structural conditions were evaluated using the U.S. Department of Housing and Urban Development standard definitions:

No Problem

- No structural or aesthetic problems are visible

Adequate Condition

- Slight damage to porches, steps, roofs
- Slight wearing of mortar between bricks/stone/block
- Small cracks in walls or chimneys
- Cracked windows
- Lack of paint
- Slight wear on steps, doors and frames

Deteriorating Conditions

- Holes, open cracks, rotted, loose, or missing material in parts of the foundation, walls (1/2 of the wall) or roof (1/4 of the roof)
- Shaky, broken, or missing steps or railings
- Numerous missing and cracked window panes
- Rotted or loose windows or doors no longer water-proof

Dilapidated Condition

- Holes, open cracks, rotted, loose or missing material over a large area of the foundation, on wall or on roof
- Substantial sagging of roof, floors, or walls
- Extensive fire, flood, or storm damage
- Inadequate original construction such as building elements made of scrap materials or conversion of structures not adequate for housing.



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Blighted Area Definition

The blighted area designation is based on a number of criteria or indicators of substandard conditions. These are specified in the law and outlined below.

1. The presence of a substantial number of deteriorated or deteriorating structures. This takes the form of structural problems, exterior paint, cracks, chimney, site conditions, roof and similar problems with the building.
2. Existence of a defective or inadequate street layout. This includes dead ends, railroad crossings, linear downtown, narrow alleys and blind crossings, as well as poor vehicular access and/or internal circulation, substandard parking definition and parking layout (lack of curb cuts, awkward entrance/exit points), offset or irregular intersections, substandard or nonexistent pedestrian circulation.
3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness. Such things as landlocked parcels, odd shaped lots, undersized lots, and poor accessibility.
4. Unsanitary or unsafe conditions. Examples here include age and physical condition of structures, buildings located within the flood plain, lack of public infrastructure, unsanitary conditions and ventilation. Additional examples include graffiti or other forms of vandalism or vagrant activity, poorly lit and unlit areas, the existence of trash or debris or weeds, abandoned vehicles, uneven grading or steep slopes, environmental contamination, cracked or uneven sidewalks, a high incidence of reported crime.
5. Deterioration of site or other improvements. Such things as off-street parking, poor storm drainage, junk cars, dilapidated structures, neglected properties, debris, on-site storage, unscreened trash or mechanical storage areas, deterioration of parking surfaces, lack of landscaping, general site maintenance problems are examples.
6. Diversity of ownership. This condition exists when numerous lots are needed to develop to up to date standards. Assemblage is difficult without some form of public assistance.
7. Tax or special assessment delinquency exceeding the fair value of the land.
8. Defective or unusual conditions of title. Liens, improper filings are examples.
9. Improper subdivision or obsolete platting. Examples include undersized lots, improper zoning, lot configuration, easements and accessibility are problems that often are present.
10. The existence of conditions which endanger life or property by fire or other causes. Such things as inoperative infrastructure, site access, on-site storage, secluded areas for pests to thrive, poor surface drainage, poor street and poor sidewalk condition are examples.
11. Any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or constitutes an economic or social liability. Here incompatible land uses, obsolescence and inability for a property to compete in the market place.
12. Is detrimental to the public health, safety, morals, or welfare in its present condition and use; and in which there is at least one of the following conditions:
 - a. Unemployment in the area at least 100% of state or national average census data
 - b. The average age of residential and commercial units is over 40 years as determined by field observations
 - c. More than half of the plotted/subdivided property has been unimproved for 40 years using public record
 - d. Per capita income of the area is lower than the average of the city from census data.
 - e. The area has a stable or declining population based on the last two decennial censuses.



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Analysis Approach

The approach and methodology utilized by M.C. Schaff & Associates, Inc. in conducting the Blighted and Substandard Area Determination Analysis included an assessment of all factors listed in the Nebraska Community Development Law as factors that indicate or contribute to making an area blighted and substandard. Data relating to factors such as building condition, building age, site conditions, adequacy of building sites, condition of public improvements, and unsanitary or unsafe conditions were developed through detailed exterior structural field surveys on a structure by structure basis and through collection of data on a unit by unit basis available from public records at the Scotts Bluff County Courthouse and via their online databases. Data relating to other factors such as the adequateness of street layouts, lot layouts and overall subdivision design were investigated on an area-wide basis.

Assessment of potential blighting factors stemming from diversity of ownership and tax or special assessment delinquencies were conducted through evaluation of courthouse and online county records for all property within the analysis area, referred to as the Study Area. The valuation, tax amount and any delinquent amount was examined for each of the properties, and public records were examined to determine the number of property owners in the Study Area.

Additional Public Intervention Necessary

Although the presence of one or more of these substandard or blighting conditions may make it appropriate to declare an area substandard and blighted under the Statue, this analysis was conducted on the basis that additional public intervention over and above the exercise of the police power is necessary to overcome the problems that exist in any substandard and blighted area.

Analysis of the Study Area

Scottsbluff Designated Study Area #13

The City selected the Designated Study Area for evaluation to be within the corporate limits. The area is made up of various light commercial, office & professional, storage uses and vacant/undeveloped properties as well as public/semi-public uses. Single family residential surrounds much of the Study Area. This particular area was selected for several reasons.

1. The area is within an active commercial corridor.
2. There is a need to improve infrastructure due to substandard existing conditions.
3. There is obvious economic decline and functionally obsolete uses within the area.
4. There is the presence of blighted and substandard characteristics within the area.
5. A need is apparent for public intervention to stimulate the development and redevelopment of vital infrastructure systems to support private redevelopment efforts.
6. The proximity of the Study Area to two other blighted and substandard areas.

The City is in a position to remove negative factors and implement programs and projects to improve conditions thereby removing the blighted and substandard conditions. This not only benefits the corridor/study area but the entire community through private reinvestment and enhanced quality of life.

The field survey of the Study Area within the City was conducted in February 2021 to determine if this area, in fact, has experienced structure and/or site deterioration or if the area is experiencing other negative influences that decrease the potential for redevelopment or new development. The following information describes this Study Area in detail, as well as, specifying the methods and procedures used to determine if this Study Area should be declared blighted and substandard under the Nebraska Community Development Law.

The Study Area's southern border co-terminates with an existing Blighted and Substandard area (the Broadway downtown business district between 1st Avenue and Avenue A from Overland to West 18th Street and East 19th Street). An additional blighted and substandard area is located in the 20th Street corridor just east of the Study Area.

The total acreage within the City of Scottsbluff corporate limits is **4275.95 acres**. Currently, the city has approximately **1085.7 acres** designated as "Blighted and Substandard", approximately **25.4%** of the City's total acreage. The proposed additional "Blighted and Substandard" area consists of **24.955 acres**. This proposed area, if designated as "Blighted and Substandard", will add **0.584%** of the corporate limits to the total Blighted and Substandard area bringing it to **1110.7 acres** or **26.0%** of the total area of the City of Scottsbluff. This remains well within the allowed **35%** providing future opportunity to add more.

Existing Land Use

The land uses that now exist within the Study Area are depicted on **Figure 2. Existing Land Use** (page 12), and can be placed in eight (8) categories, including:

- Office & Professional
- Commercial Service, Retail, and Restaurants
- Industrial/Storage
- Residential
- Public/Semi-Public
- Public Streets and Alleys
- Parking (Private, Commercial, Public, Semi-Public)
- Vacant / Undeveloped Land



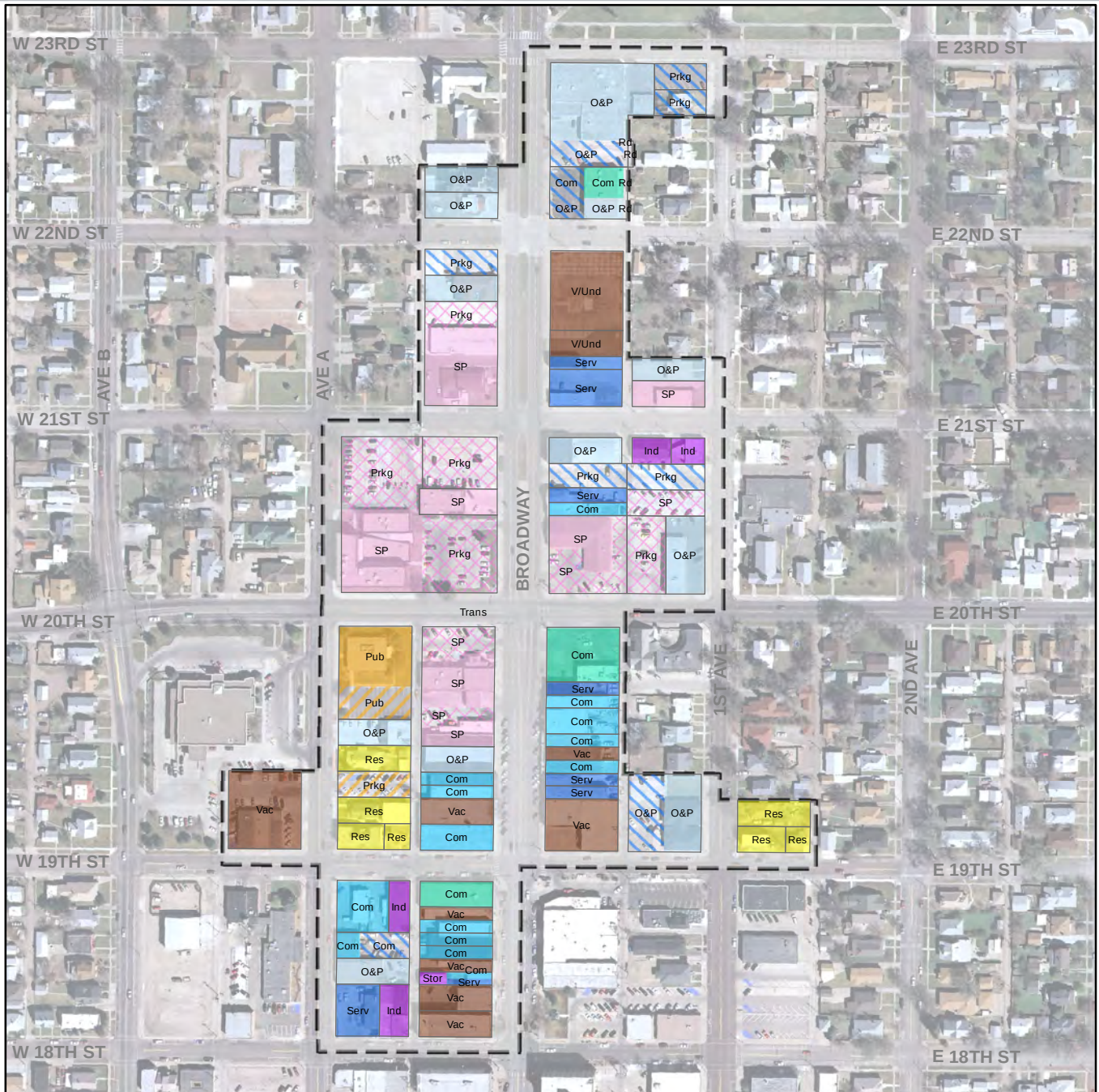
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Corporate Limits

Parcel

Study Area #13

Study Area #13 Land Use

Roads

Vacant / Undeveloped

Commercial Restaurant

Commercial Retail

Commercial Service

Commercial Parking

Office & Professional

Semi-Public

Semi-Public Parking

Public

Public Parking

Industrial / Storage

Residential

**Existing
Land Use**City of Scottsbluff
Scotts Bluff County, NE

Data Sources:

Land Use: MCS Field Survey, 2021

Parcels: Scotts Bluff County, 2019

Aerial: ESRI Basemap



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Table 1**Existing Land use - Scottsbluff Blight Study Area #13
Scottsbluff, Nebraska**

Land Use Category	Blight Study Area 13	
	Area (Acres)	Percent of Total Area
Office & Professional	2.47	10%
Industrial (Includes Storage)	0.41	2%
Commercial	2.82	11%
Retail	1.36	5%
Restaurant	0.60	2%
Service	0.87	3%
Residential	0.80	3%
Public / Semi-Public	2.45	10%
Public Streets & Alleys	9.59	38%
Parking Lot	4.22	17%
Vacant / Undeveloped Land	2.18	9%
	24.95	

Source: M.C. Schaff & Associates, Inc., Field Survey, February 2021

The land uses in Study Area #13, shown in **Figure 2** on the previous page, are analyzed further in Table 1 (at left), which provides the breakdown of land uses, acreages, and the total acreage within this Study Area.

The largest land use in Study Area #13 is that of public streets and alleys. This use comprises a total of over 9.59 acres, or 38% of the Study Area.

The second largest land use in this Study Area is that occupied by parking lots, including public (0.37 acre), semi-public (2.48 acres), and commercial parking lots (1.38 acres), comprising a total of 4.22 acres or 17%.

Commercial uses including retail, service, and restaurants are the third largest land use, 11% of the Study Area with 2.82 acres.

Office & Professional uses are the fourth largest land use, occupying 2.47 acres, 10% of the Study Area, while Public/Semi-Public uses occupy nearly as much area with 2.45 acres, also at 10%.

Vacant properties and undeveloped parcels occupy 2.18 acres, making up 9% of the Study Area. The two remaining land uses in Study Area 13 include Residential, and Industrial (which includes storage), which combined make up the remaining 5% of Study Area #13 with 0.8 and 0.41 acres, respectively.

Study Area #13 is directly adjacent and north of the previously blighted study area along Broadway which extends as far as 18th Street.



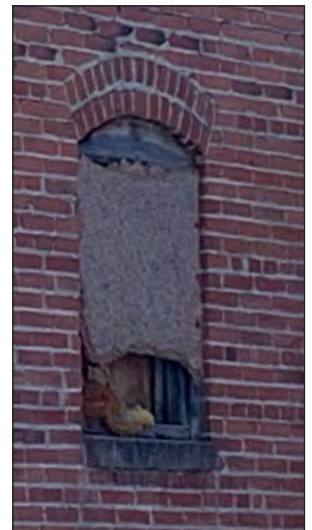
Examples of Site and Structural Conditions within the Study Area



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Examples of Structural and Site Conditions within the Study Area



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Examples of Structure and Site Conditions within the Study Area

Findings and Contributing Factors

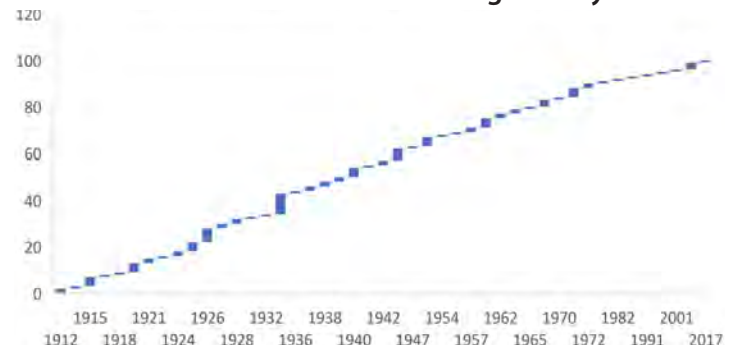
The intent of this study is to determine whether the subject area has experienced structural and site deterioration and if there are other negative factors that are decreasing the area's potential to develop. The field survey work was completed in February 2021 and strongly supports initial impressions that the area has in general declined below community standards. What follows are the factors evaluated to determine if there is a reasonable presence of blight and substandard conditions within the designated Study Area #13. This section reviews the building and structure conditions, infrastructure and land use found in the area based on statutory definitions, and observations and explains the identified contributing factors.

As set forth in Nebraska legislation, a blighted area means an area determined by reason of the presence of:

1. Deteriorated or Deteriorating Structures —Exterior Inspection of Buildings

There were a total of 102 structures evaluated using the Blighted and Substandard criteria as described on pages 7-9 of this report. Only the primary structures were evaluated under the Blighted and Substandard definition. Any outbuildings/other structures that were present were not included in the survey. The boundary for the Blighted and Substandard designation includes 100 buildings of known age (2 exempt buildings—ages are unknown), with a combined average age of 76 years. For structure age see chart below, **Figure 3** (page 16), and **Table 3 (Appendix B)**. Structure condition is summarized in **Figure 4**. Field surveys confirming Scotts Bluff County Assessor's data concluded that 19% are good, 64% are deteriorating (57% are average, 7% are fair), and 19% are worn out.

Structures Built Per Year - Scottsbluff Blight Study Area #13



Source: Scotts Bluff County Assessor online database, verified by M.C. Schaff & Associates, Inc., Field Survey, February 2021

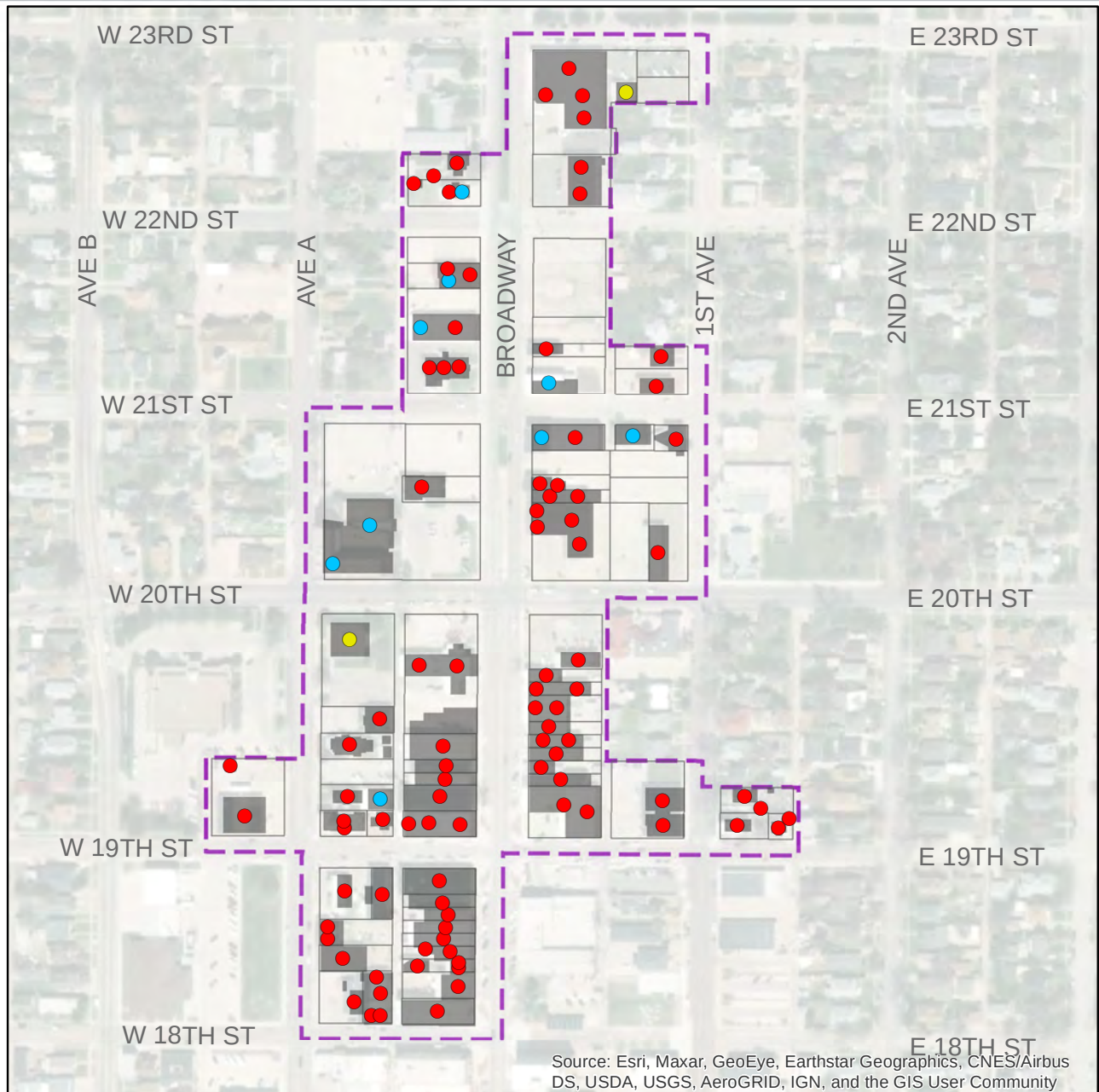


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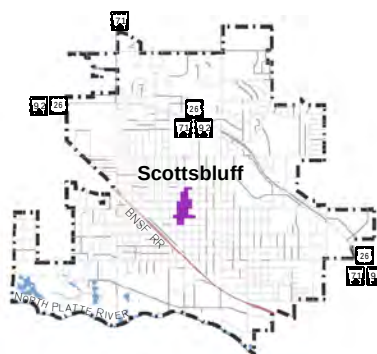
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0 75 150 300 450 600 Feet

Study Area Structure Year

- 1910-1981 (91 Structures)
- Built 40 or More Years Ago
- 1982-2021 (9 Structures)
- Built Less Than 40 Years Ago
- Public Building/Unknown (2 Structures)
- Age Unknown
- Study Area Building Footprint
- Study Area
- Study Area Boundary



Structure Age

City of Scottsbluff
Scotts Bluff County, NE

Structure age obtained from
Scotts Bluff County Assessor
online data sheets, Feb. 2021.



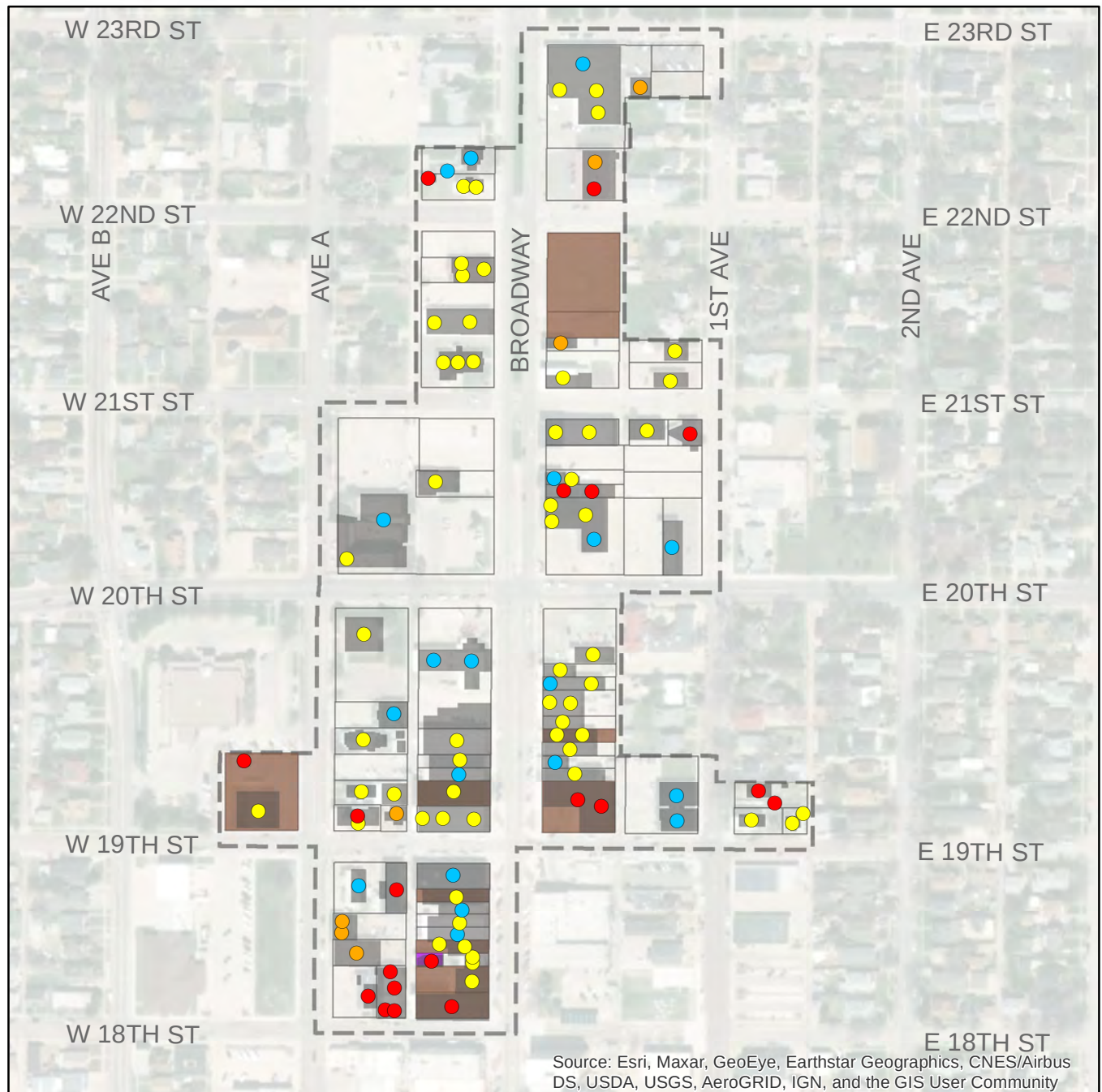
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0 75 150 300 450 600 Feet

Structure Condition

- | | |
|-------------------|---------------------------------|
| ● Good (19) | ■ Vacant/Undev (10) |
| ● Average (57) | ■ Storage (1) |
| ● Fair (7) | ■ Study Area Building Footprint |
| ● Badly Worn (19) | □ Study Area Parcel |
| | ▬ Study Area Boundary |

Structure Condition

City of Scottsbluff, NE

Structure condition obtained from Scotts Bluff County Assessor online data sheets, and adjusted following field verification, Feb. 2021.



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2. Defective or Inadequate Street Layout—Street Conditions and Accessibility

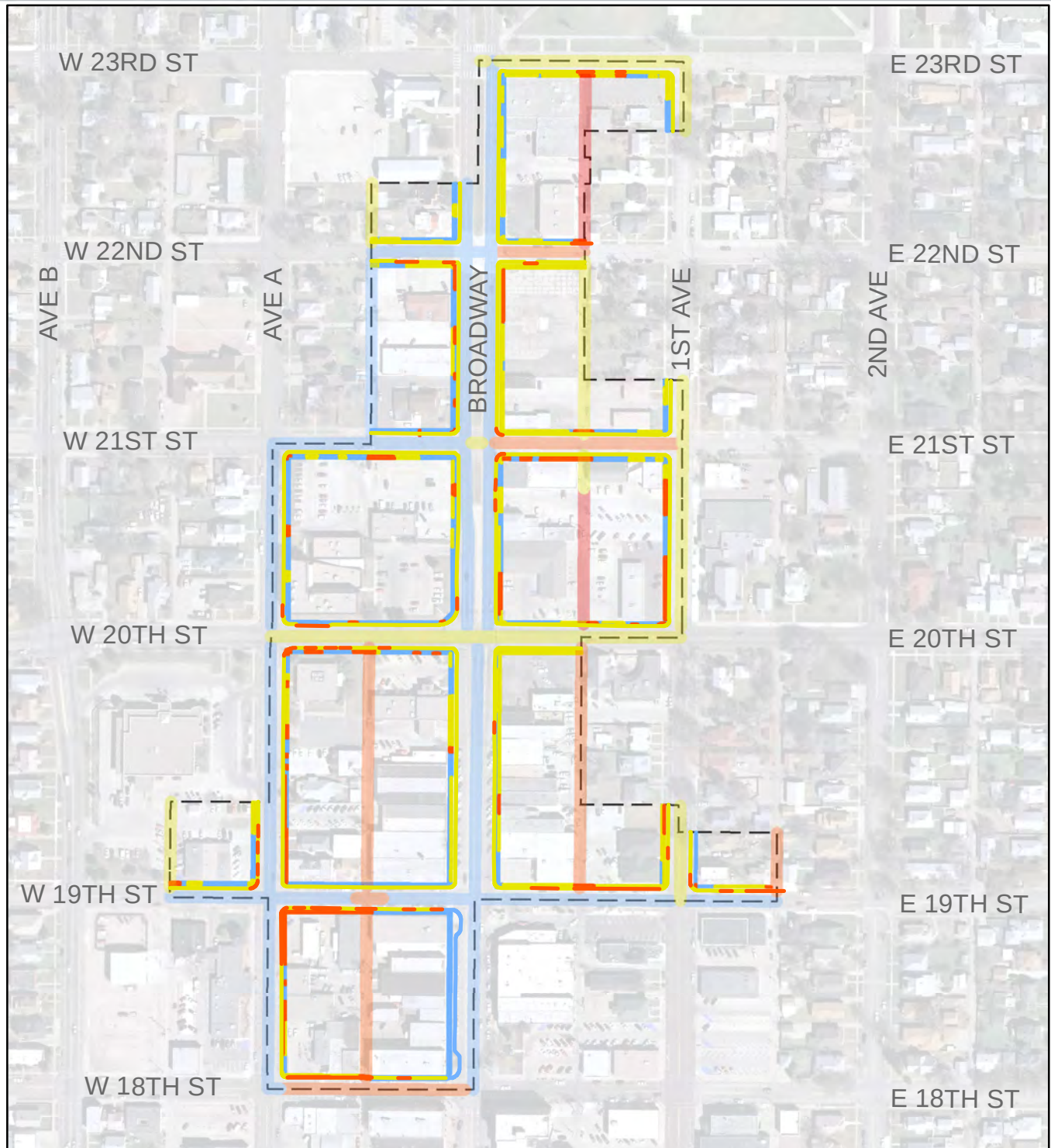
Inadequate infrastructure, street conditions and accessibility as well as inability to safely move traffic through an area is a contributing factor to the blight and substandard conditions. The surface condition of public roads, curb & gutter, and sidewalks in the Study Area, displayed in **Figure 5**, is fair to good. While the road surfaces have been maintained to community standards, some alleys and some curb/gutter and sidewalk are deteriorating/dilapidated. The study area lacks some alleys and has dead-end alleys in some blocks. Following are some exhibited traffic safety and pedestrian experience issues that need be addressed.

- a. While redevelopment will add to traffic counts, consideration should be given to enhancing the pedestrian experience with landscaping.
- b. Circulation behind Broadway properties is tight and alleys are designated as one-way to help alleviate congestion. The north-south alley between Broadway and 1st Avenue is a southbound one-way from 20th Street to 16th Street. The north-south alley between Broadway and Avenue A from 16th Street to 19th Street runs from south to north. However, in the 1900 block between Broadway and Avenue A, the alley runs in the opposite direction, from north to south.
- c. There is no public alley in the 2000 and 2200 blocks between Broadway and 1st Avenue. The 2200 block also contains a parcel of unknown ownership according to the Scotts Bluff County online database.
- d. East 18th Street is closed to traffic between Broadway and 1st Avenue, this dead-ends neighborhood traffic.
- e. While public sidewalks are provided throughout the Study Area, and a few on-street accessible parking stalls are provided via painted curb, the accessible parking stalls are located mid-block, are not in optimal locations, and do not have an adjacent curb cut for sidewalk access.
- f. Street, sidewalk, and curb and gutter condition was observed and noted as part of this study. A curb inlet on East 22nd Street does not properly fit the curb and should be replaced with a proper unit.
- g. Traffic congestion between Broadway and 2nd Avenue around Bluffs Middle School.



Examples of Curb, Gutter, Sidewalk Conditions within the Study Area

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Street Surface

- Good
- Deteriorating
- Dilapidated
- None

**Sidewalk / Curb /
Gutter Condition**

- Good
- Fair
- Poor
- None



0 70 140 280 420 560 Feet

Surface Condition

City of Scottsbluff
Scotts Bluff County, NE

Conditions observed during
MCS field survey, Feb. 2021.



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3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness

Study Area #13 contains the northern downtown of Scottsbluff. Faulty lot layout is seen in the following instances:

- Platted lots with a single use are built over the top of lot lines. Where buildings are built over lot lines, these lots could be and should be combined; and this practice should not be continued in the future—an instance is found in the 1800 block between Avenue A and Broadway.
- One very small lot exists, with unknown ownership in the 2200 block between Broadway and 1st Ave. Ownership should be determined and the lot should be combined.
- There is no alley in the 2200 block between Broadway and 1st Avenue.
- The alley dead ends in the 1900 block between Avenues A and B, and in the 2000 and 2100 blocks between Broadway and 1st Ave.
- As downtown Scottsbluff has made landscaping and visibility improvements through bulbouts, parking circulation has been impacted in the eastern 1900 block of Broadway and parking lot configuration will need to be re-engineered for this vacant property.
- Closure of East 19th Street at Broadway dead-ends neighborhood traffic from West 19th Street.
- Narrow and shallow lots limit development. Instances can be found in the 100 block of East 19th Street, West 19th Street between Broadway and Avenue A, and the 2200 block between Broadway and 1st Avenue.



Examples of Site & Pavement Conditions within the Study Area

4. Unsanitary or Unsafe Conditions

Age of Structure is a contributing factor to the blighted and substandard conditions in the Study Area with 91% of the structures over 40 years of age. The statute allows the inclusion of this factor, regardless of structure condition, where there is a predominance of structures 40 years of age or older. See **Appendix B—Table 3** for a summary of structure ages.

5. Deterioration of Site or Other Improvements

Debris

Debris accumulates in gutters and alleys and is found throughout the Study Area, concentrated around undeveloped and vacant properties. Several significant examples of debris were noted in field observation. This debris included everything from construction materials, to clothing articles and discarded alcohol bottles as well as on-site storage (bed mattress and box springs, couch, chairs, tires, and numerous other items. Numerous (somewhat less severe) debris are present throughout the Study Area, suggesting the problem is growing.

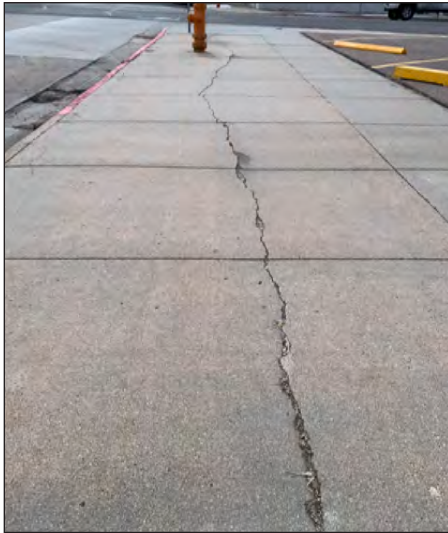


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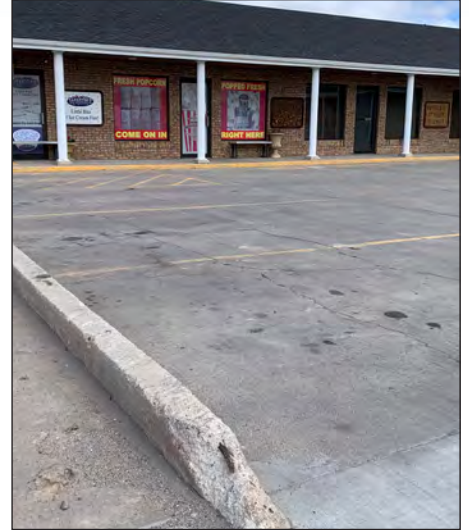
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Examples of Sidewalk Conditions within the Study Area



Examples of Parking Conditions within the Study Area

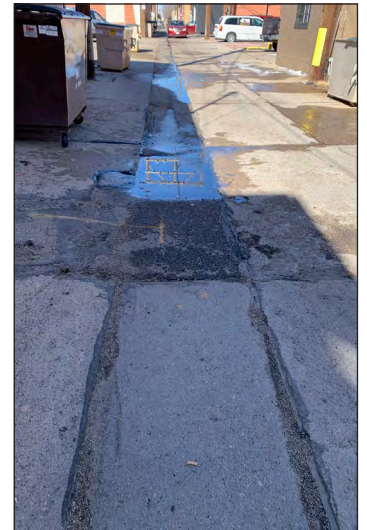
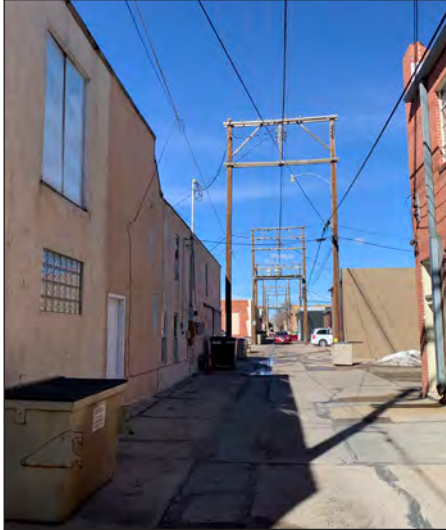


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Examples of Alley and Parking Entrance Conditions within the Study Area

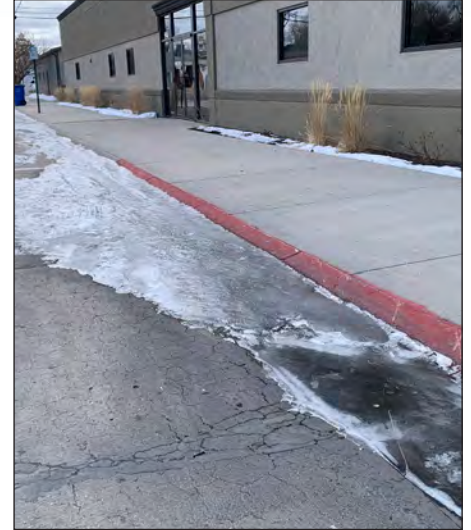


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Examples of Street and Curb & Gutter Conditions within the Study Area



Dilapidated Structures

Structure conditions were examined both using Scotts Bluff County Assessor's online database of building appraisal and confirmed/adjusted through field evaluation. The data and rating system from the Scotts Bluff County Assessor's database was used to evaluate properties in the area, rating structures as either: Excellent, Good, Average, Fair, Badly Worn, and Worn Out. Rating terms are defined as follows:

Excellent: Typically newer construction or property that has been completely upgraded.

Good: Typically no major defects or aging conditions in field analysis.

Average: Typically minor defects showing up, 25% or less of the following—degrading roofing materials, masonry joints in need of tuck-pointing, or small cracks in foundation, broken glass, painted surfaces beginning to peel.

Fair: Similar to Average, conditions are worsening and cover a larger portion of structure.

Badly Worn: Structure is showing many of the conditions mentioned, and extent of aging and deterioration may require demolition to eliminate the conditions.

Worn Out: Aging, deterioration and conditions point toward demolition to eliminate the conditions.



Based on these ratings, it is assumed that Average condition and less would constitute less than desirable conditions due to age and structure status. It is common for older structures to require considerable maintenance and upkeep to maintain good and excellent condition, while an Average structure can show signs of deterioration that can more quickly become a dilapidated structure if not addressed.

Findings of the study show 18.6% structures in good condition, 63% deteriorating (fair to average condition), while 18.6% of the structures are badly worn/dilapidated and pose a threat. Using the above assumptions, overall, 81.4% of the structures in the Study Area are Average condition or worse.

Ninety-one (91%) of the 102 primary structures in the Study Area are in excess of 40 years and two are public structures of unknown age—structures in the Study Area range in age from 5 to 110 years. Thus, structure age and obsolescence *within the Study Area* **is** a contributing condition of blight and substandard.

6. Diversity of Ownership—73 properties with 53 owners; 1 unknown.

7. Tax or Special Assessment Delinquency—None identified.

8. Defective or Unusual Conditions of Title—One parcel of unknown ownership was identified in the Scotts Bluff County online property database.

9. Improper Subdivision or Obsolete Platting—One very small parcel of unknown ownership was identified within the Study Area. This feature alone is not substantial, but this does contribute to the blighting factor. See **appendix d—Figure 11** for a current zoning map of the area.



10. The Existence of Conditions That Endanger Life or Property by Fire or Other Causes

Figure 6, on the following page, provides an overview of the blighted and substandard conditions located and photographed during field observations.

Poor Sidewalk and Street Conditions

The entirety of the Study Area is serviced with sidewalks that vary in condition from excellent to poor. The condition of the street paving shows signs of age with cracks, gaps and missing pieces. Bituminous streets have been recently (in 2016 or 2020) chipsealed. Much of Broadway road surfacing has also been recently updated. However, non-Broadway concrete surfaces are aging with substantial cracking found throughout the Study Area. Street curbs and gutters show signs of aging with settling, cracks and missing pieces. Paved alleys range from minor cracking to patched dilapidated surfaces. These conditions are wide-spread.



Poor Surface Drainage

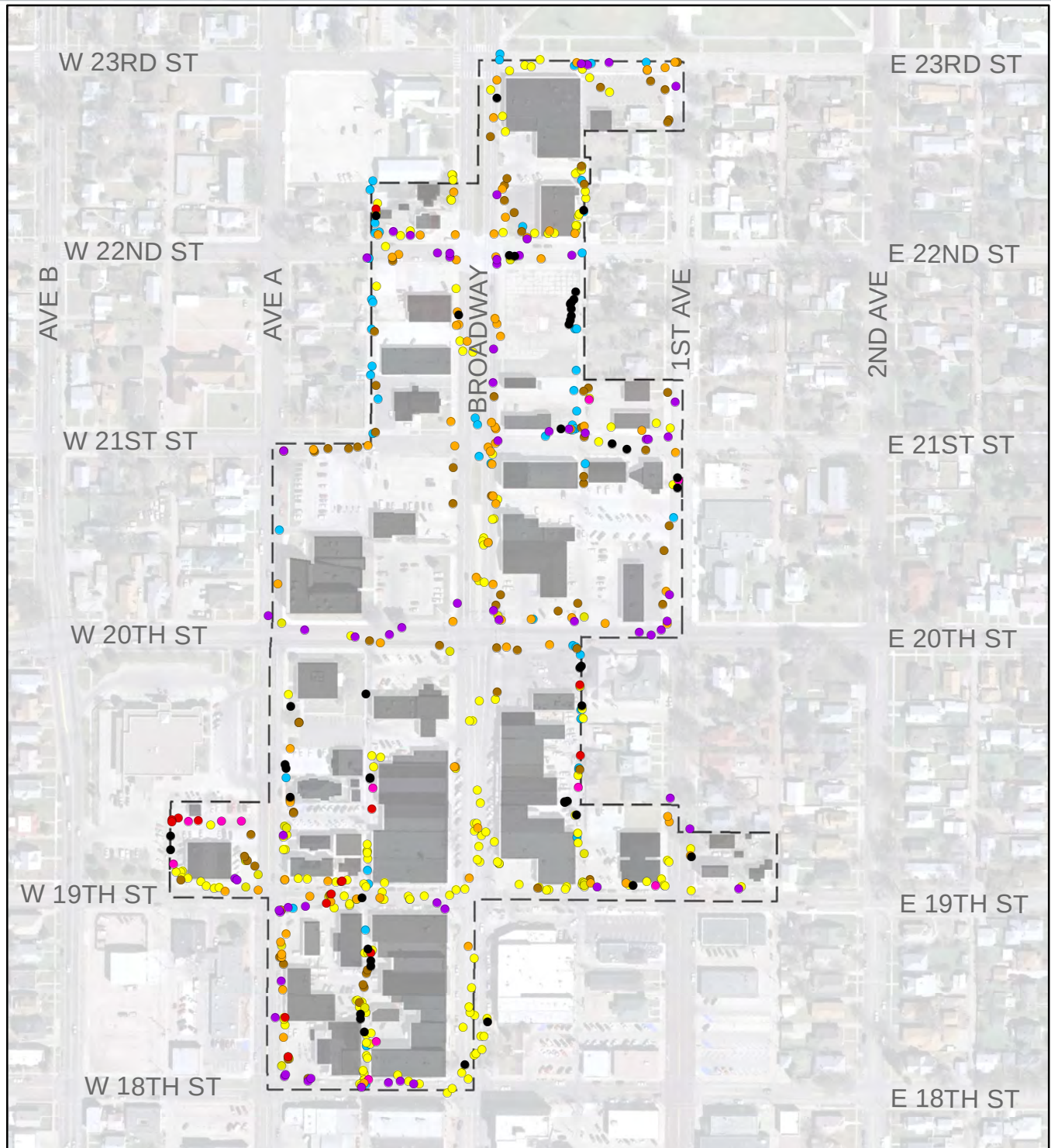
Storm water drainage problems exist in the southeast portion of the Study Area in particular. During field analysis, several areas of standing water were noted as poor drainage exists in localized areas and alleys, and parking lots were noted lacking proper drainage at various locations throughout the Study Area.



On-Site Storage

The Study Area has sites of outdoor storage. These findings point to an impediment for development or upgrades in the neighborhood and should be evaluated for removal.





0 70 140 280 420 560 Feet

Blighted and Substandard Conditions Locations

- | | | |
|--------------------------|------------------|-----------------|
| ● Debris and/or Graffiti | ● Sidewalk | ● Parking |
| ● On Site Storage | ● Infrastructure | ● Structure |
| ● Curb & Gutter | ● Drainage | ● Road/Concrete |

City of Scottsbluff, NE

Conditions observed during
MCS field survey, Feb. 2021



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11. Any Combination of Such Factors—The combination of all blight and substandard conditions found within the Study Area could be considered a factor in substantially arresting sound growth in the area and obsolescence contributes toward an inability of property within the area to compete in the market place.

12. Detrimental to Public Health, Safety, Morals, Welfare in Present Condition

While a minimum of at least one of the following factors is required for this condition to be met, at least two of the factors are confirmed to be present in the Study Area.

a. Unemployment Rate At Least 100% of State or National Average—was not considered a factor and was not researched as part of this study beyond determining that the unemployment rate in Scotts Bluff County, NE was 4.208% in 2020, while the US had an unemployment average of 8.1%, and Nebraska averaged 4.242% for the year.

b. Average Residential and Commercial Structure Age Over 40 Years—is a factor. The median age of the 100 primary non-public structures in the area is **76** years. Age of the structures within the Designated Study Area is provided through the Scotts Bluff County Assessor's online database and field verification. Only those structures built before 1982 qualify for the 40 years and older structures designation in the State of Nebraska laws. The Study Area contains 91 structures (**91%**) built before 1982.

c. Subdivided/Platted Property Unimproved for 40 Years—not considered as a factor.

d. Per Capita Income Level—not researched as part of this study.

e. Decreasing Population—is a factor. The Study Area contains residential properties, and is located in census tracts all of which the census data reports population from 1990, 2000, and 2010 decennial census. Map **Figures 7-10** provided in **Appendix C** illustrate the 1990, 2000, and 2010 decennial census as well as the projected 2020-2025 population change for census tracts covering and surrounding the Study Area. Based on the data illustrated on the maps, the Study Area and adjacent populated areas display a stable or decreasing population based on the last two decennial census; and a stable or decreasing population is also projected for 2020-2025 according to ESRI demographics data, which is based on the decennial census, Infogroup business data, other public and proprietary data sources, and proprietary models.



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Conclusion of Blighted and Substandard Analysis

Based on this analysis, the Study Area meets the criteria of both blighted and substandard conditions. The area displays the presence of criteria required for a finding of a blighted and substandard condition as defined by the State of Nebraska Legislature.

The primary conditions leading to this conclusion include the following Blighted and Substandard Conditions:

- The Study Area has some inadequacies in the form of traffic movement capabilities and real property access. Numerous off-street paved parking areas exist, along with a few interior private drives. While some off-street parking areas and drives are well maintained, several parking areas, driveways and entrances crossing sidewalk travel ways are deteriorating or dilapidated pavement, gravel surfaced or unimproved. Defective or inadequate street layout thus may be considered a factor contributing to blighted conditions in this Study Area.
- The field survey also included an evaluation of the condition of site improvements including street surface conditions, curbs and gutters, street width adequacy, sidewalks, driveways, and off-street parking facilities, sanitary sewer facilities, and drainage facilities, and review of the city's GIS database pertaining to water distribution, hydrants, and storm water conveyance. The lack of or deterioration of site improvements include: Broadway itself has been improved within the last 8 years: in 2013 the street was resurfaced from 14th Street to 20th Street including new curb, gutter, sidewalk, bulbouts, and landscaping; and in 2016, a surface overlay project improved the street surface from 20th Street to 27th Street. In 2016 and 2020, the city undertook citywide chipseal projects to resurface bituminous streets. However, concrete side streets and concrete alleys as well as curb and gutter concrete paving shows signs of age with wide-spread conditions of cracks, gaps, and missing pieces.
- Multiple areas within the Study Area have storm drainage issues. The issues are primarily a result of the downstream storm drain system being undersized. Consequently, the upstream system within the Study Area floods during larger storm events.



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- There is a sidewalk system throughout the Study Area. Deteriorating and dilapidated sidewalks and driveway entrances contribute to generating traffic hazards for children and other pedestrians in this Area as pedestrians are forced to navigate broken pavement and potholes—their safety, well-being and health at risk.
- The Study Area contains many private driveways and off-street parking areas. Private drives and private parking lots are surfaced with concrete, native material or sparse gravel. Many driveways and parking areas, particularly those associated with commercial uses and higher traffic volumes are deteriorating.
- Over half of the Study Area appears unkept and / or contains substantial examples of debris. While there are well maintained properties, these are contrasted with a relatively high level of poorly maintained properties within this Study Area—which represent a considerable blighting factor. The lack of site improvements in various locations throughout the Study Area also serves to be a limiting factor to future development in the Study Area and thus is an additional factor contributing to blight. One of the keys in creating a positive image within an area is exterior maintenance of lots. Perfectly maintained structures can still be seen as deteriorating parts of the community when the exterior and/or curb appeal is less than desirable. Site improvements such as parking areas range from good to deteriorating to dilapidated. Public alleys, while not directly impacting curb appeal, contribute greatly to one's sense of well being. While alley surfaces may be patched for a relatively smooth ride surface, their dilapidated appearance reflects the neglect seen on the vacant building exteriors—dilapidating surfaces, broken and boarded windows and barred doors, and marred with graffiti.
- The Study Area has numerous lot layout faults in relation to size, adequacy, accessibility or usefulness. The field survey, combined with investigations of property ownership and plat maps indicate that several problem lots exist relative to lot layout, lot size, adequacy, and usefulness within the Study Area, and therefore, may be considered a contributing factor. Faulty lot layout in relation to accessibility or usefulness within this Study Area **may be** considered a factor contributing to blighted conditions in this Study Area.
- Conditions **exist** which endanger life or property by fire and other causes. The water main on Broadway from 20th Street to West Overland is old and will need to be replaced



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in the future. The water main on Avenue A from 20th Street to 27th Street is undersized and will need to be brought up to current standards in the future.

- The American Darling fire hydrant (Tag 384) located on the southeast corner of West 21st Street and Avenue A intersection has a GPM flow rate of 1431, and the flow rate of the Iowa Pumper hydrant (Tag 383) at the northeast corner of West 20th Street and Avenue A is 2968, while the other 16 hydrants in the Study Area #13 vicinity have a flow rate of 3500 GPM according to city GIS records. The parking stalls adjacent to Hydrants (Tag 380, Tag 415) are painted within 8 feet of the hydrant and consideration should be given to adjust/remove these on-street parking slots as city code requires a minimum distance of 10 feet. All parcels within Study Area #13 are within 500 feet of a hydrant with at least 1000 GPM flow rate.
- Conditions exist which are detrimental to the public health, safety, morals and welfare in the present condition with the existence of graffiti, debris, on-site storage, and inadequate drainage. The existence of an inadequate surface drainage system of the Area presents additional threats to health. The lack of sufficient drainage structures allows water to back up into travel ways impairing driveability, and onto property, ponding and stagnating, creating not only a physical hazard, but also increased potential for multiplying mosquito production, an additional health hazard to area residents.
- The per capita income of the area was not determined as a part of this study.
- Defective or unusual conditions of title—one parcel is of unknown ownership.

Blighted conditions that do not appear to be present

- There are not more than half of the plotted and subdivided property that is unimproved, within the city for forty years and has remained unimproved during that time. A large amount of the Study Area has remained unimproved but this amount does not exceed half of the area.
- Area-wide—diversity of ownership could be, but does not appear to be a factor.



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Blighted conditions not evaluated

- Beyond a review of the Scotts Bluff online data, tax or special assessment delinquency exceeding the fair value of the land was not further evaluated.

Comprehensive Plan / Surrounding Property

According to the City's 2016 Comprehensive Plan, the Study Area is located in the Central Business District, extending northward into the central Residential District. The Comprehensive Plan provides the following principles for sustainable development in this area:

Interconnection of Neighborhoods and amenities

- Transportation amenities should prioritize pedestrians. Encourage residents to park and walk.
- Connection to other services and areas of the city through multiple modes of safe transportation; bike lanes could connect to other pathways throughout the City.

Sustainable development

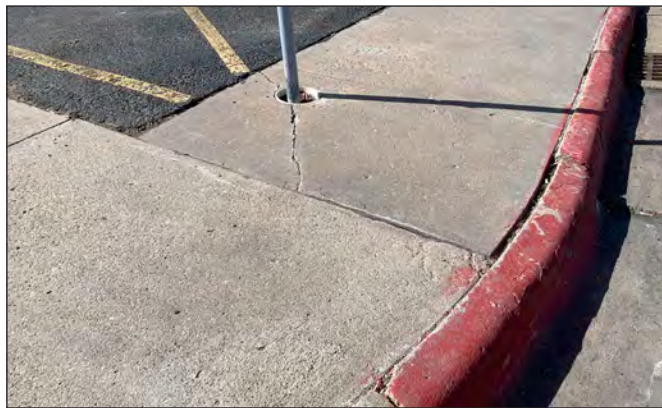
- Reduce impervious cover—decrease storm water runoff while providing aesthetically pleasing landscaped areas.
- Focus on tree planting to help moderate temperatures and beautify public spaces.
- Continue making public improvements in landscaping and other public facilities to encourage additional private investment.
- Maintain landscaped areas to keep them attractive long-term.

Access to culture and recreation

- Partner with Midwest Theater, Western Nebraska Arts Center to provide cultural opportunities downtown.
- Access to walking paths; signage to encourage more walking downtown.

Strong neighborhoods and places, rooted in our unique character

- Promote cultural hub of the community through built design of buildings.
- Retain historical value of existing buildings.
- Encourage upper-story housing to increase vitality of the district.



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The development potential of property is determined by the property conditions themselves, and the conditions of surrounding property. This is particularly true for the Study Area. The Study Area abuts to two other blighted and substandard areas (Broadway downtown business district as well as the East 20th Street corridor).

The Study Area with its many parking areas and hardscape will benefit greatly from implementation of the Comprehensive Plan's sustainable development principles.



Adjoining the Study Area with the current adjacent blighted and substandard areas is necessary to accomplish the sound redevelopment planning and program of the City. In order to achieve the above principles of sustainable development from the City's Comprehensive Plan, it is vitally important to adjoin the Study Area with the adjacent blighted and substandard areas. This will enhance the development potential of the Study Area and the current adjacent blighted and substandard areas and create a continuous, harmonious redevelopment area in the Scottsbluff Downtown District.



Blighted and Substandard Area Declaration

Based on the findings in this report, the Study Area may be declared blighted and substandard in keeping with and conforming to the Nebraska Community Development Law. This finding will make this area available for redevelopment activities. The General Redevelopment Plan, when prepared, shall be composed in a manner consistent with the City of Scottsbluff Comprehensive Plan.



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appendix



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The referenced Study Area, in the city of Scottsbluff, Nebraska, includes the following identified Parcels with their legally described Additions, Blocks and/or Lots, and unplatted lands:

Parcel	Legal Description	Parcel	Legal Description
10135308	ALL TLS 2,10,11,12, BLK 22, NORTH SCB ADD	10334408	LT 5, WEBBER MANOR THIRD ADD
10279474	BLK 3, WEBBER MANOR 2ND ADD	10146725	LT 6-8, BLK 2, SEVENTH ADD
10135596	C 1/3 SE TL 5 EXC N 7', BLK 30, NORTH SCB ADD	10112871	LT 6, BLK 1, BROADWAY ADD
10135960	C1/3 NE S1/2 OF TL 1, BLK 35, NORTH SCB ADD	10150900	LT 6, BLK 1, THIRD ADD
10135693	C1/3 NE TL 2, BLK 31, NORTH SCB ADD	10163875	LT 6, BLK 21, SUB BLK 21, N SCB ADD
10135200	E 100' S 1/2 N 2/3 NE TL 3, BLK 22, NORTH SCB ADD	10266801	LT 6A, BLK 5, REPL SUB LT 6, BLK 5, EAST PORTAL ADD
10163646	E 47' LT 8, BLK 1, SEVENTH ADD	10245073	LT 6B, BLK 5, REPL SUB LT 6, BLK 5, EAST PORTAL ADD
10150935	E 50' LT 8, BLK 1, THIRD ADD	10146652	LT 7, BLK 1, SEVENTH ADD
10151672	E 56' LTS 5,6, BLK 8, THIRD ADD	10150919	LT 7, BLK 1, THIRD ADD
10112944	EX N 6" LT 12, BLK 1, BROADWAY ADD	10131639	LT 8, BLK 1, MCCLANAHANS ADD
10305238	LOTS 1-2-3, BLK 1, THIRD ADD	10112901	LT 9, BLK 1, BROADWAY ADD
10119574	LT 1, BLK 1, EAST PORTAL ADD	10131647	LT 9, BLK 1, MCCLANAHANS ADD
10135634	LT 1, BLK 30, NORTH SCB ADD	10135723	LT A,BLK 31, NORTH SCB ADD REPLAT TL 3-4-5-6
10256679	LT 1, BLK 35, SUB S 1/2 BLK 35, N SCB ADD	10119590	LT A, SUB LT 3, BLK 1, EAST PORTAL ADD
10119779	LT 1, BLK 5, EAST PORTAL ADD	10253688	LT B, SUB OF LT 3, BLK 1, EAST PORTAL ADD
10246983	LT 1, RHEAULT SUB	10160191	LTS 1-4, BLK 1, BROADWAY ADD
10146458	LT 1, SECOND WILDY & LANA INDUSTRIAL TRACTS	10112995	LOTS 1-9, BLK 2, BROADWAY ADD
10334327	LT 1, WEBBER MANOR THIRD ADD	10152245	LTS 10-11, BLK 1, TRI STATE ADD
10112928	LT 10, BLK 1, BROADWAY ADD	10113045	LTS 10, & 11, BLK 2, BROADWAY ADD
10131655	LT 10, BLK 1, MCCLANAHANS ADD	10132546	LTS 13,14, MAIN STREET ADD
10112936	LT 11, N 6 LT 12, BLK 1, BROADWAY ADD	10233768	LTS 14-15, BLK 2, BROADWAY ADD
10131698	LT 12, BLK 1, MCCLANAHANS ADD	10112960	LTS 14-17, BLK 1, BROADWAY ADD
10285334	LT 12, BLK 2, BROADWAY ADD	10162550	LTS 15,16, MAIN STREET ADD
10112952	LT 13, BLK 1, BROADWAY ADD	10113061	LTS 16-17, BLK 2, BROADWAY ADD
10113053	LT 13, BLK 2, BROADWAY ADD	10132619	LTS 23, 24, MAIN STREET ADD
10132554	LT 17, MAIN STREET ADD	10131604	LTS 3,4, BLK 1, MCCLANAHANS ADD
10132562	LT 18, MAIN STREET ADD	10152148	LTS 4-5 PT OF LT 6, BLK 1, TRI STATE ADD
10132570	LT 19, MAIN STREET ADD	10150994	LTS 6-8, BLK 2, THIRD ADD
10131574	LT 1A, BLK 1, MC CLANAHANS ADD REPLAT	10152172	LTS 7-9, BLK 1, TRI STATE ADD
10151621	LT 1A, BLK 8, THIRD ADD, REPL LT 1-2, BLK 8	10112898	LTS 7 & 8, BLK 1, BROADWAY ADD
10131582	LT 1B, BLK 1, MCCLANAHANS ADD REPLAT	10131671	N 1/2 LT 11, BLK 1, MCCLANAHANS ADD
10119582	LT 2, BLK 1, EAST PORTAL ADD	10135871	N 2/3 NE TL 1, BLK 34, NORTH SCB ADD
10135642	LT 2, BLK 30, NORTH SCB ADD	10135650	N 3' OF TL 8 AND N1/3 SW EX N3' TL9 BLK 30, NORTH SCB ADD
10256687	LT 2, BLK 35, SUB S 1/2 BLK 35, N SCB ADD	10135669	N 3' TL 9, S 1/3 NW TL 10, C 1/3 NW TL 11, BLK 30, NORTH SCB ADD
10119787	LT 2, BLK 5, EAST PORTAL ADD	10135685	N1/3 NE TL 1, BLK 31, NORTH SCB ADD
10256989	LT 2, RHEAULT SUB	10336141	PT SE (S OF DITCH) UNPL LANDS 14-22-55 (13.61)
10146466	LT 2, SECOND WILDY & LANA IND TR	10336141	PT SE (S OF DITCH) UNPL LANDS 14-22-55 (13.61)
10132589	LT 20, MAIN STREET ADD	10336141	PT SE (S OF DITCH) UNPL LANDS 14-22-55 (13.61)
10132597	LT 21, MAIN STREET ADD	10336141	PT SE (S OF DITCH) UNPL LANDS 14-22-55 (13.61)
10132600	LT 22, MAIN STREET ADD	10152393	PT TR 1 N OF HWY & PT TR 8, UNION LIVESTOCK ADD (8.05)
10151648	LT 2A, BLK 8, THIRD ADD REPLAT OF LTS 1-2, BLK 8	10131663	S 1/2 LT 11, BLK 1, MCCLANAHANS ADD
10146474	LT 3, SECOND WILDY & LANA IND TR	10135898	S 1/3 NE TL 2, BLK 34, NORTH SCB ADD
10135987	LT 3, BLK 35, S 1/2 BLK 35, N SCB ADD	10135618	S 1/3 SE TL 6, BLK 30, NORTH SCB ADD
10119795	LT 3, BLK 5, EAST PORTAL ADD	10135995	S 25' NW TL 6, BLK 35, NORTH SCB ADD
10151656	LT 3, BLK 8, THIRD ADD	10136029	S 28 1/2' OF N 125' NW PT TL 7, BLK 35, NORTH SCB ADD
10135928	LT 3, LT 4X, LT 4-6,LT 6A, BLK 34, NORTH SCB ADD	10131590	S 45' LT 2, BLK 1, MCCLANAHANS ADD
10246991	LT 3, RHEAULT SUB	10136010	S 46 1/2' OF N 96 1/2' NW PT TL 7, BLK 35, NORTH SCB ADD
10279466	LT 3, WEBBER MANOR THIRD ADD	10135197	TL 1, BLK 22, NORTH SCB ADD
10119604	LT 4, BLK 1, EAST PORTAL ADD	10135979	TL 2, BLK 35, NORTH SCB ADD
10150889	LT 4, BLK 1, THIRD ADD	10135278	TL 8, TL9 & S2/3 OF TL 13, BLK 22, NORTH SCB ADD
10245057	LT 4, BLK 5, EAST PORTAL ADD	10156364	TR 2,TR 3,& TR 4, EX N 20', WILDY & LANA INDUSTRIAL TR
10151664	LT 4, BLK 8, THIRD ADD	10156372	TR 5 EX N 20', 24-22-55, WILDY & LANA INDUSTRIAL TRACTS
10334343	LT 4, WEBBER MANOR THIRD ADD	10231994	TR B, WIEDEMAN SUB, REPLAT OF TR 1, WILDY & LANA INDUSTRIAL TRACTS
10112863	LT 5, BLK 1, BROADWAY ADD	10232001	TR D, WIEDEMAN SUB, REPLAT OF TR 1, WILDY & LANA INDUSTRIAL TRACTS
10150897	LT 5, BLK 1, THIRD ADD	10231986	TRACTS A & C WIEDEMAN SUB REPLAT TR 1 WILDY & LANA IND. TRACTS
10149627	LT 5, BLK 21, SUB BLK 21, N SCB ADD	10151680	W 84' LTS 5 & 6 , BLK 8, THIRD ADD
10245065	LT 5, BLK 5, EAST PORTAL ADD	10150927	W 90' LT 8, BLK 1, THIRD ADD
10131612	LT 5, PT LT 6, BLK 1, MCCLANAHANS ADD	10146660	W 93' LT 8, BLK 1, SEVENTH ADD

The **primary streets and roads** within the Study Area include:

E—W: 18th Street, 19th Street, 20th Street, 21st Street, 22nd Street, 23rd Street

N—S: Avenue A, Broadway, 1st Avenue



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Table 3
Structure Effective and Cumulative Ages - Blight Study Area #13
Scottsbluff, Nebraska

Year Built	Effective Age	No of Units	Cumulative Age
1912	110	2	220
1913	109	1	109
1915	107	4	428
1916	106	1	106
1918	104	1	104
1920	102	4	408
1921	101	2	202
1922	100	1	100
1924	98	2	196
1925	97	4	388
1926	96	6	576
1927	95	2	190
1928	94	2	188
1930	92	1	92
1932	90	1	90
1935	87	9	783
1936	86	1	86
1937	85	2	170
1938	84	2	168
1939	83	2	166
1940	82	4	328
1941	81	1	81
1942	80	2	160
1946	76	5	380

Year Built	Effective Age	No of Units	Cumulative Age
1947	75	1	75
1952	70	4	280
1954	68	1	68
1956	66	1	66
1957	65	2	130
1960	62	4	248
1962	60	2	120
1963	59	2	118
1965	57	1	57
1967	55	3	165
1970	52	1	52
1971	51	4	204
1972	50	2	100
1978	44	1	44
1982	40	1	40
1988	34	1	34
1991	31	1	31
1997	25	1	25
2001	21	1	21
2002	20	3	60
2017	5	1	5
Unknown	—	2	—
Total Cumulative		100	7662
Average Age			76.62

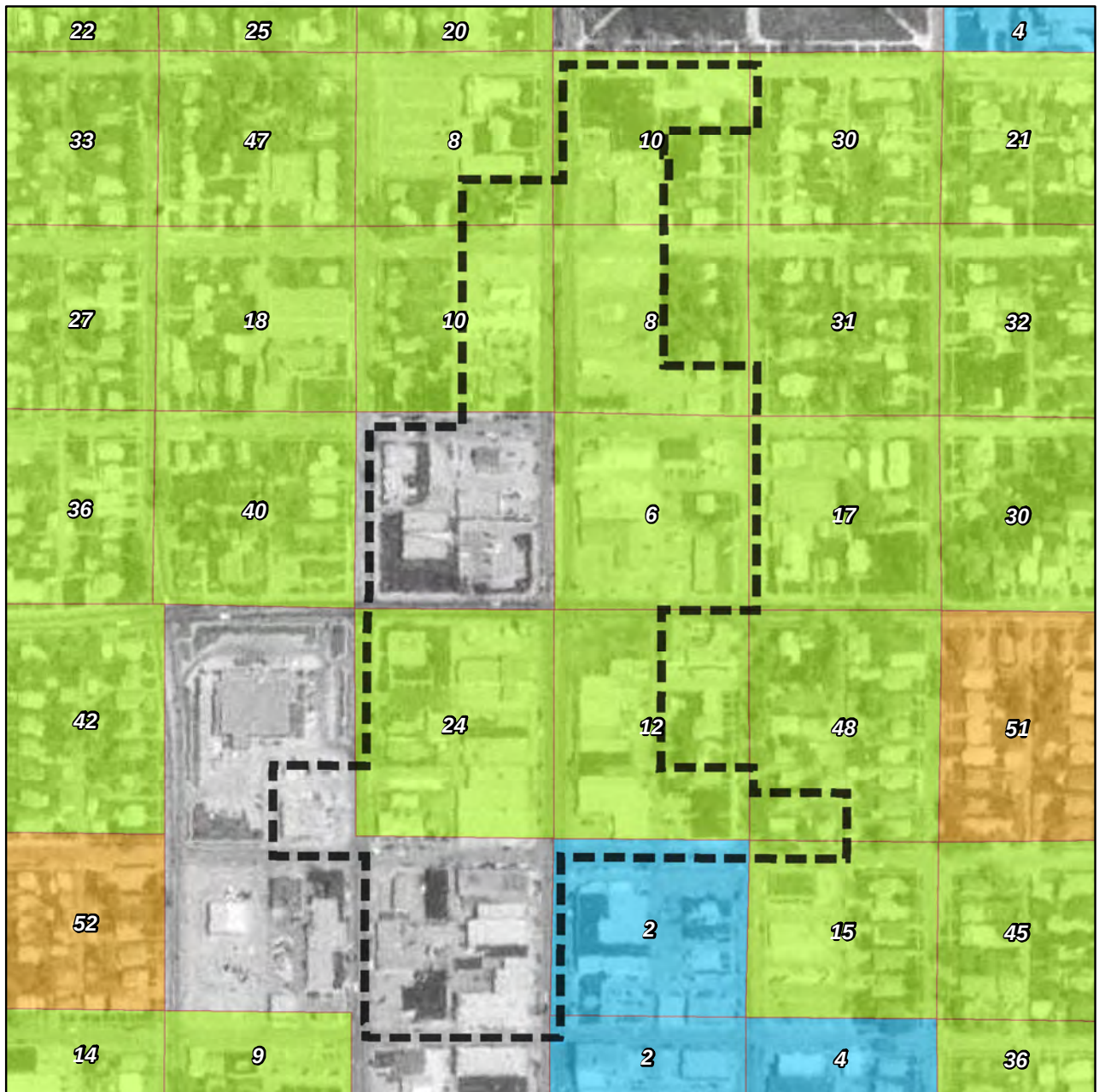
Source: Scotts Bluff County Assessor online database
 confirmed by M.C. Schaff & Associates, Inc., Field Survey, February 2021



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1990 US Census Block Population

0	6 - 50
1	51 - 127
2 - 5	

Study Area

1990 US Census Population

City of Scottsbluff
Scotts Bluff County, NE

Data Sources:

1990 Census shapefile and population data:
Minnesota Population Center, National Historical Geographic Information System: Version 11.0 [Database]. Minneapolis:
University of Minnesota. 2016. <http://doi.org/10.18128/D050.V11.0>. <https://data2.nhgis.org>

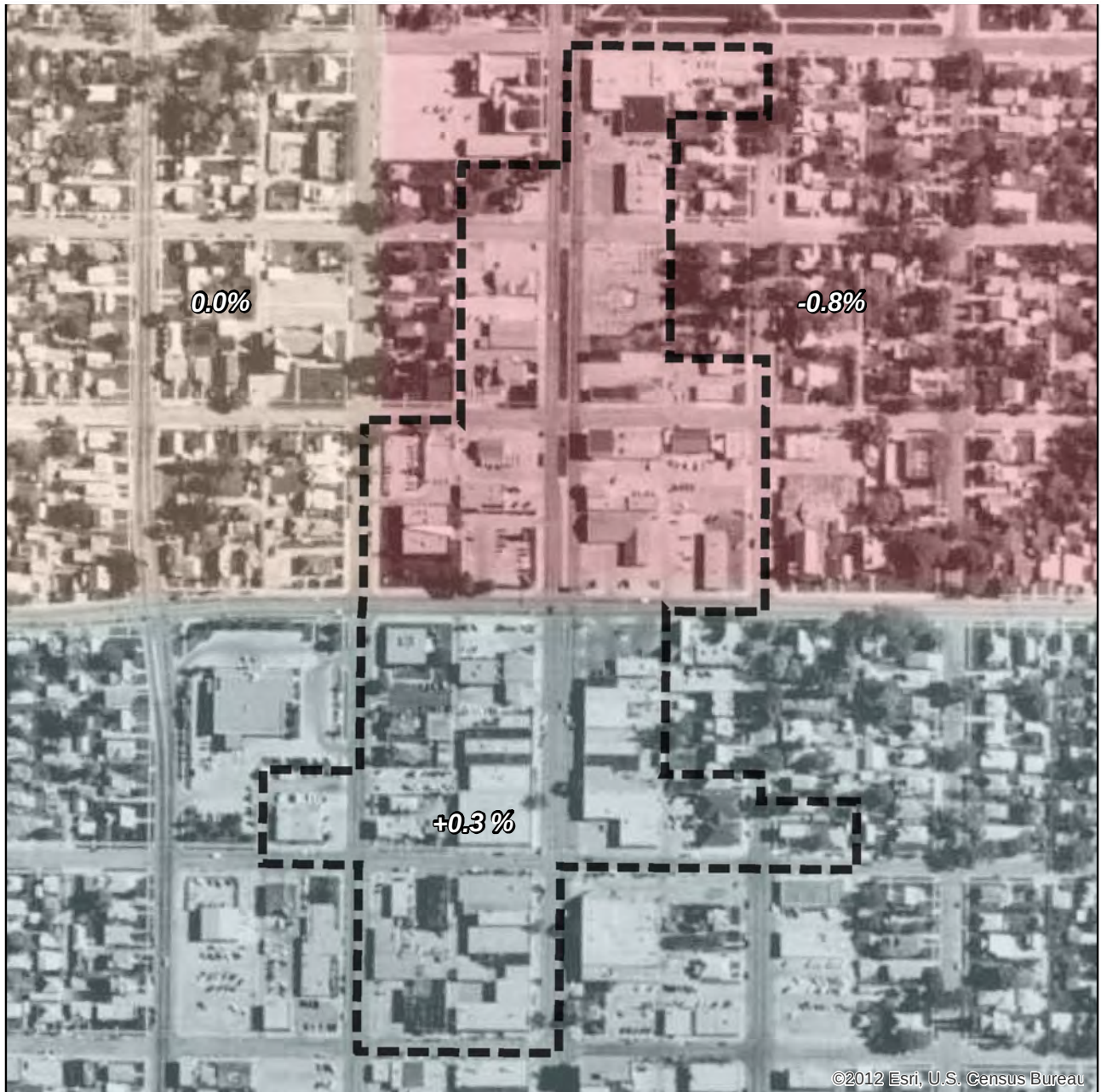
Imagery: NAIP, 1993 <ftp://dnrftp.dnr.ne.gov/pub/data/CoqArea/1993SPCOQQs/41103/>



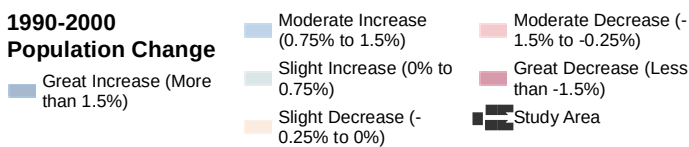
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1990-2000 Population Change



Data Sources:

Population: 2000 US Census Blocks
www2.census.gov/plmap/pl_blk/st31_Nebraska/c31157_ScottsBluff/PB31157_031.pdf and
www2.census.gov/plmap/pl_blk/st31_Nebraska/c31157_ScottsBluff/PB31157_043.pdf
 Population block level data sourced from the DEC_00_SF1_P002 table, www2.census.gov

Aerial: FSA, USGS Digital Orthophoto Quarter-Quadrangles, 1999

1990-2000 US Census Population Change

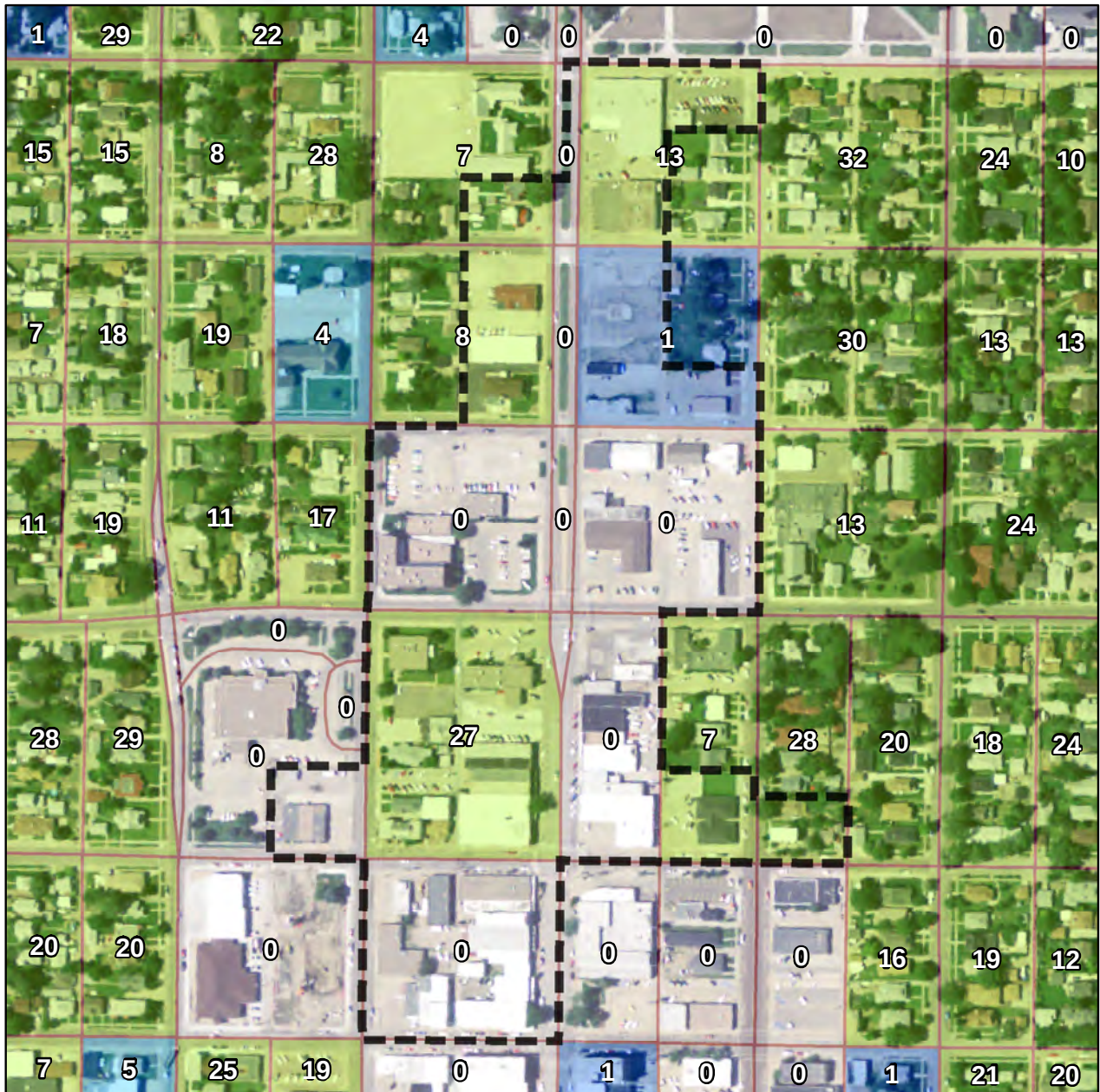
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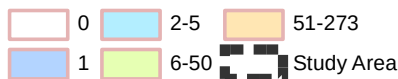
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2010 US Census Block Population

2010 US Census Population



City of Scottsbluff
Scotts Bluff County, NE

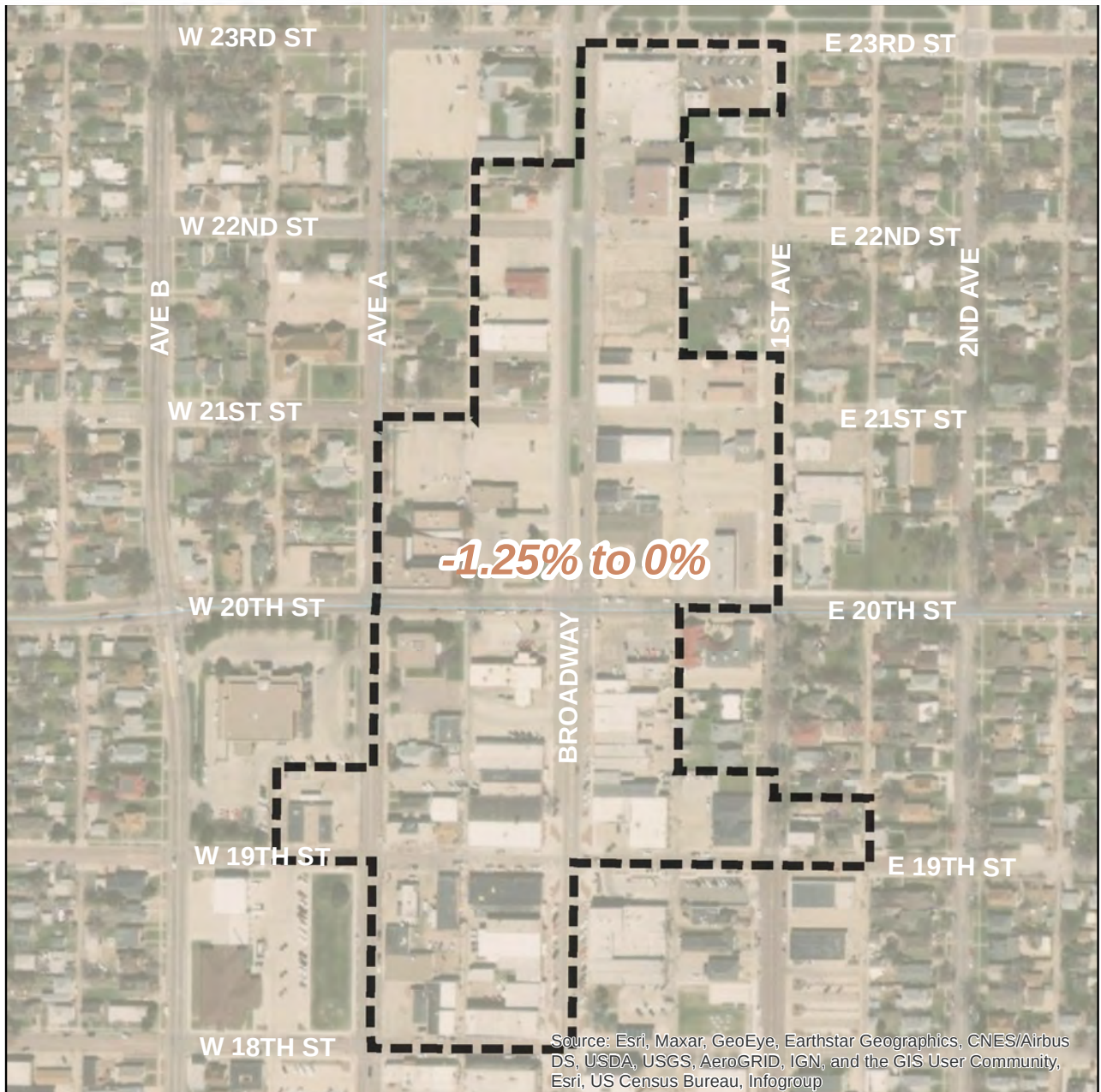
Data Sources:
Population: 2010 US Census Blocks and Block Level Population Data from www2.census.gov
Imagery: Farm Service Agency (FSA) 2010 Imagery, Acquired on June 15-16, 2010
http://dnrftp.dnr.ne.gov/pub/data/CoqArea/Band4_NE_1m_2010/41103/



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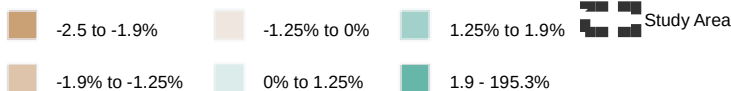
Blight Study | City of Scottsbluff, NE

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Estimated 2015-2020 USA Population Growth

Estimated 2020-2025 USA Pop Growth



City of Scottsbluff
Scotts Bluff County, NE

Data Sources:

Esri's Updated Demographics, Census Data, Tapestry Segmentation, and Business Summary data for the United States.
Server: https://demographics5.arcgis.com/arcgis/rest/services; Name: USA_Demographics_and_Boundaries_2020.

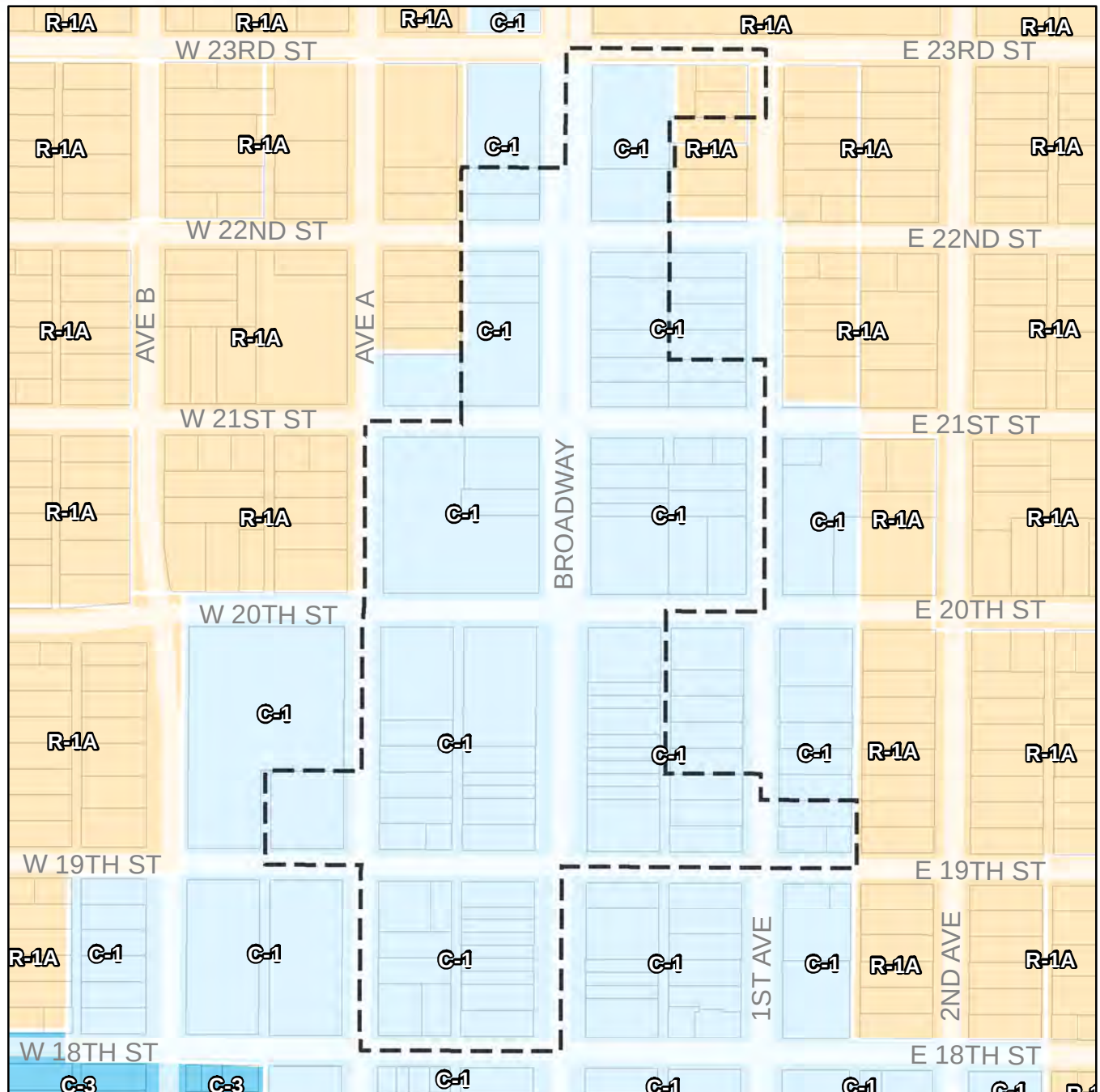
Imagery: Esri, Maxar Vivid, April 28, 2018



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Blight Study | City of Scottsbluff, NE

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0 75 150 300 450 600 Feet

- Central Business District (C-1)
- Heavy Commercial (C-3)
- Single Family Residential (R-1A)
- Study Area
- Corporate Limits

Existing Zoning

City of Scottsbluff
Scotts Bluff County, NE

Data Sources:
Zoning: City, 2020
Parcels: Scotts Bluff County, 2017



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PLANING COMMISSION MINUTES
REGULAR SCHEDULED MEETING
MAY 10, 2021
SCOTTSBLUFF, NEBRASKA

The Planning Commission for the City of Scottsbluff met in regular scheduled meeting on Monday, May 10, 2021, at 6:00 PM in the Scottsbluff City Council Chambers at 2525 Circle Drive, Scottsbluff, Nebraska. A notice of the meeting was published in the Star-Herald, a newspaper of local circulation in the City, on April 30, 2021. The notice stated the date, time, and location of the meeting, and that the meeting was open to the public, that anyone with a disability desiring reasonable accommodation to attend should contact the Development Services office. An agenda is kept current and available for public inspection at the Development Services office provided; the Planning Commission can modify the agenda at the meeting, if the business was determined that an emergency so required. A copy of the agenda packet was delivered to each Planning Commission member.

- 1 Chairman Dana Weber called the meeting to order at 6:00 PM. Roll call consisted of the following members being present, Becky Estrada, Mark Westphal, Henry Huber, Dave Gompert, Angie Aguallo, Dana Weber. "Absent": Callan Wayman, Jim Zitterkopf, Anita Chadwick. City Officials present were Gary Batt, Secretary, Anthony Murphy, Fire Marshal, Zach Glaubius, Project Planning Coordinator, Taylor Stevens, GIS.
- 2 Chairman Weber informed those present of the Nebraska Open Meetings Act and that a copy was located on the south wall of the Council Chambers.
- 3 Acknowledgement of any changes in the agenda: None.
- 4 Business not on the agenda: None.
- 5 The minutes from the January 25, 2021 meeting were reviewed. Conclusion, a motion was made by Westphal and seconded by Huber to approve the minutes from January 25, 2021 meeting. "Yeas": Estrada, Westphal, Huber, Gompert, Aguallo, Weber. "Abstained": None, "Absent": Wayman, Chadwick, Zitterkopf. The motion carried.
- 6 Chairman Weber opened the public hearing for the purpose of creating a Ag Estate Dwelling Site (AEDS) located at 210113 West 42nd Street currently zoned as AG. MC Schaff acted as the survey/engineering company. Chairman Weber asked for Gary Batt to read the staff report for the application. Gary read that the applicant has applied for an AEDS of 17.31 acres and the code requires a minimum of 2 acres. With a remaining 40 plus acres in the Ag zone owned by John Raymond. With no comments or questions raised, Weber motioned to close the public hearing and asked for a recommendation to the City Council for the creation of the AEDS. Estrada made the motion seconded by Westphal to give a positive recommendation for the AEDS to City Council. "Yeas": Estrada, Westphal, Huber, Gompert, Aguallo, Weber. "Nays": None, "Abstained": None, "Absent": Wayman, Chadwick, Zitterkopf. The Motion Carried.
- 7 Chairman Weber opened a public hearing for a rezone for the applicant Scott James to rezone 1.6 acres from Ag Residential to R1A zoning (Single Family). The parcels are listed as Lots 2&3, Block 1, Kings acres subdivision. Chairman Weber asked Gary Batt to read the Staff Report. Batt stated the applicant wished to rezone the 1.6 acres into R1A. Batt noted that the rezoning was in compliance with the 2016 Comp Plan and that it was not injurious or hazardous to adjacent properties for the surrounding neighborhood. Batt said the sewer for the area is an SID and the surrounding properties were on private wells. Batt also stated the remaining Scott Property would be AR zoning, and the lots adjacent to the area being rezoned were R1A. Batt read the positive recommendation, the denial and the table recommendations to the committee.

Chairman weber asked if anyone present had questions.? Angie Aguallo asked what is the required lot size in an R1A zone, Batt replied 5500 square feet. Chairman Weber asked if anyone else had any questions, with there being none, he closed the Public Hearing asking for a recommendation for Council. Westphal seconded by Estrada made the motion to make a positive recommendation for the rezone to the City Council. "Yeas": Estrada, Westphal, Huber, Gompert, Aguallo, Weber. "Nays": None, "Abstained": None, "Absent": Wayman, Chadwick, Zitterkopf. The Motion Carried.

- 8 Chairman Weber opened the public hearing for an application made by Scott James for a Preliminary Plat of the property Lots 2&3 , Block 1, Kings Acres Subdivision previously approved for rezoning. Weber asked Batt to read from the staff report. Batt said the applicant was asking for a prelim plat for lots 2&3 of Block 1, Kings Acre Subdivision. The two lots are a total of 1.6 acres. Batt read the report along with the positive recommendation, denial of and the tabling of the plat. Chairman Weber asked if anyone had questions, with there being none, he closed the public hearing asking for a recommendation to the City Council. Westphal made a motion seconded by Estrada to approve the Preliminary Plat. "Yeas": Estrada, Westphal, Huber, Gompert, Agualo, Weber. "Nays": None, "Abstained": None, "Absent": Wayman, Chadwick, Zitterkopf. The Motion Carried.
- 9 Chairman Weber opened the public hearing for an application made by Scott James for a Final Plat for Lots 2&3 of Block 1, Kings Acres Subdivision. Batt was asked if there contained any other information than was already known about the property from the Preliminary Plat. Batt said no, Chairman Weber asked if anyone had any further info, with there being none, Chairman Weber closed the public hearing asking for a recommendation for the City Council. Weber then made the positive recommendation seconded by Aguallo to approve the Final Plat. "Yeas": Estrada, Westphal, Huber, Gompert, Aguallo, Weber. "Nays": None, "Abstained": None, "Absent": Wayman, Chadwick, Zitterkopf. The Motion Carried.
- 10 Chairman Weber opened the public hearing for the Blight and Substandard Study for area #13. Chairman Weber asked Zach Glaubius to read and explain the areas affected in the area #13 study. Zach said the area affected is north and south of the intersection of 20th Street and Broadway. Zach stated the purpose is to aid for redevelopment of the study area, he read from the packet for the study area quoting the total amount this study would eventually blight. Zach said in total the amount of area would be add 1.86% to the already 24.55% bring a total to 26.41% if all four studies are approved. Zach said the city can blight a total of 35% of the City. After Zach finished Chairman Weber asked if anyone had questions, Henry Huber asked why a property is considered blighted if your property is kept up and your neighbors is in bad shape. And how does being blighted affect taxes? Kent Hadenfeldt (City Attorney) answered by saying the term blighted has no bearing upon your tax's, it allows for the area to be considered for redevelopment and the term blighted would be better named as redevelopment plan, except the State of Nebraska has not approved it. Weber asked if Starr Lehl had anything she cared to present, Starr also reiterated that the term Blighted should probably be called or deemed an Economic Redevelopment Area. She said this opened the area to possibilities for the owners and to developers in the study area. Chairman Weber asked why four study areas were coming to the Planning Commission, Starr replied that the funds are there for the studies at this time. Chairman Weber then asked if anyone had anything further, with there being none, he closed the public hearing asking for a resolution for Area #13. Huber made a positive recommendation for the resolution seconded by Agualo to the City Council to declare the Redevelopment Area #13 as substandard and blighted and in need of redevelopment. "Yeas": Estrada, Westphal, Huber, Gompert, Aguallo, Weber. "Nays": None, "abstained": None, "absent": Wayman, Chadwick, Zitterkopf. The Motion Carried.

- 11 Chairman Weber opened the public hearing for Area #14, Blight and Substandard study. He asked Zach what area was affected, Zach produced an arial map of the City showing the four study areas. Note: There was a map placed attached in the Planning Commission member packet. Zach spoke of the Area #14. Chairman Weber asked if anyone had questions concerning Area #14. With there being none, Chairman Weber closed the public hearing asking for a resolution and positive recommendation to Council for Area #14. Westphal made the recommendation seconded by Aguillo to ask City Council to declare the Redevelopment Area #14 as substandard and blighted and in need of development. "Yeas": Estrada, Westphal, Huber, Gompert, Aguillo, Weber. "Nays": None, "Abstained": None, "Absent": Wayman, Chadwick, Zitterkopf. The Motion Carried.
- 12 Chairman Weber opened the public hearing for Area #15, Blight and Substandard study. He asked Zach if anything in area #15 was different from the two previous studies, Zach answered no. Chairman Weber asked if anyone had any other comments for Area #15. Starr Lehl said that the area shown is the old beef packing facility and that a company on Beltline East. She said that the occupant is wanting to demo the current building and build a new one at the recycle site. She said this would accommodate future growth in that area as well. Chairman Weber asked if anyone else had anything to add, with there being none, he closed the public hearing asking for a recommendation to positive resolution being forward to council. Huber made the motion seconded by Estrada to ask City Council to declare the Redevelopment area #15, as substandard and blighted and in need of development. "Yeas": Estrada, Westphal, Huber, Gompert, Aguillo, Weber. "Nays": None, "Abstained": None, "Absent": Wayman, Chadwick, Zitterkopf. The Motion Carried.
- 13 Chairman Weber opened the public hearing for Area #17, Blight and Substandard study. Weber asked Zach if he had anything different in this study, Zach said no. Weber asked if anyone had any questions, Anthony Murphy, City Fire Marshal said that this area is in the primary fire zone and that any structures that are seriously damaged from a fire are required to be demolished in this area also in Area #13. But this aids in the redevelopment for the replacing of the structure or structures. After Anthony finished, Chairman Weber asked for any further questions or info. With there being none, Chairman Weber closed the public hearing asking for recommendation to pass the resolution . Estrada made a positive recommendation seconded by Westphal to ask City Council to declare the Redevelopment area #17 , as substandard and blighted and in need of development. "Yeas": Estrada, Westphal, Huber, Gompert, Aguillo, Weber. "Nays": None, "Abstained": None, "Absent": Wayman, Chadwick, Zitterkopf. The Motion Carried.
- 14 Chairman Weber asked if there was any further business, with there being none, he declared the meeting adjourned with the members to signify by saying Aye. Eastrada, Westphal, Huber, Gomper, Aguillo, Weber all signified by saying aye.

Chairman Dana Weber

Gary Batt, Secretary

RESOLUTION 21-01

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

Recitals:

- a. The question of whether the “Redevelopment Area,” as defined below, is substandard and blighted as those terms are defined in the Nebraska Community Development Law (the “Act”) has been submitted to the Planning Commission.
- b. The “Redevelopment Area” encompasses the area in Scottsbluff, Nebraska, described as set forth in Exhibit A to this Resolution.
- c. The Planning Commission has received and reviewed the Blight & Substandard Determination Study, Study Area #13 prepared by M.C. Schaff & Associates, Inc. and dated March 9, 2021 (the “Study”).
- d. The Planning Commission conducted a public hearing on May 10, 2021 for the purpose of making a recommendation to the City Council as to whether the Redevelopment Area is and should be determined as substandard and blighted as those terms are defined in the Act.
- e. The Planning Commission considered the Study and the comments at the public hearing in formulating its recommendation to the City Council.

Resolved:

1. The Redevelopment Area meets the criteria set forth in Sections 18-2103(3) and (31) of the Act, as described and set forth in the Study, and the inclusion of all property in the Redevelopment Area is necessary to create a unified redevelopment area sufficient to encourage developers and redevelopment and to carry out the purposes of the Act.
2. The Planning Commission recommends to the City Council that the City Council declare the Redevelopment Area as substandard and blighted and in need of redevelopment.
3. All prior resolutions of the Planning Commission in conflict with the terms and provisions of this Resolution are repealed to the extent of such conflicts.
4. This Resolution shall become effective immediately upon its adoption.

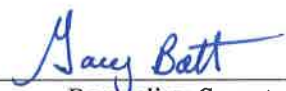
PASSED and APPROVED on May 10, 2021

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

By: 

Chair

ATTEST:

By: 

Recording Secretary

Exhibit A
Redevelopment Area (Area 13)

Properties and tracts of land within the general vicinity of Avenue A, Broadway, and 1st Avenue, between 23rd Street on the north and 18th Street on the south, in the central portion of the community. The area contains approximately 24.955 acres and is more particularly described as:

Situated in the center of Section 23, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows;

Beginning at, the southeast corner of TL 8, TL9 & S2/3 OF TL 13, BLK 22, NORTH SCB ADD (Parcel #010135278), said point being on the north right-of-way line of East 22nd Street, and proceeding northerly on the east line of said Parcel #010135278 to the southeast corner of ALL TLS 2,10,11,12, BLK 22, NORTH SCB ADD (Parcel #010135308), said point also being the southwest corner of an Unknown parcel;

Thence, easterly on the south line of said Unknown parcel to the southeast corner of said Unknown parcel, said point also being the southwest corner of N 1/3 SE TL 5, BLK 22, NORTH SCB ADD (Parcel #010135235);

Thence, northerly on the west line of said Parcel #010135235 to the northwest corner of said Parcel #010135235, said point also being the on the south line of S 1/3 NE TL 4, BLK 22, NORTH SCB ADD;

Thence, westerly on the south line of Parcel #010135227 to the southwest corner of said Parcel #010135227;

Thence, northerly on the west line of said Parcel #010135227 to the northwest corner of said Parcel #010135227;

Thence, easterly on the north line of said Parcel #010135227 to the northeast corner of said Parcel #010135227 said point being on the westerly right-of-way of 1st Avenue, and continuing on an easterly extension of said Parcel #010135227 to the northerly-southerly centerline of 1st Avenue;

Thence, northerly on the 1st Avenue centerline to the easterly-westerly right-of-way of East 23rd Street;

Thence, westerly on the easterly-westerly centerline of East 23rd Street to the northerly-southerly centerline of Broadway Avenue;

Thence, southerly on the said centerline of Broadway Avenue to the easterly extension of the north line of LT 5, BLK 21, SUB BLK 21, N SCB ADD (Parcel #010149627);

Thence, westerly on the easterly extension of the north line of said Parcel #010149627 to the northeast corner of said Parcel #010149627;

Thence, westerly on the north line of said Parcel #010149627 to the northwest corner of said Parcel #010149627 and continuing on a westerly extension of said north line to the centerline of the northerly-southerly alley right-of-way between said Parcel #010149627 and LT 8, BLK 21, SUB BLK 21, N SCB ADD (Parcel #010149635);

Thence, southerly on said northerly-southerly centerline of the said northerly-southerly alley, also being the alley between Avenue A and Broadway, to its intersection with the centerline of the easterly-westerly right-of-way of West 21st Street;

Thence, westerly on said easterly-westerly centerline of West 21st Street to its intersection with the centerline of the northerly-southerly centerline of Avenue A;

Thence, southerly on said northerly-southerly centerline of Avenue A to the easterly extension of the north line of LTS 6-8, BLK 2, THIRD ADD (Parcel #010150994);

Thence, westerly on the easterly extension of said Parcel #010150994 to the northeast corner of said Parcel #010150994 and continuing westerly on the north line of said Parcel #010150994 to the northwest corner of said Parcel #010150994 and continuing westerly on a westerly extension of said north line of Parcel #010150994 to its intersection with the centerline of the northerly-southerly alley right-of-way between Avenue A and Avenue B, also being the alley between said Parcel #010150994 and LTS 1-5 & 9-16 BLK 2, THIRD ADD (Parcel #010150943);

Thence, southerly on said northerly-southerly alley centerline between Avenue A and Avenue B to its intersection with the easterly-westerly right-of-way centerline of West 19th Street;

Thence, easterly on said easterly-westerly right-of-way centerline of West 19th Street to its intersection with the northerly-southerly right-of-way centerline of Avenue A;

Thence, southerly on said northerly-southerly right-of-way centerline of Avenue A to its intersection with the easterly-westerly right-of-way centerline of West 18th Street;

Thence, easterly on said easterly-westerly right-of-way centerline of West 18th Street to its intersection with the northerly-southerly right-of-way centerline of Broadway Avenue;

Thence, northerly on said northerly-southerly right-of-way centerline of Broadway Avenue to its intersection with the easterly right-of-way centerline of East 19th Street;

Thence, easterly on said easterly right-of-way centerline of East 19th Street to its intersection with the northerly-southerly right-of-way centerline of the alley between 1st Avenue and 2nd Avenue;

Thence, northerly on said northerly-southerly right-of-way centerline of the alley between 1st and 2nd Avenue to its intersection with the easterly extension of the north line of LT 7, BLK 1, SEVENTH ADD (Parcel #010146652);

Thence, westerly on said easterly extension of the north line of said Parcel #010146652 to the northeast corner of said Parcel #010146652, and continuing westerly on the north line of said Parcel #010146652 to the northwest corner of said Parcel #010146652 and continuing westerly on a westerly extension of the north line of said Parcel #010146652 to its intersection with the northerly-southerly right-of-way centerline of 1st Avenue;

Thence, northerly on said northerly-southerly right-of-way centerline of 1st Avenue to its intersection with the easterly extension of the north line of LT 6-8, BLK 2, SEVENTH ADD (Parcel #010146725);

Thence, westerly on said easterly extension of the north line of said Parcel #010146725 to the northeast corner of said Parcel #010146725, and continuing westerly on the north line of said Parcel #010146725 to the northwest corner of said Parcel #010146725, and continuing westerly on a westerly extension of the north line of said Parcel #010146725 to its intersection with the northerly-southerly centerline of the alley right-of-way between Broadway Avenue and 1st Avenue;

Thence, northerly on said northerly-southerly alley right-of-way centerline between Broadway Avenue and 1st Avenue to its intersection with the easterly-westerly right-of-way centerline of East 20th Street;

Thence, easterly on said easterly-westerly right-of-way centerline of East 20th Street to its intersection with the northerly-southerly right-of-way centerline of 1st Avenue;

Thence, northerly on said northerly-southerly right-of-way centerline of 1st Avenue to its intersection with the easterly extension of the north line of C 1/3 SE TL 5 EXC N 7', BLK 30, NORTH SCB ADD (Parcel #010135596);

Thence, westerly on said easterly extension of the north line of Parcel #010135596 to the northeast corner of said Parcel #010135596, and continuing westerly on the north line of said Parcel #010135596 to the northwest corner of said Parcel #010135596, and continuing westerly on a westerly extension of the north line of said Parcel #010135596 to its intersection with the northerly-southerly right-of-way centerline of the alley between Broadway Avenue and 1st Avenue;

*Thence, northerly on said northerly-southerly right-of-way centerline of the alley between Broadway Avenue and 1st Avenue to its intersection with the north line of the easterly-westerly right-of-way of East 22nd Street, said point also being the southeast corner of Parcel #010135278, and said point being the Point of Beginning—said redevelopment study area containing an area of **24.955 acres**, more or less.*

City of Scottsbluff, Nebraska

Monday, May 17, 2021

Regular Meeting

Item Pub. Hear.2

Council to conduct a public hearing set for this date at 6:00 p.m. to submit question of whether Study Area #14 which is generally described as properties and tracts of land

north of East 15th Street and south of East 17th Street, beginning at 21st Avenue on the east and running west for a distance of two blocks, in the southeastern portion of the City of Scottsbluff is blighted and substandard.

Staff Contact: City Council



STUDY AREA #14

BLIGHT & SUBSTANDARD DETERMINATION STUDY City of Scottsbluff, NE



PRESENTED TO
City of Scottsbluff
Community Redevelopment

PREPARED BY
MC Schaff & Associates, Inc.
818 South Beltline Highway East
Scottsbluff, NE 69361

PROJECT
RS100094-2102

March 9, 2021





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Headquarters

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Blight Study | City of Scottsbluff, NE

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Purpose of this Analysis

The Blighted and Substandard designation opens the door for stimulating new development and allowing developers—all citizens the ability to make significant public improvements related to their project. The mechanism allows property owners the use of real estate property taxes (normally paid to other government agencies) for improvements including land acquisition and site preparation. Tax money can be used up to 15 years for this purpose.

This designation allows use of most of the new taxes generated by way of redevelopment. An owner pays the property tax but it is “refunded” for the purpose of land acquisition, site preparation and placing public improvements on the site. The program has worked well for Scottsbluff’s downtown and more recently, the Reganis Auto Dealership, hotel adjoining the dealership, and the Monument Mall. So, while the term may seem objectionable the results can be very positive for the entire community.

The Nebraska Unicameral enacted legislation which addressed the existence of areas within communities that needed incentives to redevelop. These areas tended to be older and out of date. Often spotty improvements had been made but the general condition was not attracting expansion of existing business nor new development and investment. On its face, this appeared to be true of the Study Area shown in **figure 1**, so a decision was made to give the area a closer look.

The purpose of this analysis is to identify and determine if an area within the City of Scottsbluff, Nebraska should be considered blighted and substandard under the criteria for such areas as set forth in the Nebraska Community Development Law, Section §18-2103. This Scottsbluff Blight and Substandard Study is intended to provide the Scottsbluff City Council the basis for determining the existence of blighted and substandard conditions within Scottsbluff’s corporate limits. Through this process, the City attempts to eliminate economic and/or social concerns that are detrimental to the future public health, safety, morals, and general welfare of the entire community. This study examines conditions relating to buildings, land use, and infrastructure within the study area to determine areas eligible for redevelopment under Nebraska Community Development Law.

Like other areas designated as Blighted and Substandard, much of the Study Area has not kept pace with overall community standards while other areas in the community have seen steady growth and development. Developments around the study area have seen hardships based on grade, land use, and utility locations. The Community Development Law enables cities to take steps to address these forms of decline through acquisition, clearance and disposition of property for redevelopment or through the conservation and rehabilitation of property.

This study examines existing conditions of land use, buildings, infrastructure, development patterns and general health, safety welfare aspects within the designated Study Area in the City of Scottsbluff. This has been done in an effort to determine its eligibility for redevelopment activities. The proposed Study Area #14 analyzed in this report is generally described as being in the southeast quadrant of the city between East 17th and East 15th Streets on the north and south respectively, 21st Avenue on the east, and the alley east of 17th Avenue on the west. A number of opportunities for redevelopment exist along and adjacent to the 21st Avenue Arterial allowing the community to overcome some of the challenges in the Proposed Study Area #14.

Generally, the corridors surrounding the study area have some long-standing successful businesses as well as recently developed locally-owned enterprises and national chain commercial growth. However, reinvestment in the Study Area is almost non-existent—not on par with the overall community’s growth and level of private investment. The Study Area saw growth between 1965-1980 but has seen much fewer improvements over the past 40 years, due to a number of challenges. The Study Area is bordered on the west by multi-family housing units, while its complete northern, eastern, and southern borders have all been previously designated as blighted and substandard, having seen limited new investment and rehabilitation to improved structures that remain in need of upgrading and redevelopment. Study Area #14 appears to be an excellent opportunity to provide incentives triggering new activity where adequate market forces are not present to move development in a positive direction.



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Blight Study | City of Scottsbluff, NE

page 1



Nebraska Revised State Statutes

Nebraska's Community Development Law clearly provides guidelines for communities to address concerns and develop strategies for the rehabilitation and redevelopment of deteriorating areas as well as the prevention and elimination of substandard and blighted areas. This tool is provided in Neb Rev Stat §§18-2101 to 18-2154.

Nebraska Revised Statute §18-2104 enables a municipality to declare that blight and substandard conditions exist. The statute reads,

"The governing body of a city, to the greatest extent it deems to be feasible in carrying out the provisions of the Community Development Law, shall afford maximum opportunity, consistent with sound needs of the city as a whole, to the rehabilitation or redevelopment of the community redevelopment area by private enterprises. The governing body of a city shall give consideration to this objective in exercising its powers under the Community Development Law, including the formulation of a workable program, the approval of community redevelopment plans consistent with the general plan for the development of the city, the exercise of its zoning powers, the enforcement of other laws, codes, and regulations relating to the use and occupancy of buildings and improvements, the disposition of any property acquired, and providing of necessary public improvements."

The statutes provide a means for the governing body of a municipality to address and develop strategies for rehabilitation and redevelopment of the community.

Nebraska Revised Statute §18-2105 grants authority to the governing body to formulate a redevelopment program. The statute reads,

"The governing body of a city or an authority at its direction for the purposes of the Community Development Law may formulate for the entire municipality a workable program for utilizing appropriate private and public resources to eliminate or prevent the development or spread of urban blight, to encourage needed urban rehabilitation, to provide for the redevelopment of substandard and blighted areas, or to undertake such of the aforesaid activities or other feasible municipal activities as may be suitably employed to achieve the objectives of such workable program. Such workable program may include, without limitation, provision for the prevention of the spread of blight into areas of the municipality which are free from blight through diligent enforcement of housing, zoning, and occupancy controls and standards; the rehabilitation or conservation of substandard and blighted areas or portions thereof by replanning, removing congestion, providing parks, playgrounds, and other public improvements by encouraging voluntary rehabilitation and by compelling the repair and rehabilitation of deteriorated or deteriorating structures; and the clearance and redevelopment of substandard and blighted areas or portions thereof."

The law states that there are a number of reasons an area goes beyond remedy and control solely by the regulatory process and cannot be dealt with effectively by ordinary police powers or ordinary operation of

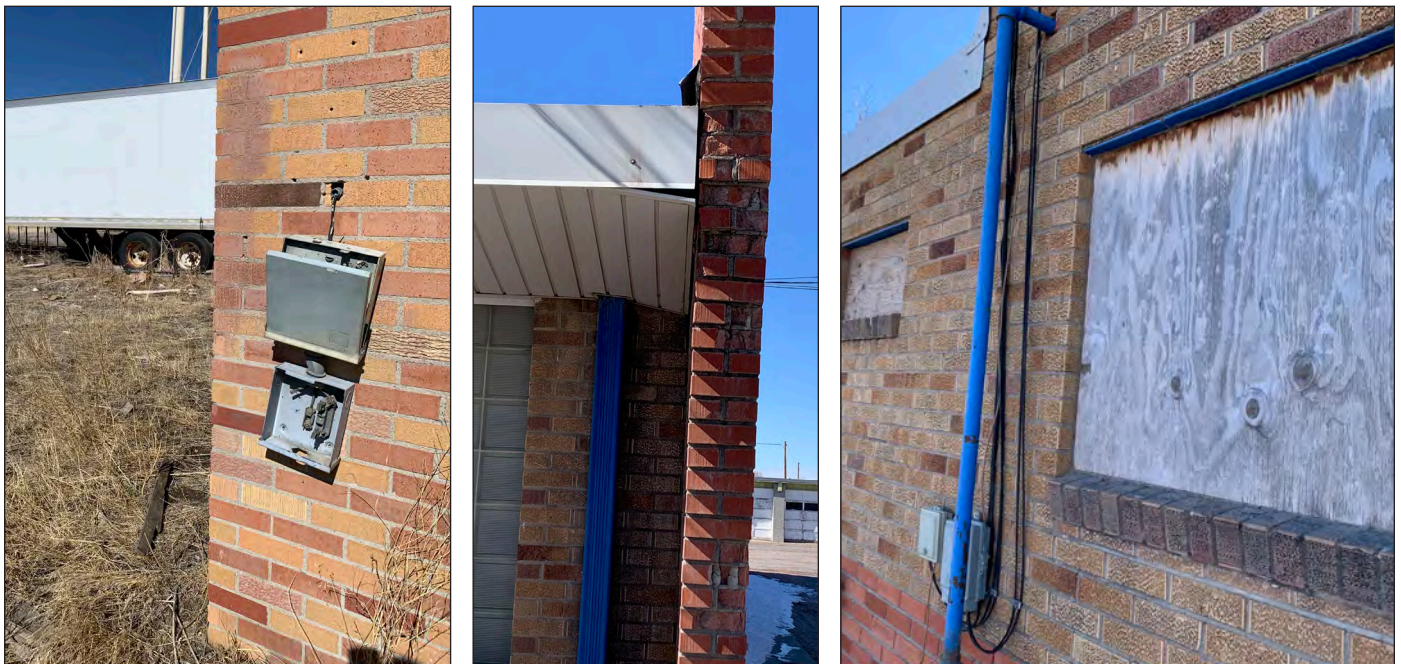
private enterprise without aid. Such things as overcrowding, unsafe, unsanitary conditions, inadequate planning, lack of proper light, air and open space, defective design and arrangement of buildings, faulty street layout and economically undesirable land uses are among the reasons.

The law goes on to provide the city with the ability to declare an area blighted and substandard followed by creating a workable program to utilize private and public resources to address specific conditions to be improved. The statute provides a means for the governing body to address and develop strategies for rehabilitation and redevelopment of the community. The main substance of a workable program is an adopted redevelopment plan for the defined area based in part on an adopted comprehensive plan.

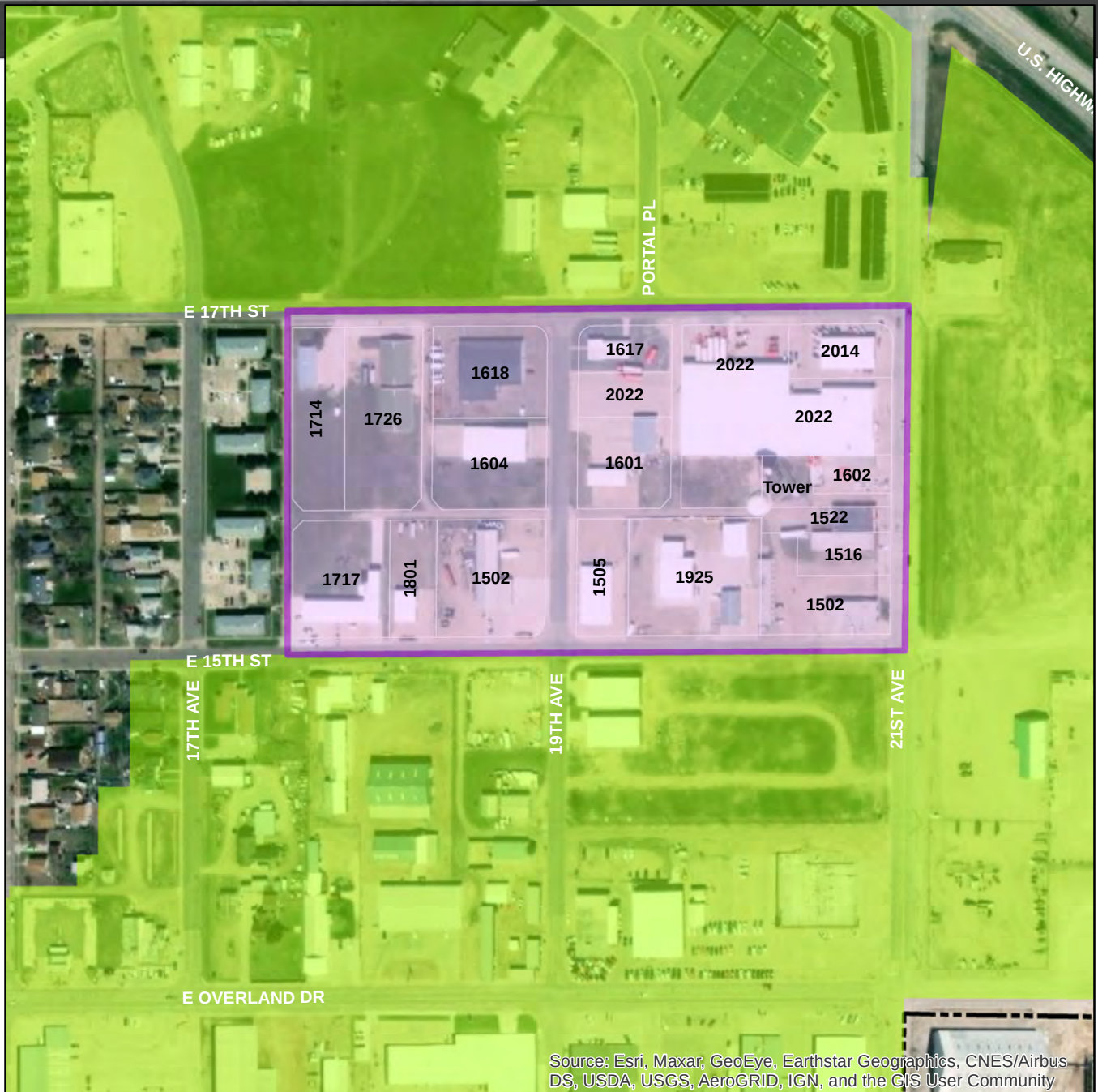
Implementing this strategy for a Designated Study Area is intended to give the Community Redevelopment Authority and City Council a basis for determining the existence of blight and substandard conditions within the delineated Study Area. The general area considered for inclusion in the Study Area is shown in **figure 1. Study Area #14** on page 4 of this report, with the area boundary described on page 5 and parcels list provided in **Table 2** in the **appendix**. The Study Area can generally be described to include land bounded by 17th Street on the north, 15th Street on the south, the alley east of 17th Avenue on the west, and 21st Avenue on the east.

The study looks at existing land-uses, platting, structures and infrastructure systems to determine whether Study Area #14 or a part of it meets the statutory requirements for the designation as a Blighted and Substandard Area. With the growing interest and use of this valuable tool the State has taken an increased interest in assuring all using the tool use it in accordance with the statutes. For this reason, it is imperative the City of Scottsbluff closely adhere to the provisions set forth in the Nebraska Revised State Statutes.

The findings of this study will serve to guide the general redevelopment. The previously approved 2016 Comprehensive Plan and this Blighted and Substandard Study will present appropriate land uses, strategies for improved traffic circulation, economic development activities, and utilities and other improvement in accordance with the law.



Examples of Structural Conditions within the Study Area



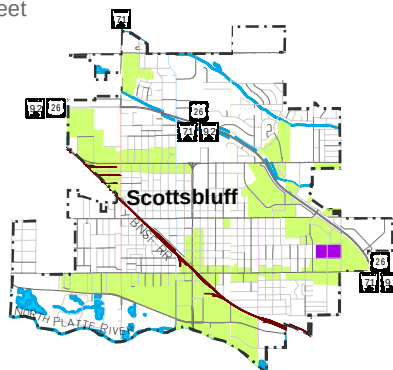
Study Area #14

City of Scottsbluff
Scotts Bluff County, NE

Redevelopment Areas

- Existing Redevelopment Areas
- Study Area #14
- Parcel Address
- Corporate Limits

Data Sources:
Parcels: Scotts Bluff County, 2016
Aerial: US Army Corps of Engineers, 2011



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Redevelopment Study Area (Site 14): The redevelopment study area consists of properties and tracts of land north of East 15th Street and south of East 17th Street, beginning at 21st Avenue on the east and running west for a distance of two blocks, in the southeastern portion of the community. The site contains approximately 18.156 acres and is more particularly described as:

Situated in the North Half of the Southeast Quarter of the Southeast Quarter of Section 19, Township 22 North, Range 54 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows;

***Beginning** at the northerly-southerly 21st Avenue right-of-way centerline's intersection with the easterly-westerly right-of-way centerline of East 15th Street;*

Thence, westerly on said East 15th Street right-of-way centerline to its intersection with the southerly extension of the northerly-southerly alley right-of-way between LT 5, BLK 5, EAST PORTAL ADD (Parcel #010245065) and LTS 7-13, BLK 5, REPL LTS 7-13, BLK 5, EAST PORTAL ADD (Parcel #010245081);

Thence, northerly on said southerly extension of right-of-way centerline of alley between said Parcel #010245065 and said Parcel #010245081, and continuing northerly on said right-of-way centerline of alley between Parcel #010245065 and said Parcel #010245081 and continuing northerly to its intersection with the easterly-westerly centerline of the East 17th Street right-of-way;

Thence easterly on said East 17th Street right-of-way centerline to its intersection with the northerly-southerly centerline of the 21st Avenue right-of-way;

*Thence southerly on said 21st Avenue right-of-way centerline to the Point of Beginning, said redevelopment study area containing an area of **18.156 acres**, more or less.*

The requirements for detailed planning beyond the Comprehensive Plan treatment include but should not be limited to:

1. Boundaries of the area, existing land use and condition of improvements
2. A land-use plan
3. A map showing population density, land coverage and building concentrations
4. An outline of proposed changes in ordinance, layout or other related ordinances
5. A site plan of the area
6. A statement outlining any additional public facilities or utilities required to support new land uses after redevelopment.

The Blighted and Substandard study highlights locations and opportunities for improvement and revitalization. Once the area is designated, the City can guide future development in this area and provide financial incentive for development. Using the Nebraska Community Development Law, the City can reduce or eliminate factors impeding redevelopment and implement programs or projects to improve conditions and minimize the negative impacts of blight and substandard conditions.



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Substandard and Blight Eligibility Analysis

Substandard and Blight Definitions and Explanation

Substandard areas are defined by State Statute **§18-2103(31)**, as the following:

“Substandard areas means an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare;”

Blighted areas are defined by State Statute **§18-2103(3)**, as the following:

“Blighted area means an area, which

(a) by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use and

*(b) in which there is **at least one** of the following conditions:*

(i) Unemployment in the designated area is at least one hundred twenty percent of the state or national average;

(ii) the average age of the residential or commercial units in the area is at least forty years;

(iii) more than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time;

(iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or

(v) the area has had either stable or decreasing population based on the last two decennial censuses. In no event shall a city of the metropolitan, primary, or first class designate more than thirty-five percent of the city as blighted, a city of the second class shall not designate an area larger than fifty percent of the city as blighted, and a village shall not designate an area larger than one hundred percent of the village as blighted. A redevelopment project involving a formerly used defense site as authorized under section 18-2123.01 shall not count towards the percentage limitations contained in this subdivision;”

On pages 7 and 8 are provided specific definitions of “substandard” and “blighted” according to Nebraska State Law. These definitions serve to be the basis of this entire analysis and each portion of the definitions are examined individually throughout this document.



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Substandard Area Definition

By statute a substandard area means one where a predominance of building or improvements (residential or nonresidential) having one or more of the following characteristics:

1. **Dilapidating or deteriorated**
 - a. Unacceptable standard for walls, foundation, roof, gutters, roof surface, chimney, fire escapes, weatherizing, steps, exterior paint and site conditions. Chipping, cracks, loose components, missing pieces, sags and other signs of substandard condition all qualify for this condition.
2. **Age (obsolescence)**
 - a. A 40 years or more criteria was used for estimate.
3. **Inadequate ventilation, light, air, sanitation, or open spaces**
 - a. Things like junked cars and other accumulated debris, antiquated infrastructure, unpaved parking, outdoor storage
4. **Other conditions**
 - a. High density population or overcrowding (census)
 - b. Other conditions which could be unsafe or unsanitary endangering life or property.
 - c. Any combination of factors conducive to poor health, disease, mortality, delinquency or crime. Any combination that is detrimental to public health, safety, morals or welfare. This may include inadequate infrastructure as well as statistical data.

Structural conditions were evaluated using the U.S. Department of Housing and Urban Development standard definitions:

No Problem

- No structural or aesthetic problems are visible

Adequate Condition

- Slight damage to porches, steps, roofs
- Slight wearing of mortar between bricks/stone/block
- Small cracks in walls or chimneys
- Cracked windows
- Lack of paint
- Slight wear on steps, doors and frames

Deteriorating Conditions

- Holes, open cracks, rotted, loose, or missing material in parts of the foundation, walls (1/2 of the wall) or roof (1/4 of the roof)
- Shaky, broken, or missing steps or railings
- Numerous missing and cracked window panes
- Rotted or loose windows or doors no longer water-proof

Dilapidated Condition

- Holes, open cracks, rotted, loose or missing material over a large area of the foundation, on wall or on roof
- Substantial sagging of roof, floors, or walls
- Extensive fire, flood, or storm damage
- Inadequate original construction such as building elements made of scrap materials or conversion of structures not adequate for housing.



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Blighted Area Definition

The blighted area designation is based on a number of criteria or indicators of substandard conditions. These are specified in the law and outlined below.

1. The presence of a substantial number of deteriorated or deteriorating structures. This takes the form of structural problems, exterior paint, cracks, chimney, site conditions, roof and similar problems with the building.
2. Existence of a defective or inadequate street layout. This includes dead ends, railroad crossings, linear downtown, narrow alleys and blind crossings, as well as poor vehicular access and/or internal circulation, substandard parking definition and parking layout (lack of curb cuts, awkward entrance/exit points), offset or irregular intersections, substandard or nonexistent pedestrian circulation.
3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness. Such things as landlocked parcels, odd shaped lots, undersized lots, and poor accessibility.
4. Unsanitary or unsafe conditions. Examples here include age and physical condition of structures, buildings located within the flood plain, lack of public infrastructure, unsanitary conditions and ventilation. Additional examples include graffiti or other forms of vandalism or vagrant activity, poorly lit and unlit areas, the existence of trash or debris or weeds, abandoned vehicles, uneven grading or steep slopes, environmental contamination, cracked or uneven sidewalks, a high incidence of reported crime.
5. Deterioration of site or other improvements. Such things as off-street parking, poor storm drainage, junk cars, dilapidated structures, neglected properties, debris, on-site storage, unscreened trash or mechanical storage areas, deterioration of parking surfaces, lack of landscaping, general site maintenance problems are examples.
6. Diversity of ownership. This condition exists when numerous lots are needed to develop to up to date standards. Assemblage is difficult without some form of public assistance.
7. Tax or special assessment delinquency exceeding the fair value of the land.
8. Defective or unusual conditions of title. Liens, improper filings are examples.
9. Improper subdivision or obsolete platting. Examples include undersized lots, improper zoning, lot configuration, easements and accessibility are problems that often are present.
10. The existence of conditions which endanger life or property by fire or other causes. Such things as inoperative infrastructure, site access, on-site storage, secluded areas for pests to thrive, poor surface drainage, poor street and poor sidewalk condition are examples.
11. Any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or constitutes an economic or social liability. Here incompatible land uses, obsolescence and inability for a property to compete in the market place.
12. Is detrimental to the public health, safety, morals, or welfare in its present condition and use; and in which there is at least one of the following conditions:
 - a. Unemployment in the area at least 100% of state or national average census data
 - b. The average age of residential and commercial units is over 40 years as determined by field observations
 - c. More than half of the plotted/subdivided property has been unimproved for 40 years using public record
 - d. Per capita income of the area is lower than the average of the city from census data.
 - e. The area has a stable or declining population based on the last two decennial censuses.



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Analysis Approach

The approach and methodology utilized by M.C. Schaff & Associates, Inc. in conducting the Blighted and Substandard Area Determination Analysis included an assessment of all factors listed in the Nebraska Community Development Law as factors that indicate or contribute to making an area blighted and substandard. Data relating to factors such as building condition, building age, site conditions, adequacy of building sites, condition of public improvements, and unsanitary or unsafe conditions were developed through detailed exterior structural field surveys on a structure by structure basis and through collection of data on a unit by unit basis available from public records at the Scotts Bluff County Courthouse and via their online databases. Data relating to other factors such as the adequateness of street layouts, lot layouts and overall subdivision design were investigated on an area-wide basis.

Assessment of potential blighting factors stemming from diversity of ownership and tax or special assessment delinquencies were conducted through evaluation of courthouse and online county records for all property within the analysis area, referred to as the Study Area. The valuation, tax amount and any delinquent amount was examined for each of the properties, and public records were examined to determine the number of property owners in the Study Area.

Additional Public Intervention Necessary

Although the presence of one or more of these substandard or blighting conditions may make it appropriate to declare an area substandard and blighted under the Statue, this analysis was conducted on the basis that additional public intervention over and above the exercise of the police power is necessary to overcome the problems that exist in any substandard and blighted area.

Analysis of the Study Area

Scottsbluff Designated Study Area #14

The City selected the Designated Study Area for evaluation to be within the corporate limits. The area is primarily warehouse/storage and light industrial in nature and also includes commercial service and restaurant uses, semi-public and public uses, and vacant/undeveloped areas. Surrounding the Study Area are similar uses, while the western edge is bordered by multi-family residential units. This particular area was selected for several reasons.

1. The area borders a very active commercial/industrial corridor.
2. [There is a need to improve infrastructure due to substandard existing conditions.](#)
3. There is obvious economic decline and functionally obsolete uses within the area.
4. There was the presence of blighted and substandard characteristics within the area.
5. A need is apparent for public intervention to stimulate the development and redevelopment of vital infrastructure systems to support private redevelopment efforts.
6. The proximity of the Study Area to other blighted and substandard areas—it is surrounded by blighted and substandard areas with the exception of the multi-family housing units on the west.

The City is in a position to remove negative factors and implement programs and projects to improve conditions thereby removing the blighted and substandard conditions. This not only benefits the corridor/study area but the entire community through private reinvestment and enhanced quality of life.

The field survey of the Study Area within the City was conducted in February 2021 to determine if this area, in fact, has experienced structure and/or site deterioration or if the area is experiencing other negative influences that decrease the potential for redevelopment or new development. The following information describes this Study Area in detail, as well as, specifying the methods and procedures used to determine if this Study Area should be declared blighted and substandard under the Nebraska Community Development Law.

The Study Area's north, east, and south borders co-terminate with existing Blighted and Substandard areas (the East Overland business district, and eastern community gateway areas along the south side of US Highway 26).

The total acreage with the City of Scottsbluff city limits is 4275.95 acres. Currently, the city has approximately 1085.7 acres designated as "Blighted and Substandard", approximately 25.4% of the City's total acreage. The proposed additional "Blighted and Substandard" area consists of 18.157 acres, or 0.42% of the city. Adding this proposed area to the existing "Blighted and Substandard" area brings the total Blighted and Substandard area to 1103.86 acres or 25.8% of the total area of the City of Scottsbluff. This remains well within the allowed 35% providing future opportunity to add more.

Existing Land Use

The land uses that now exist within the Study Area are depicted on **figure 2** (Page 11), and consist of land uses which can be summarized in the following six categories:

- Office & Professional
- Commercial—Service, Restaurant
- Public & Semi-Public
- Industrial (includes Warehouse, Storage)
- Public Streets
- Vacant / Undeveloped Land



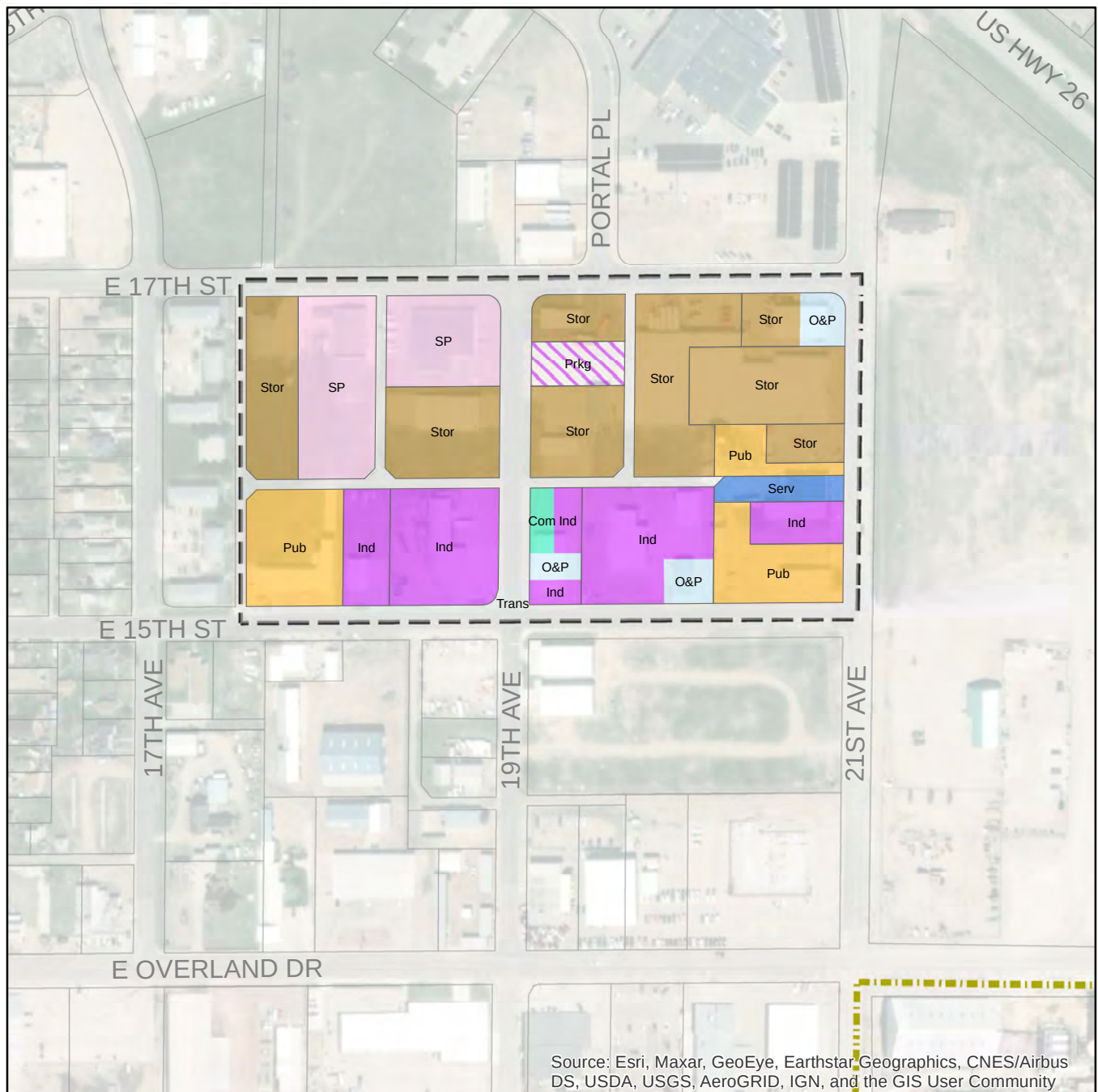
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0 75 150 300 450 600 Feet

- | | | |
|-----------------------|-------------|----------------------|
| Corporate Limits | Restaurant | Industrial |
| Blight Study Area | Service | Industrial Parking |
| Parcel | Semi-Public | Warehouse/Storage |
| Office & Professional | Public | Vacant / Undeveloped |
| | | Roads |

Existing Land Use

City of Scottsbluff
Scotts Bluff County, NE

Data Sources:
Land Use: MCS Field Survey, 2021
Parcels: Scotts Bluff County, 2019
Aerial: ESRI Basemap



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Table 1
Existing Land use - Scottsbluff Blight Study Area #14
Scottsbluff, Nebraska

Land Use Category	Blight Study Area 14	
	Area(Acres)	Percent of Total Area
Office & Professional	0.500	3%
Industrial (Includes Storage)	7.920	44%
Commercial	0.419	2%
<i>Service</i>	0.282	2%
<i>Restaurant</i>	0.137	1%
Public / Semi-Public	3.620	20%
Public Streets & Alleys	3.907	22%
Vacant / Undeveloped Land	1.791	10%

Source: M.C. Schaff & Associates, Inc., Field Survey, February 2021

The land uses indicated in Study Area 14 are analyzed further in Table 1 (at left). The data detail the breakdown of land uses within this Study Area, as well as the total acreage within this Study Area.

As indicated in Table 1, the largest land use in this Study Area is that of industrial uses, including storage. This use comprises a total of over 7.9 acres, or 44% of the Study Area.

The second largest land use in this Study Area is that occupied by public right of ways—streets and alleys. This land use comprises 3.9 acres, or 22% of the Study Area.

The third largest land use in the area includes public/semi-public parcels, comprising over 3.6 acres or one fifth of the Study Area.

Vacant and undeveloped uses make up one tenth of the Study Area and are the fourth largest use, with nearly 1.8 acres. Office & Professional and Commercial land uses occupy the remaining acre, each totalling 3% of the Study Area.

The Study Area is completely bordered on the north, east and west by previously declared blighted and substandard areas situated along US Highway 26, 21st Avenue, and East Overland.



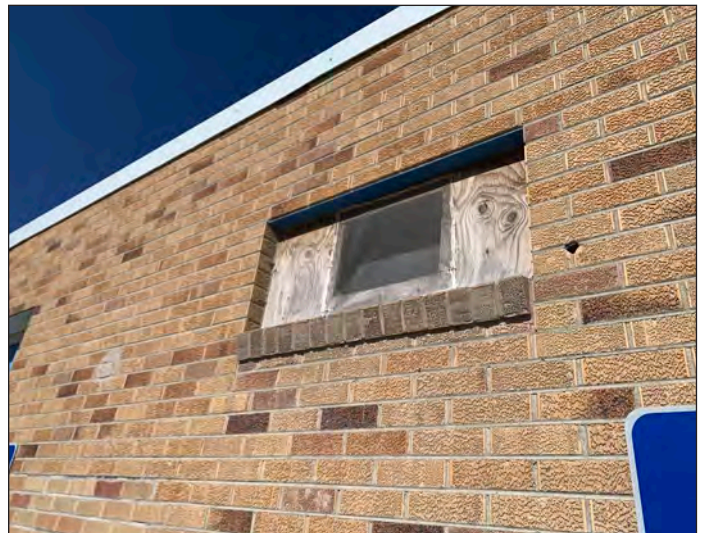
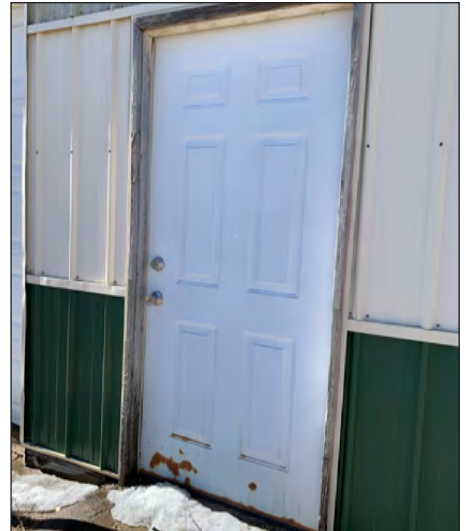
Examples of Site Conditions within the Study Area



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Examples of Structural Conditions within the Study Area



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page **13**



Examples of Sidewalk, Curb & Gutter, and Street Conditions within the Study Area

Findings and Contributing Factors

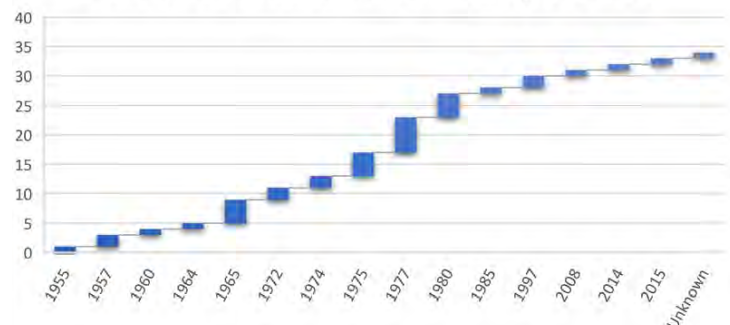
The intent of this study is to determine whether the subject area has experienced structural and site deterioration and if there are additional negative factors that are decreasing the potential to develop. The field survey work was completed in February 2021 and supports initial impressions that the area had in general declined below community standards. What follows are the factors evaluated to determine if there is a reasonable presence of blight and substandard conditions within the designated area. This section reviews the building and structure conditions, infrastructure and land use found in the area based on statutory definitions, observations and explains the identified contributing factors.

As set forth in Nebraska legislation a blighted area means an area which by reason of the presence of:

1. Deteriorated or Deteriorating Structures Exterior Inspection of Buildings

There were a total of 34 buildings evaluated using the Blighted and Substandard criteria as described on page 7 of this report. Only primary structures were evaluated under the Blighted and Substandard definition. Any outbuildings/ other structures present were not included in the survey. One public facility in addition to a municipal water tower are found within the Study Area. The boundary for the Blighted and Substandard designation includes 33 buildings of known age, with a combined average age of 44.9 years. For structure age see chart below, as well as **figure 3** on the following page, and **Table 3** (in **appendix b**). Structure condition is summarized in **figure 4** (page 16). Field surveys confirming Scotts Bluff County Assessor's data concluded that 3% (1 structure) was good, 94% were deteriorating (25 average, 4 fair, 7 badly worn), and 3% (1 structure) was dilapidated (worn out).

Structures built in Scottsbluff Study Area #14



Source: Scotts Bluff County Assessor online database, verified by M.C. Schaff & Associates, Inc., Field Survey, February 2021



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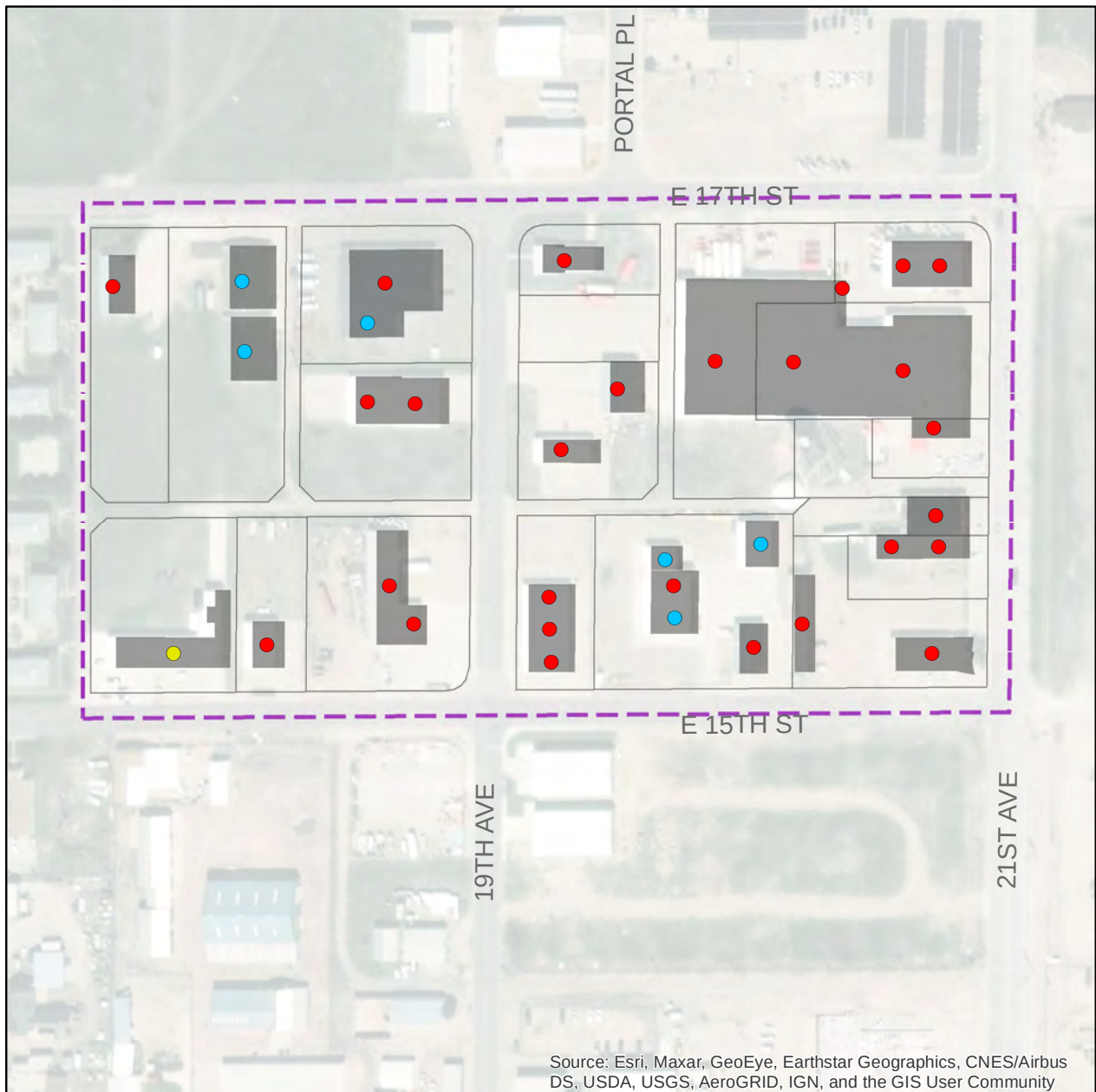
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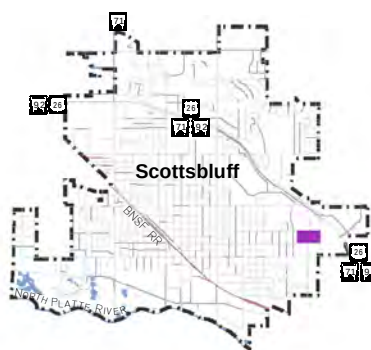
Blight Study | City of Scottsbluff, NE

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Study Area Structure Year

- 1910-1981 (27 Structures
- Built 40 or More Years Ago)
- 1982-2021 (6 Structures
- Built Less Than 40 Years Ago)
- Public Building/Unknown (1 Structure
- Age Unknown)
- Study Area Building Footprint
- Study Area
- Study Area Boundary



Structure Age

City of Scottsbluff
Scotts Bluff County, NE

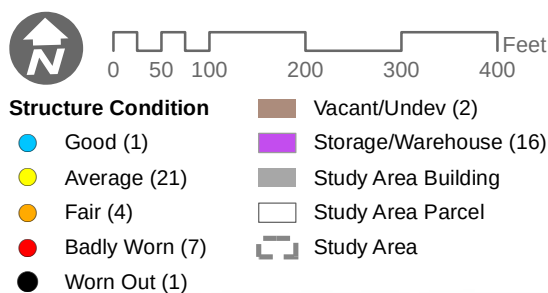
Structure age obtained from
Scotts Bluff County Assessor
online data sheets, Feb. 2021.



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Structure Condition

City of Scottsbluff, NE

Structure condition obtained from Scotts Bluff County Assessor online data sheets, and adjusted following field verification, Feb. 2021.



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2. Defective or Inadequate Street Layout—Street Conditions and Accessibility

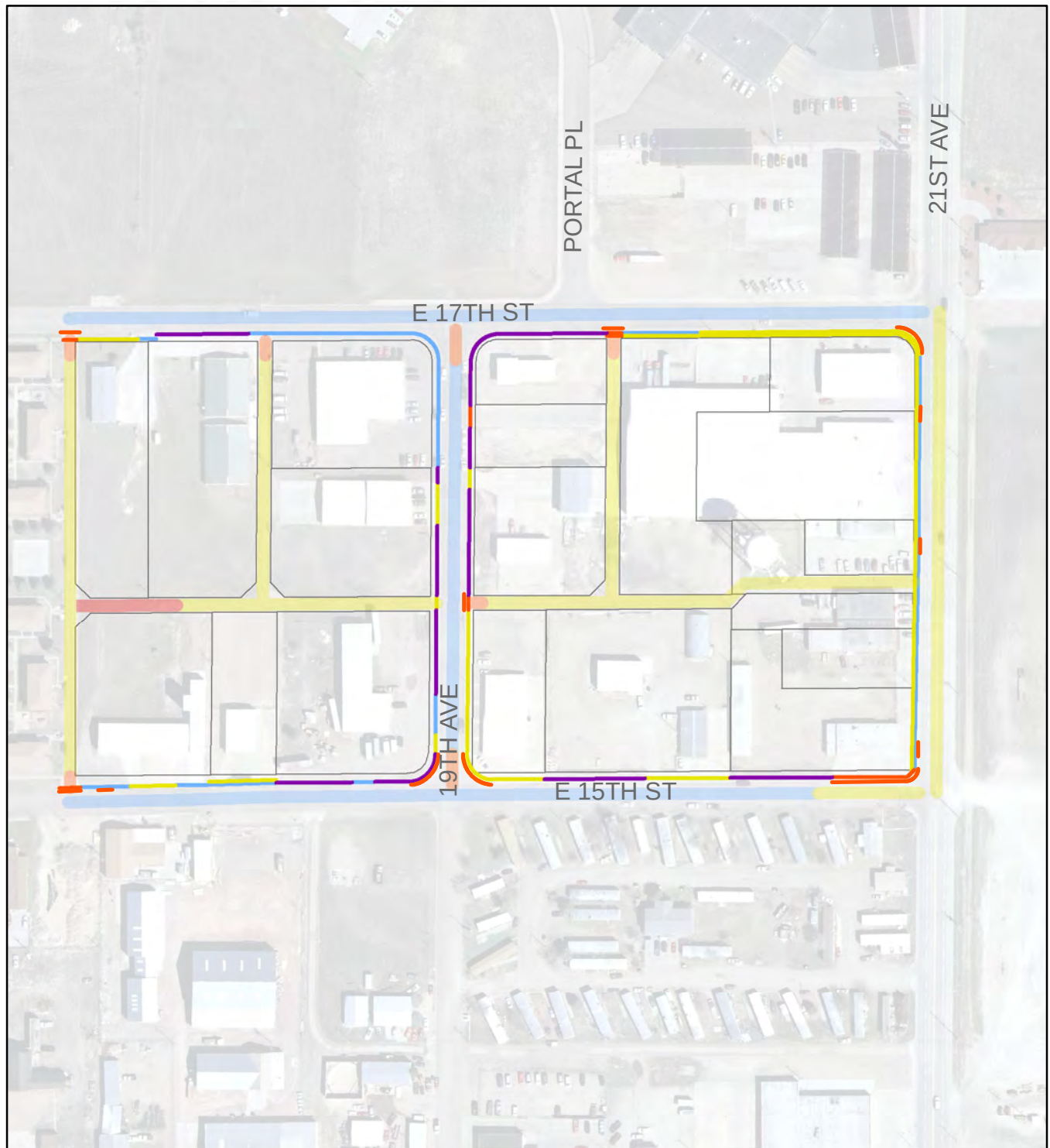
Inadequate infrastructure, street conditions and accessibility as well as inability to safely move traffic through an area is a contributing factor to the blight and substandard conditions.

The surface condition of public roads including streets and alleys in the Study Area, displayed in **figure 5**, is fair to good. All bituminous surfaces have been recently chipsealed (either in 2016 or 2020) and maintained to community standards. The study area has alleys with gravel surfaces.

- a. Street concrete pavement, curb, and gutter display a significant amount of cracking, breaks and missing areas.
- b. Gravel and unimproved surface parking.
- c. Gravel alleys with poor drainage in need of resurfacing.
- d. Street access not consistent with the community's overall standard development pattern along other arterials in the community. Several curb cuts allow access to shallow paved areas along 21st Avenue where the sidewalk is less defined from the parking surface rather than providing defined parking areas separate from pedestrian travelways.
- e. Sidewalks are present along the west side of 21st Avenue, however, throughout the remaining blocks within the Study Area, some properties have public sidewalks, while others lack public sidewalks.



Examples of Site Conditions within the Study Area



Street Surface

- Good
- Deteriorating
- Dilapidated
- None

**Sidewalk / Curb /
Gutter Condition**

- Good
- Fair
- Poor
- None



0 50 100 200 300 400 Feet

Surface Condition

City of Scottsbluff
Scotts Bluff County, NE

Conditions observed during
MCS field survey, Feb. 2021.



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3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness

The Study Area contains some odd shaped lots, and buildings with a single use are built over and across parcel lines. As mentioned in the previous paragraph, property accessibility is limited along 21st Avenue, a busy four lane arterial. The east-west alley entrance from 21st Avenue is narrow, and the alley is platted with a narrow 14 foot wide bend as it passes the water tower heading west. In the block to the west side of 19th Avenue, this same east-west alley dead-ends behind the Rural Fire Hall rather than continuing (as-platted) to meet the north-south alley running on the east edge of the multi-family housing area that borders the Study Area on the west. The remaining alleys are platted 20 feet in width, standard in the community.



4. Unsanitary or Unsafe Conditions

Within this category, age of Structure is a contributing factor to the blighted and substandard conditions in the Study Area with 91% of the structures over 40 years of age. The statute allows the inclusion of this factor, regardless of structure condition, where there is a predominance of structures 40 years of age or older. See **Appendix B—Table 3** for a summary of structure ages.



5. Deterioration of site or other improvements

Debris

Debris accumulates in vacant properties, and along fences throughout the Study Area. Several significant examples of debris were noted in field observation. This debris included everything from construction materials, and on-site storage to excessive discarded debris and tumbleweeds accumulating along fencing. Numerous (somewhat less severe) additional instances are present across the entire Study Area as well, suggesting the problem is growing.

Light and heavy truck traffic on unpaved surfaces degrades air quality conditions.



Dilapidated Structures

Structure conditions were examined both using Scotts Bluff County Assessor's online database of building appraisal and confirmed/adjusted through field evaluation. The data and rating system from the Scotts Bluff County Assessor's database was used to evaluate properties in the area, rating structures as either: Excellent, Good, Average, Fair, Badly Worn, and Worn Out. Rating terms are defined as follows:

Excellent: Typically newer construction or property that has been completely upgraded.

Good: Typically no major defects or aging conditions in field analysis.

Average: Typically minor defects showing up, 25% or less of the



Examples of Site Conditions within the Study Area



following—degrading roofing materials, masonry joints in need of tuck-pointing, or small cracks in foundation, broken glass, painted surfaces beginning to peel.

Fair: Similar to Average, conditions are worsening and cover a larger portion of structure.

Badly Worn: Structure is showing many of the conditions mentioned, and extent of aging and deterioration may require demolition to eliminate the conditions.

Worn Out: Aging, deterioration and conditions point toward demolition to eliminate the conditions.

Based on these ratings, it is assumed that Average condition and less would constitute less than desirable conditions due to age and structure status. It is common for older structures to require considerable maintenance and upkeep to maintain good and excellent condition, while an Average structure can show signs of deterioration that can more quickly become a dilapidated structure if not addressed.



Findings of the study show 3% of the structures were dilapidated and pose a threat as well as 94% deteriorating. There are 27 structures which are in excess of 40 years in the Study Area, built between 1910-1981, while one public building is of unknown age and only 6 buildings have been constructed after 1981. Thus, structure age and obsolescence *within the Study Area* **is** a contributing condition of blight and substandard.

6. Diversity of Ownership—20 properties with 14 owners.

7. Tax or Special Assessment Delinquency—None identified.

8. Defective or Unusual Conditions of Title—None identified.

9. Improper Subdivision or Obsolete Platting—Buildings in the northeast section of the Study Area are built over lot lines. This feature alone is not substantial, but this does contribute to the blighting factor. See *appendix d—figure 11* for a current zoning map of the area.

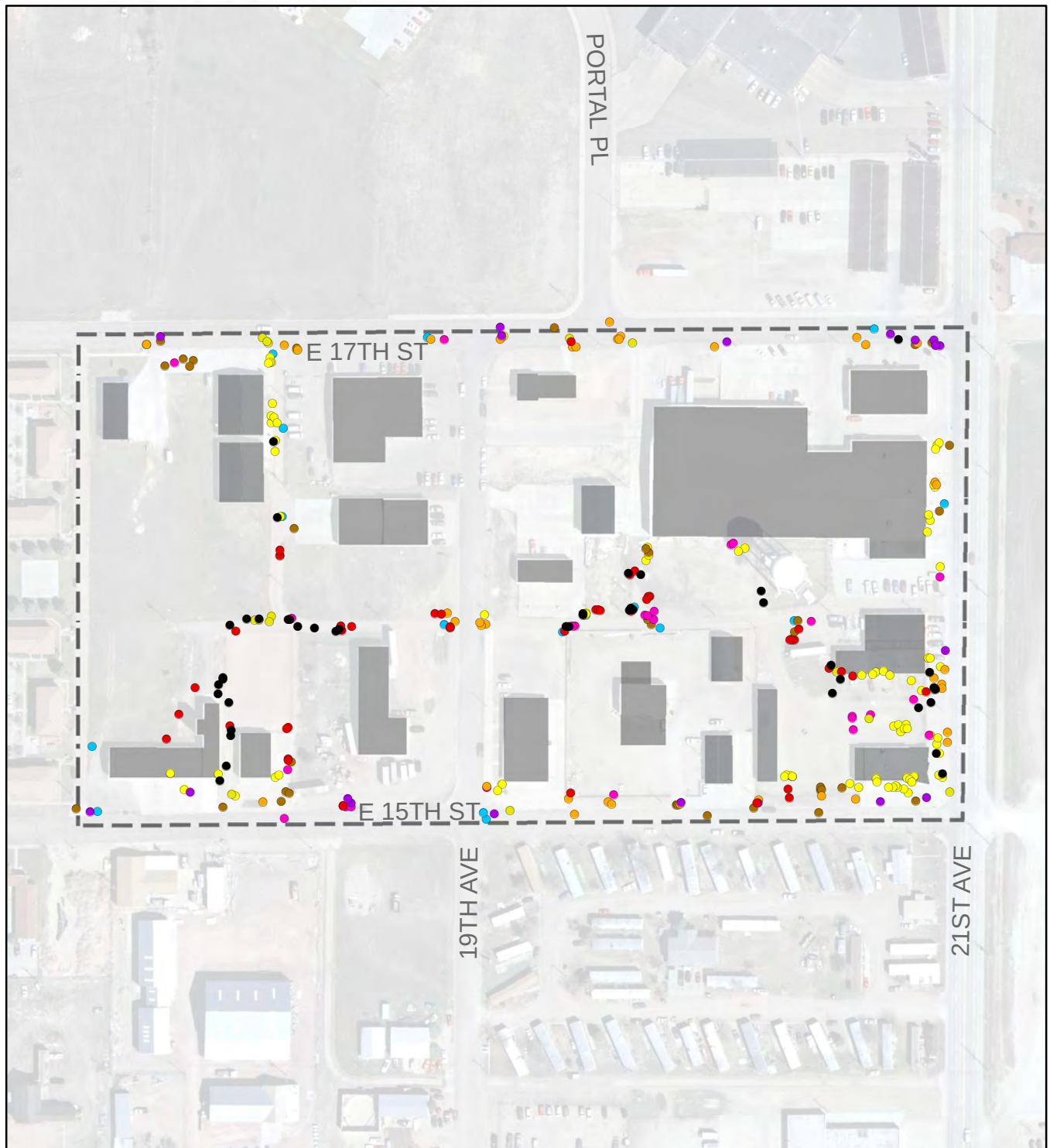
10. The Existence of Conditions That Endanger Life or Property by Fire or Other Causes

figure 6, on the following page, provides an overview of the blighted and substandard conditions located and photographed during field observations.

Poor Sidewalk and Street Conditions

Part of the Study Area is not serviced with sidewalks. The condition of the existing sidewalks ranges from good to deteriorating. While the road travel surface has been recently chipsealed (2016-2020), the condition of the street concrete paving (intersections, curb & gutter) shows signs of age with considerable cracking, settling, gaps and missing pieces. These conditions are wide-spread.





0 50 100 200 300 400 Feet

Blighted and Substandard Conditions Locations

- Debris and/or Graffiti
- On Site Storage
- Curb/Gutter

- Sidewalk
- Infrastructure
- Drainage

- Parking
- Structure
- Roads/Concrete

City of Scottsbluff, NE

Conditions observed during
MCS field survey, Feb. 2021



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Blight Study | City of Scottsbluff, NE

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On Site Storage

The Study Area has numerous sites of outdoor storage. These findings point to an impediment for development or upgrades in the neighborhood and should be evaluated for removal.

11. Any Combination of Such Factors—The combination of all blight and substandard conditions found within the Study Area could be considered a factor in substantially arresting sound growth in the area and obsolescence contributes toward an inability of property within the area to compete in the market place.

12. Detrimental to Public Health, Safety, Morals, Welfare in Present Condition

While a minimum of at least one of the following factors is required for this condition to be met, at least two of the factors are confirmed to be present in the Study Area.

a. Unemployment Rate At Least 100% of State or National Average—was not considered a factor and was not researched as part of this study beyond determining that the unemployment rate in Scotts Bluff County, NE was 4.208% in 2020, while the US had an unemployment average of 8.1%, and Nebraska averaged 4.242% for the year.

b. Average Residential and Commercial Structure Age Over 40 Years—is a factor. There are no residential buildings in Study Area #14. The median age of primary commercial structures in the area is **43.62** years. Age of the structures within the Designated Study Area is provided through the Scotts Bluff County Assessor's online database and field verification. Only those structures built before 1982 qualify for the 40 years and older structures designation in the State of Nebraska laws. Of the 33 buildings within the Study Area all but six structures were built before 1982.

c. Subdivided/Platted Property Unimproved for 40 Years—not considered as a factor.

d. Per Capita Income Level—not researched as part of this study.

e. Decreasing Population—is a factor. The Study Area contains no residential properties, and is located in census tracts all of which the census data reports population from 1990, 2000, and 2010 decennial census. Map **figures 7-10** provided in **appendix c** illustrate the 1990, 2000, and 2010 decennial census as well as the projected 2020-2025 population change for census tracts covering and surrounding the Study Area. Based on the data illustrated on the maps, the Study Area and adjacent populated areas display a stable or decreasing population based on the last two decennial census; and a stable or decreasing population is also projected for 2020-2025 according to ESRI demographics data, which is based on the decennial census, Infogroup business data, other public and proprietary data sources, and proprietary models.

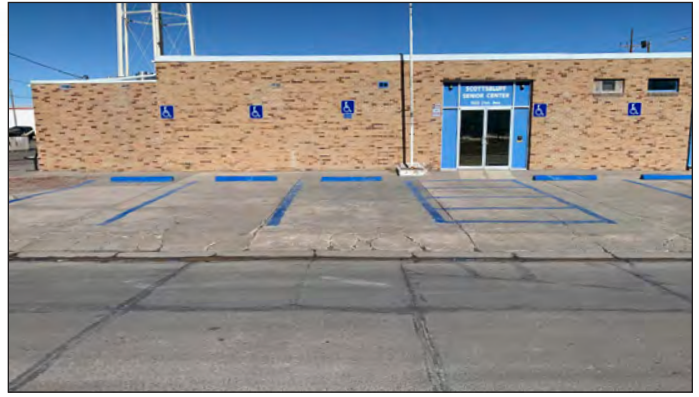


Conclusion of Blighted and Substandard Analysis

Based on this analysis, the Study Area meets the criteria of both blighted and substandard conditions—the Study Area displays the presence of criteria required for a finding of a blighted and substandard condition as defined by the State of Nebraska Legislature.

The primary conditions leading to this conclusion include the following Blighted and Substandard Conditions:

- The Study Area has some inadequacies in the form of traffic movement capabilities and real property access. Numerous off-street private and semi-public paved and unpaved parking areas exist, along with a few interior private drives. While some off-street parking areas and drives are well maintained, many parking areas, driveways, alley entrances, and private entrances crossing sidewalk travel ways are deteriorating or dilapidated pavement, gravel surfaced, or unimproved. Defective or inadequate street layout thus may be considered a factor contributing to blighted conditions in this Study Area.
- Storm water drainage is inadequate and backs up on properties with unpaved parking as well as on undeveloped sites, which are lower in elevation—various sites throughout the Study Area. Alleys are in need of additional gravel surfacing and lack proper drainage.
- The field survey included an evaluation of the condition of site improvements including street surface conditions, curbs and gutters, street width adequacy, sidewalks, driveways, and off-street parking facilities, sanitary sewer facilities, and drainage facilities, and review of the city's GIS database pertaining to water distribution, hydrants, and storm water conveyance. In 2016 and 2020, the city undertook citywide chipseal projects to resurface bituminous streets. However, concrete street sections as well as curb and gutter concrete paving shows signs of age with wide-spread conditions of cracks, gaps, settling, and missing pieces.
- There are sidewalks in the Study Area, but not a continuous system, therefore, the Study Area is lacking a complete sidewalk system. Deteriorating and dilapidated sidewalks and driveway entrances contribute to generating traffic hazards for children and other pedestrians in the Study Area as pedestrians are forced to navigate broken pavement and potholes—their safety, well-being and health at risk.
- The Study Area contains many private driveways and off-street parking areas. Private drives and private parking lots are surfaced with concrete, native material or sparse gravel. Many driveways and parking areas, particularly those associated with commercial/industrial uses and higher traffic volumes are deteriorating or dilapidated.
- Over half of the Study Area appears unkept and/or contains substantial examples of debris. While there are well maintained properties, these are contrasted with a relatively high level of poorly maintained properties within this Study Area—which represent a considerable blighting factor. The lack of site improvements in various locations throughout the Study Area also serves to be a limiting factor to future development in the Study Area and thus is an additional factor contributing to blight. One of the keys in creating a positive image within an area is exterior maintenance of lots. Perfectly maintained structures can still be seen as deteriorating parts of the community when the exterior and/or curb appeal is less



than desirable. Site improvements such as parking areas range from good to deteriorating to dilapidated. Public alleys, while not directly impacting curb appeal, contribute greatly to one's sense of well being. Alley surfaces are unpaved and lack proper drainage. Neglect can be seen on the vacant building exteriors—dilapidating surfaces, broken and/or boarded windows, and graffiti.

- The Study Area has lot layout faults in relation to size, adequacy, accessibility or usefulness—including an alley with inadequate width, an alley that dead-ends rather than connecting as platted, and a common land use complex of buildings built over three separate lots, indicated both through field survey as well as investigations of property ownership and plat maps via the Scotts Bluff County online map and database. Therefore, may be considered a contributing factor. Faulty lot layout in relation to accessibility or usefulness within this Study Area may be considered a factor contributing to blighted conditions in this Study Area.
- Conditions exist which endanger life or property by fire and other causes. Poor sidewalk system condition, on-site storage, secluded areas for pests to thrive, and poor surface drainage are conditions found in the Study Area.
- Conditions exist which are detrimental to the public health, safety, morals and welfare in the present condition with the existence of graffiti, debris, junk cars, on-site storage, poor sidewalk conditions—lack of sidewalk, and inadequate drainage. Structure age averages over 40 years, and the census shows decreasing population trends over the past two decentennial census. The existence of an inadequate surface drainage system of the Study Area presents additional threats to health. The lack of sufficient drainage leads to ponding and stagnating surface water, creating not only a physical hazard, but also increased potential for multiplying mosquito production, an additional health hazard to area residents.

Blighted conditions that do not appear to be present

- There are not more than half of the plotted and subdivided property that are unimproved, within the city for forty years and that have remained unimproved during that time. A large amount of the Study Area has remained unimproved but this amount does not exceed half of the area.
- Diversity of ownership does not appear to be a substantial factor.

Blighted conditions not evaluated

- Tax or special assessment delinquency exceeding the fair value of the land was not identified.
- Defective or unusual conditions of title was not identified as a factor.
- Unemployment Rate At Least 100% of State or National Average was not considered a factor.
- With no residential property, the Per Capita Income of the area was not investigated as a part of this study.





Comprehensive Plan / Surrounding Property

According to the City's 2016 Comprehensive Plan, the Study Area is located in the Southeast Industrial and Commercial District with C-3, M-1, and M-2 appropriate zones. Following are some principles for sustainable development in this area provided in the current Comprehensive Plan:

Interconnection of Neighborhoods and amenities

Walkable connections of neighborhoods to neighborhood services along East Overland.

Connection to other services and areas of the city through multiple modes of safe transportation.

Formalized bicycle and pedestrian facilities.



Sustainable development

Scottsbluff Drain—There is an opportunity to make changes to the drain that would improve storm water drainage, improve water quality, and provide green space for recreation and wildlife habitat.

Socially responsible economic development that fulfills the community's definition of success.

Encourage creative community development and entrepreneurship projects that take care of a social need for the neighborhood.

Plans and investments to increase economic viability of business corridor in East Overland.

Encourage infill development through mitigation of blighted properties and incentives.

Economic industrial growth on city periphery along Highway 26, South 21st Avenue, and South Beltline.



Access to culture and recreation

Access to greenways and walking paths.

Strong neighborhoods and places, rooted in our unique character

Promote cultural hub of the community through design standards.

Placemaking components to increase safety, wellness, social gathering, attractiveness of East Overland area.

Beautification along community gateways.

Housing rehabilitation and increase in quality of rental and other available housing.

Maintain availability of low income housing options.

Facilitate and support neighborhood involvement in plans, studies, and community events.





The development potential of property is determined by the property conditions themselves, and the conditions of surrounding property. This is particularly true for the Study Area. The Study Area abuts to three other areas declared as blighted and substandard: East Overland business district, and eastern community gateway areas along the south side of US Highway 26 and east side of 21st Avenue).

The Study Area will benefit greatly from implementation of the 2016 Comprehensive Plan's sustainable development principles.

Adjoining the Study Area with the adjacent blighted and substandard areas is necessary to accomplish the sound redevelopment planning and program of the City. In order to achieve the above principles of sustainable development from the City's Comprehensive Plan, it is vitally important to adjoin the Study Area with the adjacent blighted and substandard areas. This will enhance the development potential of the Study Area as well as the adjacent blighted and substandard areas and create a continuous, harmonious redevelopment area in the Scottsbluff Southeast Industrial and Commercial District.

Blighted and Substandard Area Declaration

Based on the findings in this report, the Study Area may be declared blighted and substandard in keeping with and conforming to the Nebraska Community Development Law. This finding will make this area available for redevelopment activities. The General Redevelopment Plan, when prepared, shall be composed in a manner consistent with the City of Scottsbluff Comprehensive Plan.

appendix



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The referenced Study Area, in the city of Scottsbluff, Nebraska, includes the following identified Parcels with their legally described Additions, Blocks and/or Lots, and unplatted lands:

Parcel	Legal Description
10119574	LT 1, BLK 1, EAST PORTAL ADD
10119582	LT 2, BLK 1, EAST PORTAL ADD
10119590	LT A, SUB LT 3, BLK 1, EAST PORTAL ADD
10119604	LT 4, BLK 1, EAST PORTAL ADD
10119779	LT 1, BLK 5, EAST PORTAL ADD
10119787	LT 2, BLK 5, EAST PORTAL ADD
10119795	LT 3, BLK 5, EAST PORTAL ADD
10146458	LT 1, SECOND WILDY & LANA INDUSTRIAL TRACTS
10146466	LT 2, SECOND WILDY & LANA IND TR
10146474	LT 3, SECOND WILDY & LANA IND TR
10156364	TR 2, TR 3, & TR 4, EX N 20', WILDY & LANA INDUSTRIAL TR
10156372	TR 5 EX N 20', 24-22-55, WILDY & LANA INDUSTRIAL TRACTS
10231986	TRACTS A & C WIEDEMAN SUB REPLAT TR 1 WILDY & LANA IND. TRACTS
10231994	TR B, WIEDEMAN SUB, REPLAT OF TR 1, WILDY & LANA INDUSTRIAL TRACTS
10232001	TR D, WIEDEMAN SUB, REPLAT OF TR 1, WILDY & LANA INDUSTRIAL TRACTS
10245057	LT 4, BLK 5, EAST PORTAL ADD
10245065	LT 5, BLK 5, EAST PORTAL ADD
10245073	LT 6B, BLK 5, REPL SUB LT 6, BLK 5, EAST PORTAL ADD
10253688	LT B, SUB OF LT 3, BLK 1, EAST PORTAL ADD
10266801	LT 6A, BLK 5, REPL SUB LT 6, BLK 5, EAST PORTAL ADD

The **primary streets and roads** within the Study Area include:

E—W: East 15th Street, East 17th Street

N—S: 21st Avenue, 19th Avenue



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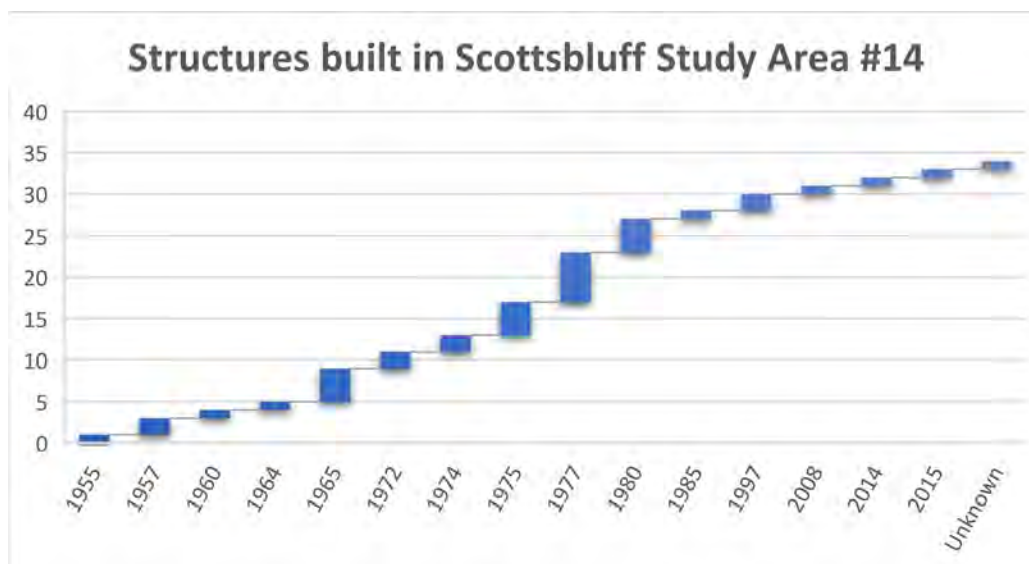
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Table 3
Structure Effective and Cumulative Ages - Blight Study Area #14
Scottsbluff, Nebraska

Year Built	Effective Age	No of Units	Cumulative Age
1955	67	1	67
1957	65	2	130
1960	62	1	62
1964	58	1	58
1965	57	4	228
1972	50	2	100
1974	48	2	96
1975	47	4	188
1977	45	6	270
1980	42	4	168
1985	37	1	37
1997	25	2	50
2008	14	1	14
2014	8	1	8
2015	7	1	7
Unknown	—	1	—
Total Cumulative		34	1483
Average Age			43.62

Source: Scotts Bluff County Assessor online database
 confirmed by M.C. Schaff & Associates, Inc., Field Survey, February 2021



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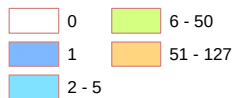
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**1990 US Census
Block
Population**



Study Area

**1990 US Census
Population**

City of Scottsbluff
Scotts Bluff County, NE

Data Sources:

1990 Census shapefile and population data:
Minnesota Population Center, National Historical Geographic Information System: Version 11.0 [Database]. Minneapolis:
University of Minnesota. 2016. <http://doi.org/10.18128/D050.V11.0>. <https://data2.nhgis.org>

Imagery: NAIP, 1993 <ftp://dnrftp.dnr.ne.gov/pub/data/CoqArea/1993SPCOQs/41103/>



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1990-2000 Population Change

Great Increase (More than 1.5%)

Moderate Increase (0.75% to 1.5%)

Slight Increase (0% to 0.75%)

Slight Decrease (-0.25% to 0%)

Moderate Decrease (-1.5% to -0.25%)

Great Decrease (Less than -1.5%)

Study Area

1990-2010 US Census Population Change

City of Scottsbluff
Scotts Bluff County, NE

Data Sources:

Population: 2000 US Census Block Groups. This layer shows past population change from 1990 to 2000 in the U.S., by block group. The data shown is from the U.S. Census Bureau's SF1 and TIGER data sets for 2010. Population block group level data sourced from ESRI ArcGIS Online.

Aerial: FSA, USGS Digital Orthophoto Quarter-Quadrangles, 1999



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2010 US Census Block Population

2010 US Census Population



City of Scottsbluff
Scotts Bluff County, NE

Data Sources:

Population: 2010 US Census Blocks and
Block Level Population Data from www2.census.gov

Imagery: Farm Service Agency (FSA) 2010 Imagery, Acquired on June 15-16, 2010
http://dnrftp.dnr.ne.gov/pub/data/CoqArea/Band4_NE_1m_2010/41103/



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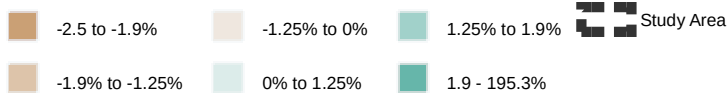
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Estimated 2015-2020 USA Population Growth

Estimated 2020-2025 USA Pop Growth



City of Scottsbluff
Scotts Bluff County, NE

Data Sources:

Esri's Updated Demographics, Census Data, Tapestry Segmentation, and Business Summary data for the United States.
Server: [https://demographics5.arcgis.com/arcgis/rest/services;Name: USA_Demographics_and_Boundaries_2020](https://demographics5.arcgis.com/arcgis/rest/services;Name:USA_Demographics_and_Boundaries_2020).

Imagery: Esri, Maxar Vivid, April 28, 2018



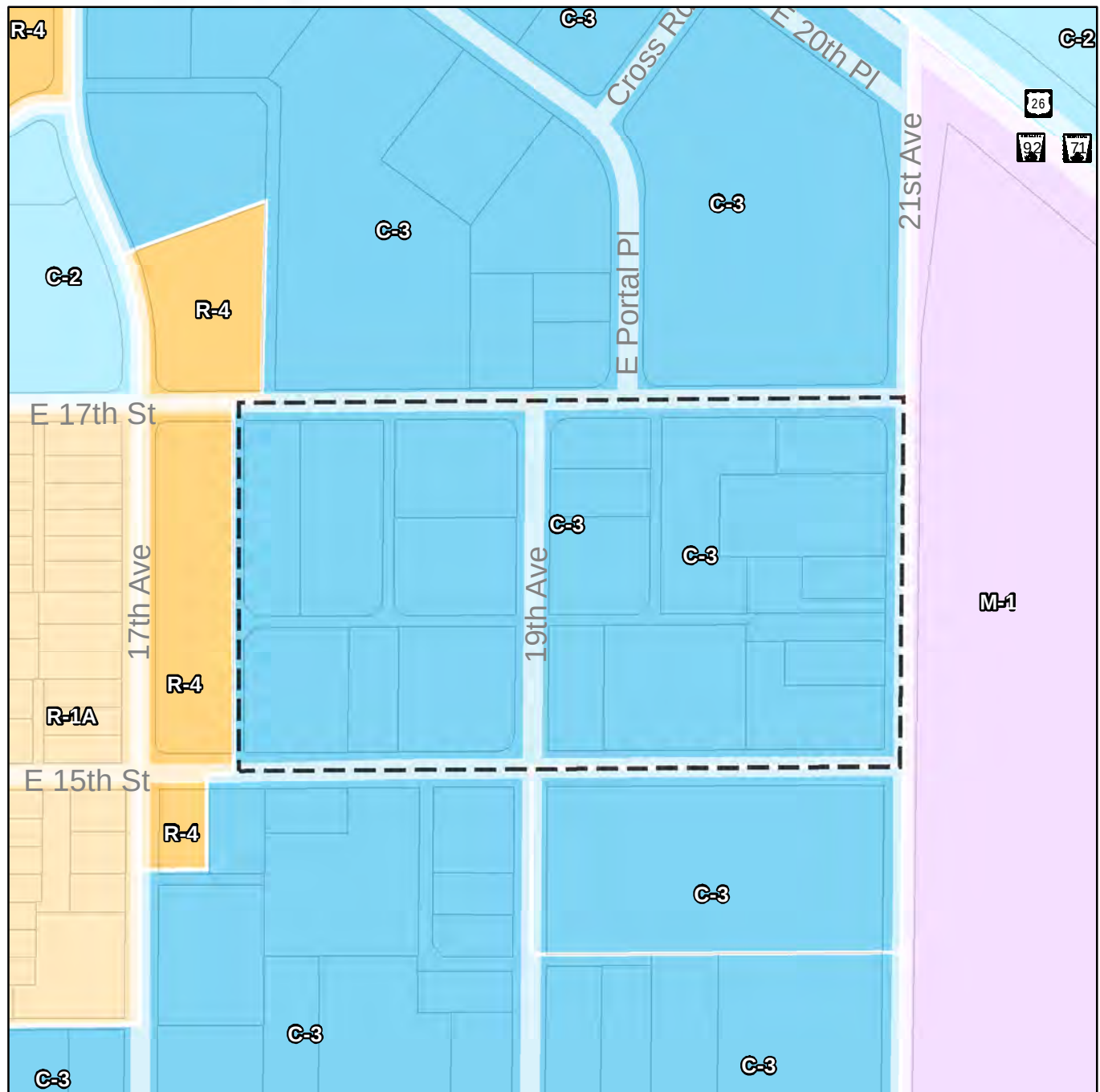
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providing **Simply Smart Solutions**



0 70 140 280 420 560 Feet

- Neighborhood Commercial (C-2)
- Heavy Commercial (C-3)
- Light Manufacturing & Industrial (M-1)
- Single Family Residential (R-1A)
- Heavy Density Multiple Family (R-4)

- Study Area
- Corporate Limits

Existing Zoning

City of Scottsbluff
Scotts Bluff County, NE

Data Sources:
Zoning: City, 2020
Parcels: Scotts Bluff County, 2017



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PROVIDING SIMPLY SMART SOLUTIONS



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Engineering Firm | Environmental Consulting Group

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2116 Pioneer Avenue, Cheyenne, Wyoming 82001
Phone (307) 635-2828 Fax (307) 635-9902

PASSED and APPROVED on May 10, 2021

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

By: 
Chair

ATTEST:

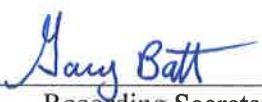
By: 
Recording Secretary

Exhibit A
Redevelopment Area (Area 14)

Properties and tracts of land north of East 15th Street and south of East 17th Street, beginning at 21st Avenue on the east and running west for a distance of two blocks, in the southeastern portion of the community. The area contains approximately 18.156 acres and is more particularly described as:

Situated in the North Half of the Southeast Quarter of the Southeast Quarter of Section 19, Township 22 North, Range 54 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows;

***Beginning** at the northerly-southerly 21st Avenue right-of-way centerline's intersection with the easterly-westerly right-of-way centerline of East 15th Street;*

Thence, westerly on said East 15th Street right-of-way centerline to its intersection with the southerly extension of the northerly-southerly alley right-of-way between LT 5, BLK 5, EAST PORTAL ADD (Parcel #010245065) and LTS 7-13, BLK 5, REPL LTS 7-13, BLK 5, EAST PORTAL ADD (Parcel #010245081);

Thence, northerly on said southerly extension of right-of-way centerline of alley between said Parcel #010245065 and said Parcel #010245081, and continuing northerly on said right-of-way centerline of alley between Parcel #010245065 and said Parcel #010245081 and continuing northerly to its intersection with the easterly-westerly centerline of the East 17th Street right-of-way;

Thence easterly on said East 17th Street right-of-way centerline to its intersection with the northerly-southerly centerline of the 21st Avenue right-of-way;

*Thence southerly on said 21st Avenue right-of-way centerline to the Point of Beginning, said redevelopment study area containing an area of **18.156 acres**, more or less.*

City of Scottsbluff, Nebraska

Monday, May 17, 2021

Regular Meeting

Item Pub. Hear.3

Council to conduct a public hearing set for this date at 6:00 p.m. to submit question of whether Study Area #15 which is generally described as properties and tracts of land

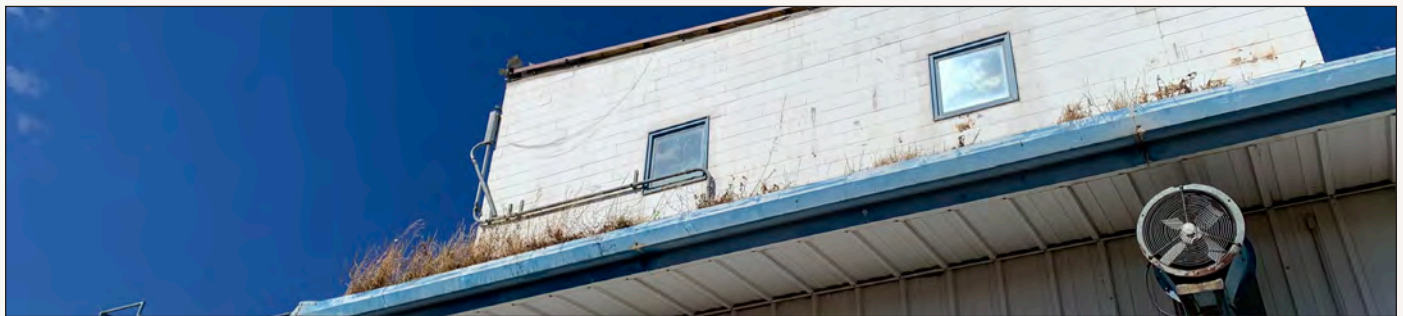
within the general vicinity south of the Burlington Northern Santa Fe railroad right-of-way, east of 9th Avenue, west of 13th Avenue and north of and including South Beltline Highway East in the southeastern portion of the City of Scottsbluff is blighted and substandard.

Staff Contact: City Council



STUDY AREA #15

BLIGHT & SUBSTANDARD DETERMINATION STUDY City of Scottsbluff, NE



PRESENTED TO
City of Scottsbluff
Community Redevelopment

PREPARED BY
MC Schaff & Associates, Inc.
818 South Beltline Highway East
Scottsbluff, NE 69361

PROJECT
RS100094-2103

April 1, 2021





Site conditions in Study Area #15



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Purpose of this Analysis

The Blighted and Substandard designation opens the door for stimulating new development and allowing developers, in fact all citizens, the ability to make significant public improvements related to their project. The mechanism allows property owners the use of real estate property taxes (normally paid to other government agencies) for improvements including land acquisition and site preparation. Tax money can be used up to 15 years for this purpose.

This designation allows use of most of the new taxes generated by way of redevelopment. An owner pays the property tax but it is “refunded” for the purpose of land acquisition, site preparation and placing public improvements on the site. The program has worked well for Scottsbluff’s downtown and more recently, the Reganis Auto Dealership, hotel adjoining the dealership, and the Monument Mall. So, while the term may seem objectionable the results can be very positive for the entire community.

The Nebraska Unicameral enacted legislation which addressed the existence of areas within communities that needed incentives to redevelop. These areas tended to be older and out of date. Often spotty improvements had been made but the general condition was not attracting expansion of existing business nor new development and investment. On its face, this appeared to be true of the Study Area shown in Figure 1, so a decision was made to give the area a closer look.

The purpose of this analysis is to identify and determine if an area within the City of Scottsbluff, Nebraska should be considered blighted and substandard under the criteria for such areas as set forth in the Nebraska Community Development Law, Section §18-2103. This Scottsbluff Blight and Substandard Study is intended to provide the Scottsbluff City Council the basis for determining the existence of blighted and substandard conditions within Scottsbluff’s corporate limits. Through this process, the City attempts to eliminate economic and/or social concerns that are detrimental to the future public health, safety, morals, and general welfare of the entire community. This study examines conditions relating to buildings, land use, and infrastructure within the study area to determine areas eligible for redevelopment under Nebraska Community Development Law.

Like other areas designated as Blighted and Substandard, much of the Study Area has not kept pace with overall community standards while other areas in the community have seen steady growth and development. Developments around the study area have seen hardships based on grade, land use, and utility locations. The Community Development Law enables cities to take steps to address these forms of decline through acquisition, clearance and disposition of property for redevelopment or through the conservation and rehabilitation of property.

This study examines existing conditions of land use, buildings, infrastructure, development patterns and general health, safety welfare aspects within the designated Study Area in the City of Scottsbluff. This has been done in an effort to determine its eligibility for redevelopment activities. Proposed Study Area #15 is generally described as being in the Automobile Commercial District in south central Scottsbluff east of 9th Avenue along the north side of South Beltline Highway East. A number of opportunities for redevelopment exist along and adjacent to this corridor allowing the community to overcome some of the challenges in the Proposed Study Area #15.

The South Beltline Highway corridor as it continues to the west of Study Area #15 has some long-standing successful businesses, some of which have seen rejuvenation. However, reinvestment in the Study Area is almost non-existent—not on par with the overall community’s growth and level of private investment. The Study Area has remained unchanged for the most part for several decades, with no new investment or rehabilitation to improved structures. Study Area #15 appears to be an excellent opportunity to provide incentives triggering new activity where adequate market forces are not present to move development in a positive direction.



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Study Area #15 Site Conditions

Nebraska Revised State Statutes

Nebraska's Community Development Law clearly provides guidelines for communities to address concerns and develop strategies for the rehabilitation and redevelopment of deteriorating areas as well as the prevention and elimination of substandard and blighted areas. This tool is provided in Neb Rev Stat §§18-2101 to 18-2154.

Nebraska Revised Statute §18-2104 enables a municipality to declare that blight and substandard conditions exist. The statute reads,

"The governing body of a city, to the greatest extent it deems to be feasible in carrying out the provisions of the Community Development Law, shall afford maximum opportunity, consistent with sound needs of the city as a whole, to the rehabilitation or redevelopment of the community redevelopment area by private enterprises. The governing body of a city shall give consideration to this objective in exercising its powers under the Community Development Law, including the formulation of a workable program, the approval of community redevelopment plans consistent with the general plan for the development of the city, the exercise of its zoning powers, the enforcement of other laws, codes, and regulations relating to the use and occupancy of buildings and improvements, the disposition of any property acquired, and providing of necessary public improvements."

The statutes provide a means for the governing body of a municipality to address and develop strategies for rehabilitation and redevelopment of the community.

Nebraska Revised Statute §18-2105 grants authority to the governing body to formulate a redevelopment program. The statute reads,

"The governing body of a city or an authority at its direction for the purposes of the Community Development Law may formulate for the entire municipality a workable program for utilizing appropriate private and public resources to eliminate or prevent the development or spread of urban blight, to encourage needed urban rehabilitation, to provide for the redevelopment of substandard and blighted areas, or to undertake such of the aforesaid activities or other feasible municipal activities as may be suitably employed to achieve the objectives of such workable program. Such workable program may include, without limitation, provision for the prevention of the spread of blight into areas of the municipality which are free from blight through diligent enforcement of housing, zoning, and occupancy controls and standards; the rehabilitation or conservation of substandard and blighted areas or portions thereof by replanning, removing congestion, providing parks, playgrounds, and other public improvements by encouraging voluntary rehabilitation and by compelling the repair and rehabilitation of deteriorated or deteriorating structures; and the clearance and redevelopment of substandard and blighted areas or portions thereof."

The law states that there are a number of reasons an area goes beyond remedy and control solely by the regulatory process and cannot be dealt with effectively by ordinary police powers or ordinary operation of



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private enterprise without aid. Such things as overcrowding, unsafe, unsanitary conditions, inadequate planning, lack of proper light, air and open space, defective design and arrangement of buildings, faulty street layout and economically undesirable land uses are among the reasons.

The law goes on to provide the city with the ability to declare an area blighted and substandard followed by creating a workable program to utilize private and public resources to address specific conditions to be improved. The statute provides a means for the governing body to address and develop strategies for rehabilitation and redevelopment of the community. The main substance of a workable program is an adopted redevelopment plan for the defined area based in part on an adopted comprehensive plan.

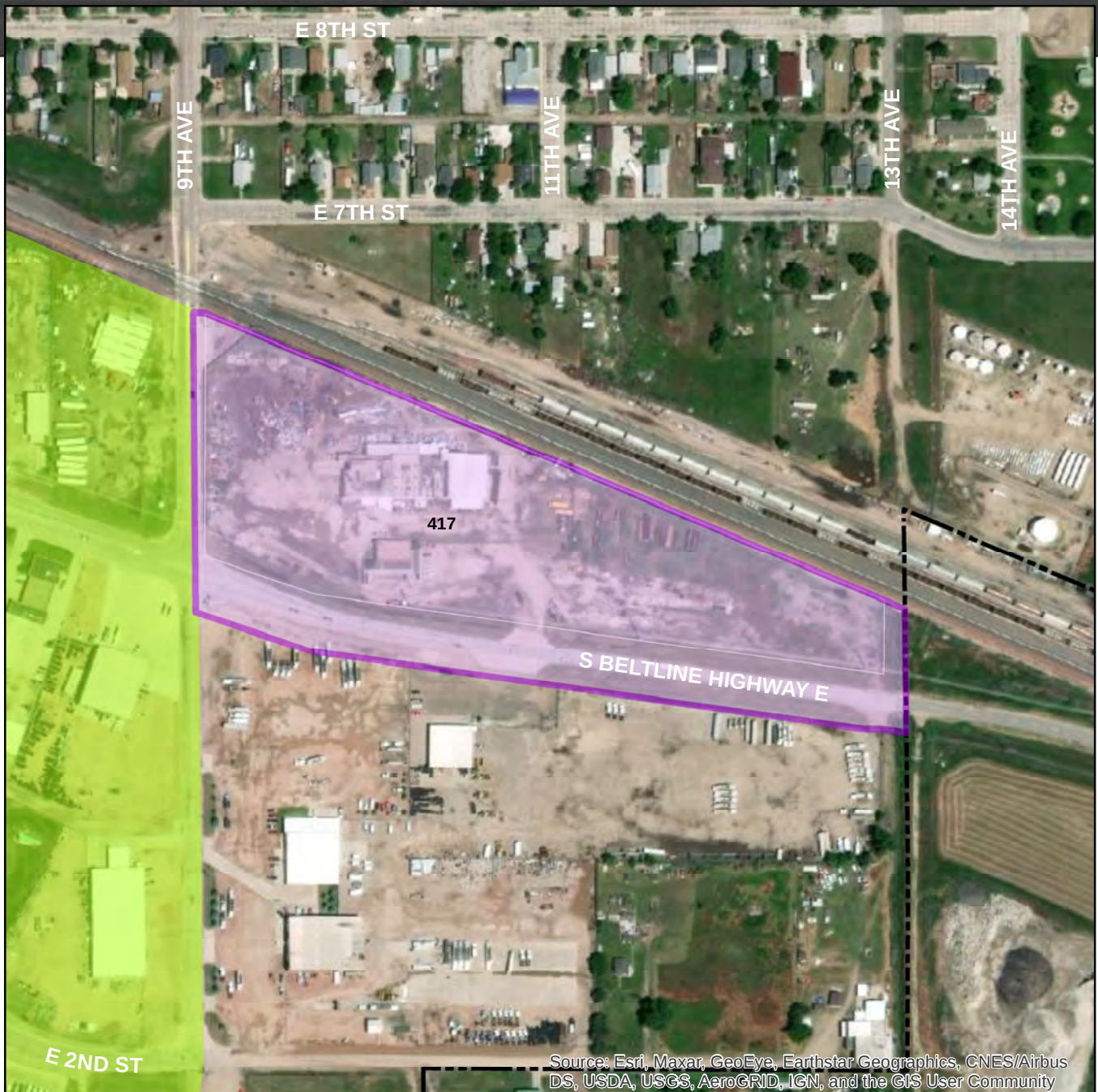
Implementing this strategy for a Designated Study Area is intended to give the Community Redevelopment Authority and City Council a basis for determining the existence of blight and substandard conditions within the delineated Study Area. The general area considered for inclusion in the Study Area is shown in **Figure 1. Study Area #15** on page 4 of this report, with the area boundary described on page 5, and parcel list with legal description provided in Appendix A. The Study Area can generally be described to include land bounded by the BNSF Railroad on the north, South Beltline Highway on the south, 9th Avenue on the west, and the Scottsbluff corporate limits on the east.

The study looks at existing land-uses, platting, structures and infrastructure systems to determine whether Study Area #15 or a part of it meets the statutory requirements for the designation as a Blighted and Substandard Area. With the growing interest and use of this valuable tool the State has taken an increased interest in assuring all using the tool use it in accordance with the statutes. For this reason, it is imperative the City of Scottsbluff closely adhere to the provisions set forth in the Nebraska Revised State Statutes.

The findings of this study will serve to guide the general redevelopment. The previously approved 2016 Comprehensive Plan and this Blighted and Substandard Study will present appropriate land uses, strategies for improved traffic circulation, economic development activities, and utilities and other improvement in accordance with the law.



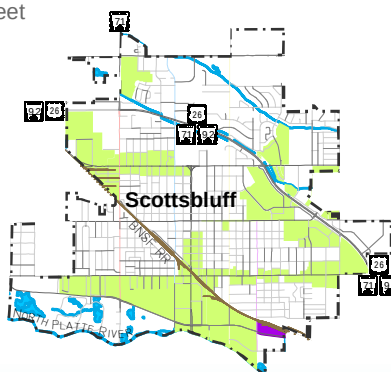
Examples of Structural Conditions within the Study Area



Redevelopment Areas

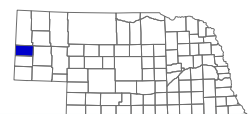
- Existing Redevelopment Areas
- Study Area #15
- Parcel Address
- Corporate Limits

Data Sources:
 Parcels: Scotts Bluff County, 2016
 Aerial: US Army Corps of Engineers, 2011



Study Area #15

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 Scotts Bluff County, NE



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Redevelopment Study Area (Site 15): The redevelopment study area consists of properties and tracts of land within the general vicinity south of the Burlington Northern Santa Fe railroad right-of-way, east of 9th Avenue, west of 13th Avenue and north of South Beltline Highway East in the southeastern portion of the community. The site contains approximately 13.590 acres and is more particularly described as:

Situated in the South Half of the Southeast Quarter of the Northwest Quarter, and in the North Half of the Northeast Quarter of the Southwest Quarter of Section 25, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows;

Beginning at the northwest corner of PT TR 1 N OF HWY & PT TR 8, UNION LIVESTOCK ADD (Parcel #010152393), said point also being on the southern right-of-way line of the Burlington-Northern Santa Fe (BNSF) railroad right-of-way;

Thence, southeasterly on said southern line of BNSF railroad right-of-way to its intersection with the southerly extension of the northerly-southerly right-of-way centerline of 13th Avenue, said point also being on the City of Scottsbluff corporate limits line;

Thence, southerly on the City of Scottsbluff corporate limits to its intersection with the southern right-of-way line of South Beltline Highway East;

Thence, westerly and northwesterly on said southern right-of-way line of South Beltline Highway East to its intersection with the centerline of the northerly-southerly 9th Avenue right-of-way;

Thence, northerly on said 9th Avenue right-of-way centerline to its intersection with the south line of the BNSF railroad right-of-way, said point also being a northwesterly extension of the north line of Parcel #01052393;

*Thence southeasterly on said northwesterly extension of the north line of said Parcel #01052393 to the northwest corner of said Parcel #01052393, said point also being the Point of Beginning, said redevelopment study area containing an area of **13.590 acres**, more or less.*



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The requirements for detailed planning beyond the Comprehensive Plan treatment include but should not be limited to:

1. Boundaries of the area, existing land use and condition of improvements
2. A land-use plan
3. A map showing population density, land coverage and building concentrations
4. An outline of proposed changes in ordinance, layout or other related ordinances
5. A site plan of the area
6. A statement outlining any additional public facilities or utilities required to support new land uses after redevelopment.

The Blighted and Substandard study highlights locations and opportunities for improvement and revitalization. Once the area is designated, the City can guide future development in this area and provide financial incentive for development. Using the Nebraska Community Development Law, the City can reduce or eliminate factors impeding redevelopment and implement programs or projects to improve conditions and minimize the negative impacts of blight and substandard conditions.

Substandard and Blight Eligibility Analysis

Substandard and Blight Definitions and Explanation

Substandard areas are defined by State Statute **§18-2103(31)**, as the following:

“Substandard areas means an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare;”

Blighted areas are defined by State Statute **§18-2103(3)**, as the following:

“Blighted area means an area, which

(a) by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use and

*(b) in which there is **at least one** of the following conditions:*

(i) Unemployment in the designated area is at least one hundred twenty percent of the state or national average;

(ii) the average age of the residential or commercial units in the area is at least forty years;

(iii) more than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time;

(iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or

(v) the area has had either stable or decreasing population based on the last two decennial censuses. In no event shall a city of the metropolitan, primary, or first class designate more than thirty-five percent of the city as blighted, a city of the second class shall not designate an area larger than fifty percent of the city as blighted, and a village shall not designate an area larger than one hundred percent of the village as blighted. A redevelopment project involving a formerly used defense site as authorized under section 18-2123.01 shall not count towards the percentage limitations contained in this subdivision;”



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The following are the specific definitions of “substandard” and “blighted” according to Nebraska State Law. These definitions serve to be the basis of this entire analysis and each portion of the definitions are examined individually throughout this document.

Substandard Area Definition

By statute a substandard area means one where a predominance of building or improvements (residential or nonresidential) having one or more of the following characteristics:

- 1. Dilapidating or deteriorated**
 - a. Unacceptable standard for walls, foundation, roof, gutters, roof surface, chimney, fire escapes, weatherizing, steps, exterior paint and site conditions. Chipping, cracks, loose components, missing pieces, sags and other signs of substandard condition all qualify for this condition.
- 2. Age (obsolescence)**
 - a. A 40 years or more criteria was used for estimate.
- 3. Inadequate ventilation, light, air, sanitation, or open spaces**
 - a. Things like junked cars and other accumulated debris, antiquated infrastructure, unpaved parking, outdoor storage
- 4. Other conditions**
 - a. High density population or overcrowding (census)
 - b. Other conditions which could be unsafe or unsanitary endangering life or property.
 - c. Any combination of factors conducive to poor health, disease, mortality, delinquency or crime. Any combination that is detrimental to public health, safety, morals or welfare. This may include inadequate infrastructure as well as statistical data.

Structural conditions were evaluated using the U.S. Department of Housing and Urban Development standard definitions:

No Problem

- No structural or aesthetic problems are visible

Adequate Condition

- Slight damage to porches, steps, roofs
- Slight wearing of mortar between bricks/stone/block
- Small cracks in walls or chimneys
- Cracked windows
- Lack of paint
- Slight wear on steps, doors and frames

Deteriorating Conditions

- Holes, open cracks, rotted, loose, or missing material in parts of the foundation, walls (1/2 of the wall) or roof (1/4 of the roof)
- Shaky, broken, or missing steps or railings
- Numerous missing and cracked window panes
- Rotted or loose windows or doors no longer water-proof

Dilapidated Condition

- Holes, open cracks, rotted, loose or missing material over a large area of the foundation, on wall or on roof
- Substantial sagging of roof, floors, or walls
- Extensive fire, flood, or storm damage
- Inadequate original construction such as building elements made of scrap materials or conversion of structures not adequate for housing.



Blighted Area Definition

The blighted area designation is based on a number of criteria or indicators of substandard conditions. These are specified in the law and outlined below.

1. The presence of a substantial number of deteriorated or deteriorating structures. This takes the form of structural problems, exterior paint, cracks, chimney, site conditions, roof and similar problems with the building.
2. Existence of a defective or inadequate street layout. This includes dead ends, railroad crossings, linear downtown, narrow alleys and blind crossings, as well as poor vehicular access and/or internal circulation, substandard parking definition and parking layout (lack of curb cuts, awkward entrance/exit points), offset or irregular intersections, substandard or nonexistent pedestrian circulation.
3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness. Such things as landlocked parcels, odd shaped lots, undersized lots, and poor accessibility.
4. Unsanitary or unsafe conditions. Examples here include age and physical condition of structures, buildings located within the flood plain, lack of public infrastructure, unsanitary conditions and ventilation. Additional examples include graffiti or other forms of vandalism or vagrant activity, poorly lit and unlit areas, the existence of trash or debris or weeds, abandoned vehicles, uneven grading or steep slopes, environmental contamination, cracked or uneven sidewalks, a high incidence of reported crime.
5. Deterioration of site or other improvements. Such things as off-street parking, poor storm drainage, junk cars, dilapidated structures, neglected properties, debris, on-site storage, unscreened trash or mechanical storage areas, deterioration of parking surfaces, lack of landscaping, general site maintenance problems are examples.
6. Diversity of ownership. This condition exists when numerous lots are needed to develop to up to date standards. Assemblage is difficult without some form of public assistance.
7. Tax or special assessment delinquency exceeding the fair value of the land.
8. Defective or unusual conditions of title. Liens, improper filings are examples.
9. Improper subdivision or obsolete platting. Examples include undersized lots, improper zoning, lot configuration, easements and accessibility are problems that often are present.
10. The existence of conditions which endanger life or property by fire or other causes. Such things as inoperative infrastructure, site access, on-site storage, secluded areas for pests to thrive, poor surface drainage, poor street and poor sidewalk condition are examples.
11. Any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or constitutes an economic or social liability. Here incompatible land uses, obsolescence and inability for a property to compete in the market place.
12. Is detrimental to the public health, safety, morals, or welfare in its present condition and use; and in which there is at least one of the following conditions:
 - a. Unemployment in the area at least 100% of state or national average census data
 - b. The average age of residential and commercial units is over 40 years as determined by field observations
 - c. More than half of the plotted/subdivided property has been unimproved for 40 years using public record
 - d. Per capita income of the area is lower than the average of the city from census data.
 - e. The area has a stable or declining population based on the last two decennial censuses.



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*Study Area #15 on-site storage*

Analysis Approach

The approach and methodology utilized by M.C. Schaff & Associates, Inc. in conducting the Blighted and Substandard Area Determination Analysis included an assessment of all factors listed in the Nebraska Community Development Law as factors that indicate or contribute to making an area blighted and substandard. Data relating to factors such as building condition, building age, site conditions, adequacy of building sites, condition of public improvements, and unsanitary or unsafe conditions were developed through detailed exterior structural field surveys on a structure by structure basis and through collection of data on a unit by unit basis available from public records at the Scotts Bluff County Courthouse and via their online databases. Data relating to other factors such as the adequateness of street layouts, lot layouts and overall subdivision design were investigated on an area-wide basis.

Assessment of potential blighting factors stemming from diversity of ownership and tax or special assessment delinquencies were conducted through evaluation of courthouse and online county records for all property within the analysis area, referred to as the Study Area. The valuation, tax amount and any delinquent amount was examined for each of the properties, and public records were examined to determine the number of property owners in the Study Area.

Additional Public Intervention Necessary

Although the presence of one or more of these substandard or blighting conditions may make it appropriate to declare an area substandard and blighted under the Statute, this analysis was conducted on the basis that additional public intervention over and above the exercise of the police power is necessary to overcome the problems that exist in any substandard and blighted area.

Analysis of the Study Area

Scottsbluff Designated Study Area #15

The City selected the Designated Study Area for evaluation to be within the corporate limits. Bordered on the north by Burlington-Northern Santa Fe rail line, the Study Area is industrial, and is surrounded by industrial, commercial, office & professional, and single family residential uses. This particular area was selected for several reasons.

1. The Study Area is within an active commercial corridor.
2. There is a need to improve infrastructure due to substandard existing conditions.
3. There is obvious economic decline and functionally obsolete uses within the Study Area.
4. There was the presence of blighted and substandard characteristics within the Study Area.
5. A need is apparent for public intervention to stimulate the development and redevelopment of vital infrastructure systems to support private redevelopment efforts.
6. The adjacent proximity of the Study Area to an existing blighted and substandard area.

The City is in a position to remove negative factors and implement programs and projects to improve conditions thereby removing the blighted and substandard conditions. This not only benefits the corridor/study area but the entire community through private reinvestment and enhanced quality of life.

The field survey of the Study Area within the City was conducted in February 2021 to determine if this area, in fact, has experienced structure and/or site deterioration or if the area is experiencing other negative influences that decrease the potential for redevelopment or new development. The following information describes this Study Area in detail and specifies methods and procedures used to determine whether this Study Area should be declared blighted and substandard under the Nebraska Community Development Law.

The total acreage within the City of Scottsbluff city limits is 4275.95 acres, and the city currently has approximately 1085.7 acres designated as “Blighted and Substandard”—approximately 25.4% of the City’s total acreage. The proposed additional “Blighted and Substandard” area consists of 13.85 acres. Adding this proposed area to the existing “Blighted and Substandard” area brings the total Blighted and Substandard area to 1099.55 acres or 25.7% of the total area of the City of Scottsbluff. This remains well within the allowed 35% providing future opportunity to add more.

Existing Land Use

The land uses that now exist within the Study Area are depicted on Figure 2 (Page 11), and consist of land uses which can be placed in three categories, including:

- Industrial
- Public Streets



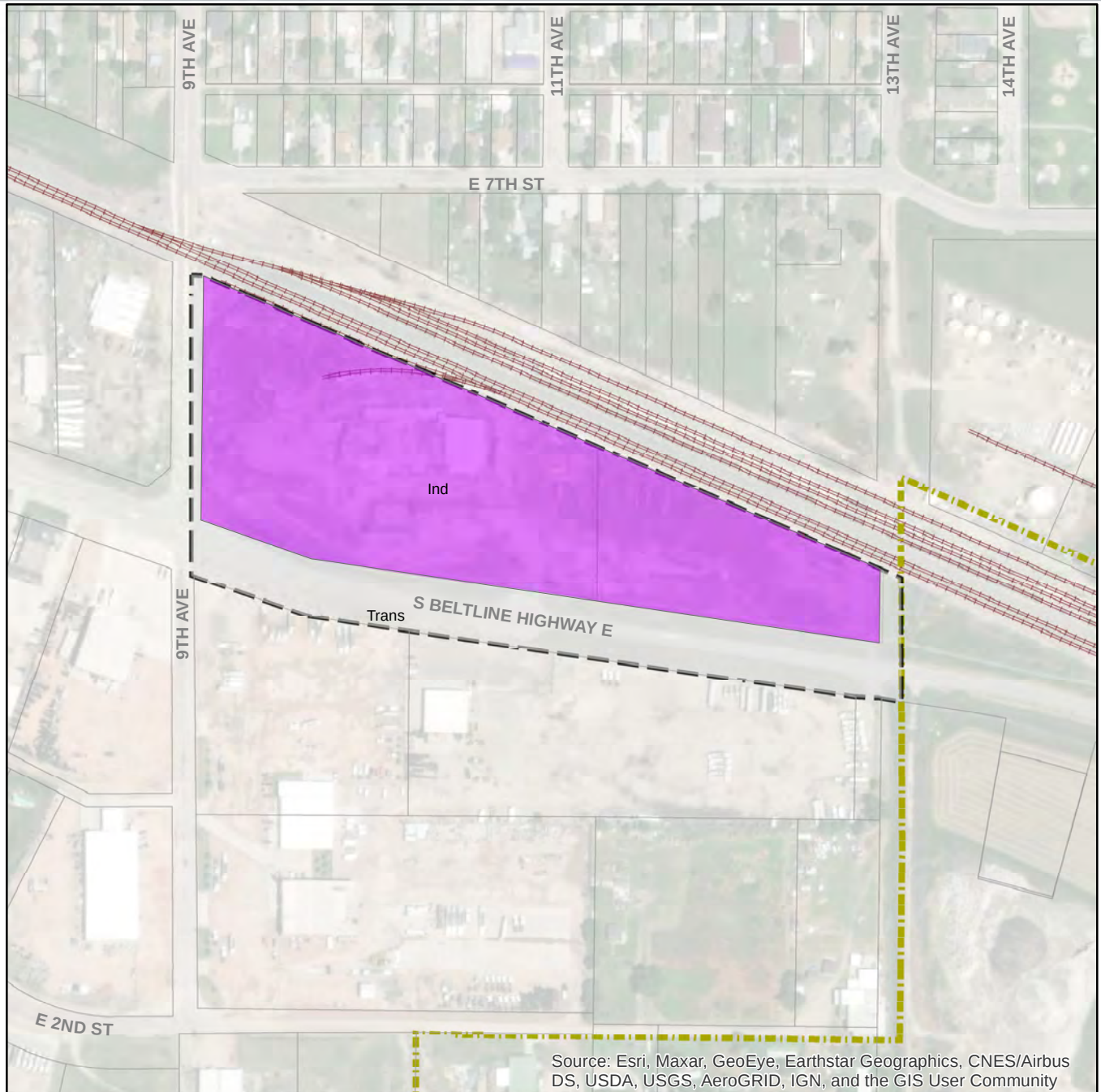
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- Corporate Limits
- Blight Study Area
- Parcel
- Industrial
- Roads

Existing Land Use

City of Scottsbluff
Scotts Bluff County, NE

Data Sources:
Land Use: MCS Field Survey, 2021
Parcels: Scotts Bluff County, 2019
Aerial: ESRI Basemap



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The land uses indicated for the Study Area on Figure 2, (page 11), are analyzed further in Table 1, below. The data detail the breakdown of land uses within this Study Area, as well as the total acreage within this Study Area.

Table 1
Existing Land use - Scottsbluff Blight Study Area #15
Scottsbluff, Nebraska

Land Use Category	Blight Study Area 15	
	Area(Acres)	Percent of Total Area
Public Streets & Alleys	3.847	28.3%
Industrial (Includes Storage)	9.743	71.7%

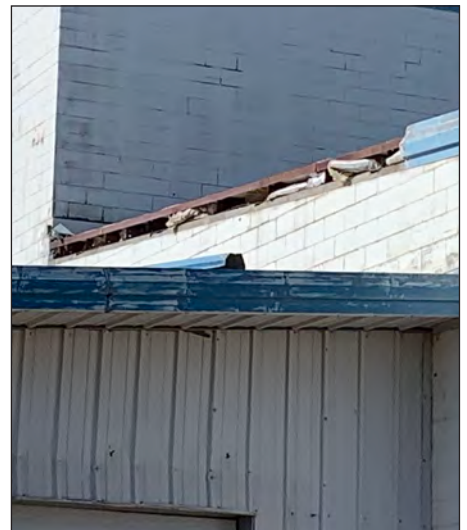
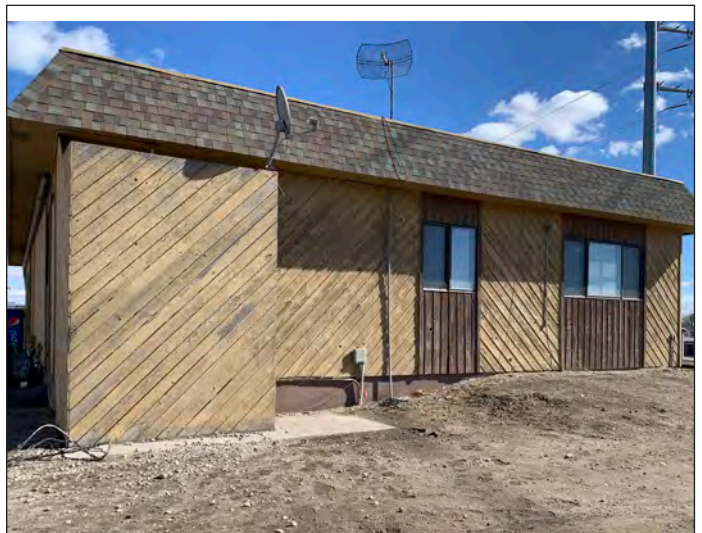
Source: M.C. Schaff & Associates, Inc., Field Survey, February 2021

As indicated in Table 1, the largest land use in this Study Area is that of industrial land. This use comprises approximately 9.74 acres, or nearly 72% of the Study Area.

Public Streets occupies the remaining nearly 3.85 acres of land or just over 28% of the Study Area.



Examples of Site Conditions within the Study Area



Examples of Structural Conditions within the Study Area



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Examples of Sidewalk, Curb & Gutter, and Street Conditions within the Study Area

Findings and Contributing Factors

The intent of this study is to determine whether the subject area has experienced structural and site deterioration and whether there are other negative factors which are decreasing the potential to develop. The field survey work was done in February 2021 and strongly supported initial impressions that the area had in generally declined below community standards. What follows are the factors evaluated to determine if there is a reasonable presence of blight and substandard conditions within the designated area. This section reviews the building and structure conditions, infrastructure and land use found in the area based on statutory definitions, and observations and explains the identified contributing factors.

As set forth in Nebraska legislation, a blighted area means an area which by reason of the presence of:

1. Presense of Substantial Number of Deteriorated or Deteriorating Structures

Exterior Inspection of Buildings

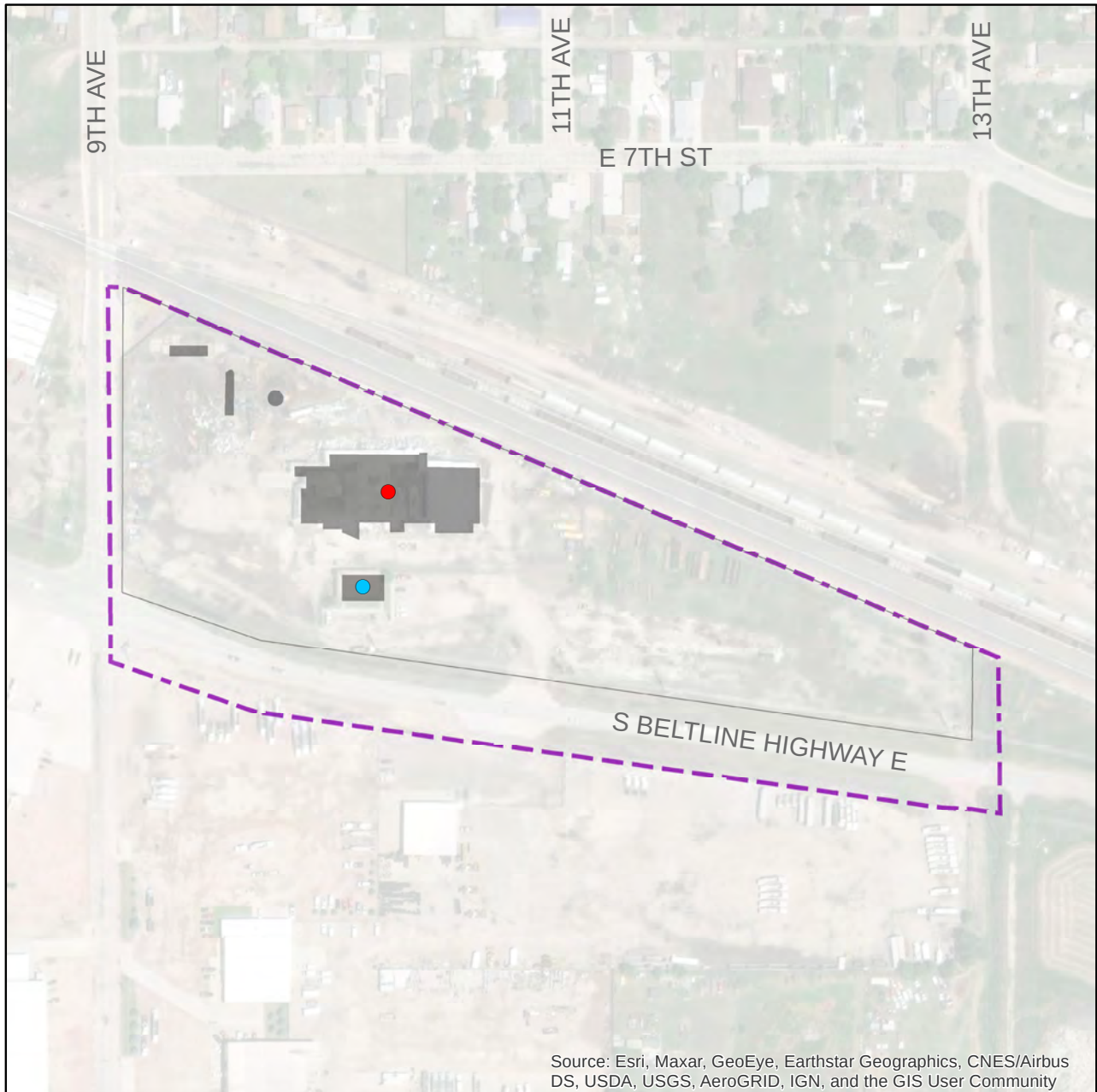
There were a total of 2 structures evaluated using the Blighted and Substandard criteria as described on page 7 of this report. Only the primary structures were evaluated under the Blighted and Substandard definition. No other structures were were not included in the survey. Thus the boundary for the Blighted and Substandard designation includes 2 buildings, with a combined average age of 53 years. Field surveys concurred with Scotts Bluff County Assessor online building appraisal data sheets and concluded that 0% were acceptable, 50% were deteriorating (average) and 50% were dilapidated (worn out). For structure age see **Table 3**, below and in **appendix b**, as well as **Figure 3** on page 15. Structure condition is summarized in **Figure 4**, located on page 16.

Table 3

**Existing Land use - Scottsbluff Blight Study Area #15
Scottsbluff, Nebraska**

Year Built	Effective Age	No of Units	Cumulative Age
1955	67	1	67
1983	39	1	39
Total Cumulative		2	106
Average Age			53.00

Source: M.C. Schaff & Associates, compiled from information obtained from Scotts Bluff County Assessor's online database, February 2021.



Study Area Structure Year

- 1910-1981 (1 Structure
- Built 40 or More Years Ago)
- 1982-2021 (1 Structure
- Built Less Than 40 Years Ago)
- Study Area Building
- Study Area
- Study Area



Structure Age

City of Scottsbluff
Scotts Bluff County, NE

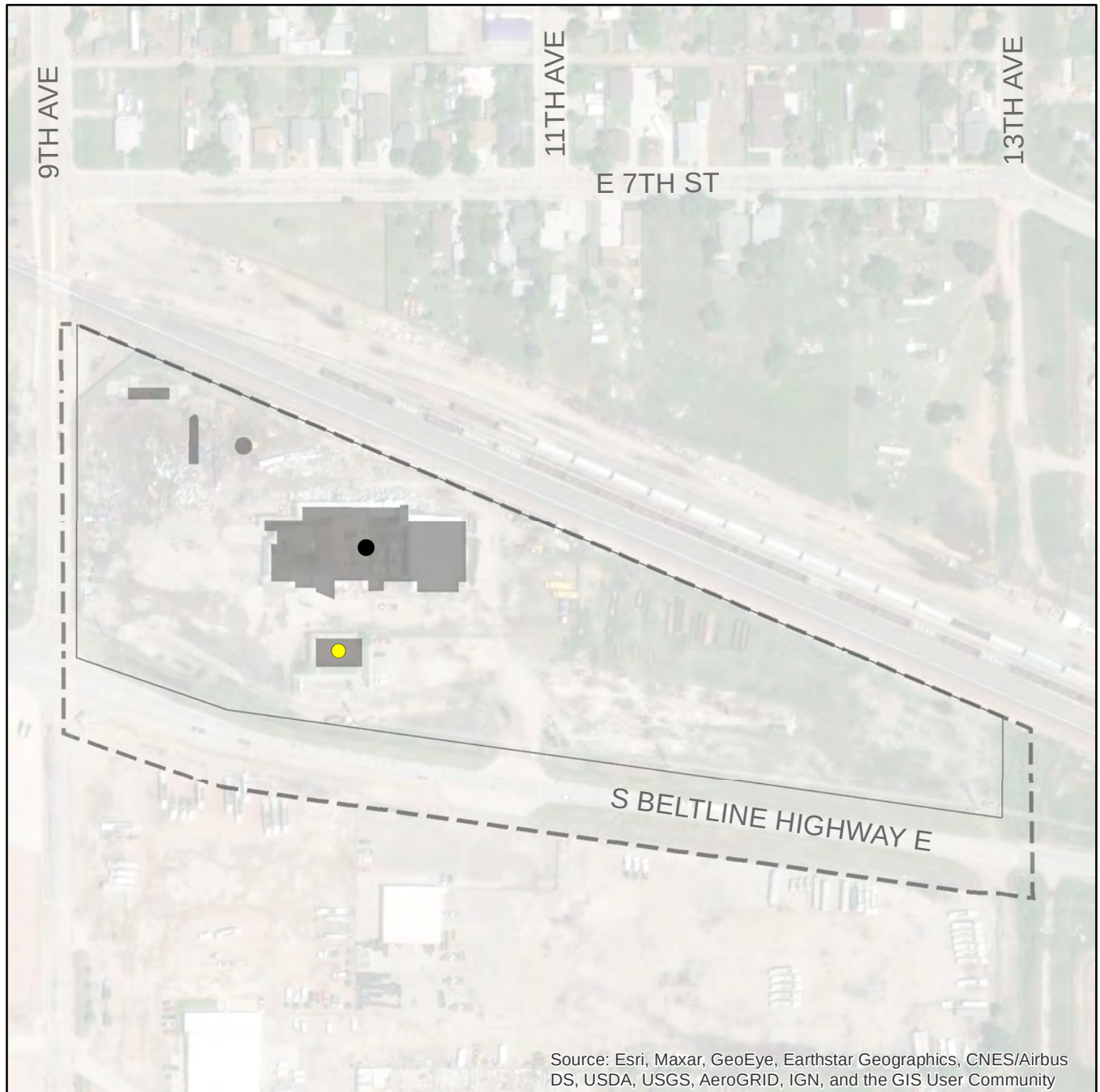
Structure age obtained from
Scotts Bluff County Assessor
online data sheets, Feb. 2021.



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page **15**



Structure Condition

Structure Condition

● Good (0)

● Average (1)

● Fair (0)

● Badly Worn (0)

● Worn Out (1)

■ Study Area Building Footprint

□ Study Area Parcel

▬ Study Area Boundary

City of Scottsbluff, NE

Structure condition obtained from Scotts Bluff County Assessor online data sheets, and adjusted following field verification, Feb. 2021.



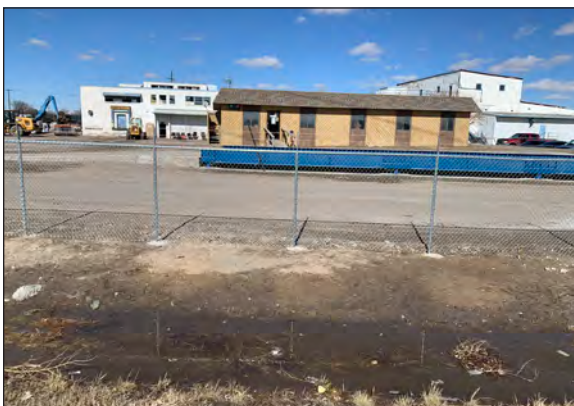
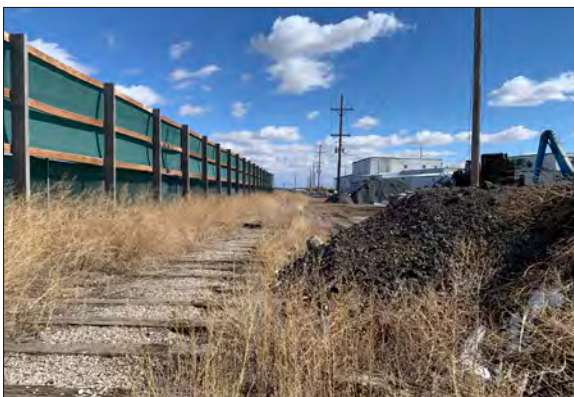
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Examples of Site Conditions within the Study Area

2. Defective or Inadequate Street Layout—Street Conditions and Accessibility

Inadequate infrastructure, street conditions and accessibility as well as inability to safely move traffic through an area is a contributing factor to the blight and substandard conditions.

The surface condition of public roads in the Study Area is generally fair to good with dilapidated sections. Most of the surfaces have been maintained to community standards. The study area lacks an alley as it is bordered by railroad right of way on the north, is inaccessible from the east, and while it has a flattened curb on the west, is bordered by a fence along its western and northern borders.

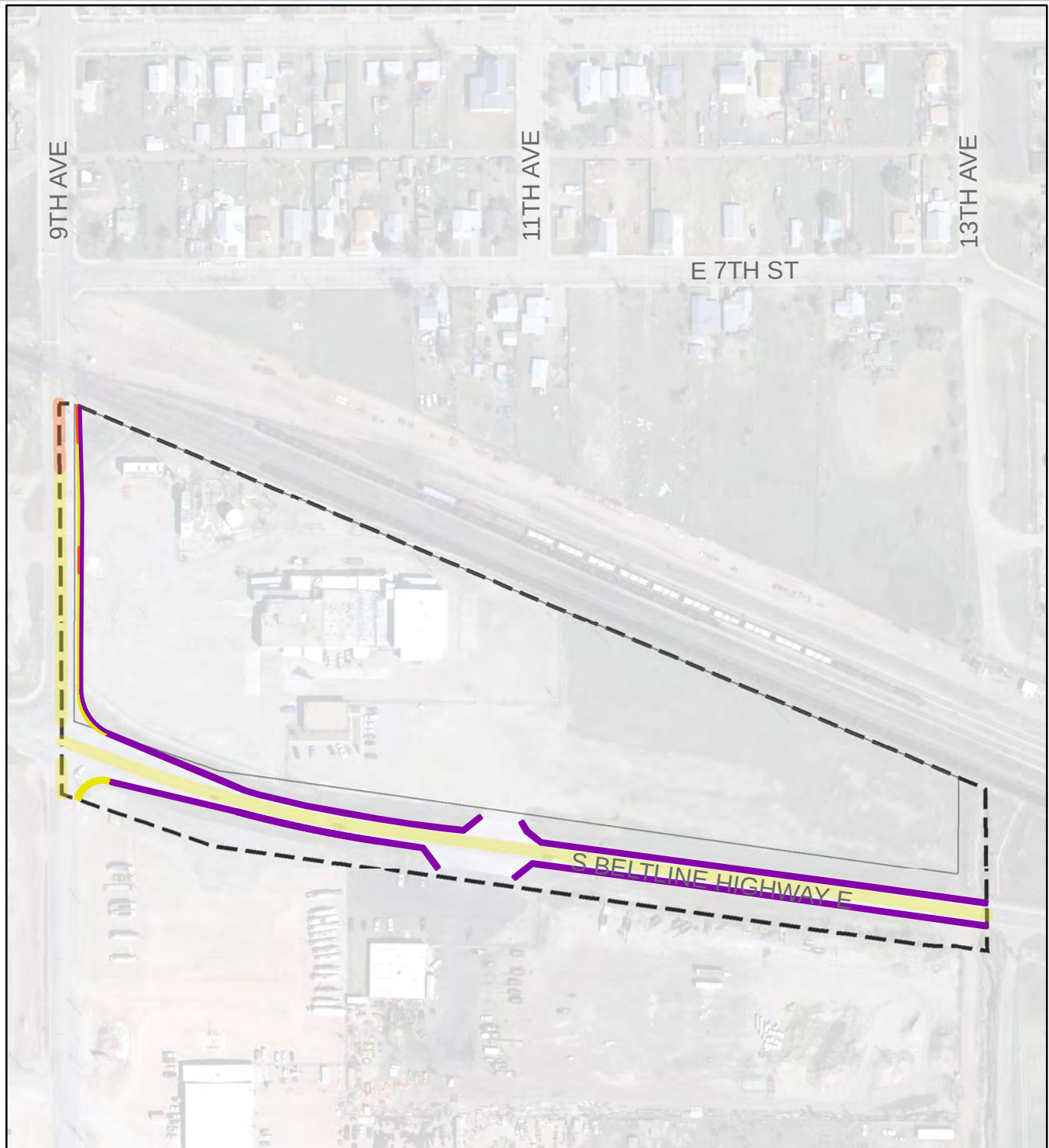
- a. Virtually no sidewalk—the only sidewalk in the Study Area is at the intersection of 9th Avenue and South Beltline, on the northeast corner radius. Pedestrians have no sidewalk to traverse through the Study Area. Redevelopment will likely add to traffic counts, and consideration should be given to providing sidewalks as well as to enhance the pedestrian experience with landscaping.
- b. Gravel and unimproved surface parking.
- c. Alleys are not present.

3. Faulty Lot Layout in Relation to Size, Adequacy, Accessibility, or Usefulness

An active railroad right of way borders the entire northern border of the Study Area parcel. A railroad crossing is located on the northwest corner of the Study Area. The western edge of the Study Area is bordered by a divided street with a concrete median located just south of the railroad crossing. The eastern edge of the Study Area is occupied by the Scottsbluff Drain, which outfalls into an open channel on the south edge of the railroad right-of-way and then travels under South Beltline via culvert.

4. Unsanitary or Unsafe Conditions

Age of Structure is a contributing factor to the blighted and substandard conditions in the Study Area with half (50%) of the structures over 40 years of age. The statute allows the inclusion of this factor, regardless of structure condition, where there is a predominance of structures 40 years of age or older. See **Appendix B—Table 3** for a summary of structure ages. Structure condition also contributes to unsanitary and unsafe conditions as the dilapidated structure is home to flocks of pigeons that have open access via numerous missing and broken windows. Trees of substantial height are seen growing on the neglected roof.



Sidewalk / Curb / Gutter Condition

- Good
- Fair
- Poor
- None

Street Surface

- Good
- Deteriorating
- Dilapidated
- None



Surface Condition

City of Scottsbluff
Scotts Bluff County, NE

Conditions observed during
MCS field survey, Feb. 2021.



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Blight Study | City of Scottsbluff, NE

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5. Deterioration of Site or Other Improvements

Debris

A significant amount of debris accumulates in ditches and along fences. Several significant examples of debris were noted in field observation. This debris included everything from construction materials, and on-site storage to excessive discarded debris and alcohol bottles accumulating along fencing. Numerous (somewhat less severe) additional instances are present as well suggesting the problem is growing.

Truck traffic on unpaved surfaces degrades air quality conditions. The risk of the spread of fire is amplified across the eastern section of vegetation within the Study Area.



Dilapidated Structures

Structure conditions were examined both using Scotts Bluff County Assessor's online database of building appraisal and confirmed/adjusted through field evaluation. The data and rating system from the Scotts Bluff County Assessor's database was used to evaluate properties in the area, rating structures as either: Excellent, Good, Average, Fair, Badly Worn, and Worn Out. Rating terms are defined as follows:

Excellent: Typically newer construction or property that has been completely upgraded.

Good: Typically no major defects or aging conditions in field analysis.

Average: Typically minor defects showing up, 25% or less of the following— degrading roofing materials, masonry joints in need of tuck-pointing, or small cracks in foundation, broken glass, painted surfaces beginning to peel.

Fair: Similar to Average, conditions are worsening and cover a larger portion of structure.

Badly Worn: Structure is showing many of the conditions mentioned, and extent of aging and deterioration may require demolition to eliminate the conditions.

Worn Out: Aging, deterioration and conditions point toward demolition to eliminate the conditions.



Examples of Site Conditions within the Study Area

Based on these ratings, it is assumed that Average condition and less would constitute less than desirable conditions due to age and structure status. It is common for older structures to require considerable maintenance and upkeep to maintain good and excellent condition, while an Average structure can show signs of deterioration that can more quickly become a dilapidated structure if not addressed.

Findings of the study show 50% of the structures were dilapidated and pose a threat as well as 50% deteriorating. The combined average age of structures in the Study Area is well over 40 years—one of the structures was built in 1983 while the other main structure complex is 67 years old. Thus, structure age and obsolescence *within the Study Area* **is** a contributing condition of blight and substandard.



6. Diversity of Ownership—The Study Area contains only one parcel, therefore, diversity of ownership is not considered to be a factor.

7. Tax or Special Assessment Delinquency Exceeding Fair Value of Land—No tax or special assessment delinquency was discovered in *Nebraska Taxes Online* data review, therefore, it is not considered a factor.

8. Defective or Unusual Conditions of Title—None identified, therefore, not considered a factor.

9. Improper Subdivision or Obsolete Platting

The entire Study Area is lower in elevation than its perimeter road network. Storm pipes under property access entrance appear to be partially blocked. While much of the area is now either unpaved or under cover of vegetation, the area does not appear to have sufficient drainage, rather than properly draining to the southeast of the Study Area. A railroad crossing is located at the northwest corner of the Study Area. The Study Area is long triangular shape, which limits its capabilities for development. See *appendix d—Figure 11* for a current zoning map of the area.



10. Conditions that Endanger Life or Property by Fire or Other Causes

Figure 6, on the following page, provides an overview of the blighted and substandard conditions located and photographed during field observations.

Poor Sidewalk and Street Conditions

The entirety of the Study Area is not serviced with sidewalks. The condition of the street paving shows signs of age with cracks, gaps, patches, and missing pieces. Where it exists, street curb and gutters also show signs of aging with cracks and missing pieces along 9th Avenue. The remainder of the roadway, South Beltline Highway East, has no sidewalk and no curb and gutter system. All storm water along this roadway flows into adjacent ditches and properties.



On-Site Storage

The Study Area has sites of outdoor heavy industrial on-site storage, integral to its industrial land use. These findings point to an impediment for development or upgrades in the neighborhood and should be evaluated for screening from adjacent residential and professional office uses.

Poor Surface Drainage

Storm water drainage problems exist in the western portion of the Study Area in particular. During field analysis, several areas of standing water were noted as poor drainage exists in localized areas within the parcel, and parking lots were noted lacking proper drainage at various locations throughout the Study Area.



0 125 250 375 500 Feet

Blighted and Substandard Conditions Locations

City of Scottsbluff, NE

- Debris and/or Graffiti
- On Site Storage
- Curb & Gutter
- Sidewalk
- Infrastructure
- Drainage
- Parking
- Structure
- Roads/Concrete

Conditions observed during
MCS field survey, Feb. 2021



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11. Any Combination of Such Factors—The combination of all blight and substandard conditions found within the Study Area could be considered a factor in substantially arresting sound growth in the area and obsolescence contributes toward an inability of property within the area to compete in the market place.

12. Detrimental to Public Health, Safety, Morals, Welfare in Present Condition

While a minimum of at least one of the following factors is required for this condition to be met, at least two of the factors are confirmed to be present in the Study Area.

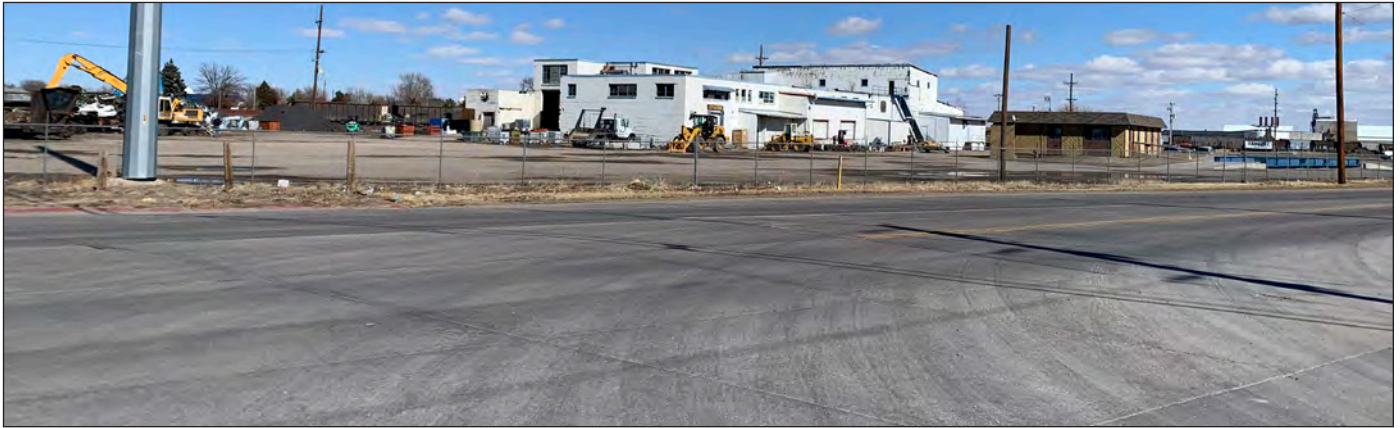
a. Unemployment Rate At Least 100% of State or National Average—was not considered a factor and was not researched as part of this study beyond determining that the unemployment rate in Scotts Bluff County, NE was 4.208% in 2020, while the US had an unemployment average of 8.1%, and Nebraska averaged 4.242% for the year.

b. Average Residential and Commercial Structures Age Over 40 Years—is a factor. The median age of the two (2) primary non-public structures in the area is **53** years. Age of the structures within the designated Study Area is provided through the Scotts Bluff County Assessor's online database and field verification. Only those structures built before 1982 qualify for the 40 years and older structures designation in the State of Nebraska laws. The Study Area contains two primary structures, one built in 1983, and one built in 1955.

c. Subdivided/Platted Property Unimproved for 40 Years—not considered as a factor.

d. Per Capita Income Level—While the median income of the residential census tracts adjacent to the Study Areas is lower than the average median income of Scotts Bluff County and the average of the census tracts within the City for the previous census, this factor was not investigated as part of this study—not a factor.

e. Decreasing Population—is a factor. The Study Area contains no residential properties, yet is located in census tracts of which the census data reports population from 2000, and 2010 decennial census. Map **Figures 7-10** provided in **appendix c** illustrate the 1990, 2000, and 2010 decennial census as well as the projected 2020-2025 population change for census tracts covering and surrounding the Study Area. Based on the data illustrated on the maps, the Study Area and adjacent populated areas display a stable or decreasing population based on the last two decennial census; and a stable or decreasing population is also projected for 2020-2025 according to ESRI demographics data, which is based on the decennial census, Infogroup business data, other public and proprietary data sources, and proprietary models.



Conclusion of Blighted and Substandard Analysis

Based on this analysis the Study Area meets the criteria of both blighted and substandard conditions. The area displays the presence of criteria required for a finding of a blighted and substandard condition as defined by the State of Nebraska Legislature.

The primary conditions leading to this conclusion include the following blighted and substandard conditions:

- a. The Study Area has inadequacies in the form of traffic movement capabilities and real property access. While a few off-street paved parking areas exist, the remaining interior private drives, off-street parking areas and driveways are deteriorating gravel surfaced or unimproved. Defective or inadequate street layout thus may be considered a factor contributing to blighted conditions in this Study Area.
- b. Storm water drainage in the Study Area is inadequate and does not drain properly from the property. The Study Area is generally lower in elevation than the surrounding transportation improvements with which it is surrounded.
- c. The field survey included an evaluation of the condition of site improvements inclusive of street surface as well as curb and gutter conditions, street width adequacy, sidewalks, and driveways. Additionally, off-street parking facilities, sanitary sewer facilities, and drainage facilities and inadequacies or deterioration of site improvements were identified:
 - Gravel and unimproved internal driveways, no internal streets. Lack of paved parking and proper site grading creates various unnavigable areas following heavy rain.
 - The Study Area is lower in elevation than the surrounding roadways. The single roadway access to the property is located along South Beltline. Surface water is intended to flow towards the southwest corner of the Study Area where two 36" drainage pipes are located to carry drainage out of the area to the south. The two 36" pipes empty into one 12" pipe flowing south.
 - Street as well as curb and gutter paving along 9th Avenue shows major signs of age with wide-spread conditions of heavy cracking as well as gaps, and missing pieces. South Beltline also contains broken/patched panels.
 - There is no sidewalk system serving any of the Study Area. Two developed structures are not served by public sidewalks. The non-existence of sidewalks contributes to generating traffic hazards for children and other pedestrians in this Area as pedestrians are forced to walk along the edge of streets—their safety, well-being and health at risk.
 - There are no roadway accesses along the north, west, and east sides of the Study Area. An active railroad corridor parallels the entire northern border, while the eastern end is bordered by the Scottsbluff Drain.



- d. The Study Area contains a metal recycling yard, and is only buffered on the north (partially) and west sides with a green fence screen. However, the salvaging operations far exceed the green fence screen in height. Over half of the Study Area appears unkept and / or contains substantial amounts of weeds and numerous examples of debris in addition to the heavy industrial operations. This relatively high level of poorly maintained property represents a considerable blighting factor. One of the two structures located within the Study Area is dilapidated to the point that trees of substantial height are growing on the roof and flocks of pigeons make their home within the structure. The lack of site improvements to existing structures in the Study Area also serves to be a limiting factor to future development in the Study Area and thus is an additional factor contributing to blight.
- e. The Study Area has lot layout faults in relation to size, adequacy, accessibility or usefulness. Due to its proximity to the railroad along with access limitations, faulty lot layout in relation to accessibility or usefulness within this Study Area **may be** considered a factor contributing to blighted conditions in this Study Area.
- f. Conditions **exist** which endanger life or property by fire and other causes. According to City GIS data layers and visible fire hydrants, the nearest municipal water distribution lines are located along the west side of the 9th Avenue north-south right-of-way. The southeast corner of the Study Area parcel is approximately 1,350 feet from the nearest public fire hydrant.
- g. Conditions **exist** which are detrimental to the public health, safety, morals and welfare in the present condition with the existence of graffiti, debris, on-site storage, inadequate drainage and lack of any public sidewalks. Average structure age is over 53 years. The existence of an inadequate surface drainage system of the Study Area presents additional threats to health. The lack of sufficient engineered drainage and structures allows water to pond and stagnate, creating not only a physical hazard, but also increased potential for multiplying mosquito production, an additional health hazard to area residents located in the adjacent residential area to the north.

Blighted conditions not evaluated and/or do not appear to be present

- a. According to a review of Nebraska Taxes Online completed in March 2021, there are no taxes or special assessment delinquency exceeding the fair value of the land. No further evaluation was performed.
- b. Defective or unusual conditions of title were not discovered during Scotts Bluff County online data review performed in March 2021.
- c. There is but one parcel in the Study Area—upon this parcel, improvements have been made. The parcel, including the unimproved eastern half, has been within the city limits for over 40 years.
- d. The Study Area includes one industrial use and no residential uses, therefore per capita income and unemployment of the area were not determined as part of this study.
- e. Diversity of ownership is not a factor.



Comprehensive Plan / Surrounding Property

According to the City's 2016 Comprehensive Plan, the Study Area is located in the southeast **Automobile Commercial District**. The Comprehensive Plan provides the following applicable principles for sustainable development in this area:

Interconnection of neighborhoods and amenities

- *Transportation amenities should prioritize pedestrians. Increase bicycle accommodations throughout the city no matter the mode of transportation (vehicles, bicycles, pedestrians) through city-wide system connectivity and targeted hardscape improvements. This includes southeast bicycle facilities and connectivity within the citywide cycling loop.*
- *Enhance pedestrian facilities and connectivity: prioritizing areas with high populations and those without vehicles (children, poor, elderly); obstruction free connectivity and safe crossings.*
- *Promote safety and efficiency of movement for vehicular traffic. Major arterial corridors (South Beltline) should be enhanced by beautification, wayfinding improvements, and problem point reduction. Improve collector roads (9th Avenue) by enhancing neighborhood safety, while promoting active transportation.*
- *Plan for land uses with high intensity vehicle traffic, particularly commercial vehicle traffic along South Beltline.*
- *Promote neighborhood commercial centers that serve the needs of the surrounding neighborhood, are residential in scale, accommodating pedestrian traffic, and allowing adequate vehicular access.*
- *Route legibility to attractions and amenities tied to community identity.*

Sustainable development

Development should be responsive to the market and social needs of the region and city infrastructure and policies should accommodate development's swift responsiveness. City investments should be fiscally conservative and equitable throughout the city. Growth will not saddle future generations with long term environmental or economic burdens. Development and redevelopment will best respond to the needs of the community if the community is involved in shaping those plans. Included in this strategy are:

- *Land use decisions should ensure compatibility of neighboring land use intensities, using hours, transportation access, mass, and emissions as a guide.*
- *Neighborhoods and corridors should have land use intensities appropriate for those areas to maximize land use utility.*
- *Prioritization of infill development through incentives, residential home rehabilitation, and brownfields redevelopment.*



- *Redevelopment in blighted areas that holistically address the economic, social, business, and physical health needs of the community.*
- *Work regionally to aggressively market, prepare, and certify sites most suited for industry and business recruitment.*
- *Build a strong community core through placemaking, mixes of uses, integration of motorized and non-motorized transportation options, and strategic investments for social and economic stability.*
- *Ensure growth is guided in a data-driven manner that promotes cost effective extension of the current utilities system while providing for future capacity and location demands—preserve areas where future utilities servicing would be logical and growth would be in demand.*
- *Actively work to improve quality of stormwater runoff. At a minimum, meet all requirements of the City's Phase II NPDES stormwater permit. The City should set an example for residents by using best management practices that minimize stormwater pollution.*
- *Environmentally responsible growth that minimizes conflict with flood plains, wildlife, wetlands, waste, and preserves natural beauty.*
- *Encourage preservation of open space in floodplain areas. If floodplain areas are to be developed, ensure that buildings are elevated properly.*
- *Ensure that any development in the floodway does not result in elevated flood levels.*
- *Utilize landscaping to minimize the negative effects of the built environment. For example, tree planting can help keep streets and parking lots cool in summertime, and landscaping with native plants can provide habitat for wildlife, such as birds and butterflies. Native or well-adapted plant choices can minimize the amount of irrigation water necessary to a landscape.*

Access to culture and recreation

Recreational and entertainment amenities should be woven into the fabric of the community. These amenities include parks and outdoor spaces, playgrounds, sidewalks and walking trails, pools, concert venues, restaurants, and plazas. Integrating these amenities into the shared spaces in the community works to promote a community where people want to be and improve the wellness of the community. Included in this strategy are:

- *Walking accessibility by all households in city limits to a community park or playground.*
- *Walking and cycling paths with connectivity to all areas of the community and looped service.*
- *Coordinated transportation for all ages to cultural and recreation centers.*
- *Promotion, way-finding and ease of motorized and non-motorized access to natural environments and recreation opportunities such as the riverfront.*



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Strong neighborhoods and places, rooted in our unique character

- Clean neighborhoods where trash, nuisance, and road problems are identified, communicated, and acted upon.
- Ensure security and safety throughout the community- especially in neighborhoods and destination corridors.
- Beautification of entryway and heavily trafficked community corridors.
- Cultivation of a community identity in public spaces with inspiration from the local natural environment, old west heritage, and cultural heritage of residents.
- Community design standards in neighborhood commercial areas and downtown that promote human scale interaction and promote cultural assets of the community's citizens.

The development potential of property is determined by the property conditions themselves, and the conditions of surrounding property. This is particularly true for the Study Area. The Study Area abuts to another blighted and substandard redevelopment area (the South Beltline Highway East commercial district).

The blighted and substandard factors from the adjacent blighted and substandard redevelopment area to the west that have not yet been completely addressed, should be referenced along with this study.

Adjoining the Study Area with the current adjacent blighted and substandard areas is necessary to accomplish the sound redevelopment planning and program of the City. In order to achieve the above principles of sustainable development from the City's Comprehensive Plan, it is vitally important to adjoin the Study Area with the adjacent blighted and substandard areas. This will enhance the development potential of the Study Area and the current adjacent blighted and substandard areas and create a continuous, harmonious redevelopment area along the South Beltline southeast arterial entrance into Scottsbluff.

Blighted and Substandard Area Declaration

Based on the findings in this report the Study Area may be declared blighted and substandard in keeping with and conforming to the Nebraska Community Development Law. This finding will make this area available for redevelopment activities. The General Redevelopment Plan, when prepared, shall be composed in a manner consistent with the City of Scottsbluff Comprehensive Plan.



appendix



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providing **Simply Smart Solutions**

The referenced Study Area, in the city of Scottsbluff, Nebraska, includes the following identified Parcels with their legally described Additions, Blocks and/or Lots, and unplatted lands:

Parcel	Legal Description
10152393	PT TR 1 N OF HWY & PT TR 8, UNION LIVESTOCK ADD (8.05)

The **primary streets and roads** within the Study Area include:

E—W: South Beltline Highway East

N—S: 9th Avenue



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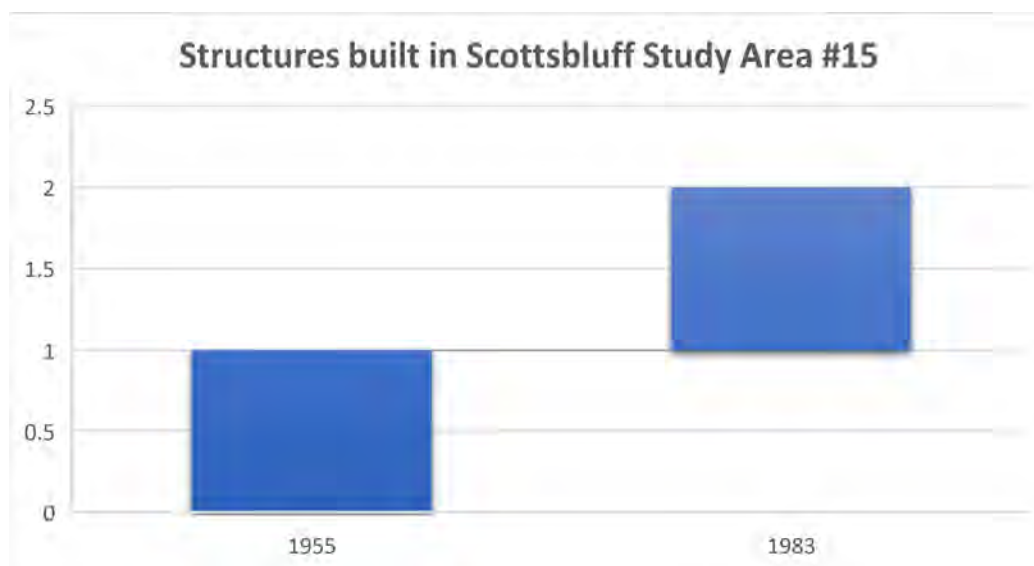
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Table 3
Structure Effective and Cumulative Ages - Blight Study Area #15
Scottsbluff, Nebraska

Year Built	Effective Age	No of Units	Cumulative Age
1955	67	1	67
1983	39	1	39
Total Cumulative		2	106
Average Age			53.00

Source: Scotts Bluff County Assessor online database
 confirmed by M.C. Schaff & Associates, Inc., Field Survey, February 2021

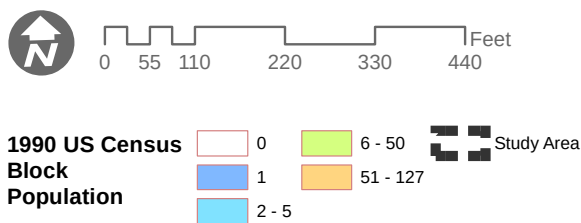


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1990 US Census Population

City of Scottsbluff
Scotts Bluff County, NE

Data Sources:

1990 Census shapefile and population data:
Minnesota Population Center. National Historical Geographic Information System: Version 11.0 [Database]. Minneapolis: University of Minnesota. 2016. <http://doi.org/10.18128/D050.V11.0>. <https://data2.nhgis.org>

Imagery: NAIP, 1993 <ftp://dnrftp.dnr.ne.gov/pub/data/CoqArea/1993SPCOQs/41103/>



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1990-2000 Population Change

Great Increase (More than 1.5%)

Moderate Increase (0.75% to 1.5%)

Slight Increase (0% to 0.75%)

Slight Decrease (-0.25% to 0%)

Moderate Decrease (-1.5% to -0.25%)

Great Decrease (Less than -1.5%)

Study Area

1990-2010 US Census Population Change

City of Scottsbluff
Scotts Bluff County, NE

Data Sources:

Population: 2000 US Census Block Groups. This layer shows past population change from 1990 to 2000 in the U.S., by block group. The data shown is from the U.S. Census Bureau's SF1 and TIGER data sets for 2010. Population block group level data sourced from ESRI ArcGIS Online.

Aerial: FSA, USGS Digital Orthophoto Quarter-Quadrangles, 1999



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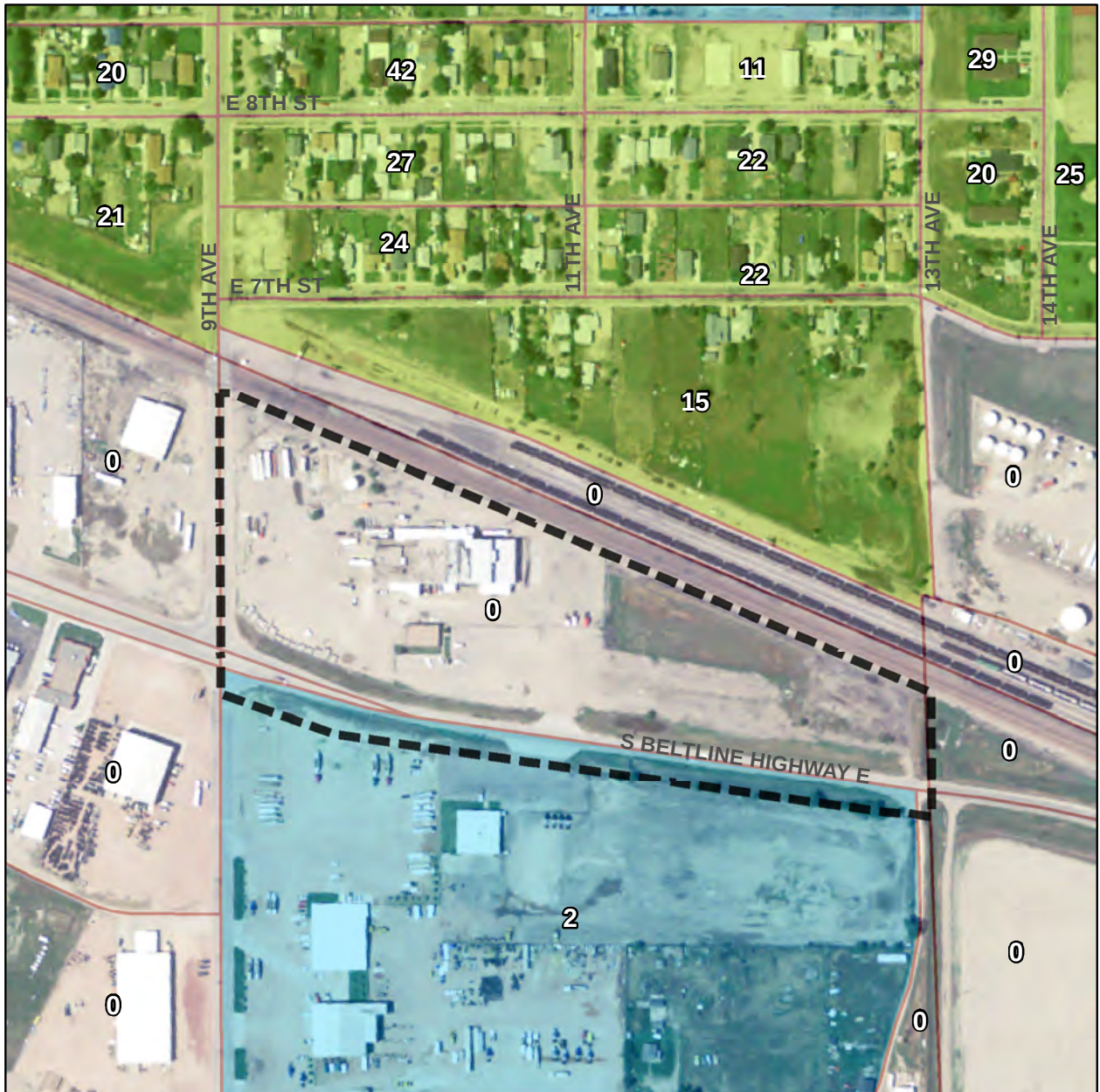
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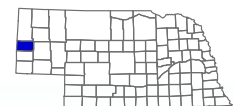
2010 US Census Population

0	2-5	51-273
1	6-50	Study Area #15

2010 US Census Block Population

City of Scottsbluff
Scotts Bluff County, NE

Data Sources:
Population: 2010 US Census Blocks and Block Level Population Data from www2.census.gov
Imagery: Farm Service Agency (FSA) 2010 Imagery, Acquired on June 15-16, 2010
http://dnrftp.dnr.ne.gov/pub/data/CoqArea/Band4_NE_1m_2010/41103/



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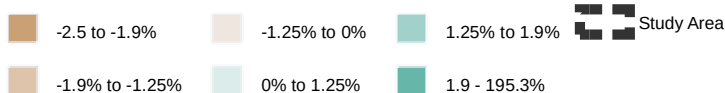
Blight Study | City of Scottsbluff, NE

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Estimated 2015-2020 USA Population Growth

Estimated 2020-2025 USA Pop Growth



City of Scottsbluff
Scotts Bluff County, NE

Data Sources:

Esri's Updated Demographics, Census Data, Tapestry Segmentation, and Business Summary data for the United States.
Server: https://demographics5.arcgis.com/arcgis/rest/services; Name: USA_Demographics_and_Boundaries_2020.

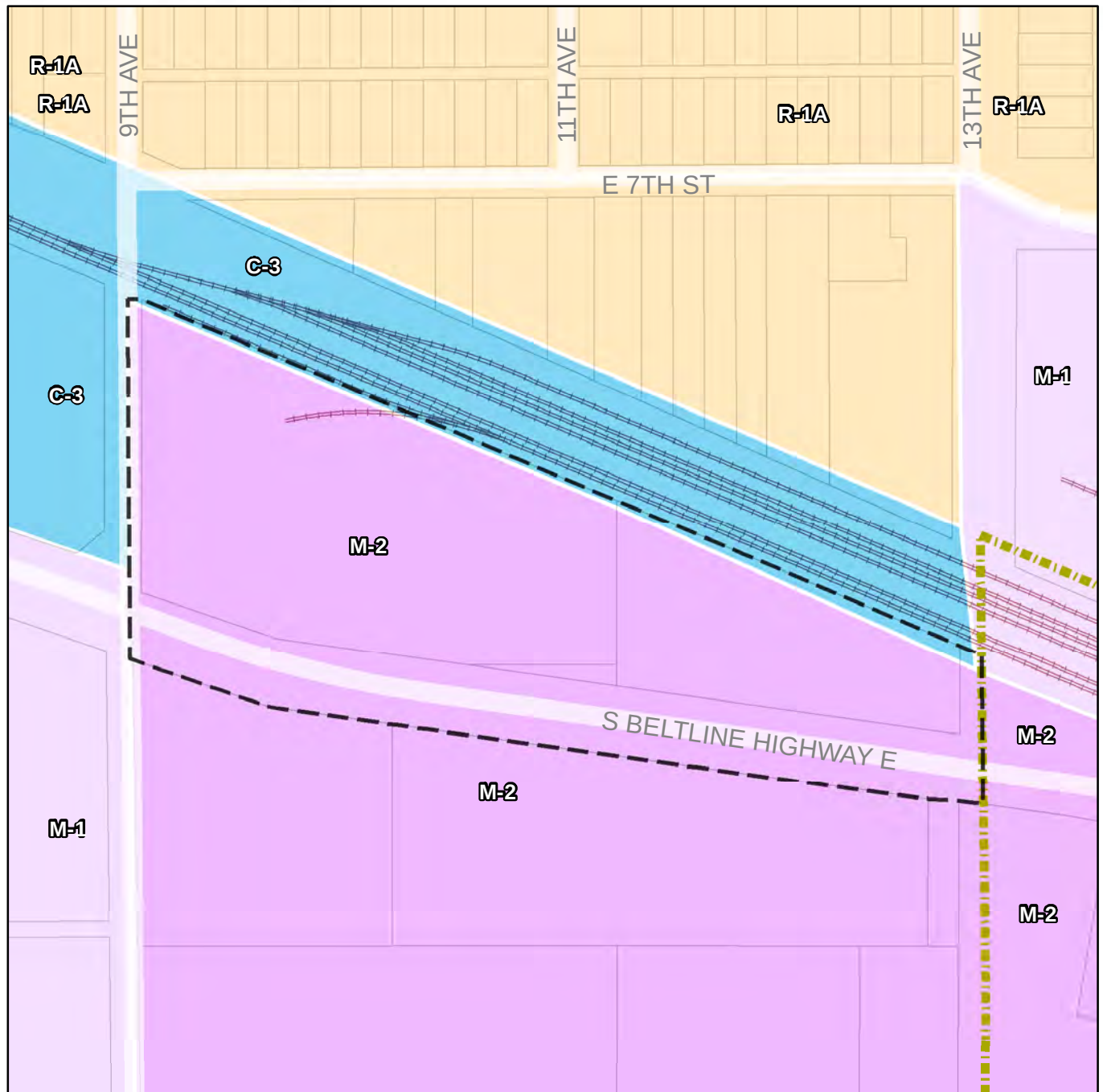
Imagery: Esri, Maxar Vivid, April 28, 2018



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0 62.5 125 250 375 500 Feet

- Heavy Commercial (C-3)
- Light Manufacturing & Industrial (M-1)
- Heavy Manufacturing & Industrial (M-2)
- Single Family Residential (R-1A)

- Study Area
- Corporate Limits

Existing Zoning

City of Scottsbluff
Scotts Bluff County, NE

Data Sources:
Zoning: City, 2020
Parcels: Scotts Bluff County, 2017



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2116 Pioneer Avenue, Cheyenne, Wyoming 82001
Phone (307) 635-2828 Fax (307) 635-9902

RESOLUTION 21-03

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

Recitals:

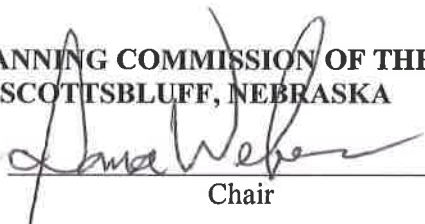
- a. The question of whether the “Redevelopment Area,” as defined below, is substandard and blighted as those terms are defined in the Nebraska Community Development Law (the “Act”) has been submitted to the Planning Commission.
- b. The “Redevelopment Area” encompasses the area in Scottsbluff, Nebraska, described as set forth in Exhibit A to this Resolution.
- c. The Planning Commission has received and reviewed the Blight & Substandard Determination Study, Study Area #15 prepared by M.C. Schaff & Associates, Inc. and dated April 1, 2021 (the “Study”).
- d. The Planning Commission conducted a public hearing on May 10, 2021 for the purpose of making a recommendation to the City Council as to whether the Redevelopment Area is and should be determined as substandard and blighted as those terms are defined in the Act.
- e. The Planning Commission considered the Study and the comments at the public hearing in formulating its recommendation to the City Council.

Resolved:

1. The Redevelopment Area meets the criteria set forth in Sections 18-2103(3) and (31) of the Act, as described and set forth in the Study, and the inclusion of all property in the Redevelopment Area is necessary to create a unified redevelopment area sufficient to encourage developers and redevelopment and to carry out the purposes of the Act.
2. The Planning Commission recommends to the City Council that the City Council declare the Redevelopment Area as substandard and blighted and in need of redevelopment.
3. All prior resolutions of the Planning Commission in conflict with the terms and provisions of this Resolution are repealed to the extent of such conflicts.
4. This Resolution shall become effective immediately upon its adoption.

PASSED and APPROVED on May 10, 2021

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

By: 
Chair

ATTEST:

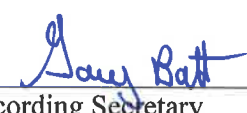
By: 
Recording Secretary

Exhibit A
Redevelopment Area (Area 15)

Properties and tracts of land within the general vicinity south of the Burlington Northern Santa Fe railroad right-of-way, east of 9th Avenue, west of 13th Avenue and north of South Beltline Highway East in the southeastern portion of the community. The area contains approximately 13.590 acres and is more particularly described as:

Situated in the South Half of the Southeast Quarter of the Northwest Quarter, and in the North Half of the Northeast Quarter of the Southwest Quarter of Section 25, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows;

***Beginning** at the northwest corner of PT TR 1 N OF HWY & PT TR 8, UNION LIVESTOCK ADD (Parcel #010152393), said point also being on the southern right-of-way line of the Burlington-Northern Santa Fe (BNSF) railroad right-of-way;*

Thence, southeasterly on said southern line of BNSF railroad right-of-way to its intersection with the southerly extension of the northerly-southerly right-of-way centerline of 13th Avenue, said point also being on the City of Scottsbluff corporate limits line;

Thence, southerly on the City of Scottsbluff corporate limits to its intersection with the southern right-of-way line of South Beltline Highway East;

Thence, westerly and northwesterly on said southern right-of-way line of South Beltline Highway East to its intersection with the centerline of the northerly-southerly 9th Avenue right-of-way;

Thence, northerly on said 9th Avenue right-of-way centerline to its intersection with the south line of the BNSF railroad right-of-way, said point also being a northwesterly extension of the north line of Parcel #01052393;

*Thence southeasterly on said northwesterly extension of the north line of said Parcel #01052393 to the northwest corner of said Parcel #01052393, said point also being the Point of Beginning, said redevelopment study area containing an area of **13.590 acres**, more or less.*

City of Scottsbluff, Nebraska

Monday, May 17, 2021

Regular Meeting

Item Pub. Hear.4

Council to conduct a public hearing set for this date at 6:00 p.m. to submit question of whether Study Area #17 which is generally described as properties and tracts of land

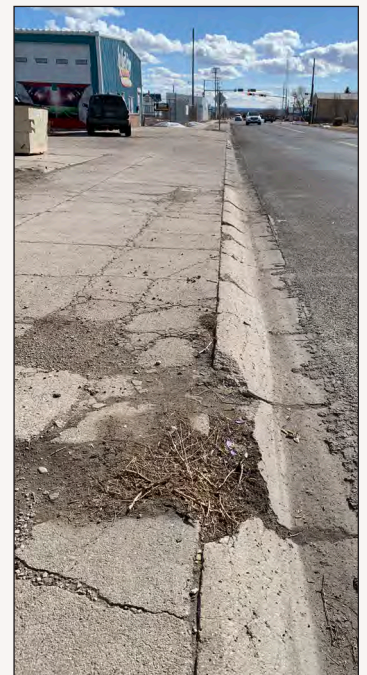
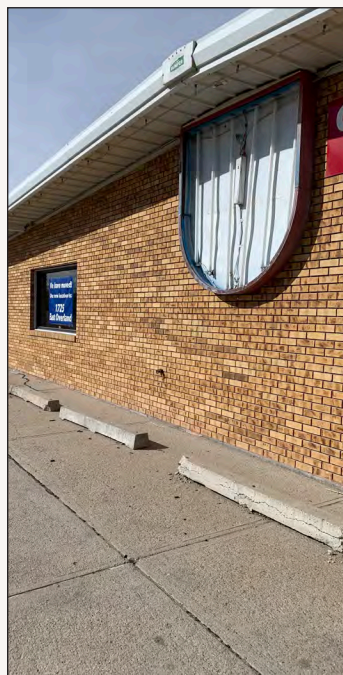
within the general vicinity between Avenues A and C and between West Overland Drive and West 18th Street, including a corridor extending westerly from Avenue B along the southern border of the BNSF railroad right-of-way and north of Cowen Drive, in the south-central portion of the City of Scottsbluff is blighted and substandard.

Staff Contact: City Council



STUDY AREA #17

BLIGHT & SUBSTANDARD DETERMINATION STUDY City of Scottsbluff, NE



PRESENTED TO
City of Scottsbluff
Community Redevelopment Authority
Planning Commission

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

PROJECT
RS100094-2105

April 8, 2021





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Blighted & Substandard Study Area #17 | City of Scottsbluff, NE

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Purpose of this Analysis

The Blighted and Substandard designation opens the door for stimulating new development and allowing developers, in fact all citizens, the ability to make significant public improvements related to their project. The mechanism allows property owners the use of real estate property taxes (normally paid to other government agencies) for improvements including land acquisition and site preparation. Tax money can be used up to 15 years for this purpose.

This designation allows use of most of the new taxes generated by way of redevelopment. An owner pays the property tax but it is “refunded” for the purpose of land acquisition, site preparation and placing public improvements on the site. The program has worked well for Scottsbluff’s downtown and more recently, the Reganis Auto Dealership, hotel adjoining the dealership, and the Monument Mall. So, while the term may seem objectionable the results can be very positive for the entire community.

The Nebraska Unicameral enacted legislation which addressed the existence of areas within communities that needed incentives to redevelop. These areas tended to be older and out of date. Often spotty improvements had been made but the general condition was not attracting expansion of existing business nor new development and investment. On its face, this appeared to be true of **Study Area #17**, shown in **Figure 1** on page 4, so a decision was made to give the area a closer look.

The purpose of this analysis is to identify and determine if an area within the City of Scottsbluff, Nebraska should be considered blighted and substandard under the criteria for such areas as set forth in the Nebraska Community Development Law, Section §18-2103. This Scottsbluff Blight and Substandard Study is intended to provide the Scottsbluff City Council the basis for determining the existence of blighted and substandard conditions within Scottsbluff’s corporate limits. Through this process, the City attempts to eliminate economic and/or social concerns that are detrimental to the future public health, safety, morals, and general welfare of the entire community. This study examines conditions relating to buildings, land use, and infrastructure within the study area to determine areas eligible for redevelopment under Nebraska Community Development Law.

Like other areas designated as Blighted and Substandard, much of the Study Area has not kept pace with overall community standards while other areas in the community have seen steady growth and development. Developments around the study area have seen hardships based on grade, land use, and utility locations. The Community Development Law enables cities to take steps to address these forms of decline through acquisition, clearance and disposition of property for redevelopment or through the conservation and rehabilitation of property.

This study examines existing conditions of land use, buildings, infrastructure, development patterns and general health, safety welfare aspects within the designated Study Area in the City of Scottsbluff. This has been done in an effort to determine its eligibility for redevelopment activities. The proposed Study Area #17 analyzed in this report is generally described as being in south central Scottsbluff along Avenue B, straddling the Burlington Northern Santa Fe (BNSF) Railroad between West Overland and West 18th Street and between Avenues A and C. A number of opportunities for redevelopment exist along and adjacent to this arterial corridor, which serves as an important interconnection among three districts: the Central Business District, South Broadway, and Southwest Residential—allowing the community to overcome some of the challenges in Study Area #17.

Reinvestment in the Study Area is not on par with the overall community’s growth and level of private investment. The Study Area faces a number of challenges and is adjacent to three areas (on the eastern and southern borders) that have been previously designated as blighted and substandard. Single family neighborhoods within the Study Area and to the south and west, over the past decade, have seen limited new investment, and rehabilitation to improved structures remain in need of upgrading and redevelopment. Study Area #17 appears to be an excellent opportunity to provide incentives triggering new activity where adequate market forces are not present to move development in a positive direction.



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Blighted & Substandard Study Area #17 | City of Scottsbluff, NE

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Nebraska Revised State Statutes

Nebraska's Community Development Law clearly provides guidelines for communities to address concerns and develop strategies for the rehabilitation and redevelopment of deteriorating areas as well as the prevention and elimination of substandard and blighted areas. This tool is provided in Neb Rev Stat §§18-2101 to 18-2154.

Nebraska Revised Statute §18-2104 enables a municipality to declare that blight and substandard conditions exist. The statute reads,

"The governing body of a city, to the greatest extent it deems to be feasible in carrying out the provisions of the Community Development Law, shall afford maximum opportunity, consistent with sound needs of the city as a whole, to the rehabilitation or redevelopment of the community redevelopment area by private enterprises. The governing body of a city shall give consideration to this objective in exercising its powers under the Community Development Law, including the formulation of a workable program, the approval of community redevelopment plans consistent with the general plan for the development of the city, the exercise of its zoning powers, the enforcement of other laws, codes, and regulations relating to the use and occupancy of buildings and improvements, the disposition of any property acquired, and providing of necessary public improvements."

The statutes provide a means for the governing body of a municipality to address and develop strategies for rehabilitation and redevelopment of the community.

Nebraska Revised Statute §18-2105 grants authority to the governing body to formulate a redevelopment program. The statute reads,

"The governing body of a city or an authority at its direction for the purposes of the Community Development Law may formulate for the entire municipality a workable program for utilizing appropriate private and public resources to eliminate or prevent the development or spread of urban blight, to encourage needed urban rehabilitation, to provide for the redevelopment of substandard and blighted areas, or to undertake such of the aforesaid activities or other feasible municipal activities as may be suitably employed to achieve the objectives of such workable program. Such workable program may include, without limitation, provision for the prevention of the spread of blight into areas of the municipality which are free from blight through diligent enforcement of housing, zoning, and occupancy controls and standards; the rehabilitation or conservation of substandard and blighted areas or portions thereof by replanning, removing congestion, providing parks, playgrounds, and other public improvements by encouraging voluntary rehabilitation and by compelling the repair and rehabilitation of deteriorated or deteriorating structures; and the clearance and redevelopment of substandard and blighted areas or portions thereof."

The law states that there are a number of reasons an area goes beyond remedy and control solely by the regulatory process and cannot be dealt with effectively by ordinary police powers or ordinary operation of



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private enterprise without aid. Such things as overcrowding, unsafe, unsanitary conditions, inadequate planning, lack of proper light, air and open space, defective design and arrangement of buildings, faulty street layout and economically undesirable land uses are among the reasons.

The law goes on to provide the City of Scottsbluff with the ability to declare an area blighted and substandard followed by creating a workable program to utilize private and public resources to address specific conditions to be improved. The statute provides a means for the governing body to address and develop strategies for rehabilitation and redevelopment of the community. The main substance of a workable program is an adopted redevelopment plan for the defined area based in part on an adopted comprehensive plan.

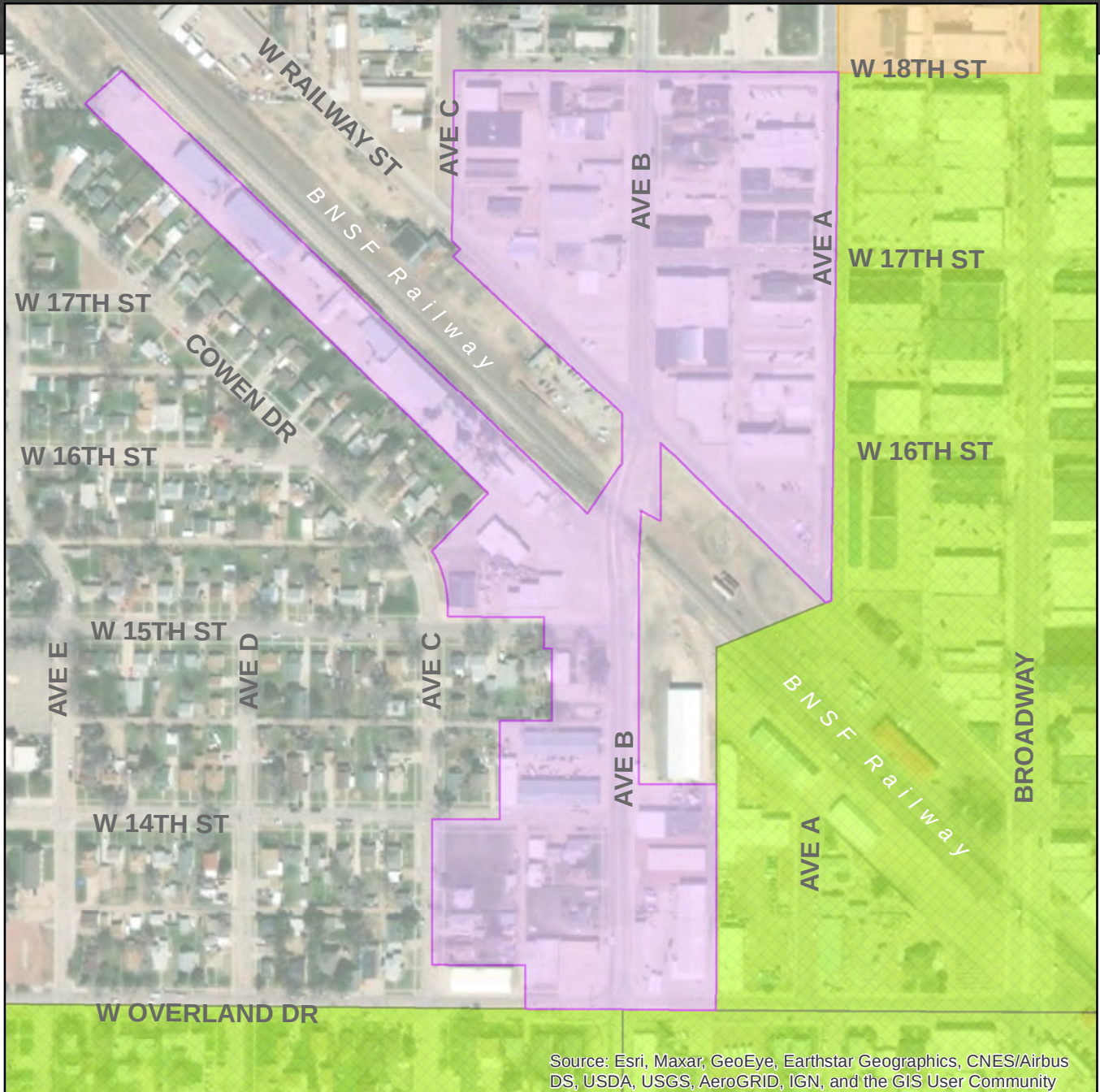
Implementing this strategy for a Designated Study Area is intended to give the Community Redevelopment Authority and City Council a basis for determining the existence of blight and substandard conditions within the delineated Study Area. The general area considered for inclusion in the Study Area is shown in **Figure 1. Study Area #17** on page 4 of this report, with the area boundary described on pages 5-6 and parcel numbers and primary streets provided in **Table 2**, located in **Appendix A**. The Study Area can generally be described to include land between Avenues A and C and between West Overland Drive and West 18th Street, including a corridor extending westerly from Avenue B along the southern border of the BNSF railroad right-of-way and north of the Cowen Drive residential area.

This study looks at existing land-uses, platting, structures and infrastructure systems to determine whether Study Area #17 or a part of it meets the statutory requirements for the designation as a Blighted and Substandard Area. With the growing interest and use of this valuable tool, the State has taken an increased interest in assuring all using the tool use it in accordance with the statutes. For this reason, it is imperative the City of Scottsbluff closely adhere to the provisions set forth in the Nebraska Revised State Statutes.

The findings of this study will serve to guide the general redevelopment. The previously approved [2016 City of Scottsbluff Comprehensive Plan](#) and this Blighted and Substandard Study (#17) will present appropriate land uses, strategies for improved traffic circulation, economic and sustainable development activities, and utilities and other improvement in accordance with the law.



Examples of Structural Conditions within the Study Area

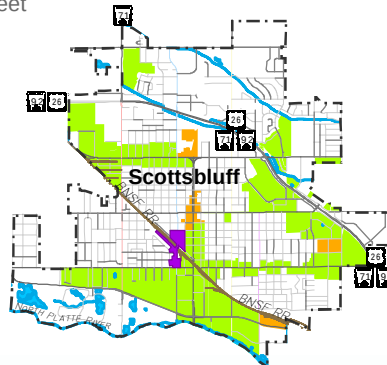


17

Redevelopment Areas

- Existing Redevelopment Areas
- Study Area #17
- Other Study Area
- Corporate Limits

Data Sources:
 Parcels: Scotts Bluff County, 2016
 Aerial: US Army Corps of Engineers, 2011



Study Area #17

City of Scottsbluff
 Scotts Bluff County, NE



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Blighted & Substandard Study Area #17 | City of Scottsbluff, NE

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Redevelopment Study Area (Site 17): The redevelopment study area consists of properties and tracts of land within the general vicinity between Avenues A and C and between West Overland Drive and West 18th Street, including a corridor extending westerly from Avenue B along the southern border of the BNSF railroad right-of-way and north of Cowen Drive, in the south central portion of the community. The site contains approximately 22.861 acres and is more particularly described as:

Situated in the Southeast Quarter of the Southwest Quarter and in the Southwest Quarter of the Southeast Quarter of Section 23, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows;

Beginning at the northwest corner of LTS 10-11, BLK 1, TRI STATE ADD (Parcel #010152245);

Thence, easterly on the north line of said Parcel #010152245 to the northeast corner of said Parcel #010152245, and continuing easterly on an easterly extension of said north line of Parcel #010152245 to its intersection with the northerly-southerly centerline of the alley right-of-way between Avenue B and Avenue A, and between said Parcel 010152245 and LTS 16-19, BLK 1, TRI STATE ADD (Parcel #010152253);

Thence, southerly on said alley right-of-way centerline to its intersection with the north line of the West Overland Drive right-of-way, and continuing on a southerly extension of said alley centerline to the easterly-westerly centerline of the West Overland Drive right-of-way;

Thence, westerly on said West Overland Drive right-of-way centerline to its intersection with the southerly extension of the northerly-southerly alley right-of-way centerline of the alley between Avenue B and Avenue C;

Thence, northerly on said southerly extension of said alley right-of-way centerline of the alley between Avenue B and Avenue C to its intersection with the north right-of-way line of West Overland Drive, and continuing northerly on said alley right-of-way centerline of the alley between Avenue B and Avenue C to its intersection with the easterly extension of the north line of LT 8, BLK 1, MCCLANAHANS ADD (Parcel #010131639);

Thence, westerly on said easterly extension of the north line of said Parcel #010131639 to the northeast corner of said Parcel #010131639, and continuing westerly on the north line of said Parcel #010131639 to the northwest corner of said Parcel #010131639, and continuing on a westerly extension of the north line of said Parcel #010131639 to its intersection with the northerly-southerly right-of-way centerline of Avenue C;

Thence, northerly on said Avenue C right-of-way centerline to its intersection with the easterly-westerly right-of-way centerline of West 14th Street;

Thence, easterly on said West 14th Street right-of-way centerline to its intersection with the southerly extension of the west line of Lots 9-12, Block 1, Sunset Addition (Parcel #010150595);

Thence, northerly on the southerly extension of said west line of Parcel #010150595 to the southwest corner of said parcel, and continuing northerly on the west line of Parcel #010150595 to the northwest corner of said parcel, and continuing northerly on a northerly extension of said parcel to the south edge of Lot 4, Block 1, Sunset Addition;

Thence, easterly on the south line of said Lt 4, Blk 1, Sunset Add and continuing on an easterly extension thereof to the southwest corner of Lots 1-2, Block 1, Sunset Addition (Parcel # 010150498);

Thence, northerly on the west line of said Parcel # 010150498 to the north line of Block 1, Sunset Addition;

Thence, westerly on said north line of Block 1, Sunset Addition to the southerly extension of the east line of LT 1 EX E 115', ALL LT 2, KELLEY-BRESTER REPLAT (Parcel # 010113622);

Thence, northerly on said southerly extension of the east line of Parcel #010113622 to the south line of said Parcel #010113622;



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Thence, westerly on the south line of Kelley-Brester Replat to the southwest corner of said Kelley-Brester Replat, said point also being the Cowen Drive east right-of-way;

Thence, northerly on Cowen Drive east right-of-way to the south corner of LT 4, KELLEY-BRESTER REPLAT (Parcel #010113673);

Thence, northeasterly on the southeast line of said Parcel #010113673 to the northeast line of Kelley-Brester Replat, said point also being on the southwest line of PT E 1/2 SW, UNPL LANDS, 23-22-55 (Parcel #010274405);

Thence, northwesterly on the southwest line of said Parcel #010274405 to the west corner of said Parcel #010274405;

Thence, northeasterly on the northwest line of said Parcel #010274405 to the north corner of said Parcel #010274405, said point also being on the southwest line of the Burlington Northern Santa Fe (BNSF) Railroad right-of-way;

Thence, southeasterly on said BNSF southwest right-of-way line to its intersection with the west right-of-way line of Avenue B;

Thence, northerly on the west right-of-way line of Avenue B to its intersection with the southwestern right-of-way line of West Railway Street;

Thence, northwesterly on said West Railway Street southwest right-of-way line to its intersection with the Avenue C right-of-way centerline;

Thence, northerly on said Avenue C right-of-way centerline to its intersection with the West 18th Street right-of-way centerline;

Thence, easterly on said West 18th Street right-of-way centerline to its intersection with the Avenue A right-of-way centerline;

Thence, southerly on said Avenue A right-of-way centerline to the West Railway Street southwest right-of-way line;

Thence, northwesterly on the said West Railway Street southwest right-of-way line to its intersection with the Avenue B east right-of-way line;

*Thence, southerly on said Avenue B east right-of-way to the northwest corner of LTS 10-11, BLK 1, TRI STATE ADD (Parcel #010152245), said point also being the Point of Beginning, said tract containing an area of **22.861 Acres**, more or less.*



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The requirements for detailed planning beyond the Comprehensive Plan treatment include but should not be limited to:

1. Boundaries of the area, existing land use and condition of improvements
2. A land-use plan
3. A map showing population density, land coverage and building concentrations
4. An outline of proposed changes in ordinance, layout or other related ordinances
5. A site plan of the area
6. A statement outlining any additional public facilities or utilities required to support new land uses after redevelopment.

The Blighted and Substandard study highlights locations and opportunities for improvement and revitalization. Once the area is designated, the City can guide future development in this area and provide financial incentive for development. Using the Nebraska Community Development Law, the City can reduce or eliminate factors impeding redevelopment and implement programs or projects to improve conditions and minimize the negative impacts of blight and substandard conditions.

Substandard and Blight Eligibility Analysis

Substandard and Blight Definitions and Explanation

Substandard areas are defined by State Statute **§18-2103(31)**, as the following:

“Substandard areas means an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare;”

Blighted areas are defined by State Statute **§18-2103(3)**, as the following:

“Blighted area means an area, which

(a) by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use and

*(b) in which there is **at least one** of the following conditions:*

(i) Unemployment in the designated area is at least one hundred twenty percent of the state or national average;

(ii) the average age of the residential or commercial units in the area is at least forty years;

(iii) more than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time;

(iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or

(v) the area has had either stable or decreasing population based on the last two decennial censuses. In no event shall a city of the metropolitan, primary, or first class designate more than thirty-five percent of the city as blighted, a city of the second class shall not designate an area larger than fifty percent of the city as blighted, and a village shall not designate an area larger than one hundred percent of the village as blighted. A redevelopment project involving a formerly used defense site as authorized under section 18-2123.01 shall not count towards the percentage limitations contained in this subdivision;”



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The following are the specific definitions of “substandard” and “blighted” according to Nebraska State Law. These definitions serve to be the basis of this entire analysis and each portion of the definitions are examined individually throughout this document.

Substandard Area Definition

By statute a substandard area means one where a predominance of building or improvements (residential or nonresidential) having one or more of the following characteristics:

1. **Dilapidating or deteriorated**
 - a. Unacceptable standard for walls, foundation, roof, gutters, roof surface, chimney, fire escapes, weatherizing, steps, exterior paint and site conditions. Chipping, cracks, loose components, missing pieces, sags and other signs of substandard condition all qualify for this condition.
2. **Age (obsolescence)**
 - a. A 40 years or more criteria was used for estimate.
3. **Inadequate ventilation, light, air, sanitation, or open spaces**
 - a. Things like junked cars and other accumulated debris, antiquated infrastructure, unpaved parking, outdoor storage
4. **Other conditions**
 - a. High density population or overcrowding (census)
 - b. Other conditions which could be unsafe or unsanitary endangering life or property.
 - c. Any combination of factors conducive to poor health, disease, mortality, delinquency or crime. Any combination that is detrimental to public health, safety, morals or welfare. This may include inadequate infrastructure as well as statistical data.

Structural conditions were evaluated using the U.S. Department of Housing and Urban Development standard definitions:

No Problem

- No structural or aesthetic problems are visible

Adequate Condition

- Slight damage to porches, steps, roofs
- Slight wearing of mortar between bricks/stone/block
- Small cracks in walls or chimneys
- Cracked windows
- Lack of paint
- Slight wear on steps, doors and frames

Deteriorating Conditions

- Holes, open cracks, rotted, loose, or missing material in parts of the foundation, walls (1/2 of the wall) or roof (1/4 of the roof)
- Shaky, broken, or missing steps or railings
- Numerous missing and cracked window panes
- Rotted or loose windows or doors no longer water-proof

Dilapidated Condition

- Holes, open cracks, rotted, loose or missing material over a large area of the foundation, on wall or on roof
- Substantial sagging of roof, floors, or walls
- Extensive fire, flood, or storm damage
- Inadequate original construction such as building elements made of scrap materials or conversion of structures not adequate for housing.



Blighted Area Definition

The blighted area designation is based on a number of criteria or indicators of substandard conditions. These are specified in the law and outlined below.

1. The presence of a substantial number of deteriorated or deteriorating structures. This takes the form of structural problems, exterior paint, cracks, chimney, site conditions, roof and similar problems with the building.
2. Existence of a defective or inadequate street layout. This includes dead ends, railroad crossings, linear downtown, narrow alleys and blind crossings, as well as poor vehicular access and/or internal circulation, substandard parking definition and parking layout (lack of curb cuts, awkward entrance/exit points), offset or irregular intersections, substandard or nonexistent pedestrian circulation.
3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness. Such things as landlocked parcels, odd shaped lots, undersized lots, and poor accessibility.
4. Unsanitary or unsafe conditions. Examples here include age and physical condition of structures, buildings located within the flood plain, lack of public infrastructure, unsanitary conditions and ventilation. Additional examples include graffiti or other forms of vandalism or vagrant activity, poorly lit and unlit areas, the existence of trash or debris or weeds, abandoned vehicles, uneven grading or steep slopes, environmental contamination, cracked or uneven sidewalks, a high incidence of reported crime.
5. Deterioration of site or other improvements. Such things as off-street parking, poor storm drainage, junk cars, dilapidated structures, neglected properties, debris, on-site storage, unscreened trash or mechanical storage areas, deterioration of parking surfaces, lack of landscaping, general site maintenance problems are examples.
6. Diversity of ownership. This condition exists when numerous lots are needed to develop to up to date standards. Assemblage is difficult without some form of public assistance.
7. Tax or special assessment delinquency exceeding the fair value of the land.
8. Defective or unusual conditions of title. Liens, improper filings are examples.
9. Improper subdivision or obsolete platting. Examples include undersized lots, improper zoning, lot configuration, easements and accessibility are problems that often are present.
10. The existence of conditions which endanger life or property by fire or other causes. Such things as inoperative infrastructure, site access, on-site storage, secluded areas for pests to thrive, poor surface drainage, poor street and poor sidewalk condition are examples.
11. Any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or constitutes an economic or social liability. Here incompatible land uses, obsolescence and inability for a property to compete in the market place.
12. Is detrimental to the public health, safety, morals, or welfare in its present condition and use; and in which there is at least one of the following conditions:
 - a. Unemployment in the area at least 100% of state or national average census data
 - b. The average age of residential and commercial units is over 40 years as determined by field observations
 - c. More than half of the plotted/subdivided property has been unimproved for 40 years using public record
 - d. Per capita income of the area is lower than the average of the city from census data.
 - e. The area has a stable or declining population based on the last two decennial censuses.



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Analysis Approach

The approach and methodology utilized by M.C. Schaff & Associates, Inc., in conducting the Blighted and Substandard Area Determination Analysis included an assessment of all factors listed in the Nebraska Community Development Law as factors that indicate or contribute to making an area blighted and substandard. Data relating to factors such as building condition, building age, site conditions, adequacy of building sites, condition of public improvements, and unsanitary or unsafe conditions were developed through detailed exterior structural field surveys on a structure by structure basis and through collection of data on a unit by unit basis available from public records at the Scotts Bluff County Courthouse via their online databases. Data relating to other factors such as the adequateness of street layouts, lot layouts, and overall subdivision design were investigated on an area-wide basis.

Assessment of potential blighting factors stemming from diversity of ownership and tax or special assessment delinquencies were conducted through evaluation of online county courthouse records for all property within the analysis area, referred to as the Study Area. The valuation, tax amount and any delinquent amount was examined for each of the properties, and public records were examined to determine the number of property owners in the Study Area.

Additional Public Intervention Necessary

Although the presence of one or more of these substandard or blighting conditions may make it appropriate to declare an area substandard and blighted under the Statue, this analysis was conducted on the basis that additional public intervention over and above the exercise of the police power is necessary to overcome the problems that exist in any substandard and blighted area.



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Analysis of the Study Area

Scottsbluff Designated Study Area #17

The City selected the Designated Study Area #17 for evaluation to be within the corporate limits. The area straddles the BNSF Railroad via the Avenue B railroad crossing and is primarily a commercial arterial corridor combined with industrial, office & professional, and residential uses. This particular area was selected for several reasons.

1. The area is within an active commercial corridor.
2. There is obvious economic decline and functionally obsolete uses within the area.
3. There was the presence of blighted and substandard characteristics within the area.
4. A need is apparent for public intervention to stimulate the development and redevelopment of vital infrastructure systems to support private redevelopment efforts.
5. The Study Area is in immediate proximity to two other blighted and substandard areas.

The City is in a position to remove negative factors and implement programs and projects to improve conditions thereby removing the blighted and substandard conditions. This not only benefits the corridor/study area but the entire community through private reinvestment and enhanced quality of life.

The field survey of the Study Area within the city was conducted in March and April 2021, to determine whether this area, in fact, has experienced structure and/or site deterioration and whether the area is experiencing other negative influences that decrease the potential for redevelopment or new development. The following information describes this Study Area in detail and specifies the methods and procedures used to determine whether Study Area #17 should be declared blighted and substandard under the Nebraska Community Development Law.

The Study Area's southern border and the majority of its eastern border co-terminate with existing designated Blighted and Substandard Areas.

The total area within the City of Scottsbluff corporate limits is 4275.95 acres. Currently, the city has approximately 1085.7 acres designated as "Blighted and Substandard", approximately 25.4% of the city's total acreage. The proposed additional "Blighted and Substandard" area consists of 22.86 acres, equating to 0.5% of the total area within the City of Scottsbluff. Adding this proposed area to the existing "Blighted and Substandard" area brings the total Blighted and Substandard area to 1108.56 acres or 25.9% of the total area of the City of Scottsbluff. This remains well within the allowed 35% providing future opportunity to add more.

Existing Land Use

The land uses that now exist within the Study Area are depicted on **Figure 2** (page 12), and consist of land uses that can be placed in seven categories, including:

- Commercial (retail, service)
- Office & Professional
- Industrial (including storage)
- Residential (single family, multi-family)
- Public Streets and Alleys
- Parking (public, commercial, industrial)
- Vacant / Undeveloped Land



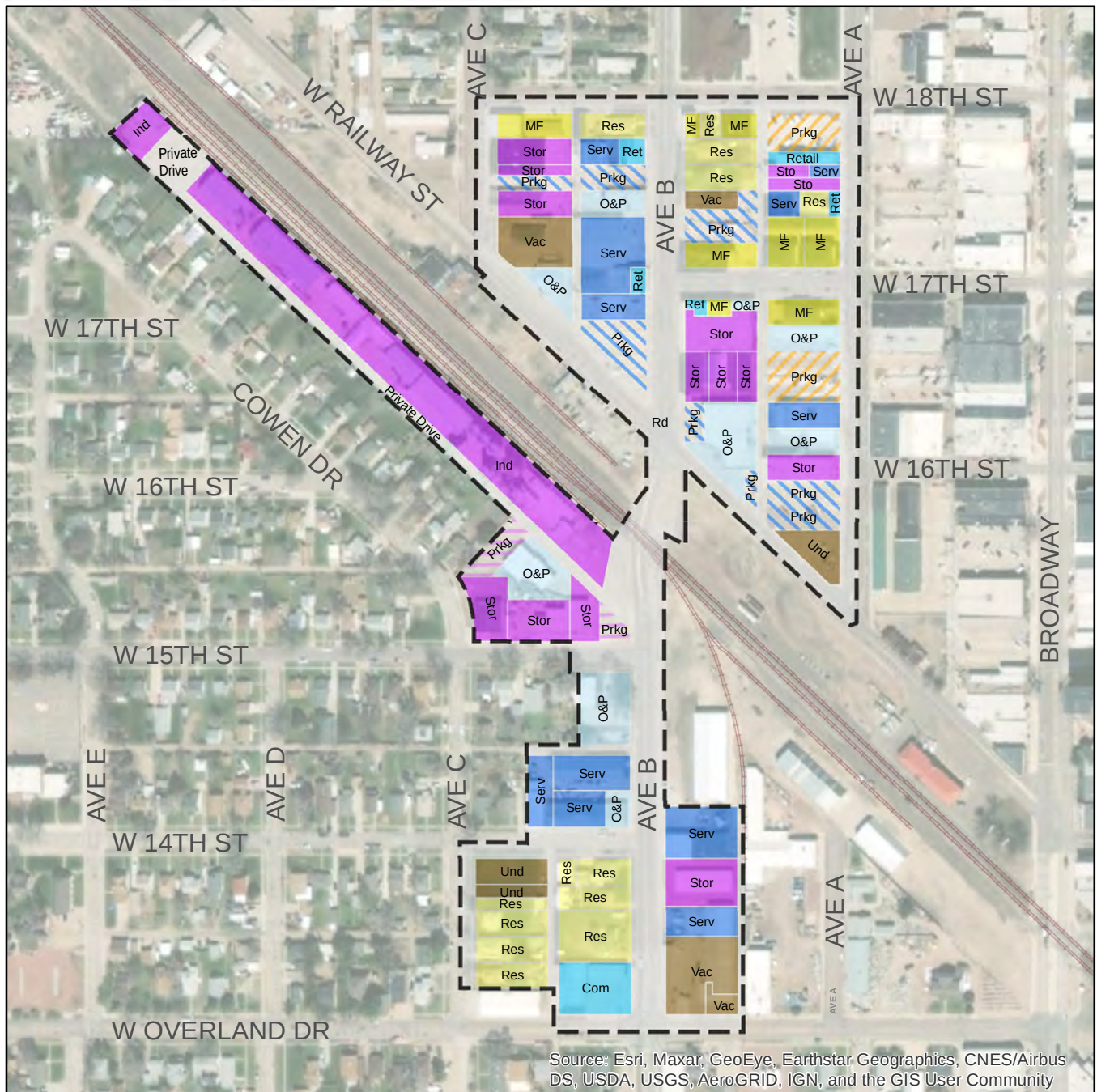
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Blighted & Substandard Study Area #17 | City of Scottsbluff, NE

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- | | | |
|-----------------------|---------------------------|----------------------|
| Commercial Retail | Industrial / Storage | Public Parking |
| Commercial Service | Industrial Parking | Vacant / Undeveloped |
| Commercial Parking | Single Family Residential | Roads |
| Office & Professional | Multi-Family Residential | Study Area #17 |

Existing Land Use

City of Scottsbluff,
Nebraska

Data Sources:
Land Use: MCS Field Survey, 2021
Parcels: Scotts Bluff County, 2019
Aerial: ESRI Basemap



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Blighted & Substandard Study Area #17 | City of Scottsbluff, NE

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Table 1**Existing Land use - Scottsbluff Blight Study Area #17
Scottsbluff, Nebraska**

Land Use Category	Blight Study Area 17	
	Area (Acres ±)	% of Total Area
Commercial	2.52	11.0%
Retail	0.55	2.4%
Service	1.97	8.6%
Office & Professional	1.68	7.3%
Industrial	5.02	21.9%
Industrial	2.17	9.5%
Private Rd (Industrial)	0.74	3.2%
Storage	2.11	9.2%
Residential	2.74	12.0%
Multi-Family Residential	0.96	4.2%
Single Family Residential	1.78	7.8%
Vacant/Undeveloped	1.31	5.7%
Public Streets & Alleys	7.74	33.8%
Parking	1.89	8.3%
Public Parking	0.56	2.5%
Commercial Parking	1.12	4.9%
Industrial Parking	0.21	0.9%

Source: M.C. Schaff & Associates, Inc., Field Survey, February 2021

The land uses indicated for the Study Area on **Figure 2**, (page 12), are analyzed further in **Table 1**, left. The data details the breakdown of land uses within this Study Area, as well as the acreage subtotals within this Study Area.

As indicated in Table 1, the largest land use in this Study Area is that of public streets and alleys. This use comprises a total of over 7.74 acres, or 33.8% of the Study Area.

The second largest land use in this Study Area is that occupied by industrial uses, which includes storage and a long private drive due to the lack of an alley. This land use comprises a just over 5.02 acres, or 21.9% of the Study Area.

Residential uses make up the third largest land use with over 2.74 acres and approximately 12% of the Study Area.

Commercial service and retail uses combine to make 11% of the Study Area with 2.52 acres for the fourth largest land use within the Study Area.

The fifth largest land use is that of parking, including not only public parking lots, but also commercial and industrial parking areas, occupying nearly 1.9 acres, or 8.3% of the Study Area.

Office & Professional land uses are the sixth largest land use with 1.68 acres, while vacant and/or undeveloped properties round out the uses within the Study Area occupying 5.7%.

The Study Area is directly adjacent to areas previously declared blighted and substandard, located along nearly all of its eastern boundary as well as its southern boundary.

**Examples of Site Conditions within the Study Area**

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Examples of Site Conditions within the Study Area

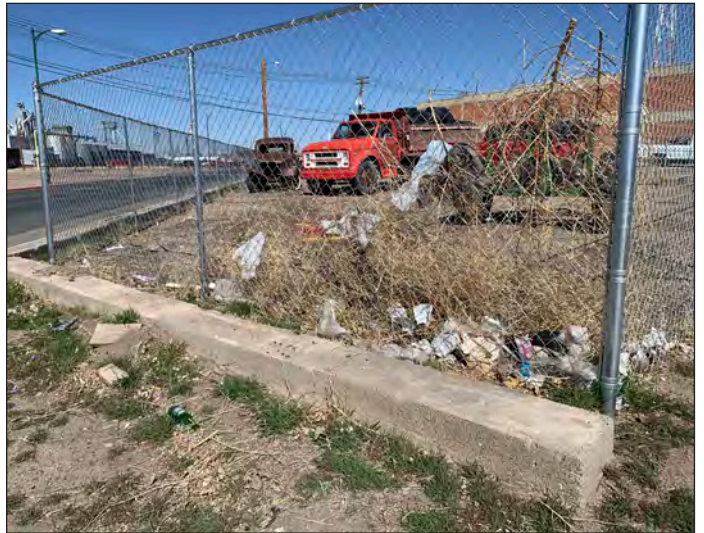


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Examples of Site Conditions within the Study Area



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Examples of Sidewalk, Structure, and Alley Conditions within the Study Area

Findings and Contributing Factors

The intent of this study is to determine whether the subject area has experienced structural and site deterioration and whether there are other negative factors that are decreasing the potential to develop. The field survey work was completed in February-April 2021, and strongly supported initial impressions that the area had generally declined below community standards. What follows are the factors evaluated to determine whether there is a reasonable presence of blighted and substandard conditions within the designated area. This section reviews the building and structure conditions, infrastructure, and land use found in the area based on statutory definitions, details observations, and explains the identified contributing factors.

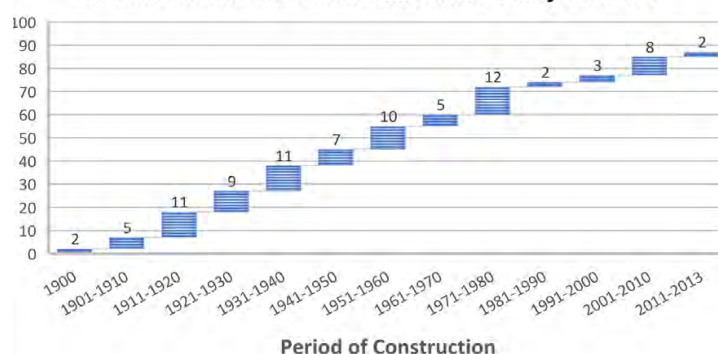
As set forth in Nebraska legislation, a blighted area means an area which by reason of the presence of:

1. Deteriorated or Deteriorating Structures —Exterior Inspection of Buildings

There were a total of 88 structures evaluated using the Blighted and Substandard criteria as described on pages 7-9 of this report. Only the primary structures were evaluated under the Blighted and Substandard definition. Thirteen outbuildings/other structures were present but were not included in the survey, including one public structure. Thus the boundary for the Blighted and Substandard designation includes 87 buildings of known age (1 exempt building—age is unknown), with a combined average age of 68.9 years. For structures' ages, see chart below, **Figure 3** (page 17), and **Table 3 (Appendix B)**. Field surveys concluded that 3.4% were good to excellent (including average plus), 93.2% were deteriorating (66.7% fair plus to average, 8% badly worn plus, 18.4% badly worn), and 3.4% were dilapidated (worn out).

Figure 4 (page 18) summarizes structure condition.

Current structures built in Scottsbluff Study Area #17



Source: Scotts Bluff County Assessor online database, verified by M.C. Schaff & Associates, Inc., Field Survey, March 2021

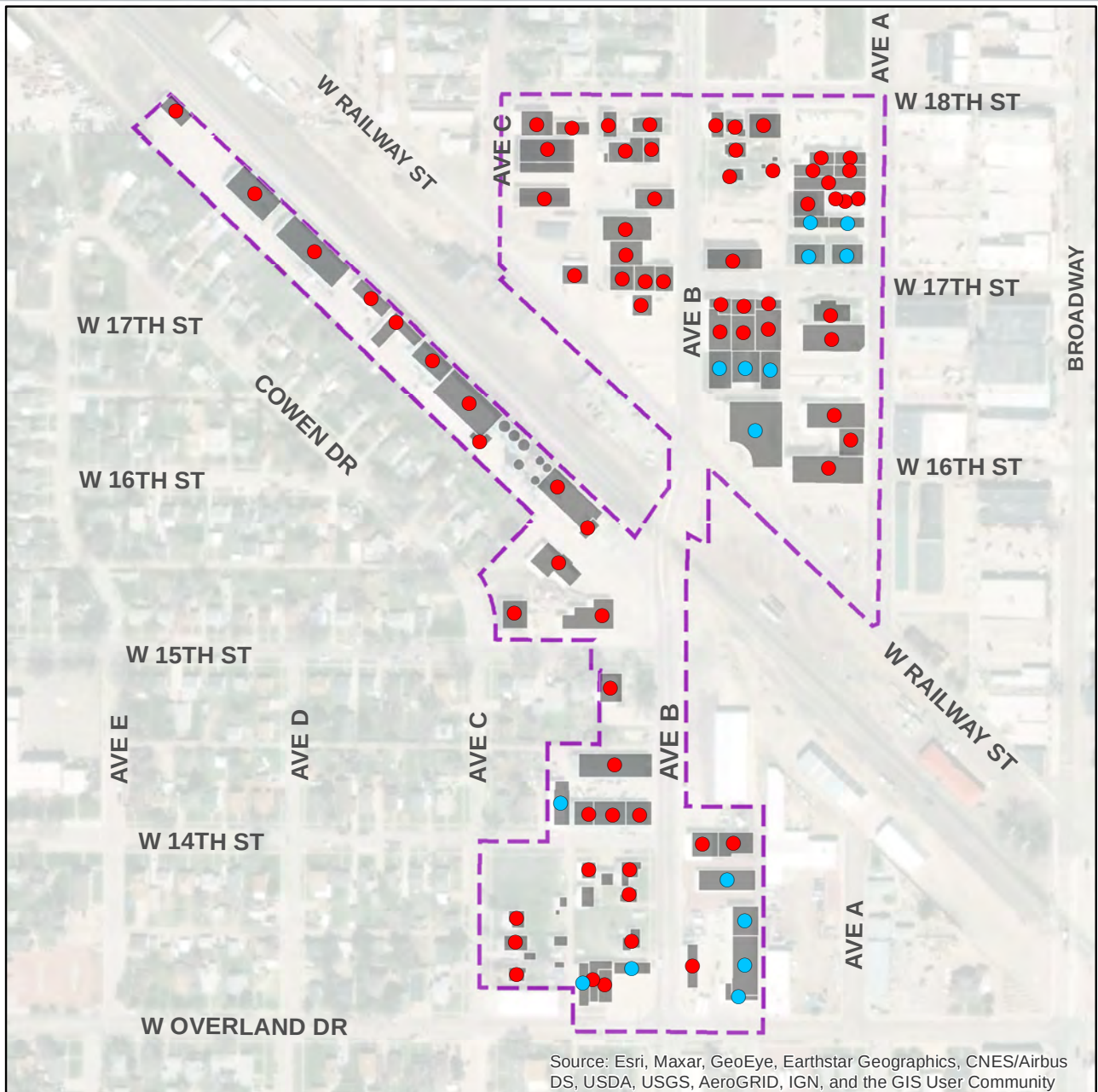


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0 75 150 300 450 600 Feet

Study Area Structure Year Built

- 1910-1981 (73 Structures
- Built 40 or More Years Ago)
- 1982-2021 (15 Structures
- Built Less Than 40 Years Ago)

- Study Area Building Footprint
- Study Area Boundary

Structure Age

City of Scottsbluff
Scotts Bluff County, NE

Structure age obtained from
Scotts Bluff County Assessor
online data sheets, Feb.-Mar. 2021.
Building footprints: City of Scottsbluff
with revisions by MCS&A

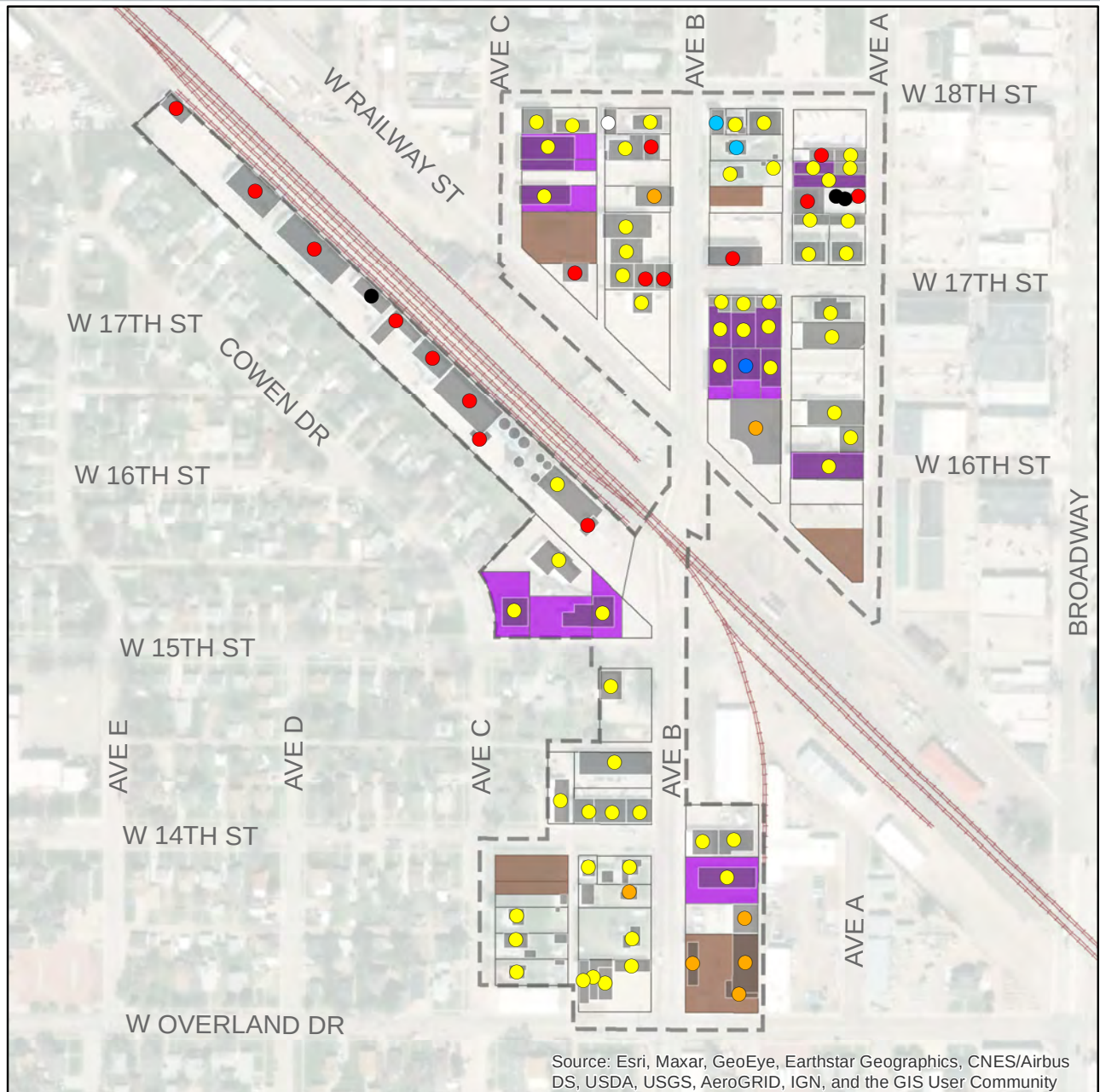


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0 75 150 300 450 600 Feet

Structure Condition

- 1—Excellent
- 2—Good (includes Average
- 58—Average (includes Fair Plus)
- 7—Badly Worn Plus
- 16—Badly Worn
- 3—Worn Out
- 1—Exempt

- Vacant/Undev (7)
- Storage/Warehouse (14)
- Study Area Building
- Study Area
- Study Area

Structure Condition

City of Scottsbluff, NE

Structure condition obtained from Scotts Bluff County Assessor online data sheets, and adjusted following field verification, Feb. 2021.



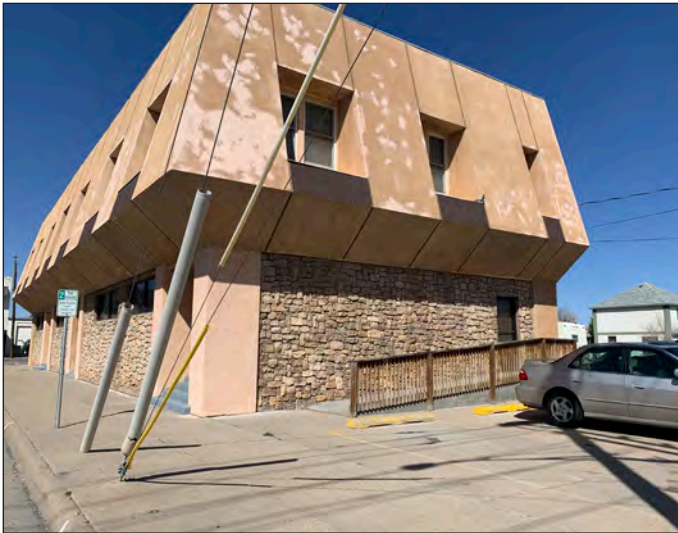
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Examples of Structure Conditions within the Study Area



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2. Defective or Inadequate Street Layout—Street Conditions and Accessibility

Inadequate infrastructure, street conditions, accessibility, and inability to safely move traffic through an area is a contributing factor to the blight and substandard conditions. **Figure 5** (page 21) depicts surface conditions.

The surface condition of public streets in the Study Area is generally good as most streets in the vicinity have been recently chipsealed. However, while some alleys are gravel, alley surfaces north of the railroad tracks are paved and range from cracked and worn to heavily cracked and dilapidated. Therefore, not all surfaces have been maintained to community standards. The Study Area lacks an alley in the vicinity of a long narrow industrial parcel along the south side of the railroad tracks, which is accessible only on the east end via a private unpaved drive.

- a. While redevelopment will add to traffic counts, consideration should be given to enhancing the pedestrian experience with landscaping. While some corner curbs have accessible ramps, many do not.
- b. The diagonal Railway Street paralleling the BNSF railroad on the north side of railroad crossing at Avenue B is irregular and a contributing factor.
- c. Gravel and unimproved surface drives and unimproved parking for some lots are contributing factors.
- d. No alleys are present for some blocks south of the BNSF railway: the 1300 block between Avenues A and B, and the Study Area portion west of Avenue B and north of West 15th Street.
- e. Study Area has incomplete sidewalk network. Instances of sidewalks have numerous safety issues—pole and guy wire with heaving panels blocking usage, cut away section with abrupt dropoff, trip hazards, and numerous corners lacking an ADA accessible ramp.
- f. There is a lack of crosswalks across Railway Street and Avenue B as well as lack of accessible ramps.



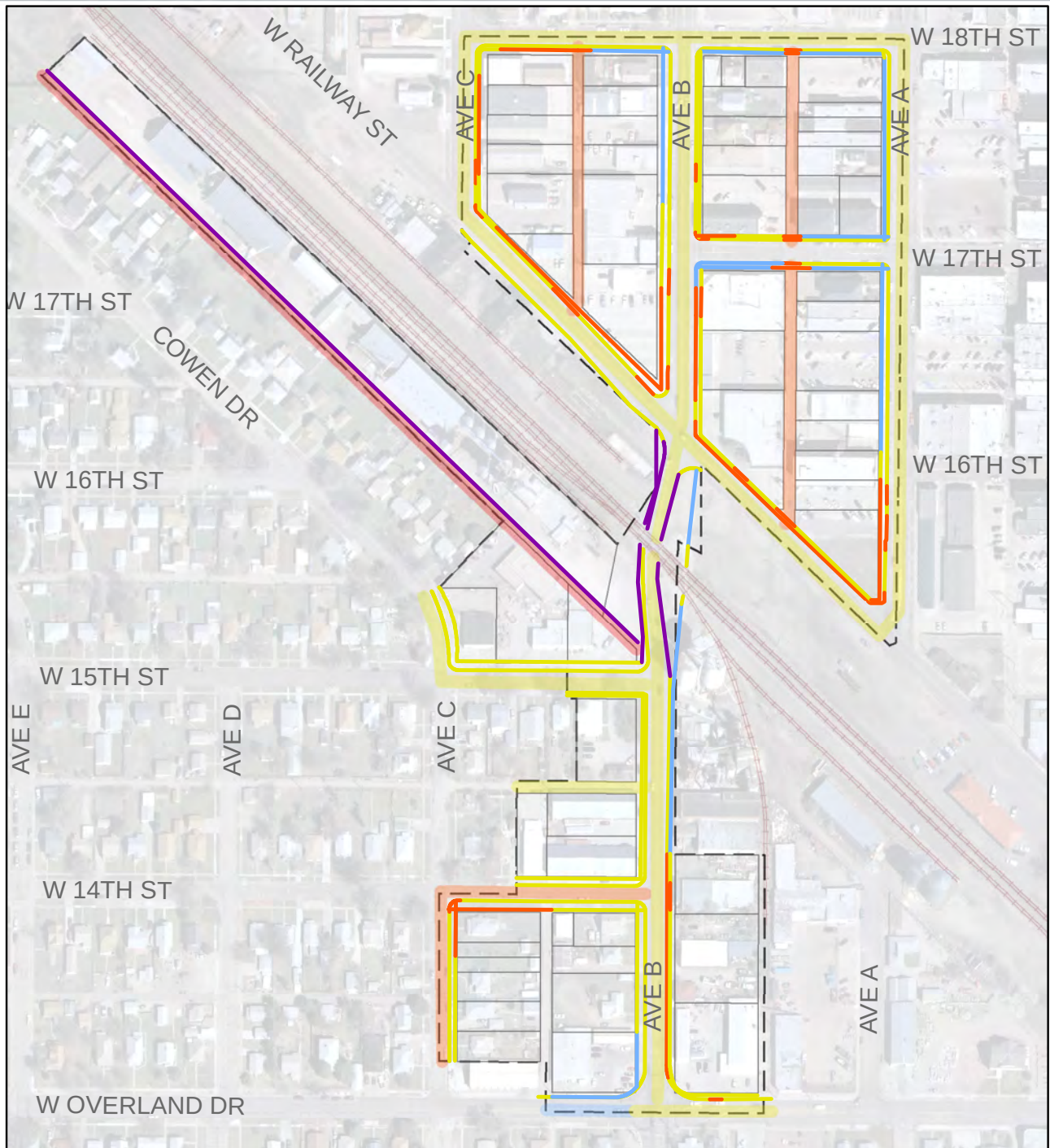
Examples of Site Conditions within the Study Area



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Sidewalk / Curb / Gutter Condition

- Good
- Fair
- Poor
- None

Street Surface

- Good
- Deteriorating
- Dilapidated
- None



0 62.5 125 250 375 500 Feet

Surface Condition

City of Scottsbluff
Scotts Bluff County, NE

Conditions observed during
MCS field survey, Feb. 2021.

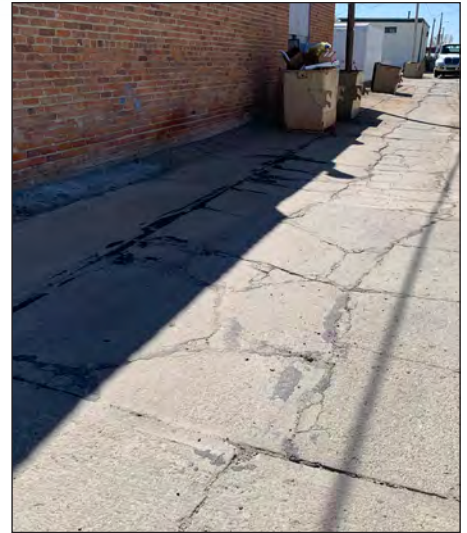


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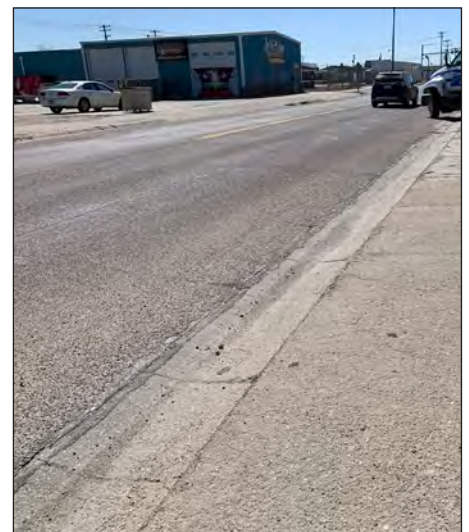
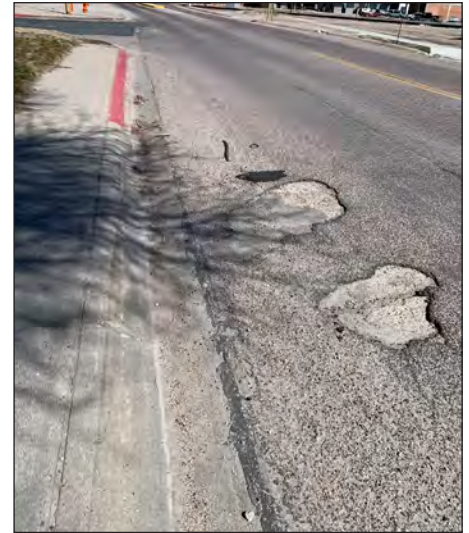
Examples of Street and Alley Conditions within the Study Area



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Examples of Street and Alley Conditions within the Study Area



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3. Faulty Lot Layout in Relation to Size, Adequacy, Accessibility, or Usefulness

Several lots are small and narrow, and one large lot is rather long and narrow with no alleys and is only accessible from a public street at one end, therefore, property accessibility is quite limited with no internal street/alley infrastructure.

A very active railroad right-of-way and crossing exists in the center of the Study Area.



Narrow and shallow lots limit development. Instances can be found in the 200 Block of West 14th Street, the 100 Block of West 18th Street, the 200 Block of West Railway Street, the 1700 Block of Avenue A, and the 1300 Block of Avenue C.

Platted lots with a single use are built over the top of lot lines. Where buildings are built over lot lines, these lots could be and should be combined; and this practice should not be continued in the future—instances are found in the 1500 Block of Avenue B and the 1700 Block of Avenue C.



4. Unsanitary or Unsafe Conditions

Age of Structure is a contributing factor to the blighted and substandard conditions pertaining to unsanitary and unsafe conditions in the Study Area with **83%** of the structures over 40 years of age. The statute allows the inclusion of this factor, regardless of structure condition, where there is a predominance of structures 40 years of age or older. See **Appendix B—Table 3** for a summary of structure ages.

Additionally, three structures within the Study Area are dilapidated (worn out).



5. Deterioration of site or other improvements

Debris

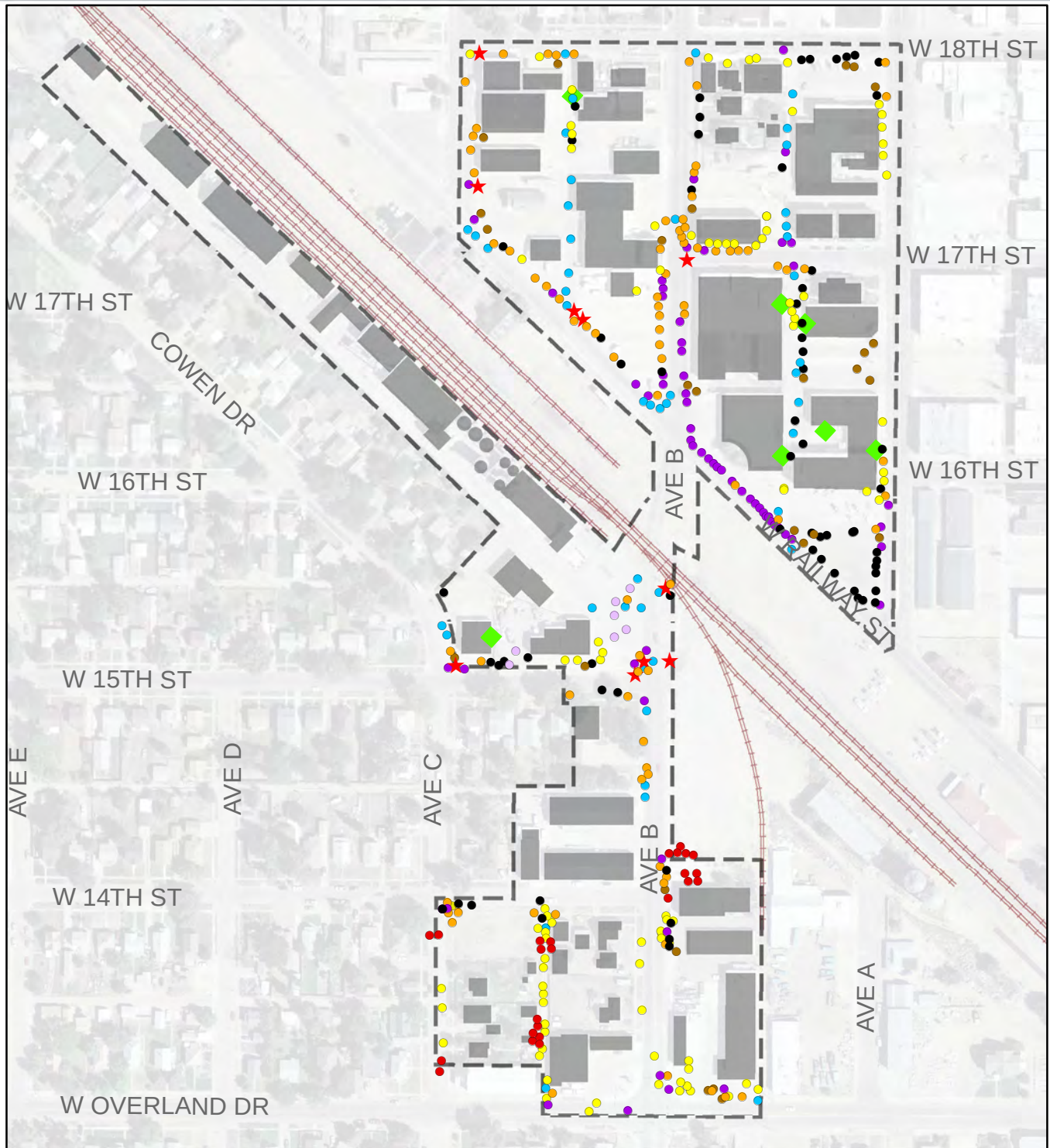
Debris accumulates in ditches, gutters, and along fences and railroad ROW. Several significant examples of debris were noted in field observation. This debris included everything from a mattress and discarded furniture, to construction materials, on-site storage, and excessive discarded debris accumulating along fencing and throughout the Study Area.

Light and heavy truck traffic on unpaved surfaces degrades air quality conditions in industrial areas centrally located within the Study Area. **Figure 6** displays debris, graffiti, on-site storage, and additional blight/substandard located during field survey.



Examples of Site Conditions within the Study Area

providing **Simply Smart Solutions**



0 125 250 375 500 Feet

- | | | |
|-------------------|------------------|------------------|
| ★ Safety | ● Curb & Gutter | ● Structure |
| ◆ Graffiti | ● Sidewalk | ● Drainage |
| ● Debris | ● Infrastructure | ● Roads/Concrete |
| ● On Site Storage | ● Parking | |

Blighted and Substandard Conditions Locations

City of Scottsbluff, NE

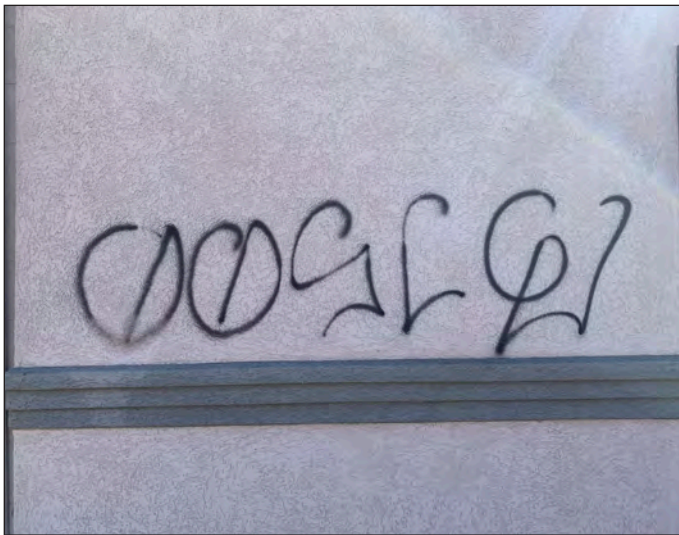
Conditions observed during
MCS field survey, Feb. 2021



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Examples of Graffiti within the Study Area



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Examples of Debris - Site Conditions within the Study Area



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Examples of Parking Conditions within the Study Area



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Examples of Site Conditions within the Study Area



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Dilapidated Structures

Structure conditions were examined both using Scotts Bluff County Assessor's online database of building appraisal and confirmed/adjusted through field evaluation. The data and rating system from the Scotts Bluff County Assessor's database was used to evaluate properties in the area, rating structures as either: Excellent, Good, Average, Fair, Badly Worn, and Worn Out. Rating terms are defined as follows:

Excellent: Typically newer construction or property that has been completely upgraded.

Good: Typically no major defects or aging conditions in field analysis.

Average: Typically minor defects showing up, 25% or less of the following—degrading roofing materials, masonry joints in need of tuck-pointing, or small cracks in foundation, broken glass, painted surfaces beginning to peel.

Fair: Similar to Average, conditions are worsening and cover a larger portion of structure.

Badly Worn: Structure is showing many of the conditions mentioned, and extent of aging and deterioration may require demolition to eliminate the conditions.

Worn Out: Aging, deterioration and conditions point toward demolition to eliminate the conditions.



Based on these ratings, it is assumed that Average condition and less would constitute less than desirable conditions due to age and structure status. It is common for older structures to require considerable maintenance and upkeep to maintain good and excellent condition, while an Average structure can show signs of deterioration that can more quickly become a dilapidated structure if not addressed.

Findings of the study show **3.4%** of the structures were dilapidated and pose a threat as well as **93.1%** deteriorating. There are **72** structures, (**83%**) in excess of 40 years of age in the Study Area. Thus, structure age and obsolescence *within the Study Area* is a contributing condition of blighted and substandard.



6. Diversity of Ownership—59 properties with 34 owners. Narrow and small parcels of diverse ownership do exist and could be considered a contributing factor.

7. Tax or Special Assessment Delinquency—None identified, therefore, not considered a factor.

8. Defective or Unusual Conditions of Title—None identified, therefore, not considered a factor.

9. Improper Subdivision or Obsolete Platting

A railroad crossing is located in the center of the Study Area. The Study Area contains a long narrow parcel and several small parcels, which limits their capabilities for development. See **Appendix D—Figure 11** for a current zoning map of the area.



Examples of Structure Conditions within the Study Area





10. The existence of conditions which endanger life or property

Figure 6, on page 25, provides an overview of the blighted and substandard conditions located and photographed during field observations.

Poor Sidewalk and Street Conditions

The majority of the Study Area is serviced with sidewalks that vary in condition from excellent to poor. The condition of the street paving shows signs of age with cracks, gaps and missing pieces. Bituminous streets have been recently (in 2016 or 2020) chipsealed. Concrete surfaces are aging with substantial cracking found throughout the Study Area. Street curbs and gutters show signs of aging with settling, cracks, and missing pieces. Paved alleys range from minor cracking to patched dilapidated surfaces. These conditions are wide-spread.

Poor Surface Drainage

Storm water drainage problems exist in the central portion of the Study Area in particular. During field analysis, several areas of standing water were noted as poor drainage exists in localized areas including private unpaved drives, and parking lots.

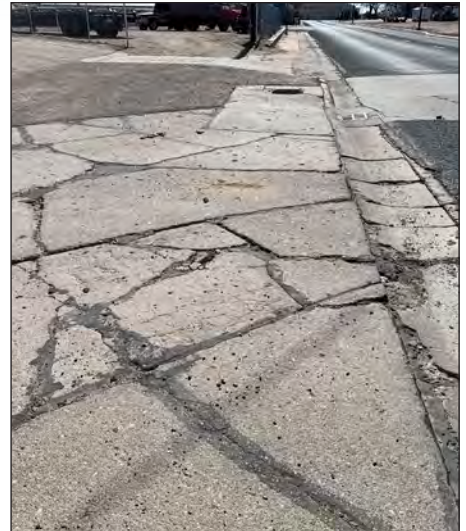
On-Site Storage

Throughout the Study Area, numerous sites of outdoor storage were noted. These findings point to an impediment for development or upgrades in the neighborhood and should be evaluated for removal.

Structure Age

The average age of the **87** main structures in the area is **68.9** years. Age of the structures within the designated Study Area is provided through the Scotts Bluff County Assessor's Office and field verification. Only those structures built before 1982 qualify for the 40 years and older structures designation in the State of Nebraska laws. The Study Area contains **72** structures built before 1982.

11. Any Combination of Such Factors—The combination of all blight and substandard conditions found within the Study Area could be considered a factor in substantially arresting sound growth in the area, and obsolescence contributes toward an inability of property within the area to compete in the market place.



Examples of Sidewalk Conditions within the Study Area



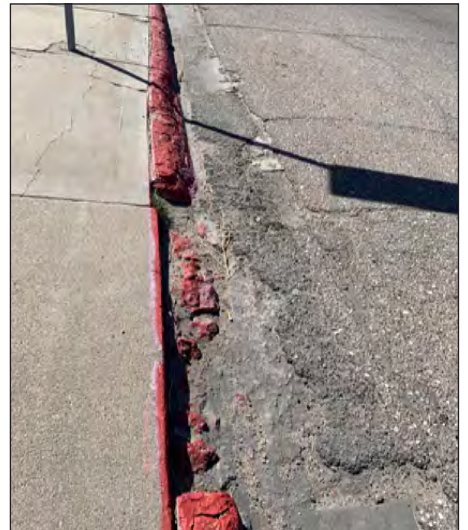
Examples of On-Site Storage within the Study Area



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Examples of Curb & Gutter and Drainage Conditions within the Study Area



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12. Detrimental to Public Health, Safety, Morals, Welfare in Present Condition

A minimum of at least one of the following factors is required for this condition to be met, and at least one of the factors is confirmed to be present in the Study Area, considering average structure age.

a. Unemployment Rate At Least 100% of State or National Average—was not considered a factor and was not researched as part of this study beyond determining that the unemployment rate in Scotts Bluff County, NE was 4.208% in 2020, while the US had an unemployment average of 8.1%, and Nebraska averaged 4.242% for the year.

b. Average Residential and Commercial Structure Age Over 40 Years—is a factor. The median age of the **87** primary non-public structures in the area is **68.9** years. Age of the structures within the Study Area #17 is provided through the Scotts Bluff County Assessor's online database and field verification. Only those structures built before 1982 qualify for the 40 years and older structures designation in the State of Nebraska laws. The Study Area contains **87** structures of known age, (**83%**) built before 1982.

c. Subdivided/Platted Property Unimproved for 40 Years—not considered as a factor.

d. Per Capita Income Level—not researched as part of this study.

e. Decreasing Population—is not considered a factor. The Study Area contains residential properties, and is located in census tracts all of which the census data reports population from 1990, 2000, and 2010 decennial census. Map **Figures 7-10** provided in **Appendix C** illustrate the 1990, 2000, and 2010 decennial census as well as the projected 2020-2025 population change for census tracts covering and surrounding the Study Area. Based on the data illustrated on the maps, the Study Area and adjacent populated areas display a slight increase in population based on the last two decennial census (1990-2010), from approximately 70 to 81; and a stable population is projected for 2020-2025 according to ESRI demographics data, which is based on the decennial census, Infogroup business data, other public and proprietary data sources, and proprietary models. The projected 2020-2025 model shows a stable to 1.25% decrease in population in the tract containing the larger number of residential units north of BNSF railroad, and a stable to 1.25% increase in population in the tract where the Study Area contains fewer residential units south of the BNSF railroad.



Conclusion of Blighted and Substandard Analysis

Based on this analysis, Study Area #17 meets the criteria of both blighted and substandard conditions—the area displays the presence of criteria required for a finding of a blighted and substandard condition as defined by the State of Nebraska Legislature.

The primary conditions leading to this conclusion include the following blighted and substandard conditions:

- a. The Study Area has inadequacies in the form of traffic movement capabilities and real property access. Numerous off-street paved parking areas exist (conditions range from good to poor), while the remaining interior private drives, off-street parking areas and driveways are deteriorating gravel surfaced or unimproved. Defective or inadequate street layout thus may be considered a factor contributing to blighted conditions in this Study Area.
- b. Storm water drainage on parcels centrally located within the Study Area is inadequate and ponds on the property.
- c. The field survey included an evaluation of the condition of site improvements inclusive of street surface as well as curb and gutter conditions, street width adequacy, sidewalks, and driveways. Additionally, off-street parking facilities, sanitary sewer facilities, and drainage facilities and inadequacies or deterioration of site improvements were identified:
 - Gravel and unimproved internal driveways, lack of internal streets where a long narrow parcel and adjacent residential neighborhood lack an alley.
 - Lack of paved parking and proper site grading/drainage creates unnavigable areas following heavy rain.
 - A single roadway access to long narrow property located along BNSF railway, west of Avenue B
 - Paved public alleys as well as curb and gutter paving along much of Study Area shows major signs of age with wide-spread conditions of heavy cracking, gaps, and missing pieces. Streets, while mostly recently chipsealed, also contains broken/patched panels.
 - The sidewalk system serves nearly all of the Study Area, but displays a substantial amount of cracking as well as upheaval, gaps, and has a pole with guy wire blocking a portion. The west side of Avenue B south of Railway Avenue and north of West 15th Street is not served by public sidewalks. There is a lack of crosswalks in the vicinity of the BNSF railway. Many corners lack ADA accessible ramps. The sidewalk deficiencies and limited number of hazards contributes to generating traffic hazards for children and other pedestrians in the Study Area as pedestrians are forced to walk along the edge of streets—their safety, well-being and health at risk.
 - A very active major heavily traveled railroad corridor diagonally cuts through the Study Area.



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Blighted & Substandard Study Area #17 | City of Scottsbluff, NE

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- d. The Study Area contains three structures of worn out status, and the lack of site improvements to many existing structures in the Study Area serves to be a limiting factor to future development in the Study Area and thus **is** an additional factor contributing to blight.
- e. The Study Area has lot layout faults in relation to size, adequacy, accessibility or usefulness. Due to its proximity to the railroad along with lack of an alley and access limitations, faulty lot layout in relation to accessibility or usefulness within this Study Area **is** considered a factor contributing to blighted conditions in this Study Area.
- f. Conditions **exist** which endanger life or property by fire and other causes. The BNSF Railroad corridor is unsecured along much of the Study Area, allowing individuals to walk along the tracks of this busy rail corridor. Standing water gives rise to mosquitos. According to city GIS data layers and visible fire hydrants, the entire Study Area is within 450-500 feet of a fire hydrant. Review of hydrant placement reveals a break in the standard hydrant grid spacing normally seen throughout the city where a majority of any location within the community are within 250-300 feet of a hydrant. This break in the grid is in the vicinity of West 16th Street and Cowen Drive, the same long narrow industrial land use area with a single access on one end and lacking an alley, adjacent to BNSF railway.
- g. Conditions **exist** which are detrimental to the public health, safety, morals and welfare in the present condition with the existence of graffiti, debris, on-site storage, inadequate drainage and needed sidewalk, ADA ramp, and crosswalk improvements. **Average structure age is 68.9 years.** The existence of an inadequate surface drainage system in part of the Study Area presenting additional threats to health—where the lack of sufficient engineered drainage and structures allows water to pond and stagnate, creating not only a physical hazard, but also increasing the potential for multiplying mosquito production, an additional health hazard to area residents located in the adjacent residential areas to the south and west.

Blighted conditions not evaluated and/or do not appear to be present

- a. According to a review of *Nebraska Taxes Online* completed in March 2021, there are no taxes or special assessment delinquency exceeding the fair value of the land. No further evaluation was performed.
- b. Defective or unusual conditions of title were not discovered during Scotts Bluff County online data review performed in March 2021.
- c. There are not more than half of the plotted and subdivided property that is unimproved, within the city for forty years and has remained unimproved during that time.
- d. The Study Area includes a variety of uses including residential uses, however, per capita income and unemployment of the area were not determined as part of this study.
- e. Diversity of ownership (34 owners of 59 parcels) could be but was not necessarily a notable factor.



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Comprehensive Plan / Surrounding Property

According to the City's 2016 Comprehensive Plan, the Study Area straddles the border of three districts: Residential (northern and western portions of study area), Central Business District (northeast portion of study area), and South Broadway (southeast portion of the study area). The Comprehensive Plan provides the following principles for sustainable development in these areas:

- Plan parks and walkability into future development.
- Encourage in fill development where possible.
- Direct high intensity industrial uses to best suited sites in Scottsbluff-Gering-Terrytown.

The Comprehensive Plan provides the following applicable principles for sustainable development in the **Central Business District**:

Interconnection of Neighborhoods and amenities

- Transportation amenities should prioritize pedestrians. Encourage residents to park and walk.
- Connection to other services and areas of the city through multiple modes of safe transportation; bike lanes could connect to other pathways throughout the City.

Sustainable development

- Reduce impervious cover—decrease storm water runoff while providing aesthetically pleasing landscaped areas.
- Focus on tree planting to help moderate temperatures and beautify public spaces.
- Continue making public improvements in landscaping and other public facilities to encourage additional private investment.
- Maintain landscaped areas to keep them attractive long-term.

Access to culture and recreation

- Partner with Midwest Theater, Western Nebraska Arts Center to provide cultural opportunities downtown.
- Access to walking paths; signage to encourage more walking downtown.

Strong neighborhoods and places, rooted in our unique character

- Promote cultural hub of the community through built design of buildings.
- Retain historical value of existing buildings.
- Encourage upper-story housing to increase vitality of the district.



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The Comprehensive Plan provides the following applicable principles for sustainable development in the **South Broadway District** and **Southwest Neighborhoods**:

Interconnection of Neighborhoods and amenities

- Improve pedestrian and cycling facilities across the arterials and throughout the neighborhood. Enhance east-west and over train track connections.
- Safe and efficient motorized transportation along major arterials, encouraging location of transportation-reliant business along South Beltline.
- Determine best possible fixed route bus stops along major roadways.
- Allow and encourage neighborhood commercial development at node intersections and corridors within walking distance to residential neighborhoods.
- Safe routes to school with attention to crosswalks on high traffic roads, crossing guards, and drop-off, pick-up traffic flow.

Sustainable development

- Incorporate native species, and natural landscaping into codes, commercial development, and campus landscape design.
- Encourage mixed use and residential development in South Broadway to increase economic activity and vitality in the community core.
- Encourage in fill development through mitigation of blighted properties and incentives, preparing sites to respond to market demand.
- Preserve land—city utilities could be extended for long term (10-20 year) development needs.
- Natural storm water facilities in uses with high percentage of impervious surfaces.
- Avoid development in floodplain.
- Restrict uses that may have a negative impact on the City's well field.

Access to culture and recreation

- Connect residential areas to neighborhood parks through walking and biking trail connectivity and attention to pedestrian accommodations along and across heavily trafficked thoroughfares.
- Provide multiple non-motorized connections to Riverside Park from other areas of the community.
- Enhance non-motorized connections from south Broadway to Downtown.
- Plan for a public access to a park or greenspace in current and new development, striving for each residence to be no more than a quarter mile walking distance from recreation facilities.
- Create positive, safe gathering places for neighbors and youth in parks and outside of restaurants.

Strong neighborhoods and places, rooted in our unique character

- Make programs that encourage up-keep of private property and neighborhoods more accessible and better communicated.
- Facilitate and support neighborhood involvement in plans, studies, and community events.
- Continue traditional neighborhood style of homes, streets, and sidewalks in residential areas.
- Improved programmatic, aesthetic, and physical connections to the riverfront.
- Improve aesthetics and landscaping along collectors, arterials, and in front of businesses, utilizing native species and enforcing design standards [utilized] in Northwest Commercial Corridors.



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Blighted & Substandard Study Area #17 | City of Scottsbluff, NE

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The development potential of property is determined by the property conditions themselves, and the conditions of surrounding property. This is particularly true for Study Area #17. The Study Area abuts two other blighted and substandard areas (Broadway downtown business district and South Beltline corridor).

The Study Area with its many parking areas and hardscape will benefit greatly from implementation of the Comprehensive Plan's sustainable development principles.

In order to achieve the principles of sustainable development included in the City's 2016 Comprehensive Plan, it is vitally important to adjoin the Study Area with the adjacent previously blighted and substandard areas. This will enhance the development potential of not only Study Area #17 but also the current adjacent blighted and substandard areas and will create a continuous, harmonious redevelopment area in the Scottsbluff Central Business District, South Broadway District, and Residential Districts.

Blighted and Substandard Area Declaration

Based on the findings in this report, the Study Area may be declared blighted and substandard in keeping with and conforming to the Nebraska Community Development Law. This finding will make this area available for redevelopment activities. The General Redevelopment Plan, when prepared, shall be composed in a manner consistent with the City of Scottsbluff Comprehensive Plan.



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Appendix



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The referenced Study Area, in the city of Scottsbluff, Nebraska, includes the following identified parcels with their legally described additions, blocks and/or lots, and unplatted lands:

Table 2
Scotts Bluff County Ownership Parcels - Blight Study Area #17
Scottsbluff, Nebraska

Parcel	Legal Description	Parcel	Legal Description
10113622	LT 1 EX E 115', ALL LT 2, KELLEY-BRESTER REPLAT	10137564	LT 6, BLK 5, ORIGINAL TOWN ADD
10113630	E 115' LT 1, KELLEY-BRESTER REPLAT	10137572	LT 8, BLK 5, ORIGINAL TOWN ADD
10113649	LT 3, KELLEY-BRESTER REPLAT	10137599	LT 10, BLK 5, ORIGINAL TOWN ADD REPLAT
10131574	LT 1A, BLK 1, MC CLANAHANS ADD REPLAT	10137602	LTS 11-12, BLK 5, ORIGINAL TOWN ADD
10131582	LT 1B, BLK 1, MCCLANAHANS ADD REPLAT	10137610	LTS 13-14, BLK 5, ORIGINAL TOWN ADD
10131590	S 45' LT 2, BLK 1, MCCLANAHANS ADD	10137629	LTS 15-16, BLK 5, ORIGINAL TOWN ADD
10131604	LTS 3,4, BLK 1, MCCLANAHANS ADD	10150498	LTS 1,2, BLK 1, SUNSET ADD
10131612	LT 5, PT LT 6, BLK 1, MCCLANAHANS ADD	10150595	LTS 9-12, BLK 1, SUNSET ADD
10131639	LT 8, BLK 1, MCCLANAHANS ADD	Lot 10A	LT 10A, BLK 1, SUNSET ADD
10131647	LT 9, BLK 1, MCCLANAHANS ADD	Lot 10B	LOT 10B, BLK 1, SUNSET ADD
10131655	LT 10, BLK 1, MCCLANAHANS ADD	10151699	LT 2, BLK 9, THIRD ADD
10131663	S 1/2 LT 11, BLK 1, MCCLANAHANS ADD	10151702	LT 3, BLK 9, THIRD ADD
10131671	N 1/2 LT 11, BLK 1, MCCLANAHANS ADD	10151710	LT 4, BLK 9, THIRD ADD
10131698	LT 12, BLK 1, MCCLANAHANS ADD	10151729	LTS 5-7, BLK 9, THIRD ADD
10137378	LT 1, N1/2 LT 2, BLK 4, ORIGINAL TOWN ADD	10151745	LT 8-10, BLK 9, THIRD ADD
10137386	S 1/2 LT 2, BLK 4, ORIGINAL TOWN ADD	10151788	EX N 50' & EX PT OF SE CORNER OF LT 11, BLK 9, THIRD ADD
10137394	S1/2 LT 3, BLK 4, ORIGINAL TOWN ADD	10151796	LT 13, BLK 9, THIRD ADD
10137408	N1/2 LT 3, BLK 4, ORIGINAL TOWN ADD	10151818	LT 14, BLK 9, THIRD ADD
10137416	LT 4, BLK 4, ORIGINAL TOWN ADD	10151826	LT 15, BLK 9, THIRD ADD
10137424	LTS 5C, BLK 4, ORIGINAL TOWN ADD-REPLAT OF 5A REPLAT OF LTS 5-6	10151834	LT 16, BLK 9, THIRD ADD
10137440	LTS 7,8, BLK 4, ORIGINAL TOWN ADD	10152148	LTS 4-5 PT OF LT 6, BLK 1, TRI STATE ADD
10137459	LT 9, BLK 4, ORIGINAL TOWN ADD	10152172	LTS 7-9, BLK 1, TRI STATE ADD
10137467	LT 10, BLK 4, ORIGINAL TOWN ADD	10152245	LTS 10-11, BLK 1, TRI STATE ADD
10137475	LT 11, BLK 4, ORIGINAL TOWN ADD	10161368	LT 1, BLK 9, THIRD ADD
10137483	E 70' OF E 110' LT 12, BLK 4, ORIGINAL TOWN ADD	10162879	LT 7, BLK 5, ORIGINAL TOWN ADD
10137491	W 40' OF E 110' OF LT 12, BLK 4, ORIGINAL TOWN ADD	10274405	PT E 1/2 SW, UNPL LANDS, 23-22-55
10137505	W 30' OF LT 12, BLK 4, ORIGINAL TOWN ADD	10294066	N50' LT 11, ALL LT 12, BLK 9, THIRD ADD
10137513	LT 1, BLK 5, ORIGINAL TOWN ADD	10305173	LTS 3-4, BLK 5, ORIGINAL TOWN ADD
10137548	LT 2, BLK 5, ORIGINAL TOWN ADD	10345728	LTS 5B, BLK 4, ORIGINAL TOWN ADD-REPLAT OF 5A REPLAT OF LTS 5-6
10137556	LT 5, BLK 5, ORIGINAL TOWN ADD		

The **primary streets and roads** within the Study Area include:

E—W: West 18th Street, West 17th Street, West Railway Street, West 15th Street, West 14th Street, West Overland Drive

N—S: Avenue A, Avenue B, Avenue C



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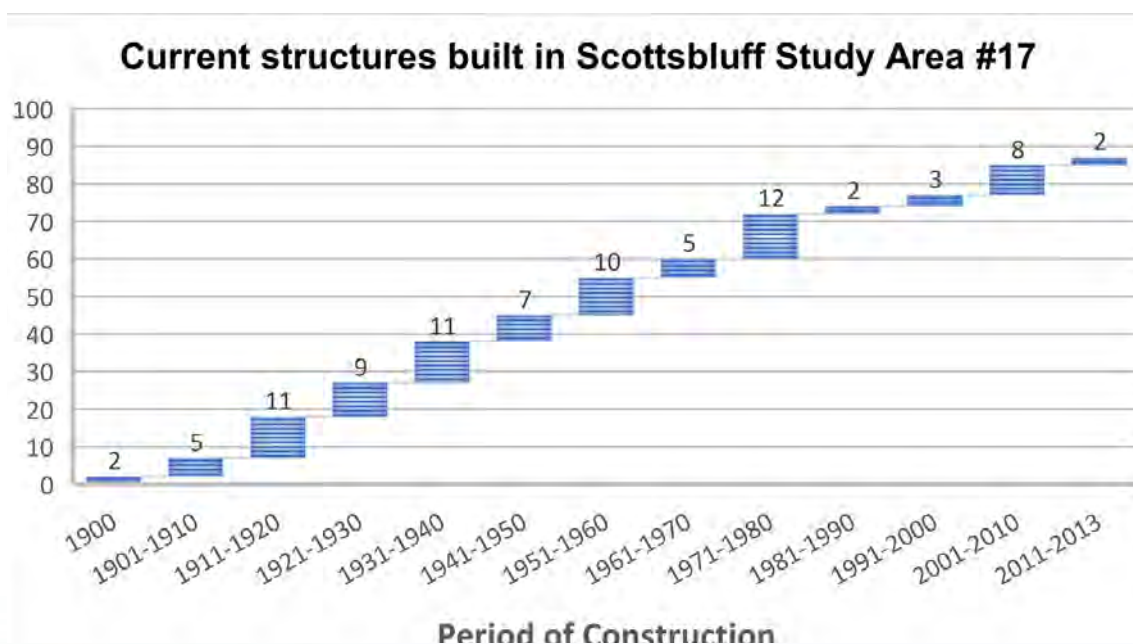
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Table 3
Structure Effective and Cumulative Ages - Blight Study Area #17
Scottsbluff, Nebraska

Year Built	Effective Age	No of Units	Cumulative Age
1900	122	2	244
1910	112	5	560
1913	109	1	109
1920	102	10	1020
1923	99	3	297
1924	98	1	98
1927	95	3	285
1930	92	2	184
1935	87	1	87
1937	85	2	170
1940	82	8	656
1945	77	3	231
1946	76	2	152
1948	74	1	74
1949	73	1	73
1952	70	1	70
1955	67	2	134
1958	64	3	192
1959	63	1	63
1960	62	3	186
1962	60	1	60
1966	56	1	56

Year Built	Effective Age	No of Units	Cumulative Age
1967	55	1	55
1970	52	2	104
1972	50	1	50
1974	48	1	48
1976	46	1	46
1977	45	3	135
1979	43	2	86
1980	42	4	168
1985	37	1	37
1990	32	1	32
1994	28	1	28
1996	26	1	26
1997	25	1	25
2002	20	1	20
2003	19	2	38
2005	17	2	34
2008	14	1	14
2009	13	2	26
2011	11	1	11
2013	9	1	9
Total Cumulative		87	5993
Average Age			68.9

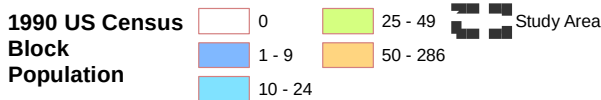
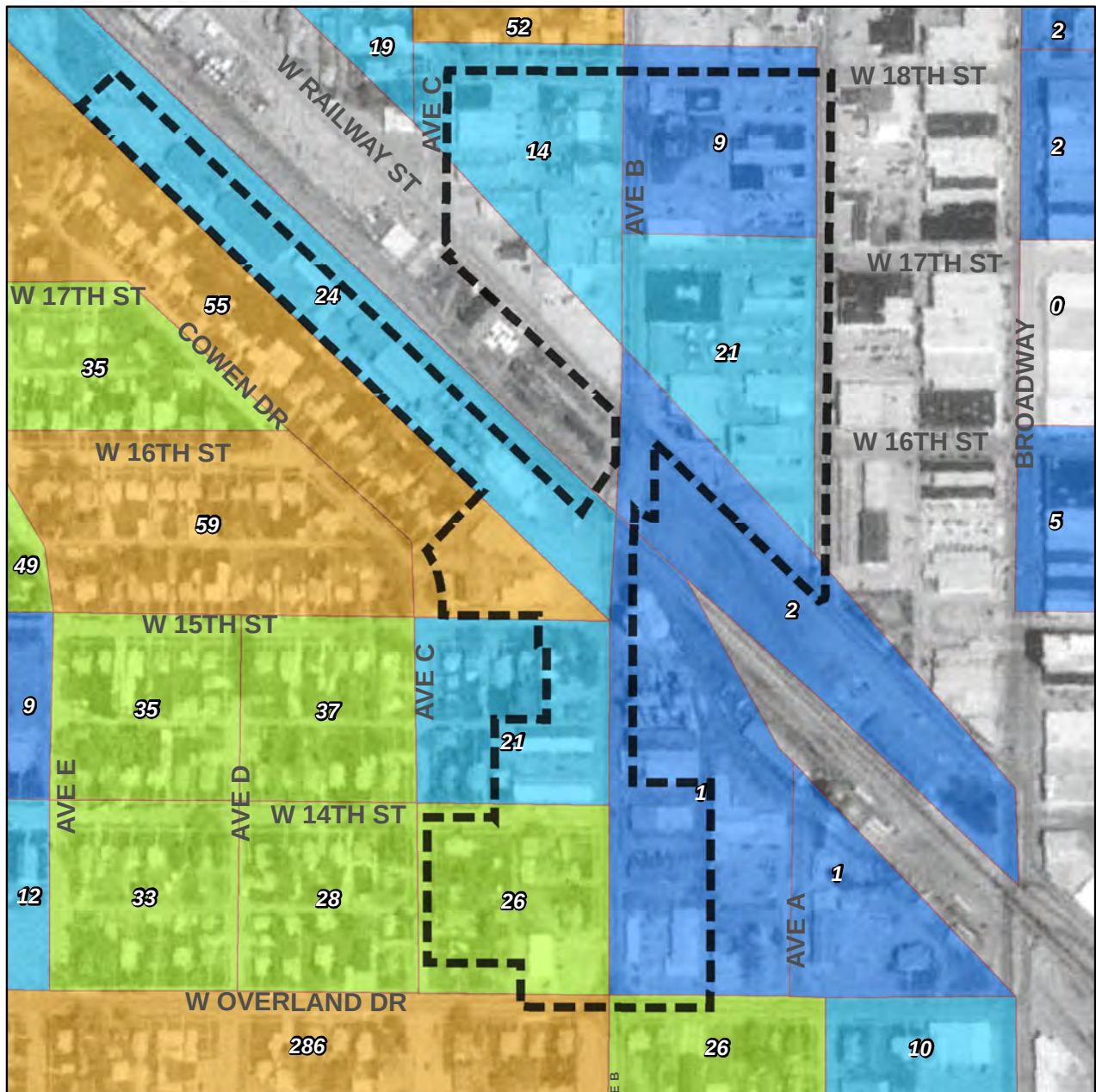
Source: Scotts Bluff County Assessor online database
 confirmed by M.C. Schaff & Associates, Inc., Field Survey, February 2021



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1990 US Census Population

City of Scottsbluff
Scotts Bluff County, NE

Data Sources:

1990 Census shapefile and population data:
Minnesota Population Center, National Historical Geographic Information System: Version 11.0 [Database]. Minneapolis:
University of Minnesota. 2016. <http://doi.org/10.18128/D050.V11.0>. <https://data2.nhgis.org>

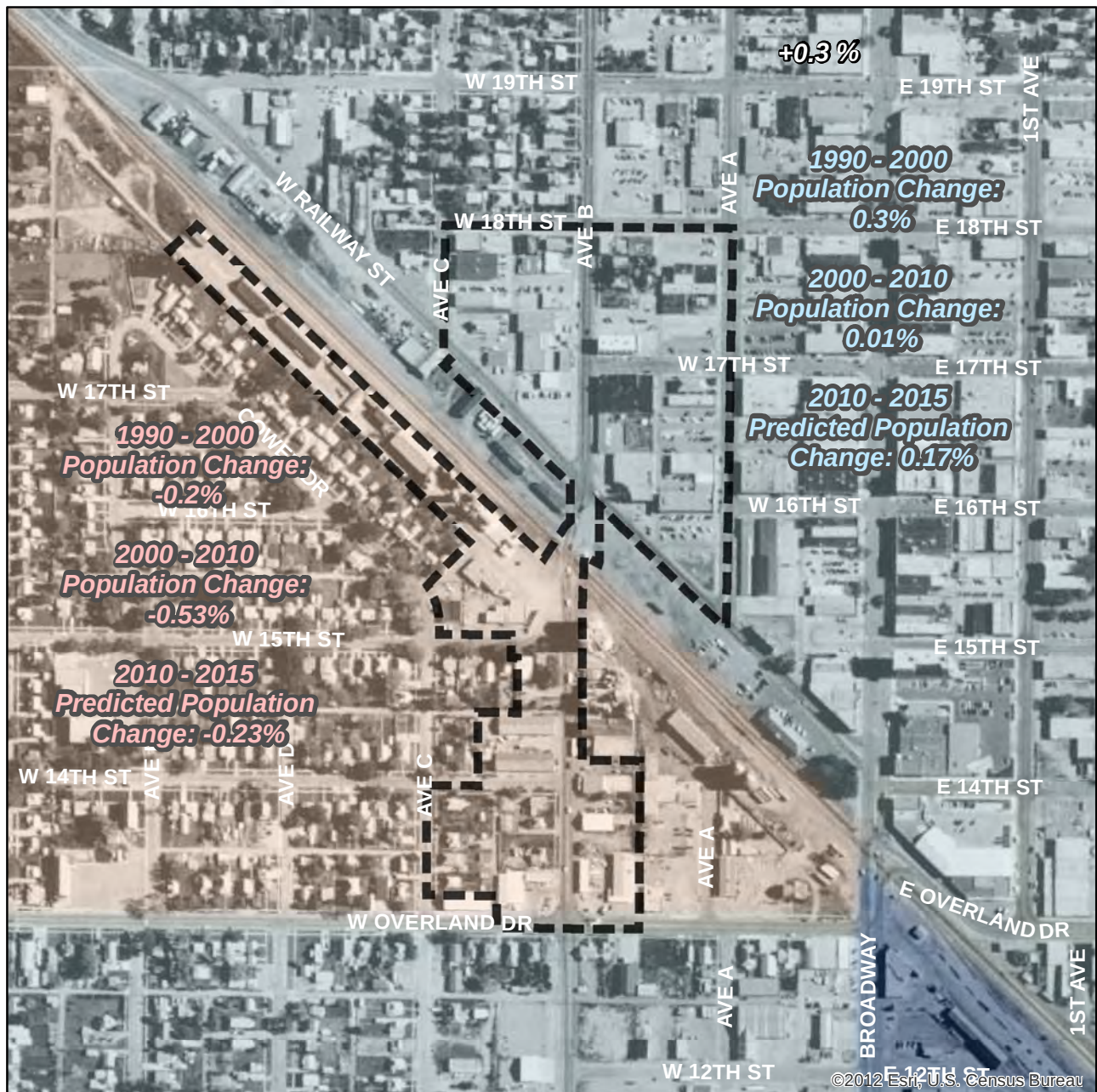
Imagery: NAIP, 1993 <ftp://dnrftp.dnr.ne.gov/pub/data/CoqArea/1993SPCOQs/41103/>



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1990-2000 Population Change

Great Increase (More than 1.5%)

Moderate Increase (0.75% to 1.5%)

Slight Increase (0% to 0.75%)

Slight Decrease (-0.25% to 0%)

Moderate Decrease (-1.5% to -0.25%)

Great Decrease (Less than -1.5%)

Study Area

1990-2010 US Census Population Change

City of Scottsbluff
Scotts Bluff County, NE

Data Sources:

Population: 2000 US Census Block Groups. This layer shows past population change from 1990 to 2000 in the U.S., by block group. The data shown is from the U.S. Census Bureau's SF1 and TIGER data sets for 2010. Population block group level data sourced from ESRI ArcGIS Online.

Aerial: FSA, USGS Digital Orthophoto Quarter-Quadrangles, 1999



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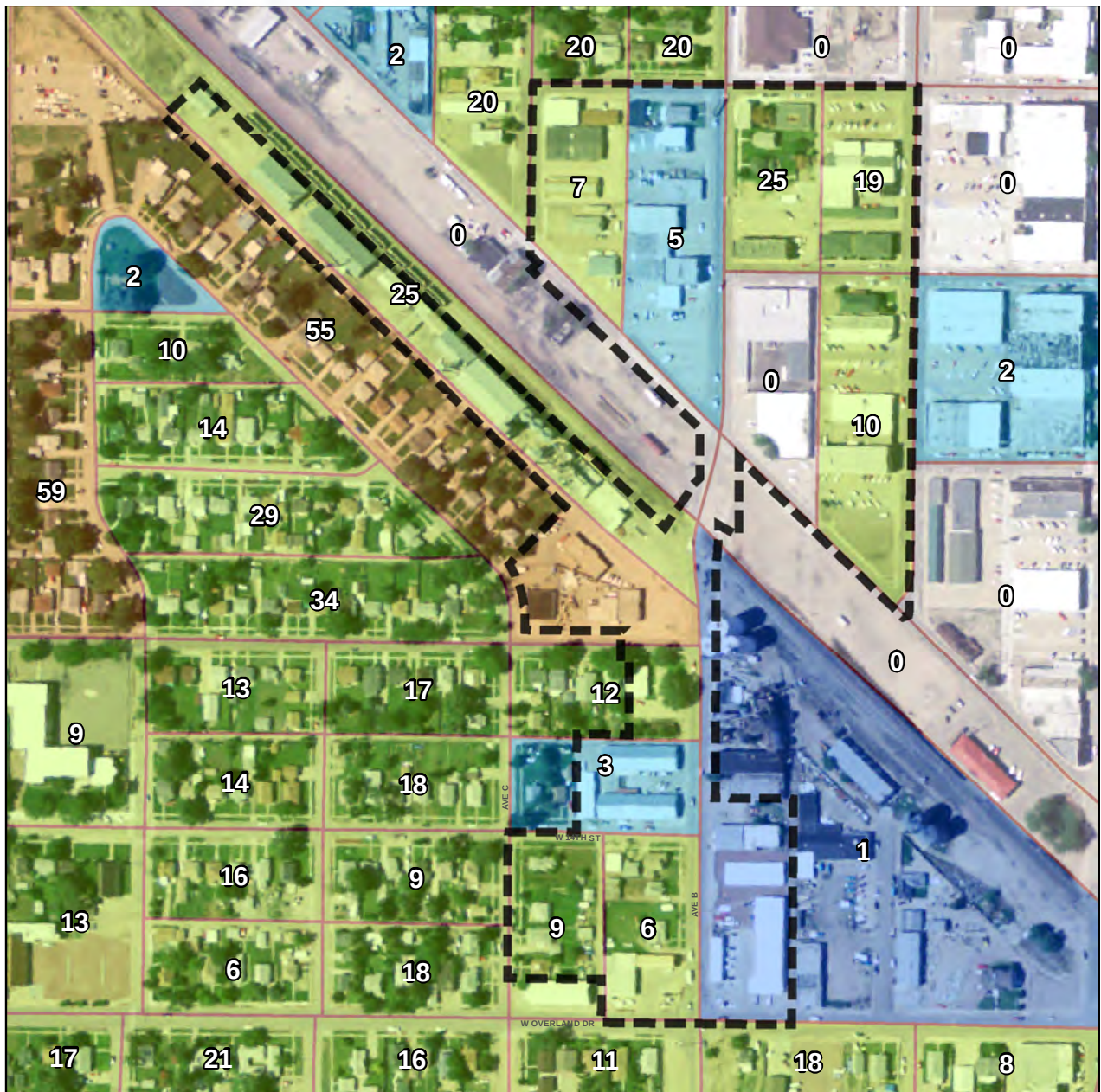
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**2010 US Census
Block Population**

**2010 US
Census
Population**



City of Scottsbluff
Scotts Bluff County, NE

Data Sources:

Population: 2010 US Census Blocks and
Block Level Population Data from www2.census.gov

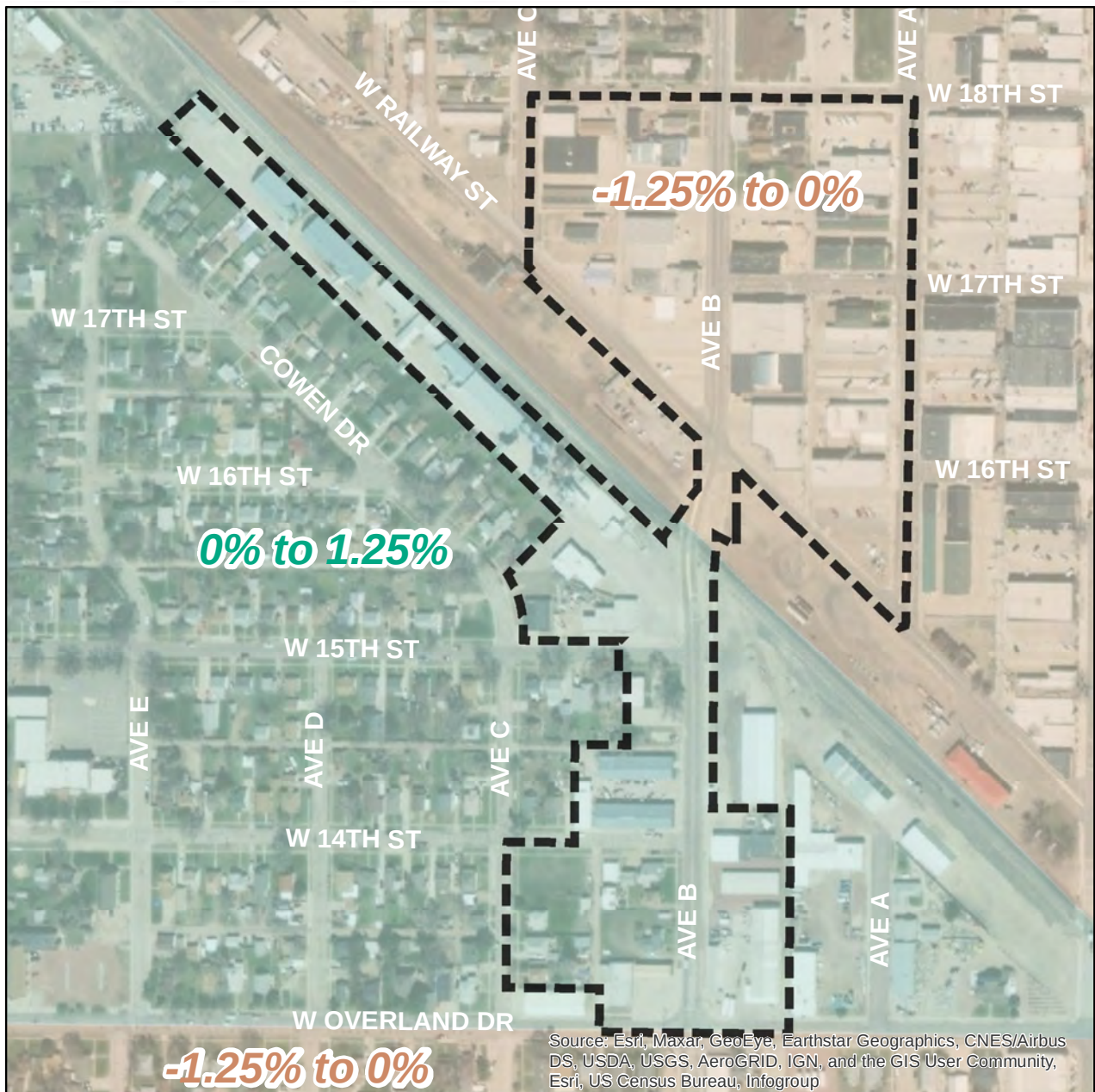
Imagery: Farm Service Agency (FSA) 2010 Imagery, Acquired on June 15-16, 2010
http://dnrftp.dnr.ne.gov/pub/data/CoqArea/Band4_NE_1m_2010/41103/



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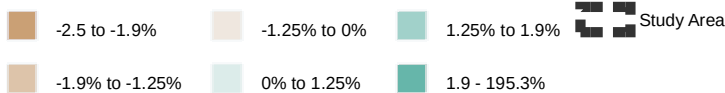
Blighted & Substandard Study Area #17 | City of Scottsbluff, NE

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Estimated 2015-2020 USA Population Growth

Estimated 2020-2025 USA Pop Growth



City of Scottsbluff
Scotts Bluff County, NE

Data Sources:

Esri's Updated Demographics, Census Data, Tapestry Segmentation, and Business Summary data for the United States.
Server: https://demographics5.arcgis.com/arcgis/rest/services; Name: USA_Demographics_and_Boundaries_2020.

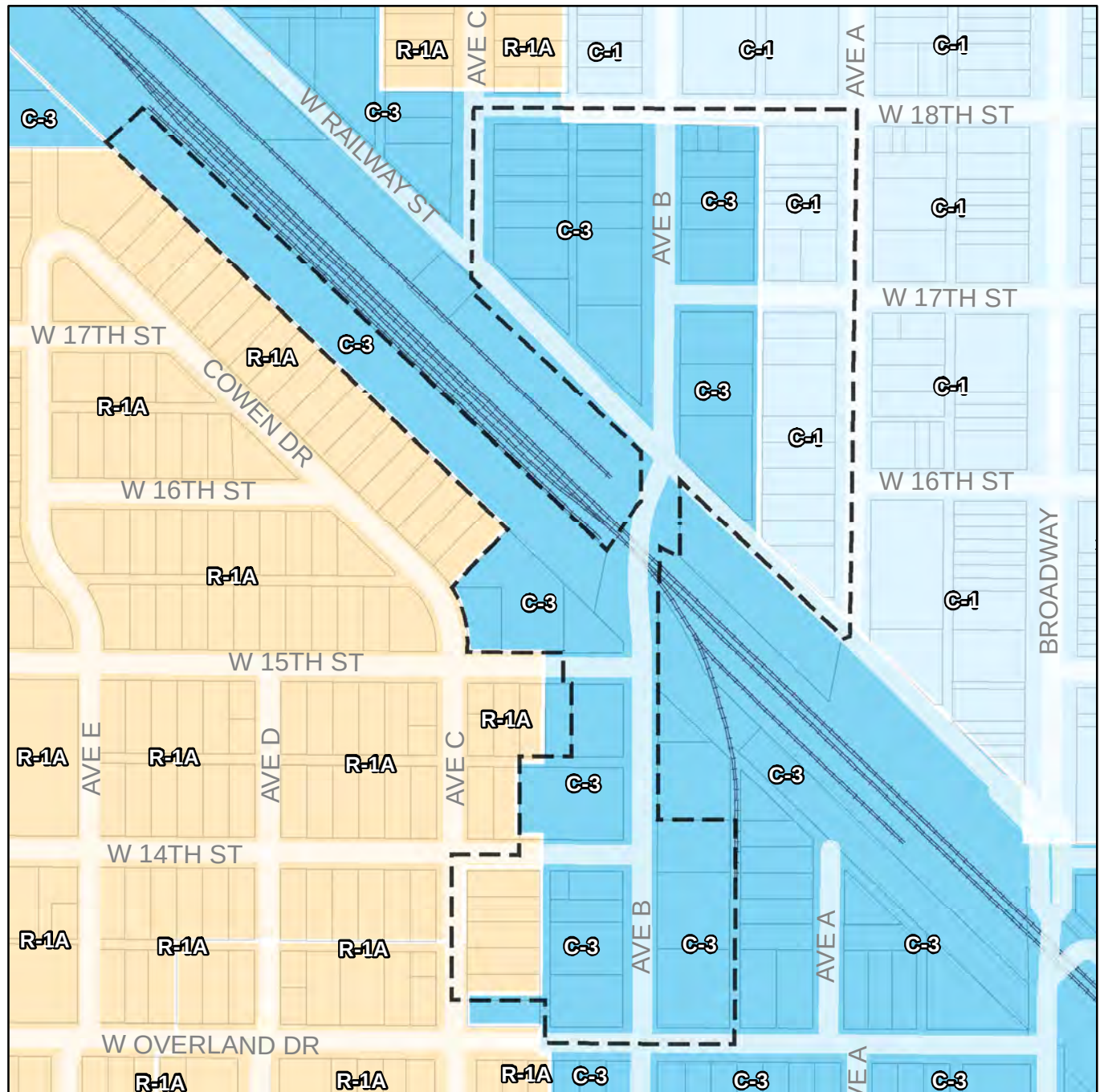
Imagery: Esri, Maxar Vivid, April 28, 2018



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Blighted & Substandard Study Area #17 | City of Scottsbluff, NE

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- Central Business District (C-1)
- Heavy Commercial (C-3)
- Single Family Residential (R-1A)
- Study Area

Existing Zoning

City of Scottsbluff
Scotts Bluff County, NE

Data Sources:
Zoning: City, 2020
Parcels: Scotts Bluff County, 2017



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PROVIDING SIMPLY SMART SOLUTIONS



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2116 Pioneer Avenue, Cheyenne, Wyoming 82001
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RESOLUTION 21-04

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

Recitals:

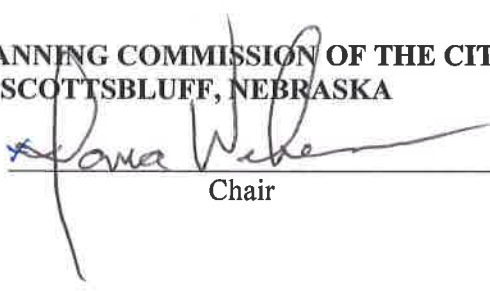
- a. The question of whether the “Redevelopment Area,” as defined below, is substandard and blighted as those terms are defined in the Nebraska Community Development Law (the “Act”) has been submitted to the Planning Commission.
- b. The “Redevelopment Area” encompasses the area in Scottsbluff, Nebraska, described as set forth in Exhibit A to this Resolution.
- c. The Planning Commission has received and reviewed the Blight & Substandard Determination Study, Study Area #17 prepared by M.C. Schaff & Associates, Inc. and dated April 8, 2021 (the “Study”).
- d. The Planning Commission conducted a public hearing on May 10, 2021 for the purpose of making a recommendation to the City Council as to whether the Redevelopment Area is and should be determined as substandard and blighted as those terms are defined in the Act.
- e. The Planning Commission considered the Study and the comments at the public hearing in formulating its recommendation to the City Council.

Resolved:

1. The Redevelopment Area meets the criteria set forth in Sections 18-2103(3) and (31) of the Act, as described and set forth in the Study, and the inclusion of all property in the Redevelopment Area is necessary to create a unified redevelopment area sufficient to encourage developers and redevelopment and to carry out the purposes of the Act.
2. The Planning Commission recommends to the City Council that the City Council declare the Redevelopment Area as substandard and blighted and in need of redevelopment.
3. All prior resolutions of the Planning Commission in conflict with the terms and provisions of this Resolution are repealed to the extent of such conflicts.
4. This Resolution shall become effective immediately upon its adoption.

PASSED and APPROVED on May 10, 2021

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

By: 
Chair

ATTEST:

By: 
Recording Secretary

Exhibit A
Redevelopment Area (Area 17)

Properties and tracts of land within the general vicinity between Avenues A and C and between West Overland Drive and West 18th Street, including a corridor extending westerly from Avenue B along the southern border of the BNSF railroad right-of-way and north of Cowen Drive, in the south central portion of the community. The area contains approximately 22.861 acres and is more particularly described as:

Situated in the Southeast Quarter of the Southwest Quarter and in the Southwest Quarter of the Southeast Quarter of Section 23, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows;

Beginning at the northwest corner of LTS 10-11, BLK 1, TRI STATE ADD (Parcel #010152245);

Thence, easterly on the north line of said Parcel #010152245 to the northeast corner of said Parcel #010152245, and continuing easterly on an easterly extension of said north line of Parcel #010152245 to its intersection with the northerly-southerly centerline of the alley right-of-way between Avenue B and Avenue A, and between said Parcel 010152245 and LTS 16-19, BLK 1, TRI STATE ADD (Parcel #010152253);

Thence, southerly on said alley right-of-way centerline to its intersection with the north line of the West Overland Drive right-of-way, and continuing on a southerly extension of said alley centerline to the easterly-westerly centerline of the West Overland Drive right-of-way;

Thence, westerly on said West Overland Drive right-of-way centerline to its intersection with the southerly extension of the northerly-southerly alley right-of-way centerline of the alley between Avenue B and Avenue C;

Thence, northerly on said southerly extension of said alley right-of-way centerline of the alley between Avenue B and Avenue C to its intersection with the north right-of-way line of West Overland Drive, and continuing northerly on said alley right-of-way centerline of the alley between Avenue B and Avenue C to its intersection with the easterly extension of the north line of LT 8, BLK 1, MCCLANAHANS ADD (Parcel #010131639);

Thence, westerly on said easterly extension of the north line of said Parcel #010131639 to the northeast corner of said Parcel #010131639, and continuing westerly on the north line of said Parcel #010131639 to the northwest corner of said Parcel #010131639, and continuing on a westerly extension of the north line of said Parcel #010131639 to its intersection with the northerly-southerly right-of-way centerline of Avenue C;

Thence, northerly on said Avenue C right-of-way centerline to its intersection with the easterly-westerly right-of-way centerline of West 14th Street;

Thence, easterly on said West 14th Street right-of-way centerline to its intersection with the southerly extension of the west line of Lots 9-12, Block 1, Sunset Addition (Parcel #010150595);

Thence, northerly on the southerly extension of said west line of Parcel #010150595 to the southwest corner of said parcel, and continuing northerly on the west line of Parcel #010150595 to the northwest

corner of said parcel, and continuing northerly on a northerly extension of said parcel to the south edge of Lot 4, Block 1, Sunset Addition;

Thence, easterly on the south line of said Lt 4, Blk 1, Sunset Add and continuing on an easterly extension thereof to the southwest corner of Lots 1-2, Block 1, Sunset Addition (Parcel # 010150498);

Thence, northerly on the west line of said Parcel # 010150498 to the north line of Block 1, Sunset Addition;

Thence, westerly on said north line of Block 1, Sunset Addition to the southerly extension of the east line of LT 1 EX E 115', ALL LT 2, KELLEY-BRESTER REPLAT (Parcel # 010113622);

Thence, northerly on said southerly extension of the east line of Parcel #010113622 to the south line of said Parcel #010113622;

Thence, westerly on the south line of Kelley-Brester Replat to the southwest corner of said Kelley-Brester Replat, said point also being the Cowen Drive east right-of-way;

Thence, northerly on Cowen Drive east right-of-way to the south corner of LT 4, KELLEY-BRESTER REPLAT (Parcel #010113673);

Thence, northeasterly on the southeast line of said Parcel #010113673 to the northeast line of Kelley-Brester Replat, said point also being on the southwest line of PT E 1/2 SW, UNPL LANDS, 23-22-55 (Parcel #010274405);

Thence, northwesterly on the southwest line of said Parcel #010274405 to the west corner of said Parcel #010274405;

Thence, northeasterly on the northwest line of said Parcel #010274405 to the north corner of said Parcel #010274405, said point also being on the southwest line of the Burlington Northern Santa Fe (BNSF) Railroad right-of-way;

Thence, southeasterly on said BNSF southwest right-of-way line to its intersection with the west right-of-way line of Avenue B;

Thence, northerly on the west right-of-way line of Avenue B to its intersection with the southwestern right-of-way line of West Railway Street;

Thence, northwesterly on said West Railway Street southwest right-of-way line to its intersection with the Avenue C right -of-way centerline;

Thence, northerly on said Avenue C right-of-way centerline to its intersection with the West 18th Street right-of-way centerline;

Thence, easterly on said West 18th Street right-of-way centerline to its intersection with the Avenue A right-of-way centerline;

Thence, southerly on said Avenue A right-of-way centerline to the West Railway Street southwest right-of-way line;

Thence, northwesterly on the said West Railway Street southwest right-of-way line to its intersection with the Avenue B east right-of-way line;

Thence, southerly on said Avenue B east right-of-way to the northwest corner of LTS 10-11, BLK 1, TRI STATE ADD (Parcel #010152245), said point also being the Point of Beginning, said tract containing an area of 22.861 Acres, more or less.

City of Scottsbluff, Nebraska

Monday, May 17, 2021

Regular Meeting

Item Resolut.1

Council to consider and act on a Resolution to declare that Study Area #13 generally described as properties and tracts of land

within the general vicinity of Avenue A, Broadway, and 1st Avenue, between 23rd Street on the north and 18th Street on the south, in the central portion of the City of Scottsbluff is blighted and substandard as those terms are defined in the Nebraska Community Redevelopment Law.

Staff Contact: Zachary Glaubius, Projects & Planning Coordinator

RESOLUTION _____

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

Recitals:

a. The City Council has considered the question of whether the “Redevelopment Area,” as defined below, is substandard and blighted as those terms are defined in the Nebraska Community Development Law (the “Act”).

b. The “Redevelopment Area” encompasses the area in Scottsbluff, Nebraska, described as set forth in Exhibit A to this Resolution.

c. The City Council has received and reviewed the Blight & Substandard Determination Study, Study Area #13 prepared by M.C. Schaff & Associates, Inc. and dated March 9, 2021 (the “Study”).

d. The City Council submitted the question of whether the Redevelopment Area is substandard and blighted to the Planning Commission.

e. The Planning Commission received the Study and conducted a public hearing on May 10, 2021 for the purpose of making a recommendation to the City Council as to whether the Redevelopment Area is and should be determined as substandard and blighted and in need of redevelopment. The Planning Commission provided its written recommendation to the City Council that the Redevelopment Area should be declared substandard and blighted and in need of redevelopment.

f. The City Council conducted a public hearing on May 17, 2021 on the question of whether the Redevelopment Area is substandard and blighted and in need of redevelopment.

Resolved:

1. The Redevelopment Area meets the criteria set forth in Sections 18-2103(3) and (31) of the Act, as described and set forth in the Study.

2. Declaring the Redevelopment Area as substandard and blighted is necessary to accomplish the sound redevelopment planning and program of the City, will enhance the development potential of the Redevelopment Area as well as adjacent areas already declared substandard and blighted, and the inclusion of all property in the Redevelopment Area is necessary to create a unified redevelopment area sufficient to encourage developers and redevelopment and to carry out the purposes of the Act.

3. Based on the above recitals and resolutions, the Planning Commission's recommendation, the Study and its findings which are incorporated into this Resolution by this reference, and the comments at the public hearing, the City Council declares the Redevelopment Area as substandard and blighted, as those terms are defined in the Act, and in need of redevelopment.

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

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

PASSED and APPROVED on May 17, 2021

**CITY COUNCIL OF THE CITY
OF SCOTTSBLUFF, NEBRASKA**

ATTEST:

By: _____
Mayor

By: _____
City Clerk

Exhibit A
Redevelopment Area (Area 13)

Properties and tracts of land within the general vicinity of Avenue A, Broadway, and 1st Avenue, between 23rd Street on the north and 18th Street on the south, in the central portion of the community. The area contains approximately 24.955 acres and is more particularly described as:

Situated in the center of Section 23, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows;

Beginning at, the southeast corner of TL 8, TL9 & S2/3 OF TL 13, BLK 22, NORTH SCB ADD (Parcel #010135278), said point being on the north right-of-way line of East 22nd Street, and proceeding northerly on the east line of said Parcel #010135278 to the southeast corner of ALL TLS 2,10,11,12, BLK 22, NORTH SCB ADD (Parcel #010135308), said point also being the southwest corner of an Unknown parcel;

Thence, easterly on the south line of said Unknown parcel to the southeast corner of said Unknown parcel, said point also being the southwest corner of N 1/3 SE TL 5, BLK 22, NORTH SCB ADD (Parcel #010135235);

Thence, northerly on the west line of said Parcel #010135235 to the northwest corner of said Parcel #010135235, said point also being the on the south line of S 1/3 NE TL 4, BLK 22, NORTH SCB ADD;

Thence, westerly on the south line of Parcel #010135227 to the southwest corner of said Parcel #010135227;

Thence, northerly on the west line of said Parcel #010135227 to the northwest corner of said Parcel #010135227;

Thence, easterly on the north line of said Parcel #010135227 to the northeast corner of said Parcel #010135227 said point being on the westerly right-of-way of 1st Avenue, and continuing on an easterly extension of said Parcel #010135227 to the northerly-southerly centerline of 1st Avenue;

Thence, northerly on the 1st Avenue centerline to the easterly-westerly right-of-way of East 23rd Street;

Thence, westerly on the easterly-westerly centerline of East 23rd Street to the northerly-southerly centerline of Broadway Avenue;

Thence, southerly on the said centerline of Broadway Avenue to the easterly extension of the north line of LT 5, BLK 21, SUB BLK 21, N SCB ADD (Parcel #010149627);

Thence, westerly on the easterly extension of the north line of said Parcel #010149627 to the northeast corner of said Parcel #010149627;

Thence, westerly on the north line of said Parcel #010149627 to the northwest corner of said Parcel #010149627 and continuing on a westerly extension of said north line to the centerline of the northerly-southerly alley right-of-way between said Parcel #010149627 and LT 8, BLK 21, SUB BLK 21, N SCB ADD (Parcel #010149635);

Thence, southerly on said northerly-southerly centerline of the said northerly-southerly alley, also being the alley between Avenue A and Broadway, to its intersection with the centerline of the easterly-westerly right-of-way of West 21st Street;

Thence, westerly on said easterly-westerly centerline of West 21st Street to its intersection with the centerline of the northerly-southerly centerline of Avenue A;

Thence, southerly on said northerly-southerly centerline of Avenue A to the easterly extension of the north line of LTS 6-8, BLK 2, THIRD ADD (Parcel #010150994);

Thence, westerly on the easterly extension of said Parcel #010150994 to the northeast corner of said Parcel #010150994 and continuing westerly on the north line of said Parcel #010150994 to the northwest corner of said Parcel #010150994 and continuing westerly on a westerly extension of said north line of Parcel #010150994 to its intersection with the centerline of the northerly-southerly alley right-of-way between Avenue A and Avenue B, also being the alley between said Parcel #010150994 and LTS 1-5 & 9-16 BLK 2, THIRD ADD (Parcel #010150943);

Thence, southerly on said northerly-southerly alley centerline between Avenue A and Avenue B to its intersection with the easterly-westerly right-of-way centerline of West 19th Street;

Thence, easterly on said easterly-westerly right-of-way centerline of West 19th Street to its intersection with the northerly-southerly right-of-way centerline of Avenue A;

Thence, southerly on said northerly-southerly right-of-way centerline of Avenue A to its intersection with the easterly-westerly right-of-way centerline of West 18th Street;

Thence, easterly on said easterly-westerly right-of-way centerline of West 18th Street to its intersection with the northerly-southerly right-of-way centerline of Broadway Avenue;

Thence, northerly on said northerly-southerly right-of-way centerline of Broadway Avenue to its intersection with the easterly right-of-way centerline of East 19th Street;

Thence, easterly on said easterly right-of-way centerline of East 19th Street to its intersection with the northerly-southerly right-of-way centerline of the alley between 1st Avenue and 2nd Avenue;

Thence, northerly on said northerly-southerly right-of-way centerline of the alley between 1st and 2nd Avenue to its intersection with the easterly extension of the north line of LT 7, BLK 1, SEVENTH ADD (Parcel #010146652);

Thence, westerly on said easterly extension of the north line of said Parcel #010146652 to the northeast corner of said Parcel #010146652, and continuing westerly on the north line of said Parcel #010146652 to the northwest corner of said Parcel #010146652 and continuing westerly on a westerly extension of the north line of said Parcel #010146652 to its intersection with the northerly-southerly right-of-way centerline of 1st Avenue;

Thence, northerly on said northerly-southerly right-of-way centerline of 1st Avenue to its intersection with the easterly extension of the north line of LT 6-8, BLK 2, SEVENTH ADD (Parcel #010146725);

Thence, westerly on said easterly extension of the north line of said Parcel #010146725 to the northeast corner of said Parcel #010146725, and continuing westerly on the north line of said Parcel #010146725 to the northwest corner of said Parcel #010146725, and continuing westerly on a westerly extension of the north line of said Parcel #010146725 to its intersection with the northerly-southerly centerline of the alley right-of-way between Broadway Avenue and 1st Avenue;

Thence, northerly on said northerly-southerly alley right-of-way centerline between Broadway Avenue and 1st Avenue to its intersection with the easterly-westerly right-of-way centerline of East 20th Street;

Thence, easterly on said easterly-westerly right-of-way centerline of East 20th Street to its intersection with the northerly-southerly right-of-way centerline of 1st Avenue;

Thence, northerly on said northerly-southerly right-of-way centerline of 1st Avenue to its intersection with the easterly extension of the north line of C 1/3 SE TL 5 EXC N 7', BLK 30, NORTH SCB ADD (Parcel #010135596);

Thence, westerly on said easterly extension of the north line of Parcel #010135596 to the northeast corner of said Parcel #010135596, and continuing westerly on the north line of said Parcel #010135596 to the northwest corner of said Parcel #010135596, and continuing westerly on a westerly extension of the north line of said Parcel #010135596 to its intersection with the northerly-southerly right-of-way centerline of the alley between Broadway Avenue and 1st Avenue;

*Thence, northerly on said northerly-southerly right-of-way centerline of the alley between Broadway Avenue and 1st Avenue to its intersection with the north line of the easterly-westerly right-of-way of East 22nd Street, said point also being the southeast corner of Parcel #010135278, and said point being the Point of Beginning—said redevelopment study area containing an area of **24.955 acres**, more or less.*

City of Scottsbluff, Nebraska

Monday, May 17, 2021

Regular Meeting

Item Resolut.2

Council to consider and act on a Resolution to declare that Study Area #14 generally described as properties and tracts of land

north of East 15th Street and south of East 17th Street, beginning at 21st Avenue on the east and running west for a distance of two blocks, in the southeastern portion of the City of Scottsbluff is blighted and substandard as those terms are defined in the Nebraska Community Redevelopment Law.

Staff Contact: Zachary Glaubius, Projects & Planning Coordinator

RESOLUTION _____

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

Recitals:

a. The City Council has considered the question of whether the “Redevelopment Area,” as defined below, is substandard and blighted as those terms are defined in the Nebraska Community Development Law (the “Act”).

b. The “Redevelopment Area” encompasses the area in Scottsbluff, Nebraska, described as set forth in Exhibit A to this Resolution.

c. The City Council has received and reviewed the Blight & Substandard Determination Study, Study Area #14 prepared by M.C. Schaff & Associates, Inc. and dated March 9, 2021 (the “Study”).

d. The City Council submitted the question of whether the Redevelopment Area is substandard and blighted to the Planning Commission.

e. The Planning Commission received the Study and conducted a public hearing on May 10, 2021 for the purpose of making a recommendation to the City Council as to whether the Redevelopment Area is and should be determined as substandard and blighted and in need of redevelopment. The Planning Commission provided its written recommendation to the City Council that the Redevelopment Area should be declared substandard and blighted and in need of redevelopment.

f. The City Council conducted a public hearing on May 17, 2021 on the question of whether the Redevelopment Area is substandard and blighted and in need of redevelopment.

Resolved:

1. The Redevelopment Area meets the criteria set forth in Sections 18-2103(3) and (31) of the Act, as described and set forth in the Study.

2. Declaring the Redevelopment Area as substandard and blighted is necessary to accomplish the sound redevelopment planning and program of the City, will enhance the development potential of the Redevelopment Area as well as adjacent areas already declared substandard and blighted, and the inclusion of all property in the Redevelopment Area is necessary to create a unified redevelopment area sufficient to encourage developers and redevelopment and to carry out the purposes of the Act.

3. Based on the above recitals and resolutions, the Planning Commission's recommendation, the Study and its findings which are incorporated into this Resolution by this reference, and the comments at the public hearing, the City Council declares the Redevelopment Area as substandard and blighted, as those terms are defined in the Act, and in need of redevelopment.

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

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

PASSED and APPROVED on May 17, 2021

**CITY COUNCIL OF THE CITY
OF SCOTTSBLUFF, NEBRASKA**

ATTEST:

By: _____
Mayor

By: _____
City Clerk

Exhibit A
Redevelopment Area (Area 14)

Properties and tracts of land north of East 15th Street and south of East 17th Street, beginning at 21st Avenue on the east and running west for a distance of two blocks, in the southeastern portion of the community. The area contains approximately 18.156 acres and is more particularly described as:

Situated in the North Half of the Southeast Quarter of the Southeast Quarter of Section 19, Township 22 North, Range 54 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows;

Beginning at the northerly-southerly 21st Avenue right-of-way centerline's intersection with the easterly-westerly right-of-way centerline of East 15th Street;

Thence, westerly on said East 15th Street right-of-way centerline to its intersection with the southerly extension of the northerly-southerly alley right-of-way between LT 5, BLK 5, EAST PORTAL ADD (Parcel #010245065) and LTS 7-13, BLK 5, REPL LTS 7-13, BLK 5, EAST PORTAL ADD (Parcel #010245081);

Thence, northerly on said southerly extension of right-of-way centerline of alley between said Parcel #010245065 and said Parcel #010245081, and continuing northerly on said right-of-way centerline of alley between Parcel #010245065 and said Parcel #010245081 and continuing northerly to its intersection with the easterly-westerly centerline of the East 17th Street right-of-way;

Thence easterly on said East 17th Street right-of-way centerline to its intersection with the northerly-southerly centerline of the 21st Avenue right-of-way;

*Thence southerly on said 21st Avenue right-of-way centerline to the Point of Beginning, said redevelopment study area containing an area of **18.156 acres**, more or less.*

City of Scottsbluff, Nebraska

Monday, May 17, 2021

Regular Meeting

Item Resolut.3

Council to consider and act on a Resolution to declare that Study Area #15 generally described as properties and tracts of land

within the general vicinity south of the Burlington Northern Santa Fe railroad right-of-way, east of 9th Avenue, west of 13th Avenue and north of and including South Beltline Highway East in the southeastern portion of the City of Scottsbluff is blighted and substandard as those terms are defined in the Nebraska Community Redevelopment Law.

Staff Contact: Zachary Glaubius, Projects & Planning Coordinator

RESOLUTION _____

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

Recitals:

- a. The City Council has considered the question of whether the “Redevelopment Area,” as defined below, is substandard and blighted as those terms are defined in the Nebraska Community Development Law (the “Act”).
- b. The “Redevelopment Area” encompasses the area in Scottsbluff, Nebraska, described as set forth in Exhibit A to this Resolution.
- c. The City Council has received and reviewed the Blight & Substandard Determination Study, Study Area #15 prepared by M.C. Schaff & Associates, Inc. and dated April 1, 2021 (the “Study”).
- d. The City Council submitted the question of whether the Redevelopment Area is substandard and blighted to the Planning Commission.
- e. The Planning Commission received the Study and conducted a public hearing on May 10, 2021 for the purpose of making a recommendation to the City Council as to whether the Redevelopment Area is and should be determined as substandard and blighted and in need of redevelopment. The Planning Commission provided its written recommendation to the City Council that the Redevelopment Area should be declared substandard and blighted and in need of redevelopment.
- f. The City Council conducted a public hearing on May 17, 2021 on the question of whether the Redevelopment Area is substandard and blighted and in need of redevelopment.

Resolved:

1. The Redevelopment Area meets the criteria set forth in Sections 18-2103(3) and (31) of the Act, as described and set forth in the Study.
2. Declaring the Redevelopment Area as substandard and blighted is necessary to accomplish the sound redevelopment planning and program of the City, will enhance the development potential of the Redevelopment Area as well as adjacent areas already declared substandard and blighted, and the inclusion of all property in the Redevelopment Area is necessary to create a unified redevelopment area sufficient to encourage developers and redevelopment and to carry out the purposes of the Act.
3. Based on the above recitals and resolutions, the Planning Commission’s recommendation, the Study and its findings which are incorporated into this Resolution by this reference, and the comments at the public hearing, the City Council declares the Redevelopment Area as substandard and blighted, as those terms are defined in the Act, and in need of redevelopment.
4. All prior resolutions of the City Council in conflict with the terms and provisions of this Resolution are repealed to the extent of such conflicts.

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

PASSED and APPROVED on May 17, 2021

**CITY COUNCIL OF THE CITY
OF SCOTTSBLUFF, NEBRASKA**

ATTEST:

By: _____
Mayor

By: _____
City Clerk

Exhibit A
Redevelopment Area (Area 15)

Properties and tracts of land within the general vicinity south of the Burlington Northern Santa Fe railroad right-of-way, east of 9th Avenue, west of 13th Avenue and north of South Beltline Highway East in the southeastern portion of the community. The area contains approximately 13.590 acres and is more particularly described as:

Situated in the South Half of the Southeast Quarter of the Northwest Quarter, and in the North Half of the Northeast Quarter of the Southwest Quarter of Section 25, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows;

Beginning at the northwest corner of PT TR 1 N OF HWY & PT TR 8, UNION LIVESTOCK ADD (Parcel #010152393), said point also being on the southern right-of-way line of the Burlington-Northern Santa Fe (BNSF) railroad right-of-way;

Thence, southeasterly on said southern line of BNSF railroad right-of-way to its intersection with the southerly extension of the northerly-southerly right-of-way centerline of 13th Avenue, said point also being on the City of Scottsbluff corporate limits line;

Thence, southerly on the City of Scottsbluff corporate limits to its intersection with the southern right-of-way line of South Beltline Highway East;

Thence, westerly and northwesterly on said southern right-of-way line of South Beltline Highway East to its intersection with the centerline of the northerly-southerly 9th Avenue right-of-way;

Thence, northerly on said 9th Avenue right-of-way centerline to its intersection with the south line of the BNSF railroad right-of-way, said point also being a northwesterly extension of the north line of Parcel #01052393;

*Thence southeasterly on said northwesterly extension of the north line of said Parcel #01052393 to the northwest corner of said Parcel #01052393, said point also being the Point of Beginning, said redevelopment study area containing an area of **13.590 acres**, more or less.*

City of Scottsbluff, Nebraska

Monday, May 17, 2021

Regular Meeting

Item Resolut.4

Council to consider and act on a Resolution to declare that Study Area #17 generally described as properties and tracts of land

within the general vicinity between Avenues A and C and between West Overland Drive and West 18th Street, including a corridor extending westerly from Avenue B along the southern border of the BNSF railroad right-of-way and north of Cowen Drive, in the south-central portion of the City of Scottsbluff is blighted and substandard as those terms are defined in the Nebraska Community Redevelopment Law.

Staff Contact: Zachary Glaubius, Projects & Planning Coordinator

RESOLUTION _____

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

Recitals:

a. The City Council has considered the question of whether the “Redevelopment Area,” as defined below, is substandard and blighted as those terms are defined in the Nebraska Community Development Law (the “Act”).

b. The “Redevelopment Area” encompasses the area in Scottsbluff, Nebraska, described as set forth in Exhibit A to this Resolution.

c. The City Council has received and reviewed the Blight & Substandard Determination Study, Study Area #17 prepared by M.C. Schaff & Associates, Inc. and dated April 8, 2021 (the “Study”).

d. The City Council submitted the question of whether the Redevelopment Area is substandard and blighted to the Planning Commission.

e. The Planning Commission received the Study and conducted a public hearing on May 10, 2021 for the purpose of making a recommendation to the City Council as to whether the Redevelopment Area is and should be determined as substandard and blighted and in need of redevelopment. The Planning Commission provided its written recommendation to the City Council that the Redevelopment Area should be declared substandard and blighted and in need of redevelopment.

f. The City Council conducted a public hearing on May 17, 2021 on the question of whether the Redevelopment Area is substandard and blighted and in need of redevelopment.

Resolved:

1. The Redevelopment Area meets the criteria set forth in Sections 18-2103(3) and (31) of the Act, as described and set forth in the Study.

2. Declaring the Redevelopment Area as substandard and blighted is necessary to accomplish the sound redevelopment planning and program of the City, will enhance the development potential of the Redevelopment Area as well as adjacent areas already declared substandard and blighted, and the inclusion of all property in the Redevelopment Area is necessary to create a unified redevelopment area sufficient to encourage developers and redevelopment and to carry out the purposes of the Act.

3. Based on the above recitals and resolutions, the Planning Commission’s recommendation, the Study and its findings which are incorporated into this Resolution by this reference, and the comments at the public hearing, the City Council declares the Redevelopment Area as substandard and blighted, as those terms are defined in the Act, and in need of redevelopment.

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

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

PASSED and APPROVED on May 17, 2021

**CITY COUNCIL OF THE CITY
OF SCOTTSBLUFF, NEBRASKA**

ATTEST:

By: _____
Mayor

By: _____
City Clerk

Exhibit A
Redevelopment Area (Area 17)

Properties and tracts of land within the general vicinity between Avenues A and C and between West Overland Drive and West 18th Street, including a corridor extending westerly from Avenue B along the southern border of the BNSF railroad right-of-way and north of Cowen Drive, in the south central portion of the community. The area contains approximately 22.861 acres and is more particularly described as:

Situated in the Southeast Quarter of the Southwest Quarter and in the Southwest Quarter of the Southeast Quarter of Section 23, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows;

Beginning at the northwest corner of LTS 10-11, BLK 1, TRI STATE ADD (Parcel #010152245);

Thence, easterly on the north line of said Parcel #010152245 to the northeast corner of said Parcel #010152245, and continuing easterly on an easterly extension of said north line of Parcel #010152245 to its intersection with the northerly-southerly centerline of the alley right-of-way between Avenue B and Avenue A, and between said Parcel 010152245 and LTS 16-19, BLK 1, TRI STATE ADD (Parcel #010152253);

Thence, southerly on said alley right-of-way centerline to its intersection with the north line of the West Overland Drive right-of-way, and continuing on a southerly extension of said alley centerline to the easterly-westerly centerline of the West Overland Drive right-of-way;

Thence, westerly on said West Overland Drive right-of-way centerline to its intersection with the southerly extension of the northerly-southerly alley right-of-way centerline of the alley between Avenue B and Avenue C;

Thence, northerly on said southerly extension of said alley right-of-way centerline of the alley between Avenue B and Avenue C to its intersection with the north right-of-way line of West Overland Drive, and continuing northerly on said alley right-of-way centerline of the alley between Avenue B and Avenue C to its intersection with the easterly extension of the north line of LT 8, BLK 1, MCCLANAHANS ADD (Parcel #010131639);

Thence, westerly on said easterly extension of the north line of said Parcel #010131639 to the northeast corner of said Parcel #010131639, and continuing westerly on the north line of said Parcel #010131639 to the northwest corner of said Parcel #010131639, and continuing on a westerly extension of the north line of said Parcel #010131639 to its intersection with the northerly-southerly right-of-way centerline of Avenue C;

Thence, northerly on said Avenue C right-of-way centerline to its intersection with the easterly-westerly right-of-way centerline of West 14th Street;

Thence, easterly on said West 14th Street right-of-way centerline to its intersection with the southerly extension of the west line of Lots 9-12, Block 1, Sunset Addition (Parcel #010150595);

Thence, northerly on the southerly extension of said west line of Parcel #010150595 to the southwest corner of said parcel, and continuing northerly on the west line of Parcel #010150595 to the northwest

corner of said parcel, and continuing northerly on a northerly extension of said parcel to the south edge of Lot 4, Block 1, Sunset Addition;

Thence, easterly on the south line of said Lt 4, Blk 1, Sunset Add and continuing on an easterly extension thereof to the southwest corner of Lots 1-2, Block 1, Sunset Addition (Parcel # 010150498);

Thence, northerly on the west line of said Parcel # 010150498 to the north line of Block 1, Sunset Addition;

Thence, westerly on said north line of Block 1, Sunset Addition to the southerly extension of the east line of LT 1 EX E 115', ALL LT 2, KELLEY-BRESTER REPLAT (Parcel # 010113622);

Thence, northerly on said southerly extension of the east line of Parcel #010113622 to the south line of said Parcel #010113622;

Thence, westerly on the south line of Kelley-Brester Replat to the southwest corner of said Kelley-Brester Replat, said point also being the Cowen Drive east right-of-way;

Thence, northerly on Cowen Drive east right-of-way to the south corner of LT 4, KELLEY-BRESTER REPLAT (Parcel #010113673);

Thence, northeasterly on the southeast line of said Parcel #010113673 to the northeast line of Kelley-Brester Replat, said point also being on the southwest line of PT E 1/2 SW, UNPL LANDS, 23-22-55 (Parcel #010274405);

Thence, northwesterly on the southwest line of said Parcel #010274405 to the west corner of said Parcel #010274405;

Thence, northeasterly on the northwest line of said Parcel #010274405 to the north corner of said Parcel #010274405, said point also being on the southwest line of the Burlington Northern Santa Fe (BNSF) Railroad right-of-way;

Thence, southeasterly on said BNSF southwest right-of-way line to its intersection with the west right-of-way line of Avenue B;

Thence, northerly on the west right-of-way line of Avenue B to its intersection with the southwestern right-of-way line of West Railway Street;

Thence, northwesterly on said West Railway Street southwest right-of-way line to its intersection with the Avenue C right -of-way centerline;

Thence, northerly on said Avenue C right-of-way centerline to its intersection with the West 18th Street right-of-way centerline;

Thence, easterly on said West 18th Street right-of-way centerline to its intersection with the Avenue A right-of-way centerline;

Thence, southerly on said Avenue A right-of-way centerline to the West Railway Street southwest right-of-way line;

Thence, northwesterly on the said West Railway Street southwest right-of-way line to its intersection with the Avenue B east right-of-way line;

*Thence, southerly on said Avenue B east right-of-way to the northwest corner of LTS 10-11, BLK 1, TRI STATE ADD (Parcel #010152245), said point also being the Point of Beginning, said tract containing an area of **22.861 Acres**, more or less.*

City of Scottsbluff, Nebraska

Monday, May 17, 2021

Regular Meeting

Item Public Inp1

**Mayor to read the Proclamation naming May 16-22, 2021 as
Emergency Medical Services Week.**

Staff Contact: Kim Wright, City Clerk

EMS WEEK PROCLAMATION

To designate the Week of May 16-22, 2021, as Emergency Medical Services Week

WHEREAS, emergency medical services is a vital public service; and

WHEREAS, the members of emergency medical services teams are ready to provide lifesaving care to those in need 24 hours a day, seven days a week; and

WHEREAS, access to quality emergency care dramatically improves the survival and recovery rate of those who experience sudden illness or injury; and

WHEREAS, emergency medical services has grown to fill a gap by providing important, out of hospital care, including preventative medicine, follow-up care, and access to telemedicine; and

WHEREAS, the emergency medical services system consists of first responders, emergency medical technicians, paramedics, emergency medical dispatchers, firefighters, police officers, educators, administrators, pre-hospital nurses, emergency nurses, emergency physicians, trained members of the public, and other out of hospital medical care providers; and

WHEREAS, the members of emergency medical services teams, whether career or volunteer, engage in thousands of hours of specialized training and continuing education to enhance their lifesaving skills; and

WHEREAS, it is appropriate to recognize the value and the accomplishments of emergency medical services providers by designating Emergency Medical Services Week; now

THEREFORE, I Jeanne McKerrigan, Mayor of City of Scottsbluff in recognition of this event do hereby proclaim the week of May 16-22, 2021, as

EMERGENCY MEDICAL SERVICES WEEK

With the EMS Strong theme, ***THIS IS EMS: Caring for Our Communities***, I encourage the community to observe this week with appropriate programs, ceremonies, and activities.



Mayor

City of Scottsbluff, Nebraska

Monday, May 17, 2021

Regular Meeting

Item Public Inp2

Council to discuss and consider action on a Business Promotional Event Permit for The Stomping Ground d/b/a SHOTS BAR to include vendors and noise permit for a Buck Cherry Concert on June 11, 2021 at Uptown Scottsbluff Mall, 2302 Frontage Road, Scottsbluff, NE from 5-11 p.m.

Staff Contact: Kim Wright, City Clerk

**APPLICATION
COMMUNITY FESTIVAL, BUSINESS PROMOTIONAL EVENT, CARNIVAL
PERMIT**

To be filed with the city Clerk at least 14 days, but no more than one year before proposed event.

1. The Stampin' Ground
(name of sponsoring organization)
705 E Overland Scotts Bluff NE 308-225-3433
(street) (city) (state) (telephone number)
Chad Lepling —
(chairperson responsible for event) (day telephone number)

2. _____
(name of co-sponsoring organization)

(street) (city) (state) (telephone number)

(contact person) (day telephone number)

3. Event Information

Buchcherry
(name of event)
6-11-21 5^{PM} 11^{PM}
(date(s) of event) (time(s) of event)
UP Town Mall
(location of event)

4. Activity Information

Describe general activities including whether there will be any vendors, music, loudspeakers. Serving or selling of alcoholic beverages*, etc.)

Concert with loud speakers

*If alcoholic beverages will be sold or served, a special permit will be required. The applicant should contact the City Clerk for more information.

5. Street Closure

NO
Please note any streets to be closed and the times required for closure

6. Flags/Banners/Signs

NO

7. Carnivals - If event includes a carnival, the next sheet should be completed.

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

Community Festival/Business Promotion

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

Street Carnival

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

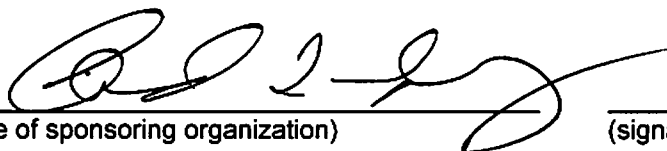
9. Have you provided either a \$2,500.00 cash deposit or surety bond for clean up. (This will be returned after it is determined that no repairs or clean up is required by City).

Yes _____ No X _____

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

Dated: 5-14-21

Signed:


(name of sponsoring organization)

(signature of authorized representative of sponsoring organization)

(name of co-sponsoring organization)

(signature of authorized representative of co-sponsoring organization)

City of Scottsbluff, Nebraska

Monday, May 17, 2021

Regular Meeting

Item Public Inp3

Council to discuss and consider action for a Special Designated Liquor License for The Stomping Ground d/b/a SHOTS BAR to serve beer at a Buck Cherry concert at Uptown Scottsbluff Mall, 2302 Frontage Road, Scottsbluff, NE from 6:00 p.m. to 1:00 a.m.

Staff Contact: Kim Wright, City Clerk

**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

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

705 E. Overland Scottsbluff, NE 69361
Retail Liquor License Address or Non-Profit Business Address

115404
Retail License Number or Non-Profit Federal ID #

Consecutive Dates only
Event Date(s): 6/11/21

Event Start Time(s): 6:00pm

Event End Time(s): 1:00 am

Alternate Date: _____

Alternate Location Building & Address: _____

Event Building Name: Uptown Scottsbluff mall

Event Street Address/City: 2302 Frontage Rd Scottsbluff, NE 69361

Indoor area to be licensed in length & width: _____ X _____

Outdoor area to be licensed in length & width: 200 X 200 (Diagram Form #109 must be attached)

Type of Event: Concert Estimate # of attendees: 600

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

Event Contact Name: Chad Leeling Event Contact Phone Number: (308) 225-3433

Event Contact Email: Chad.Leeling@yahoo.com

*Signature Authorized Representative: [Signature] Printed Name Chad Leeling

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, Nebraska

Monday, May 17, 2021

Regular Meeting

Item Subdiv.1

Council to discuss and consider action on an application for the creation of an Agricultural Estate Dwelling Site from John Raymond, Executor of the Patricia Raymond Estate, for property located at 210113 Raymond Drive, Scottsbluff, NE and authorize the Mayor to sign the Certificate.

Staff Contact: Zachary Glaubius, Projects & Planning Coordinator

CITY OF SCOTTSBLUFF
AGRICULTURAL ESTATE DWELLING SITE APPLICATION
AGRICULTURAL – ET ZONING DISTRICT

On the 22nd day of April, 2021 _____,

John Raymond, Personal Representative of the Estate of Patricia R. Raymond, deceased (being the record title owner of the real estate described in paragraphs 1 and 3 below), has caused to be made an application to the City of Scottsbluff, Scotts Bluff County for an exception to Agriculture (A-ET) District Zoning, for an Agricultural Estate Dwelling Site subject to all provisions of Part 13 Ag. District, specifically 25-3-19.1-13, of the Zoning Regulations, as follows:

1. **LEGAL DESCRIPTION OF TRACT TO BE SEPARATED:** An accurate survey, properly identifying the tract to be set out, must accompany this application. If more space is needed, please attach the legal description. See attached (17.31 Acres±)

2. **SIZE (ACREAGE) IN ABOVE DESCRIBED TRACT TO BE SEPARATED:** 17.31± Acres, more or less.

3. **LEGAL DESCRIPTION OF BALANCE OF LAND WHICH IS TO BE RESERVED:**

See attached (44.70 Acres±)

4. **SIZE (ACREAGE) IN ABOVE DESCRIBED TRACT TO BE RESERVED:**
44.70 Acres ±

5. **INTENT** (Must have one or more of the following; each should be specifically described):

- a). An existing farmstead site (describe previous use) _____

- b). A conveyance to a farm-ranch owner's relative (set out the names of the relatives and relationship to the owner): _____

- c). A conveyance to a farm-ranch owner, to be used for dwelling purposes for that farm-ranch owner:
Splitting off 17.31 acres from the farm ground (44.70 acres) so the owner, John Raymond, can sell off the 44.70 acres of farm ground. The ag estate (17.31 acres) will eventually be sold off as well.

- d). Marginal usage land (describe completely as to the reason such land is "marginal use"):

6. **ACCESS TO PUBLIC ROAD** (Describe access: Must have a minimum width of 150 feet on an existing dedicated public road; or if an interior section type, there must be an access road of at least 25 feet in width. Also, access roads on the dedicated public road must be
422.23 feet on the south to 42nd street

7. **PRELIMINARY PLAN REQUIREMENTS** (Following procedures in Scottsbluff Municipal Code Book of the City of Scottsbluff Subdivision Regulations, as required by the City of Scottsbluff Development Services Department):

8. **REQUIREMENT**: Before any action can be taken, applicant shall submit a receipt from the Scotts Bluff County Treasurer's Office showing that the current property taxes have been paid.

CITY OF SCOTTSBLUFF
AGRICULTURAL ESTATE DWELLING SITE APPLICATION
AGRICULTURAL - ET ZONING DISTRICT

9. **NOTE:** Assuming that the City of Scottsbluff Planning Commission and City Council approve the referenced application for the creation of an Agricultural Estate Dwelling Site, then the applicant therein is required to have recorded for public record, at the direction of the City of Scottsbluff City Council, a "CERTIFICATE", which sets out the action taken by the Commission and Council (at the cost of the applicant). Furthermore, there shall be a clear understanding that as to the referenced legal description (paragraph3, above), a request for an Agricultural Estate Dwelling Site shall be granted ONE TIME ONLY, so as to carry out the intent as expressed in Section 25-3-19.1 of the Scottsbluff Municipal Code Zoning Regulations. Furthermore, in the event that the Agricultural Estate Dwelling Site is no longer actually used for the purpose in existence upon giving of such approval, then it is understood that the approval granted by the City Council shall be automatically revoked.

Owner Name: Patricia Raymond Estate John Raymond
Address: 814 Anthony Dr.
City/State: Scottsbluff, NE Mechanicsburg, PA 17050
Telephone: (717) 497-7745
Email Address: RevGuy@cgmcast.net
Signature: John Raymond
Ag-Estate Address: 21013 Raymond Dr.
City/State: Scottsbluff, NE

City of Scottsbluff, Development Services

RECEIVED:

Date: _____

Receipt #: _____

Filing Fee - \$100.00

Public Hearing Notifications per Property Owner \$3.00 each

CITY OF SCOTTSBLUFF - CITY COUNCIL

The City of Scottsbluff Council, having received and reviewed the application of:

FOR AN EXCEPTION TO Agriculture (A) District Zoning for an Agricultural Estate Dwelling Site (Part 25-3-19.1-13 of the Scottsbluff Municipal Code Zoning Regulations) and having taken said application and request into consideration on the _____ day of _____, 20 ____ and then having heard comments and testimony thereon do hereby:

Approve: _____

Disapprove: _____

the request as stated.

COMMENTS:

Dated this _____ day of _____, 20 ____

CITY OF SCOTTSBLUFF
CITY COUNCIL

ATTEST:

MAYOR

CITY CLERK

LEGAL DESCRIPTION

AG ESTATE

A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, THENCE EASTERLY ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, ON AN ASSUMED BEARING OF S88°12'08"E, A DISTANCE OF 399.36 FEET, TO THE POINT OF BEGINNING, THENCE CONTINUING EASTERLY ON SAID SOUTH LINE OF SECTION 11, BEARING S88°12'08"E, A DISTANCE OF 422.23 FEET, TO THE POINT OF INTERSECTION WITH THE SOUTHWEST CORNER OF BLOCK 1, TAYLOR SUBDIVISION, THENCE NORTHERLY ON THE WEST LINE OF BLOCK 1, TAYLOR SUBDIVISION, BEARING N02°13'19"E, A DISTANCE OF 600.16 FEET, AS MEASURED, (600.00 FEET RECORD) TO THE POINT OF INTERSECTION WITH THE NORTHWEST CORNER OF BLOCK 1, TAYLOR SUBDIVISION, THENCE CONTINUING NORTHERLY ON THE PROJECTED WEST LINE OF BLOCK 1, TAYLOR SUBDIVISION, BEARING N02°13'19"E, A DISTANCE OF 729.48 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, THENCE WESTERLY ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, BEARING N88°14'10"W, A DISTANCE OF 819.79 FEET, TO THE POINT OF INTERSECTION WITH THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, THENCE SOUTHERLY, ON THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, BEARING S02°17'59"W, A DISTANCE OF 539.88 FEET TO THE POINT OF INTERSECTION WITH THE NORTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED IN INSTRUMENT 2021-637, THENCE EASTERLY ON THE NORTH LINE OF SAID TRACT, BEARING S88°12'08"E, A DISTANCE OF 495.65 FEET, TO THE POINT OF INTERSECTION WITH THE NORTHEAST CORNER OF SAID TRACT, THENCE SOUTHERLY ON THE EAST LINE OF SAID TRACT, BEARING S02°17'59"W, A DISTANCE OF 154.86 FEET, THENCE BEARING S37°10'47"W, ON THE EAST LINE OF SAID TRACT, A DISTANCE OF 108.68 FEET, TO THE POINT OF INTERSECTION WITH A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 34°52'48", A RADIUS OF 190.00 FEET, HAVING A CHORD BEARING OF S19°44'23"W AND A CHORD DISTANCE OF 113.89 FEET, THENCE SOUTHWESTERLY ON THE ARC OF SAID CURVE, A DISTANCE OF 115.67 FEET, THENCE BEARING S02°17'59"W, ON THE EAST LINE OF SAID TRACT, A DISTANCE OF 437.46 FEET TO THE POINT OF BEGINNING, SAID TRACT OF LAND CONTAINING AN AREA OF 17.31 ACRES, MORE OR LESS

LEGAL DESCRIPTION

BALANCE OF LAND

A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 11, THENCE NORTHERLY ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 11, ON AN ASSUMED BEARING OF N02°04'02"E, A DISTANCE OF 1330.70 FEET, TO THE POINT OF INTERSECTION WITH THE SOUTH SIXTEENTH CORNER OF SECTION 11, THENCE WESTERLY ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 11, BEARING N88°14'10"W, A DISTANCE OF 1842.72 FEET, THENCE SOUTHERLY ON THE NORTHERLY EXTENTION OF THE WEST LINE OF BLOCK 1, TAYLOR SUBDIVISION, BEARING S02°13'19"W, A DISTANCE OF 729.48 FEET, TO THE POINT OF INTERSECTION WITH THE NORTHWEST CORNER OF SAID BLOCK 1, TAYLOR SUBDIVISION, THENCE EASTERLY ON THE NORTH LINE OF SAID BLOCK 1, TAYLOR SUBDIVISION, BEARING S88°08'39"E, A DISTANCE OF 140.34 FEET (140 FEET RECORDED), TO THE POINT OF INTERSECTION WITH THE NORTHEAST CORNER OF SAID BLOCK 1, TAYLOR SUBDIVISION, SAID POINT ALSO BEING THE NORTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED IN INSTRUMENT 2016-3953, THENCE EASTERLY ON THE NORTH LINE OF SAID TRACT, AND ALSO THE NORTH LINE OF A TRACT OF LAND AS DESCRIBED IN INSTRUMENT 2011-211, AND ALSO THE NORTH LINE OF A TRACT OF LAND AS DESCRIBED IN INSTRUMENT 2012-5459, BEARING S88°11'47"E, A DISTANCE OF 703.47 FEET (703.6 FEET RECORDED), TO THE POINT OF INTERSECTION WITH THE NORTHEAST CORNER OF SAID TRACT OF LAND AS DESCRIBED IN INSTRUMENT 2012-5459, THENCE SOUTHERLY ON THE EAST LINE OF SAID TRACT, BEARING S02°17'51"W, A DISTANCE OF 566.95 FEET (567.00 FEET RECORDED), TO THE POINT OF INTERSECTION WITH THE SOUTHEAST CORNER OF SAID TRACT, THENCE CONTINUING ON THE SOUTHERLY EXTENTION OF THE EAST LINE OF SAID TRACT, A DISTANCE OF 33.00 FEET, TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 11, THENCE EASTERLY ON SAID SOUTH LINE, BEARING S88°12'08"E, A DISTANCE OF 1003.29 FEET, TO THE POINT OF BEGINNING, SAID TRACT OF LAND CONTAINING AN AREA OF 44.70 ACRES, MORE OR LESS.

For Recording Only
RET: Development Services, City of Scottsbluff

CERTIFICATE

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

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

TO-WIT:

1. John Raymond, Personal Representative of the Estate of Patricia R. Raymond, deceased, has caused to be made an application to the City of Scottsbluff, Scotts Bluff County for an exception to Agriculture (A-ET) District Zoning, for an Agricultural Estate Dwelling Site subject to all provisions of Part 13. Ag. District, specifically 25-3-19.1-13, of the Zoning Regulations. The Planning Commission approved the same at their regular meeting on May 10, 2021 and the City Council accepted such recommendations by approving the same, as provided by law, at the meeting of the Scottsbluff City Council on May 17, 2021.
2. Legal description of the tract-site (AEDS), separated as an Agricultural Estate Dwelling Site is: A tract of land situated in the Southwest Quarter of the Southeast Quarter of Section 11, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows:

Commencing at the Southwest Corner of the Southwest Quarter of the Southeast Quarter of Section 11, thence Easterly on the South line of said Southwest Quarter of the Southeast Quarter of Section 11, on an assumed bearing of S88°12'08"E, a distance of 399.36 feet, to the point of beginning, thence continuing Easterly on said South line of Section 11, bearing S88°12'08"E, a distance of 422.23 feet, to the point of intersection with the Southwest corner of Block 1, Taylor Subdivision, thence Northerly on the West line of Block 1, Taylor Subdivision, bearing N02°13'19"E, a distance of 600.16 feet, as measured, (600.00 feet record) to the point of intersection with the Northwest corner of Block 1, Taylor Subdivision, thence continuing Northerly on the projected West Line of Block 1, Taylor Subdivision, bearing N02°13'19"E, a distance of 729.48 feet to the point of intersection with the North Line of said Southwest Quarter of the Southeast Quarter of Section 11, thence Westerly on the North Line of said Southwest Quarter of the Southeast Quarter, bearing N88°14'10"W, a distance of 819.79 feet, to the point of intersection with the Northwest corner of said Southwest Quarter of the Southeast Quarter of Section 11, thence Southerly, on the West Line of said Southwest Quarter of the Southeast Quarter of Section 11, bearing S02°17'59"W, a distance of 539.88 feet to the point of intersection with the Northwest corner of a tract of land as described in instrument 2021-637, thence Easterly on the North Line of said tract, bearing S88°12'08"E, a distance of 495.65 feet, to the point of intersection with the Northeast Corner of said tract, thence Southerly on the

East line of said tract, bearing S02°17'59"W, a distance of 154.86 feet, thence bearing S37°10'47"W, on the East Line of said tract, a distance of 108.68 feet, to the point of intersection with a tangent curve to the left, said curve having a central angle of 34°52'48", a radius of 190.00 feet, having a chord bearing of S19°44'23"W and a chord distance of 113.89 feet, thence Southwesterly on the arc of said curve, a distance of 115.67 feet, thence bearing S02°17'59"W, on the East Line of said tract, a distance of 437.46 feet to the point of beginning, said tract of land containing an area of 17.31 acres, more or less

3. The legal description of the reserved real estate pursuant to Part 25-3-19: A tract of land situated in the Southeast Quarter of Section 11, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska. Reserved acreage of 44.70 acres, more or less.

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

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

_____ DAY OF _____, _____.

Mayor, City of Scottsbluff
Jeanne McKerrigan

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

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

Notary Public
(NOTARY SEAL & COMMISSION EXPIRES)

City of Scottsbluff, Nebraska

Monday, May 17, 2021

Regular Meeting

Item Subdiv.2

Council to discuss and consider action on a preliminary and final plat of lots 1, 2, and 3 Block 1, King's Acres Subdivision, a Replat of Block 1, King's Acres Subdivision and approve the Resolution.

Staff Contact: Zachary Glaubius, Projects & Planning Coordinator

FINAL PLAT

LOTS 1, 2 AND 3, BLOCK 1, KING'S ACRES SUBDIVISION A REPLAT OF BLOCK 1, KING'S ACRES SUBDIVISION

SITUATED IN THE NORTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 11,
TOWNSHIP 22 NORTH, RANGE 55 WEST
OF THE 6TH P.M., SCOTT BLUFF COUNTY, NEBRASKA

NOTE: All easements, restrictions and
other documents that may affect these
platted lots, that are of record or not
of record, may not be shown on this plat.

JOB# RM210060-00



- LEGEND**
- EXISTING QUARTER SECTION CORNER, AS NOTED
 - EXISTING SIXTEENTH SECTION CORNER, AS NOTED
 - EXISTING 5/8" REBAR, UNLESS OTHERWISE NOTED
 - SET 5/8" 24" REBAR
 - R RECORD
 - M MEASURED
 - ROW RIGHT OF WAY
 - U.E. UTILITY EASEMENT

LOT 1, BLOCK 1, KING'S ACRES SUBDIVISION

Total Area 9.88 Acres±
Easement Area - 0.28 Acres±
Net Area = 9.60 Acres±

LOTS 1, 2 AND 3, BLOCK 1, KING'S ACRES SUBDIVISION

Total Area 0.58 Acres±
Easement Area - 0.08 Acres±
Net Area = 0.50 Acres±

**LOT 2, BLOCK 1
KING'S ACRES SUBDIVISION**
Total Area 1.04 Acres±
Easement Area - 0.12 Acres±
Net Area = 0.92 Acres±

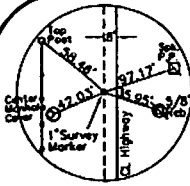
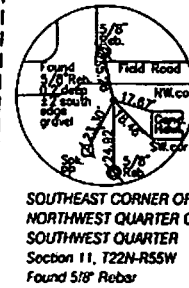
**LOT 3, BLOCK 1,
KING'S ACRES
SUBDIVISION**

Inst. 2014-3374

Inst. 2013-3899

Inst. 2020-4426

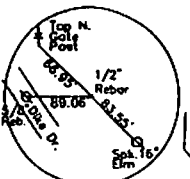
Inst. 2019-2367



Centerline of conditional
restricted access (Deed
Book 185, Page 566)

Highway Right of
Way as described in
Deed Book 185,
Page 566

West line of the
Northwest Quarter
of the Southwest
Quarter of Section 11



First mention of Perpetual
Easement, Deed Book 76,
Page 563

MOUNTAIN VIEW AVENUE
32.00 PERPETUUM EASEMENT

Replat Meeting 5/17/2021
(Assumed)

WESTERN HILLS ADDITION

RESOLUTION NO. 21-__

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

WHEREAS, BE IT RESOLVED, the preliminary and final plat of Lots 1, 2 and 3, Block 1, King's Acres Subdivision, a Replat of Block 1, King's Acres Subdivision, situated in the NW¼ of the SW¼ of Section 11, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, dated April 8, 2021, duly made, acknowledged and certified, is approved and the Mayor is authorized to sign the Plat on behalf of the City of Scottsbluff, Nebraska. Such Plat is ordered filed and recorded in the office of the Register of Deeds, Scotts Bluff County, Nebraska.

Passed and approved this 17th day of May, 2021.

Mayor

ATTEST:

City Clerk

City of Scottsbluff, Nebraska

Monday, May 17, 2021

Regular Meeting

Item Reports1

Council to discuss and consider action on a request from 23 Club for additional project funding.

Staff Contact: Dustin Rief, City Manager

City of Scottsbluff, Nebraska

Monday, May 17, 2021

Regular Meeting

Item Reports2

Council to discuss and consider action on the Workforce Housing Investment Fund City of Scottsbluff Local Match Agreement between the City of Scottsbluff and Twin Cities Development Association, Inc. and authorize the Mayor to sign the Agreement.

Staff Contact: Starr Lehl, Economic Development Director

Workforce Housing Investment Fund City of Scottsbluff Local Match Agreement

This “Agreement” is by and between the City of Scottsbluff, Nebraska (the “City”), and Twin Cities Development Association, Inc. (“TCD”).

Recitals:

a. TCD is a § 501(c)(4) organization, based in Scotts Bluff County, Nebraska. TCD has submitted and been awarded as of April 30, 2021 a grant under the Nebraska Rural Workforce Housing Fund (“RWHF”), as created under Neb. Rev. Stat. § 81-1230 *et. seq.* and implemented by the Nebraska Department of Economic Development.

b. TCD was awarded a total matching grant of \$915,000 from the Nebraska Department of Revenue, pursuant to its RWHF application. The matching grant is a dollar-for-dollar match of local funds contributed to TCD as part of its RWHF application.

c. Additionally, at the time of the RWHF application, TCD receives its principal source of income (roughly 70%) from rental proceeds of residential housing that it constructed or rehabilitated and which at the time of construction of rehabilitation was not habitable for housing.

d. The City has adopted an Economic Development Plan pursuant to the Nebraska Local Option Municipal Economic Development Act (the “Plan”). Pursuant to the Plan, the City has implemented an Economic Development Program (the “Program”). TCD has made an application for assistance under the Program as part of the local match for the RWHF application.

e. The Administrator of the Program (the “Administrator”) and the City’s Economic Development Application Review Committee (the “Committee”) reviewed the application for assistance and recommended a pledge of \$350,000 from funds of the Program (the “Match”) towards the local match of the RWHF application of TCD. The City Council (the “Council”) approved Match of \$350,000, pursuant to Council Resolution 20-12-03.

f. Following the award of the RWHF matching grant, the City and TCD enter into this Agreement for purposes of funding the City’s Match and providing the terms and conditions upon which the City pledges the Match from the funds of the Program.

Agreement:

1. Purpose of the Match:

a. TCD shall receive the Match in the amount of \$350,000 from Funds of the Program and shall deposit the Match to an account or accounts pursuant to its RWHF application and the RWHF guidelines distributed by the Nebraska Department of Economic Development.

b. The purpose of the Match is to fund the construction or rehabilitation of workforce housing for sale or rental. The City has determined that the guidelines of the RWHF meet the requirements and purposes of the workforce housing plan in its Plan, which is to construct or rehabilitate single-family or market rate multi-family housing to address a housing shortage as outlined in TCD's RWHF application.

2. Match Closing:

The City agrees to provide the Match to TCD, to be disbursed from the funds of the Program. Disbursement shall occur after (1) a claim of \$350,000 has been approved by the Council for the purposes of this Agreement no later than the next Council meeting following approval of this Agreement by Council, and (2) TCD has provided all documents and met all conditions to Closing required under paragraph 4 below. At Closing, TCD shall deposit the Match funds into its funds for the RWHF application.

3. Restrictions and Conditions on Use of Match:

a. On the first expenditure, TCD shall use the Match funds only for the following projects (the "Eligible Projects") of its RWHF program:

i. The Match funds must be distributed and used by a business that derives its principal source of income from the construction or rehabilitation of housing for sale or lease (each, a "Qualifying Business");

ii. the Qualifying Business must use the City's Match funds for working capital or capital costs of constructing or rehabilitating housing for sale or lease;

iii. the construction or rehabilitation of housing for each Qualifying Business must occur within the municipal limits of the City;

iv. the construction or rehabilitation of housing must meet the requirements and requirements of the RWHF application and program, which is aimed for workforce level housing; and

v. the expenditure of Match funds under the above requirements must be approved by the Administrator of the City before expenditure.

b. For purposes of paragraph 3.a.V above, the TCD shall notify the City's Administrator within 10 days before Match fund expenditure and shall provide the Administrator with all documents requested by the Administrator to review and consider the approval. The Administrator's review shall be made in good faith, and the Administrator's approval shall not be unreasonably withheld, and the Administrator shall approve or deny approval within 3 days before the proposed Match fund expenditure. For any approval that is denied or for any approval that is made conditional, the Administrator shall provide the reason or reasons for such denial or condition.

c. After the first use of Match funds as set forth above, if TCD should receive proceeds or repayments on the expenditure of such Match funds from a project of a Qualifying Business for purposes of maintaining and operating a revolving fund (the "Reuse Funds"), TCD shall be able to access and use the Reuse Funds without restriction so long as (1) the Reuse Funds continue to be subject to the guidelines and requirements of the RWHF application, and (2) either (a) the Reuse Funds continue to be provided to a Qualifying Business for Eligible Projects (as defined above), or (b) TCD at the time of expending Reuse Funds continues to receive its principal source of income (at least 51%) from rental proceeds of residential housing that it constructed or rehabilitated. Provided, however, that for purposes of Eligible Projects under option (2)(a) above, it shall not be a requirement that the project funded by Reuse Funds be located within the municipal limits of the City.

d. From time to time, on request of the City, but in no event at a frequency greater than quarterly, TCD shall provide a detailed accounting of the use of the Match funds to the City, which accounting shall show the expenditure of the Match funds, an earmark of the Match funds compared to the other RWHF monies, a description of the Qualifying Businesses that received the Match funds, a description of the Eligible Projects on which the Match funds were spent, the date or dates of the expenditures, and the expectation or contractual obligations for return proceeds from the Match funds as Reuse Funds described above. TCD realizes that Match funds which require the approval of the Administrator before expenditure may be considered funds of the City for auditing purposes, and that because of such designation TCD may be required to disclose to the City and its agents all information requested on the RWMF program during a financial audit of the City funds.

e. Should the City determine that a violation of any restriction or condition occur, the City shall provide TCD with notice of such violation, and an opportunity to cure such violation within thirty (30) days. If such violation shall not be cured, the City may demand the return of all the Match funds. If the violation is not cured or Match funds are not returned, TCD agrees and understands that the City may not be made whole through an award of damages, due to the nature of a violation affecting the City's obligation to maintain and use its funds and tax revenue in compliance with State statutes, regulations, and the Plan, and therefore the City may exercise rights to equitable relief, including the right to seek a court order or injunction for a cure of the violation or a return of the remaining Match funds.

f. If TCD is not able or does not expend all Match funds within the time required by the State of the Nebraska, and the State of Nebraska requires the return of all or the remaining RWHF funds provided by the State to TCD, TCD agrees to reimburse and return the Match funds to the City according to the same ratio and proportion of other local matching funds that it received for its RWHF application.

4. Conditions to Closing:

Closing and disbursement of the Match funds to TCD shall be conditional of the following:

- a. TCD providing the City with a certificate of good standing of the Nebraska Secretary of State.
- b. All representations and warranties of the both parties, including those in this Agreement, shall remain true and correct as of Closing.
- c. A copy of the current and correct Articles of Incorporation and Bylaws of TCD shall have been delivered to the City, certified by its secretary to be correct.
- d. A Certified resolutions of the Board of Directors of TCD authorizing this Agreement and providing for signature authority.
- e. TCD having received a binding commitment from the State of Nebraska for its RWHF application in an amount of at least \$350,000, to equal the Match under this Agreement.
- f. There shall have been no material adverse change in the operation or financial status of TCD and the Closing shall constitute TCD's representations that there has been no such material adverse change.
- g. TCD shall in all material respects have performed its obligations, agreements, and covenants contained in this Agreement to be performed by them, on, or before the Closing.

5. Representations and Warranties of the Applicant:

TCD represents and warrants the following, all of which shall survive the Closing:

- a. TCD is a corporation organized, existing, and in good standing under the laws of Nebraska. TCD has full power and authority to enter into this Agreement and carry out the transactions contemplated by this Agreement. TCD's execution, delivery and performance of this Agreement have been authorized by all necessary action on the part of TCD. This Agreement, and each agreement and instrument delivered by TCD pursuant to it, is the legal and binding obligation of TCD, enforceable against TCD in accordance with its terms.
- b. No representation or warranty made by TCD in this Agreement contains or will contain any untrue statement of any material fact, or omits or will fail to state any material fact known to TCD that are required to make the statements not misleading.
- c. The execution and performance of this Agreement will not violate any provision of law, or conflict with or result in any breach of any of the terms or conditions of, or constitute a default under any indenture, mortgage, agreement or other instrument to which TCD is a party or by which they are bound.

6. Representations and Warranties of the City:

- a. The City represents and warrants the following, all of which shall survive the Closing:

i. The City is a municipal corporation organized and existing under the laws of Nebraska, and has full power and authority to enter into this Agreement and carry out the transactions contemplated by this Agreement. The City's execution, delivery and performance of this Agreement has been authorized by all necessary action on the part of the City. This Agreement, and each agreement and instrument delivered by the City pursuant to it, is the legal and binding obligation of the City, enforceable against the City in accordance with its terms.

ii. No representation or warranty made by the City in this Agreement contains or will contain any untrue statement of any material fact, or omits or will fail to state any material fact known to the City that is required to make the statements not misleading.

7. Default:

a. TCD shall be in default if any of the following happen:

i. Failure to comply with any of the terms of this Agreement to include an assignment not permitted under this Agreement;

ii. Any warranty, representation or statement made or given to the City by TCD proves to have been false in any material respect when made or given.

iii. Dissolution or liquidation of TCD, the termination of existence, insolvency, business failure, appointment of a receiver, assignment for the benefit of creditors, or bankruptcy of TCD.

b. Any addition to the right of equitable relief set forth above, upon default, the City may exercise other remedies available to it, including the right to seek an award of damages suffered, to include post-judgment interest and the repayment of costs and attorney's fees of the City.

8. Assignability:

The Administrator may assign his interest in this Agreement to any successor administrator designated by the Council. TCD may not assign or transfer its interest in this Agreement without the consent of the Administrator.

9. Confidentiality:

It is agreed that this Agreement and its terms are public record and are not confidential. However, the City agrees to take reasonable steps to ensure that any financial and proprietary information provided in connection with this Agreement by TCD shall remain confidential and shall not be revealed or disclosed to outside sources unless the information is public knowledge, is independently developed, or is required to be disclosed by law or legal process.

10. Notices:

Any notices or other communications between the parties shall be personally delivered, sent by certified or registered mail, return receipt requested, by Federal Express or similar service that records delivery, or by facsimile transmission combined with any of the above methods of notice, to the addresses set out below, or to such other address as a party may designate, from time to time, by written notice to the other. A notice shall be deemed effective upon receipt.

a. If to the City:

City of Scottsbluff
2525 Circle Drive
Scottsbluff, NE 69361
Attention: City Manager

b. If to TCD:

Twin Cities Development Association, Inc.
1620 Broadway
Scottsbluff, NE 69361
Attention: Executive Director

11. Miscellaneous:

a. This Agreement constitutes the entire agreement of the parties with respect to its subject matter, and may only be modified by a writing signed by both of the parties.

b. The City's waiver of any one default shall not be a waiver of the same or any other default in the future. In addition, the City's failure to exercise any right given to it by this Agreement shall not be a waiver of any later exercise of that right.

c. The provisions of this Agreement are severable and if any provision is held to be invalid, the remainder of the Agreement shall remain in effect.

d. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but which together shall constitute a single instrument.

e. This Agreement shall be governed by the laws of Nebraska.

f. This Agreement shall be binding on the successors and assigns of the parties.

[SIGNATURE PAGE FOLLOWS]

City of Scottsbluff, Nebraska

Twin Cities Development Association, Inc.

By: _____
Jeannie McKerrigan, Mayor

By: _____
Todd Lewis, Board President

City of Scottsbluff, Nebraska

Monday, May 17, 2021

Regular Meeting

Item Reports3

Council to discuss and consider action on approving TV and Digital Public Service Announcement Contracts for KNEB and NBC Nebraska for Stormwater Public Education and authorize the City Manager to execute the Contracts.

Staff Contact: Leann Sato, Stormwater Specialist

Agenda Statement

Meeting Date: May 17, 2021

AGENDA TITLE: Tri-City Stormwater PSA Contracts

SUBMITTED BY DEPARTMENT/ORGANIZATION: Stormwater

PRESENTATION BY: Dustin Rief

SUMMARY EXPLANATION:

Public Service Announcements (PSAs) create a highly visible and strong impact for the Public Education & Outreach requirement of the Stormwater program.

TV PSAs broadcast into nine counties and over 55,000 households, while the audio promos reach a listening area surrounding 100 miles of the Scottsbluff area. Our internet ads garnered over 5,000 click-thrus last year (people clicking for more information). This year we'll expand our reach into mobile and streaming venues (OTT advertising), vital to reach our younger audience.

The costs of the contracts will be split by Tri-City Stormwater according the interlocal agreement:

- NBC Nebraska: Scottsbluff \$1,257 (60%), Gering \$733.25 (35%), Terrytown \$104.75 (5%) = \$2,095.00/month (\$25,140 annually)
- KNEB Internet: \$1,642.50 Scottsbluff, \$958.13 Gering and \$136.88 Terrytown = \$2,737.50 annually
- KNEB TV: \$60.00 Scottsbluff, \$35.00 Gering, and \$5.00 Terrytown = \$100.00/month (\$1,200 annually).

BOARD/COMMISSION RECOMMENDATION: Tri-City Stormwater approved the contracts in April.

STAFF RECOMMENDATION: Stormwater recommends Council approve the contracts and the City Manager sign.

EXHIBITS

Resolution ☐

Ordinance ☐

Contract ☐

Minutes ☐

Plan/Map ☐

Please provide all visual presentation materials.

Other (specify) ☐ _____

NOTIFICATION LIST: Yes ☐ No ☐ Further Instructions ☐

City of Scottsbluff
Office of the City Manager

Effective date: January 20, 2017

Sales Order

Station: **KHYY-FM** Buyer: _____
 Contract Name: **KNEB TV City of SB-03** Tax Schedule: **(None)**
 Contract#: **49117575** Agency Commission %: **0**
 Start Date: **5/01/19** End Date: **4/30/21** Billing Cycle: **Calendar**
 Revenue Type: **Local Direct** Type: **Cash** Salesperson: **1116aost** Comm %: **0**
 Advertiser: **CITY OF SCOTTSBLUFF** Makegood Policy: **Within Contract Dates**
 Address: **2525 CIRCLE DRIVE**
 City: **SCOTTSBLUFF** State: **NE** Zip: **69361**
 Phone: **(402) 829-8017**
 Product Name: **KNEB.TV**
 Competitive Code: **No Conflicts**

Signature _____

City Official/Title _____

Date: _____

No	DATES		INVENTORY TYPE	ORDER BY	QTY	PRICING STRUCTURE	RATE	TOTAL
	START	END						
1	5/01/19	4/30/20	TV-Package	Non Spot Item	12	Per Item	\$100.00	\$1,200.00
Revenue Type: KNEB.TV								
Line Remark: KNEB.TV Annual Package								
Daypart: M-S 12:00 AM-12:00 AM								
2	5/01/20	4/30/21	TV-Package	Non Spot Item	12	Per Item	\$100.00	\$1,200.00
New / Revised								
Revenue Type: KNEB.TV								
Line Remark: KNEB.tv								
Daypart: M-S 12:00 AM-12:00 AM								

Billing Projections: By Month

	May 19	Jun 19	Jul 19	Aug 19	Sep 19	Oct 19
CA	100.00	100.00	100.00	100.00	100.00	100.00
ST	83.85	116.15	90.31	90.31	116.04	90.42
	Nov 19	Dec 19	Jan 20	Feb 20	Mar 20	Apr 20
CA	100.00	100.00	100.00	100.00	100.00	100.00
ST	92.88	113.58	90.31	95.45	114.24	93.10
	May 20	Jun 20	Jul 20	Aug 20	Sep 20	Oct 20
CA	100.00	100.00	100.00	100.00	100.00	100.00
ST	113.36	93.32	90.53	112.92	93.21	90.64
	Nov 20	Dec 20	Jan 21	Feb 21	Mar 21	Apr 21
CA	100.00	100.00	100.00	100.00	100.00	100.00
ST	116.04	90.42	112.92	100.00	90.31	92.99
	May 21					
CA	0.00					
ST	16.70					

☒ Print Spot Prices

TOTAL SPOTS	0
SPOT TOTAL \$	0.00
ALTERNATIVE REVENUE TOTAL \$	2,400.00
GROSS TOTAL \$	2,400.00
ADJUSTED SPOTS	0
ADJUSTED TOTAL \$	2,400.00

APPROVE DECLINE

☐	☐	Traffic Director
☐	☐	Sales Manager
☐	☐	Business Director
☐	☐	Station Manager

Sales Order

Stations: **KNEB-AM, KNEB-FM, KHYY-FM** Buyer: _____

Contract Name: **Display Ad 19 20 City of SB-02** Tax Schedule: _____ (None)

Contract#: **49117514** Agency Commission %: **0**

Start Date: **5/28/19** End Date: **4/30/21** Billing Cycle: **Calendar**

Revenue Type: **Local Direct** Type: **Cash** Salesperson: **1116aost** Comm %: **0**

Advertiser: **CITY OF SCOTTSBLUFF** Makegood Policy: **Within Contract Dates**

Address: **2525 CIRCLE DRIVE**

City: **SCOTTSBLUFF** State: **NE** Zip: **69361** Signature _____

Phone: **(402) 829-8017** City Official/Title _____

Product Name: _____ Date _____

Competitive Code: **No Conflicts**

KNEB-AM

No	DATES		Alt wks	TIMES		LEN	DISTRIBUTION								RATE	TOTALS		PTY	
	START	END		START	END		M	T	W	T	F	SA	SU	Per Wk		D/W	SPOTS		\$
1	5/28/19	5/27/20		12:00 AM	11:59:59 PM	30	X	X	X	X	X	X	X	3	W	0.00	159	0.00	7
Promercial																			

No	DATES		INVENTORY TYPE	ORDER BY	QTY	PRICING STRUCTURE	RATE	TOTAL
	START	END						
1	5/28/19	5/27/20	Display Ad	Non Spot Item	365	Per Item	\$7.50	\$2,737.50
Revenue Type: Internet								
Line Remark: WEBSITE DISPLAY AD								
Daypart: M-S 12:00 AM-12:00 AM								
2	5/28/20	4/30/21	Display Ad	Non Spot Item	365	Per Item	\$7.50	\$2,737.50
New / Revised								
Revenue Type: Internet								
Line Remark: WEBSITE DISPLAY AD								
Daypart: M-S 12:00 AM-12:00 AM								

TOTAL SPOT \$0.00 (159 SPOTS), ALTERNATIVE REVENUE \$5,475.00, GROSS \$5,475.00, NET \$5,475.00

KNEB-FM

No	DATES		Alt wks	TIMES		LEN	DISTRIBUTION										RATE	TOTALS		PTY
	START	END		START	END		M	T	W	T	F	SA	SU	Per Wk	D/W	SPOTS		\$		
1	5/28/19	5/27/20		12:00 AM	11:59:59 PM	30	X	X	X	X	X	X	X	3	W	0.00	159	0.00	7	
Promercial																				

TOTAL GROSS \$0.00, NET \$0.00

KHYY-FM

No	DATES		Alt wks	TIMES		LEN	DISTRIBUTION								RATE	TOTALS		PTY	
	START	END		START	END		M	T	W	T	F	SA	SU	Per Wk		D/W	SPOTS		\$\$
1	5/28/19	5/27/20		12:00 AM	11:59:59 PM	30	X	X	X	X	X	X	X	3	W	0.00	159	0.00	7
Promercial																			

TOTAL GROSS \$0.00, NET \$0.00

Billing Projections: By Month

	May 19	Jun 19	Jul 19	Aug 19	Sep 19	Oct 19
CA	30.00	225.00	232.50	232.50	225.00	232.50
ST	0.00	255.00	210.00	210.00	262.50	210.00
	Nov 19	Dec 19	Jan 20	Feb 20	Mar 20	Apr 20
CA	225.00	232.50	232.50	217.50	232.50	217.50
ST	210.00	262.50	210.00	210.00	262.50	203.50
	May 20	Jun 20	Jul 20	Aug 20	Sep 20	Oct 20
CA	232.50	240.00	255.00	247.50	240.00	255.00
ST	261.50	224.00	229.85	280.66	223.99	229.62
	Nov 20	Dec 20	Jan 21	Feb 21	Mar 21	Apr 21
CA	240.00	255.00	255.00	225.00	255.00	240.00
ST	281.38	230.08	287.92	225.00	230.31	224.69
	May 21					
CA	0.00					
ST	40.00					

☒ Print Spot Prices

TOTAL SPOTS	477
SPOT TOTAL \$	0.00
ALTERNATIVE REVENUE TOTAL \$	5,475.00
GROSS TOTAL \$	5,475.00
ADJUSTED SPOTS	477
ADJUSTED TOTAL \$	5,475.00

APPROVE	DECLINE	
☐	☐	Traffic Director
☐	☐	Sales Manager
☐	☐	Business Director
☐	☐	Station Manager



City of Scottsbluff 2021-22 TV Campaign Contract

Leann,

Here is a proposal for your annual TV Campaign Starting May 2021 to April 30th 2022

Total cost per Month is \$1395

Premion OTT Commercials
10,000 Impressions/monthly
Total Cost per Month is \$500

NBCNebraskaScottsbluff.com
Core Website
Impressions
Total Cost per Month is \$200

TOTAL CAMPAIGN COST PER MONTH \$2095
Includes TV & DIGITAL

Signature _____

City Official/Title

Signature _____

Account Executive

Name: Dan Brott

[email: dan.brott@nbcneb.com](mailto:dan.brott@nbcneb.com)



Proposal ID: 359124
 Market: CHEYENNE-SCOTTSLUFF [195]
 Station: NGWN+
 Schedule Date: 5/1/2021 - 5/30/2021
 Advertiser: City of Scottsbluff
 Product: Utilities - Power/Water
 Spot Length(s): :30
 Book: comScore March 2021
 Author: Dan Brott

Acct. Exec: Dan Brott
 Email: dan.brott@nbcneb.com

Gray does not discriminate in its advertising contracts, and it will not accept advertising intended to discriminate on the basis of race or ethnicity. Advertiser hereto affirms that nothing in this Agreement is intended to discriminate on the basis of race or ethnicity. This Agreement is subject to the Standard Terms and Conditions available at www.gray.tv/advertising.

Flight Dates: 5/1/2021-5/30/2021

Program Time	Spot Length	MY 1	MY 3	MY 10	MY 17	MY 24	CS-A25-64 CS.RTG RTG	W k s	Rate Spots
NGWN+									
NBC NEBRASKA TODAY	:30	--	2	1	1	1	0.9	4	\$30.00
GRPs/Impressions							4.5		5
CPP/CPM							\$33.33		
Mo-Fr 6:00a-7:00a							Run Dates: 12/28/2015-12/31/2036		
Comscore - Live Share/HUT: CS-Mar/2021 Time - Mo-Fr 6:00a-7:00a									
NBC NEB NEWS AT NOON	:30	--	2	1	1	1	1.7	4	\$20.00
GRPs/Impressions							8.5		5
CPP/CPM							\$11.76		
Mo-Fr 12:00p-12:30p							Run Dates: 12/28/2015-12/31/2036		
Comscore - Live Share/HUT: CS-Mar/2021 Time - Mo-Fr 12:00p-12:30p									
NBC NEBRASKA NEWS AT 6P	:30	--	1	1	1	1	2.8	4	\$65.00
GRPs/Impressions							11.2		4
CPP/CPM							\$23.21		
Mo-Fr 6:00p-6:30p							Run Dates: 7/19/2017-12/31/2036		
Comscore - Live Share/HUT: CS-Mar/2021 Time - Mo-Fr 6:00p-6:30p									
Prime Rotators	:30	--	1	1	1	1	2.8	4	\$75.00
GRPs/Impressions							11.2		4
CPP/CPM							\$26.79		
Mo-Fr 7:00p-10:00p							Run Dates: 5/1/2019-12/31/2036		
Comscore - Live Share/HUT: CS-Mar/2021 Time - Mo-Fr 7:00p-10:00p									
NBC NEB NEWS AT 10P	:30	--	2	1	1	1	2.7	4	\$65.00
GRPs/Impressions							13.5		5
CPP/CPM							\$24.07		
Mo-Fr 10:00p-10:35p							Run Dates: 12/28/2015-12/31/2036		
Comscore - Live Share/HUT: CS-Mar/2021 Time - Mo-Fr 10:00p-10:35p									

City of Scottsbluff 2021-22 TV Campaign Contract

Book: comScore March 2021



Proposal ID: 359124
 Market: CHEYENNE-SCOTTSBLUFF [195]
 Station: NGWN+
 Schedule Date: 5/1/2021 - 5/30/2021
 Advertiser: City of Scottsbluff
 Product: Utilities - Power/Water
 Spot Length(s): :30
 Book: comScore March 2021
 Author: Dan Brott

Acct. Exec: Dan Brott
 Email: dan.brott@nbcneb.com

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Flight Dates: 5/1/2021-5/30/2021

Program Time	Spot Length	MY 1	MY 3	MY 10	MY 17	MY 24	CS-A25-64 CS.RTG RTG	W k s	Rate Spots
NGWN+									
Added Value Spots	:30	5	4	4	4	4	1.6	5	\$0.00
GRPs/Impressions							33.6		21
CPP/CPM							\$0.00		
Mo-Su 6:00a-12:00a		Run Dates: 5/1/2020-12/31/2036							
 Comscore - Live Share/HUT: CS-Mar/2021 Time - Mo-Su 6:00a-12:00a									
Rotators	:30	6	5	5	5	5	1.6	5	\$10.00
GRPs/Impressions							41.6		26
CPP/CPM							\$6.25		
Mo-Su 6:00a-12:00a		Run Dates: 5/1/2019-12/31/2036							
 Comscore - Live Share/HUT: CS-Mar/2021 Time - Mo-Su 6:00a-12:00a									

Total Cost: \$1,395.00 Signature _____

General Summary (CS-A25-64 CS.RTG)

Name	Spots	Cost	Grps	Imp(000)	CPP	CPM	Reach	Freq	3+ Reach	Net Reach
NGWN+	70	\$1,395.00	124.1	45.7	\$11.24	\$30.53	49.7	2.5	26.8	17,565

City of Scottsbluff & NBCNebraska Recommended Schedule



OTT Commercials:

✓ OTT Commercials ✓ Impressions:
10,000/monthly Total Cost: \$500/monthly

✓ Flight Dates: May 2021-April 2022

Signature / Date

All advertising, production services, consulting services, and digital management services sold or offered by Gray Television Group, Inc. or Gray Media Group, Inc. (collectively "Gray") are subject to Gray's Standard Terms and Conditions available at www.gray.tv/advertising.

City of Scottsbluff & NBCNebraska Recommended Schedule



NBCNEBRASKASCOTTSBLUFF.com:

- ✓ ✓ Impressions: monthly Total Cost:
\$200/monthly
- ✓ Flight Dates: May 2021-April 2022

Signature / Date

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City of Scottsbluff, Nebraska

Monday, May 17, 2021

Regular Meeting

Item Reports4

Council to discuss and consider action on land acquisition and conveyance at Webber Manor subdivision.

Staff Contact: Dustin Rief, City Manager