

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

Regular Meeting
February 18, 2014
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. Consent Calendar:
 - a) Approve the minutes of the February 3, 2014 Regular Meeting.
 - b) Acknowledge a claim from Don Krug for property damage at 310 West 21st St. and forward to the city's insurance carrier.
 - c) Council to approve the City Manager's appointments of Ron Schluter and Angela Kembel to the Business Improvement District Board.
7. Claims:
 - a) Regular Claims 2-18-14
8. Public Hearings:
 - a) Council to conduct a Public Hearing set for this date at 6:05 p.m. to consider the site of the City's Compost facility.
 - b) Council to consider approval of the use of funds to develop the compost facility site which will allow the required permitting to take place.
 - c) Council to conduct a Public Hearing set for this date at 6:05 p.m. to consider a zone change for proposed final plat of Block 9, Five Oaks Subd from A- Ag to C-2 Neighborhood & Retail Com and approve the Ordinance.
 - d) Council to consider the Final Plat for Block 9, Five Oaks Subdivision, Scotts Bluff County and approve the Resolution.
 - e) Council to conduct a Public Hearing set for this date at 6:05 p.m. to consider a zone change for Lots 16 through 27, Block 1, Westfield Estates Replat and Lot 4, Block 2, Westfield Estates Replat from R-1A and C-2 (Res. & Neighborhood & Retail Com.) to C-3 (Heavy Com.), and approve the

Ordinance

9. Petitions, Communications, Public Input:
 - a) Council to acknowledge the receipt of the “Employer Support of the Guard and Reserve” award.
10. Bids & Awards:
 - a) Council to consider approving the bid for \$1,024.41 from Mobius Communications Company for a panic button at City Hall.
 - b) Council to approve the proposals from Anita’s Greenscaping, Inc, for the maintenance of Parking Area 3 and 12 and authorize the Mayor to sign the acceptance.
11. Subdivisions & Public Improvements:
 - a) Council to consider approve the revised preliminary plat of Blocks 1-12 Reganis Subdivision, a replat of Lots 1 and 2, Block 1, Idlewylde Addition and part of Block 1A, Scotts Bluff Co. College Tract, and unplatted lands situated in the south half of Section 13, in the City of Scottsbluff.
 - b) Council to consider the Final Plat for Block 9, Reganis Subdivision situated in the SE ¼ of the SW ¼ of Section 13, Scotts Bluff County and approve the Resolution.
 - c) Council to receive a report from the Public Works Department on the snow removal process.
12. Reports from Staff, Boards & Commissions:
 - a) Council to consider paying for ½ (\$2575.00) of the CodeRed payment for the Emergency Communications Network.
 - b) Council to consider using \$16,640.00 of Police Department contingency funds for patrol rifles and training ammo.
 - c) Council to receive an update regarding selection of the Economic Development Consultant.
13. Resolution & Ordinances:
 - a) Council to consider an Ordinance for a Zone Change of proposed Block 1A, Merrigan Subdivision from A –Agricultural to R-1B - Rural Residential Estate (second reading).
 - b) Council to consider approving the amended 2013-2014 Pay Resolution adding the position of Administration Services Support/General.
14. Public Comments: The purpose of this agenda item is to allow for public comment of items for potential discussion at a future Council Meeting. Comments brought to the Council are for information only. The Council will not take any action on the item except for referring it to staff to address or placement on a future Council Agenda. This comment period will be limited to three (3) minutes per person
15. Council reports (informational only):
16. Scottsbluff Youth Council Representative report (informational only):
17. Adjournment.

City of Scottsbluff, Nebraska

Tuesday, February 18, 2014

Regular Meeting

Item Consent1

Approve the minutes of the February 3, 2014 Regular Meeting.

Staff Contact: Cindy Dickinson, City Clerk

The Scottsbluff City Council met in a regular meeting on Monday, February 3, 2014 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 January 31, 2014, in the Star Herald, a newspaper published and of general circulation in the city. The notice stated the date, hour and place of the meeting, that the meeting would be open to the public. That anyone with a disability desiring reasonable accommodation to attend the council meeting should contact the city clerk's office, and that an agenda of the meeting kept continuously current was available for public inspection at the office of the city clerk in City Hall; provided, the city council could modify the agenda at the meeting if it determined that an emergency so required. A similar notice, together with a copy of the agenda, also had been delivered to each council member, made available to radio stations KNEB, KMOR, KOAQ, and television stations KSTF and KDUH, and the Star Herald. The notice was also available on the City's website on January 31, 2014. An agenda kept continuously current was available for public inspection at the office of the city clerk at all times from publication of the notice to the time of the meeting.

Mayor Randy Meininger presided and City Clerk Dickinson recorded the proceedings. The Pledge of Allegiance was recited. Mayor Meininger welcomed everyone in attendance and encouraged all citizens to participate in the council meeting asking those wishing to speak to come to the microphone and state their name and address for the record. Mayor Meininger informed those in attendance that a copy of the Nebraska Open Meetings Act is posted in the back of the room on the west wall for the public's review. The following Council Members were present: Raymond Gonzales, Mark McCarthy, Randy Meininger, Scott Shaver and Liz Hilyard. Absent: None.

Mayor Meininger asked if there were any changes to the agenda. City Clerk Dickinson noted a change on the agenda regarding item No. 6c under consent agenda, should read Westfield Estates Replat and Lots 4 & 5, Block 2. Moved by Council Member McCarthy, seconded by Council Member Hilyard, "to approve the agenda and accept the change on item No. 6c changing the lot description from Lots 3 & 4 to Lots 4 & 5," "YEAS", Gonzales, McCarthy, Meininger, Shaver and Hilyard, "NAYS" None. Absent: None.

Mayor Meininger asked if any citizens with business not scheduled on the agenda wished to include an item providing the City Council determines the item requires emergency action. There were none.

Moved by Mayor Meininger, seconded by Council Member Gonzales, that:

1. "The minutes of the January 21, 2014 Regular Meeting be approved,"
2. "Tuesday, February 18, 2014, 6:05 p.m. be set as a public hearing to consider a zone change for the proposed final plat of Block 9, Five Oaks Subdivision, which is situated south of 42nd Street and east of Highway 71 (Ave. I) from A- Agricultural to C-2 Neighborhood & Retail Commercial,"
3. "Tuesday, February 18, 2014, 6:05 p.m. be set as a public hearing to consider a zone change for Lots 16 through 27, Block 1, Westfield Estates Replat and Lots 4, & 5, Block 2, Westfield Estates Replat from R-1A and C-2 (Residential & Neighborhood & Retail Commercial) to C-3 (Heavy Commercial), these lots are situated west of Highway 71 and north of West 35th Street,"

4. "The claim from Haun Holdings, LLC, be acknowledged for property damage and forward to the city's insurance carrier," "YEAS", Gonzales, McCarthy, Meininger, Shaver and Hilyard, "NAYS" None. Absent: None.

Moved by Council Member Gonzales, seconded by Council Member Hilyard, "that the following claims be and hereby are approved and should be paid as provided by law out of the respective funds designated in the list of claims dated February 3, 2014, as on file with the City Clerk and submitted to the City Council," "YEAS", Gonzales, Shaver, McCarthy, Meininger and Hilyard, "NAYS" None. Absent: None.

CLAIMS

ACTION COMMUNICATION INC.,SERVICES,162.75; ADVANCE AUTO PARTS,VEH MTC,39.98; ADVANCED CUTTING SYSTEMS, INC,SIGN SUPP,411.02; ADVERTISING SPECIALTIES INK.,uniforms,479.89; AHLERS BAKING INC,DEPT SUPPL,25.98; ALAMAR UNIFORMS,EQUIP MAINT,180.6; AMAZON.COM HEADQUARTERS,Bks/dpt supp,190.62; ANDREA FOLCK,Travel Reimb,117.84; APWA,APWA MEMBERSHIP,438; AUTOZONE, INC,batry,102.44; B & C STEEL CORPORATION,BIOSOLIDS BLDG ADDN,16839.75; BAKER & ASSOCIATES INC,RADIOLOGICAL CONTAM STUDY,6871.53; BATTERY ZONE,INVEST SUPPL,131.66; BEEHIVE INDUSTRIES,LLC,DEV EQPMNT MNTNCE,3000; BLUFFS SANITARY SUPPLY INC.,BLD MTC,698.78; BROWN NELSON ELECTRIC,EQUIP MAINT,375.65; CAPITAL BUSINESS SYSTEMS INC.,Cpr main,164.5; CARR TRUMBULL LBR INC.,BLDG MAINT,503.68; CEMENTER'S INC,CEMENT,209.46; CONSOLIDATED MANAGEMENT,SCHOOLS & CONF,538; CONTRACTORS MATERIALS INC.,DEPT SUP,337.41; CULLIGAN OF SCOTTSBLUFF,Dept Supp,64.8; DALE'S TIRE & RETREADING, INC.,VEH MAINT,15; DITCH-WITCH INC,EQP MTC,152.82; ELLIOTT EQUIPMENT COMPANY INC.,dept supplies,680.42; ENERGY LABORATORIES, INC,SAMPLES,108; ENVIRO SERV INC,SAMPLES,135; FASTENAL CO.,EQP MTC,17.69; FEDERAL EXPRESS CORP.,SHIPPING FEES,158.23; FIRST WIRELESS, INC,DEP SUP,1140.5; FLOYD'S SALES & SERV INC.,vehicle mtnc,222.42; FRANK IMPLEMENT INC.,EQP MTC,1505.15; FREMONT MOTOR SCOTTSBLUFF,LLC,rescue repair,2256.88; G & T REICHERT'S FINE JEWELRY,SUPPLIES,63.2; GENERAL TRAFFIC CONTROLS, INC,TRAF SIGNAL SUPP,2196.23; GERING VALLEY PLUMBING & HTG. INC,EQP MTC,332; GOLD WATCH LLC,disposal fees,1500; HARRIS COMPUTER SYSTEMS,TECH SUPPORT,794.77; HAWKINS, INC.,CHLORINE,2111.35; HD SUPPLY WATERWORKS, LTD,DEPT SUP,203.73; HEILBRUN FARM IND SUPP.INC.,PARTS,157.8; HEIMAN FIRE EQUIPMENT,emrg light,1617.57; HI-TECH AUTO SERVICE,VEH MTC,55.01; HOME DEPOT CREDIT SERVICES,EQP MTC,15.45;HORNADY Mfg Co,AMMUNITION,1038.5; HULLINGER GLASS & LOCKS INC.,33 keys,132; IAN MCPHERSON,SCHOOLS & CONF,154; ICMA RETIREMENT TRUST-457,DEFERRED COMP - EE,1125.14; IDEAL LINEN SUP INC.,SUPP,134.77; INTERNAL REVENUE SERVICE,941 TAXES WITHHELD,59928.78; INT'L ASSOC OF CHIEFS OF POLICE,MEMBERSHIP,120; JENKINS, MICHAEL C,Dep Ref,100; JOHN DEERE FINANCIAL,UNIFORM CLOTHING,121.96;JOHN DEERE FINANCIAL,EQP MTC,19.16; JOHN DEERE FINANCIAL,SUPP,11.96; KAWASAKI KORNER,EQP MTC,70.67; KRIZ-DAVIS COMPANY INC.,EQUIP MAINT,432.67; LOGAN CONTRACTORS SUPPLY INC,PARTS,59.09; LYNN PEAVEY CO INC,INVEST SUPPL,318.6; MAILFINANCE INC,Pstg mach rntl,345; MBKEM ENTERPRISE,BUILD MAIN,1312; MELISSA POHL,Reimb,10.54; MENARDS,DEPT SUP,1013.62; MES,staff trng,2473; MIKE'S SCREEN PRINTING,SUPPLIES,9; MONEY WISE OFFICE SUPPLIES,DEV SUP,89.61; MONUMENT PREVENTION COALITION,CONTRACTUAL,880; MOORE WALLACE NORTH AMERICA,

INC.,DEPT SUPPL,57.81; NE DEPT OF ENVIRONMENTAL QUALITY,LICENSE RENEWAL,150; NE DEPT OF REVENUE,W/H Tax,21505.7; NE DEPT OF ROADS,CITY SHARE BRDWDY, 14 - 20TH ST,18794.81; NEBRASKA CLERK INSTITUTE,CONFERENCE,223; NEBRASKA DEPT. OF REVENUE, SALES & USE TAX, 18,454.65; NEBRASKA MACHINERY COMPANY,EQUIP MAINT,2682.86; NORTHERN SAFETY COMPANY, INC.,DEPT SUP,261.57; NPPD,Electric,68761.39; OREGON TRAIL PLBG & HTG INC,FIREARMS RANGE,113; PANHANDLE COOP INC.,FUEL,982.79; PLATTE VALLEY BANK,HSA EE PYBLE,11709.71; POWERPLAN,equip mtnc,168.72; PRINT BROKER,DEPT SUPPL,316.17; PRINT EXPRESS,DEPT SUPPL,201; RCI,PREMIUM,51028.6; REGISTER OF DEEDS,LEG FEE,20; RICK DEEDS,TRL,12; ROOSEVELT P P DIST,Electric,1830.87; S M E C,EE CONTRIBUTION - BIWEEKLY,246; SANDBERG IMPLEMENT, INC,DEP SUP,1816.69; SCOTTS BLUFF COUNTY COURT,Court Costs,475.75; SCOTTSBLUFF SCREENPRINTING,uniforms,142.5; SHERIFF'S OFFICE,Papers Served,477.57; SLAFTER OIL CO INC.,supl,46.2; SOURCE GAS,Monthly Fuel,5277.13; SPIC & SPAN CLEANERS,GRD MTC,4440; SPRINGFIELD WORKSHOP INC,DEP SUP,1029.99; SS AUTOMOTIVE,VEH MAINT,1764.74; STAPLES,DEPT SUP,465.74; STATE HEALTH LAB,SAMPLES,247; STATE OF NE.,CONTRACTUAL,525; STATE OF NE.DEPT.OF LABOR,LIC,72; STATE OF NEBR-DEPT OF ADMIN SVC,Monthly Long Distance,117.36; STATE PATROL,HIDTA REIMB,4181.25; SUBWAY,SUPPLIES,30.75; THE SHERWIN-WILLIAMS CO,EQP MTC,17.96; TOTAL FUNDS BY HASLER,Pstge,500; TYLER TECHNOLOGIES, INC,COMP.CONVERSION,1937.5; U S WELDING,INC,WELD SUPP,35.25;UNITED CHAMBER OF COMMER,MEMBERSHIP,6577; US BANK,DEP SUP,407.91; USA BLUEBOOK,DEPT SUP,886.78; VERIZON WIRELESS,TELEPHONE,483.01; VIAERO WIRELESS,LOCATES,36.21; VISTABEAM,CON SRV,16; WALMART COMMUNITY/GEMB,INVEST SUPPL,311.12; WELLS FARGO BANK N.A.,TSA POLICE,29425.53; WESTERN NE COMMUNITY COLLEGE,books,216.

Mayor Meininger opened the Public Hearing at 6:05 p.m. as set for this date, to present the City of Scottsbluff One and Six Year Street Improvement Plan. Mr. Kuckkahn gave a brief explanation of the modifications of the One Year Plan which includes adding a turn lane at the intersection of West 27th Street and 2nd Ave. by the High School. The underpass on 5th Avenue which was added last year was removed from the One and Six Year Street Plan as there is currently no state funding for this \$6 million dollar project. The state may, however, provide funding for an overpass. This project is not time critical, so other options will be considered. The Planning Commission held a Public Hearing on January 27, 2014 and approved the Plan. There were no comments from the public. Mayor Meininger closed the Public Hearing at 6:09 p.m. and asked for comments from the Council.

Council Member Shaver asked why the City was paying for the streets at the Reganis development. Public Works Director Bohl explained that the City is not paying for the street construction, however, once the streets are built, they will become City streets, so the project needs to be added to the One and Six Year Plan. Council Member Gonzales talked about the underpass and the work involved in locating a site. Mayor Meininger suggested that Council review this during the 2014-2015 budget workshops.

Moved by Council Member Gonzales, seconded by Council Member McCarthy, "to approve the 2014 One and Six Year Plan and Resolution No. 14-02-01," "YEAS", Gonzales, McCarthy, Meininger and Hilyard, "NAYS" Shaver. Absent: None.

RESOLUTION NO. 14-02-01

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

1. Section 39-2115 of the Nebraska Statutes requires each municipality to develop and file with the Board of Public Roads Classifications and Standards a long range, six year plan of highway, road and street improvements. Section 39-2119 of the Nebraska Statutes requires a similar plan for specific road or street improvements for the current year.
2. Attached to this Resolution is a copy of the "2014 Six Year Plan" which includes a "First Year Plan" for projects planned for 2014 ending December 31, 2014, and a "Second thru Six Year Plan" for projects planned for fiscal years 2015/2020 ending September 30, 2020.
3. A public hearing concerning the "2014 Six Year Plan" was held on February 3, 2014 as shown in this plan.
4. The "2014 Six Year Plan", as attached, is adopted to include the priority levels as shown in the plan.
5. The City Clerk is directed to file a copy of this Resolution with the attached "2014 Six Year Plan" with the Board of Public Roads Classifications and Standards on or before March 1, 2014.
6. This Resolution shall become effective following its passage and approval.

Passed and approved this 3rd day of February, 2014.

Mayor

ATTEST:

City Clerk

"seal"

Mayor Meininger opened the public hearing at 6:10 p.m. to consider the Zone Change for proposed Block 1A, Merrigan Subdivision from A - Agricultural to R-1B - Rural Residential Estate. Mr. Kuckkahn explained that this is a small parcel in our extraterritorial. The owners want to add a building to their homestead, which requires a zone change. There were no comments from the public. Mayor Meininger closed the Public Hearing at 6:12 p.m.

Mayor Meininger introduced the Ordinance on first reading which was read by title: AN ORDINANCE DEALING WITH ZONING, AMENDING SECTION 25-1-4 BY UPDATING THE OFFICIAL ZONING DISTRICT MAP TO SHOW THAT REAL ESTATE IN A tract of land situated in the East Half of the Southwest Quarter of Section 8, Township 22 North, Range 54 West of the 6th P.M., Scotts Bluff County, Nebraska, containing an area of 3.10 acres, more or less, WHICH IS CURRENTLY

ZONED AS A, WILL NOW BE INCLUDED IN THE R-1-b RURAL RESIDENTIAL ESTATE ZONE, AND REPEALING PRIOR SECTION 25-1-4.

Regarding the bids for the recycling equipment, Mr. Kuckkahn explained that when we received bids the first time, there was some concern regarding the bid specifications. The bid specifications were clarified and the equipment was re-bid. We only received one bid for all three pieces of equipment. Mayor Meininger commented that the equipment is required to comply with NDEQ requirements.

Moved by Mayor Meininger, seconded by Council Member Gonzales, "to approve the bid for a new slow speed, high torque power Shredder for the Environmental Services Department to Murphy Tractor & Equipment in the amount of \$322,499.00," "YEAS", Gonzales, Shaver, McCarthy, Meininger and Hilyard, "NAYS" None. Absent: None.

Moved by Council member Shaver, seconded by Council Member Hilyard, "to approve the bid for a new Compost Windrow Turner for the Wastewater Department to N40, LLC, in the amount of \$334,400.00," "YEAS", Gonzales, Shaver, McCarthy, Meininger and Hilyard, "NAYS" None. Absent: None.

Moved by Council Member McCarthy, seconded by Mayor Meininger, "to approve the bid for a new Compost and Mulch Portable Screening Unit for the Wastewater Department to Murphy Tractor & Equipment in the amount of \$251,199.00," "YEAS", Gonzales, Shaver, McCarthy, Meininger and Hilyard, "NAYS" None. Absent: None.

City Manager Kuckkahn presented the information on the purchase of a columbarium for the cemetery. This is a Capital Improvement Plan purchase with a budgeted amount \$25,000.00. The lowest and best bid amount is \$14,850.00, the balance of the funds will be used for site preparation and landscaping. Moved by Council Member Gonzales, seconded by Council Member Shaver, "to approve the purchase of an 80 niche Columbarium from S.I. Memorials in the amount of \$14,850.00," "YEAS", Gonzales, Shaver, McCarthy, Meininger and Hilyard, "NAYS" None. Absent: None.

Mr. Kuckkahn presented the contracts for construction and engineering services with Baker and Associates for the Avenue I project. We are expecting to begin the project on April 1, 2014. Moved by Mayor Meininger, seconded by Council Member Hilyard, "to approve the agreements for construction engineering services with Baker & Associates for the Avenue I Street Improvement Project and approve Resolution No. 14-02-02," "YEAS", Gonzales, McCarthy, Meininger, and Hilyard, "NAYS" Shaver. Absent: None.

RESOLUTION NO. 14-02-02

WHEREAS, the City of Scottsbluff is developing a transportation project for which it intends to obtain Federal funds;

WHEREAS, the City of Scottsbluff, as a sub-recipient of Federal-Aid funding is charged with the responsibility of expending said funds in accordance with Federal, State and local laws, rules, regulations, policies and guidelines applicable to the funding of the Federal-aid project;

WHEREAS, the City of Scottsbluff and Baker & Associates wish to enter into an Engineering Services Agreement to provide Construction Engineering Services for the Federal-aid project, No. URB-5703(2), Avenue I, South Beltline Highway to 27th Street.

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SCOTTSBLUFF, NEBRASKA, that the Mayor is hereby authorized to sign the attached Construction Engineering Services Agreement between the City of Scottsbluff and Baker & Associates.

PASSED AND APPROVED THIS 3rd day of February, 2014.

Mayor

Attest:

City Clerk
"Seal"

Mr. Kuckkahn presented the addendum with Tyler Technologies, Inc. to include the online utility billing charge of \$1.25 per transaction, which will be paid by the City. This is a fee that was not anticipated when the original contract was approved. Moved by Council Member McCarthy, seconded by Council Member Hilyard, "to approve the addendum to the Tyler Technologies, Inc. agreement regarding the online utility billing payments and authorize the Mayor to execute the addendum," "YEAS", Gonzales, McCarthy, Meininger, and Hilyard, "NAYS" Shaver. Absent: None.

Assistant City Manager Johnson reported on additional information regarding the current method of trash collection and suggestions to aid the process. Staff is recommending that residents move all roll outs to the street rather than placing them in the alley. We are currently working with the GIS department to develop maps with layers defining where the different collection methods are located in the city. We currently have approximately 4,000 brown roll out containers. If all of these brown roll-outs were placed on the street instead of the alley, the collection would be safer and more efficient.

Council Member Gonzales asked if this would allow us to reduce rates or staff. Mr. Kuckkahn responded that rather than reduce staff or rates, the added efficiency will allow us to expand our single stream recycle collection and offer additional services. As Council Member Shaver pointed out, some of the alleys are big enough to handle the alley dumpsters and they are preferred for aesthetics. Mr. Kuckkahn added that we need to be consistent and the size of the equipment makes it difficult to collect trash in all alleys, also having the dumpster in the alley promotes it as a dump for other large trash items. Mr. Johnson added that as the tan alley dumpsters wear out, staff will replace them with the roll-out containers, which in many cases has been requested by residents. The City plans to purchase the roll-outs for future use, which will be discussed at the next budget workshop.

Mark Bohl, Public Works Director, informed the council that the trucks are bigger, enabling us to make less trips to the Gering landfill. When asked by Council Member Shaver if this reduces our labor time, he responded it does not because we have added recycling pick up and yard waste. Mr. Kuckkahn added that if we remained stagnant with our collection methods, we would could reduce costs and time, however, we have become more aggressive with our recycling efforts, and have a broader range of service, which requires more staff time.

Mr. Kuckkahn added that the Council has been interested in expanding our recycling for some time. The staff's recommendation is to gradually begin changing out the large dumpsters. For now, staff is looking for direction regarding only the yard waste roll-out containers and requiring that they be rolled out to the curb. Moved by Mayor Meininger, seconded by Council Member Hilyard, "to require residents to take all yard waste roll-out containers to the street curb for pick up, not the alley," "YEAS", McCarthy, Meininger, and Hilyard, "NAYS" Gonzales, Shaver. Absent: None.

Mr. Johnson informed Council that we will begin picking up the yard waste at the curb in April, which will give us time to get the public relations information out. Mayor Meininger summarized that being more efficient with 1800 dumpsters, we can pick up another 3000 dumpsters for the same cost as we add to the yard waste and recycle collection.

Mr. Kuckkahn explained that we need to appoint a Council Member to the 911 Committee who will be a representative for the City of Scottsbluff. Moved by Council Member Gonzales, seconded by Council Member Hilyard, "to appoint Randy Meininger to the 911 Committee for the City of Scottsbluff," "YEAS", Gonzales, McCarthy, Meininger, Shaver and Hilyard, "NAYS" None. Absent: None.

City Manager Kuckkahn explained that the house previously occupied by the Doves Shelter at 716 West Overland is vacant, and the Doves Board would like to sell the structure and move it. The land is owned by the City and the Police Department would like to retain the property to use for a possible impound lot. A major cost of moving the structure is removal of the foundation and the tipping fees. Mr. Kuckkahn is proposing that we absorb those costs to assist with the project. Moved by Mayor Meininger, seconded by Council Member Gonzales, "to retain the city-owned land located at 716 West Overland and pay the expenses of removing the foundation when the structure is moved," "YEAS", Gonzales, McCarthy, Meininger, and Hilyard, "NAYS" Shaver. Absent: None.

Council introduced Ordinance No. 4120 on third reading by title: AN ORDINANCE FOR THE CITY OF SCOTTSBLUFF DEALING WITH WATER SERVICE LINES AND WATER METERS, AMENDING CHAPTER 23, ARTICLE I OF THE SCOTTSBLUFF MUNICIPAL CODE TO PROVIDE FOR COMMON AND SEPARATE SERVICE LINES AND METERS, TO REPEAL PRIOR SECTIONS AND TO PROVIDE FOR AN EFFECTIVE DATE.

Moved by Mayor Meininger, seconded by Council Member Gonzales, "to approve Ordinance No. 4120 dealing with water service lines," "YEAS", Gonzales, McCarthy, Meininger, and Hilyard, "NAYS" Shaver. Absent: None.

Under the citizen comments, Sabrina Esparza, 713 E. 8th St., addressed the Council with the following concerns: 1. Additional improvements needed at the park on 9th Ave. – need basketball court, new slide and ADA approved equipment; 2. Speeding on 9th Ave. needs to be addressed; 3. Residents need to be updated on the status of the Quiet Zone; 4. Informed the Council that she will be organizing the 17th neighborhood clean up on May 3, 2014.

Under Council reports, Council Member Gonzales informed the Council that Linda Meininger, Scottsbluff High School Student Council Advisor, informed him that the students will be sending out surveys in March regarding student activities.

Abby Yellman, Library Director, informed the Council that the Lied Scottsbluff Public Library has received their Leed Certification.

Moved by Council Member McCarthy, seconded by Mayor Meininger, "to adjourn the meeting at 7:00 p.m.," "YEAS", Gonzales, McCarthy, Meininger, Shaver and Hilyard, "NAYS" None. Absent: None.

Mayor

ATTEST:

City Clerk

“SEAL”

City of Scottsbluff, Nebraska

Tuesday, February 18, 2014

Regular Meeting

Item Consent2

Acknowledge a claim from Don Krug for property damage at 310 West 21st St. and forward to the city's insurance carrier.

Staff Contact: Cindy Dickinson, City Clerk

Memo

To: Cindy Dickinson, City Clerk
From: Lynn Garton, Water Reclamation Supervisor
CC: Mark Bohl, Public Works Director
Date: 2/4/14
Re: Sewer Backup at 2120 Avenue C and possibly 310 West 21st Street.

On Saturday February 1, 2014 at approximately 4:15 p.m. the Communication Center contacted Steve Schanaman with the Water Department needing to have the water shut off at the curb at 2120 Avenue C. Upon arrival Steve talked with the plumber with CST Plumbing that indicated he had a sewer backup that he could not get unplugged. Steve checked the flow in the City main and found standing water at which time he contacted Tony Koerner with the Wastewater Department to have them come to clean the mainline.

Tony and Logan Lund arrived onsite and commenced to further investigate the situation. They found standing water in the manholes between Avenue C and D on West 21st Street with no standing water on West 20th Street which indicated a potential blockage in the line between West 21st and West 20th Streets. They began jetting the line from West 20th to West 21st Street back to the North. At approximately 225 feet up the line they encountered resistance in the jetting process. Upon breaking through the resistance the flows began to return to normal within the mainline. After observing the normal flows they returned to the home in question and the customer indicated that the backup had been relieved.

Tony, Logan and the collection crew returned to the area on Monday February 3rd to televise the mainline to ensure all blockages were removed. They televised in the direction of flow (which is normal procedure) beginning at the manhole on West 21st Street between Avenue C and Avenue D heading South. At approximately 138 feet on the right hand side of the pipe they encountered a large root ball protruding out of the service lateral of what appears to be 2019 Avenue D (see exhibit A). The crew then cleaned the mainline utilizing a special spinner head designed to remove roots, after several passes the root ball was removed (see exhibit B). The rest of the line was televised up to and including the residence with the initial complaint and no other obstructions were observed. All flows have been returned to normal within this mainline.

City of Scottsbluff
Wastewater Treatment Plant Sewer Call Work Record

Reviewed by Supervisor: Ull

Date: 2/1/14 Time of Call: 4:30pm Received By: Tony Given to: Steve Time Given: 4:15pm
 Caller: Comm. Center A Steve Phone #: _____ Owner if Known: unknown
 Location / Address: 2120 Ave C
 Work Request: Sewer line in house is slow to drain. Check city main line.

WORK PERFORMED

Field employees must answer all items numbered 1 through 14 and turn the Work Record over to the Wastewater Supervisor for Review.

1) Time of Arrival: 4:55pm

2) Upon arrival, the following manholes were checked to determine what was happening in the City's collection system:

Between	And...	On (What St or Ave)	Flow in Manholes: Write what was found below.	Picture Taken Yes or No
Example: E 16 th St	E 17 th St	12 th Ave	Normal	Yes
Ave C	Ave D	21 st St	standing water in manhole	no

3) After checking manholes, what additional work was performed to correct this problem:

____ I informed the customer that they will need to contact a plumber to assist them with their private lines as the City's manholes have been checked in the area and the flow is okay. Who did you inform _____

or ____ I informed the plumber that they will need to take a closer look at the customer's private lines as the City's manholes have been checked in the area and the flow is okay. Who did you inform _____

or: Cleaning performed: We cleaned from manhole on 20th St North to manhole on 21st St between Ave D and Ave C about 350 ft. The jet hose started operating slow at about 225 ft. water in the manhole on 21st St then started going down and flow resumed to normal in city main line. We camera inspected the line on Monday 2/3/14 and found roots protruding out a service into main ~~at~~ said footage (225 ft). ^{over}

4) What did you find in the sewer lines or manholes? (grease/toilet paper, etc) _____

5) Number of feet jetted: 350 ft

6) If jetting was performed and the flows in manholes were normal, explain why we went ahead and jetted the City's main lines.
flow was slow so jetting was performed.

7) Did this location have flooding or damage occur of some sort? Yes ____ No ____ Unsure X

8) If yes or unsure, did you provide them with the City's Letter from Management and EPA Brochure? YES

9) Who did you give the letter and brochure to? Lady of the house

10) Date Completed: 2/3/14 11) Personnel Time Involved 2 hrs.

12) Sewer JET Hours Involved 1.5 hrs 13) Sewer CAMERA hours Involved: 2 hr on 2/3/14

14) Work Performed By: Tony Zogor Eddie Dale

REMINDER, please do not put work order away until secretary has initialed it after recording.

Secretary initial here _____ Record # _____

CITY OF SCOTTSBLUFF WATER DEPARTMENT WORK RECORD

DATE: 2-1-14 CALLER: comm center TIME OF CALL: 4:15pm

PROPERTY LOCATION: 2120 Ave C

WORK REQUEST: need water shut off at curb

WORK PERFORMED - plumber was there & was cleaning sewer but couldn't get unplugged - checked city sewer & it was backed up in city main - didn't need to shut water off - called Tony so he & Logan could come & clean city line.

METER - NEW INSTALL OR METER CHANGE INFORMATION WITH THIS WORK REQUEST

IN METER:

SIZE: _____
TYPE: _____
SN: _____ MXU #: _____
PR: _____
REMOTE/RR LOCATION: _____

IS WATER ON? YES _____ or NO _____

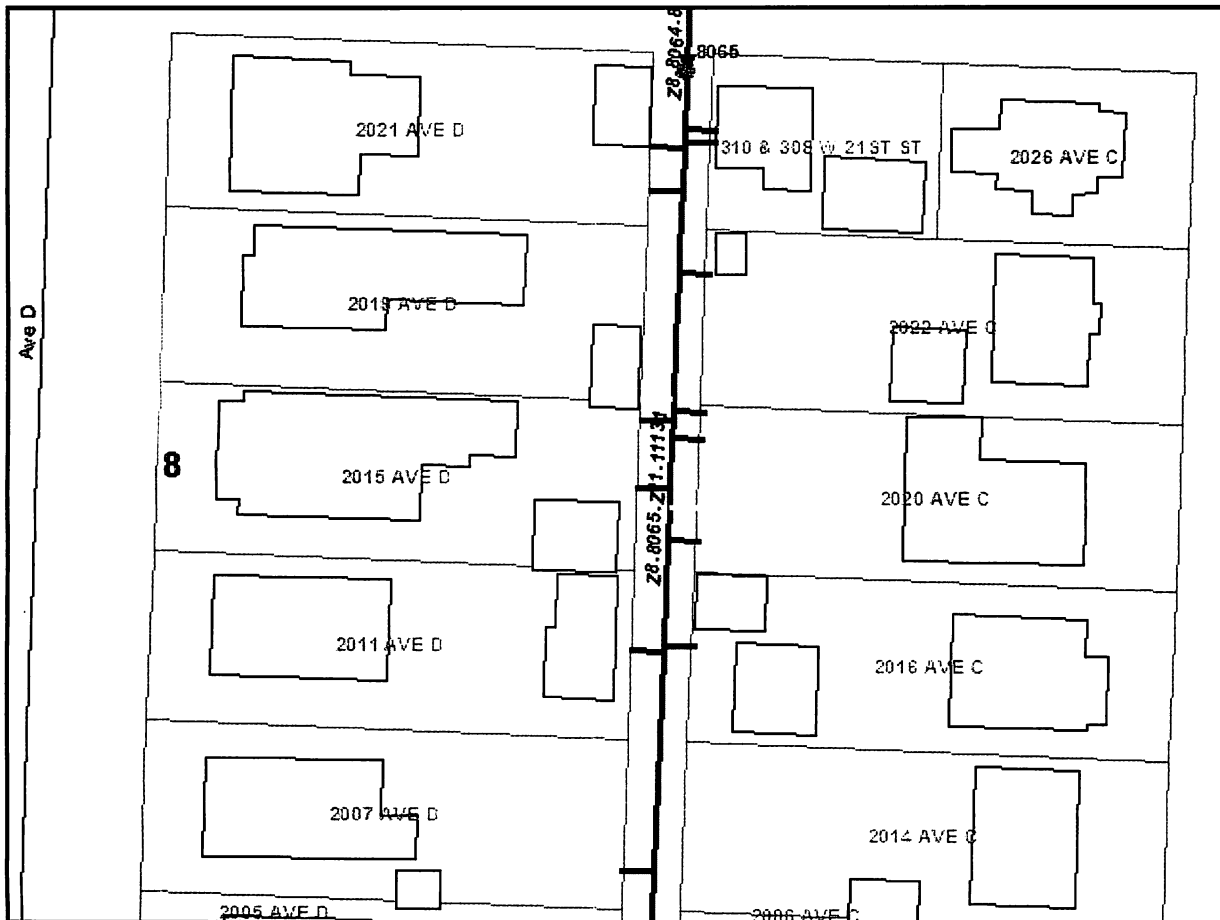
OUT METER:

SIZE: _____
TYPE: _____
SN: _____ MXU #: _____
PR: _____ REMOTE
PR: _____ METER

IF METER WAS CHANGED DUE TO EQUIPMENT FAILURE OR DAMAGE, WHAT WENT WRONG?

WORK PERFORMED BY: Steve

TIME OF ARRIVAL: 4:20pm TIME SPENT ON PROJECT: 30 min





**CITY OF
SCOTTSBLUFF
NEBRASKA**

Residence
w/ Issue



City of Scottsbluff
2525 Circle Drive
Scottsbluff, NE 69361
Phone: 308-630-6291



M.H. Cammed From



M.H. Cleared From

City of Scottsbluff
2525 Circle Drive
Scottsbluff, NE 69361
Phone: 308-630-6291



GraniteXP Observation Report with Still Images

Mainline ID:
Sewer Call 2120 Ave C

Project Name:
SEWER CALLS

Start date/time:
2/3/2014
9:23:51 AM

Weather:

Operator:

Upstream node:
8065

Downstream node:
11131

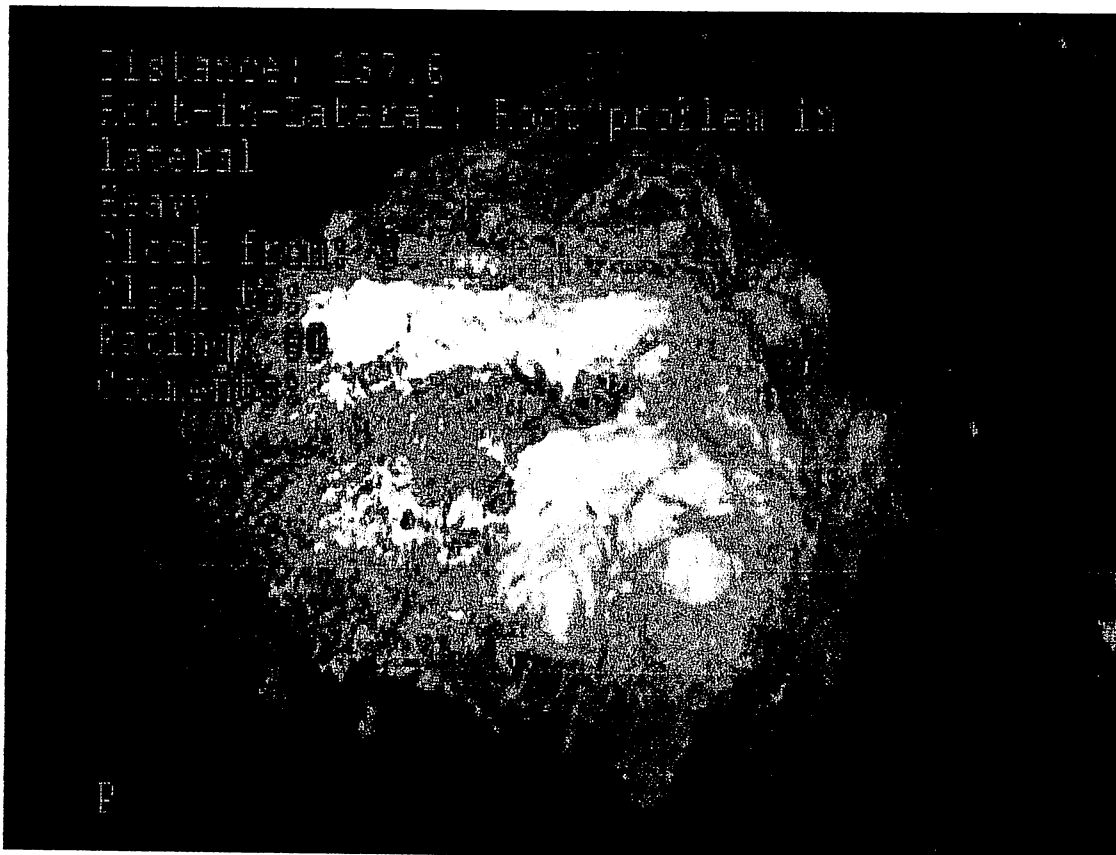
Asset length:
366.0

Comments

Roots at Lateral, 2019 Ave D Before cleaning

Observations

Distance	Length	Code	Reversed	Clock Pos.	Severity	Comment
137.6		Root-in-Lateral	No	3 /	Heavy	



Observations with Large Images

Monday, February 03, 2014 10:47 AM

Page 1 of 1

EXIBIT A

City of Scottsbluff
2525 Circle Drive
Scottsbluff, NE 69361
Phone: 308-630-6291



GraniteXP Observation Report with Still Images

Mainline ID:
Sewer Call 2120 Ave C

Project Name:
SEWER CALLS

Start date/time:
2/3/2014
9:23:51 AM

Weather:

Operator:

Upstream node:
8065

Downstream node:
11131

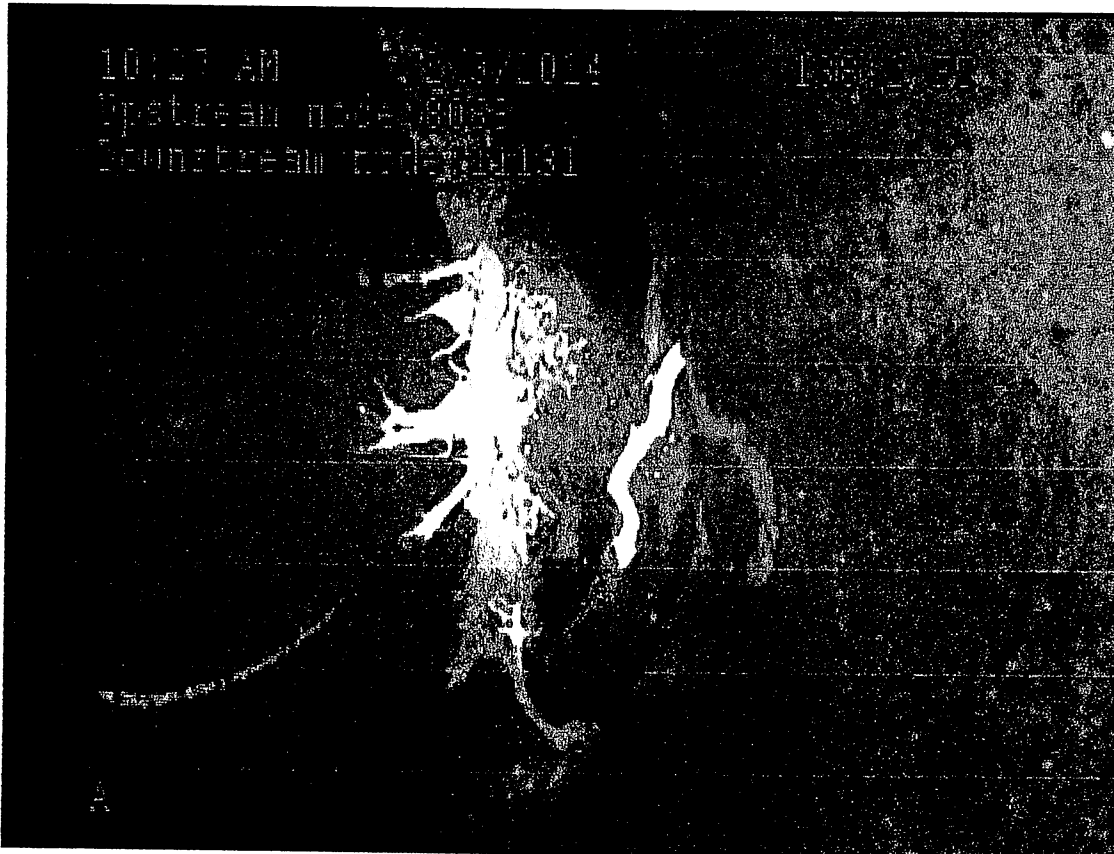
Asset length:
366.0

Comments

2019 Ave D Lateral after cleaning

Observations

Distance	Length	Code	Reversed	Clock Pos.	Severity	Comment
137.6		Root-in-Lateral	No	3 /	Heavy	



Observations with Large Images

Monday, February 03, 2014 10:47 AM

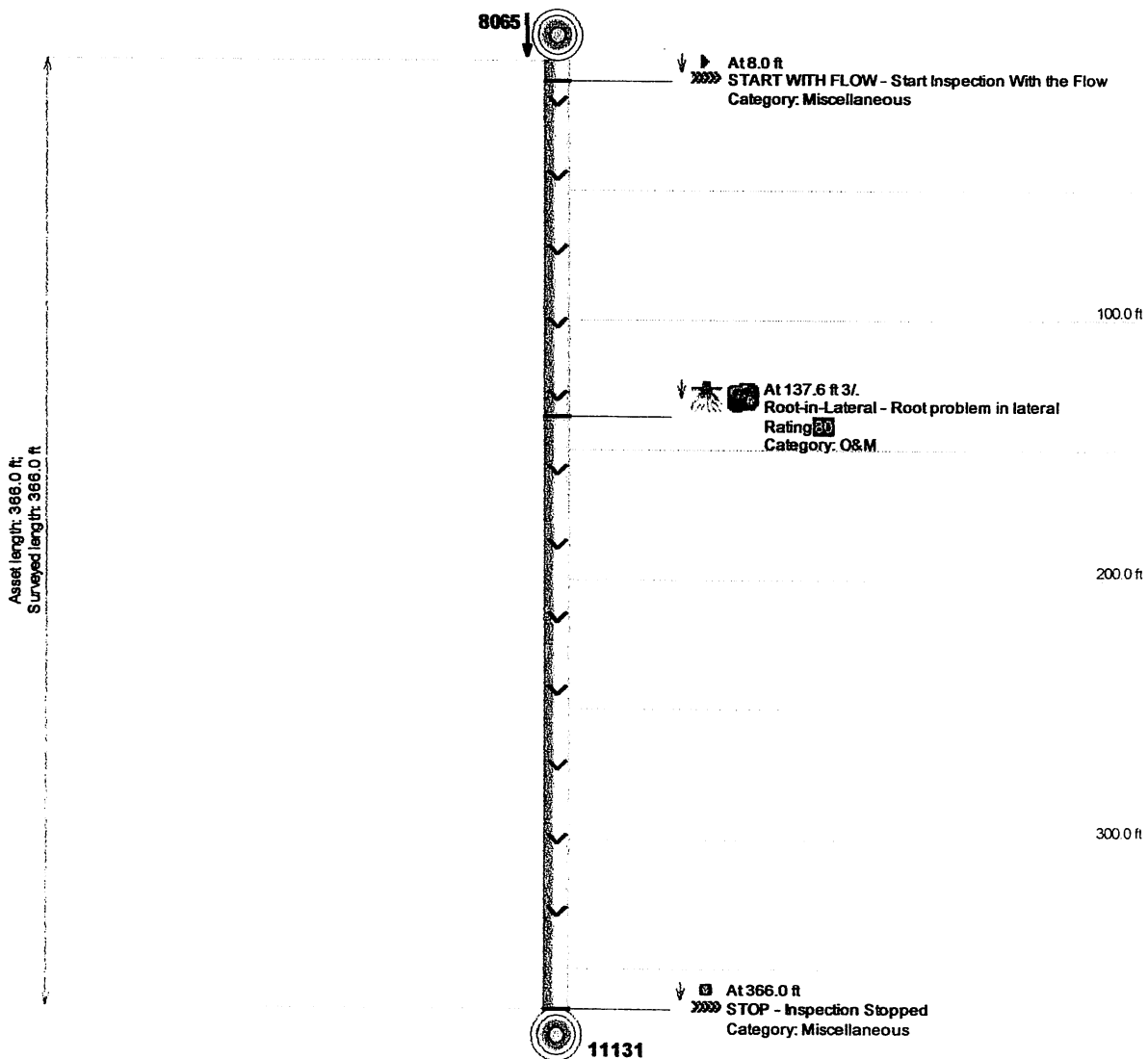
Page 1 of 1

EXHIBIT B



Main Inspection with Pipe-Run Graph

Project Name:	Mainline ID:	City:	Address:
SEWER CALLS	Sewer Call 2120 Ave C	Scottsbluff	2120 Ave C
Start date/time:	Pipe width:	Pipe height:	Pipe type:
2/3/2014		8	Clay
			Surface condition:
			Other
Direction:	Surveyed footage:	Weather:	MEDIA_LABEL
Downstream	366.0		



West Nebraska Claims Service

**P.O. Box 140
Scottsbluff, NE 69363-0140
wncs-sb@wncs.net
308-632-4161
308-632-4055 - fax
2/11/2014**

City Of Scottsbluff
2525 Circle Drive
Scottsbluff, NE 69361

Attention: Cindy Dickinson

RE: Policy:
Claim: SB14_0030
Insured: Krug, Don
Loss: 2/7/2014 - LIABILITY
Our File: SB14_0030

REPORT

Dear Cindy:

Thank you for this assignment.

I met with Don Krug on Friday the 7th and inspected his rental dwelling located at 310 West 21st Street. The tenant in the home is Daphne Montgomery and she and 2 children were there at the time of my inspection. Don relates that 2 days prior the tenant had contacted him and advised that the water had backed up through the floor drain in the shower drain in the basement and gray looking water had went into all four rooms of the basement. Don contacted a plumber who ran a cleanout wire through the sewer line but found no blockage in the line going to the cities line.

The basement of the home has 4 small rooms including a family room and bedroom that have pad and carpet over the concrete floor and painted sheet rock walls. There is a storage room and bathroom that have unfinished cement floors. The outside walls in these two rooms are painted block and the inside walls are painted sheet rock. At the time of my inspection the contents of the family room and bedroom had been moved to the storage room and bathroom. Most of the water had been cleaned up. The gray water saturated carpet and pad in the family room and bedroom and both will need to be replaced. The inside sheet rock walls in the bath and storage room will need to be cut up 2' to remove contaminants and dry out the walls. There are two walls in the family room that will need to be cut up 2' for the same reason. The walls in the bedroom are ok.

I have attached an estimate for the repair work needed on the structure. It includes the sheet rock work, painting, sanitizing and replacement of the pad and carpets. I have taken depreciation where it would apply. I did advise to Don that I would be doing so and would submit this estimate to you for consideration. I further advised that someone from the city would contact him to advise if the city was accepting responsibility for the loss and if any payment would be made to him. I have not shared a copy of this estimate with Mr. Krug and will not do so unless you advise me so.

Daphne Montgomery advised that they had just moved into the home and had a lot of their contents in boxes on the floor of the bedroom and storage room. Some of the boxes were wet and she currently is going through her property to see what is damaged. She is to call me when she has completed this task and I will meet with her to inspect the items and put together a list of the damaged items for your review. She thought by Thursday of this week that she should have had time to go through everything and I will advise you accordingly.

Sincerely,

Jon Gillen

Enclosures:

West Nebraska Claims Service

P.O. Box 140
Scottsbluff, NE 69363-0140
wncs-sb@wncs.net
308-632-4161
308-632-4055 - fax

Insured: Krug, Don
Property: 310 West 21st Street
Scottsbluff, NE 69361

Home: (308) 631-4091

Claim Rep.: Jon Gillen
Business: P.O. Box 140
Scottsbluff, NE 69363-0140

Business: (308) 632-4161
Fax: (308) 632-4055
Cellular: (308) 631-0532
E-mail: j-gillen@wncs.net

Estimator: Jon Gillen

Business: P.O. Box 140
Scottsbluff, NE 69363-0140

Business: (308) 632-4161
E-mail: j-gillen@wncs.net

Reference:
Company: City Of Scottsbluff
Business: 2525 Circle Drive
Scottsbluff, NE 69361

Business: (308) 630-4136

Claim Number: SB14_0030

Policy Number:

Type of Loss: Liability

Date Contacted: 2/7/2014
Date of Loss: 2/7/2014
Date Inspected: 2/7/2014

Date Received: 2/7/2014
Date Entered: 2/7/2014

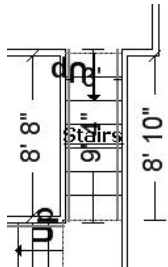
Price List: NESC7X_FEB14
Restoration/Service/Remodel
Estimate: SB14_0030

West Nebraska Claims Service

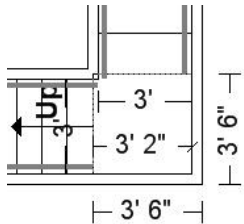
P.O. Box 140
 Scottsbluff, NE 69363-0140
 wnccs-sb@wnccs.net
 308-632-4161
 308-632-4055 - fax

SB14_0030

Main Level

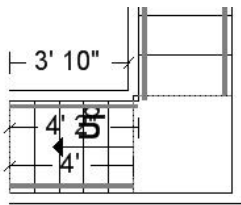


Missing Wall



Missing Wall

Missing Wall



Missing Wall

Missing Wall

Stairs

Height: 17'

273.34 SF Walls	27.00 SF Ceiling
300.34 SF Walls & Ceiling	41.38 SF Floor
4.60 SY Flooring	19.83 LF Floor Perimeter
18.50 LF Ceil. Perimeter	

3' X 17'

Opens into FAMILY_ROOM

Subroom 1: LANDING

Height: 17'

79.17 SF Walls	10.01 SF Ceiling
89.18 SF Walls & Ceiling	10.03 SF Floor
1.11 SY Flooring	6.33 LF Floor Perimeter
6.33 LF Ceil. Perimeter	

3' X 17'

Opens into STAIRS

3' X 17'

Opens into STAIRS2

Subroom 2: STAIRS2

Height: 17'

84.08 SF Walls	12.00 SF Ceiling
96.08 SF Walls & Ceiling	26.13 SF Floor
2.90 SY Flooring	11.19 LF Floor Perimeter
8.17 LF Ceil. Perimeter	

3' X 17'

Opens into LANDING

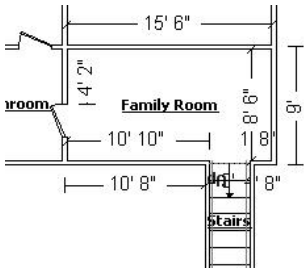
3' X 17'

Opens into Exterior

DESCRIPTION	QUANTITY	UNIT COST	RCV	DEPREC.	ACV
1. Carpet	89.16 SF	2.62	233.60	<70.08>	163.52
15 % waste added for Carpet.					
Totals: Stairs			233.60	70.08	163.52

West Nebraska Claims Service

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 wncs-sb@wncs.net
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Family Room

Height: 7' 6"

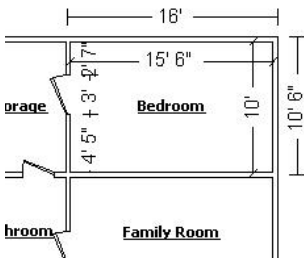
337.50 SF Walls	132.25 SF Ceiling
469.75 SF Walls & Ceiling	132.25 SF Floor
14.69 SY Flooring	45.00 LF Floor Perimeter
48.00 LF Ceil. Perimeter	

Missing Wall

3' X 7' 6"

Opens into STAIRS

DESCRIPTION	QUANTITY	UNIT COST	RCV	DEPREC.	ACV
2. Carpet 15 % waste added for Carpet.	152.09 SF	2.62	398.48	<119.54>	278.94
3. Apply anti-microbial agent	132.25 SF	0.15	19.84	<0.00>	19.84
4. Tear out wet drywall, cleanup, bag, per LF - up to 2' tall	24.00 LF	1.93	46.32	<0.00>	46.32
5. Drywall replacement per LF - up to 2' tall	24.00 LF	5.72	137.28	<0.00>	137.28
6. Seal/prime then paint the walls (2 coats)	337.50 SF	0.70	236.25	<70.88>	165.37
Totals: Family Room			838.17	190.42	647.75



Bedroom

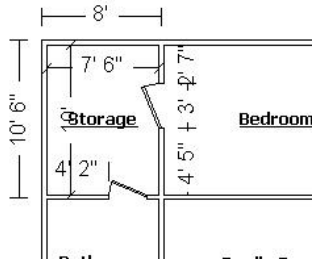
Height: 7' 6"

382.50 SF Walls	155.00 SF Ceiling
537.50 SF Walls & Ceiling	155.00 SF Floor
17.22 SY Flooring	51.00 LF Floor Perimeter
51.00 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT COST	RCV	DEPREC.	ACV
7. Carpet 15 % waste added for Carpet.	178.25 SF	2.62	467.02	<140.11>	326.91
8. Apply anti-microbial agent	155.00 SF	0.15	23.25	<0.00>	23.25
Totals: Bedroom			490.27	140.11	350.16

West Nebraska Claims Service

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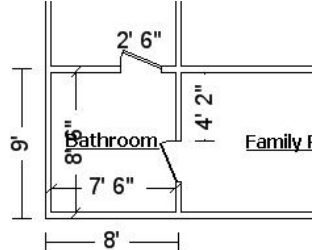


Storage

Height: 7' 6"

262.50 SF Walls	75.00 SF Ceiling
337.50 SF Walls & Ceiling	75.00 SF Floor
8.33 SY Flooring	35.00 LF Floor Perimeter
35.00 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT COST	RCV	DEPREC.	ACV
9. Clean concrete the floor	75.00 SF	0.14	10.50	<0.00>	10.50
10. Apply anti-microbial agent	75.00 SF	0.15	11.25	<0.00>	11.25
11. Tear out wet drywall, cleanup, bag, per LF - up to 2' tall	12.00 LF	1.93	23.16	<0.00>	23.16
12. Drywall replacement per LF - up to 2' tall	12.00 LF	5.72	68.64	<0.00>	68.64
13. Seal/prime then paint the walls (2 coats)	262.50 SF	0.70	183.75	<55.13>	128.62
Totals: Storage			297.30	55.13	242.17



Bathroom

Height: 7' 6"

240.00 SF Walls	63.75 SF Ceiling
303.75 SF Walls & Ceiling	63.75 SF Floor
7.08 SY Flooring	32.00 LF Floor Perimeter
32.00 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT COST	RCV	DEPREC.	ACV
14. Apply anti-microbial agent	63.75 SF	0.15	9.56	<0.00>	9.56
15. Tear out wet drywall, cleanup, bag, per LF - up to 2' tall	8.50 LF	1.93	16.41	<0.00>	16.41
16. Drywall replacement per LF - up to 2' tall	8.50 LF	5.72	48.62	<0.00>	48.62
17. Seal/prime then paint the walls (2 coats)	240.00 SF	0.70	168.00	<50.40>	117.60
Totals: Bathroom			242.59	50.40	192.19

Miscellaneous

West Nebraska Claims Service

P.O. Box 140
Scottsbluff, NE 69363-0140
wncs-sb@wncs.net
308-632-4161
308-632-4055 - fax

DESCRIPTION	QUANTITY	UNIT COST	RCV	DEPREC.	ACV
18. Air mover (per 24 hour period) - No monitoring	2.00 EA	24.75	49.50	<0.00>	49.50
Totals: Miscellaneous			49.50	0.00	49.50
Total: Main Level			2,151.43	506.14	1,645.29
Line Item Totals: SB14_0030			2,151.43	506.14	1,645.29

Grand Total Areas:

1,659.09	SF Walls	475.01	SF Ceiling	2,134.11	SF Walls and Ceiling
503.53	SF Floor	55.95	SY Flooring	200.36	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	199.00	LF Ceil. Perimeter
503.53	Floor Area	527.28	Total Area	1,222.50	Interior Wall Area
708.33	Exterior Wall Area	83.33	Exterior Perimeter of Walls		
0.00	Surface Area	0.00	Number of Squares	0.00	Total Perimeter Length
0.00	Total Ridge Length	0.00	Total Hip Length		

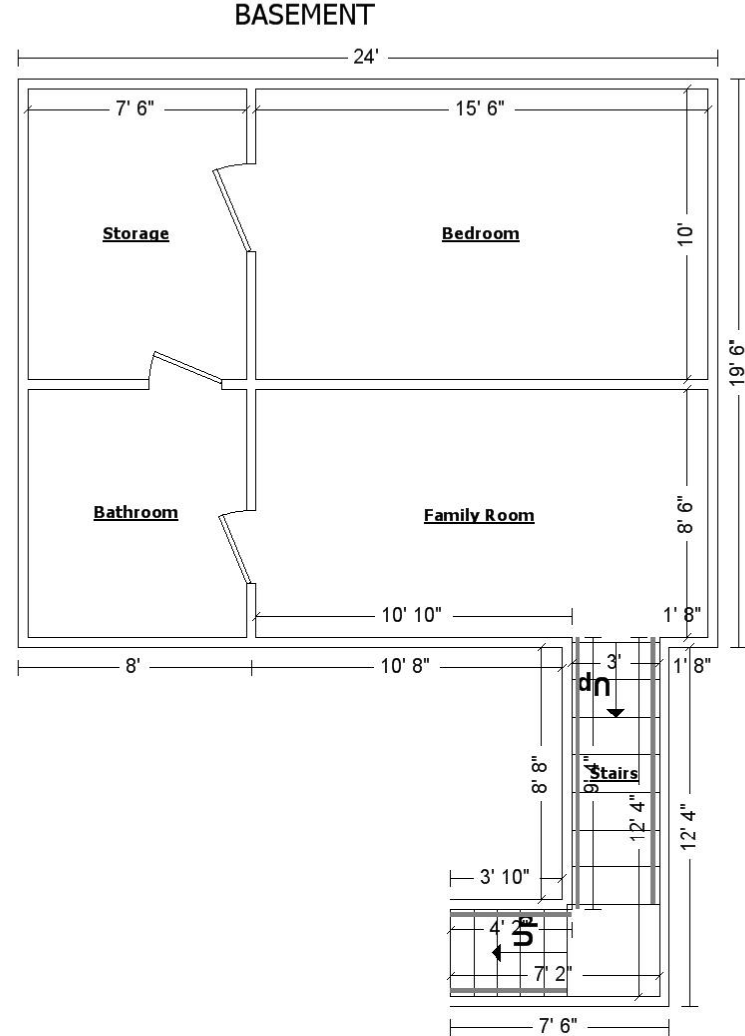
West Nebraska Claims Service

P.O. Box 140
Scottsbluff, NE 69363-0140
wncs-sb@wncs.net
308-632-4161
308-632-4055 - fax

Summary for Dwelling

Line Item Total				2,151.43
Material Sales Tax	@	7.000% x	1,088.21	76.17
				2,227.60
Total Tax	@	7.000% x	2,227.60	155.93
Replacement Cost Value				\$2,383.53
Less Non-recoverable Depreciation				<564.57>
Actual Cash Value				\$1,818.96
Net Claim				\$1,818.96

Jon Gillen



Main Level

West Nebraska Claims Service

P.O. Box 140
Scottsbluff, NE 69363-0140
wncs-sb@wncs.net
308-632-4161
308-632-4055 - fax

- 1 DSCN4669
Date Taken: 2/7/2014
Taken By: Jon Gillen

DWELLING @ 310 W 21ST
STREET



- 2 DSCN4670
Date Taken: 2/7/2014
Taken By: Jon Gillen

BASEMENT FAMILY ROOM.
WET CARPET AND PAD. SOME
GREY WATER ON THE
SHEETROCK



West Nebraska Claims Service

P.O. Box 140
Scottsbluff, NE 69363-0140
wncs-sb@wncs.net
308-632-4161
308-632-4055 - fax

3 DSCN4675

Date Taken: 2/7/2014

Taken By: Jon Gillen

GREY WATER ON CARPET AND
PAD



4 DSCN4679

Date Taken: 2/7/2014

Taken By: Jon Gillen

STAIRWELL OF OF FAMILY
ROOM. CONTINUOUS CARPET
FROM THE FAMILY ROOM



West Nebraska Claims Service

P.O. Box 140
Scottsbluff, NE 69363-0140
wncs-sb@wncs.net
308-632-4161
308-632-4055 - fax

5 DSCN4671

Date Taken: 2/7/2014

Taken By: Jon Gillen

BASEMENT BEDROOM. CARPET
AND PAID WITH GREY WATER



6 DSCN4672

Date Taken: 2/7/2014

Taken By: Jon Gillen

STORAGE ROOM. WATER ON
CONCRETE FLOOR. OUTSIDE
WALLS ARE CEMENT BLOCK
AND OK. EAST WALL IS
SHEETROCK AND WILL
REQUIRE REPAIR



West Nebraska Claims Service

P.O. Box 140
Scottsbluff, NE 69363-0140
wncs-sb@wncs.net
308-632-4161
308-632-4055 - fax

7 DSCN4677

Date Taken: 2/7/2014

Taken By: Jon Gillen

BASEMENT BATHROOM.
CONCRET FLOOR. SOME
DRYWALL REPAIR NEEDED



City of Scottsbluff, Nebraska

Tuesday, February 18, 2014

Regular Meeting

Item Consent3

Council to approve the City Manager's appointments of Ron Schluter and Angela Kembel to the Business Improvement District Board.

Staff Contact:

Agenda Statement

Item No.

For meeting of: February 18, 2014

AGENDA TITLE: Appointments to the Business Improvement Board.

SUBMITTED BY DEPARTMENT/ORGANIZATION: Development Services Department

PRESENTATION BY: Rick Kuckkahn

SUMMARY EXPLANATION: Ron Schluter will be reappointed to the Business Improvement Board he has served on the Board since 2009. Mr. Schluter is an owner of the Emporium Coffeehouse & Café, which is located at 1818 1st Avenue.

Angela Kembel, has agreed to serve on the Business Improvement Board, she is the new owner of the Cappuccino & Company located at 1703 Broadway. Ms. Kembel is interested in helping with the board and wants to be involved with the Downtown Revitalization phase II planning.

BOARD/COMMISSION RECOMMENDATION:

STAFF RECOMMENDATION:

EXHIBITS

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

Other (specify) ☐ _____

NOTIFICATION LIST: Yes ☐ No ☐ Further Instructions ☐

APPROVAL FOR SUBMITTAL: _____
City Manager

City of Scottsbluff, Nebraska

Tuesday, February 18, 2014

Regular Meeting

Item Claims1

Regular Claims 2-18-14

Staff Contact: Renae Griffiths, Finance Director



Expense Approval Report

By Vendor Name

Post Dates 2/4/2014 - 2/18/2014

Description (Payable)	Account Name	(None)	(None)	(None)	Amount
Vendor: ABBIGAIL YELLMAN					
Fund: 111 - GENERAL					
Reimb	AUDIOVISUAL SUPPLIES				30.31
Fund 111 - GENERAL Total:					30.31
Vendor ABBIGAIL YELLMAN Total:					30.31
Vendor: ACTION COMMUNICATION INC.					
Fund: 212 - TRANSPORTATION					
PAGER RENT	CONTRACTUAL SERVICES				19.73
Fund 212 - TRANSPORTATION Total:					19.73
Fund: 621 - ENVIRONMENTAL SERVICES					
SUPPLIES	DEPARTMENT SUPPLIES				88.96
Fund 621 - ENVIRONMENTAL SERVICES Total:					88.96
Fund: 631 - WASTEWATER					
SUPPLIES	DEPARTMENT SUPPLIES				88.97
Fund 631 - WASTEWATER Total:					88.97
Vendor ACTION COMMUNICATION INC. Total:					197.66
Vendor: ALAMAR UNIFORMS					
Fund: 111 - GENERAL					
UNIFORMS	UNIFORMS & CLOTHING				382.57
Fund 111 - GENERAL Total:					382.57
Vendor ALAMAR UNIFORMS Total:					382.57
Vendor: ALLO COMMUNICATIONS					
Fund: 111 - GENERAL					
LOCAL TELEPHONE CHARGES	TELEPHONE				235.45
LOCAL TELEPHONE CHARGES	TELEPHONE				69.42
LOCAL TELEPHONE CHARGES	TELEPHONE				67.92
LOCAL TELEPHONE CHARGES	TELEPHONE				37.13
LOCAL TELEPHONE CHARGES	TELEPHONE				227.92
LOCAL TELEPHONE CHARGES	TELEPHONE				226.24
LOCAL TELEPHONE CHARGES	TELEPHONE				291.45
LOCAL TELEPHONE CHARGES	TELEPHONE				1,621.94
LOCAL TELEPHONE CHARGES	TELEPHONE				551.99
LOCAL TELEPHONE CHARGES	TELEPHONE				170.54
LOCAL TELEPHONE CHARGES	TELEPHONE				169.04
Fund 111 - GENERAL Total:					3,669.04
Fund: 212 - TRANSPORTATION					
LOCAL TELEPHONE CHARGES	TELEPHONE				518.20
Fund 212 - TRANSPORTATION Total:					518.20
Fund: 213 - CEMETERY					
LOCAL TELEPHONE CHARGES	TELEPHONE				69.42
Fund 213 - CEMETERY Total:					69.42
Fund: 621 - ENVIRONMENTAL SERVICES					
LOCAL TELEPHONE CHARGES	TELEPHONE				141.83
Fund 621 - ENVIRONMENTAL SERVICES Total:					141.83
Fund: 631 - WASTEWATER					
LOCAL TELEPHONE CHARGES	TELEPHONE				135.83
Fund 631 - WASTEWATER Total:					135.83
Fund: 641 - WATER					
LOCAL TELEPHONE CHARGES	TELEPHONE				102.63
Fund 641 - WATER Total:					102.63

Expense Approval Report

Post Dates: 2/4/2014 - 2/18/2014

Description (Payable)	Account Name	(None)	(None)	(None)	Amount
Fund: 661 - STORMWATER					
LOCAL TELEPHONE CHARGES	TELEPHONE				33.21
Fund 661 - STORMWATER Total:					33.21
Fund: 721 - GIS SERVICES					
LOCAL TELEPHONE CHARGES	TELEPHONE				34.13
Fund 721 - GIS SERVICES Total:					34.13
Vendor ALLO COMMUNICATIONS Total:					4,704.29
Vendor: ASSURITY LIFE INSURANCE CO					
Fund: 713 - CASH & INVESTMENT POOL					
Life Ins	LIFE INS EE PAYABLE				34.36
Fund 713 - CASH & INVESTMENT POOL Total:					34.36
Vendor ASSURITY LIFE INSURANCE CO Total:					34.36
Vendor: AUTOZONE, INC					
Fund: 111 - GENERAL					
vehicle repairs	VEHICLE MAINTENANCE				231.50
battery core	VEHICLE MAINTENANCE				-15.00
battery core	VEHICLE MAINTENANCE				-15.00
Fund 111 - GENERAL Total:					201.50
Vendor AUTOZONE, INC Total:					201.50
Vendor: B & C STEEL CORPORATION					
Fund: 212 - TRANSPORTATION					
SUPPLIES - IRON FOR RACK	DEPARTMENT SUPPLIES				206.33
Fund 212 - TRANSPORTATION Total:					206.33
Vendor B & C STEEL CORPORATION Total:					206.33
Vendor: B TO STAY B BOOKS INC					
Fund: 111 - GENERAL					
Bks - juv.	BOOKS				159.80
Fund 111 - GENERAL Total:					159.80
Vendor B TO STAY B BOOKS INC Total:					159.80
Vendor: BELTLINE SAND & GRAVEL INC					
Fund: 641 - WATER					
DEPT SUP	DEPARTMENT SUPPLIES				73.85
DEPT SUP	DEPARTMENT SUPPLIES				179.35
Fund 641 - WATER Total:					253.20
Vendor BELTLINE SAND & GRAVEL INC Total:					253.20
Vendor: BLUFFS SANITARY SUPPLY INC.					
Fund: 111 - GENERAL					
JANITORIAL SUPPL	JANITORIAL SUPPLIES				28.75
JANITORIAL SUPPL	JANITORIAL SUPPLIES				28.75
Fund 111 - GENERAL Total:					57.50
Fund: 621 - ENVIRONMENTAL SERVICES					
dept supplies	DEPARTMENT SUPPLIES				10.65
Fund 621 - ENVIRONMENTAL SERVICES Total:					10.65
Vendor BLUFFS SANITARY SUPPLY INC. Total:					68.15
Vendor: CARR TRUMBULL LBR INC.					
Fund: 621 - ENVIRONMENTAL SERVICES					
dept supplies	DEPARTMENT SUPPLIES				9.98
Fund 621 - ENVIRONMENTAL SERVICES Total:					9.98
Fund: 641 - WATER					
DEPT SUP	DEPARTMENT SUPPLIES				19.56
Fund 641 - WATER Total:					19.56
Vendor CARR TRUMBULL LBR INC. Total:					29.54

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Description (Payable)	Account Name	(None)	(None)	(None)	Amount
Vendor: CENTURY LUMBER CENTER					
Fund: 111 - GENERAL					
BLD MTC	BUILDING MAINTENANCE				232.34
				Fund 111 - GENERAL Total:	232.34
Fund: 212 - TRANSPORTATION					
SUPP	DEPARTMENT SUPPLIES				34.80
				Fund 212 - TRANSPORTATION Total:	34.80
				Vendor CENTURY LUMBER CENTER Total:	267.14
Vendor: CITY OF GERING					
Fund: 621 - ENVIRONMENTAL SERVICES					
disposal fees	DISPOSAL FEES				36,290.22
				Fund 621 - ENVIRONMENTAL SERVICES Total:	36,290.22
				Vendor CITY OF GERING Total:	36,290.22
Vendor: CONNECTING POINT INC					
Fund: 111 - GENERAL					
RENT-MACH	RENT-MACHINES				47.24
				Fund 111 - GENERAL Total:	47.24
				Vendor CONNECTING POINT INC Total:	47.24
Vendor: CONSOLIDATED MANAGEMENT					
Fund: 111 - GENERAL					
TRAINING	SCHOOL & CONFERENCE				320.25
TRAINING	SCHOOL & CONFERENCE				302.25
				Fund 111 - GENERAL Total:	622.50
				Vendor CONSOLIDATED MANAGEMENT Total:	622.50
Vendor: CONTRACTORS MATERIALS INC.					
Fund: 111 - GENERAL					
DEP SUP	DEPARTMENT SUPPLIES				30.96
DEP SUP	DEPARTMENT SUPPLIES				15.68
DEP SUP	DEPARTMENT SUPPLIES				17.64
				Fund 111 - GENERAL Total:	64.28
Fund: 213 - CEMETERY					
DEP SUP	DEPARTMENT SUPPLIES				97.02
				Fund 213 - CEMETERY Total:	97.02
Fund: 631 - WASTEWATER					
SAFETY SUP	DEPARTMENT SUPPLIES				283.22
				Fund 631 - WASTEWATER Total:	283.22
				Vendor CONTRACTORS MATERIALS INC. Total:	444.52
Vendor: CRESCENT ELECT. SUPPLY COMP INC					
Fund: 213 - CEMETERY					
ELC MTC	ELECTRICAL MAINTENANCE				330.00
				Fund 213 - CEMETERY Total:	330.00
				Vendor CRESCENT ELECT. SUPPLY COMP INC Total:	330.00
Vendor: CULLIGAN OF SCOTTSBLUFF					
Fund: 111 - GENERAL					
BLDG MAINT	BUILDING MAINTENANCE				8.10
BLDG MAINT	BUILDING MAINTENANCE				8.10
Dept supp	DEPARTMENT SUPPLIES				56.70
				Fund 111 - GENERAL Total:	72.90
Fund: 621 - ENVIRONMENTAL SERVICES					
dept supplies	DEPARTMENT SUPPLIES				49.00
				Fund 621 - ENVIRONMENTAL SERVICES Total:	49.00

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Description (Payable)	Account Name	(None)	(None)	(None)	Amount
Fund: 631 - WASTEWATER					
RO SERVICE	CONTRACTUAL SERVICES				281.60
				Fund 631 - WASTEWATER Total:	281.60
				Vendor CULLIGAN OF SCOTTSBLUFF Total:	403.50
Vendor: DALE'S TIRE & RETREADING, INC.					
Fund: 111 - GENERAL					
EQPMT C	EQUIPMENT MAINTENANCE				24.02
				Fund 111 - GENERAL Total:	24.02
Fund: 621 - ENVIRONMENTAL SERVICES					
equip mtnc	EQUIPMENT MAINTENANCE				450.00
equip mtnc	EQUIPMENT MAINTENANCE				354.00
				Fund 621 - ENVIRONMENTAL SERVICES Total:	804.00
				Vendor DALE'S TIRE & RETREADING, INC. Total:	828.02
Vendor: DUHAMEL BROADCASTING ENT.					
Fund: 661 - STORMWATER					
PUBLIC ED	CONTRACTUAL SERVICES				160.00
PUBLIC ED	CONTRACTUAL SERVICES				162.50
				Fund 661 - STORMWATER Total:	322.50
				Vendor DUHAMEL BROADCASTING ENT. Total:	322.50
Vendor: ENVIRO SERV INC					
Fund: 641 - WATER					
SAMPLES	SAMPLES				60.00
SAMPLES	SAMPLES				45.00
				Fund 641 - WATER Total:	105.00
				Vendor ENVIRO SERV INC Total:	105.00
Vendor: FASTENAL CO.					
Fund: 111 - GENERAL					
DEP SUP	DEPARTMENT SUPPLIES				22.98
				Fund 111 - GENERAL Total:	22.98
Fund: 212 - TRANSPORTATION					
SUPP - MACH NUTS	DEPARTMENT SUPPLIES				2.50
SUPP	DEPARTMENT SUPPLIES				29.87
				Fund 212 - TRANSPORTATION Total:	32.37
				Vendor FASTENAL CO. Total:	55.35
Vendor: FEDERAL EXPRESS CORP.					
Fund: 111 - GENERAL					
RECRUITMENT	RECRUITMENT				9.50
				Fund 111 - GENERAL Total:	9.50
Fund: 641 - WATER					
SHIPPING FEES	POSTAGE				37.25
				Fund 641 - WATER Total:	37.25
				Vendor FEDERAL EXPRESS CORP. Total:	46.75
Vendor: FELSBURG HOLT & ULLEVIG, INC					
Fund: 212 - TRANSPORTATION					
ENG. SERV	STREET PROJECTS				1,206.08
				Fund 212 - TRANSPORTATION Total:	1,206.08
				Vendor FELSBURG HOLT & ULLEVIG, INC Total:	1,206.08
Vendor: FLIAM, TYLER					
Fund: 111 - GENERAL					
REIMBURSEMENT	CONTRACTUAL SERVICES				88.20
				Fund 111 - GENERAL Total:	88.20
				Vendor FLIAM, TYLER Total:	88.20

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Description (Payable)	Account Name	(None)	(None)	(None)	Amount
Vendor: FLOYD'S SALES & SERV INC.					
Fund: 212 - TRANSPORTATION					
PARTS	VEHICLE MAINTENANCE				91.22
Fund 212 - TRANSPORTATION Total:					91.22
Fund: 621 - ENVIRONMENTAL SERVICES					
vehicle mtnc	VEHICLE MAINTENANCE				76.03
vehicle mtnc	VEHICLE MAINTENANCE				56.26
vehicle mtnc	VEHICLE MAINTENANCE				285.60
Fund 621 - ENVIRONMENTAL SERVICES Total:					417.89
Vendor FLOYD'S SALES & SERV INC. Total:					509.11
Vendor: FRANK IMPLEMENT INC.					
Fund: 111 - GENERAL					
EQP MTC	EQUIPMENT MAINTENANCE				1,092.77
EQP MTC	EQUIPMENT MAINTENANCE				376.64
EQP MTC	EQUIPMENT MAINTENANCE				280.21
EQP MTC	EQUIPMENT MAINTENANCE				298.94
Fund 111 - GENERAL Total:					2,048.56
Vendor FRANK IMPLEMENT INC. Total:					2,048.56
Vendor: FREMONT MOTOR SCOTTSBLUFF,LLC					
Fund: 111 - GENERAL					
EQP MTC	EQUIPMENT MAINTENANCE				20.17
Fund 111 - GENERAL Total:					20.17
Vendor FREMONT MOTOR SCOTTSBLUFF,LLC Total:					20.17
Vendor: GERING FIRE DEPT					
Fund: 111 - GENERAL					
gear bags	DEPARTMENT SUPPLIES				210.00
Fund 111 - GENERAL Total:					210.00
Vendor GERING FIRE DEPT Total:					210.00
Vendor: GOLD WATCH LLC					
Fund: 621 - ENVIRONMENTAL SERVICES					
disposal fees	DISPOSAL FEES				750.00
disposal fees	DISPOSAL FEES				750.00
Fund 621 - ENVIRONMENTAL SERVICES Total:					1,500.00
Vendor GOLD WATCH LLC Total:					1,500.00
Vendor: HD SUPPLY WATERWORKS, LTD					
Fund: 641 - WATER					
DEPT SUP	DEPARTMENT SUPPLIES				268.23
DEPT SUP	DEPARTMENT SUPPLIES				6,317.34
Fund 641 - WATER Total:					6,585.57
Vendor HD SUPPLY WATERWORKS, LTD Total:					6,585.57
Vendor: HEILBRUN FARM IND SUPP.INC.					
Fund: 111 - GENERAL					
EQP MTC	EQUIPMENT MAINTENANCE				5.28
DEP SUP	DEPARTMENT SUPPLIES				3.76
VEH MTC	VEHICLE MAINTENANCE				12.99
EQP MTC	EQUIPMENT MAINTENANCE				4.87
EQP MTC	EQUIPMENT MAINTENANCE				9.40
EQP MTC	EQUIPMENT MAINTENANCE				115.19
EQP MTC	EQUIPMENT MAINTENANCE				8.86
EQP MTC	EQUIPMENT MAINTENANCE				7.47
EQP MTC	EQUIPMENT MAINTENANCE				23.89
EQP MTC	EQUIPMENT MAINTENANCE				118.57
EQP MTC	EQUIPMENT MAINTENANCE				46.01
VEH MTC	VEHICLE MAINTENANCE				118.53
VEH MTC	VEHICLE MAINTENANCE				103.01
vehicle repr	VEHICLE MAINTENANCE				176.07

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Description (Payable)	Account Name	(None)	(None)	(None)	Amount
DEP SUP	DEPARTMENT SUPPLIES				32.18
DEP SUP	DEPARTMENT SUPPLIES				2.87
DEP SUP	DEPARTMENT SUPPLIES				14.54
vehicle repr	VEHICLE MAINTENANCE				33.33
Fund 111 - GENERAL Total:					836.82
Fund: 212 - TRANSPORTATION					
PARTS	VEHICLE MAINTENANCE				13.30
PARTS	VEHICLE MAINTENANCE				25.44
SUPP	DEPARTMENT SUPPLIES				2.44
PARTS	VEHICLE MAINTENANCE				45.15
PARTS	VEHICLE MAINTENANCE				3.30
PARTS	VEHICLE MAINTENANCE				-5.78
supp	DEPARTMENT SUPPLIES				11.90
PARTS	VEHICLE MAINTENANCE				3.59
PARTS	EQUIPMENT MAINTENANCE				202.62
Fund 212 - TRANSPORTATION Total:					301.96
Fund: 213 - CEMETERY					
EQP MTC	EQUIPMENT MAINTENANCE				20.90
EQP MTC	EQUIPMENT MAINTENANCE				51.84
EQP MTC	EQUIPMENT MAINTENANCE				10.00
Fund 213 - CEMETERY Total:					82.74
Fund: 621 - ENVIRONMENTAL SERVICES					
Dept supplies	DEPARTMENT SUPPLIES				1,302.88
Fund 621 - ENVIRONMENTAL SERVICES Total:					1,302.88
Fund: 641 - WATER					
VEHICLE MAINT	VEHICLE MAINTENANCE				22.72
Fund 641 - WATER Total:					22.72
Vendor HEILBRUN FARM IND SUPP.INC. Total:					2,547.12
Vendor: HEWLETT PACKARD CO					
Fund: 111 - GENERAL					
EQUIP MNTC	EQUIPMENT MAINTENANCE				7,113.24
Fund 111 - GENERAL Total:					7,113.24
Vendor HEWLETT PACKARD CO Total:					7,113.24
Vendor: HIGH PLAINS SCUBA					
Fund: 111 - GENERAL					
scuba repir	EQUIPMENT MAINTENANCE				25.00
Fund 111 - GENERAL Total:					25.00
Vendor HIGH PLAINS SCUBA Total:					25.00
Vendor: HI-TECH AUTO SERVICE					
Fund: 111 - GENERAL					
VEH MTC	VEHICLE MAINTENANCE				41.11
VEH MTC	VEHICLE MAINTENANCE				48.21
Fund 111 - GENERAL Total:					89.32
Vendor HI-TECH AUTO SERVICE Total:					89.32
Vendor: HOKE WELDING & REPAIR INV					
Fund: 111 - GENERAL					
GRD MTC	GROUNDS MAINTENANCE				56.25
Fund 111 - GENERAL Total:					56.25
Vendor HOKE WELDING & REPAIR INV Total:					56.25
Vendor: ICMA RETIREMENT TRUST-457					
Fund: 713 - CASH & INVESTMENT POOL					
DEFERRED COMP - EE	DEFERRED COMP EE PAY				765.00
CITY MGR ER CONTRIBUTION	MISC PAYROLL DEDUCT				360.14
Fund 713 - CASH & INVESTMENT POOL Total:					1,125.14
Vendor ICMA RETIREMENT TRUST-457 Total:					1,125.14

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Description (Payable)	Account Name	(None)	(None)	(None)	Amount
Vendor: IDEAL LINEN SUP INC.					
Fund: 111 - GENERAL					
UNIFORMS	UNIFORMS & CLOTHING				82.62
DEP SUP	DEPARTMENT SUPPLIES				25.00
UNIFORMS	UNIFORMS & CLOTHING				82.62
UNIFORMS	UNIFORMS & CLOTHING				82.62
UNIFORMS	UNIFORMS & CLOTHING				82.62
DEP SUP	DEPARTMENT SUPPLIES				108.76
UNIFORMS	UNIFORMS & CLOTHING				82.62
DEP SUP	DEPARTMENT SUPPLIES				20.00
Jan supp	JANITORIAL SUPPLIES				67.81
Jan sup	JANITORIAL SUPPLIES				67.81
Jan sup	JANITORIAL SUPPLIES				67.81
Fund 111 - GENERAL Total:					770.29
Fund: 212 - TRANSPORTATION					
SUPP	DEPARTMENT SUPPLIES				38.24
SUPP	DEPARTMENT SUPPLIES				116.73
Fund 212 - TRANSPORTATION Total:					154.97
Fund: 213 - CEMETERY					
CON SRV	CONTRACTUAL SERVICES				8.64
Fund 213 - CEMETERY Total:					8.64
Fund: 621 - ENVIRONMENTAL SERVICES					
dept supplies	DEPARTMENT SUPPLIES				202.62
Fund 621 - ENVIRONMENTAL SERVICES Total:					202.62
Fund: 641 - WATER					
MATS	CONTRACTUAL SERVICES				21.22
Fund 641 - WATER Total:					21.22
Vendor IDEAL LINEN SUP INC. Total:					1,157.74
Vendor: INGRAM LIBRARY SERVICES INC					
Fund: 111 - GENERAL					
Bks	BOOKS				885.49
Bks	BOOKS				2,491.76
Bks	BOOKS				15.60
Bks	BOOKS				313.21
Bks	BOOKS				27.97
Bks	BOOKS				346.35
Bks	BOOKS				7.80
Bks	BOOKS				28.77
Bks	BOOKS				14.14
Bks	BOOKS				17.12
Bks	BOOKS				16.23
Fund 111 - GENERAL Total:					4,164.44
Vendor INGRAM LIBRARY SERVICES INC Total:					4,164.44
Vendor: INTERNAL REVENUE SERVICE					
Fund: 713 - CASH & INVESTMENT POOL					
941 TAXES WITHHELD	MEDICARE W/H EE PAYABLE				7,052.48
941 TAXES	FED W/H EE PAYABLE				24,814.80
941 TAXES WITHHELD	FICA W/H EE PAYABLE				26,253.04
Fund 713 - CASH & INVESTMENT POOL Total:					58,120.32
Vendor INTERNAL REVENUE SERVICE Total:					58,120.32
Vendor: INTRALINKS, INC					
Fund: 111 - GENERAL					
SUPPLIES	DEPARTMENT SUPPLIES				54.71
SUPPLIES	DEPARTMENT SUPPLIES				57.19
SUPPLIES	DEPARTMENT SUPPLIES				543.75

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Description (Payable)	Account Name	(None)	(None)	(None)	Amount
SUPPLIES	EQUIPMENT MAINTENANCE				1,050.00
				Fund 111 - GENERAL Total:	1,705.65
				Vendor INTRALINKS, INC Total:	1,705.65
Vendor: JACOBS AUTO GLASS					
				Fund: 621 - ENVIRONMENTAL SERVICES	
equip mtnc	EQUIPMENT MAINTENANCE				225.00
				Fund 621 - ENVIRONMENTAL SERVICES Total:	225.00
				Vendor JACOBS AUTO GLASS Total:	225.00
Vendor: JERRY HIGEL					
				Fund: 212 - TRANSPORTATION	
ELECT MAIN	ELECTRICAL MAINTENANCE				1,311.15
				Fund 212 - TRANSPORTATION Total:	1,311.15
				Vendor JERRY HIGEL Total:	1,311.15
Vendor: JOHN DEERE FINANCIAL					
				Fund: 111 - GENERAL	
DEP SUP	DEPARTMENT SUPPLIES				4.49
				Fund 111 - GENERAL Total:	4.49
				Vendor JOHN DEERE FINANCIAL Total:	4.49
Vendor: JOHN DEERE FINANCIAL					
				Fund: 111 - GENERAL	
DEP SUP	DEPARTMENT SUPPLIES				27.96
DEP SUP	DEPARTMENT SUPPLIES				13.98
				Fund 111 - GENERAL Total:	41.94
				Fund: 213 - CEMETERY	
EQP MTC	EQUIPMENT MAINTENANCE				19.99
				Fund 213 - CEMETERY Total:	19.99
				Vendor JOHN DEERE FINANCIAL Total:	61.93
Vendor: KEMBEL SAND & GRAVEL INC					
				Fund: 213 - CEMETERY	
DEP SUP	DEPARTMENT SUPPLIES				76.29
				Fund 213 - CEMETERY Total:	76.29
				Vendor KEMBEL SAND & GRAVEL INC Total:	76.29
Vendor: KIMBALL MIDWEST					
				Fund: 212 - TRANSPORTATION	
SUPP	DEPARTMENT SUPPLIES				1,025.98
				Fund 212 - TRANSPORTATION Total:	1,025.98
				Vendor KIMBALL MIDWEST Total:	1,025.98
Vendor: KRIZ-DAVIS COMPANY INC.					
				Fund: 621 - ENVIRONMENTAL SERVICES	
Dept supplies	DEPARTMENT SUPPLIES				103.79
				Fund 621 - ENVIRONMENTAL SERVICES Total:	103.79
				Vendor KRIZ-DAVIS COMPANY INC. Total:	103.79
Vendor: LEAGUE OF NE MUNICIPALIT					
				Fund: 111 - GENERAL	
CONFERENCE	SCHOOL & CONFERENCE				339.00
				Fund 111 - GENERAL Total:	339.00
				Vendor LEAGUE OF NE MUNICIPALIT Total:	339.00
Vendor: LEXISNEXIS RISK DATA MANAGMENT INC					
				Fund: 111 - GENERAL	
CONSULTING	CONSULTING SERVICES				100.00
				Fund 111 - GENERAL Total:	100.00
				Vendor LEXISNEXIS RISK DATA MANAGMENT INC Total:	100.00

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Description (Payable)	Account Name	(None)	(None)	(None)	Amount
Vendor: MADISON NATIONAL LIFE INS CO, INC					
Fund: 111 - GENERAL					
Life Insurance	DISABILITY INSURANCE				363.78
Fund 111 - GENERAL Total:					363.78
Fund: 713 - CASH & INVESTMENT POOL					
Life Insurance	LIFE INS EE PAYABLE				29.00
Life Insurance	DIS INC INS EE PAYABLE				555.06
Life Insurance	LIFE INS ER PAYABLE				774.43
Fund 713 - CASH & INVESTMENT POOL Total:					1,358.49
Vendor MADISON NATIONAL LIFE INS CO, INC Total:					1,722.27
Vendor: MAILFINANCE INC					
Fund: 111 - GENERAL					
Postage mchn lease	RENT-MACHINES				153.09
Fund 111 - GENERAL Total:					153.09
Vendor MAILFINANCE INC Total:					153.09
Vendor: MATHESON TRI-GAS INC					
Fund: 111 - GENERAL					
DEP SUP	DEPARTMENT SUPPLIES				85.21
DEP SUP	DEPARTMENT SUPPLIES				77.42
Fund 111 - GENERAL Total:					162.63
Vendor MATHESON TRI-GAS INC Total:					162.63
Vendor: MATT FRIEND TRUCK EQUIP, INC					
Fund: 212 - TRANSPORTATION					
PARTS	VEHICLE MAINTENANCE				3,760.00
Fund 212 - TRANSPORTATION Total:					3,760.00
Vendor MATT FRIEND TRUCK EQUIP, INC Total:					3,760.00
Vendor: MATTHEW M HUTT, PH-D					
Fund: 111 - GENERAL					
SERVICES	CONTRACTUAL SERVICES				469.00
Fund 111 - GENERAL Total:					469.00
Vendor MATTHEW M HUTT, PH-D Total:					469.00
Vendor: MENARDS					
Fund: 111 - GENERAL					
DEP SUP	DEPARTMENT SUPPLIES				5.49
DEP SUP	DEPARTMENT SUPPLIES				5.96
DEP SUP	DEPARTMENT SUPPLIES				299.99
EQP MTC	EQUIPMENT MAINTENANCE				80.78
EQP MTC	EQUIPMENT MAINTENANCE				128.80
BDG MTC	BUILDING MAINTENANCE				88.24
BDG MTC	BUILDING MAINTENANCE				36.97
Fund 111 - GENERAL Total:					646.23
Fund: 631 - WASTEWATER					
DEPT SUP	DEPARTMENT SUPPLIES				22.16
Fund 631 - WASTEWATER Total:					22.16
Fund: 641 - WATER					
DEPT SUP	DEPARTMENT SUPPLIES				96.88
Fund 641 - WATER Total:					96.88
Vendor MENARDS Total:					765.27
Vendor: METECH RECYCLING, INC					
Fund: 621 - ENVIRONMENTAL SERVICES					
disposal fees	DISPOSAL FEES				4,515.02
Fund 621 - ENVIRONMENTAL SERVICES Total:					4,515.02
Vendor METECH RECYCLING, INC Total:					4,515.02

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Description (Payable)	Account Name	(None)	(None)	(None)	Amount
Vendor: MID-CONTINENT SAFETY					
Fund: 111 - GENERAL					
replacement monitor	EQUIPMENT MAINTENANCE				2,332.33
Fund 111 - GENERAL Total:					2,332.33
Fund: 218 - PUBLIC SAFETY					
equip upgrade	EQUIPMENT				2,299.92
Fund 218 - PUBLIC SAFETY Total:					2,299.92
Vendor MID-CONTINENT SAFETY Total:					4,632.25
Vendor: MONEY WISE OFFICE SUPPLIES					
Fund: 111 - GENERAL					
EQUIP MAINT	EQUIPMENT MAINTENANCE				179.00
HP1300 cartridge	DEPARTMENT SUPPLIES				53.99
DEPT SUPPL	DEPARTMENT SUPPLIES				9.49
DEPT SUPPL	DEPARTMENT SUPPLIES				309.98
DEPT SUPPL	DEPARTMENT SUPPLIES				15.79
DEPT SUPPL	DEPARTMENT SUPPLIES				25.77
Dept supp	DEPARTMENT SUPPLIES				56.88
Dept supp	DEPARTMENT SUPPLIES				19.99
Fund 111 - GENERAL Total:					670.89
Vendor MONEY WISE OFFICE SUPPLIES Total:					670.89
Vendor: MONUMENT PREVENTION COALITION					
Fund: 111 - GENERAL					
CONTRACTUAL	CONTRACTUAL SERVICES				880.00
Fund 111 - GENERAL Total:					880.00
Vendor MONUMENT PREVENTION COALITION Total:					880.00
Vendor: NASRO					
Fund: 111 - GENERAL					
MEMBERSHIP	MEMBERSHIPS				40.00
Fund 111 - GENERAL Total:					40.00
Vendor NASRO Total:					40.00
Vendor: NE CEMETERY ASSOC.					
Fund: 213 - CEMETERY					
MBR	MEMBERSHIPS				40.00
Fund 213 - CEMETERY Total:					40.00
Vendor NE CEMETERY ASSOC. Total:					40.00
Vendor: NE CHILD SUPPORT PAYMENT CENTER					
Fund: 713 - CASH & INVESTMENT POOL					
NE CHILD SUPPORT PYBLE	CHILD SUPPORT EE PAY				1,982.31
Fund 713 - CASH & INVESTMENT POOL Total:					1,982.31
Vendor NE CHILD SUPPORT PAYMENT CENTER Total:					1,982.31
Vendor: NE SAFETY & FIRE EQUIPEMENT INC.					
Fund: 111 - GENERAL					
CON SRV	CONTRACTUAL SERVICES				30.00
CON SRV	CONTRACTUAL SERVICES				21.00
Fund 111 - GENERAL Total:					51.00
Fund: 213 - CEMETERY					
BDG MTC	BUILDING MAINTENANCE				28.00
Fund 213 - CEMETERY Total:					28.00
Vendor NE SAFETY & FIRE EQUIPEMENT INC. Total:					79.00
Vendor: NEBR ENVIRONMENTAL PRODUCTS					
Fund: 212 - TRANSPORTATION					
PARTS	EQUIPMENT MAINTENANCE				50.67
Fund 212 - TRANSPORTATION Total:					50.67
Vendor NEBR ENVIRONMENTAL PRODUCTS Total:					50.67

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Description (Payable)	Account Name	(None)	(None)	(None)	Amount
Vendor: NEBRASKA@ ONLINE					
Fund: 111 - GENERAL					
SERVICES	CONSULTING SERVICES				6.00
Fund 111 - GENERAL Total:					6.00
Vendor NEBRASKA@ ONLINE Total:					6.00
Vendor: NEBRASKA MACHINERY COMPANY					
Fund: 212 - TRANSPORTATION					
EQUIP. MAIN	EQUIPMENT MAINTENANCE				1,006.82
Fund 212 - TRANSPORTATION Total:					1,006.82
Vendor NEBRASKA MACHINERY COMPANY Total:					1,006.82
Vendor: NEBRASKA SALT AND GRAIN					
Fund: 212 - TRANSPORTATION					
1 LD. ICE SLICER	STREET REPAIR SUPPLIES				3,663.38
Fund 212 - TRANSPORTATION Total:					3,663.38
Vendor NEBRASKA SALT AND GRAIN Total:					3,663.38
Vendor: NEBRASKALAND TIRE					
Fund: 111 - GENERAL					
VEH MAINT	VEHICLE MAINTENANCE				29.00
VEH MAINT	VEHICLE MAINTENANCE				29.00
VEH MAINT	VEHICLE MAINTENANCE				14.50
VEH MAINT	VEHICLE MAINTENANCE				29.00
Fund 111 - GENERAL Total:					101.50
Vendor NEBRASKALAND TIRE Total:					101.50
Vendor: NORTHERN SAFETY COMPANY, INC.					
Fund: 631 - WASTEWATER					
LAB SUP	DEPARTMENT SUPPLIES				146.16
Fund 631 - WASTEWATER Total:					146.16
Vendor NORTHERN SAFETY COMPANY, INC. Total:					146.16
Vendor: NPPD					
Fund: 212 - TRANSPORTATION					
ELECT MAIN	ELECTRICAL MAINTENANCE				1,912.03
Fund 212 - TRANSPORTATION Total:					1,912.03
Vendor NPPD Total:					1,912.03
Vendor: OCLC, INC					
Fund: 111 - GENERAL					
Cont Srvs	CONTRACTUAL SERVICES				226.12
Fund 111 - GENERAL Total:					226.12
Vendor OCLC, INC Total:					226.12
Vendor: ONE CALL CONCEPTS					
Fund: 212 - TRANSPORTATION					
Cable Locates	CONTRACTUAL SERVICES				15.30
Fund 212 - TRANSPORTATION Total:					15.30
Fund: 631 - WASTEWATER					
Cable Locates	CONTRACTUAL SERVICES				15.30
Fund 631 - WASTEWATER Total:					15.30
Fund: 641 - WATER					
Cable Locates	CONTRACTUAL SERVICES				15.30
Fund 641 - WATER Total:					15.30
Vendor ONE CALL CONCEPTS Total:					45.90
Vendor: PANHANDLE CONCRETE PROD INC.					
Fund: 641 - WATER					
DEPT SUP	DEPARTMENT SUPPLIES				48.16
Fund 641 - WATER Total:					48.16
Vendor PANHANDLE CONCRETE PROD INC. Total:					48.16

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Description (Payable)	Account Name	(None)	(None)	(None)	Amount
Vendor: PANHANDLE COOP INC.					
Fund: 111 - GENERAL					
monthly fuel	GASOLINE				674.90
Code Enforcement fuel	GASOLINE				116.34
GASOLINE	GASOLINE				5,013.82
Fund 111 - GENERAL Total:					5,805.06
Fund: 212 - TRANSPORTATION					
UNLEADED GASOLINE	GASOLINE				1,055.51
DIESEL FUEL	OTHER FUEL				3,095.15
Fund 212 - TRANSPORTATION Total:					4,150.66
Vendor PANHANDLE COOP INC. Total:					9,955.72
Vendor: PANHANDLE HUMANE SOC					
Fund: 111 - GENERAL					
Contractual Svcs	CONTRACTUAL SERVICES				4,881.32
Fund 111 - GENERAL Total:					4,881.32
Vendor PANHANDLE HUMANE SOC Total:					4,881.32
Vendor: PERMA-BOUND					
Fund: 111 - GENERAL					
Bks	BOOKS				736.88
Fund 111 - GENERAL Total:					736.88
Vendor PERMA-BOUND Total:					736.88
Vendor: PLATTE VALLEY BANK					
Fund: 713 - CASH & INVESTMENT POOL					
HSA EE PYBLE	HSA EE PAYABLE				11,709.71
HSA ER PYBLE/SINGLE D	HSA ER PAYABLE				325.00
HSA ER PYBLE - FAMILY D	HSA ER PAYABLE				2,175.00
Fund 713 - CASH & INVESTMENT POOL Total:					14,209.71
Vendor PLATTE VALLEY BANK Total:					14,209.71
Vendor: POSTMASTER					
Fund: 621 - ENVIRONMENTAL SERVICES					
Postage	POSTAGE				82.18
Fund 621 - ENVIRONMENTAL SERVICES Total:					82.18
Fund: 631 - WASTEWATER					
Postage	POSTAGE				82.19
Fund 631 - WASTEWATER Total:					82.19
Fund: 641 - WATER					
Postage	POSTAGE				82.19
Fund 641 - WATER Total:					82.19
Vendor POSTMASTER Total:					246.56
Vendor: POWERPLAN					
Fund: 111 - GENERAL					
EQP MTC	EQUIPMENT MAINTENANCE				495.84
Fund 111 - GENERAL Total:					495.84
Vendor POWERPLAN Total:					495.84
Vendor: PRINT BROKER					
Fund: 111 - GENERAL					
Dept Supp	DEPARTMENT SUPPLIES				113.00
Fund 111 - GENERAL Total:					113.00
Fund: 621 - ENVIRONMENTAL SERVICES					
Dept Supp	DEPARTMENT SUPPLIES				138.54
Fund 621 - ENVIRONMENTAL SERVICES Total:					138.54
Fund: 631 - WASTEWATER					
Dept Supp	DEPARTMENT SUPPLIES				138.53
Fund 631 - WASTEWATER Total:					138.53

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Description (Payable)	Account Name	(None)	(None)	(None)	Amount
Fund: 641 - WATER					
Dept Supp	DEPARTMENT SUPPLIES				138.54
				Fund 641 - WATER Total:	138.54
				Vendor PRINT BROKER Total:	528.61
Vendor: PRINT EXPRESS					
Fund: 111 - GENERAL					
SUPPLIES	MISCELLANEOUS				12.00
				Fund 111 - GENERAL Total:	12.00
				Vendor PRINT EXPRESS Total:	12.00
Vendor: QUILL CORP					
Fund: 111 - GENERAL					
DEPT SUPPL	DEPARTMENT SUPPLIES				53.98
INVEST SUPPL	INVESTIGATION SUPPLIES				229.90
INVEST SUPPL	INVESTIGATION SUPPLIES				365.80
INVEST/DEPT SUPPL	DEPARTMENT SUPPLIES				101.08
INVEST/DEPT SUPPL	INVESTIGATION SUPPLIES				59.34
DEPT SUPPL	DEPARTMENT SUPPLIES				17.96
INVEST/DEPT SUPPL	DEPARTMENT SUPPLIES				17.15
INVEST/DEPT SUPPL	INVESTIGATION SUPPLIES				90.32
INVEST/DEPT SUPPL	DEPARTMENT SUPPLIES				111.60
INVEST/DEPT SUPPL	INVESTIGATION SUPPLIES				99.98
				Fund 111 - GENERAL Total:	1,147.11
				Vendor QUILL CORP Total:	1,147.11
Vendor: REGANIS AUTO CENTER, INC					
Fund: 111 - GENERAL					
vehicle repr	VEHICLE MAINTENANCE				57.80
				Fund 111 - GENERAL Total:	57.80
				Vendor REGANIS AUTO CENTER, INC Total:	57.80
Vendor: REGION I OFFICE OF HUMAN DEVEL					
Fund: 621 - ENVIRONMENTAL SERVICES					
contractual services	CONTRACTUAL SERVICES				825.00
				Fund 621 - ENVIRONMENTAL SERVICES Total:	825.00
				Vendor REGION I OFFICE OF HUMAN DEVEL Total:	825.00
Vendor: RESPOND FIRST AID SYSTEMS					
Fund: 212 - TRANSPORTATION					
FIRST AID KIT SUPP	DEPARTMENT SUPPLIES				69.23
				Fund 212 - TRANSPORTATION Total:	69.23
Fund: 621 - ENVIRONMENTAL SERVICES					
dept supplies	DEPARTMENT SUPPLIES				33.44
				Fund 621 - ENVIRONMENTAL SERVICES Total:	33.44
				Vendor RESPOND FIRST AID SYSTEMS Total:	102.67
Vendor: S M E C					
Fund: 713 - CASH & INVESTMENT POOL					
EE CONTRIBUTION - BIWEEKL	SMEC EE PAYABLE				246.00
				Fund 713 - CASH & INVESTMENT POOL Total:	246.00
				Vendor S M E C Total:	246.00
Vendor: SANDBERG IMPLEMENT, INC					
Fund: 111 - GENERAL					
EQP MTC	EQUIPMENT MAINTENANCE				265.60
EQP MTC	EQUIPMENT MAINTENANCE				510.87
				Fund 111 - GENERAL Total:	776.47
				Vendor SANDBERG IMPLEMENT, INC Total:	776.47

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Description (Payable)	Account Name	(None)	(None)	(None)	Amount
Vendor: SCB FIREFIGHTERS UNION LOCAL 1454					
Fund: 713 - CASH & INVESTMENT POOL					
FIRE EE DUES	FIRE UNION DUES EE PAY				195.00
Fund 713 - CASH & INVESTMENT POOL Total:					195.00
Vendor SCB FIREFIGHTERS UNION LOCAL 1454 Total:					195.00
Vendor: SCB POLICE OFFICERS ASS'N					
Fund: 713 - CASH & INVESTMENT POOL					
POLICE EE DUES	POL UNION DUES EE PAY				378.00
Fund 713 - CASH & INVESTMENT POOL Total:					378.00
Vendor SCB POLICE OFFICERS ASS'N Total:					378.00
Vendor: SCOTTS BLUFF COUNTY COURT					
Fund: 111 - GENERAL					
Court Costs	LEGAL FEES				459.00
Fund 111 - GENERAL Total:					459.00
Vendor SCOTTS BLUFF COUNTY COURT Total:					459.00
Vendor: SCOTTSBLUFF BODY & PAINT, INC					
Fund: 111 - GENERAL					
CONTRACTUAL	CONTRACTUAL SERVICES				70.00
CONTRACTUAL	CONTRACTUAL SERVICES				25.00
CONTRACTUAL	CONTRACTUAL SERVICES				25.00
CONTRACTUAL	CONTRACTUAL SERVICES				85.00
CONTRACTUAL	CONTRACTUAL SERVICES				80.00
CONTRACTUAL	CONTRACTUAL SERVICES				70.00
CONTRACTUAL	CONTRACTUAL SERVICES				80.00
VEH MTC	VEHICLE MAINTENANCE				263.30
Fund 111 - GENERAL Total:					698.30
Vendor SCOTTSBLUFF BODY & PAINT, INC Total:					698.30
Vendor: SHERIFF'S OFFICE					
Fund: 111 - GENERAL					
Papers served	LEGAL FEES				94.02
Fund 111 - GENERAL Total:					94.02
Vendor SHERIFF'S OFFICE Total:					94.02
Vendor: SIMON CONTRACTORS					
Fund: 212 - TRANSPORTATION					
ST. REP. SUPP	STREET REPAIR SUPPLIES				1,882.59
STR. REPAIR SUPPLIES	STREET REPAIR SUPPLIES				1,158.59
Fund 212 - TRANSPORTATION Total:					3,041.18
Vendor SIMON CONTRACTORS Total:					3,041.18
Vendor: SLAFTER OIL CO INC.					
Fund: 641 - WATER					
EQUIP MAINT	EQUIPMENT MAINTENANCE				43.20
Fund 641 - WATER Total:					43.20
Vendor SLAFTER OIL CO INC. Total:					43.20
Vendor: SNELL SERVICES INC.					
Fund: 213 - CEMETERY					
ELC MTC	ELECTRICAL MAINTENANCE				71.44
Fund 213 - CEMETERY Total:					71.44
Fund: 631 - WASTEWATER					
EQUIP MAINT	EQUIPMENT MAINTENANCE				140.00
Fund 631 - WASTEWATER Total:					140.00
Vendor SNELL SERVICES INC. Total:					211.44

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Description (Payable)	Account Name	(None)	(None)	(None)	Amount
Vendor: SOUTHWESTERN EQUIP. CO. INC.					
Fund: 621 - ENVIRONMENTAL SERVICES					
vehicle mtnc	VEHICLE MAINTENANCE				370.83
				Fund 621 - ENVIRONMENTAL SERVICES Total:	370.83
				Vendor SOUTHWESTERN EQUIP. CO. INC. Total:	370.83
Vendor: STAPLES					
Fund: 111 - GENERAL					
SUPPLIES	DEPARTMENT SUPPLIES				27.98
SUPPLIES	DEPARTMENT SUPPLIES				46.92
				Fund 111 - GENERAL Total:	74.90
Fund: 641 - WATER					
DEPT SUP	DEPARTMENT SUPPLIES				158.78
				Fund 641 - WATER Total:	158.78
				Vendor STAPLES Total:	233.68
Vendor: STAR HERALD					
Fund: 111 - GENERAL					
Legal Publishing	LEGAL PUBLICATIONS				893.84
Legal Publishing	LEGAL PUBLICATIONS				125.96
Legal Publishing	LEGAL PUBLICATIONS				12.97
Legal Publishing	LEGAL PUBLICATIONS				33.59
Legal Publishing	RECRUITMENT				1,483.34
				Fund 111 - GENERAL Total:	2,549.70
Fund: 212 - TRANSPORTATION					
1 YR. SUBSCRIPTION	PUBLICATIONS				139.00
				Fund 212 - TRANSPORTATION Total:	139.00
Fund: 621 - ENVIRONMENTAL SERVICES					
Legal Publishing	LEGAL PUBLICATIONS				357.52
				Fund 621 - ENVIRONMENTAL SERVICES Total:	357.52
Fund: 631 - WASTEWATER					
Legal Publishing	LEGAL PUBLICATIONS				164.86
				Fund 631 - WASTEWATER Total:	164.86
Fund: 641 - WATER					
Legal Publishing	LEGAL PUBLICATIONS				44.09
				Fund 641 - WATER Total:	44.09
				Vendor STAR HERALD Total:	3,255.17
Vendor: TEAM CHEVROLET INC					
Fund: 212 - TRANSPORTATION					
PARTS	VEHICLE MAINTENANCE				20.33
				Fund 212 - TRANSPORTATION Total:	20.33
				Vendor TEAM CHEVROLET INC Total:	20.33
Vendor: THE SHERWIN-WILLIAMS CO					
Fund: 631 - WASTEWATER					
BLDG MAINT	BUILDING MAINTENANCE				102.27
				Fund 631 - WASTEWATER Total:	102.27
				Vendor THE SHERWIN-WILLIAMS CO Total:	102.27
Vendor: TOMMY'S JOHNNY'S INC					
Fund: 111 - GENERAL					
CON SRV	CONTRACTUAL SERVICES				495.00
				Fund 111 - GENERAL Total:	495.00
				Vendor TOMMY'S JOHNNY'S INC Total:	495.00

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Description (Payable)	Account Name	(None)	(None)	(None)	Amount
Vendor: TOTAL FUNDS BY HASLER					
Fund: 111 - GENERAL					
Postage	POSTAGE				3,000.00
Fund 111 - GENERAL Total:					3,000.00
Vendor TOTAL FUNDS BY HASLER Total:					3,000.00
Vendor: TOYOTA FINANCIAL SVCS					
Fund: 111 - GENERAL					
HIDTA CAR LEASE	RENT-MACHINES				383.99
Fund 111 - GENERAL Total:					383.99
Vendor TOYOTA FINANCIAL SVCS Total:					383.99
Vendor: TWIN CITY AUTO, INC					
Fund: 212 - TRANSPORTATION					
CUT. EDGE BOLTS	EQUIPMENT MAINTENANCE				46.14
Fund 212 - TRANSPORTATION Total:					46.14
Vendor TWIN CITY AUTO, INC Total:					46.14
Vendor: TYLER TECHNOLOGIES, INC					
Fund: 111 - GENERAL					
EQUIP.	EQUIPMENT				6,573.61
EQUIP	EQUIPMENT				6,280.27
EQUIP	EQUIPMENT				11,799.00
CONTRACT	CONTRACTUAL SERVICES				4,902.75
EQUIP	EQUIPMENT				187.50
Fund 111 - GENERAL Total:					29,743.13
Fund: 621 - ENVIRONMENTAL SERVICES					
CONTRACT	CONTRACTUAL SERVICES				4,902.75
Fund 621 - ENVIRONMENTAL SERVICES Total:					4,902.75
Fund: 631 - WASTEWATER					
CONTRACT	CONTRACTUAL SERVICES				4,902.75
Fund 631 - WASTEWATER Total:					4,902.75
Fund: 641 - WATER					
CONTRACT	CONTRACTUAL SERVICES				4,902.75
Fund 641 - WATER Total:					4,902.75
Vendor TYLER TECHNOLOGIES, INC Total:					44,451.38
Vendor: UNIQUE MANAGEMENT SERVICES, INC					
Fund: 111 - GENERAL					
Cont Svcs	CONTRACTUAL SERVICES				492.25
Fund 111 - GENERAL Total:					492.25
Vendor UNIQUE MANAGEMENT SERVICES, INC Total:					492.25
Vendor: UPSTART ENTERPRISES, LLC					
Fund: 111 - GENERAL					
CON SRV	CONTRACTUAL SERVICES				180.00
DEPT SUPPL	DEPARTMENT SUPPLIES				130.00
DEPT SUPPL	DEPARTMENT SUPPLIES				90.99
Fund 111 - GENERAL Total:					400.99
Vendor UPSTART ENTERPRISES, LLC Total:					400.99
Vendor: US BANK					
Fund: 212 - TRANSPORTATION					
BOND FEES	ADMIN COSTS & FEES				350.00
Fund 212 - TRANSPORTATION Total:					350.00
Vendor US BANK Total:					350.00
Vendor: US BANK					
Fund: 111 - GENERAL					
GAS	GASOLINE				40.84
SCL CON	SCHOOL & CONFERENCE				270.00

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Description (Payable)	Account Name	(None)	(None)	(None)	Amount
SUPPLIES	DEPARTMENT SUPPLIES				195.00
				Fund 111 - GENERAL Total:	505.84
Fund: 213 - CEMETERY					
SCH CON	SCHOOL & CONFERENCE				90.00
				Fund 213 - CEMETERY Total:	90.00
				Vendor US BANK Total:	595.84
Vendor: VERIZON WIRELESS					
Fund: 111 - GENERAL					
phones	CELLULAR PHONE				213.12
				Fund 111 - GENERAL Total:	213.12
Fund: 631 - WASTEWATER					
CELL SERVICE	CELLULAR PHONE				47.45
				Fund 631 - WASTEWATER Total:	47.45
Fund: 641 - WATER					
CELL SERVICE	CELLULAR PHONE				82.68
				Fund 641 - WATER Total:	82.68
				Vendor VERIZON WIRELESS Total:	343.25
Vendor: WALMART COMMUNITY/GEMB					
Fund: 111 - GENERAL					
DEP SUP	DEPARTMENT SUPPLIES				142.70
				Fund 111 - GENERAL Total:	142.70
				Vendor WALMART COMMUNITY/GEMB Total:	142.70
Vendor: WELLS FARGO BANK N.A.					
Fund: 111 - GENERAL					
FEES	CONTRACTUAL SERVICES				103.60
FEES	CONTRACTUAL SERVICES				23.02
FEES	CONTRACTUAL SERVICES				57.56
FEES	CONTRACTUAL SERVICES				57.56
FEES	CONTRACTUAL SERVICES				148.60
FEES	CONTRACTUAL SERVICES				138.13
FEES	CONTRACTUAL SERVICES				11.51
				Fund 111 - GENERAL Total:	539.98
Fund: 212 - TRANSPORTATION					
FEES	CONTRACTUAL SERVICES				161.16
				Fund 212 - TRANSPORTATION Total:	161.16
Fund: 213 - CEMETERY					
FEES	CONTRACTUAL SERVICES				23.02
				Fund 213 - CEMETERY Total:	23.02
Fund: 621 - ENVIRONMENTAL SERVICES					
FEES	CONTRACTUAL SERVICES				161.16
				Fund 621 - ENVIRONMENTAL SERVICES Total:	161.16
Fund: 631 - WASTEWATER					
FEES	CONTRACTUAL SERVICES				92.09
				Fund 631 - WASTEWATER Total:	92.09
Fund: 641 - WATER					
FEES	CONTRACTUAL SERVICES				107.09
				Fund 641 - WATER Total:	107.09
Fund: 713 - CASH & INVESTMENT POOL					
RETIREMENT GENERAL - EE	REGULAR RETIRE EE PAY				8,175.66
RETIREMENT GENERAL ADDTL	REGULAR RETIRE EE PAY				2,819.43
RETIREMENT GENERAL ADDTL	REGULAR RETIRE ER PAY				2,426.60
TSA POLICE	RETIRE POLICE EE PAY				8,537.78
TSA POLICE ADDTL - EE	RETIRE POLICE EE PAY				48.44
TSA FIRE	RETIRE FIRE EE PAYABLE				6,114.93

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Description (Payable)	Account Name	(None)	(None)	(None)	Amount
TSA FIRE ADDTL - EE	RETIRE FIRE EE PAYABLE				365.00
Fund 713 - CASH & INVESTMENT POOL Total:					28,487.84
Fund: 721 - GIS SERVICES					
FEES	CONTRACTUAL SERVICES				11.50
Fund 721 - GIS SERVICES Total:					11.50
Vendor WELLS FARGO BANK N.A. Total:					29,583.84
Vendor: WESTCO					
Fund: 111 - GENERAL					
EQP MTC	EQUIPMENT MAINTENANCE				150.00
Fund 111 - GENERAL Total:					150.00
Vendor WESTCO Total:					150.00
Vendor: WESTERN NE COMMUNITY COLLEGE					
Fund: 111 - GENERAL					
SUPPLIES	DEPARTMENT SUPPLIES				102.75
Fund 111 - GENERAL Total:					102.75
Vendor WESTERN NE COMMUNITY COLLEGE Total:					102.75
Vendor: WESTERN PATHOLOGY CONSULTANTS, INC					
Fund: 111 - GENERAL					
CONTRACT	CONTRACTUAL SERVICES				153.00
Fund 111 - GENERAL Total:					153.00
Vendor WESTERN PATHOLOGY CONSULTANTS, INC Total:					153.00
Vendor: YMCA OF SCOTTSBLUFF					
Fund: 111 - GENERAL					
fitness prog	VOLUNTEER FIREMAN				157.50
fitness prog	CONTRACTUAL SERVICES				472.50
fitness prog	VOLUNTEER FIREMAN				157.50
fitness prog	CONTRACTUAL SERVICES				472.50
fitness prog	VOLUNTEER FIREMAN				157.50
fitness prog	CONTRACTUAL SERVICES				472.50
Fund 111 - GENERAL Total:					1,890.00
Fund: 713 - CASH & INVESTMENT POOL					
POLICE - EE	YMCA PAY EE				235.20
POLICE - ER	YMCA PAY ER				264.60
EE-SINGLE	YMCA PAY EE				70.87
EE - FAMILY	YMCA PAY EE				364.49
ER PAID AT 50%	YMCA PAY ER				189.00
ER PAID AT 75%	YMCA PAY ER				70.89
ER PAID AT 100%	YMCA PAY ER				189.00
Fund 713 - CASH & INVESTMENT POOL Total:					1,384.05
Vendor YMCA OF SCOTTSBLUFF Total:					3,274.05
Vendor: ZM LUMBER CO.					
Fund: 111 - GENERAL					
DEP SUP	DEPARTMENT SUPPLIES				6.99
DEP SUP	DEPARTMENT SUPPLIES				14.85
BDG MTC	BUILDING MAINTENANCE				19.99
BDG MTC	BUILDING MAINTENANCE				22.49
BLD MTC	BUILDING MAINTENANCE				23.80
EQP MTC	EQUIPMENT MAINTENANCE				30.41
DEP SUP	DEPARTMENT SUPPLIES				4.69
EQP MTC	EQUIPMENT MAINTENANCE				-12.27
Fund 111 - GENERAL Total:					110.95
Vendor ZM LUMBER CO. Total:					110.95
Grand Total:					292,028.70

Report Summary

Fund Summary

Fund	Expense Amount	Payment Amount
111 - GENERAL	85,537.52	363.78
212 - TRANSPORTATION	23,288.69	0.00
213 - CEMETERY	936.56	0.00
218 - PUBLIC SAFETY	2,299.92	0.00
621 - ENVIRONMENTAL SERVICES	52,533.26	82.18
631 - WASTEWATER	6,643.38	82.19
641 - WATER	12,866.81	82.19
661 - STORMWATER	355.71	0.00
713 - CASH & INVESTMENT POOL	107,521.22	107,521.22
721 - GIS SERVICES	45.63	0.00
Grand Total:	292,028.70	108,131.56

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
111-51281-142	DISABILITY INSURANCE	363.78	363.78
111-52111-111	DEPARTMENT SUPPLIES	140.98	0.00
111-52111-114	DEPARTMENT SUPPLIES	102.75	0.00
111-52111-115	DEPARTMENT SUPPLIES	241.92	0.00
111-52111-116	DEPARTMENT SUPPLIES	600.94	0.00
111-52111-121	DEPARTMENT SUPPLIES	53.99	0.00
111-52111-141	DEPARTMENT SUPPLIES	210.00	0.00
111-52111-142	DEPARTMENT SUPPLIES	938.50	0.00
111-52111-151	DEPARTMENT SUPPLIES	133.57	0.00
111-52111-171	DEPARTMENT SUPPLIES	984.10	0.00
111-52121-141	JANITORIAL SUPPLIES	28.75	0.00
111-52121-142	JANITORIAL SUPPLIES	28.75	0.00
111-52121-151	JANITORIAL SUPPLIES	203.43	0.00
111-52163-142	INVESTIGATION SUPPLIE	845.34	0.00
111-52164-141	VOLUNTEER FIREMAN	472.50	0.00
111-52181-142	UNIFORMS & CLOTHING	795.67	0.00
111-52221-151	AUDIOVISUAL SUPPLIES	30.31	0.00
111-52222-151	BOOKS	5,061.12	0.00
111-52311-142	MEMBERSHIPS	40.00	0.00
111-52411-111	POSTAGE	3,000.00	0.00
111-52511-121	GASOLINE	116.34	0.00
111-52511-141	GASOLINE	674.90	0.00
111-52511-142	GASOLINE	5,013.82	0.00
111-52511-171	GASOLINE	40.84	0.00
111-52999-112	MISCELLANEOUS	12.00	0.00
111-53111-111	CONTRACTUAL SERVICE	103.60	0.00
111-53111-112	CONTRACTUAL SERVICE	645.02	0.00
111-53111-116	CONTRACTUAL SERVICE	4,902.75	0.00
111-53111-121	CONTRACTUAL SERVICE	57.56	0.00
111-53111-141	CONTRACTUAL SERVICE	1,417.50	0.00
111-53111-142	CONTRACTUAL SERVICE	6,342.08	0.00
111-53111-151	CONTRACTUAL SERVICE	866.97	0.00
111-53111-171	CONTRACTUAL SERVICE	684.13	0.00
111-53111-172	CONTRACTUAL SERVICE	191.51	0.00
111-53121-112	CONSULTING SERVICES	6.00	0.00
111-53121-142	CONSULTING SERVICES	100.00	0.00
111-53161-115	LEGAL PUBLICATIONS	893.84	0.00
111-53161-121	LEGAL PUBLICATIONS	125.96	0.00
111-53161-151	LEGAL PUBLICATIONS	12.97	0.00
111-53161-171	LEGAL PUBLICATIONS	33.59	0.00
111-53211-114	LEGAL FEES	553.02	0.00
111-53421-141	BUILDING MAINTENANC	8.10	0.00
111-53421-142	BUILDING MAINTENANC	8.10	0.00

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
111-53421-171	BUILDING MAINTENANC	423.83	0.00
111-53441-116	EQUIPMENT MAINTENA	7,113.24	0.00
111-53441-141	EQUIPMENT MAINTENA	2,357.33	0.00
111-53441-142	EQUIPMENT MAINTENA	1,229.00	0.00
111-53441-171	EQUIPMENT MAINTENA	4,082.32	0.00
111-53451-141	VEHICLE MAINTENANCE	468.70	0.00
111-53451-142	VEHICLE MAINTENANCE	101.50	0.00
111-53451-171	VEHICLE MAINTENANCE	587.15	0.00
111-53471-171	GROUPS MAINTENAN	56.25	0.00
111-53561-111	TELEPHONE	235.45	0.00
111-53561-112	TELEPHONE	69.42	0.00
111-53561-114	TELEPHONE	67.92	0.00
111-53561-115	TELEPHONE	37.13	0.00
111-53561-116	TELEPHONE	227.92	0.00
111-53561-121	TELEPHONE	226.24	0.00
111-53561-141	TELEPHONE	291.45	0.00
111-53561-142	TELEPHONE	1,621.94	0.00
111-53561-151	TELEPHONE	551.99	0.00
111-53561-171	TELEPHONE	170.54	0.00
111-53561-172	TELEPHONE	169.04	0.00
111-53571-141	CELLULAR PHONE	213.12	0.00
111-53631-111	RENT-MACHINES	153.09	0.00
111-53631-142	RENT-MACHINES	431.23	0.00
111-53711-113	SCHOOL & CONFERENCE	339.00	0.00
111-53711-142	SCHOOL & CONFERENCE	622.50	0.00
111-53711-171	SCHOOL & CONFERENCE	270.00	0.00
111-53913-112	RECRUITMENT	1,492.84	0.00
111-54411-111	EQUIPMENT	24,840.38	0.00
212-52111-212	DEPARTMENT SUPPLIES	1,538.02	0.00
212-52171-212	STREET REPAIR SUPPLIE	6,704.56	0.00
212-52211-212	PUBLICATIONS	139.00	0.00
212-52511-212	GASOLINE	1,055.51	0.00
212-52521-212	OTHER FUEL	3,095.15	0.00
212-53111-212	CONTRACTUAL SERVICE	196.19	0.00
212-53195-212	ADMIN COSTS & FEES	350.00	0.00
212-53431-212	ELECTRICAL MAINTENA	3,223.18	0.00
212-53441-212	EQUIPMENT MAINTENA	1,306.25	0.00
212-53451-212	VEHICLE MAINTENANCE	3,956.55	0.00
212-53561-212	TELEPHONE	518.20	0.00
212-54322-212	STREET PROJECTS	1,206.08	0.00
213-52111-213	DEPARTMENT SUPPLIES	173.31	0.00
213-52311-213	MEMBERSHIPS	40.00	0.00
213-53111-213	CONTRACTUAL SERVICE	31.66	0.00
213-53421-213	BUILDING MAINTENANC	28.00	0.00
213-53431-213	ELECTRICAL MAINTENA	401.44	0.00
213-53441-213	EQUIPMENT MAINTENA	102.73	0.00
213-53561-213	TELEPHONE	69.42	0.00
213-53711-213	SCHOOL & CONFERENCE	90.00	0.00
218-54411-141	EQUIPMENT	2,299.92	0.00
621-52111-621	DEPARTMENT SUPPLIES	1,939.86	0.00
621-52411-621	POSTAGE	82.18	82.18
621-53111-621	CONTRACTUAL SERVICE	5,888.91	0.00
621-53161-621	LEGAL PUBLICATIONS	357.52	0.00
621-53193-621	DISPOSAL FEES	42,305.24	0.00
621-53441-621	EQUIPMENT MAINTENA	1,029.00	0.00
621-53451-621	VEHICLE MAINTENANCE	788.72	0.00
621-53561-621	TELEPHONE	141.83	0.00
631-52111-631	DEPARTMENT SUPPLIES	679.04	0.00

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
631-52411-631	POSTAGE	82.19	82.19
631-53111-631	CONTRACTUAL SERVICE	5,291.74	0.00
631-53161-631	LEGAL PUBLICATIONS	164.86	0.00
631-53421-631	BUILDING MAINTENANC	102.27	0.00
631-53441-631	EQUIPMENT MAINTENA	140.00	0.00
631-53561-631	TELEPHONE	135.83	0.00
631-53571-631	CELLULAR PHONE	47.45	0.00
641-52111-641	DEPARTMENT SUPPLIES	7,300.69	0.00
641-52117-641	SAMPLES	105.00	0.00
641-52411-641	POSTAGE	119.44	82.19
641-53111-641	CONTRACTUAL SERVICE	5,046.36	0.00
641-53161-641	LEGAL PUBLICATIONS	44.09	0.00
641-53441-641	EQUIPMENT MAINTENA	43.20	0.00
641-53451-641	VEHICLE MAINTENANCE	22.72	0.00
641-53561-641	TELEPHONE	102.63	0.00
641-53571-641	CELLULAR PHONE	82.68	0.00
661-53111-661	CONTRACTUAL SERVICE	322.50	0.00
661-53561-661	TELEPHONE	33.21	0.00
713-21511	MISC PAYROLL DEDUCT	360.14	360.14
713-21512	MEDICARE W/H EE PAYA	7,052.48	7,052.48
713-21513	FICA W/H EE PAYABLE	26,253.04	26,253.04
713-21514	FED W/H EE PAYABLE	24,814.80	24,814.80
713-21517	POL UNION DUES EE PA	378.00	378.00
713-21518	FIRE UNION DUES EE PA	195.00	195.00
713-21523	LIFE INS EE PAYABLE	63.36	63.36
713-21524	SMEC EE PAYABLE	246.00	246.00
713-21528	REGULAR RETIRE EE PAY	10,995.09	10,995.09
713-21529	DEFERRED COMP EE PAY	765.00	765.00
713-21531	RETIRE FIRE EE PAYABLE	6,479.93	6,479.93
713-21533	RETIRE POLICE EE PAY	8,586.22	8,586.22
713-21534	DIS INC INS EE PAYABLE	555.06	555.06
713-21539	CHILD SUPPORT EE PAY	1,982.31	1,982.31
713-21540	YMCA PAY EE	670.56	670.56
713-21541	HSA EE PAYABLE	11,709.71	11,709.71
713-21723	LIFE INS ER PAYABLE	774.43	774.43
713-21728	REGULAR RETIRE ER PAY	2,426.60	2,426.60
713-21740	YMCA PAY ER	713.49	713.49
713-21741	HSA ER PAYABLE	2,500.00	2,500.00
721-53111-721	CONTRACTUAL SERVICE	11.50	0.00
721-53561-721	TELEPHONE	34.13	0.00
Grand Total:		292,028.70	108,131.56

Project Account Summary

Project Account Key	Expense Amount	Payment Amount
None	291,706.20	108,131.56
6002053111	322.50	0.00
Grand Total:		292,028.70
		108,131.56

St PVR L W/H 26,918.76
 RCI - Flex Exp 117.11
 RCI - Medical Claims 26,824.05

 TOTAL 343,948.62

Refund Review

Close Form | Print Screen

Packet: UBPKT00088 - Refunds 1 UBPKT00087 Disconnect

Add Edit Delete

Account #	Status	Contact	Service Address	Refund Amount
005-4946-03	Inactive	TARA N GRESS	216 W 23RD ST SCOTTSBLUFF NE 69361	39.11
010-4589-04	Inactive	CORY L HRASKY	2110 AVE E SCOTTSBLUFF NE 69361	58.73
040-6377-01	Inactive	CORY KILPATRICK	608 S BROADWAY SCOTTSBLUFF NE 69361	23.51
020-1935-01	Inactive	SCBLE BEAN & ELEVATOR	1101 W 26TH ST SCOTTSBLUFF NE 69361	2.63
005-2438-05	Inactive	JOHN MCBRIDE	211 W 26TH ST SCOTTSBLUFF NE 69361	65.63

Total 5 \$189.61

Utility Refunds

City of Scottsbluff, Nebraska

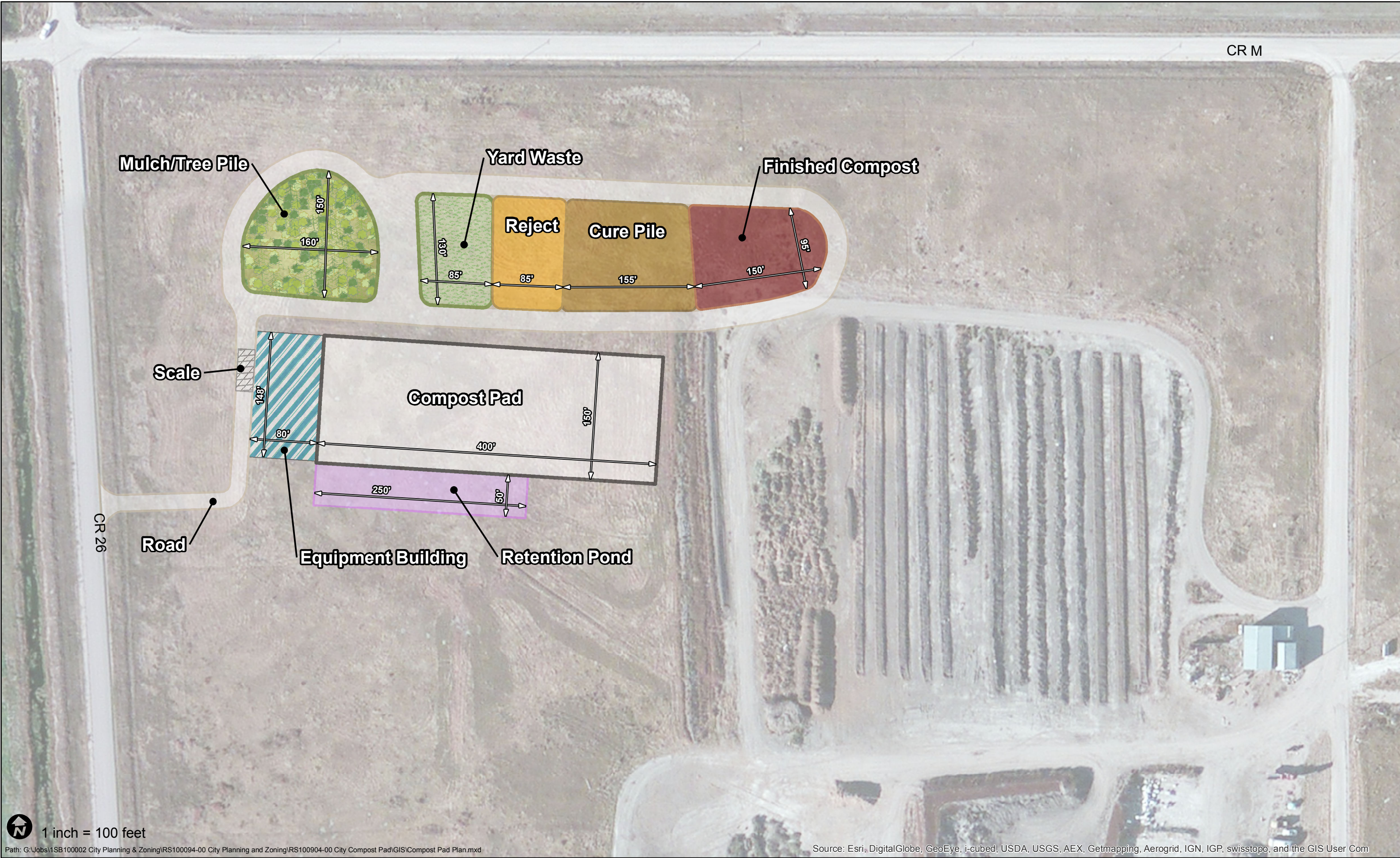
Tuesday, February 18, 2014

Regular Meeting

Item Pub. Hear.1

Council to conduct a Public Hearing set for this date at 6:05 p.m. to consider the site of the City's Compost facility.

Staff Contact: Annie Folck, City Planner



- Compost Pad
- Cure Pile
- Equipment Building
- Finished Compost
- Mulch/Tree Pile
- Reject
- Retention Pond
- Road
- Scale
- Yard Waste

Compost Pad Concept

City of Scottsbluff

Agenda Statement

Item No.

For meeting of: January 6, 2014

AGENDA TITLE: Council to determine date of public hearing regarding siting of City's Compost Facility

SUBMITTED BY DEPARTMENT/ORGANIZATION: Public Works

PRESENTATION BY:

SUMMARY EXPLANATION: Due to federal requirements for biosolids processing, the City is making some changes to its composting process. As a result of these changes, the City's current composting facility must now be permitted by the Nebraska Department of Environmental Quality. Part of the permitting process includes the notification of property owners within two miles, a 30-day public comment period, and a public hearing, the date of which is to be determined by Council (any time after February 6th). All project documents (maps, history of facility, site layout, etc.) will be available for viewing on the City's website and at City Hall.

BOARD/COMMISSION RECOMMENDATION:

STAFF RECOMMENDATION: Staff recommends that Council set a date for a public hearing during the week of February 10th or at the February 18th Council meeting.

EXHIBITS

Resolution ☐

Ordinance ☐

Contract ☐

Minutes ☐

Plan/Map ☐

Other (specify) ☒ Letter to property owners, supporting documents

NOTIFICATION LIST: Yes ☒ No ☐ Further Instructions ☐

Mark Bohl

Lynn Garton

APPROVAL FOR SUBMITTAL: _____

City Manager

Rev 3/1/99CClerk

City of Scottsbluff, Nebraska

Tuesday, February 18, 2014

Regular Meeting

Item Pub. Hear.2

Council to consider approval of the use of funds to develop the compost facility site which will allow the required permitting to take place.

Staff Contact: Annie Folck, City Planner

Agenda Statement

Item No.

For meeting of: February 18, 2014

AGENDA TITLE: Council to consider approval of the use of funds to develop the compost facility site which will allow the required permitting to take place.

SUBMITTED BY DEPARTMENT/ORGANIZATION: Mark Bohl, Public Works Director

PRESENTATION BY: Rick Kuckkahn, City Manager

SUMMARY EXPLANATION: The old landfill (tree dump) site is where the City's grass clippings and biosolids are taken to create compost. The quantity of biosolids that will be processed and hauled to the site requires a solid waste permit with NDEQ. Before a permit can be obtained, there are site improvements needed which include a cement pad where the compost is processed, stormwater retention and security fencing estimated to cost \$515,580.59.

The compost equipment costs came in \$641,901 below the budgeted amount. Staff is requesting Council approval to use remaining funds toward the site improvements needed to obtain a permit.

We have attached the preliminary cost estimate and map for the total site improvements ultimately needed which includes the cost above.

BOARD/COMMISSION RECOMMENDATION:

STAFF RECOMMENDATION: Council approve use of funds for site improvements needed to obtain a solid waste permit for the compost facility.

EXHIBITS

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

Other (specify) ☒ Preliminary Cost Estimate, Site Improvement Map

NOTIFICATION LIST: Yes ☐ No ☐ Further Instructions ☐

APPROVAL FOR SUBMITTAL: _____
City Manager

Rev 3/1/99CClerk

Preliminary Cost Estimate
City of Scottsbluff Compost Facility
February 5, 2014

Compost Pad

No.	Description	Unit	Quantity	Unit Cost
1	10" concrete pad	SY	6,667	\$ 55.00
2	6" Curb- south side of pad	LF	400	\$ 17.00
3	Clear and grub	SY	10,000	\$ 2.00
4	Surveying			
5	Contingency			
Total				\$

Stormwater Retention Pond

No.	Description	Unit	Quantity	Unit Cost
ISLANDS				
1	Excavation	CY	689	\$ 12.00
2	Synthetic Liner	SF	8,189	\$ 0.40
3	Installation of liner			
4				
Total				\$

Equipment Building

No.	Description	Unit	Quantity	Unit Cost
1	Steel building	SF	11,840	\$ 55.56
2	Architect Fees			
3	Interiors			
4	Contingency			
Total				\$

Other

No.	Description	Unit	Quantity	Unit Cost
1	Security Fencing	LF	6,000	
2	Signage			
3	Scale			
4	Water line			
Total				\$

Total
\$ 366,668.50
\$ 6,800.00
\$ 20,000.00
\$ 2,150.00
\$ 39,561.85
435,180.35

Total
\$ 8,272.80
\$ 3,275.44
\$ -
\$ -
11,548.24

Total
\$ 657,830.40
\$ 38,000.00
\$ 50,000.00
\$ 50,000.00
795,830.40

Total
\$ 68,852.00
\$ -
\$ 85,038.00
\$ -
153,890.00

City of Scottsbluff, Nebraska

Tuesday, February 18, 2014

Regular Meeting

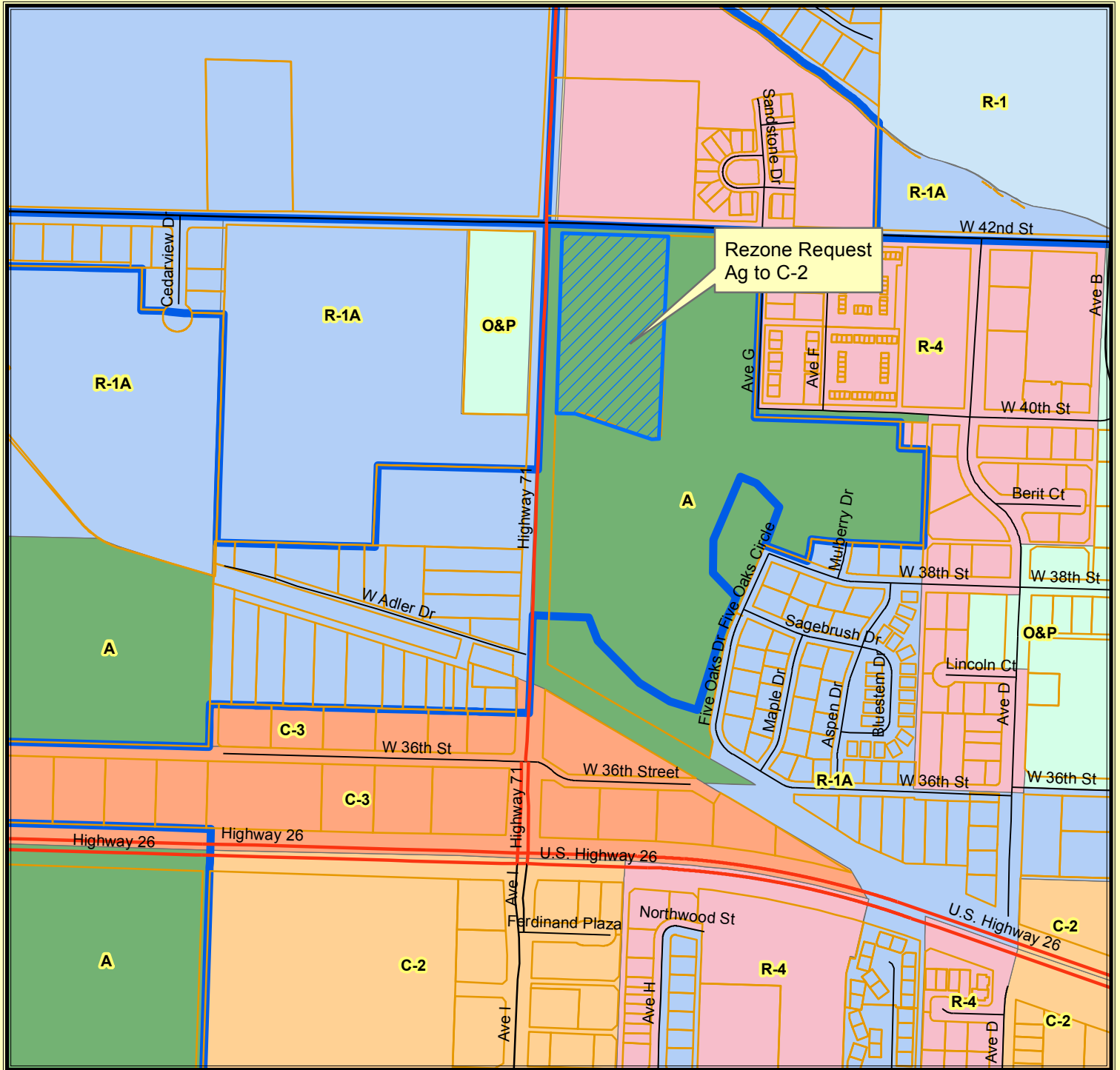
Item Pub. Hear.3

Council to conduct a Public Hearing set for this date at 6:05 p.m. to consider a zone change for proposed final plat of Block 9, Five Oaks Subd from A- Ag to C-2 Neighborhood & Retail Com and approve the Ordinance.

Staff Contact: Rick Kuckkahn, City Manager

Block 9, Five Oaks Subdivision Rezone

Agricultural to C-2 Neighborhood & Retail Commercial



2/18/14



Map by A. Urdiales: City of Scottsbluff
Coordinate System:
NAD 1983 StatePlane Nebraska FIPS 2600 Feet
Lambert Conformal Conic

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

ORDINANCE NO. _____

AN ORDINANCE DEALING WITH ZONING, AMENDING SECTION 25-1-4 BY UPDATING THE OFFICIAL ZONING DISTRICT MAP TO SHOW THAT REAL ESTATE DESCRIBED AS BLOCK 9, FIVE OAKS SUBDIVISION, CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, WHICH IS CURRENTLY ZONED AS A-AGRICULTURE, WILL NOW BE INCLUDED IN THE C-2 NEIGHBORHOOD & RETAIL COMMERCIAL ZONE, AND REPEALING PRIOR SECTION 25-1-4.

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

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

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

This is to certify that this is the official zoning district map described in §25-1-4 of the Scottsbluff Municipal Code, passed this _____ day of March, 2014.

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

Section 3. This Ordinance shall become effective upon its passage, approval and publication as provided by law.

PASSED AND APPROVED on March _____, 2014.

Mayor

ATTEST:

City Clerk

(Seal)

Planning Commission Minutes
Regular Scheduled Meeting
February 10, 2014
Scottsbluff, Nebraska

The Planning Commission of the City of Scottsbluff, Nebraska met in a regular scheduled meeting on Monday, February 10, 2014, 6:00 p.m. in the City Hall Council Chambers, 2525 Circle Drive, Scottsbluff, Nebraska. A notice of the meeting had been published in the Star-Herald, a newspaper of general circulation in the City, on January 31, 2014. The notice stated the date, hour and place of the meeting, that the meeting would be open to the public, that anyone with a disability desiring reasonable accommodation to attend the Planning Commission meeting should contact the Development Services Department, and that an agenda of the meeting kept continuously current was available for public inspection at Development Services Department office; provided, the City Planning Commission could modify the agenda at the meeting if the business was determined that an emergency so required. A similar notice, together with a copy of the agenda, also had been delivered to each Planning Commission member. An agenda kept continuously current was available for public inspection at the office of the Development Services Department at all times from publication to the time of the meeting.

ITEM 1: Chairman, Becky Estrada called the meeting to order. Roll call consisted of the following members: Jim Zitterkopf, David Gompert, Anita Chadwick, Henry Huber, Dana Weber, Callan Wayman, Mark Westphal, and Becky Estrada. Absent: Angie Aguallo. City officials present: Annie Urdiales, Planning Administrator, Annie Folck, City Planner, Howard Olson, City Attorney, and Gary Batt, Code Administrator II.

ITEM 2: Chairman Estrada informed all those present of the Nebraska Open Meetings Act and that a copy of such is posted on the bulletin board in the back area of the City Council Chamber, for those interested parties.

ITEM 3: Acknowledgment of any changes in the agenda: None.

ITEM 4: Business not on agenda: None

ITEM 5: Citizens with items not scheduled on regular agenda: None

ITEM 6: The minutes of 1/13/14 were reviewed and approved. A motion was made to accept the minutes by Westphal, and seconded by Zitterkopf. "YEAS": Zitterkopf, Wayman, Westphal, and Estrada. "NAYS": None. ABSTAIN: Gompert, Chadwick, Huber, and Weber. None. ABSENT: Aguallo. Motion carried.

ITEM 7A: The Planning Commission opened a public hearing on a final plat for Block 9, Five Oaks Subdivision, Scotts Bluff County, NE and unplatted lands situated in the NW ¼ of Section 14, T22N, R55W of the 6th p.m. This parcel is located on the southeast corner of Avenue I and West 42nd Street. The property owners, C&T Holdings, are requesting the final plat of approximately 7.82 acres along with a rezone of the property to allow for sale of the lot for commercial development. The parcel will have access on 42nd Street and Avenue I with future streets abutting the parcel to the east and south. The new property owners will come back to the Planning Commission with a replat of the lot with the platted streets, the plat will also include annexation language to incorporate the lot into the City's corporate limits. A developer's agreement will also be submitted at that time for City Council approval. No

extension of public water and sewer mains are planned at this time, the existing infrastructure is in place for this area.

Conclusion: A motion was made by Westphal and seconded by Gompert to make positive recommendation to City Council to approve the Final Plat of Block 9, Five Oaks Subdivision. "YEAS": Zitterkopf, Wayman, Chadwick, Gompert, Huber, Weber, Westphal, Aguillo, and Estrada. "NAYS": None. ABSTAIN: None. ABSENT: Aguillo. Motion carried.

Agenda Item 7B: The Planning Commission opened a public hearing for the rezone request of Block 9, Five Oaks Subdivision from A - Agricultural to C-2 Neighborhood & Retail Commercial. The property is located on the SE corner of Avenue I and West 42nd Street existing zoning is agricultural when the preliminary plat was revised in 2008 and the area along Avenue I was shown as future commercial lots. The request for the C-2 zone fits all the performance guidelines of the proposed final plat.

Conclusion: A motion was made by Weber and seconded by Zitterkopf to approve the zone change of Block 9, Five Oaks Subdivision from A- Agricultural to C-2 Neighborhood & Retail Commercial. "YEAS": Zitterkopf, Westphal, Gompert, Weber, Huber, Chadwick, Wayman, and Estrada. "NAYS": None. ABSTAIN: None. ABSENT: Aguillo. Motion carried.

Agenda Item 7C: The Planning Commission opened a public hearing for a rezone request of lots 16-27, Block 1, Westfield Estates Replat and Lots 4&5, Block 2, Westfield Estates Replat.

Planning Commissioner Henry Huber declared a conflict of interest as he is the new property owner of these lots and asked to be recused for this item. A motion was made by Zitterkopf and seconded by Westphal to excuse Henry Huber from Agenda Item 7C rezone request "YEAS": Zitterkopf, Westphal, Gompert, Weber, Chadwick, Wayman, and Estrada. "NAYS": None. ABSTAIN: Huber. ABSENT: Aguillo. Motion carried

Mr. Huber is asking for a zone change of several lots in Westfield Estates Replat Subdivision. This subdivision is located in the City's extra territorial jurisdiction and situated south of Highway 26 and West of Highway 71 and the Overpass. Lots 16 through 25, Block 1, are zoned R-1A, & Lots 26 & 27, Block 1 are zoned C-2. These lots are situated north of Burlington Boulevard. Lot 4, Block 2 is zoned R-1 & Lot 5, Block 2 is zoned C-2 these two lots are situated south of West 35th Street. Mr. Huber is asking the Planning Commission to consider a change of all the lots to C-3 Heavy Commercial. The lots north of Burlington Boulevard border the Railroad tracks and Highway 26 on the rear property line; because of this the best fit and use of these lots would be a commercial zone. Parcels to the north, west and east are zoned C-3 and C-2 with the majority being C-3 Heavy Commercial. There is no city water or sewer in this subdivision and it could be sometime before City utilities would be extended to this area. With bigger commercial lots state guidelines for well and septic fields would be used if necessary depending on the type of commercial use. With the Railroad tracks and Highway 26 to the north this area is not a good fit for residential development. Another consideration is the road itself Burlington Boulevard is considered a private road and the County does not maintain, the developer would have to approach the County about maintaining the road or maintain the road privately on his own.

Neighbors from Westfield Estates asked Mr. Huber what he intends to develop the proposed commercial lots as they enjoy the quiet neighborhood and concerned about commercial uses. Mr. Huber intends to build a home on the west side of the berm and access onto that lot would be from Burlington Boulevard, he does not want heavy commercial traffic on the street either and would hope for possibly some storage units or comm shops. The Planning Commission asked if there were previous issues when the batch

plant was there. There were no problems because a berm was put in place on the east end of the batch plant and the traffic was to the north of the neighborhood. The difference between the C-3 Heavy Commercial and C-2 Neighborhood & Retail Commercial is the number of permitted used allowed in the zones. C-3 allows for 106 permitted used by right where as the C-2 zone allows for 68 permitted used by right.

The Planning Commission asked if Mr. Huber would be opposed to zoning the lots to the north of Burlington Boulevard to C-3 Heavy Commercial and the lots on the south side of 35th Street as C-2. The commercial zones do require a buffer between a commercial and residential zone, which will offer some protection to the residential homes on 35th Street. Mr. Huber said he would be okay with that change.

Conclusion: A motion was made by Weber and seconded by Westphal to approve the zone change of Lots 16-27 Block 1, Westfield Estates Replat from R-1A & C-2 to C-3 Heavy Commercial, and Lot 4, Block 2, Westfield Estates to C-2 from R-1A. "YEAS": Zitterkopf, Westphal, Gompert, Weber, Huber, Chadwick, Wayman, and Estrada. "NAYS": None. ABSTAIN: None. ABSENT: Aguallo. Motion carried.

Item 7D: The Planning Commission opened a public hearing on a preliminary plat of Revision # 1 Block 9, Reganis Subdivision situated in the SE ¼ of the SW ¼ of Section 13, T22N, R55W of the 6th p.m.

The applicants and property owners Tim and Virginia Reganis, represented by M.C. Schaff and Associates have submitted a revised preliminary plat of the Reganis Subdivision. The Planning Commission had previously approved a preliminary plat for this subdivision in November of 2013. The revised preliminary has been scaled back from the original plat that was approved. The subdivision is situated directly north of 27th Street, east of US Hwy 26, west of WNCC and south of Talisman Drive. The property consists of approximately 25.27 acres and includes the east portion of 12th Avenue. Twelfth Avenue will be extended south to 27th Street and Winter Creek Drive will be extended to the east.

City Staff and Baker and Associates have reviewed the revised preliminary plat. Adjustments were made to the plat and it meets all the subdivision codes and City standards for a preliminary plat.

Tim Reganis, property owner, spoke in support of the revised preliminary plat; the revised plat has been scaled back. Mr. Reganis plans to open a Honda Dealership on Block 9; future plans include a hotel, and smaller commercial development. He hopes to move the rest of his dealership to this area sometime in the future.

The lots north of Wintercreek Drive are zoned residential and the plan is to build duplexes. Twelfth Avenue is shown and will divide the Reganis property from the College property except for proposed Block 12, which is on the east side of 12th Avenue.

Larry McCaslin, a property owner in Sheldon Heights Subdivision to the south of the development addressed the Planning Commission voicing concern over the safety of the access onto 27th Street. He suggested alternate placement of 12th Avenue by aligning streets on the south side of 27th Street.

Annie Folck, City Planner, speaking for City Staff addressed the concerns with the Sheldon Heights Subdivision to the south. Staff didn't believe that the placement of 12th avenue would create extra traffic interfering with access to 27th. In addition, most of the traffic from the two streets in that subdivision will most likely head east or west on 27th Street and not cross to 12th wherever it may be located. The City

Staff sees this as the current plan for 12th Avenue to be the best layout for the development. If 12th Avenue is moved over the buffer between the college and the new development will be lost. The college wants to utilize 12th Avenue as an access to Conestoga Hall and would like to eventually abandon the current access on the east end Pioneer Hall.

The question was asked if in the future the hotel is built could this create more traffic and whether or not a traffic study has been done in this area and if a traffic light could be installed to accommodate the increase in traffic. A traffic study has not been done, it could be done after the development and at that time get a more accurate traffic numbers and if indicated the need for a traffic light it could be considered. A light in this area could cause more traffic backup, and turn lanes could be planned into 27th Street if necessary.

John Schaffer, 2601 Addison Avenue also voiced his concerns with the traffic safety and access onto 27th Street from their subdivision.

Clayton Neilsen, with M.C. Schaff and Associates, addressed the Planning Commission. He has drawn up the plans for the plat, and realigning 12th Avenue will not help traffic accessing 27th Street from the north. Twenty-Seventh Street could accommodate a center turn lane for both left and right turns from 27th Street.

Howard Olsen, City Attorney, addressed the Planning Commission, there is record of a public easement between the College and the past property owner Melvin Maxwell, the predecessor to Reganis. The public easement was recorded in May of 1997. The easement was done in conjunction with a conveyance done by the Maxwell's with the college so the college had reassurance that 12th Avenue would fall in the same location shown on the plat. The City was not part of this transaction and is not bound to this easement as it was between the property owners of record at that time but does express the intention of the parties at that time.

Mr. McCaslin addressed the Planning Commission about a possible alternative for the street layout. A possible solution something to consider in the current layout the alley on east side of Block 9 almost lines up with Addison, switch location of 12th Avenue and the alley around then 12th intersects opposite Addison and go straight up alley and have t- intersection for hotel and also have access for Block 9 (car lot), instead of off of 27th Street. Mr. Reganis indicated he wants his development to front 12th Avenue and he does not want two properties on each side of the street, as he hopes to move his entire dealership to this area in the future. The college also prefers the current plan.

Conclusion: A motion was made by Huber and seconded by Chadwick to approve the revised preliminary plat of Reganis Subdivision Revision No. 1. "YEAS": Zitterkopf, Westphal, Gompert, Weber, Huber, Chadwick, Wayman, and Estrada. "NAYS": None. ABSTAIN: None. ABSENT: Aguillo. Motion carried.

Item 7 E: The Planning Commission opened a public hearing for a final plat of Block 9, Reganis Subdivision situated in the SE ¼ of the SW ¼ of Section 13, T22N, R55W of the 6th P.M., Scotts Bluff County. The final plat consists of 4.67 ± acres, from their revised preliminary plat. The platting of Block 9 on the north side of 27th Street also dedicates a 50' right-of-way on the south side of Block 9 for 27th Street. This parcel is located north of 27th St., east of US Hwy 26, west of the college, and south of Talisman Drive. The purpose of the final plat is to allow for commercial development. The plat meets the requirements of the C-2 zoning district.

Conclusion: A motion was made by Westphal and seconded by Gompert to approve the final plat of Block 9, Reganis Subdivision. "YEAS": Zitterkopf, Westphal, Gompert, Weber, Huber, Chadwick, Wayman, and Estrada. "NAYS": None. ABSTAIN: None. ABSENT: Aguillo. Motion carried.

Item 7F: The Planning Commission opened a public hearing for the Redevelopment Plan for the Reganis Development.

This redevelopment plan impacts only the Reganis project, and not the rest of the area that was declared blighted and substandard. The major improvements funded from the TIF (Tax Increment Financing) will be site preparation (removal of existing buried foundations and pipes), movement of dirt and tiling and re-sloping of Winters Creek Canal. The developer intends to use Block 9, Reganis Subdivision for auto sales and is also applying for a special use permit from the Planning Commission as the area is located in a C-2 Neighborhood Retail and Commercial Zoning District.

Larry McCaslin addressed the Planning Commission with questions about the funding and how the TIF funds are distributed would like to know if any funds would possibly be used for the paving of the streets in Sheldon Heights. Other question he has are the legal issues how TIF money can be used what type of projects, what type of work can be paid for and how the TIF money can generate. He had several other questions regarding the use of the TIF funds what's allowed and what isn't on a proposed development using Tax Increment Financing.

Howard Olsen addressed the Planning Commission regarding TIF. TIF fosters development property allowing new development to be constructed and paid through the tax increment financing. It is the type of financing that uses the difference between the value and tax of the property before the project versus the value and tax on the developed property. The difference is used to pay back the bonds that the City issues to pay for the permitted improvements. The bonds are purchased by the developer. The City has no liability or risk. The developer chooses what he wants to use TIF for and the City makes sure that the proposed use of funds meets legal requirements. Tiling of the Winter Creek Canal is considered a public improvement (46-128 public use). Site preparation is allowed under 18-2103 provides specifically for removal of old structures. The assessor sets the value, but we will have estimates before that. The TIF agreement will be reviewed and approved by the City Council. That agreement drills down the specifics on the plan between the developer and the City.

Bill Trumbull addressed the Planning Commission in favor of Tax Increment Financing, they have used it in the past and we may be seeing a lot more use of TIF in the future. Several existing projects in the past were done with TIF and its use is broad and valuable.

Tim Reganis said many of the questions will be answered in the agreement of the Redevelopment Plan by the City Council. His development is pretty conservative and if funds exceed the uses, the City would have control of those funds.

Conclusion: A motion was made by Weber and seconded by Gompert to approve the Redevelopment Plan for Block 9, Reganis Subdivision. "YEAS": Zitterkopf, Westphal,

Gompert, Weber, Huber, Chadwick, Wayman, and Estrada. "NAYS": None. ABSTAIN: None. ABSENT: Aguillo. Motion carried.

Item 7G: The Planning Commission opened a public hearing for a request of a special use permit for Block 9, Reganis Subdivision. The applicant(s), Tim Reganis, is requesting a special permit to allow for auto sales in a C-2 Neighborhood and Retail Commercial zoning district. Mr. Reganis is also the property owner of said property, which is situated on the Northeast corner of 27th Street and Highway 26, legal description in Block 9, Reganis Subdivision.

Auto sales are a permitted use in a C-2 zone with a special use permit from the Planning Commission. There are several pre-existing auto sales businesses in the C-2 zoning districts throughout the City. The Planning Commission has approved other requests for this type of special permit. (2417 Avenue I, 2419 Avenue I, 112 West 27th St. and Wolf Auto on 14th Avenue and Hwy 26) City Staff intends to come back before the Planning Commission with a proposed text change to allow auto sales as a permitted use by right to the C-2 zoning district.

A landscape plan has been submitted and will be reviewed to make sure it falls under the guidelines for the City's GGO (gateway greenway overlay) zone requirements. The Planning Commission did allow for a reduced landscape plan for Wolfe Auto who is also in the GGO zoning district.

Signage for the Honda Dealership will have to meet requirements of the zoning district; these signs will be reviewed and approved by the Development Services staff. If City sign requirements are not met, the plans will come back before the Planning Commission.

Conclusion: A motion was made by Weber and seconded by Westphal to approve the Special Use Permit in the C-2 zoning district at 1117 East 27th Street. "YEAS": Zitterkopf, Westphal, Gompert, Weber, Huber, Chadwick, Wayman, and Estrada. "NAYS": None. ABSTAIN: None. ABSENT: Aguillo. Motion carried

ITEM 8. Unfinished Business: The Planning Commission was reminded about the annual APA/NPZA conference in March and the City's recognition dinner next Friday, February 21, 2014.

There being no further business the Planning Commission with a motion to adjourn made by Chadwick and seconded by Wayman the meeting was adjourned at 7:35 p.m. "YEAS": Wayman, Westphal, Huber, Gompert, Zitterkopf, Chadwick, Weber, and Estrada. NAYS: none. ABSENT: Aguillo. Motion carried.

Becky Estrada, Chairperson

Attest: _____
Annie Urdiales

City of Scottsbluff, Nebraska

Tuesday, February 18, 2014

Regular Meeting

Item Pub. Hear.4

**Council to consider the Final Plat for Block 9, Five Oaks
Subdivision, Scotts Bluff County and approve the Resolution.**

Staff Contact: Rick Kuckkahn, City Manager

Agenda Statement

Item No.

For meeting of: February 18, 2014

AGENDA TITLE: Final Plat for Block 9, Five Oaks Subdivision situated in the NW ¼ Section 14, T22N, R55W of the 6th P.M., Scotts Bluff County.

SUBMITTED BY DEPARTMENT/ORGANIZATION: Development Services

PRESENTATION BY: Rick Kuckkahn

SUMMARY EXPLANATION: Public hearing for a final plat of Block 9, Five Oaks Subdivision. Property owners, C&T Holdings, have submitted a request to plat approximately 7.9 ± acres from their Five Oaks preliminary plat. This parcel is located on the SE corner of Avenue I and 42nd Street the purpose of the final plat is to allow for the sale and commercial development of the property. This plat also comes with a request to rezone from Agricultural to C-2 Neighborhood & Retail Commercial. The plat meets the requirements of the proposed C-2 zoning district and the new owners will come back before the City with updates to the plat and a developer's agreement.

BOARD/COMMISSION RECOMMENDATION: At a regular meeting held on February 10, 2014 the Planning Commission approved the Final plat of Block 9, Five Oaks Subdivision.

STAFF RECOMMENDATION: Approval of the final plat so resolution may be recorded with the Register of Deeds.

EXHIBITS

Resolution x Ordinance Contract Minutes x Plan/Map x

Other (specify) ☐ _____

NOTIFICATION LIST: Yes No ☐ Further Instructions ☐

Bill Trumbull, 1310 Circle Drive, Scottsbluff, NE

APPROVAL FOR SUBMITTAL: _____
City Manager

RESOLUTION NO. _____

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

That the final plat of Block 9, Five Oaks Subdivision, Scotts Bluff
County, Nebraska, and unplatted lands situated in the NW ¼ of Section
14, T22N, R55W of the 6th P.M., Scotts Bluff County, Nebraska dated
February 3, 2014, duly made, acknowledged and certified, is approved.
Such Plat is ordered filed and recorded in the office of the Register of
Deeds, Scotts Bluff County, Nebraska.

Passed and approved this 18th day of February 2014.

Mayor

Attest:

City Clerk

SEAL

FINAL PLAT OF
BLOCK 9 ,FIVE OAKS SUBDIVISION,
SCOTTS BLUFF COUNTY, NEBRASKA, AND UNPLATTED LANDS
SITUATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST OF
THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA

BLOCK 9 PROPERTY DESCRIPTION

A PARCEL OF LAND KNOWN AS BLOCK 9 OF THE FIVE OAKS FINAL PLAT, CONTAINING 340,728 SQ. FT.(7.82 ACRES), MORE OR LESS, IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST, OF THE 6TH PRINCIPAL MERIDIAN, IN SCOTTS BLUFF COUNTY, NEBRASKA, SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST, OF THE 6TH PRINCIPAL MERIDIAN, BEING A FOUND 1"DIAMETER STEEL BOLT, FLUSH IN THE SURFACE OF HIGHWAY 71, STAMPED IN PART "SURVEY MARK", WHENCE THE WEST QUARTER CORNER OF SAID SECTION 14, BEING A FOUND 2"DIAMETER ALUMINUM CAP, FLUSH IN THE SURFACE OF HIGHWAY 71, NO STAMPING FOUND, BEARS SOUTH 02°03'39" WEST, A DISTANCE OF 2675.32 FEET; THENCE ALONG SAID WEST LINE OF SECTION 14, SOUTH 02°03'39" WEST, A DISTANCE OF 770.84 FEET; THENCE SOUTH 87°56'21" EAST, A DISTANCE OF 65.00 FEET TO A POINT ON THE EXISTING WESTERLY RIGHT OF WAY OF STATE HIGHWAY 71 AND TO THE POINT OF BEGINNING;

THENCE ALONG THE SAID EXISTING EAST RIGHT OF WAY LINE, NORTH 02°03'39" EAST, A DISTANCE OF 262.75 FEET;
THENCE CONTINUING ALONG SAID EXISTING EAST RIGHT OF WAY LINE NORTH 02°37'26" EAST, A DISTANCE OF 475.46 FEET,
THENCE ALONG THE EXISTING SOUTH RIGHT OF WAY LINE OF 42ND STREET, SOUTH 88°13'30" EAST, A DISTANCE OF 433.44 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF RED CEDAR DRIVE;
THENCE ALONG SAID WEST RIGHT OF WAY LINE, SOUTH 01°52'51" WEST, A DISTANCE OF 813.15 FEET;
THENCE ON THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 31.42 FEET, (A CHORD BEARING SOUTH 46°52'51" WEST, A DISTANCE OF 28.28 FEET) TO A POINT ON NORTH RIGHT OF WAY LINE OF WEST OAK BLVD.;
THENCE CONTINUING THE FOLLOWING (5) FIVE COURSES ALONG THE SAID NORTH RIGHT OF WAY LINE:
1. NORTH 88°07'09" WEST, A DISTANCE OF 5.05 FEET;
2. THENCE ON THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 174.00 FEET, A CENTRAL ANGLE OF 20°00'00", A DISTANCE OF 60.74 FEET, (A CHORD BEARING NORTH 78°07'09" WEST, A DISTANCE OF 60.43 FEET);
3. THENCE NORTH 68°07'09" WEST, A DISTANCE OF 204.03 FEET;
4. THENCE ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 226.00 FEET, A CENTRAL ANGLE OF 19°49'11", A DISTANCE OF 78.18 FEET, (A CHORD BEARING NORTH 78°01'45" WEST, A DISTANCE OF 77.79 FEET);
5. THENCE NORTH 87°56'20" WEST, A DISTANCE OF 87.56 FEET TO A POINT ON THE EXISTING EAST RIGHT OF WAY LINE OF STATE HIGHWAY 71 AND TO THE POINT OF BEGINNING.

RED CEDAR DRIVE AND WEST OAK BLVD. ACCESS EASEMENT

A STREET RIGHT OF WAY KNOW AS RED CEDAR DRIVE AND WEST OAK BLVD. OF THE FIVE OAKS FINAL PLAT, CONTAINING 69,809 SQ. FT.(1.60 ACRES), MORE OR LESS, IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST, OF THE 6TH PRINCIPAL MERIDIAN, IN SCOTTS BLUFF COUNTY, NEBRASKA, SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST, OF THE 6TH PRINCIPAL MERIDIAN, BEING A FOUND 1"DIAMETER STEEL BOLT, FLUSH IN THE SURFACE OF HIGHWAY 71, STAMPED IN PART "SURVEY MARK", WHENCE THE WEST QUARTER CORNER OF SAID SECTION 14, BEING A FOUND 2"DIAMETER ALUMINUM CAP, FLUSH IN THE SURFACE OF HIGHWAY 71, NO STAMPING FOUND, BEARS SOUTH 02°03'39" WEST, A DISTANCE OF 2675.32 FEET; THENCE ALONG SAID WEST LINE OF SECTION 14, SOUTH 02°03'39" WEST, A DISTANCE OF 770.84 FEET; THENCE SOUTH 87°56'21" EAST, A DISTANCE OF 65.00 FEET TO A POINT ON THE EXISTING WESTERLY RIGHT OF WAY OF STATE HIGHWAY 71 AND TO THE POINT OF BEGINNING;

THENCE SOUTH 87°56'20" EAST, A DISTANCE OF 87.56 FEET;
THENCE ON THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 226.00 FEET, A CENTRAL ANGLE OF 19°49'11", A DISTANCE OF 78.18 FEET, (A CHORD BEARING SOUTH 78°01'45" EAST, A DISTANCE OF 77.79 FEET);
THENCE SOUTH 68°07'09.09" EAST, A DISTANCE OF 204.03 FEET;
THENCE ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 174.00 FEET, A CENTRAL ANGLE OF 20°00'00", A DISTANCE OF 60.74 FEET, (A CHORD BEARING SOUTH 78°07'09" EAST, A DISTANCE OF 60.43 FEET);
THENCE SOUTH 88°07'09" EAST, A DISTANCE OF 5.04 FEET;
THENCE ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 31.42 FEET, (A CHORD BEARING NORTH 46°52'51" EAST, A DISTANCE OF 28.28 FEET);
THENCE NORTH 01°52'51" EAST, A DISTANCE OF 813.15 FEET;
THENCE SOUTH 88°13'30" EAST, A DISTANCE OF 52.00 FEET;
THENCE SOUTH 01°52'51" WEST, A DISTANCE OF 885.25 FEET;
THENCE NORTH 88°07'09" WEST, A DISTANCE OF 77.04 FEET;
THENCE ON THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 226.00 FEET, A CENTRAL ANGLE OF 20°00'00", A DISTANCE OF 78.89 FEET, (A CHORD BEARING NORTH 78°07'09" WEST, A DISTANCE OF 78.49 FEET);
THENCE NORTH 68°07'09" WEST, A DISTANCE OF 204.03 FEET;
THENCE ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 174.00 FEET, A CENTRAL ANGLE OF 19°49'11", A DISTANCE OF 60.19 FEET, (A CHORD BEARING NORTH 78°01'45" WEST, A DISTANCE OF 59.89 FEET);
THENCE NORTH 87°56'20" WEST, A DISTANCE OF 87.56 FEET;
THENCE NORTH 02°03'39" EAST, A DISTANCE OF 52.00 FEET, POINT OF BEGINNING.

Sheet Revisions		
Date	Description	Initials
12-30-13	DRAFTED SURVEY	CJG

Baker

Associates

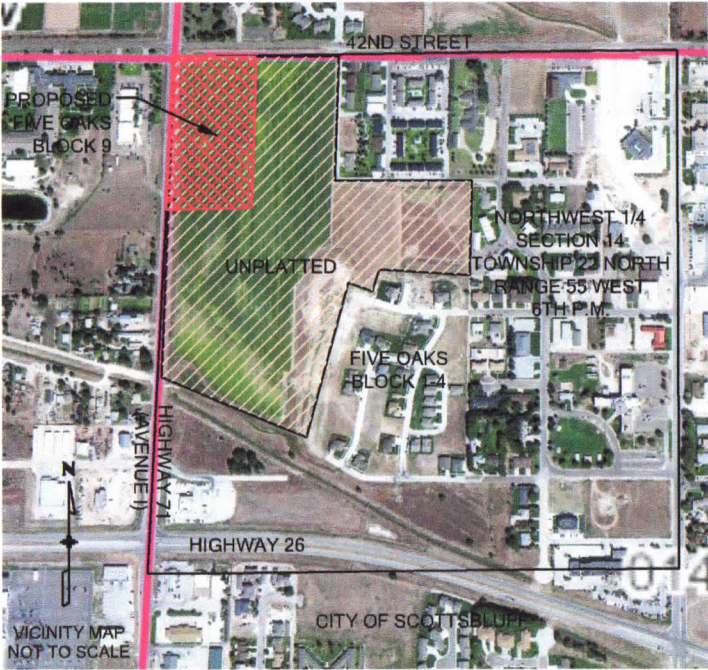
Inc.

www.baker-eng.com

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Land Survey & Final Plat of Five Oaks Block 9			
Title Sheet			
Baker Project Number: 023-005-13			
Project Location: Scottsbluff, Scotts Bluff County Nebraska			
Owners: C & T Holdings, L.L.C.			
Project Code	Last Mod. Date	Subset	Sheet No.
023	01-30-2014	1 of 2	1

PROJECT VICINTY MAP



LEGEND

- BAKER SET 1 5/16" ORANGE PLASTIC CAP ON A 5/8" REBAR, STAMPED BAKER AND ASSOCIATES LS 731
- BOUNDARY EVIDENCE (PROPERTY CORNERS)
- SECTION CORNER SYMBOL
- QUARTER AND SIXTEENTH SECTION MONUMENTS
- NDOR CONCRETE RIGHT OF WAY MONUMENT
- ROW (R) RECORD PER PREVIOUSLY FILED SURVEYS
- (M) MEASURED BY BAKER & ASSOCIATES INC.

SURVEY NOTES

- THIS SURVEY RELIES ON WESTERN PRAIRE TITLE & ESCROW CO. LLC, ORDER NO.: 13121653, EFFECTIVE DATE OF _____ AT 4:30 P.M. NO TITLE SEARCH WAS MADE BY BAKER AND ASSOCIATES, INC., TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. ALL TAX INFORMATION, LIENS, LEASES, ASSIGNMENTS, AGREEMENTS, MOTIONS, DECLARATIONS, PROVISIONS, CONDITIONS, RESERVATIONS, RESTRICTIONS, ZONING, COVENANTS, WATER AND MINERAL RIGHTS AND OBLIGATIONS FOR THE PROPERTY SHOWN HEREON ARE REFLECTED IN SAID TITLE COMMITMENT. BAKER AND ASSOCIATES INC. OBTAINED ADDITIONAL RIGHT OF WAY INFORMATION AND DOCUMENTS IN THE COURSE OF THE PLAT PREPARATION THAT ARE SHOWN HEREON AND ARE NOT REFLECTED ON SAID TITLE COMMITMENT
- THE MONUMENTATION RECOVERED WAS LOCATED BY A COMBINATION OF GLOBAL POSITIONING SYSTEM (GPS) FAST STATIC, RTK AND RTK DATA LOGGING TECHNIQUES. CONVENTIONAL SURVEY METHODS WERE APPLIED WHEN REQUIRED.
- BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON THE LINE CONNECTING THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST, OF THE 6TH PRINCIPAL MERIDIAN AND THE WEST SIXTEENTH CORNER OF SAID SECTION 14, BEING A GRID BEARING OF SOUTH 88°13'30" EAST A DISTANCE OF 1326.35' FEET AS OBTAINED FROM A GLOBAL POSITIONING SYSTEM (GPS) SURVEY BASED ON THE NEBRASKA HIGH ACCURACY REFERENCE NETWORK (NHARN). SAID GRID BEARING IS NAD 83 (2011) NEBRASKA STATE PLANE ZONE 2600.
- ALL DIMENSIONS SHOWN HEREON ARE U.S. SURVEY FEET.
- NOTICE: YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION, BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TWO YEARS FROM THE DATE OF THE CERTIFICATION SIGNATURE HEREON.

INDEX OF SHEETS

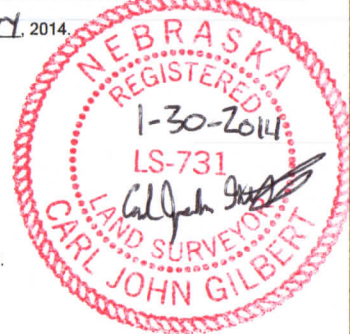
- PAGE 1 TITLE SHEET
PAGE 2 PLAN SHEET

SURVEYOR'S CERTIFICATE

I, CARL JOHN GILBERT, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE IN JANUARY 2014, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000 AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF NEBRASKA DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE SCOTTS BLUFF COUNTY AND THE CITY OF SCOTTSBLUFF SUBDIVISION REGULATIONS.

I ATTEST THE ABOVE ON THIS 30th DAY OF January, 2014.

CARL JOHN GILBERT
NEBRASKA PROFESSIONAL LAND SURVEYOR NO. 731
FOR AND ON BEHALF OF BAKER AND ASSOCIATES INC.
PHONE : 308-632-3123



APPROVAL AND ACCEPTANCE

THE FOREGOING PLAT OF BLOCK 9, FIVE OAKS SUBDIVISION, AN ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, WAS APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SCOTTSBLUFF, NEBRASKA, BY RESOLUTION DULY PASSED THIS _____ DAY OF _____, 2014.

BY:

RANDY MEININGER, MAYOR

ATTESTED:

CITY CLERK

OWNER'S STATEMENT

WE, THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO BLOCK 9 OF FIVE OAKS, AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF FIVE OAKS BLOCK 9 THE ACCESS EASEMENTS OF WEST OAKS BLVD. AND RED CEDER DRIVE AND THE 10' UTILITYEASEMENT, SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC USE. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE RIGHT OF WAYS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES.

BY: _____
REPRESENTATIVE OF C & T HOLDINGS L.L.C.

STATE OF NEBRASKA)
) SS
COUNTY OF SCOTTS BLUFF)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2014,

BY _____
WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

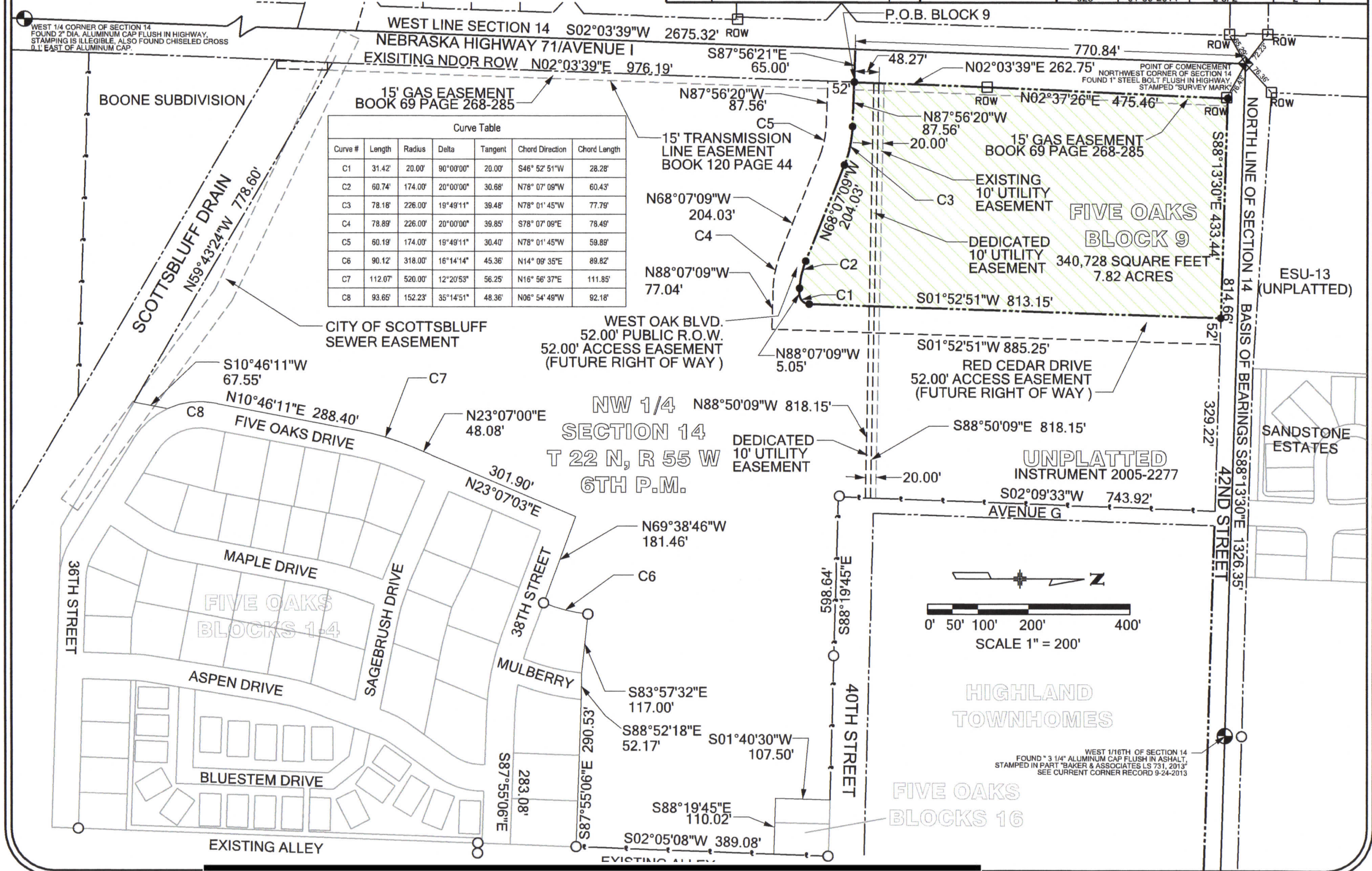
NOTARY PUBLIC

**FINAL PLAT OF
BLOCK 9, FIVE OAKS SUBDIVISION,
SCOTTS BLUFF COUNTY, NEBRASKA, AND UNPLATTED LANDS**
SITUATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST OF
THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA

Sheet Revisions		
Date	Description	Initials
12-30-13	DRAFTED SURVEY	CJG

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Engineers * Architects * Surveyors
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Land Survey & Final Plat of Five Oaks Block 9			
Plan Sheet			
Baker Project Number: 023-005-13			
Project Location: Scottsbluff, Scotts Bluff County Nebraska			
Owners: C & T Holdings, L.L.C.			
Project Code	Last Mod. Date	Subst	Sheet No.
023	01-30-2014	2 of 2	2



**Planning Commission Minutes
Regular Scheduled Meeting
February 10, 2014
Scottsbluff, Nebraska**

The Planning Commission of the City of Scottsbluff, Nebraska met in a regular scheduled meeting on Monday, February 10, 2014, 6:00 p.m. in the City Hall Council Chambers, 2525 Circle Drive, Scottsbluff, Nebraska. A notice of the meeting had been published in the Star-Herald, a newspaper of general circulation in the City, on January 31, 2014. The notice stated the date, hour and place of the meeting, that the meeting would be open to the public, that anyone with a disability desiring reasonable accommodation to attend the Planning Commission meeting should contact the Development Services Department, and that an agenda of the meeting kept continuously current was available for public inspection at Development Services Department office; provided, the City Planning Commission could modify the agenda at the meeting if the business was determined that an emergency so required. A similar notice, together with a copy of the agenda, also had been delivered to each Planning Commission member. An agenda kept continuously current was available for public inspection at the office of the Development Services Department at all times from publication to the time of the meeting.

ITEM 1: Chairman, Becky Estrada called the meeting to order. Roll call consisted of the following members: Jim Zitterkopf, David Gompert, Anita Chadwick, Henry Huber, Dana Weber, Callan Wayman, Mark Westphal, and Becky Estrada. Absent: Angie Aguallo. City officials present: Annie Urdiales, Planning Administrator, Annie Folck, City Planner, Howard Olson, City Attorney, and Gary Batt, Code Administrator II.

ITEM 2: Chairman Estrada informed all those present of the Nebraska Open Meetings Act and that a copy of such is posted on the bulletin board in the back area of the City Council Chamber, for those interested parties.

ITEM 3: Acknowledgment of any changes in the agenda: None.

ITEM 4: Business not on agenda: None

ITEM 5: Citizens with items not scheduled on regular agenda: None

ITEM 6: The minutes of 1/13/14 were reviewed and approved. A motion was made to accept the minutes by Westphal, and seconded by Zitterkopf. "YEAS": Zitterkopf, Wayman, Westphal, and Estrada. "NAYS": None. ABSTAIN: Gompert, Chadwick, Huber, and Weber. None. ABSENT: Aguallo. Motion carried.

ITEM 7A: The Planning Commission opened a public hearing on a final plat for Block 9, Five Oaks Subdivision, Scotts Bluff County, NE and unplatted lands situated in the NW ¼ of Section 14, T22N, R55W of the 6th p.m. This parcel is located on the southeast corner of Avenue I and West 42nd Street. The property owners, C&T Holdings, are requesting the final plat of approximately 7.82 acres along with a rezone of the property to allow for sale of the lot for commercial development. The parcel will have access on 42nd Street and Avenue I with future streets abutting the parcel to the east and south. The new property owners will come back to the Planning Commission with a replat of the lot with the platted streets, the plat will also include annexation language to incorporate the lot into the City's corporate limits. A developer's agreement will also be submitted at that time for City Council approval. No

extension of public water and sewer mains are planned at this time, the existing infrastructure is in place for this area.

Conclusion: A motion was made by Westphal and seconded by Gompert to make positive recommendation to City Council to approve the Final Plat of Block 9, Five Oaks Subdivision. "YEAS": Zitterkopf, Wayman, Chadwick, Gompert, Huber, Weber, Westphal, Aguallo, and Estrada. "NAYS": None. ABSTAIN: None. ABSENT: Aguallo. Motion carried.

Agenda Item 7B: The Planning Commission opened a public hearing for the rezone request of Block 9, Five Oaks Subdivision from A - Agricultural to C-2 Neighborhood & Retail Commercial. The property is located on the SE corner of Avenue I and West 42nd Street existing zoning is agricultural when the preliminary plat was revised in 2008 and the area along Avenue I was shown as future commercial lots. The request for the C-2 zone fits all the performance guidelines of the proposed final plat.

Conclusion: A motion was made by Weber and seconded by Zitterkopf to approve the zone change of Block 9, Five Oaks Subdivision from A- Agricultural to C-2 Neighborhood & Retail Commercial. "YEAS": Zitterkopf, Westphal, Gompert, Weber, Huber, Chadwick, Wayman, and Estrada. "NAYS": None. ABSTAIN: None. ABSENT: Aguallo. Motion carried.

Agenda Item 7C: The Planning Commission opened a public hearing for a rezone request of lots 16-27, Block 1, Westfield Estates Replat and Lots 4&5, Block 2, Westfield Estates Replat.

Planning Commissioner Henry Huber declared a conflict of interest as he is the new property owner of these lots and asked to be recused for this item. A motion was made by Zitterkopf and seconded by Westphal to excuse Henry Huber from Agenda Item 7C rezone request "YEAS": Zitterkopf, Westphal, Gompert, Weber, Chadwick, Wayman, and Estrada. "NAYS": None. ABSTAIN: Huber. ABSENT: Aguallo. Motion carried

Mr. Huber is asking for a zone change of several lots in Westfield Estates Replat Subdivision. This subdivision is located in the City's extra territorial jurisdiction and situated south of Highway 26 and West of Highway 71 and the Overpass. Lots 16 through 25, Block 1, are zoned R-1A, & Lots 26 & 27, Block 1 are zoned C-2. These lots are situated north of Burlington Boulevard. Lot 4, Block 2 is zoned R-1 & Lot 5, Block 2 is zoned C-2 these two lots are situated south of West 35th Street. Mr. Huber is asking the Planning Commission to consider a change of all the lots to C-3 Heavy Commercial. The lots north of Burlington Boulevard border the Railroad tracks and Highway 26 on the rear property line; because of this the best fit and use of these lots would be a commercial zone. Parcels to the north, west and east are zoned C-3 and C-2 with the majority being C-3 Heavy Commercial. There is no city water or sewer in this subdivision and it could be sometime before City utilities would be extended to this area. With bigger commercial lots state guidelines for well and septic fields would be used if necessary depending on the type of commercial use. With the Railroad tracks and Highway 26 to the north this area is not a good fit for residential development. Another consideration is the road itself Burlington Boulevard is considered a private road and the County does not maintain, the developer would have to approach the County about maintaining the road or maintain the road privately on his own.

Neighbors from Westfield Estates asked Mr. Huber what he intends to develop the proposed commercial lots as they enjoy the quiet neighborhood and concerned about commercial uses. Mr. Huber intends to build a home on the west side of the berm and access onto that lot would be from Burlington Boulevard, he does not want heavy commercial traffic on the street either and would hope for possibly some storage units or comm shops. The Planning Commission asked if there were previous issues when the batch

plant was there. There were no problems because a berm was put in place on the east end of the batch plant and the traffic was to the north of the neighborhood. The difference between the C-3 Heavy Commercial and C-2 Neighborhood & Retail Commercial is the number of permitted uses allowed in the zones. C-3 allows for 106 permitted uses by right whereas the C-2 zone allows for 68 permitted uses by right.

The Planning Commission asked if Mr. Huber would be opposed to zoning the lots to the north of Burlington Boulevard to C-3 Heavy Commercial and the lots on the south side of 35th Street as C-2. The commercial zones do require a buffer between a commercial and residential zone, which will offer some protection to the residential homes on 35th Street. Mr. Huber said he would be okay with that change.

Conclusion: A motion was made by Weber and seconded by Westphal to approve the zone change of Lots 16-27 Block 1, Westfield Estates Replat from R-1A & C-2 to C-3 Heavy Commercial, and Lot 4, Block 2, Westfield Estates to C-2 from R-1A. "YEAS": Zitterkopf, Westphal, Gompert, Weber, Huber, Chadwick, Wayman, and Estrada. "NAYS": None. ABSTAIN: None. ABSENT: Aguallo. Motion carried.

Item 7D: The Planning Commission opened a public hearing on a preliminary plat of Revision # 1 Block 9, Reganis Subdivision situated in the SE ¼ of the SW ¼ of Section 13, T22N, R55W of the 6th p.m.

The applicants and property owners Tim and Virginia Reganis, represented by M.C. Schaff and Associates have submitted a revised preliminary plat of the Reganis Subdivision. The Planning Commission had previously approved a preliminary plat for this subdivision in November of 2013. The revised preliminary has been scaled back from the original plat that was approved. The subdivision is situated directly north of 27th Street, east of US Hwy 26, west of WNCC and south of Talisman Drive. The property consists of approximately 25.27 acres and includes the east portion of 12th Avenue. Twelfth Avenue will be extended south to 27th Street and Winter Creek Drive will be extended to the east.

City Staff and Baker and Associates have reviewed the revised preliminary plat. Adjustments were made to the plat and it meets all the subdivision codes and City standards for a preliminary plat.

Tim Reganis, property owner, spoke in support of the revised preliminary plat; the revised plat has been scaled back. Mr. Reganis plans to open a Honda Dealership on Block 9; future plans include a hotel, and smaller commercial development. He hopes to move the rest of his dealership to this area sometime in the future.

The lots north of Wintercreek Drive are zoned residential and the plan is to build duplexes. Twelfth Avenue is shown and will divide the Reganis property from the College property except for proposed Block 12, which is on the east side of 12th Avenue.

Larry McCaslin, a property owner in Sheldon Heights Subdivision to the south of the development addressed the Planning Commission voicing concern over the safety of the access onto 27th Street. He suggested alternate placement of 12th Avenue by aligning streets on the south side of 27th Street.

Annie Folck, City Planner, speaking for City Staff addressed the concerns with the Sheldon Heights Subdivision to the south. Staff didn't believe that the placement of 12th Avenue would create extra traffic interfering with access to 27th. In addition, most of the traffic from the two streets in that subdivision will most likely head east or west on 27th Street and not cross to 12th wherever it may be located. The City

Staff sees this as the current plan for 12th Avenue to be the best layout for the development. If 12th Avenue is moved over the buffer between the college and the new development will be lost. The college wants to utilize 12th Avenue as an access to Conestoga Hall and would like to eventually abandon the current access on the east end Pioneer Hall.

The question was asked if in the future the hotel is built could this create more traffic and whether or not a traffic study has been done in this area and if a traffic light could be installed to accommodate the increase in traffic. A traffic study has not been done, it could be done after the development and at that time get a more accurate traffic numbers and if indicated the need for a traffic light it could be considered. A light in this area could cause more traffic backup, and turn lanes could be planned into 27th Street if necessary.

John Schaffer, 2601 Addison Avenue also voiced his concerns with the traffic safety and access onto 27th Street from their subdivision.

Clayton Neilsen, with M.C. Schaff and Associates, addressed the Planning Commission. He has drawn up the plans for the plat, and realigning 12th Avenue will not help traffic accessing 27th Street from the north. Twenty-Seventh Street could accommodate a center turn lane for both left and right turns from 27th Street.

Howard Olsen, City Attorney, addressed the Planning Commission, there is record of a public easement between the College and the past property owner Melvin Maxwell, the predecessor to Reganis. The public easement was recorded in May of 1997. The easement was done in conjunction with a conveyance done by the Maxwell's with the college so the college had reassurance that 12th Avenue would fall in the same location shown on the plat. The City was not part of this transaction and is not bound to this easement as it was between the property owners of record at that time but does express the intention of the parties at that time.

Mr. McCaslin addressed the Planning Commission about a possible alternative for the street layout. A possible solution something to consider in the current layout the alley on east side of Block 9 almost lines up with Addison, switch location of 12th Avenue and the alley around then 12th intersects opposite Addison and go straight up alley and have t- intersection for hotel and also have access for Block 9 (car lot), instead of off of 27th Street. Mr. Reganis indicated he wants his development to front 12th Avenue and he does not want two properties on each side of the street, as he hopes to move his entire dealership to this area in the future. The college also prefers the current plan.

Conclusion: A motion was made by Huber and seconded by Chadwick to approve the revised preliminary plat of Reganis Subdivision Revision No. 1. "YEAS": Zitterkopf, Westphal, Gompert, Weber, Huber, Chadwick, Wayman, and Estrada. "NAYS": None. ABSTAIN: None. ABSENT: Aguillo. Motion carried.

Item 7 E: The Planning Commission opened a public hearing for a final plat of Block 9, Reganis Subdivision situated in the SE ¼ of the SW ¼ of Section 13, T22N, R55W of the 6th P.M., Scotts Bluff County. The final plat consists of 4.67 ± acres, from their revised preliminary plat. The platting of Block 9 on the north side of 27th Street also dedicates a 50' right-of-way on the south side of Block 9 for 27th Street. This parcel is located north of 27th St., east of US Hwy 26, west of the college, and south of Talisman Drive. The purpose of the final plat is to allow for commercial development. The plat meets the requirements of the C-2 zoning district.

Conclusion: A motion was made by Westphal and seconded by Gompert to approve the final plat of Block 9, Reganis Subdivision. "YEAS": Zitterkopf, Westphal, Gompert, Weber, Huber, Chadwick, Wayman, and Estrada. "NAYS": None. ABSTAIN: None. ABSENT: Aguillo. Motion carried.

Item 7F: The Planning Commission opened a public hearing for the Redevelopment Plan for the Reganis Development.

This redevelopment plan impacts only the Reganis project, and not the rest of the area that was declared blighted and substandard. The major improvements funded from the TIF (Tax Increment Financing) will be site preparation (removal of existing buried foundations and pipes), movement of dirt and tiling and re-sloping of Winters Creek Canal. The developer intends to use Block 9, Reganis Subdivision for auto sales and is also applying for a special use permit from the Planning Commission as the area is located in a C-2 Neighborhood Retail and Commercial Zoning District.

Larry McCaslin addressed the Planning Commission with questions about the funding and how the TIF funds are distributed would like to know if any funds would possibly be used for the paving of the streets in Sheldon Heights. Other question he has are the legal issues how TIF money can be used what type of projects, what type of work can be paid for and how the TIF money can generate. He had several other questions regarding the use of the TIF funds what's allowed and what isn't on a proposed development using Tax Increment Financing.

Howard Olsen addressed the Planning Commission regarding TIF. TIF fosters development property allowing new development to be constructed and paid through the tax increment financing. It is the type of financing that uses the difference between the value and tax of the property before the project versus the value and tax on the developed property. The difference is used to pay back the bonds that the City issues to pay for the permitted improvements. The bonds are purchased by the developer. The City has no liability or risk. The developer chooses what he wants to use TIF for and the City makes sure that the proposed use of funds meets legal requirements. Tiling of the Winter Creek Canal is considered a public improvement (46-128 public use). Site preparation is allowed under 18-2103 provides specifically for removal of old structures. The assessor sets the value, but we will have estimates before that. The TIF agreement will be reviewed and approved by the City Council. That agreement drills down the specifics on the plan between the developer and the City.

Bill Trumbull addressed the Planning Commission in favor of Tax Increment Financing, they have used it in the past and we may be seeing a lot more use of TIF in the future. Several existing projects in the past were done with TIF and its use is broad and valuable.

Tim Reganis said many of the questions will be answered in the agreement of the Redevelopment Plan by the City Council. His development is pretty conservative and if funds exceed the uses, the City would have control of those funds.

Conclusion: A motion was made by Weber and seconded by Gompert to approve the Redevelopment Plan for Block 9, Reganis Subdivision. "YEAS": Zitterkopf, Westphal,

Gompert, Weber, Huber, Chadwick, Wayman, and Estrada. "NAYS": None. ABSTAIN: None. ABSENT: Aguillo. Motion carried.

Item 7G: The Planning Commission opened a public hearing for a request of a special use permit for Block 9, Reganis Subdivision. The applicant(s), Tim Reganis, is requesting a special permit to allow for auto sales in a C-2 Neighborhood and Retail Commercial zoning district. Mr. Reganis is also the property owner of said property, which is situated on the Northeast corner of 27th Street and Highway 26, legal description in Block 9, Reganis Subdivision.

Auto sales are a permitted use in a C-2 zone with a special use permit from the Planning Commission. There are several pre-existing auto sales businesses in the C-2 zoning districts throughout the City. The Planning Commission has approved other requests for this type of special permit. (2417 Avenue I, 2419 Avenue I, 112 West 27th St. and Wolf Auto on 14th Avenue and Hwy 26) City Staff intends to come back before the Planning Commission with a proposed text change to allow auto sales as a permitted use by right to the C-2 zoning district.

A landscape plan has been submitted and will be reviewed to make sure it falls under the guidelines for the City's GGO (gateway greenway overlay) zone requirements. The Planning Commission did allow for a reduced landscape plan for Wolfe Auto who is also in the GGO zoning district.

Signage for the Honda Dealership will have to meet requirements of the zoning district; these signs will be reviewed and approved by the Development Services staff. If City sign requirements are not met, the plans will come back before the Planning Commission.

Conclusion: A motion was made by Weber and seconded by Westphal to approve the Special Use Permit in the C-2 zoning district at 1117 East 27th Street. "YEAS": Zitterkopf, Westphal, Gompert, Weber, Huber, Chadwick, Wayman, and Estrada. "NAYS": None. ABSTAIN: None. ABSENT: Aguillo. Motion carried

ITEM 8. Unfinished Business: The Planning Commission was reminded about the annual APA/NPZA conference in March and the City's recognition dinner next Friday, February 21, 2014.

There being no further business the Planning Commission with a motion to adjourn made by Chadwick and seconded by Wayman the meeting was adjourned at 7:35 p.m. "YEAS": Wayman, Westphal, Huber, Gompert, Zitterkopf, Chadwick, Weber, and Estrada. NAYS: none. ABSENT: Aguillo. Motion carried.

Becky Estrada, Chairperson

Attest: _____
Annie Urdiales

City of Scottsbluff, Nebraska

Tuesday, February 18, 2014

Regular Meeting

Item Pub. Hear.5

Council to conduct a Public Hearing set for this date at 6:05 p.m. to consider a zone change for Lots 16 through 27, Block 1, Westfield Estates Replat and Lot 4, Block 2, Westfield Estates Replat from R-1A and C-2 (Res. & Neighborhood & Retail Com.) to C-3 (Heavy Com.), and approve the Ordinance

Staff Contact: Rick Kuckkahn, City Manager

ORDINANCE NO. _____

AN ORDINANCE DEALING WITH ZONING, AMENDING SECTION 25-1-4 BY UPDATING THE OFFICIAL ZONING DISTRICT MAP TO SHOW THAT REAL ESTATE DESCRIBED AS LOTS 16 THROUGH 27, BLOCK 1, WESTFIELD ESTATES REPLAT, CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA WHICH IS CURRENTLY ZONED AS R-1A AND C-2, WILL NOW BE INCLUDED IN THE C-3 HEAVY COMMERCIAL ZONE; AND LOT 4, BLOCK 2, WESTFIELD ESTATES, CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, WHICH IS CURRENTLY ZONED AS R-1A AND C-2, WILL NOW BE INCLUDED IN THE C-2 NEIGHBORHOOD & RETAIL COMMERCIAL ZONE, AND REPEALING PRIOR SECTION 25-1-4.

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

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

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

This is to certify that this is the official zoning district map described in §25-1-4 of the Scottsbluff Municipal Code, passed this _____ day of March, 2014.

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

Section 3. This Ordinance shall become effective upon its passage, approval and publication as provided by law.

PASSED AND APPROVED on March _____, 2014.

Mayor

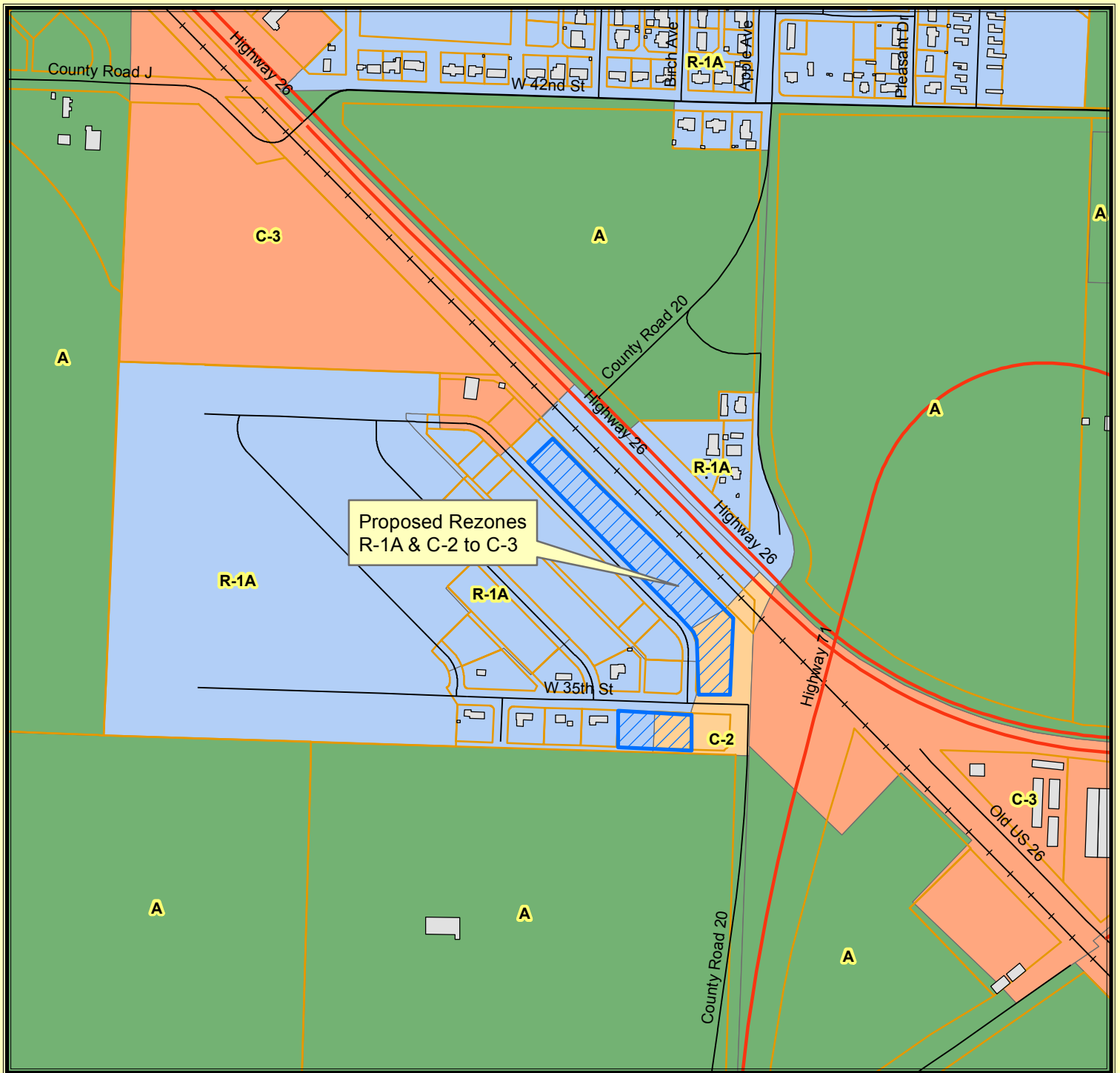
ATTEST:

City Clerk

(Seal)

Westfield Estates Rezone

R-1A & C-2 to C-3



2/10/14

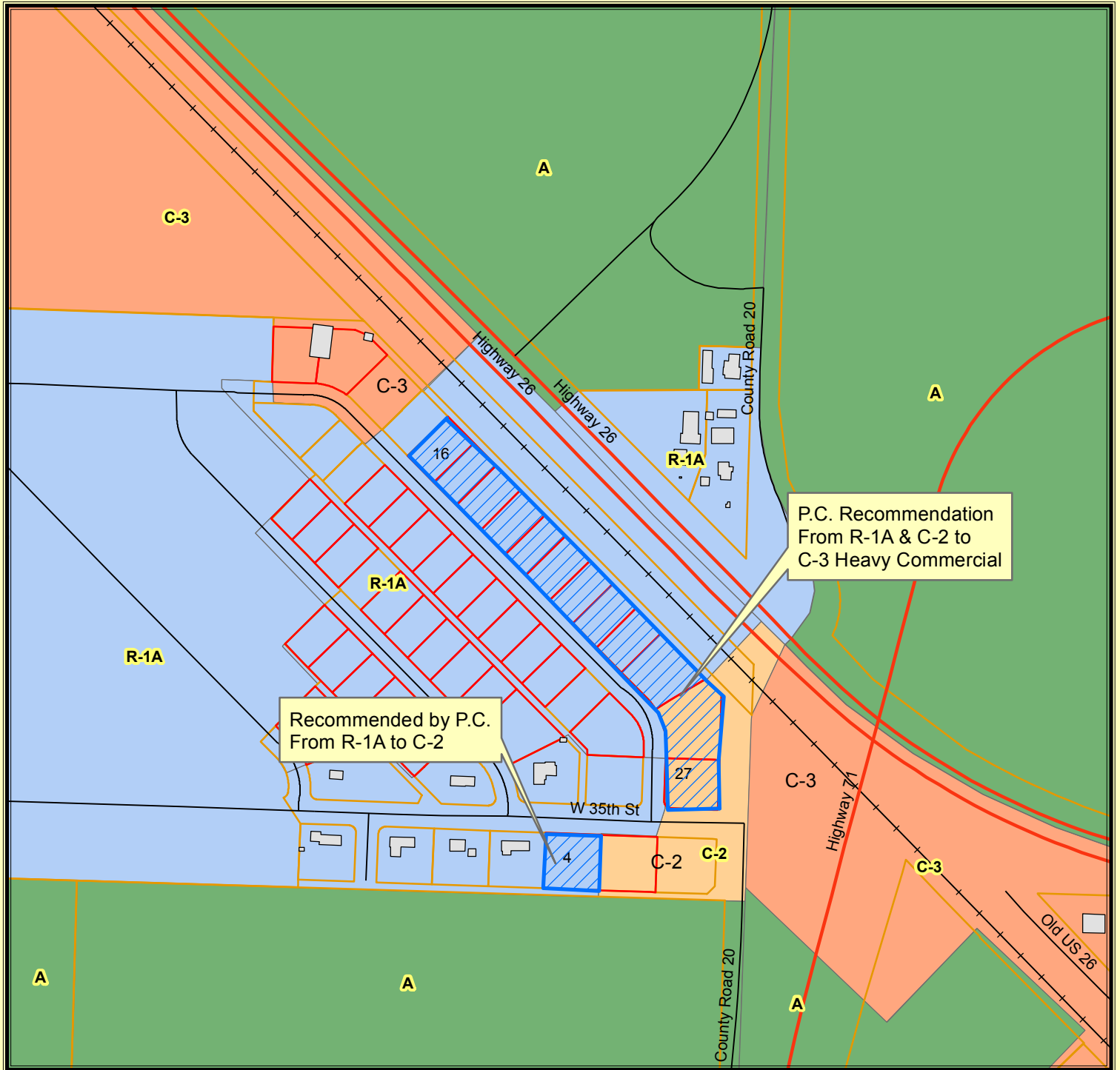


Map by A. Urdiales: City of Scottsbluff
Coordinate System:
NAD 1983 StatePlane Nebraska FIPS 2600 Feet
Lambert Conformal Conic

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

Westfield Estates Replat Zone Change

R-1A & C-2 to C-3 Heavy Commercial
& R-1A to C-2



2/18/14



Map by A. Urdiales: City of Scottsbluff
Coordinate System:
NAD 1983 StatePlane Nebraska FIPS 2600 Feet
Lambert Conformal Conic

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

Planning Commission Minutes
Regular Scheduled Meeting
February 10, 2014
Scottsbluff, Nebraska

The Planning Commission of the City of Scottsbluff, Nebraska met in a regular scheduled meeting on Monday, February 10, 2014, 6:00 p.m. in the City Hall Council Chambers, 2525 Circle Drive, Scottsbluff, Nebraska. A notice of the meeting had been published in the Star-Herald, a newspaper of general circulation in the City, on January 31, 2014. The notice stated the date, hour and place of the meeting, that the meeting would be open to the public, that anyone with a disability desiring reasonable accommodation to attend the Planning Commission meeting should contact the Development Services Department, and that an agenda of the meeting kept continuously current was available for public inspection at Development Services Department office; provided, the City Planning Commission could modify the agenda at the meeting if the business was determined that an emergency so required. A similar notice, together with a copy of the agenda, also had been delivered to each Planning Commission member. An agenda kept continuously current was available for public inspection at the office of the Development Services Department at all times from publication to the time of the meeting.

ITEM 1: Chairman, Becky Estrada called the meeting to order. Roll call consisted of the following members: Jim Zitterkopf, David Gompert, Anita Chadwick, Henry Huber, Dana Weber, Callan Wayman, Mark Westphal, and Becky Estrada. Absent: Angie Aguallo. City officials present: Annie Urdiales, Planning Administrator, Annie Folck, City Planner, Howard Olson, City Attorney, and Gary Batt, Code Administrator II.

ITEM 2: Chairman Estrada informed all those present of the Nebraska Open Meetings Act and that a copy of such is posted on the bulletin board in the back area of the City Council Chamber, for those interested parties.

ITEM 3: Acknowledgment of any changes in the agenda: None.

ITEM 4: Business not on agenda: None

ITEM 5: Citizens with items not scheduled on regular agenda: None

ITEM 6: The minutes of 1/13/14 were reviewed and approved. A motion was made to accept the minutes by Westphal, and seconded by Zitterkopf. "YEAS": Zitterkopf, Wayman, Westphal, and Estrada. "NAYS": None. ABSTAIN: Gompert, Chadwick, Huber, and Weber. None. ABSENT: Aguallo. Motion carried.

ITEM 7A: The Planning Commission opened a public hearing on a final plat for Block 9, Five Oaks Subdivision, Scotts Bluff County, NE and unplatted lands situated in the NW ¼ of Section 14, T22N, R55W of the 6th p.m. This parcel is located on the southeast corner of Avenue I and West 42nd Street. The property owners, C&T Holdings, are requesting the final plat of approximately 7.82 acres along with a rezone of the property to allow for sale of the lot for commercial development. The parcel will have access on 42nd Street and Avenue I with future streets abutting the parcel to the east and south. The new property owners will come back to the Planning Commission with a replat of the lot with the platted streets, the plat will also include annexation language to incorporate the lot into the City's corporate limits. A developer's agreement will also be submitted at that time for City Council approval. No

extension of public water and sewer mains are planned at this time, the existing infrastructure is in place for this area.

Conclusion: A motion was made by Westphal and seconded by Gompert to make positive recommendation to City Council to approve the Final Plat of Block 9, Five Oaks Subdivision. "YEAS": Zitterkopf, Wayman, Chadwick, Gompert, Huber, Weber, Westphal, Aguallo, and Estrada. "NAYS": None. ABSTAIN: None. ABSENT: Aguallo. Motion carried.

Agenda Item 7B: The Planning Commission opened a public hearing for the rezone request of Block 9, Five Oaks Subdivision from A - Agricultural to C-2 Neighborhood & Retail Commercial. The property is located on the SE corner of Avenue I and West 42nd Street existing zoning is agricultural when the preliminary plat was revised in 2008 and the area along Avenue I was shown as future commercial lots. The request for the C-2 zone fits all the performance guidelines of the proposed final plat.

Conclusion: A motion was made by Weber and seconded by Zitterkopf to approve the zone change of Block 9, Five Oaks Subdivision from A- Agricultural to C-2 Neighborhood & Retail Commercial. "YEAS": Zitterkopf, Westphal, Gompert, Weber, Huber, Chadwick, Wayman, and Estrada. "NAYS": None. ABSTAIN: None. ABSENT: Aguallo. Motion carried.

Agenda Item 7C: The Planning Commission opened a public hearing for a rezone request of lots 16-27, Block 1, Westfield Estates Replat and Lots 4&5, Block 2, Westfield Estates Replat.

Planning Commissioner Henry Huber declared a conflict of interest as he is the new property owner of these lots and asked to be recused for this item. A motion was made by Zitterkopf and seconded by Westphal to excuse Henry Huber from Agenda Item 7C rezone request "YEAS": Zitterkopf, Westphal, Gompert, Weber, Chadwick, Wayman, and Estrada. "NAYS": None. ABSTAIN: Huber. ABSENT: Aguallo. Motion carried

Mr. Huber is asking for a zone change of several lots in Westfield Estates Replat Subdivision. This subdivision is located in the City's extra territorial jurisdiction and situated south of Highway 26 and West of Highway 71 and the Overpass. Lots 16 through 25, Block 1, are zoned R-1A, & Lots 26 & 27, Block 1 are zoned C-2. These lots are situated north of Burlington Boulevard. Lot 4, Block 2 is zoned R-1 & Lot 5, Block 2 is zoned C-2 these two lots are situated south of West 35th Street. Mr. Huber is asking the Planning Commission to consider a change of all the lots to C-3 Heavy Commercial. The lots north of Burlington Boulevard border the Railroad tracks and Highway 26 on the rear property line; because of this the best fit and use of these lots would be a commercial zone. Parcels to the north, west and east are zoned C-3 and C-2 with the majority being C-3 Heavy Commercial. There is no city water or sewer in this subdivision and it could be sometime before City utilities would be extended to this area. With bigger commercial lots state guidelines for well and septic fields would be used if necessary depending on the type of commercial use. With the Railroad tracks and Highway 26 to the north this area is not a good fit for residential development. Another consideration is the road itself Burlington Boulevard is considered a private road and the County does not maintain, the developer would have to approach the County about maintaining the road or maintain the road privately on his own.

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plant was there. There were no problems because a berm was put in place on the east end of the batch plant and the traffic was to the north of the neighborhood. The difference between the C-3 Heavy Commercial and C-2 Neighborhood & Retail Commercial is the number of permitted uses allowed in the zones. C-3 allows for 106 permitted uses by right whereas the C-2 zone allows for 68 permitted uses by right.

The Planning Commission asked if Mr. Huber would be opposed to zoning the lots to the north of Burlington Boulevard to C-3 Heavy Commercial and the lots on the south side of 35th Street as C-2. The commercial zones do require a buffer between a commercial and residential zone, which will offer some protection to the residential homes on 35th Street. Mr. Huber said he would be okay with that change.

Conclusion: A motion was made by Weber and seconded by Westphal to approve the zone change of Lots 16-27 Block 1, Westfield Estates Replat from R-1A & C-2 to C-3 Heavy Commercial, and Lot 4, Block 2, Westfield Estates to C-2 from R-1A. "YEAS": Zitterkopf, Westphal, Gompert, Weber, Huber, Chadwick, Wayman, and Estrada. "NAYS": None. ABSTAIN: None. ABSENT: Aguillo. Motion carried.

Item 7D: The Planning Commission opened a public hearing on a preliminary plat of Revision # 1 Block 9, Reganis Subdivision situated in the SE ¼ of the SW ¼ of Section 13, T22N, R55W of the 6th p.m.

The applicants and property owners Tim and Virginia Reganis, represented by M.C. Schaff and Associates have submitted a revised preliminary plat of the Reganis Subdivision. The Planning Commission had previously approved a preliminary plat for this subdivision in November of 2013. The revised preliminary has been scaled back from the original plat that was approved. The subdivision is situated directly north of 27th Street, east of US Hwy 26, west of WNCC and south of Talisman Drive. The property consists of approximately 25.27 acres and includes the east portion of 12th Avenue. Twelfth Avenue will be extended south to 27th Street and Winter Creek Drive will be extended to the east.

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The lots north of Wintercreek Drive are zoned residential and the plan is to build duplexes. Twelfth Avenue is shown and will divide the Reganis property from the College property except for proposed Block 12, which is on the east side of 12th Avenue.

Larry McCaslin, a property owner in Sheldon Heights Subdivision to the south of the development addressed the Planning Commission voicing concern over the safety of the access onto 27th Street. He suggested alternate placement of 12th Avenue by aligning streets on the south side of 27th Street.

Annie Folck, City Planner, speaking for City Staff addressed the concerns with the Sheldon Heights Subdivision to the south. Staff didn't believe that the placement of 12th Avenue would create extra traffic interfering with access to 27th. In addition, most of the traffic from the two streets in that subdivision will most likely head east or west on 27th Street and not cross to 12th wherever it may be located. The City

Staff sees this as the current plan for 12th Avenue to be the best layout for the development. If 12th Avenue is moved over the buffer between the college and the new development will be lost. The college wants to utilize 12th Avenue as an access to Conestoga Hall and would like to eventually abandon the current access on the east end Pioneer Hall.

The question was asked if in the future the hotel is built could this create more traffic and whether or not a traffic study has been done in this area and if a traffic light could be installed to accommodate the increase in traffic. A traffic study has not been done, it could be done after the development and at that time get a more accurate traffic numbers and if indicated the need for a traffic light it could be considered. A light in this area could cause more traffic backup, and turn lanes could be planned into 27th Street if necessary.

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Howard Olsen, City Attorney, addressed the Planning Commission, there is record of a public easement between the College and the past property owner Melvin Maxwell, the predecessor to Reganis. The public easement was recorded in May of 1997. The easement was done in conjunction with a conveyance done by the Maxwell's with the college so the college had reassurance that 12th Avenue would fall in the same location shown on the plat. The City was not part of this transaction and is not bound to this easement as it was between the property owners of record at that time but does express the intention of the parties at that time.

Mr. McCaslin addressed the Planning Commission about a possible alternative for the street layout. A possible solution something to consider in the current layout the alley on east side of Block 9 almost lines up with Addison, switch location of 12th Avenue and the alley around then 12th intersects opposite Addison and go straight up alley and have t- intersection for hotel and also have access for Block 9 (car lot), instead of off of 27th Street. Mr. Reganis indicated he wants his development to front 12th Avenue and he does not want two properties on each side of the street, as he hopes to move his entire dealership to this area in the future. The college also prefers the current plan.

Conclusion: A motion was made by Huber and seconded by Chadwick to approve the revised preliminary plat of Reganis Subdivision Revision No. 1. "YEAS": Zitterkopf, Westphal, Gompert, Weber, Huber, Chadwick, Wayman, and Estrada. "NAYS": None. ABSTAIN: None. ABSENT: Aguillo. Motion carried.

Item 7 E: The Planning Commission opened a public hearing for a final plat of Block 9, Reganis Subdivision situated in the SE ¼ of the SW ¼ of Section 13, T22N, R55W of the 6th P.M., Scotts Bluff County. The final plat consists of 4.67 ± acres, from their revised preliminary plat. The platting of Block 9 on the north side of 27th Street also dedicates a 50' right-of-way on the south side of Block 9 for 27th Street. This parcel is located north of 27th St., east of US Hwy 26, west of the college, and south of Talisman Drive. The purpose of the final plat is to allow for commercial development. The plat meets the requirements of the C-2 zoning district.

Conclusion: A motion was made by Westphal and seconded by Gompert to approve the final plat of Block 9, Reganis Subdivision. "YEAS": Zitterkopf, Westphal, Gompert, Weber, Huber, Chadwick, Wayman, and Estrada. "NAYS": None. ABSTAIN: None. ABSENT: Aguillo. Motion carried.

Item 7F: The Planning Commission opened a public hearing for the Redevelopment Plan for the Reganis Development.

This redevelopment plan impacts only the Reganis project, and not the rest of the area that was declared blighted and substandard. The major improvements funded from the TIF (Tax Increment Financing) will be site preparation (removal of existing buried foundations and pipes), movement of dirt and tiling and re-sloping of Winters Creek Canal. The developer intends to use Block 9, Reganis Subdivision for auto sales and is also applying for a special use permit from the Planning Commission as the area is located in a C-2 Neighborhood Retail and Commercial Zoning District.

Larry McCaslin addressed the Planning Commission with questions about the funding and how the TIF funds are distributed would like to know if any funds would possibly be used for the paving of the streets in Sheldon Heights. Other question he has are the legal issues how TIF money can be used what type of projects, what type of work can be paid for and how the TIF money can generate. He had several other questions regarding the use of the TIF funds what's allowed and what isn't on a proposed development using Tax Increment Financing.

Howard Olsen addressed the Planning Commission regarding TIF. TIF fosters development property allowing new development to be constructed and paid through the tax increment financing. It is the type of financing that uses the difference between the value and tax of the property before the project versus the value and tax on the developed property. The difference is used to pay back the bonds that the City issues to pay for the permitted improvements. The bonds are purchased by the developer. The City has no liability or risk. The developer chooses what he wants to use TIF for and the City makes sure that the proposed use of funds meets legal requirements. Tiling of the Winter Creek Canal is considered a public improvement (46-128 public use). Site preparation is allowed under 18-2103 provides specifically for removal of old structures. The assessor sets the value, but we will have estimates before that. The TIF agreement will be reviewed and approved by the City Council. That agreement drills down the specifics on the plan between the developer and the City.

Bill Trumbull addressed the Planning Commission in favor of Tax Increment Financing, they have used it in the past and we may be seeing a lot more use of TIF in the future. Several existing projects in the past were done with TIF and its use is broad and valuable.

Tim Reganis said many of the questions will be answered in the agreement of the Redevelopment Plan by the City Council. His development is pretty conservative and if funds exceed the uses, the City would have control of those funds.

Conclusion: A motion was made by Weber and seconded by Gompert to approve the Redevelopment Plan for Block 9, Reganis Subdivision. "YEAS": Zitterkopf, Westphal,

Gompert, Weber, Huber, Chadwick, Wayman, and Estrada. "NAYS": None. ABSTAIN: None. ABSENT: Aguillo. Motion carried.

Item 7G: The Planning Commission opened a public hearing for a request of a special use permit for Block 9, Reganis Subdivision. The applicant(s), Tim Reganis, is requesting a special permit to allow for auto sales in a C-2 Neighborhood and Retail Commercial zoning district. Mr. Reganis is also the property owner of said property, which is situated on the Northeast corner of 27th Street and Highway 26, legal description in Block 9, Reganis Subdivision.

Auto sales are a permitted use in a C-2 zone with a special use permit from the Planning Commission. There are several pre-existing auto sales businesses in the C-2 zoning districts throughout the City. The Planning Commission has approved other requests for this type of special permit. (2417 Avenue I, 2419 Avenue I, 112 West 27th St. and Wolf Auto on 14th Avenue and Hwy 26) City Staff intends to come back before the Planning Commission with a proposed text change to allow auto sales as a permitted use by right to the C-2 zoning district.

A landscape plan has been submitted and will be reviewed to make sure it falls under the guidelines for the City's GGO (gateway greenway overlay) zone requirements. The Planning Commission did allow for a reduced landscape plan for Wolfe Auto who is also in the GGO zoning district.

Signage for the Honda Dealership will have to meet requirements of the zoning district; these signs will be reviewed and approved by the Development Services staff. If City sign requirements are not met, the plans will come back before the Planning Commission.

Conclusion: A motion was made by Weber and seconded by Westphal to approve the Special Use Permit in the C-2 zoning district at 1117 East 27th Street. "YEAS": Zitterkopf, Westphal, Gompert, Weber, Huber, Chadwick, Wayman, and Estrada. "NAYS": None. ABSTAIN: None. ABSENT: Aguillo. Motion carried

ITEM 8. Unfinished Business: The Planning Commission was reminded about the annual APA/NPZA conference in March and the City's recognition dinner next Friday, February 21, 2014.

There being no further business the Planning Commission with a motion to adjourn made by Chadwick and seconded by Wayman the meeting was adjourned at 7:35 p.m. "YEAS": Wayman, Westphal, Huber, Gompert, Zitterkopf, Chadwick, Weber, and Estrada. NAYS: none. ABSENT: Aguillo. Motion carried.

Becky Estrada, Chairperson

Attest: _____
Annie Urdiales

City of Scottsbluff, Nebraska

Tuesday, February 18, 2014

Regular Meeting

Item Public Inp1

Council to acknowledge the receipt of the “Employer Support of the Guard and Reserve” award.

Staff Contact: Jana Bode, HR Director

STATEMENT OF SUPPORT FOR THE GUARD AND RESERVE



CITY OF SCOTTSBLUFF

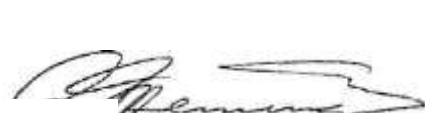
We recognize the Guard and Reserve are essential to the strength of our nation and the well-being of our communities.

In the highest American tradition, the patriotic men and women of the Guard and Reserve serve voluntarily in an honorable and vital profession. They train to respond to their community and their country in time of need. They deserve the support of every segment of our society.

If these volunteer forces are to continue to serve our nation, increased public understanding is required of the essential role of the Guard and Reserve in preserving our national security.

Wherefore, we join other employers in pledging that:

- We fully recognize, honor and enforce the Uniformed Services Employment and Reemployment Rights Act (USERRA).
- We will provide our managers and supervisors with the tools they need to effectively manage those employees who serve in the Guard and Reserve.
- We appreciate the values, leadership and unique skills Service members bring to the workforce and will encourage opportunities to employ Guardsmen, Reservists, and Veterans.
- We will continually recognize and support our country's Service members and their


Employer /Plttyp


duD/tloJ-
Paul E. Mock National
Chair, ESGR


Chuck Hagel
Secretary of Defense

families in peace, in crisis and in war.

Date



City of Scottsbluff, Nebraska

Tuesday, February 18, 2014

Regular Meeting

Item Bids1

Council to consider approving the bid for \$1,024.41 from Mobius Communications Company for a panic button at City Hall.

Staff Contact: Nathan Johnson, Assistant City Manager



MOBIUS COMMUNICATIONS COMPANY®

523 NIOBRARA AVENUE • P.O. BOX 246 • HEMINGFORD, NE 69348 • 308-487-5500

Proposal

Networking and Telecom Solutions

Date: February 5, 2014

Expiration Date: March 7, 2014

Customer Number:

Company: City of Scottsbluff
Contact: City Hall
Address: 2525 Circle Drive
City, St, Zip: Scottsbluff, NE 69361

Salesperson	Location	Delivery Date	Product	Payment Terms
Molly E. Turck	Scottsbluff, NE 69361	TBD	3 Wireless Panic Button Alarm System Installed and Programmed/ Not monitored	30 % Upon Signature of Contract and 70% Upon Completion

QTY	Description
3	1-BTN MULTI-PURPOSE PANIC (Front counter)
1	KIT V20P,50RF,AUR,WV2,BJC - EXPAND 8 ZONE PLUS SERIES PANEL
1	LCD KEYPAD FIXED ENG PROG RF
1	12V4.0AH LEAD ACID RECHARG BAT
Included	Installation & Programming
	This system is not monitored by Central and will just be programmed to direct dial out. (No monthly fee)

Thank You for the opportunity to present this proposal, pertaining to your communications needs as specified above. Although looking at the figures is one way to interpret a proposal, it is true quality, service and integrity that separate us from our competitors. We are confident that you will find us willing and eager to have you as a customer!

Subtotal	\$1,024.41
Sales Tax	\$0.00
Total	\$1,024.41

Quotation Prepared By: Molly E. Turck

This is a quotation on the goods named, subject to the conditions noted below.

Labor is an estimate only. Our estimates are general very close; however, unforeseen circumstances can cause adjustments to the labor costs.

To accept this Proposal, sign here and return: _____

Date: _____

Thank you for your business

Proprietary: Mobius Communications

Alarm Security Technicians
P.O. BOX 1842
Scottsbluff, NE 69361

Proposal

Date of Proposal: 01/30/14

Proposal Number:

Customer Number: 1144

Premise Phone: 308-630-6202

The terms of this proposal are valid
for 30 days from the date shown above.

City Of Scottsbluff Att: Nathan Johnson
2525 Circle Dr.
Scottsbluff, NE 69361

Alarm Security Technicians

Hereby Submits Specification and Estimate for:

1144 City Of Scottsbluff Att: Nathan Johnson @ 2525 Circle Dr.

<u>Quantity</u>	<u>Description</u>	<u>Amount</u>
1	ITI Concord Express Security Panal	699.00
1	ITI Concord Digital Keypad (\$245 each)	245.00
3	Wireless Holdup/Panic Buttons (\$165 each)	495.00
1	Back-up Battery 5Amp 12 Volt (\$39.99 each)	39.99
5	Hourly Rate @ \$55 an hour Estimate 5 hours	275.00
	5-YEAR WARRANTY ON ALL EQUIPMENT	

75% Downpayment: \$1315.50
25% At Job Completion: \$438.49

Alarm Will Be Sent To Gering Communication Center.

Will Install ITI Concord Express Security Panel with 1 Keypad, and 3 Holdup/Panics Buttons, all wire, Fittings and Labor Included @ 2525 Circle Dr. Scottsbluff, Ne 69361

Complete in accordance with above specifications for: \$1,753.99

If you have any questions regarding this proposal please call us at (308)575-0172

NEBRASKA SAFETY & FIRE EQUIPMENT, INC. PO BOX 1229, 111 WEST 6 TH STREET NORTH PLATTE, NEBRASKA 69103-1229 PHONE 308-534-7833 FAX 308-532-9413		PROPOSAL NO. 11119 PAGE NO. 1 of 1 DATE: JANUARY 31, 2014
PROPOSAL SUBMITTED TO :		
JOB LOCATION:		
NAME: CITY OF SCOTTSBLUFF STREET: 2525 CIRCLE DRIVE CITY: SCOTTSBLUFF STATE & ZIP CODE: NEBRASKA, 69361	NAME: CITY OF SCOTTSBLUFF STREET: 2525 CIRCLE DRIVE CITY: SCOTTSBLUFF STATE & ZIP CODE: NEBRASKA, 69361	We hereby propose to furnish the materials and perform the labor necessary TO INSTALL A VISTA-20UL SECURITY PANEL AND FOUR WIRELESS HOLD-UP BUTTONS. To be included:

♦ PRICE INCLUDES THE FOLLOWING MATERIAL:

1	VISTA20PUL	ADEMCO COMMERCIAL CONTROL PANEL
1	5881ENHHC	WIRELESS RECEIVER
1	6160	KEYPAD/PROGRAMMER
2	5869	WIRELESS HOLD UP BUTTON
1		MISCELLANEOUS MATERIALS

♦ PRICE INCLUDES MATERIALS AND INSTALLATION OF DEVICES.

- ♦ PRICE INCLUDES FREIGHT.
- ♦ PRICE DOES NOT INCLUDE TAX.
- ♦ PRICE DOES NOT INCLUDE ANY 120 VAC WORK, IF NECESSARY.
- ♦ PRICE INCLUDES CUSTOMER TRAINING.

All material is guaranteed to be as specified and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in substantial workmanlike manner for the sum of \$1,849.00 (ONE THOUSAND EIGHT HUNDRED FORTY NINE DOLLARS) with payment to be made as follows: \$1,849.00 upon completion of installation.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work. Workers compensation and public liability insurance on above work to be taken out by Nebraska Safety & Fire Equipment Inc.

RESPECTFULLY SUBMITTED
 NEBRASKA SAFETY & FIRE EQUIPMENT, INC.

CONRAD BUHRMAN

DATE

1/31/14

DATE

SIGNATURE

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

This proposal may be withdrawn by us if not accepted within 60 days.

City of Scottsbluff, Nebraska

Tuesday, February 18, 2014

Regular Meeting

Item Bids2

Council to approve the proposals from Anita's Greenscaping, Inc, for the maintenance of Parking Area 3 and 12 and authorize the Mayor to sign the acceptance.

Staff Contact: Annie Folck, City Planner

ANITA'S GREENSCAPING Inc.

Anita Gall
308-632-3007 or 308-631-7111

190245 Co Rd G
Scottsbluff, NE 69361

January 9, 2014

Bid Proposal For: City of Scottsbluff
1st Ave Parking Area # 3
Scottsbluff, NE 69361

LANDSCAPE MAINTENANCE – 2014

BED MAINTENANCE:

- Prune shrubs and trees
- Spring cleanup of bed areas
- Cut off ornamental grass
- Maintain existing perennials as needed
- Maintain weed control in bed areas two times per month
- Check plants for disease and insect damage
- Fall cleanup of bed areas

\$1575.00

Billing will be Mar through November 2014 at \$175 per month.

ADDITIONAL WORK:

Any additional work will be billed at time and materials when completed

Authorized Signature _____

ACCEPTANCE OF PROPOSAL: The above prices, specification and conditions are satisfactory and are hereby accepted. ANITA'S GREENSCAPING is authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance _____ Signature _____

ANITA'S GREENSCAPING Inc.

Anita Gall
308-632-3007 or 308-631-7111

190245 Co Rd G
Scottsbluff, NE 69361

January 9, 2014

Bid Proposal For: City of Scottsbluff
Ave A Parking Area #12
Scottsbluff, NE 69361

LANDSCAPE MAINTENANCE – 2014

BED MAINTENANCE:

- Prune shrubs and trees
- Spring cleanup of bed areas
- Cut off ornamental grass
- Maintain existing perennials as needed
- Maintain weed control in bed areas two times per month
- Check plants for disease and insect damage
- Fall cleanup of bed areas

\$954.00

Billing will be Mar through November 2014 at \$106 per month.

ADDITIONAL WORK:

Any additional work will be billed at time and materials when completed

Authorized Signature _____

ACCEPTANCE OF PROPOSAL: The above prices, specification and conditions are satisfactory and are hereby accepted. ANITA'S GREENSCAPING is authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance _____ Signature _____

City of Scottsbluff, Nebraska

Tuesday, February 18, 2014

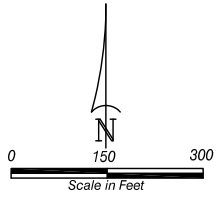
Regular Meeting

Item Subdiv.1

Council to consider approve the revised preliminary plat of Blocks 1-12 Reganis Subdivision, a replat of Lots 1 and 2, Block 1, Idlewylde Addition and part of Block 1A, Scotts Bluff Co. College Tract, and unplatted lands situated in the south half of Section 13, in the City of Scottsbluff.

Staff Contact: Rick Kuckkahn, City Manager

COVER SHEET
PRELIMINARY PLAT
REGANIS SUBDIVISION
REVISION NO. 1
SCOTTSBLUFF, NEBRASKA



SYMBOL	EXISTING	PROPOSED
PROPERTY CORNER		
RIGHT OF WAY MARKER		
STOP SIGN		
ROAD SIGN		
DELINEATOR		
BOLLARD		
MAILBOX		
FIRE HYDRANT		
VALVE		
METER PIT		
MANHOLE		
STORM INLET		
POWER POLE		
LIGHT POLE		
GUY WIRE		
ELECTRIC TRANSFORMER		
TRAFFIC SIGNAL W/ LUMINARY		
TELEPHONE PEDESTAL		
TELEPHONE MARKER		
GAS MARKER		
CABLE TV PEDESTAL		
DECIDUOUS TREE		
CONIFER		
MONITORING WELL		
RIGHT OF WAY		
CENTERLINE		
WATER MAIN		
6" WATER MAIN		
8" WATER MAIN		
12" WATER MAIN		
8" SANITARY SEWER		
12" SANITARY SEWER		
STORM DRAIN		
OVERHEAD ELECTRIC		
UNDERGROUND ELECTRIC		
OVERHEAD TELEPHONE		
GAS MAIN		
FENCE		
EDGE OF PAVEMENT		
CURB AND GUTTER		

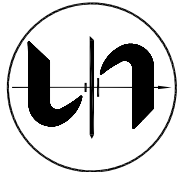
DEVELOPER: REGANIS AUTO CENTER
2006 EAST OVERLAND DRIVE
SCOTTSBLUFF, NEBRASKA 69361

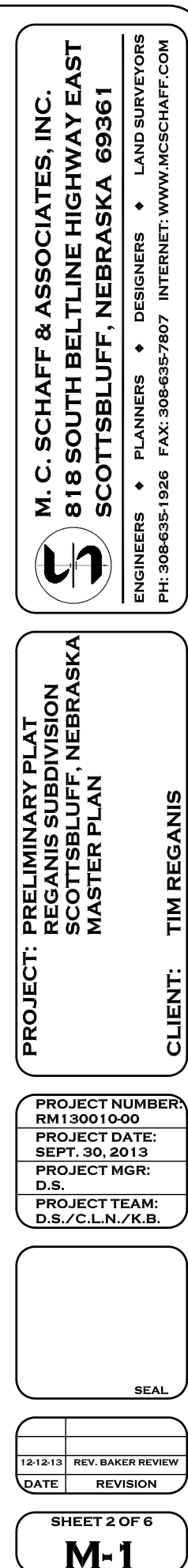
DESIGNED BY:
M. C. SCHAFF AND ASSOCIATES, INC.
818 SOUTH BELTLINE HIGHWAY EAST
SCOTTSBLUFF, NEBRASKA 69361

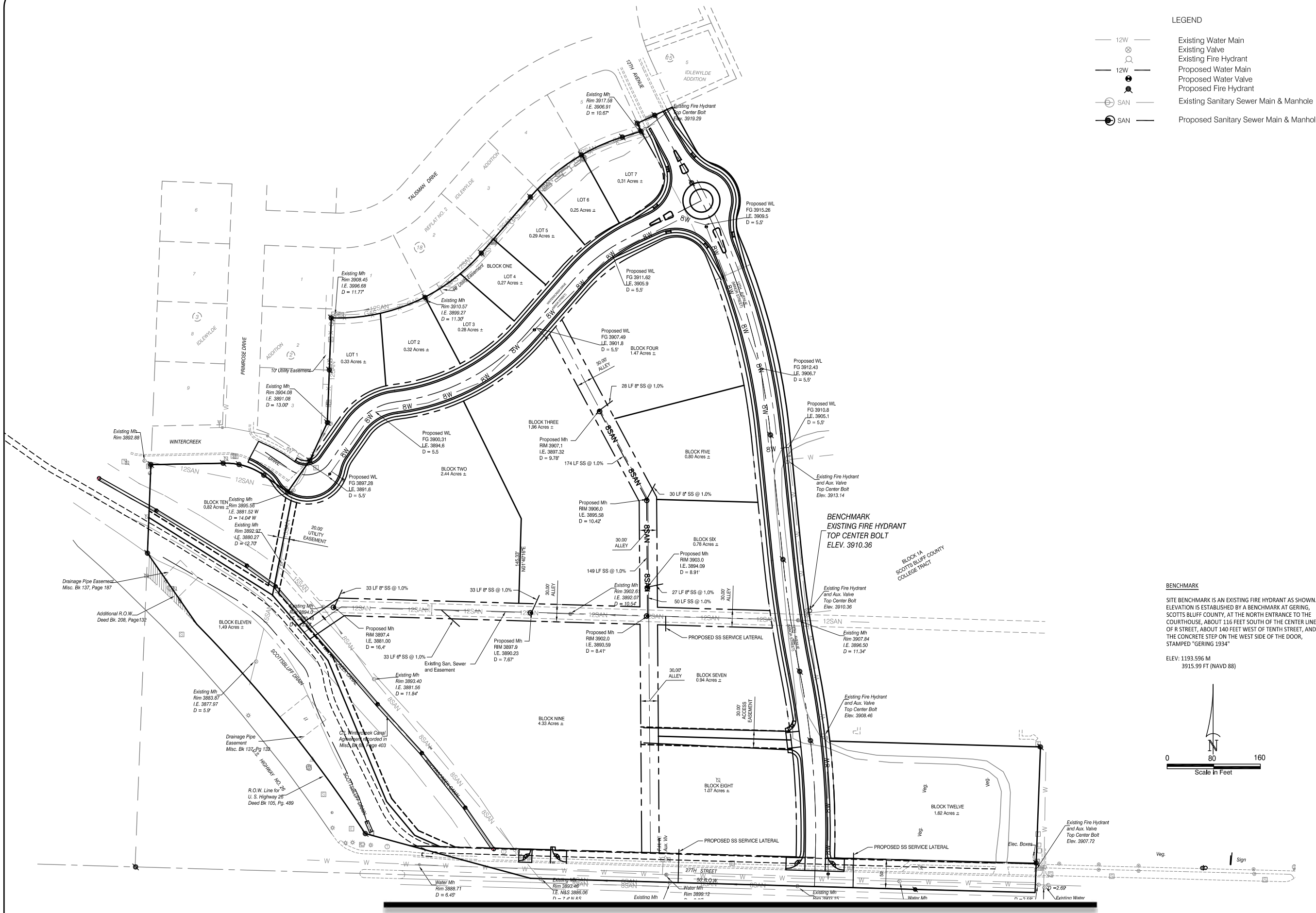
JANUARY 10, 2014

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

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







LEGEND

12W	Existing Water Main
12W	Existing Valve
12W	Existing Fire Hydrant
12W	Proposed Water Main
12W	Proposed Water Valve
12W	Proposed Fire Hydrant
SAN	Existing Sanitary Sewer Main & Manhole
SAN	Proposed Sanitary Sewer Main & Manhole

BENCHMARK

SITE BENCHMARK IS AN EXISTING FIRE HYDRANT AS SHOWN. ELEVATION IS ESTABLISHED BY A BENCHMARK AT GERING, SCOTTS BLUFF COUNTY, AT THE NORTH ENTRANCE TO THE COURTHOUSE, ABOUT 116 FEET SOUTH OF THE CENTER LINE OF R STREET, ABOUT 140 FEET WEST OF TENTH STREET, AND IN THE CONCRETE STEP ON THE WEST SIDE OF THE DOOR, STAMPED "GERING 1934"

ELEV: 1193.596 M
3915.99 FT (NAVD 88)

Scale in Feet

0 80 160

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

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

PROJECT: PRELIMINARY PLAT
REGANIS SUBDIVISION
SCOTTSBLUFF, NEBRASKA
WATER & SANITARY SEWER

CLIENT: TIM REGANIS

PROJECT NUMBER:
RM130010-00

PROJECT DATE:
SEPT. 30, 2013

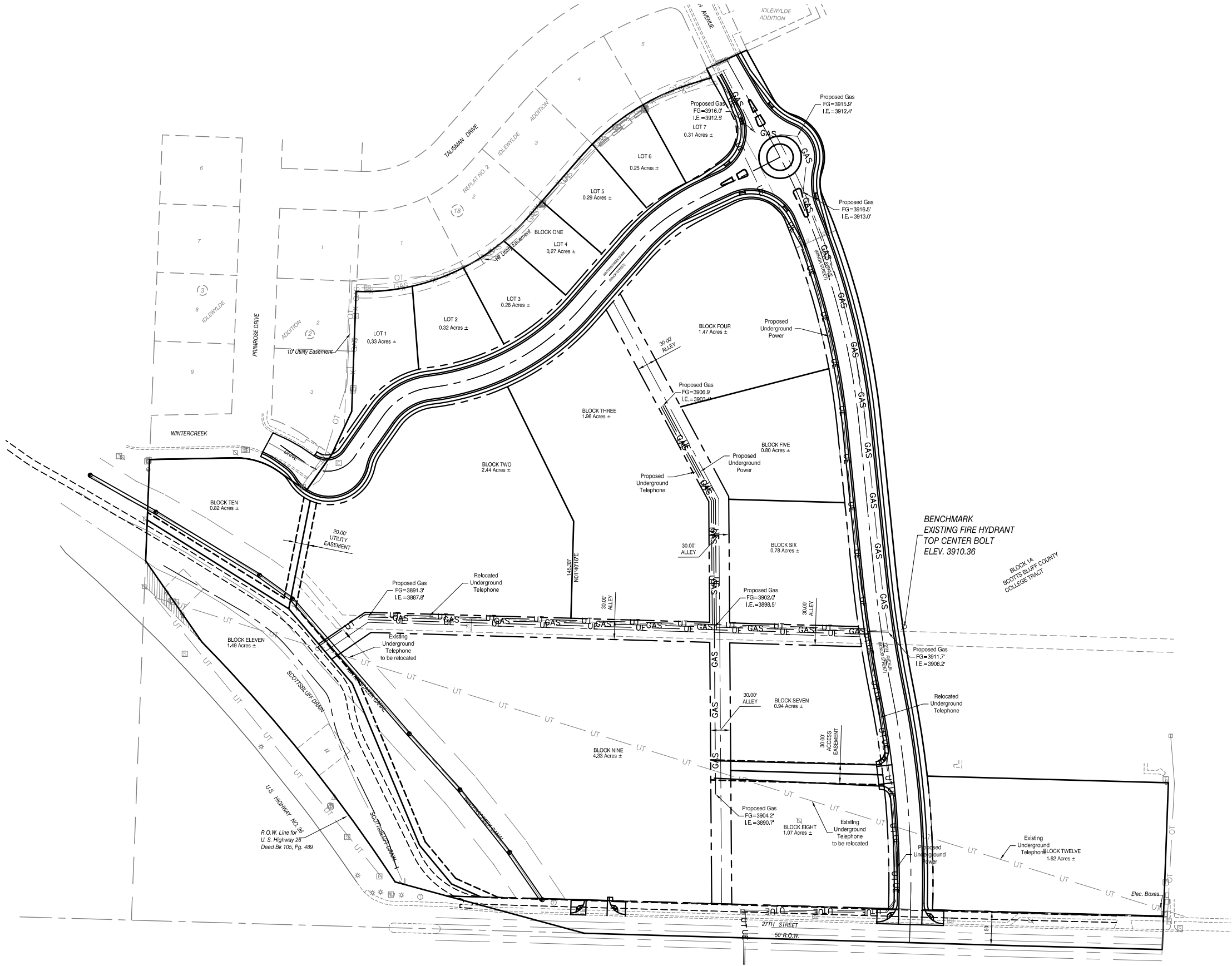
PROJECT MGR:
D.S.

PROJECT TEAM:
D.S./C.L.N./K.B.

SEAL

12-12-13	REV. BAKER REVIEW
DATE	REVISION

SHEET 3 OF 6
W-S-1

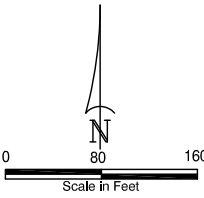


- LEGEND
- GAS — Existing Gas Line
 - GAS — Proposed Gas Line
 - ☼ Light Pole
 - UT — Existing Underground Telephone
 - UT — Proposed Underground Telephone
 - UE — Existing Underground Power
 - UE — Proposed Underground Power

BENCHMARK

SITE BENCHMARK IS AN EXISTING FIRE HYDRANT AS SHOWN. ELEVATION IS ESTABLISHED BY A BENCHMARK AT GERING, SCOTTS BLUFF COUNTY, AT THE NORTH ENTRANCE TO THE COURTHOUSE, ABOUT 116 FEET SOUTH OF THE CENTER LINE OF R STREET, ABOUT 140 FEET WEST OF TENTH STREET, AND IN THE CONCRETE STEP ON THE WEST SIDE OF THE DOOR, STAMPED "GERING 1934"

ELEV: 1193.596 M
3915.99 FT (NAVD 88)



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

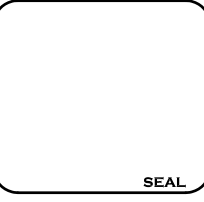


ENGINEERS ♦ PLANNERS ♦ DESIGNERS ♦ LAND SURVEYORS
PH: 308-635-1926 FAX: 308-635-7807 INTERNET: WWW.MCSCHAFF.COM

PROJECT: PRELIMINARY PLAT
REGANIS SUBDIVISION
SCOTTSBLUFF, NEBRASKA
DRY UTILITIES

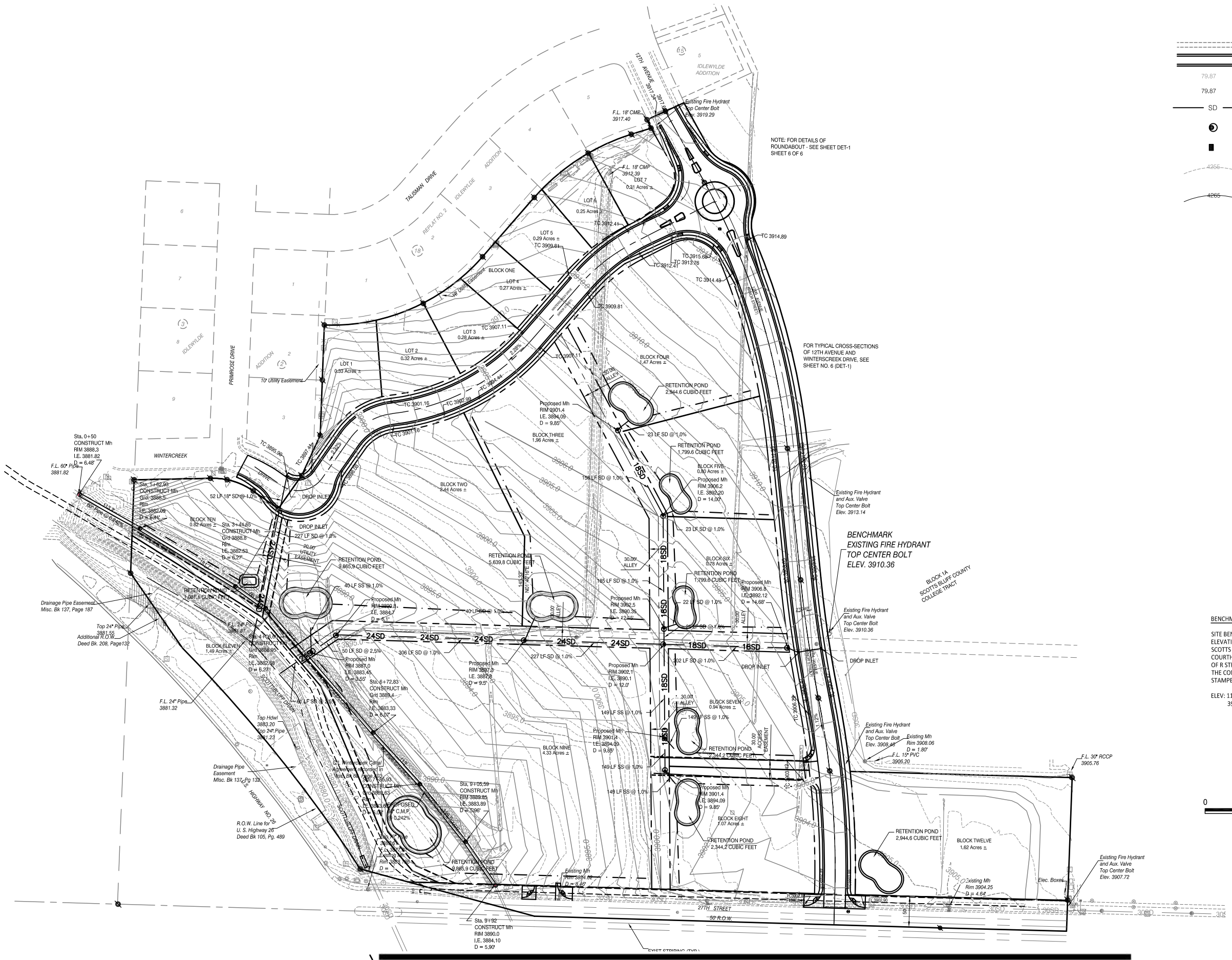
CLIENT: TIM REGANIS

PROJECT NUMBER:
RM130010-00
PROJECT DATE:
SEPT. 30, 2013
PROJECT MGR:
D.S.
PROJECT TEAM:
D.S./C.L.N./K.B.



12-12-13	REV. BAKER REVIEW
DATE	REVISION

SHEET 4 OF 6
UTIL-1



LEGEND

- Existing pavement
- Proposed pavement
- Existing grade
- Proposed grade
- SD
- Proposed storm sewer
- Proposed storm sewer manhole
- Proposed storm sewer inlet
- Contours, existing ground
- Contours, proposed ground

BENCHMARK

SITE BENCHMARK IS AN EXISTING FIRE HYDRANT AS SHOWN. ELEVATION IS ESTABLISHED BY A BENCHMARK AT GERING, SCOTTS BLUFF COUNTY, AT THE NORTH ENTRANCE TO THE COURTHOUSE, ABOUT 116 FEET SOUTH OF THE CENTER LINE OF R STREET, ABOUT 140 FEET WEST OF TENTH STREET, AND IN THE CONCRETE STEP ON THE WEST SIDE OF THE DOOR, STAMPED "GERING 1934"

ELEV: 1193.596 M
3915.99 FT (NAVD 88)

Scale in Feet

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

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

PROJECT: PRELIMINARY PLAT
REGANIS SUBDIVISION
SCOTTSBLUFF, NEBRASKA
PAVING, DRAINAGE,
& STORM SEWER

CLIENT: TIM REGANIS

PROJECT NUMBER:
RM130010-00

PROJECT DATE:
JAN. 30, 2014

PROJECT MGR:
D.S.

PROJECT TEAM:
D.S./C.L.N./K.B.

SEAL

12-12-13	REV. BAKER REVIEW
DATE	REVISION

SHEET 5 OF 6
PAV-1

Planning Commission Minutes
Regular Scheduled Meeting
February 10, 2014
Scottsbluff, Nebraska

The Planning Commission of the City of Scottsbluff, Nebraska met in a regular scheduled meeting on Monday, February 10, 2014, 6:00 p.m. in the City Hall Council Chambers, 2525 Circle Drive, Scottsbluff, Nebraska. A notice of the meeting had been published in the Star-Herald, a newspaper of general circulation in the City, on January 31, 2014. The notice stated the date, hour and place of the meeting, that the meeting would be open to the public, that anyone with a disability desiring reasonable accommodation to attend the Planning Commission meeting should contact the Development Services Department, and that an agenda of the meeting kept continuously current was available for public inspection at Development Services Department office; provided, the City Planning Commission could modify the agenda at the meeting if the business was determined that an emergency so required. A similar notice, together with a copy of the agenda, also had been delivered to each Planning Commission member. An agenda kept continuously current was available for public inspection at the office of the Development Services Department at all times from publication to the time of the meeting.

ITEM 1: Chairman, Becky Estrada called the meeting to order. Roll call consisted of the following members: Jim Zitterkopf, David Gompert, Anita Chadwick, Henry Huber, Dana Weber, Callan Wayman, Mark Westphal, and Becky Estrada. Absent: Angie Aguallo. City officials present: Annie Urdiales, Planning Administrator, Annie Folck, City Planner, Howard Olson, City Attorney, and Gary Batt, Code Administrator II.

ITEM 2: Chairman Estrada informed all those present of the Nebraska Open Meetings Act and that a copy of such is posted on the bulletin board in the back area of the City Council Chamber, for those interested parties.

ITEM 3: Acknowledgment of any changes in the agenda: None.

ITEM 4: Business not on agenda: None

ITEM 5: Citizens with items not scheduled on regular agenda: None

ITEM 6: The minutes of 1/13/14 were reviewed and approved. A motion was made to accept the minutes by Westphal, and seconded by Zitterkopf. "YEAS": Zitterkopf, Wayman, Westphal, and Estrada. "NAYS": None. ABSTAIN: Gompert, Chadwick, Huber, and Weber. None. ABSENT: Aguallo. Motion carried.

ITEM 7A: The Planning Commission opened a public hearing on a final plat for Block 9, Five Oaks Subdivision, Scotts Bluff County, NE and unplatted lands situated in the NW ¼ of Section 14, T22N, R55W of the 6th p.m. This parcel is located on the southeast corner of Avenue I and West 42nd Street. The property owners, C&T Holdings, are requesting the final plat of approximately 7.82 acres along with a rezone of the property to allow for sale of the lot for commercial development. The parcel will have access on 42nd Street and Avenue I with future streets abutting the parcel to the east and south. The new property owners will come back to the Planning Commission with a replat of the lot with the platted streets, the plat will also include annexation language to incorporate the lot into the City's corporate limits. A developer's agreement will also be submitted at that time for City Council approval. No

extension of public water and sewer mains are planned at this time, the existing infrastructure is in place for this area.

Conclusion: A motion was made by Westphal and seconded by Gompert to make positive recommendation to City Council to approve the Final Plat of Block 9, Five Oaks Subdivision. “YEAS”: Zitterkopf, Wayman, Chadwick, Gompert, Huber, Weber, Westphal, Aguillo, and Estrada. “NAYS”: None. ABSTAIN: None. ABSENT: Aguillo. Motion carried.

Agenda Item 7B: The Planning Commission opened a public hearing for the rezone request of Block 9, Five Oaks Subdivision from A - Agricultural to C-2 Neighborhood & Retail Commercial. The property is located on the SE corner of Avenue I and West 42nd Street existing zoning is agricultural when the preliminary plat was revised in 2008 and the area along Avenue I was shown as future commercial lots. The request for the C-2 zone fits all the performance guidelines of the proposed final plat.

Conclusion: A motion was made by Weber and seconded by Zitterkopf to approve the zone change of Block 9, Five Oaks Subdivision from A- Agricultural to C-2 Neighborhood & Retail Commercial. “YEAS”: Zitterkopf, Westphal, Gompert, Weber, Huber, Chadwick, Wayman, and Estrada. “NAYS”: None. ABSTAIN: None. ABSENT: Aguillo. Motion carried.

Agenda Item 7C: The Planning Commission opened a public hearing for a rezone request of lots 16-27, Block 1, Westfield Estates Replat and Lots 4&5, Block 2, Westfield Estates Replat.

Planning Commissioner Henry Huber declared a conflict of interest as he is the new property owner of these lots and asked to be recused for this item. A motion was made by Zitterkopf and seconded by Westphal to excuse Henry Huber from Agenda Item 7C rezone request “YEAS”: Zitterkopf, Westphal, Gompert, Weber, Chadwick, Wayman, and Estrada. “NAYS”: None. ABSTAIN: Huber. ABSENT: Aguillo. Motion carried

Mr. Huber is asking for a zone change of several lots in Westfield Estates Replat Subdivision. This subdivision is located in the City’s extra territorial jurisdiction and situated south of Highway 26 and West of Highway 71 and the Overpass. Lots 16 through 25, Block 1, are zoned R-1A, & Lots 26 & 27, Block 1 are zoned C-2. These lots are situated north of Burlington Boulevard. Lot 4, Block 2 is zoned R-1 & Lot 5, Block 2 is zoned C-2 these two lots are situated south of West 35th Street. Mr. Huber is asking the Planning Commission to consider a change of all the lots to C-3 Heavy Commercial. The lots north of Burlington Boulevard border the Railroad tracks and Highway 26 on the rear property line; because of this the best fit and use of these lots would be a commercial zone. Parcels to the north, west and east are zoned C-3 and C-2 with the majority being C-3 Heavy Commercial. There is no city water or sewer in this subdivision and it could be sometime before City utilities would be extended to this area. With bigger commercial lots state guidelines for well and septic fields would be used if necessary depending on the type of commercial use. With the Railroad tracks and Highway 26 to the north this area is not a good fit for residential development. Another consideration is the road itself Burlington Boulevard is considered a private road and the County does not maintain, the developer would have to approach the County about maintaining the road or maintain the road privately on his own.

Neighbors from Westfield Estates asked Mr. Huber what he intends to develop the proposed commercial lots as they enjoy the quiet neighborhood and concerned about commercial uses. Mr. Huber intends to build a home on the west side of the berm and access onto that lot would be from Burlington Boulevard, he does not want heavy commercial traffic on the street either and would hope for possibly some storage units or comm shops. The Planning Commission asked if there were previous issues when the batch

plant was there. There were no problems because a berm was put in place on the east end of the batch plant and the traffic was to the north of the neighborhood. The difference between the C-3 Heavy Commercial and C-2 Neighborhood & Retail Commercial is the number of permitted uses allowed in the zones. C-3 allows for 106 permitted uses by right whereas the C-2 zone allows for 68 permitted uses by right.

The Planning Commission asked if Mr. Huber would be opposed to zoning the lots to the north of Burlington Boulevard to C-3 Heavy Commercial and the lots on the south side of 35th Street as C-2. The commercial zones do require a buffer between a commercial and residential zone, which will offer some protection to the residential homes on 35th Street. Mr. Huber said he would be okay with that change.

Conclusion: A motion was made by Weber and seconded by Westphal to approve the zone change of Lots 16-27 Block 1, Westfield Estates Replat from R-1A & C-2 to C-3 Heavy Commercial, and Lot 4, Block 2, Westfield Estates to C-2 from R-1A. "YEAS": Zitterkopf, Westphal, Gompert, Weber, Huber, Chadwick, Wayman, and Estrada. "NAYS": None. ABSTAIN: None. ABSENT: Aguillo. Motion carried.

Item 7D: The Planning Commission opened a public hearing on a preliminary plat of Revision # 1 Block 9, Reganis Subdivision situated in the SE ¼ of the SW ¼ of Section 13, T22N, R55W of the 6th p.m.

The applicants and property owners Tim and Virginia Reganis, represented by M.C. Schaff and Associates have submitted a revised preliminary plat of the Reganis Subdivision. The Planning Commission had previously approved a preliminary plat for this subdivision in November of 2013. The revised preliminary has been scaled back from the original plat that was approved. The subdivision is situated directly north of 27th Street, east of US Hwy 26, west of WNCC and south of Talisman Drive. The property consists of approximately 25.27 acres and includes the east portion of 12th Avenue. Twelfth Avenue will be extended south to 27th Street and Winter Creek Drive will be extended to the east.

City Staff and Baker and Associates have reviewed the revised preliminary plat. Adjustments were made to the plat and it meets all the subdivision codes and City standards for a preliminary plat.

Tim Reganis, property owner, spoke in support of the revised preliminary plat; the revised plat has been scaled back. Mr. Reganis plans to open a Honda Dealership on Block 9; future plans include a hotel, and smaller commercial development. He hopes to move the rest of his dealership to this area sometime in the future.

The lots north of Wintercreek Drive are zoned residential and the plan is to build duplexes. Twelfth Avenue is shown and will divide the Reganis property from the College property except for proposed Block 12, which is on the east side of 12th Avenue.

Larry McCaslin, a property owner in Sheldon Heights Subdivision to the south of the development addressed the Planning Commission voicing concern over the safety of the access onto 27th Street. He suggested alternate placement of 12th Avenue by aligning streets on the south side of 27th Street.

Annie Folck, City Planner, speaking for City Staff addressed the concerns with the Sheldon Heights Subdivision to the south. Staff didn't believe that the placement of 12th Avenue would create extra traffic interfering with access to 27th. In addition, most of the traffic from the two streets in that subdivision will most likely head east or west on 27th Street and not cross to 12th wherever it may be located. The City

Staff sees this as the current plan for 12th Avenue to be the best layout for the development. If 12th Avenue is moved over the buffer between the college and the new development will be lost. The college wants to utilize 12th Avenue as an access to Conestoga Hall and would like to eventually abandon the current access on the east end Pioneer Hall.

The question was asked if in the future the hotel is built could this create more traffic and whether or not a traffic study has been done in this area and if a traffic light could be installed to accommodate the increase in traffic. A traffic study has not been done, it could be done after the development and at that time get a more accurate traffic numbers and if indicated the need for a traffic light it could be considered. A light in this area could cause more traffic backup, and turn lanes could be planned into 27th Street if necessary.

John Schaffer, 2601 Addison Avenue also voiced his concerns with the traffic safety and access onto 27th Street from their subdivision.

Clayton Neilsen, with M.C. Schaff and Associates, addressed the Planning Commission. He has drawn up the plans for the plat, and realigning 12th Avenue will not help traffic accessing 27th Street from the north. Twenty-Seventh Street could accommodate a center turn lane for both left and right turns from 27th Street.

Howard Olsen, City Attorney, addressed the Planning Commission, there is record of a public easement between the College and the past property owner Melvin Maxwell, the predecessor to Reganis. The public easement was recorded in May of 1997. The easement was done in conjunction with a conveyance done by the Maxwell's with the college so the college had reassurance that 12th Avenue would fall in the same location shown on the plat. The City was not part of this transaction and is not bound to this easement as it was between the property owners of record at that time but does express the intention of the parties at that time.

Mr. McCaslin addressed the Planning Commission about a possible alternative for the street layout. A possible solution something to consider in the current layout the alley on east side of Block 9 almost lines up with Addison, switch location of 12th Avenue and the alley around then 12th intersects opposite Addison and go straight up alley and have t- intersection for hotel and also have access for Block 9 (car lot), instead of off of 27th Street. Mr. Reganis indicated he wants his development to front 12th Avenue and he does not want two properties on each side of the street, as he hopes to move his entire dealership to this area in the future. The college also prefers the current plan.

Conclusion: A motion was made by Huber and seconded by Chadwick to approve the revised preliminary plat of Reganis Subdivision Revision No. 1. "YEAS": Zitterkopf, Westphal, Gompert, Weber, Huber, Chadwick, Wayman, and Estrada. "NAYS": None. ABSTAIN: None. ABSENT: Aguillo. Motion carried.

Item 7 E: The Planning Commission opened a public hearing for a final plat of Block 9, Reganis Subdivision situated in the SE ¼ of the SW ¼ of Section 13, T22N, R55W of the 6th P.M., Scotts Bluff County. The final plat consists of 4.67 ± acres, from their revised preliminary plat. The platting of Block 9 on the north side of 27th Street also dedicates a 50' right-of-way on the south side of Block 9 for 27th Street. This parcel is located north of 27th St., east of US Hwy 26, west of the college, and south of Talisman Drive. The purpose of the final plat is to allow for commercial development. The plat meets the requirements of the C-2 zoning district.

Conclusion: A motion was made by Westphal and seconded by Gompert to approve the final plat of Block 9, Reganis Subdivision. "YEAS": Zitterkopf, Westphal, Gompert, Weber, Huber, Chadwick, Wayman, and Estrada. "NAYS": None. ABSTAIN: None. ABSENT: Aguillo. Motion carried.

Item 7F: The Planning Commission opened a public hearing for the Redevelopment Plan for the Reganis Development.

This redevelopment plan impacts only the Reganis project, and not the rest of the area that was declared blighted and substandard. The major improvements funded from the TIF (Tax Increment Financing) will be site preparation (removal of existing buried foundations and pipes), movement of dirt and tiling and re-sloping of Winters Creek Canal. The developer intends to use Block 9, Reganis Subdivision for auto sales and is also applying for a special use permit from the Planning Commission as the area is located in a C-2 Neighborhood Retail and Commercial Zoning District.

Larry McCaslin addressed the Planning Commission with questions about the funding and how the TIF funds are distributed would like to know if any funds would possibly be used for the paving of the streets in Sheldon Heights. Other question he has are the legal issues how TIF money can be used what type of projects, what type of work can be paid for and how the TIF money can generate. He had several other questions regarding the use of the TIF funds what's allowed and what isn't on a proposed development using Tax Increment Financing.

Howard Olsen addressed the Planning Commission regarding TIF. TIF fosters development property allowing new development to be constructed and paid through the tax increment financing. It is the type of financing that uses the difference between the value and tax of the property before the project versus the value and tax on the developed property. The difference is used to pay back the bonds that the City issues to pay for the permitted improvements. The bonds are purchased by the developer. The City has no liability or risk. The developer chooses what he wants to use TIF for and the City makes sure that the proposed use of funds meets legal requirements. Tiling of the Winter Creek Canal is considered a public improvement (46-128 public use). Site preparation is allowed under 18-2103 provides specifically for removal of old structures. The assessor sets the value, but we will have estimates before that. The TIF agreement will be reviewed and approved by the City Council. That agreement drills down the specifics on the plan between the developer and the City.

Bill Trumbull addressed the Planning Commission in favor of Tax Increment Financing, they have used it in the past and we may be seeing a lot more use of TIF in the future. Several existing projects in the past were done with TIF and its use is broad and valuable.

Tim Reganis said many of the questions will be answered in the agreement of the Redevelopment Plan by the City Council. His development is pretty conservative and if funds exceed the uses, the City would have control of those funds.

Conclusion: A motion was made by Weber and seconded by Gompert to approve the Redevelopment Plan for Block 9, Reganis Subdivision. "YEAS": Zitterkopf, Westphal,

Gompert, Weber, Huber, Chadwick, Wayman, and Estrada. "NAYS": None. ABSTAIN: None. ABSENT: Aguillo. Motion carried.

Item 7G: The Planning Commission opened a public hearing for a request of a special use permit for Block 9, Reganis Subdivision. The applicant(s), Tim Reganis, is requesting a special permit to allow for auto sales in a C-2 Neighborhood and Retail Commercial zoning district. Mr. Reganis is also the property owner of said property, which is situated on the Northeast corner of 27th Street and Highway 26, legal description in Block 9, Reganis Subdivision.

Auto sales are a permitted use in a C-2 zone with a special use permit from the Planning Commission. There are several pre-existing auto sales businesses in the C-2 zoning districts throughout the City. The Planning Commission has approved other requests for this type of special permit. (2417 Avenue I, 2419 Avenue I, 112 West 27th St. and Wolf Auto on 14th Avenue and Hwy 26) City Staff intends to come back before the Planning Commission with a proposed text change to allow auto sales as a permitted use by right to the C-2 zoning district.

A landscape plan has been submitted and will be reviewed to make sure it falls under the guidelines for the City's GGO (gateway greenway overlay) zone requirements. The Planning Commission did allow for a reduced landscape plan for Wolfe Auto who is also in the GGO zoning district.

Signage for the Honda Dealership will have to meet requirements of the zoning district; these signs will be reviewed and approved by the Development Services staff. If City sign requirements are not met, the plans will come back before the Planning Commission.

Conclusion: A motion was made by Weber and seconded by Westphal to approve the Special Use Permit in the C-2 zoning district at 1117 East 27th Street. "YEAS": Zitterkopf, Westphal, Gompert, Weber, Huber, Chadwick, Wayman, and Estrada. "NAYS": None. ABSTAIN: None. ABSENT: Aguillo. Motion carried

ITEM 8. Unfinished Business: The Planning Commission was reminded about the annual APA/NPZA conference in March and the City's recognition dinner next Friday, February 21, 2014.

There being no further business the Planning Commission with a motion to adjourn made by Chadwick and seconded by Wayman the meeting was adjourned at 7:35 p.m. "YEAS": Wayman, Westphal, Huber, Gompert, Zitterkopf, Chadwick, Weber, and Estrada. NAYS: none. ABSENT: Aguillo. Motion carried.

Becky Estrada, Chairperson

Attest: _____
Annie Urdiales

City of Scottsbluff, Nebraska

Tuesday, February 18, 2014

Regular Meeting

Item Subdiv.2

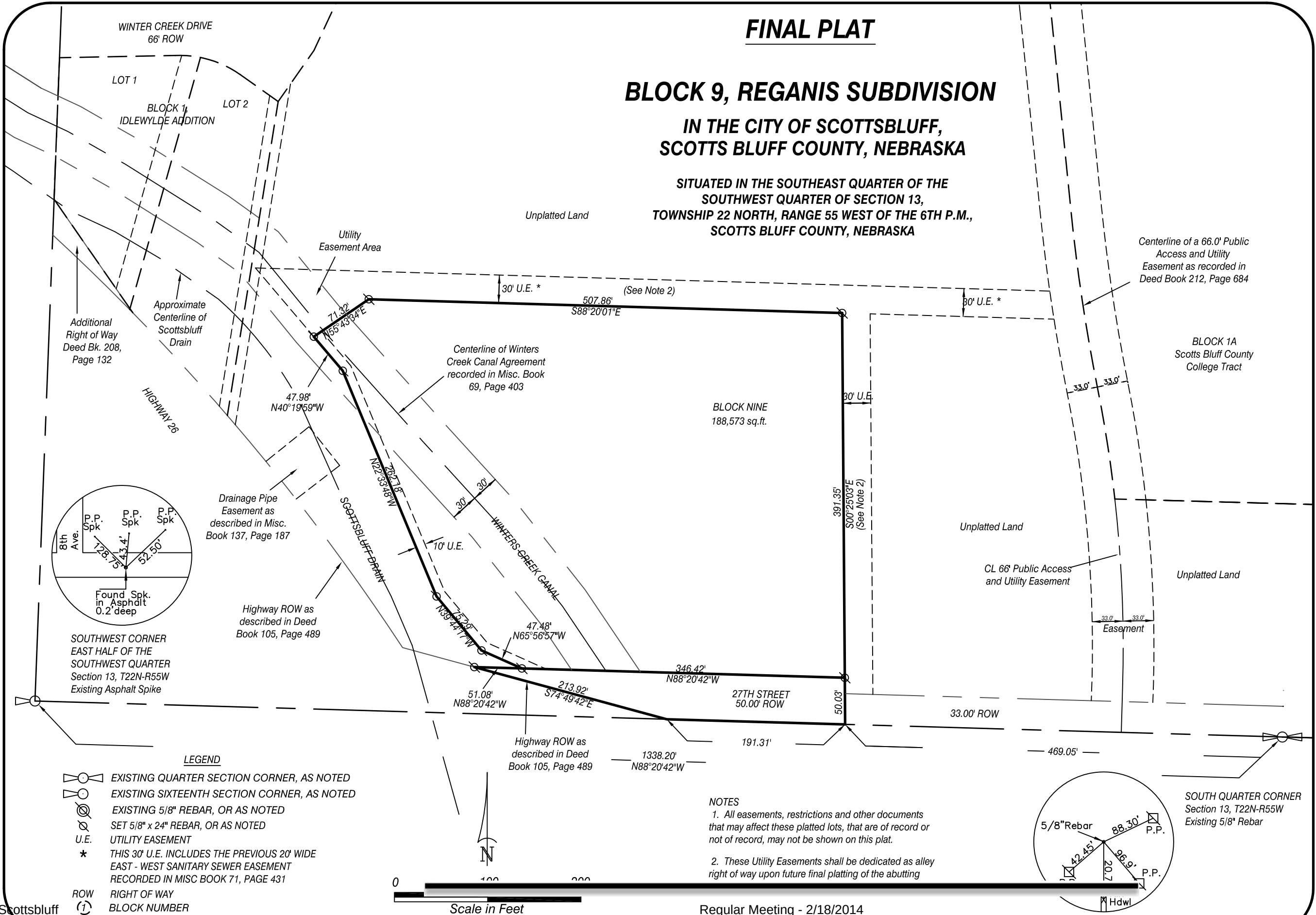
Council to consider the Final Plat for Block 9, Reganis Subdivision situated in the SE ¼ of the SW ¼ of Section 13, Scotts Bluff County and approve the Resolution.

Staff Contact: Rick Kuckkahn, City Manager

FINAL PLAT

BLOCK 9, REGANIS SUBDIVISION
IN THE CITY OF SCOTTSBLUFF,
SCOTTS BLUFF COUNTY, NEBRASKA

SITUATED IN THE SOUTHEAST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 13,
TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M.,
SCOTTS BLUFF COUNTY, NEBRASKA



SURVEYOR'S CERTIFICATE

OWNER'S STATEMENT

ACKNOWLEDGEMENT

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2014.

Notary Public

My Commission Expires _____

APPROVAL AND ACCEPTANCE

The foregoing plat of **BLOCK NINE, REGANIS SUBDIVISION IN THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA**, situated in the Southeast Quarter of the Southwest Quarter of Section 13, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, is hereby approved by the Mayor and City Council of the City of Scottsbluff, Scotts Bluff County, Nebraska, by resolution duly passed this _____ day of _____, 2014.

Randy Meininger, Mayor

ATTEST:

City Clerk

RESOLUTION NO. _____

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

That the final plat of Block 9, Reganis Subdivision in the City of
Scottsbluff, Scotts Bluff County, Nebraska, situated in the Southeast
Quarter of the Southwest Quarter of Section 13, T22N, R55W of the 6th
P.M., Scotts Bluff County, Nebraska dated January 10, 2014, duly made,
acknowledged and certified, is approved. Such Plat is ordered filed and
recorded in the office of the Register of Deeds, Scotts Bluff County,
Nebraska.

Passed and approved this 18th day of February 2014.

Mayor

Attest:

City Clerk

SEAL

City of Scottsbluff, Nebraska

Tuesday, February 18, 2014

Regular Meeting

Item Subdiv.3

Council to receive a report from the Public Works Department on the snow removal process.

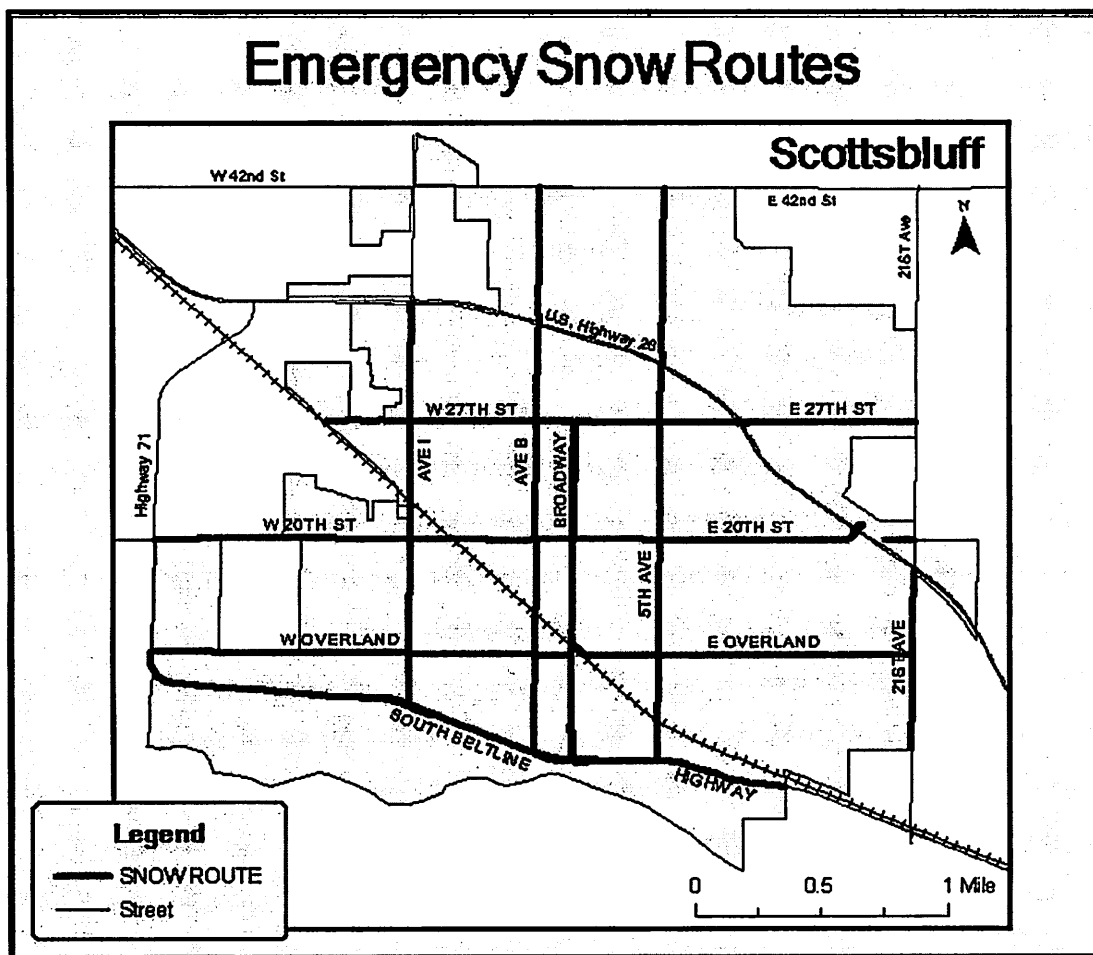
Staff Contact: Mark Bohl, Public Works Director

City of Scottsbluff Snow Routes

As Established in 2005

The streets listed below are designated Emergency Snow Routes in the City of Scottsbluff.

- South Beltline Highway from east city limits to West Overland
- Avenue I from South Beltline Highway to Highway 26
- Avenue B from South Beltline Highway to 42nd Street
- Broadway from South Beltline Highway to 27th Street
- 5th Avenue from South Beltline Highway to 42nd Street
- 21st Street from 7th Street to Highway 26
- 27th Street from west city limits to 21st Avenue
- 20th Street from South Beltline Highway to 21st Avenue
- East Overland from Broadway to 21st Avenue
- West Overland from Broadway to South Beltline Highway



Scottsbluff street crews will clear snow from the streets after a storm using a priority list. This list may change without notice depending upon the severity of the storm and local conditions.

City of Scottsbluff, Nebraska

Tuesday, February 18, 2014

Regular Meeting

Item Reports1

Council to consider paying for ½ (\$2575.00) of the CodeRed payment for the Emergency Communications Network.

Staff Contact: Rick Kuckkahn, City Manager

Agenda Statement

Item No.

For meeting of: **February 18, 2014**

AGENDA TITLE: Emergency Communications Network, CodeRed Payment

SUBMITTED BY DEPARTMENT/ORGANIZATION: Police Department

PRESENTATION BY: Rick Kuckkahn, City Manager and Kevin E. Spencer, Chief of Police

SUMMARY EXPLANATION: For the past 9 years Region 22 Emergency Management has subscribed to the CodeRed emergency notification service. This service has been paid for with Home Land Security funds through the Scotts Bluff County Health Department. These funds are no longer available; \$5150.00 was due January 28, 2014 to maintain the service through January 27, 2015. During the past 9 years we have created several predefined notifications on the CodeRed system and trained several individuals in launching them. It would be impractical to be without this service or one similar. Scotts Bluff County has agreed to pay \$2575.00, half of the bill. During the upcoming budget cycle we will make this part of the Emergency Management Performance Grant (EMPG) budget which will provide for a reimbursement of half of the cost. The Scotts Bluff County Communication Center Steering Committee can then consider paying the other half through their Memorandum of Understanding (MOU).

BOARD/COMMISSION RECOMMENDATION:

STAFF RECOMMENDATION: Our recommendation is to pay the other half of the CodeRed bill \$2575.00 half out of the Police Department budget and the other half out of the Fire Department budget. This will make the account current and provide the service through January 27, 2015.

EXHIBITS

Resolution: Ordinance Contract Minutes Plan/Map

Other (specify) _____

NOTIFICATION LIST: Yes No Further Instructions

APPROVAL FOR SUBMITTAL: _____
City Manager

Rev 3/1/99CClerk

City of Scottsbluff, Nebraska

Tuesday, February 18, 2014

Regular Meeting

Item Reports2

Council to consider using \$16,640.00 of Police Department contingency funds for patrol rifles and training ammo.

Staff Contact: Chief Kevin Spencer

Agenda Statement

Item No.

For meeting of: **February 18, 2014**

AGENDA TITLE: Contingency Funds for Patrol Rifles and Training Ammo.

SUBMITTED BY DEPARTMENT/ORGANIZATION: Police Department

PRESENTATION BY: Rick Kuckkahn, City Manager and Kevin E. Spencer, Chief of Police

SUMMARY EXPLANATION: Late summer of 2012 during the 2012/2013 budget process the police department submitted a CIP Project to replace the departments patrol rifles. The department was authorized to spend 18,000 dollars for the rifles, training ammo, gun locks for the cars and associated equipment. The police department ordered the rifles late 2012, however due to the weapons and ammo shortage that occurred during this time the rifle order was delayed. Well over a year after placing the order the department received the rifles. We are asking for \$16,640.00 in contingency funds to finish this project; \$13,590 to pay for the rifles, \$2465 to purchase duty and training ammo and \$585 to purchase gun cases for unmarked vehicles.

BOARD/COMMISSION RECOMMENDATION:

STAFF RECOMMENDATION:

EXHIBITS

Resolution:	Ordinance	Contract	Minutes	Plan/Map
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Other (specify)

NOTIFICATION LIST: Yes _____ No _____ Further Instructions _____

APPROVAL FOR SUBMITTAL: _____
City Manager

Rev 3/1/99CClerk

City of Scottsbluff, Nebraska

Tuesday, February 18, 2014

Regular Meeting

Item Reports3

Council to receive an update regarding selection of the Economic Development Consultant.

Staff Contact: Rick Kuckahn, City Manager

City of Scottsbluff, Nebraska

Tuesday, February 18, 2014

Regular Meeting

Item Resolut.1

Council to consider an Ordinance for a Zone Change of proposed Block 1A, Merrigan Subdivision from A –Agricultural to R-1B - Rural Residential Estate (second reading).

Staff Contact: Rick Kuckkahn, City Manager

ORDINANCE NO. _____

AN ORDINANCE DEALING WITH ZONING, AMENDING SECTION 25-1-4 BY UPDATING THE OFFICIAL ZONING DISTRICT MAP TO SHOW THAT REAL ESTATE IN A tract of land situated in the East Half of the Southwest Quarter of Section 8, Township 22 North, Range 54 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows: Beginning at the northwest corner of the East Half of the Southwest Quarter of Section 8, thence easterly on the north line of the Southwest Quarter of Section 8, bearing N89°21'54"E, a distance of 359.46 feet, to the northwest corner of Block 1, Eagle Road Subdivision, as platted, thence bearing S12°30'29"E, on the west line of said Block 1, a distance of 272.83 feet, thence bearing S70°38'55"E, on the west line of said Block 1, a distance of 80.15 feet, thence bearing S31°48'29"E, on the west line of said Block 1, a distance of 77.06 feet, thence bearing N80°27'20"W, a distance of 197.63 feet, thence bearing N88°42'26"W, a distance of 235.30 feet, thence bearing S01°19'35"W, a distance of 7.26 feet, thence bearing N88°40'25"W, a distance of 20.00 feet, thence bearing N01°19'35"E, a distance of 12.00 feet, thence bearing N88°38'33"W, a distance of 98.44 feet, to the point of intersection with the west line of the East Half of the Southwest Quarter of Section 8, thence bearing N02°32'09"E, on said west line of the East Half of the Southwest Quarter of Section 8, a distance of 309.11 feet, to the Point of Beginning, containing an area of 3.10 acres, more or less, WHICH IS CURRENTLY ZONED AS A, WILL NOW BE INCLUDED IN THE R-1-b RURAL RESIDENTIAL ESTATE ZONE, AND REPEALING PRIOR SECTION 25-1-4.

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

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

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

This is to certify that this is the official zoning district map described in §25-1-4 of the Scottsbluff Municipal Code, passed this _____ day of January, 2014.

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

Section 3. This Ordinance shall become effective upon its passage, approval and publication as provided by law.

PASSED AND APPROVED on _____, 2014.

Mayor

ATTEST:

City Clerk

(Seal)

City of Scottsbluff, Nebraska

Tuesday, February 18, 2014

Regular Meeting

Item Resolut.2

Council to consider approving the amended 2013-2014 Pay Resolution adding the position of Administration Services Support/General.

Staff Contact: Rick Kuckkahn, City Manager

Agenda Statement

Item No.

For Meeting of: February 18, 2014

AGENDA TITLE: Council to consider amended 2013-2014 pay resolution

SUBMITTED BY DEPARTMENT/ORGANIZATION: Administration

PRESENTATION BY: Rick Kuckkahn

SUMMARY EXPLANATION: Pay Resolution - combined the duties of Customer Service Clerk/Adm with the part-time Administration Assistant/Park to create the job description of Administration Services Support/General to serve the needs of multiple divisions in order to serve the public and staff more efficiently.

BOARD/COMMISSION RECOMMENDATION:

STAFF RECOMMENDATION:

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

NOTIFICATION LIST: Yes ☐ No ☐ Further Instructions ☐

APPROVAL FOR SUBMITTAL: _____
City Manager

Rev 3/1/99CClerk

CITY OF SCOTTSBLUFF

Administration Services Assistant - General(Part-time)

Description of the Job:

The Administrative Service Assistant is a support position providing customer services and a high level of administrative support for all department directors in the organization. The purpose of this position is to provide a positive, unified point of contact for both citizens and staff within City Government. This individual directly reports to the City Clerk and will be accountable for a variety of administrative responsibilities. This position requires strong written and verbal communications and computer skills, has a positive service-oriented attitude, ability to handle confidential matters, and the ability to work effectively and efficiently with little supervision. Individual may work up to 30 hours per week.

Essential Functions of the Job:

Serves as the customer service representative for the parks services, utilities and administrative services including answering questions, handling complaints, processing service order and providing direction or information in person or over the telephone.
Collect and process monies due to the City for a variety of services provided.
Process and issue a variety of registrations, permits and licenses, which may include mailing renewal notifications.
Sort and distribute all daily mail in a timely manner to all city departments.
Assist with the processing of invoices for the claims process as directed.
Assist with the bi-weekly payroll entry process as assigned.
Coordinate meetings and travel arrangements that may be related to conferences, seminars, and business travel for City staff when requested.
Provides clerical support tasks such as preparing budget spreadsheets, word processing, transcribing, drafting routine correspondences, agenda, notices, reports, extensive photocopying, etc.
Performs special projects, as assigned.
Assists City Clerk with record retention of documents and the maintenance of files and records.
Maintains files for the City Manager and the Assistant City Manager.
Responsible for coordinating volunteer opportunities for various groups.
Assist with grant research and data collections associated with grant materials.
Other related duties as assigned.

Knowledge, Skills, and Abilities:

Ability to organize and prioritize multiple tasks.
Ability to deal with the general public, elected and appointed officials and with city colleagues in a positive and supportive manner at all times.
Ability to communicate effectively both orally and in writing.
Ability to lift up to 20 pounds and to perform repetitive motions as required to perform the

essential functions of this position.

Minimum Qualifications:

Education equivalent to high school diploma with a minimum of three years secretarial experience.

Strong knowledge of and skill in the use of modern office practices, including the use of personal computer (PC), experience with Microsoft Word, Excel, spreadsheet, database management, and/or desktop publishing programs.

Ability to prioritize multiple projects and meet deadlines.

Ability to communicate with citizens and City staff effectively both orally and in writing in a positive, courteous and professional manner.

Must demonstrate good team player skills and work well with others.

A valid Nebraska Driver's license.

Preferred Qualifications:

Two years of post-secondary education with a minimum of three (3) years of secretarial experience.

Previous municipal government experience.

This job description is intended to describe the general nature and level of work to be performed by employees assigned to this classification and is not intended to be construed as an exhaustive list of all responsibilities, duties and skills of personnel so classified.

Approved: _____
City Manager

Date: _____

RESOLUTION NO.

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

1. That the following Pay Plan for officers and employees of the City of Scottsbluff, Nebraska employed in Classified Positions be approved February 18, 2014 and effective October 7, 2013.

**PAY SCHEDULE
HOURLY RATES (Based on 40 hour work week)**

<u>Grade</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>	<u>E</u>	<u>L1</u>	<u>L2</u>
2	8.40	8.82	9.26	9.73	10.21	10.72	11.26
3	8.82	9.26	9.73	10.21	10.72	11.26	11.82
4	9.26	9.73	10.21	10.72	11.26	11.82	12.41
5	9.73	10.21	10.72	11.26	11.82	12.41	13.03
6	10.21	10.72	11.26	11.82	12.41	13.03	13.68
7	10.72	11.26	11.82	12.41	13.03	13.68	14.37
8	11.26	11.82	12.41	13.03	13.68	14.37	15.09
9	11.82	12.41	13.03	13.68	14.37	15.09	15.84
10	12.41	13.03	13.68	14.37	15.09	15.84	16.63
11	13.03	13.68	14.37	15.09	15.84	16.63	17.47
12	13.68	14.37	15.09	15.84	16.63	17.47	18.34
13	14.37	15.09	15.84	16.63	17.47	18.34	19.25
14	15.09	15.84	16.63	17.47	18.34	19.25	20.22
15	15.84	16.63	17.47	18.34	19.25	20.22	21.23
16	16.63	17.47	18.34	19.25	20.22	21.23	22.29
17	17.47	18.34	19.25	20.22	21.23	22.29	23.40
18	18.34	19.25	20.22	21.23	22.29	23.40	24.57
19	19.25	20.22	21.23	22.29	23.40	24.57	25.80
20	20.22	21.23	22.29	23.40	24.57	25.80	27.09

BI-WEEKLY RATES

17	1395.88	1465.67	1538.96	1615.90	1696.70	1781.53	1870.61
18	1465.67	1538.96	1615.90	1696.70	1781.53	1870.61	1964.14
19	1538.96	1615.90	1696.70	1781.53	1870.61	1964.14	2062.35
20	1615.90	1696.70	1781.53	1870.61	1964.14	2062.35	2165.47
21	1696.70	1781.53	1870.61	1964.14	2062.35	2165.47	2273.74
22	1781.53	1870.61	1964.14	2062.35	2165.47	2273.74	2387.43
23	1870.61	1964.14	2062.35	2165.47	2273.74	2387.43	2506.80
24	1964.14	2062.35	2165.47	2273.74	2387.43	2506.80	2632.14
25	2062.35	2165.47	2273.74	2387.43	2506.80	2632.14	2763.74
26	2165.47	2273.74	2387.43	2506.80	2632.14	2763.74	2901.93
27	2273.74	2387.43	2506.80	2632.14	2763.74	2901.93	3047.03
28	2387.43	2506.80	2632.14	2763.74	2901.93	3047.03	3199.38
29	2506.80	2632.14	2763.74	2901.93	3047.03	3199.38	3359.35
30	2632.14	2763.74	2901.93	3047.03	3199.38	3359.35	3527.32
31	2763.74	2901.93	3047.03	3199.38	3359.35	3527.32	3703.68

2. That the following positions in the Classification Plan are assigned to the following Class Grades:

HOURLY POSITIONS

<u>Grade</u>	<u>Class Titles</u>	<u>Grade</u>	<u>Class Titles</u>
3	Code Enforcement Assistant	14	Wastewater Plant Operator I
5	Assistant Pool Manager	14	Water System Operator I
7	Library Technician	14	Heavy Equipment Operator
7	Pool Manager	14	Solid Waste Equip. Operator
9	Building & Grounds Custodian	15	Crew leader
9	Clerical Technician	16	Maintenance Mechanic
10	Clerk Typist	16	Finance/HR Assistant
10	Customer Services Clerk	16	Fire Prevention Officer
10	Library Assistant	17	Wastewater Plant Operator II
11	Record Technician	17	Water System Operator II
11	Humane Officer	17	Construction-Locator Spec.
12	Admin. Services Support	18	Cemetery Supervisor
12	Accounts Payable Clerk	19	Stormwater Program Specialist
12	Accounts Receivable Clerk	20	Code Administrator I
12	Admin. Records Technician		
13	Administrative Assistant		
13	Maintenance Worker		
13	Motor Equipment Operator		

EXEMPT POSITIONS

Professional, Administrative and Executive

17	Recreation Supervisor	24	Development Serv. Director
18	Utilities Adm. Coordinator	24	City Clerk/Risk Manager
18	Librarian	24	Library Director
20	GIS Analyst	24	Public Safety/Em Mgmt Dir
22	Transportation Supervisor	25	IS Coordinator
22	Park Supervisor	26	Police Captain
22	Water System Supervisor	26	Director of Parks/Recreation
22	Wastewater Plant Supervisor	26	Assistant City Manager
22	Environmental Services Supervisor	27	Director of Human Resources
22	Code Administrator II	28	Director of Public Works
22	Planner	29	Fire Chief
23	Network Administrator	30	Police Chief
23	Planning Administrator	31	Director of Finance

3. That the following pay schedule for officers and employees in Unclassified Positions of the city is approved February 18, 2014 and effective October 7, 2013.

<u>Position</u>	<u>Salary Minimum</u>	<u>Salary Maximum</u>
City Manager	Established by City Council	

**Seasonal and Part-time
Hourly Rates**

	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7
School Crossing Guard	\$7.40	\$7.55	\$7.70	\$7.85	\$8.00	\$8.15	\$8.30
Library Page	\$7.40	\$7.55	\$7.70	\$7.85	\$8.00	\$8.15	\$8.30
Laborer	\$8.00	\$8.15	\$8.30	\$8.45	\$8.60	\$8.75	\$8.90
Field Mntc. Groundskeeper	\$8.40	\$8.55	\$8.70	\$8.85	\$9.00	\$9.15	\$9.30

Recreation Aide	\$7.40	\$7.55	\$7.70	\$7.85	\$8.00	\$8.15	\$8.30
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Lifeguard	\$8.35	\$8.50	\$8.65	\$8.80	\$8.95	\$9.10	\$9.25
Head Lifeguard	\$8.65	\$8.80	\$8.95	\$9.10	\$9.25	\$9.40	\$9.55

NOTE: Pay step increase may be given after one year of service from hire date, at the discretion of the Department Head.

4. The Pay Schedule for the position of Firefighters and Fire Captains working a 56 hour week shall be the schedule approved in a Resolution adopted by the Mayor and City Council on February 18, 2014 and effective October 7, 2013.

<u>Class Title</u>	<u>Hourly Pay Schedule (56 hour week)</u>							
	1	2	3	4	5	6	7	8
Firefighter	12.28	12.88	13.50	14.16	14.85	15.57	16.32	17.11
Fire Captain	15.92	16.69	17.49	18.33	19.21	20.13	21.10	22.11

5. That the Pay Schedule for the position of Patrol Officer and Police Sergeant shall be the Schedule approved in a resolution approved by the Mayor and City Council on November 18, 2013 to be effective October 7, 2013.

<u>Class Title</u>	<u>Hourly Pay Schedule</u>							
	1	2	3	4	5	6	7	8
Patrol Officer	17.35	18.20	19.09	20.03	21.01	22.03	23.11	24.26
Police Sergeant	20.96	21.92	22.93	23.99	25.09	26.24	27.44	28.71

6. Resolution No. 13-11-01 and all other resolutions in conflict with this resolution are repealed.

Passed and approved this 18th day of February, 2014.

Mayor

ATTEST:

City Clerk