

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

Regular Meeting
June 6, 2016
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 (Items in the consent calendar are proposed for adoption by one action for all items unless any member of the council requests that an item be considered separately.):
 - a) Approve the minutes of the May 31, 2016 Regular Meeting.
 - b) Council to set a public hearing for June 20, 2016 at 6:05 p.m. to consider a text change Ordinance regarding permanent cosmetic facilities.
 - c) Council to acknowledge a claim from Nicci Vorse for personal property damage and forward to the city's insurance carrier.
7. Claims:
 - a) Regular claims
 - b) Council to approve a change order from Infinity Construction for Paving District #312.
 - c) Council to approve payment of claim by warrant for Paving District #312, Reganis 12th Ave.
 - d) Council to approve payment of claim by warrant for Paving District #313, Avenue G – Owen Development.
8. Public Hearings:
 - a) Council to conduct a public hearing at 6:05 p.m. to consider a Class I Liquor License for Chili's Grill & Bar, 826 West 36th St., Scottsbluff, NE.
 - b) Council to conduct a public hearing at 6:05 p.m. to consider the Redevelopment Plan for the Five 22 Developing LLC housing development located at lots 1-10, and lots 13-23, Rosenberger Addition located on Ave. G between West

Overland and 11th Street.

- c) Council to consider the Resolution approving the Redevelopment Plan for the Five 22 Developing LLC Housing Development.
 - d) Council to conduct a public hearing at 6:05 p.m. to consider an Ordinance creating requirements for the placement of shipping containers.
9. Petitions, Communications, Public Input:
- a) Council to consider participating as a partner community in the Nebraska Walkable Communities Project.
 - b) Council to receive a report from Thomas P. Miller and Associates.
 - c) Council to consider approval of the Target Industries One-Pager.
10. Subdivisions & Public Improvements:
- a) Council to receive report and recommendation from the Business Improvement District board on the Downtown Plaza Project and consider endorsement of their recommendation.
 - b) Council to consider awarding the bid for demolition of properties located at 23 East 18th St and 15 East 18th Street to Paul Reed Construction in the amount of \$28,084.00.
 - c) Council to authorize Mayor to sign Greener Nebraska Towns Grant Application for \$25,000 of grant funds for the Downtown Plaza Project.
11. Resolution & Ordinances:
- a) Council to consider an Ordinance approving the sale of six acres of city-owned property in Immigrant Trail Subdivision to James Becker (second reading).
 - b) Council to remove from the table the contract selling approximately six acres of city owned property located at Immigrant Trail Subdivision to James Becker in the amount of \$51,000.00 and authorize the Mayor to execute the contract (May 16, 2016).
 - c) Council to consider the contract selling approximately six acres of city owned property located at Immigrant Trail Subdivision to James Becker in the amount of \$51,000.00 and authorize the Mayor to execute the contract.
12. Reports from Staff, Boards & Commissions:
- a) Council to consider authorizing MC Schaff and Associates to conduct a Phase 1 Environmental Site Assessment, and subsequent assessments if required, for the NPPD Solar project.
 - b) Council to consider an offer to purchase city owned property located at the corner of 17th St. and 1st Ave. from Valley Bank and Trust.
13. Executive Session
- a) (Council reserves the right to enter into closed session if deemed necessary if the item is on the agenda.)
14. Public Comments: The purpose of this agenda item is to allow for public comment of items for potential discussion at a future Council Meeting. Comments brought to the Council are for information only. The Council will not take any action on the item

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

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

City of Scottsbluff, Nebraska

Monday, June 6, 2016

Regular Meeting

Item Consent1

Approve the minutes of the May 31, 2016 Regular Meeting.

Staff Contact: Cindy Dickinson, City Clerk

Regular Meeting
May 31, 2016

The Scottsbluff City Council met in a regular meeting on Tuesday, May 31, 2016 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 May 27, 2016, in the Star Herald, a newspaper published and of general circulation in the City. The notice stated the date, hour and place of the meeting, that the meeting would be open to the public, that anyone with a disability desiring reasonable accommodations to attend the Council meeting should contact the City Clerk's Office, and that an agenda of the meeting kept continuously current was available for public inspection at the office of the City Clerk in city hall; provided, the City Council could modify the agenda at the meeting if it determined that an emergency so required. A similar notice, together with a copy of the agenda, also had been 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 May 27, 2016. 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: Randy Meininger, Raymond Gonzales, Jordan Colwell, Scott Shaver and Mark McCarthy. Absent: None. Mayor Meininger asked if there were any changes to the agenda. There were none.

Mayor Meininger asked if any citizens with business not scheduled on the agenda wished to include an item providing the City Council determines the item requires emergency action. There were none. Moved by Mayor Meininger, seconded by Council Member McCarthy that, "the minutes of the May 16, 2016 Regular Meeting be approved," "YEAS", Colwell, Meininger, McCarthy, and Gonzales, "NAYS" Shaver. Absent: None.

Pam Pritchard, Organizer for the Farmer's Market, presented her permit request to the City Council for the event that will take place every Saturday morning from June 4, 2016 to September 24, 2016. Council Member Shaver asked what they use the funds for that they receive from the vendors. Ms. Pritchard responded that most of the funds go to advertising expenses. The City does not charge a fee for the use of the parking lot and street for the Farmers Market. Moved by Mayor Meininger, seconded by Council Member Colwell, "to approve the Business Promotional Event Permit for the Downtown Scottsbluff Association, sponsors of the "Farmers Market" at the 18th Street Mini-Park on Saturday mornings, 6/4/16 – 9/24/16 6:00 a.m. to 12:00 p.m., including closure of 18th St. between Broadway and 1st Ave.," "YEAS", Colwell, Meininger, McCarthy, and Gonzales, "NAYS" Shaver. Absent: None.

Goal Setting – City Manager Nathan Johnson presented some examples of goals from other communities and the following list of Potential City of Scottsbluff City Council Goals. He explained that the broad policy goals of Fiscal Health and Responsibility, Public Infrastructure and Services and Economic Development are reflected in the budget. The staff is also working on goals so they can see if they are on track with what the City Council wants. The details of these goals will be worked on at the staff level.

**Potential City of Scottsbluff
City Council Goals
2016-2017**

Fiscal Health & Responsibility

- Maintain sound financial policies
- Ensure reasonable City rates and fees
- Maintain a fiscal model balancing short-term and long-term needs
- Apply strategies to promote sustainability of City services
- Carefully balanced land planning reflecting sound land use principles

Public Infrastructure & Services

- Proactively maintain infrastructure for current and future needs
- Provide sound utility systems
 - Provide safe and reliable water
 - Provide sound wastewater facilities
- Maintain Public Safety responsiveness
- Promote Public Safety initiatives and awareness
 - Fire Prevention education
 - Police Department activities
- Encourage livability through healthy lifestyles and quality of life
 - Parks & Recreation amenities
 - Library educational opportunities
 - Strengthen community service partnerships and regional collaboration
- Promote customer service

Economic Development

- Revitalization of Business and Residential Districts
- Implement Regional Economic Development Plan
- Market the City

Council agreed that the top priorities are infrastructure and public safety. Other concerns include a need to pay down the debt, keep utility rates minimal, and increase revenue. With the general fund operating primarily with sales tax revenue, it is becoming difficult to fund all general fund departments at the present level. Staff and council will need to explore alternative funding sources. Council directed staff to provide an estimate of what a ¼% to ½% increase in the levy would generate. Council discussed other sources of revenue including a lodging and restaurant tax.

Dana Weber, 1301 Idlewylde, Planning Commission member, commented that the walking and biking pathways should also be included in the Council goals. Staff will check to see if LB 840 funds could possibly be used on the pathways, and investigate other ways to utilize the LB840 funds.

Council agreed with the list of goals provided by City Manager Johnson, which will be reflected and detailed in the upcoming budget discussions.

Under Council Reports, Mayor Meininger reported that the 911 committee will meet June 2nd to make a recommendation on the CAD system. He also complimented Mark Bohl and the Public Works department for their work diverting the water away from Riverside Park and the Riverside Discovery Center.

City Clerk Dickinson thanked Council Members Gonzales and McCarthy for their part in donating and transporting 1 lb. bags of beans for the attendee welcome bags to the International Institute of Municipal Clerks conference last week, which was held in Omaha.

Moved by Council Member Shaver, seconded by Council Member Colwell, “to adjourn the meeting at 7:07 p.m.” “YEAS”, Gonzales, Meininger, McCarthy, Shaver and Colwell “NAYS”, None. Absent: None.

Mayor

Attest:

City Clerk
“SEAL”

City of Scottsbluff, Nebraska

Monday, June 6, 2016

Regular Meeting

Item Consent2

Council to set a public hearing for June 20, 2016 at 6:05 p.m. to consider a text change Ordinance regarding permanent cosmetic facilities.

Staff Contact: Annie Urdiales, Planning Administrator

City of Scottsbluff, Nebraska

Monday, June 6, 2016

Regular Meeting

Item Consent3

Council to acknowledge a claim from Nicci Vorse for personal property damage and forward to the city's insurance carrier.

Staff Contact: Cindy Dickinson, City Clerk



Please forward ASAP to:
 L.A.R.M.
 League Association of Risk Management
 1335 L Street, Suite 200
 Lincoln, NE 68508
 Phone: (888) 553-5276
 Fax: (402) 476-4089

General Liability Loss Notice

MEMBER

MEMBER NAME:

Scottsbluff

CONTACT NAME:

Cindy Dickinson

PHONE:

308.630.6221

LOSS

DATE AND TIME OF LOSS: 11/2015 (approx)

HAS THIS LOSS BEEN PREVIOUS REPORTED? no

DATE:

TO WHOM:

LOCATION OF ACCIDENT (INCLUDE CITY & STATE): 1926 Ave B, Scottsbluff, NE 69361

DESCRIPTION OF ACCIDENT (INCLUDE WEATHER CONDITIONS AND OTHER OBSERVATIONS):

Water meter leaking for many years causing mold, resulting in health issues for the owner

CLAIMANT NOTIFICATION OF LOSS TO CITY:

- NONE
- AT TIME OF LOSS
- ORAL NOTICE OF LOSS TO:
- WRITTEN NOTICE HAS BEEN PROVIDED TO CITY AS SPECIFIED IN THE POLITICAL SUBDIVISION TORT CLAIMS ACT

(NE REV. STAT. § 13-905)

** ATTACH COPY OF ALL AVAILABLE DOCUMENTS, I.E. POLICE REPORT, ACCIDENT INVESTIGATION REPORTS, CLAIMANT NOTICE.

CLAIMANT INFORMATION

NAME AND ADDRESS OF CLAIMANT(S):

Nikki Varse
 1926 Ave. B
 Scottsbluff, NE 69361

PHONE:

308.672.0791

OTHER PHONE:

*** BODILY INJURY LOSS ***

DESCRIBE INJURY

mold allergy

WAS MEDICAL TREATMENT PROVIDED?

CLINIC/HOSPITAL: _____

PHONE: _____

PHYSICIAN NAME: _____

PHYSICIAN PHONE: _____

IS CLAIMANT A MINOR? YES NO

*** PROPERTY DAMAGE LOSS ***

DESCRIBE DAMAGED PROPERTY:

mold in basement

WHERE CAN PROPERTY BE SEEN:

ESTIMATE OF LOSS: \$ _____

CONTACT PERSON TO VIEW DAMAGED PROPERTY:

NAME: _____

PHONE: _____

WITNESSES

NAME & ADDRESS

MEMBER/EMPLOYEE

BUSINESS PHONE

HOME PHONE

YES NO

YES NO

MEMBER COMMENTS / CONCERNS / SPECIAL INSTRUCTIONS (ATTACH A SEPARATE SHEET IF NECESSARY):

REPORTED BY: Property owner

DATE:

THIS LOSS NOTICE WAS COMPLETED BY (PRINT NAME AND TITLE):

Cindy Dickinson, City Clerk

SIGNATURE:

Cindy Dickinson

cdickins@scottsbluff.org

DATE:

6/2/16

City of Scottsbluff, Nebraska

Monday, June 6, 2016

Regular Meeting

Item Claims1

Regular claims

Staff Contact: Liz Hilyard, Finance Director



Expense Approval Report

By Vendor Name

Post Dates 5/17/2016 - 6/6/2016

Description (Payable)	Account Name	(None)	(None)	(None)	Amount
Vendor: 08424 - 21st CENTURY WATER TEHNOLOGIES, LLC					
Fund: 111 - GENERAL					
GROUNDS MAINT	GROUNDS MAINTENANCE				306.16
					Fund 111 - GENERAL Total:
					306.16
					Vendor 08424 - 21st CENTURY WATER TEHNOLOGIES, LLC Total:
					306.16
Vendor: 00743 - 3M COMPANY					
Fund: 212 - TRANSPORTATION					
PAVEMENT MARKING TAPE	DEPARTMENT SUPPLIES				14,850.00
					Fund 212 - TRANSPORTATION Total:
					14,850.00
					Vendor 00743 - 3M COMPANY Total:
					14,850.00
Vendor: 09647 - ABSHIRE BEN					
Fund: 111 - GENERAL					
REFUND	CAMPGROUND FEES				150.00
					Fund 111 - GENERAL Total:
					150.00
					Vendor 09647 - ABSHIRE BEN Total:
					150.00
Vendor: 00460 - ACCELERATED RECEIVABLES SOLUTIONS					
Fund: 713 - CASH & INVESTMENT POOL					
WAGE ATTACHMENT	WAGE ATTACHMENT EE PAY				505.89
WAGE ATTACHMENT	WAGE ATTACHMENT EE PAY				505.89
					Fund 713 - CASH & INVESTMENT POOL Total:
					1,011.78
					Vendor 00460 - ACCELERATED RECEIVABLES SOLUTIONS Total:
					1,011.78
Vendor: 00393 - ACTION COMMUNICATIONS INC.					
Fund: 212 - TRANSPORTATION					
NEW TWO WAY RADIO FOR PIC...	DEPARTMENT SUPPLIES				582.10
					Fund 212 - TRANSPORTATION Total:
					582.10
					Vendor 00393 - ACTION COMMUNICATIONS INC. Total:
					582.10
Vendor: 07593 - AIRPORT DEVELOPMENT,LLC					
Fund: 321 - TIF PROJECTS					
TIF	DEBT SVC(PRINC) - TIF				3,147.09
TIF	DEBT SVC (INT) - TIF				14,355.86
					Fund 321 - TIF PROJECTS Total:
					17,502.95
					Vendor 07593 - AIRPORT DEVELOPMENT,LLC Total:
					17,502.95
Vendor: 00310 - ALAMAR CORP					
Fund: 111 - GENERAL					
UNIFORMS/EQUIP MAINT	UNIFORMS & CLOTHING				401.14
UNIFORMS/EQUIP MAINT	EQUIPMENT MAINTENANCE				139.96
UNIFORMS	UNIFORMS & CLOTHING				30.98
					Fund 111 - GENERAL Total:
					572.08
					Vendor 00310 - ALAMAR CORP Total:
					572.08
Vendor: 03711 - AMAZON.COM HEADQUARTERS					
Fund: 111 - GENERAL					
Misc.	JANITORIAL SUPPLIES				115.92
Misc.	BOOKS				44.26
					Fund 111 - GENERAL Total:
					160.18
Fund: 211 - REGIONAL LIBRARY					
Misc.	AUDIOVISUAL SUPPLIES				28.95
					Fund 211 - REGIONAL LIBRARY Total:
					28.95
					Vendor 03711 - AMAZON.COM HEADQUARTERS Total:
					189.13

Expense Approval Report

Post Dates: 5/17/2016 - 6/6/2016

Description (Payable)	Account Name	(None)	(None)	(None)	Amount
Vendor: 05044 - ASSOCIATED SUPPLY CO, INC					
Fund: 111 - GENERAL					
BLDG MAINT	BUILDING MAINTENANCE				6,004.53
					Fund 111 - GENERAL Total:
					6,004.53
					Vendor 05044 - ASSOCIATED SUPPLY CO, INC Total:
					6,004.53
Vendor: 06781 - ASSURITY LIFE INSURANCE CO					
Fund: 713 - CASH & INVESTMENT POOL					
LIFE INSURANCE	LIFE INS EE PAYABLE				34.36
					Fund 713 - CASH & INVESTMENT POOL Total:
					34.36
					Vendor 06781 - ASSURITY LIFE INSURANCE CO Total:
					34.36
Vendor: 01986 - AULICK LEASING CORP					
Fund: 111 - GENERAL					
GROUND MAINT	GROUNDS MAINTENANCE				544.69
					Fund 111 - GENERAL Total:
					544.69
					Vendor 01986 - AULICK LEASING CORP Total:
					544.69
Vendor: 04575 - AUTOZONE STORES, INC					
Fund: 111 - GENERAL					
VEH MAINT	VEHICLE MAINTENANCE				18.49
repair parts	VEHICLE MAINTENANCE				14.22
					Fund 111 - GENERAL Total:
					32.71
					Vendor 04575 - AUTOZONE STORES, INC Total:
					32.71
Vendor: 00295 - B & H INVESTMENTS, INC					
Fund: 111 - GENERAL					
DEPT SUPP	DEPARTMENT SUPPLIES				38.50
BLDG MAINT	BUILDING MAINTENANCE				10.25
BLDG MAINT	BUILDING MAINTENANCE				10.25
BLDG MAINT	BUILDING MAINTENANCE				10.25
BLDG MAINT	BUILDING MAINTENANCE				10.25
					Fund 111 - GENERAL Total:
					79.50
Fund: 621 - ENVIRONMENTAL SERVICES					
dept supplies	DEPARTMENT SUPPLIES				23.50
dept supplies	DEPARTMENT SUPPLIES				16.50
dept supplies	DEPARTMENT SUPPLIES				78.29
					Fund 621 - ENVIRONMENTAL SERVICES Total:
					118.29
					Vendor 00295 - B & H INVESTMENTS, INC Total:
					197.79
Vendor: 00241 - BAKER & ASSOCIATES INC					
Fund: 223 - KENO					
CLEVELAND FIELD SUPPLIES	DEPARTMENT SUPPLIES				2,790.51
					Fund 223 - KENO Total:
					2,790.51
					Vendor 00241 - BAKER & ASSOCIATES INC Total:
					2,790.51
Vendor: 00309 - BATT, GARY					
Fund: 111 - GENERAL					
DEPT SUP	DEPARTMENT SUPPLIES				30.29
					Fund 111 - GENERAL Total:
					30.29
					Vendor 00309 - BATT, GARY Total:
					30.29
Vendor: 00405 - BLUFFS SANITARY SUPPLY INC.					
Fund: 111 - GENERAL					
JANIT SUPPL	JANITORIAL SUPPLIES				29.25
JANIT SUPPL	JANITORIAL SUPPLIES				29.24
DEPT SUPP	DEPARTMENT SUPPLIES				110.00
Jan sup	JANITORIAL SUPPLIES				17.98
DEPT SUPP	DEPARTMENT SUPPLIES				66.10
					Fund 111 - GENERAL Total:
					252.57

Expense Approval Report

Post Dates: 5/17/2016 - 6/6/2016

Description (Payable)	Account Name	(None)	(None)	(None)	Amount
Fund: 212 - TRANSPORTATION					
SUPP - HAND CLEANER FOR CE...	DEPARTMENT SUPPLIES				84.55
					Fund 212 - TRANSPORTATION Total:
					84.55
Fund: 621 - ENVIRONMENTAL SERVICES					
dept supplies	DEPARTMENT SUPPLIES				127.98
					Fund 621 - ENVIRONMENTAL SERVICES Total:
					127.98
Fund: 661 - STORMWATER					
DEPT SUP	DEPARTMENT SUPPLIES				38.95
					Fund 661 - STORMWATER Total:
					38.95
					Vendor 00405 - BLUFFS SANITARY SUPPLY INC. Total:
					504.05
Vendor: 02103 - BRODART CO					
Fund: 111 - GENERAL					
Dep sup	DEPARTMENT SUPPLIES				339.28
					Fund 111 - GENERAL Total:
					339.28
					Vendor 02103 - BRODART CO Total:
					339.28
Vendor: 00091 - BSN SPORTS, INC					
Fund: 111 - GENERAL					
GRUNDS MAINT	GROUNDS MAINTENANCE				386.08
					Fund 111 - GENERAL Total:
					386.08
					Vendor 00091 - BSN SPORTS, INC Total:
					386.08
Vendor: 00055 - CARR- TRUMBULL LUMBER CO, INC.					
Fund: 212 - TRANSPORTATION					
SUPP - SIDING	DEPARTMENT SUPPLIES				43.58
SUPP - NAILS	DEPARTMENT SUPPLIES				61.05
PLYWOOD FOR FLOODING AT Z...	DEPARTMENT SUPPLIES				53.80
					Fund 212 - TRANSPORTATION Total:
					158.43
					Vendor 00055 - CARR- TRUMBULL LUMBER CO, INC. Total:
					158.43
Vendor: 09519 - CASTILLO P RICHARD					
Fund: 111 - GENERAL					
CONTRACTUAL	CONTRACTUAL SERVICES				270.00
					Fund 111 - GENERAL Total:
					270.00
					Vendor 09519 - CASTILLO P RICHARD Total:
					270.00
Vendor: 07911 - CELLCO PARTNERSHIP					
Fund: 111 - GENERAL					
CELL PHONE	TELEPHONE				506.98
Two month cell fire	CELLULAR PHONE				430.88
					Fund 111 - GENERAL Total:
					937.86
					Vendor 07911 - CELLCO PARTNERSHIP Total:
					937.86
Vendor: 07376 - CHRIS BURBACH					
Fund: 111 - GENERAL					
TRAVEL EXPENSE	SCHOOL & CONFERENCE				99.00
					Fund 111 - GENERAL Total:
					99.00
					Vendor 07376 - CHRIS BURBACH Total:
					99.00
Vendor: 02396 - CITIBANK N.A.					
Fund: 111 - GENERAL					
DEPT SUPP	DEPARTMENT SUPPLIES				60.99
					Fund 111 - GENERAL Total:
					60.99
Fund: 631 - WASTEWATER					
DEPT SUP	DEPARTMENT SUPPLIES				61.98
DEPT SUP	DEPARTMENT SUPPLIES				39.99
					Fund 631 - WASTEWATER Total:
					101.97
					Vendor 02396 - CITIBANK N.A. Total:
					162.96

Expense Approval Report

Post Dates: 5/17/2016 - 6/6/2016

Description (Payable)	Account Name	(None)	(None)	(None)	Amount
Vendor: 00484 - CITY OF GERING					
Fund: 111 - GENERAL					
CONTRACTUAL	CONTRACTUAL SERVICES				75.48
					Fund 111 - GENERAL Total:
					75.48
Fund: 641 - WATER					
EQUIPMENT	EQUIPMENT				13,375.00
					Fund 641 - WATER Total:
					13,375.00
					Vendor 00484 - CITY OF GERING Total:
					13,450.48
Vendor: 01976 - CLARK PRINTING LLC					
Fund: 111 - GENERAL					
DEPT SUPP	DEPARTMENT SUPPLIES				846.12
					Fund 111 - GENERAL Total:
					846.12
					Vendor 01976 - CLARK PRINTING LLC Total:
					846.12
Vendor: 03010 - COLONIAL LIFE & ACCIDENT INSURANCE COMPANY					
Fund: 713 - CASH & INVESTMENT POOL					
SUPPLEMENTAL INS	LIFE INS EE PAYABLE				22.75
SUPPLEMENTAL INS	DIS INC INS EE PAYABLE				25.95
					Fund 713 - CASH & INVESTMENT POOL Total:
					48.70
					Vendor 03010 - COLONIAL LIFE & ACCIDENT INSURANCE COMPANY Total:
					48.70
Vendor: 02995 - CONSOLIDATED MANAGEMENT COMPANY					
Fund: 111 - GENERAL					
SCHOOLS & CONF	SCHOOL & CONFERENCE				97.36
SCHOOLS & CONF	SCHOOL & CONFERENCE				97.36
SCHOOLS & CONF	SCHOOL & CONFERENCE				84.68
					Fund 111 - GENERAL Total:
					279.40
					Vendor 02995 - CONSOLIDATED MANAGEMENT COMPANY Total:
					279.40
Vendor: 02655 - CONTINUUM EAP					
Fund: 111 - GENERAL					
WELLNESS CHALLENGE	DEPARTMENT SUPPLIES				119.00
					Fund 111 - GENERAL Total:
					119.00
					Vendor 02655 - CONTINUUM EAP Total:
					119.00
Vendor: 00267 - CONTRACTORS MATERIALS INC.					
Fund: 212 - TRANSPORTATION					
SUPP - ADA PANEL, WOOD STA...	DEPARTMENT SUPPLIES				340.50
					Fund 212 - TRANSPORTATION Total:
					340.50
Fund: 213 - CEMETERY					
DEPT SUPP	DEPARTMENT SUPPLIES				173.32
					Fund 213 - CEMETERY Total:
					173.32
Fund: 621 - ENVIRONMENTAL SERVICES					
dept supplies	DEPARTMENT SUPPLIES				98.79
					Fund 621 - ENVIRONMENTAL SERVICES Total:
					98.79
					Vendor 00267 - CONTRACTORS MATERIALS INC. Total:
					612.61
Vendor: 00571 - CORNHUSKER MARRIOTT HOTEL.					
Fund: 111 - GENERAL					
SCHOOL & CONF	SCHOOL & CONFERENCE				476.00
					Fund 111 - GENERAL Total:
					476.00
					Vendor 00571 - CORNHUSKER MARRIOTT HOTEL. Total:
					476.00
Vendor: 00714 - COZY, INC					
Fund: 661 - STORMWATER					
CONTRACTUAL SVC	CONTRACTUAL SERVICES				920.00
					Fund 661 - STORMWATER Total:
					920.00
					Vendor 00714 - COZY, INC Total:
					920.00

Expense Approval Report

Post Dates: 5/17/2016 - 6/6/2016

Description (Payable)	Account Name	(None)	(None)	(None)	Amount
Vendor: 06564 - CREDIT MANAGEMENT SERVICES INC.					
Fund: 713 - CASH & INVESTMENT POOL					
WAGE ATTACHEMENT	WAGE ATTACHMENT EE PAY				211.09
				Fund 713 - CASH & INVESTMENT POOL Total:	211.09
				Vendor 06564 - CREDIT MANAGEMENT SERVICES INC. Total:	211.09
Vendor: 09655 - CRISSMAN MARK					
Fund: 111 - GENERAL					
LEGAL	WITNESS FEES				23.24
				Fund 111 - GENERAL Total:	23.24
				Vendor 09655 - CRISSMAN MARK Total:	23.24
Vendor: 07689 - CYNTHIA GREEN					
Fund: 111 - GENERAL					
DEPT SUPP	DEPARTMENT SUPPLIES				325.99
DEPT SUPP	DEPARTMENT SUPPLIES				14.98
Dep sup	DEPARTMENT SUPPLIES				105.17
Dep sup	DEPARTMENT SUPPLIES				68.34
				Fund 111 - GENERAL Total:	514.48
				Vendor 07689 - CYNTHIA GREEN Total:	514.48
Vendor: 03321 - DALE'S TIRE & RETREADING, INC.					
Fund: 111 - GENERAL					
EQUIP MAINT	EQUIPMENT MAINTENANCE				34.56
VEH MAINT	VEHICLE MAINTENANCE				15.00
VEH MAINT	VEHICLE MAINTENANCE				32.24
				Fund 111 - GENERAL Total:	81.80
Fund: 621 - ENVIRONMENTAL SERVICES					
vehicle mtnc	VEHICLE MAINTENANCE				15.00
				Fund 621 - ENVIRONMENTAL SERVICES Total:	15.00
Fund: 631 - WASTEWATER					
EQUIP MAINT	EQUIPMENT MAINTENANCE				60.00
				Fund 631 - WASTEWATER Total:	60.00
				Vendor 03321 - DALE'S TIRE & RETREADING, INC. Total:	156.80
Vendor: 06739 - DANKO EMERGENCY EQUIPMENT COMPANY					
Fund: 111 - GENERAL					
UNIFORMS	UNIFORMS & CLOTHING				31.65
				Fund 111 - GENERAL Total:	31.65
Fund: 218 - PUBLIC SAFETY					
remote hydrant valve and brac...	DEPARTMENT SUPPLIES				2,077.96
				Fund 218 - PUBLIC SAFETY Total:	2,077.96
				Vendor 06739 - DANKO EMERGENCY EQUIPMENT COMPANY Total:	2,109.61
Vendor: 00404 - DAS STATE ACCOUNTING-CENTRAL FINANCE					
Fund: 111 - GENERAL					
Monthly Long Distance	TELEPHONE				6.16
Monthly Long Distance	TELEPHONE				4.57
Monthly Long Distance	TELEPHONE				9.86
Monthly Long Distance	TELEPHONE				2.72
Monthly Long Distance	TELEPHONE				0.94
Monthly Long Distance	TELEPHONE				5.22
Monthly Long Distance	TELEPHONE				6.43
Monthly Long Distance	TELEPHONE				59.40
Monthly Long Distance	TELEPHONE				15.37
Monthly Long Distance	TELEPHONE				2.50
Monthly Long Distance	TELEPHONE				2.35
TELEPHONE	TELEPHONE				5.90
				Fund 111 - GENERAL Total:	121.42

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Description (Payable)	Account Name	(None)	(None)	(None)	Amount
Fund: 212 - TRANSPORTATION					
Monthly Long Distance	TELEPHONE				8.34
					Fund 212 - TRANSPORTATION Total:
					8.34
Fund: 213 - CEMETERY					
Monthly Long Distance	TELEPHONE				3.71
					Fund 213 - CEMETERY Total:
					3.71
Fund: 621 - ENVIRONMENTAL SERVICES					
Monthly Long Distance	TELEPHONE				6.53
					Fund 621 - ENVIRONMENTAL SERVICES Total:
					6.53
Fund: 631 - WASTEWATER					
Monthly Long Distance	TELEPHONE				5.86
					Fund 631 - WASTEWATER Total:
					5.86
Fund: 641 - WATER					
Monthly Long Distance	TELEPHONE				3.16
					Fund 641 - WATER Total:
					3.16
Fund: 661 - STORMWATER					
Monthly Long Distance	TELEPHONE				2.43
					Fund 661 - STORMWATER Total:
					2.43
Fund: 721 - GIS SERVICES					
Monthly Long Distance	TELEPHONE				1.52
					Fund 721 - GIS SERVICES Total:
					1.52
					Vendor 00404 - DAS STATE ACCOUNTING-CENTRAL FINANCE Total:
					152.97
Vendor: 00573 - DEMCO, INC					
Fund: 111 - GENERAL					
Dep sup	DEPARTMENT SUPPLIES				626.29
					Fund 111 - GENERAL Total:
					626.29
					Vendor 00573 - DEMCO, INC Total:
					626.29
Vendor: 00311 - DICKINSON, CINDY					
Fund: 111 - GENERAL					
TRAVEL EXPENSE	BUSINESS TRAVEL				120.78
					Fund 111 - GENERAL Total:
					120.78
					Vendor 00311 - DICKINSON, CINDY Total:
					120.78
Vendor: 09649 - DIEFENBACH CODY					
Fund: 111 - GENERAL					
REFUND	CAMPGROUND FEES				150.00
					Fund 111 - GENERAL Total:
					150.00
					Vendor 09649 - DIEFENBACH CODY Total:
					150.00
Vendor: 09557 - DILLMAN NANCY					
Fund: 111 - GENERAL					
Dep sup	DEPARTMENT SUPPLIES				63.66
					Fund 111 - GENERAL Total:
					63.66
					Vendor 09557 - DILLMAN NANCY Total:
					63.66
Vendor: 07421 - DUANE E. WOHLERS					
Fund: 621 - ENVIRONMENTAL SERVICES					
disposal fees	DISPOSAL FEES				450.00
					Fund 621 - ENVIRONMENTAL SERVICES Total:
					450.00
					Vendor 07421 - DUANE E. WOHLERS Total:
					450.00
Vendor: 09547 - ECOVERSE INDUSTRIES, LTD					
Fund: 631 - WASTEWATER					
DEPT SUP	DEPARTMENT SUPPLIES				7,900.00
					Fund 631 - WASTEWATER Total:
					7,900.00
					Vendor 09547 - ECOVERSE INDUSTRIES, LTD Total:
					7,900.00

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Description (Payable)	Account Name	(None)	(None)	(None)	Amount
Vendor: 09486 - ELECTRONIC RECYCLERS, INC					
Fund: 621 - ENVIRONMENTAL SERVICES					
disposal fees	DISPOSAL FEES				6,757.20
				Fund 621 - ENVIRONMENTAL SERVICES Total:	6,757.20
				Vendor 09486 - ELECTRONIC RECYCLERS, INC Total:	6,757.20
Vendor: 09345 - ELIZABETH HILYARD					
Fund: 111 - GENERAL					
TRAVEL EXPENSE - GFOA CONF...	SCHOOL & CONFERENCE				217.54
				Fund 111 - GENERAL Total:	217.54
				Vendor 09345 - ELIZABETH HILYARD Total:	217.54
Vendor: 01003 - ELLIOTT EQUIPMENT COMPANY INC.					
Fund: 621 - ENVIRONMENTAL SERVICES					
vehicle mtnc	VEHICLE MAINTENANCE				55.30
				Fund 621 - ENVIRONMENTAL SERVICES Total:	55.30
				Vendor 01003 - ELLIOTT EQUIPMENT COMPANY INC. Total:	55.30
Vendor: 03950 - ENERGY LABORATORIES, INC					
Fund: 641 - WATER					
SAMPLES	SAMPLES				54.00
				Fund 641 - WATER Total:	54.00
				Vendor 03950 - ENERGY LABORATORIES, INC Total:	54.00
Vendor: 09479 - ENGINEERED EQUIPMENT SOLUTIONS INC					
Fund: 631 - WASTEWATER					
EQUIP MAINT	EQUIPMENT MAINTENANCE				178.26
				Fund 631 - WASTEWATER Total:	178.26
				Vendor 09479 - ENGINEERED EQUIPMENT SOLUTIONS INC Total:	178.26
Vendor: 09081 - ESQUIO RIOS JR					
Fund: 111 - GENERAL					
CONTRACTUAL	CONTRACTUAL SERVICES				360.00
				Fund 111 - GENERAL Total:	360.00
				Vendor 09081 - ESQUIO RIOS JR Total:	360.00
Vendor: 07574 - FAT BOYS TIRE AND AUTO					
Fund: 111 - GENERAL					
VEH MAINT	VEHICLE MAINTENANCE				348.00
				Fund 111 - GENERAL Total:	348.00
				Vendor 07574 - FAT BOYS TIRE AND AUTO Total:	348.00
Vendor: 00548 - FEDERAL EXPRESS CORPORATION					
Fund: 631 - WASTEWATER					
POSTAGE	POSTAGE				20.06
				Fund 631 - WASTEWATER Total:	20.06
Fund: 641 - WATER					
POSTAGE	POSTAGE				44.96
				Fund 641 - WATER Total:	44.96
				Vendor 00548 - FEDERAL EXPRESS CORPORATION Total:	65.02
Vendor: 00794 - FLOYD'S TRUCK CENTER, INC					
Fund: 212 - TRANSPORTATION					
NEW 2017 FREIGHTLINER D. TR...	EQUIPMENT				107,877.00
				Fund 212 - TRANSPORTATION Total:	107,877.00
Fund: 621 - ENVIRONMENTAL SERVICES					
vehicle mtnc	VEHICLE MAINTENANCE				503.20
vehicle mtnc	VEHICLE MAINTENANCE				713.96
vehicle mtnc	VEHICLE MAINTENANCE				-144.00
vehicle mtnc	VEHICLE MAINTENANCE				-251.60
				Fund 621 - ENVIRONMENTAL SERVICES Total:	821.56

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Description (Payable)	Account Name	(None)	(None)	(None)	Amount	
Fund: 631 - WASTEWATER						
VEH MAINT	VEHICLE MAINTENANCE				76.29	
					Fund 631 - WASTEWATER Total:	76.29
					Vendor 00794 - FLOYD'S TRUCK CENTER, INC Total:	108,774.85
Vendor: 09563 - FORCE AMERICA DISTRIBUTING LLC						
Fund: 111 - GENERAL						
VEH MAINT	VEHICLE MAINTENANCE				476.62	
					Fund 111 - GENERAL Total:	476.62
					Vendor 09563 - FORCE AMERICA DISTRIBUTING LLC Total:	476.62
Vendor: 07904 - FREMONT MOTOR SCOTTSBLUFF, LLC						
Fund: 111 - GENERAL						
VEH MAINT	VEHICLE MAINTENANCE				156.43	
					Fund 111 - GENERAL Total:	156.43
					Vendor 07904 - FREMONT MOTOR SCOTTSBLUFF, LLC Total:	156.43
Vendor: 00022 - GENERAL ELECTRIC CAPITAL CORPORATION						
Fund: 111 - GENERAL						
department supplies	DEPARTMENT SUPPLIES				36.75	
department supplies	DEPARTMENT SUPPLIES				27.00	
department supplies	DEPARTMENT SUPPLIES				32.70	
DEPT SUPP	DEPARTMENT SUPPLIES				58.60	
Dep sup	DEPARTMENT SUPPLIES				148.09	
					Fund 111 - GENERAL Total:	303.14
Fund: 213 - CEMETERY						
DEPT SUPP	DEPARTMENT SUPPLIES				66.36	
					Fund 213 - CEMETERY Total:	66.36
Fund: 223 - KENO						
fire prevention equipment - ke...	DEPARTMENT SUPPLIES				437.88	
					Fund 223 - KENO Total:	437.88
					Vendor 00022 - GENERAL ELECTRIC CAPITAL CORPORATION Total:	807.38
Vendor: 09058 - GILBERT CARRIZALES						
Fund: 111 - GENERAL						
CONTRACTUAL	CONTRACTUAL SERVICES				54.00	
					Fund 111 - GENERAL Total:	54.00
					Vendor 09058 - GILBERT CARRIZALES Total:	54.00
Vendor: 06671 - H D SUPPLY WATERWORKS LTD						
Fund: 641 - WATER						
METERS	METERS				137.15	
					Fund 641 - WATER Total:	137.15
					Vendor 06671 - H D SUPPLY WATERWORKS LTD Total:	137.15
Vendor: 09648 - HARRIS MICHAEL						
Fund: 111 - GENERAL						
REFUND	CAMPGROUND FEES				150.00	
					Fund 111 - GENERAL Total:	150.00
					Vendor 09648 - HARRIS MICHAEL Total:	150.00
Vendor: 04299 - HD SUPPLY FACILITIES MAINTENANCE LTD						
Fund: 631 - WASTEWATER						
DEPT SUP	DEPARTMENT SUPPLIES				692.05	
					Fund 631 - WASTEWATER Total:	692.05
Fund: 641 - WATER						
EQUIP MAINT	EQUIPMENT MAINTENANCE				741.33	
					Fund 641 - WATER Total:	741.33
					Vendor 04299 - HD SUPPLY FACILITIES MAINTENANCE LTD Total:	1,433.38

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Description (Payable)	Account Name	(None)	(None)	(None)	Amount
Vendor: 09642 - HECHT ANNIE					
Fund: 111 - GENERAL					
PARK RESERVATION REFUND	PARK SHELTER/EVENT FEE				25.00
					25.00
Fund 111 - GENERAL Total:					25.00
Vendor 09642 - HECHT ANNIE Total:					25.00
Vendor: 00861 - HEILBRUN'S INC.					
Fund: 111 - GENERAL					
VEH MAINT	VEHICLE MAINTENANCE				67.96
VEH MAINT	VEHICLE MAINTENANCE				19.69
equip maint	EQUIPMENT MAINTENANCE				12.82
VEH MAINT	VEHICLE MAINTENANCE				383.70
VEH MAINT	VEHICLE MAINTENANCE				116.17
VEH MAINT	VEHICLE MAINTENANCE				8.99
EQUIP MAINT	EQUIPMENT MAINTENANCE				23.98
VEH MAINT	VEHICLE MAINTENANCE				101.30
VEH MAINT	VEHICLE MAINTENANCE				57.75
					792.36
Fund 111 - GENERAL Total:					792.36
Fund: 212 - TRANSPORTATION					
FILTER, PLUGS FOR CENTRAL G...	VEHICLE MAINTENANCE				22.00
FILTERS FOR PICKUP	VEHICLE MAINTENANCE				18.54
FILTERS FOR DUMP TRUCK	VEHICLE MAINTENANCE				98.46
AIR FILTER FOR D. TRUCK	VEHICLE MAINTENANCE				9.83
FILTER FOR DUMP TRUCK	VEHICLE MAINTENANCE				14.20
FILTER FOR TAR KETTLE	EQUIPMENT MAINTENANCE				3.59
CONNECT FOR PICKUP	VEHICLE MAINTENANCE				10.59
HOSE FITTINGS FOR CENTRAL G...	EQUIPMENT MAINTENANCE				35.22
MAT, PARTS CLEANER FLUID FO...	DEPARTMENT SUPPLIES				107.50
					319.93
Fund 212 - TRANSPORTATION Total:					319.93
Fund: 621 - ENVIRONMENTAL SERVICES					
dept supplies	DEPARTMENT SUPPLIES				22.60
dept supplies	DEPARTMENT SUPPLIES				83.99
vehicle mtnc	VEHICLE MAINTENANCE				77.25
vehicle mtnc	VEHICLE MAINTENANCE				9.83
dept supplies	DEPARTMENT SUPPLIES				93.16
					286.83
Fund 621 - ENVIRONMENTAL SERVICES Total:					286.83
Vendor 00861 - HEILBRUN'S INC. Total:					1,399.12
Vendor: 08927 - HENWIL CORPORATION					
Fund: 631 - WASTEWATER					
CHEMICALS	CHEMICALS				5,285.83
					5,285.83
Fund 631 - WASTEWATER Total:					5,285.83
Vendor 08927 - HENWIL CORPORATION Total:					5,285.83
Vendor: 09368 - HODGES, JOSHUA H					
Fund: 111 - GENERAL					
SUPPLIES	DEPARTMENT SUPPLIES				28.88
					28.88
Fund 111 - GENERAL Total:					28.88
Vendor 09368 - HODGES, JOSHUA H Total:					28.88
Vendor: 00299 - HULLINGER GLASS & LOCKS INC.					
Fund: 111 - GENERAL					
DEPT SUPP	DEPARTMENT SUPPLIES				22.00
DEPT SUPP	DEPARTMENT SUPPLIES				42.50
					64.50
Fund 111 - GENERAL Total:					64.50
Fund: 212 - TRANSPORTATION					
SUPP - DEADBOLTS	BUILDING MAINTENANCE				311.00
					311.00
Fund 212 - TRANSPORTATION Total:					311.00
Vendor 00299 - HULLINGER GLASS & LOCKS INC. Total:					375.50

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Description (Payable)	Account Name	(None)	(None)	(None)	Amount
Vendor: 08793 - HYDRONIC WATER MANAGEMENT					
Fund: 111 - GENERAL					
Equip. main.	EQUIPMENT MAINTENANCE				425.00
				Fund 111 - GENERAL Total:	425.00
			Vendor 08793 - HYDRONIC WATER MANAGEMENT Total:		425.00
Vendor: 00166 - ICMA RETIREMENT TRUST-457					
Fund: 713 - CASH & INVESTMENT POOL					
DEF COMP	DEFERRED COMP EE PAY				945.00
DEF COMP	DEFERRED COMP EE PAY				945.00
				Fund 713 - CASH & INVESTMENT POOL Total:	1,890.00
			Vendor 00166 - ICMA RETIREMENT TRUST-457 Total:		1,890.00
Vendor: 09614 - ICMA ROTH IRA					
Fund: 713 - CASH & INVESTMENT POOL					
IRA	DEFERRED COMP EE PAY				530.00
ROTH IRA	DEFERRED COMP EE PAY				530.00
				Fund 713 - CASH & INVESTMENT POOL Total:	1,060.00
			Vendor 09614 - ICMA ROTH IRA Total:		1,060.00
Vendor: 00525 - IDEAL LAUNDRY AND CLEANERS, INC.					
Fund: 111 - GENERAL					
DEPT SUPP	DEPARTMENT SUPPLIES				77.20
JAN SUPP	JANITORIAL SUPPLIES				197.03
JAN SUPP	JANITORIAL SUPPLIES				76.17
JAN SUPP	JANITORIAL SUPPLIES				129.58
JAN SUPP	JANITORIAL SUPPLIES				39.20
JANIT SUPP	JANITORIAL SUPPLIES				142.24
DEPT SUPP	DEPARTMENT SUPPLIES				54.34
				Fund 111 - GENERAL Total:	715.76
Fund: 212 - TRANSPORTATION					
SUPP - MATS, TOWELS, CVRLLS	DEPARTMENT SUPPLIES				62.64
SUPP - MATS, TOWELS, CVRLLS	DEPARTMENT SUPPLIES				180.69
SUPP - MATS, TOWELS, CVRLLS	DEPARTMENT SUPPLIES				89.58
				Fund 212 - TRANSPORTATION Total:	332.91
Fund: 213 - CEMETERY					
CONTRACTUAL	CONTRACTUAL SERVICES				10.09
				Fund 213 - CEMETERY Total:	10.09
Fund: 621 - ENVIRONMENTAL SERVICES					
dept supplies	DEPARTMENT SUPPLIES				58.32
				Fund 621 - ENVIRONMENTAL SERVICES Total:	58.32
Fund: 641 - WATER					
CONTRACTUAL SVC	CONTRACTUAL SERVICES				30.38
				Fund 641 - WATER Total:	30.38
			Vendor 00525 - IDEAL LAUNDRY AND CLEANERS, INC. Total:		1,147.46
Vendor: 00937 - INDEPENDENT PLUMBING AND HEATING, INC					
Fund: 111 - GENERAL					
BLDG MAINT	BUILDING MAINTENANCE				10.39
BLDG MAINT	BUILDING MAINTENANCE				1.90
BLDG MAINT	BUILDING MAINTENANCE				102.00
GROUNDS MAINT	GROUNDS MAINTENANCE				22.16
GROUNDS MAINT	GROUNDS MAINTENANCE				24.72
				Fund 111 - GENERAL Total:	161.17
			Vendor 00937 - INDEPENDENT PLUMBING AND HEATING, INC Total:		161.17
Vendor: 09291 - INGRAM LIBRARY SERVICES INC					
Fund: 111 - GENERAL					
Bks	BOOKS				109.65
Bks	BOOKS				291.18
Bks	BOOKS				48.47

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Description (Payable)	Account Name	(None)	(None)	(None)	Amount
Bks	BOOKS				5.53
Bk cr.	BOOKS				-10.32
Fund 111 - GENERAL Total:					444.51
Fund: 211 - REGIONAL LIBRARY					
Bks	BOOKS				81.68
Bks	BOOKS				25.78
Fund 211 - REGIONAL LIBRARY Total:					107.46
Fund: 223 - KENO					
Bks	DEPARTMENT SUPPLIES				2,639.87
Bks	DEPARTMENT SUPPLIES				1,497.34
Fund 223 - KENO Total:					4,137.21
Vendor 09291 - INGRAM LIBRARY SERVICES INC Total:					4,689.18
Vendor: 08154 - INTERNAL REVENUE SERVICE					
Fund: 713 - CASH & INVESTMENT POOL					
WITHHOLDINGS	MEDICARE W/H EE PAYABLE				3,964.99
WITHHOLDINGS	MEDICARE W/H EE PAYABLE				3,964.99
WITHHOLDINGS	FICA W/H EE PAYABLE				14,072.58
WITHHOLDINGS	FICA W/H EE PAYABLE				14,072.58
WITHHOLDINGS	FED W/H EE PAYABLE				31,580.93
WITHHOLDINGS	MEDICARE W/H EE PAYABLE				3,794.26
WITHHOLDINGS	MEDICARE W/H EE PAYABLE				3,794.26
WITHHOLDINGS	FICA W/H EE PAYABLE				14,259.36
WITHHOLDINGS	FICA W/H EE PAYABLE				14,259.36
WITHHOLDINGS	FED W/H EE PAYABLE				27,144.72
Fund 713 - CASH & INVESTMENT POOL Total:					130,908.03
Vendor 08154 - INTERNAL REVENUE SERVICE Total:					130,908.03
Vendor: 08525 - INTRALINKS, INC					
Fund: 111 - GENERAL					
DEPT. SUPPLIES	DEPARTMENT SUPPLIES				74.37
Fund 111 - GENERAL Total:					74.37
Vendor 08525 - INTRALINKS, INC Total:					74.37
Vendor: 05696 - INVENTIVE WIRELESS OF NE, LLC					
Fund: 111 - GENERAL					
CONTRACTURAL	CONTRACTUAL SERVICES				54.95
Fund 111 - GENERAL Total:					54.95
Vendor 05696 - INVENTIVE WIRELESS OF NE, LLC Total:					54.95
Vendor: 00192 - J G ELLIOTT CO.INC.					
Fund: 111 - GENERAL					
BOND	BONDING				40.00
BOND	BONDING				30.00
Ntry bnd	CONTRACTUAL SERVICES				70.00
Fund 111 - GENERAL Total:					140.00
Vendor 00192 - J G ELLIOTT CO.INC. Total:					140.00
Vendor: 03346 - JIM MENDOZA					
Fund: 621 - ENVIRONMENTAL SERVICES					
uniforms & clothing	UNIFORMS & CLOTHING				104.98
Fund 621 - ENVIRONMENTAL SERVICES Total:					104.98
Vendor 03346 - JIM MENDOZA Total:					104.98
Vendor: 06131 - JOHN DEERE FINANCIAL					
Fund: 111 - GENERAL					
DEPT SUPP	DEPARTMENT SUPPLIES				17.99
DEPT SUPP	DEPARTMENT SUPPLIES				17.99
DEPT SUPP	DEPARTMENT SUPPLIES				20.98
GRUNDS MAINT	GROUNDS MAINTENANCE				12.98
DEPT SUPP	DEPARTMENT SUPPLIES				30.98

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Description (Payable)	Account Name	(None)	(None)	(None)	Amount
DEPT SUPP	DEPARTMENT SUPPLIES				7.99
				Fund 111 - GENERAL Total:	108.91
Fund: 631 - WASTEWATER					
UNIFORM & CLOTHING	UNIFORMS & CLOTHING				29.99
				Fund 631 - WASTEWATER Total:	29.99
Vendor 06131 - JOHN DEERE FINANCIAL Total: 138.90					
Vendor: 08067 - JOHN DEERE FINANCIAL					
Fund: 111 - GENERAL					
GROUNDS MAINT	GROUNDS MAINTENANCE				5.98
bldg maint	BUILDING MAINTENANCE				23.92
				Fund 111 - GENERAL Total:	29.90
Vendor 08067 - JOHN DEERE FINANCIAL Total: 29.90					
Vendor: 09474 - JOHN DEERE FINANCIAL					
Fund: 111 - GENERAL					
EQUIP MAINT	EQUIPMENT MAINTENANCE				17.43
EQUIP MAINT	EQUIPMENT MAINTENANCE				95.10
				Fund 111 - GENERAL Total:	112.53
Fund: 212 - TRANSPORTATION					
BLADES FOR MOWING TRACTOR	EQUIPMENT MAINTENANCE				5.03
				Fund 212 - TRANSPORTATION Total:	5.03
Fund: 213 - CEMETERY					
EQUIP MAINT	EQUIPMENT MAINTENANCE				96.98
				Fund 213 - CEMETERY Total:	96.98
Vendor 09474 - JOHN DEERE FINANCIAL Total: 214.54					
Vendor: 04320 - KEVIN, PEGGY SEGELKE					
Fund: 641 - WATER					
DEPT SUP	DEPARTMENT SUPPLIES				283.55
				Fund 641 - WATER Total:	283.55
Vendor 04320 - KEVIN, PEGGY SEGELKE Total: 283.55					
Vendor: 09371 - KIRK BERNHARDT					
Fund: 111 - GENERAL					
CONTRACTUAL	CONTRACTUAL SERVICES				198.00
				Fund 111 - GENERAL Total:	198.00
Vendor 09371 - KIRK BERNHARDT Total: 198.00					
Vendor: 05991 - KOVARIK, ELLISON & MATHIS PC					
Fund: 111 - GENERAL					
LEGAL FEES	LEGAL FEES				956.00
				Fund 111 - GENERAL Total:	956.00
Vendor 05991 - KOVARIK, ELLISON & MATHIS PC Total: 956.00					
Vendor: 09651 - KREBER MIKE					
Fund: 111 - GENERAL					
REFUND	CAMPGROUND FEES				345.00
				Fund 111 - GENERAL Total:	345.00
Vendor 09651 - KREBER MIKE Total: 345.00					
Vendor: 00639 - KRIZ-DAVIS COMPANY					
Fund: 111 - GENERAL					
EQUIP MAINT	EQUIPMENT MAINTENANCE				180.00
				Fund 111 - GENERAL Total:	180.00
Vendor 00639 - KRIZ-DAVIS COMPANY Total: 180.00					
Vendor: 01826 - KUCKKAHN, RICK					
Fund: 111 - GENERAL					
CONTRACT SERVICES	CONTRACTUAL SERVICES				750.00
CONTRACT SERVICES	MEMBERSHIPS				1,200.00
				Fund 111 - GENERAL Total:	1,950.00

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Description (Payable)	Account Name	(None)	(None)	(None)	Amount
Fund: 216 - BUSINESS IMPROVEMENT					
CONTRACT SERVICES	DEPARTMENT SUPPLIES				400.00
					Fund 216 - BUSINESS IMPROVEMENT Total: 400.00
Fund: 224 - ECONOMIC DEVELOPMENT					
CONTRACT SERVICES	CONTRACTUAL SERVICES				750.00
CONTRACT SERVICES	CONTRACTUAL SERVICES				500.00
					Fund 224 - ECONOMIC DEVELOPMENT Total: 1,250.00
					Vendor 01826 - KUCKKAHN, RICK Total: 3,600.00
Vendor: 00627 - LOGAN CONTRACTORS SUPPLY INC					
Fund: 212 - TRANSPORTATION					
HYD. ELEMENT FOR TAR KETTLE	EQUIPMENT MAINTENANCE				56.17
					Fund 212 - TRANSPORTATION Total: 56.17
					Vendor 00627 - LOGAN CONTRACTORS SUPPLY INC Total: 56.17
Vendor: 06160 - MADER, PERRY					
Fund: 111 - GENERAL					
SCHOOL & CONF	SCHOOL & CONFERENCE				99.00
					Fund 111 - GENERAL Total: 99.00
					Vendor 06160 - MADER, PERRY Total: 99.00
Vendor: 08190 - MADISON NATIONAL LIFE					
Fund: 111 - GENERAL					
LIFE INS	DISABILITY INSURANCE				369.00
					Fund 111 - GENERAL Total: 369.00
Fund: 713 - CASH & INVESTMENT POOL					
LIFE INS	LIFE INS EE PAYABLE				34.92
LIFE INS	DIS INC INS EE PAYABLE				711.27
LIFE INS	LIFE INS ER PAYABLE				743.04
					Fund 713 - CASH & INVESTMENT POOL Total: 1,489.23
					Vendor 08190 - MADISON NATIONAL LIFE Total: 1,858.23
Vendor: 07838 - MAILFINANCE INC					
Fund: 111 - GENERAL					
POSTAGE RENT	RENT-MACHINES				148.76
					Fund 111 - GENERAL Total: 148.76
					Vendor 07838 - MAILFINANCE INC Total: 148.76
Vendor: 09646 - MAREZ FRANCISCO					
Fund: 111 - GENERAL					
CONTRACTUAL	CONTRACTUAL SERVICES				306.00
					Fund 111 - GENERAL Total: 306.00
					Vendor 09646 - MAREZ FRANCISCO Total: 306.00
Vendor: 00336 - MARIE'S EMBROIDERY					
Fund: 111 - GENERAL					
UNIFORMS	UNIFORMS & CLOTHING				6.00
					Fund 111 - GENERAL Total: 6.00
					Vendor 00336 - MARIE'S EMBROIDERY Total: 6.00
Vendor: 08317 - MATHESON TRI-GAS INC					
Fund: 111 - GENERAL					
DEPT SUPP	DEPARTMENT SUPPLIES				63.66
					Fund 111 - GENERAL Total: 63.66
					Vendor 08317 - MATHESON TRI-GAS INC Total: 63.66
Vendor: 07588 - MATTHEW M. HUTT					
Fund: 111 - GENERAL					
PRE-EMPLOYMENT EVALUATION	CONTRACTUAL SERVICES				450.00
					Fund 111 - GENERAL Total: 450.00
					Vendor 07588 - MATTHEW M. HUTT Total: 450.00

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Description (Payable)	Account Name	(None)	(None)	(None)	Amount
Vendor: 09550 - MED-TECH RESOURCE LLC					
Fund: 111 - GENERAL					
Extrication gloves	DEPARTMENT SUPPLIES				122.48
				Fund 111 - GENERAL Total:	122.48
				Vendor 09550 - MED-TECH RESOURCE LLC Total:	122.48
Vendor: 07628 - MENARDS, INC					
Fund: 111 - GENERAL					
DEPT SUPP	DEPARTMENT SUPPLIES				14.86
filters and cleaning supplies	DEPARTMENT SUPPLIES				46.89
small scraper tools	DEPARTMENT SUPPLIES				4.97
hammer tackler and staples	DEPARTMENT SUPPLIES				33.16
Supplies	DEPARTMENT SUPPLIES				12.86
Battery for mini van	DEPARTMENT SUPPLIES				97.86
				Fund 111 - GENERAL Total:	210.60
Fund: 212 - TRANSPORTATION					
SUPP - BALL MOUNT, PIN	DEPARTMENT SUPPLIES				31.29
SUPP - DOOR LATCH	DEPARTMENT SUPPLIES				16.68
SUPP - BELGIAN REV	DEPARTMENT SUPPLIES				2.72
SUPP - BULBS, FLUOR LIGHT	DEPARTMENT SUPPLIES				138.95
				Fund 212 - TRANSPORTATION Total:	189.64
Fund: 213 - CEMETERY					
DEPT SUPP	DEPARTMENT SUPPLIES				488.32
				Fund 213 - CEMETERY Total:	488.32
Fund: 215 - SPECIAL PROJECTS					
FIREARMS RANGE SUPPL	FIREARMS RANGE SUPPLIES				36.42
				Fund 215 - SPECIAL PROJECTS Total:	36.42
Fund: 621 - ENVIRONMENTAL SERVICES					
dept supplies	DEPARTMENT SUPPLIES				5.99
dept supplies	DEPARTMENT SUPPLIES				98.41
				Fund 621 - ENVIRONMENTAL SERVICES Total:	104.40
Fund: 631 - WASTEWATER					
DEPT SUP	DEPARTMENT SUPPLIES				72.23
DEPT SUP	DEPARTMENT SUPPLIES				10.79
				Fund 631 - WASTEWATER Total:	83.02
Fund: 641 - WATER					
DEPT SUP	DEPARTMENT SUPPLIES				30.26
				Fund 641 - WATER Total:	30.26
				Vendor 07628 - MENARDS, INC Total:	1,142.66
Vendor: 09355 - MIDWEST MACHINERY & SUPPLY CO					
Fund: 212 - TRANSPORTATION					
GUARD RAIL SUPPLIES - POSTS, ...	DEPARTMENT SUPPLIES				2,003.14
				Fund 212 - TRANSPORTATION Total:	2,003.14
				Vendor 09355 - MIDWEST MACHINERY & SUPPLY CO Total:	2,003.14
Vendor: 00278 - MONUMENT CAR WASH INC					
Fund: 111 - GENERAL					
VEH MAINT	VEHICLE MAINTENANCE				179.26
				Fund 111 - GENERAL Total:	179.26
				Vendor 00278 - MONUMENT CAR WASH INC Total:	179.26
Vendor: 09075 - NATHAN JOHNSON					
Fund: 111 - GENERAL					
TRAVEL EXPENSE	SCHOOL & CONFERENCE				178.33
				Fund 111 - GENERAL Total:	178.33
				Vendor 09075 - NATHAN JOHNSON Total:	178.33

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Description (Payable)	Account Name	(None)	(None)	(None)	Amount
Vendor: 02089 - NATIONAL ARBOR DAY FOUNDATION					
Fund: 111 - GENERAL					
MEMBERSHIP	MEMBERSHIPS				10.00
					Fund 111 - GENERAL Total:
					10.00
					Vendor 02089 - NATIONAL ARBOR DAY FOUNDATION Total:
					10.00
Vendor: 09543 - NATIONAL TELEPHONE MESSAGE CORP					
Fund: 111 - GENERAL					
DEPT SUPPL	DEPARTMENT SUPPLIES				150.00
					Fund 111 - GENERAL Total:
					150.00
					Vendor 09543 - NATIONAL TELEPHONE MESSAGE CORP Total:
					150.00
Vendor: 04082 - NE CHILD SUPPORT PAYMENT CENTER					
Fund: 713 - CASH & INVESTMENT POOL					
NE CHILD SUPPORT PYBLE	CHILD SUPPORT EE PAY				1,399.68
NE CHILD SUPPORT PYBLE	CHILD SUPPORT EE PAY				1,399.68
					Fund 713 - CASH & INVESTMENT POOL Total:
					2,799.36
					Vendor 04082 - NE CHILD SUPPORT PAYMENT CENTER Total:
					2,799.36
Vendor: 00942 - NE DEPT OF ENVIRONMENTAL QUALITY					
Fund: 631 - WASTEWATER					
SRF LOAN PAYMENTS	ADMIN COSTS & FEES				7,282.20
SRF LOAN PAYMENTS	DEBT SERVICE-PRINCIPAL				292,393.94
SRF LOAN PAYMENTS	DEBT SERVICE-INTEREST				30,551.41
					Fund 631 - WASTEWATER Total:
					330,227.55
					Vendor 00942 - NE DEPT OF ENVIRONMENTAL QUALITY Total:
					330,227.55
Vendor: 00797 - NE DEPT OF REVENUE					
Fund: 111 - GENERAL					
TAXES	SALES TAX PAYABLE				317.76
					Fund 111 - GENERAL Total:
					317.76
Fund: 641 - WATER					
TAXES	SALES TAX PAYABLE				7,132.98
TAXES	SALES TAX PAYABLE				12,741.67
					Fund 641 - WATER Total:
					19,874.65
Fund: 661 - STORMWATER					
TAXES	SALES TAX PAYABLE				293.11
					Fund 661 - STORMWATER Total:
					293.11
					Vendor 00797 - NE DEPT OF REVENUE Total:
					20,485.52
Vendor: 01156 - NE LIBRARY COMMISSION					
Fund: 111 - GENERAL					
Sbscrp	SUBSCRIPTIONS				1,819.13
					Fund 111 - GENERAL Total:
					1,819.13
					Vendor 01156 - NE LIBRARY COMMISSION Total:
					1,819.13
Vendor: 00402 - NEBRASKA MACHINERY CO					
Fund: 212 - TRANSPORTATION					
PARTS FOR BACKHOE - HOSE G...	EQUIPMENT MAINTENANCE				27.00
					Fund 212 - TRANSPORTATION Total:
					27.00
					Vendor 00402 - NEBRASKA MACHINERY CO Total:
					27.00
Vendor: 00578 - NEBRASKA PUBLIC POWER DISTRICT					
Fund: 631 - WASTEWATER					
ELECTRIC	ELECTRIC POWER				14,541.50
ELECTRIC	ELECTRIC POWER				86.74
					Fund 631 - WASTEWATER Total:
					14,628.24
Fund: 641 - WATER					
ELECTRIC	ELECTRIC POWER				3,306.13

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Description (Payable)	Account Name	(None)	(None)	(None)	Amount
ELECTRIC	ELECTRIC POWER				2,143.14
				Fund 641 - WATER Total:	5,449.27
				Vendor 00578 - NEBRASKA PUBLIC POWER DISTRICT Total:	20,077.51
Vendor: 00316 - NELSON ELECTRIC MOTOR SERVICE, INC					
Fund: 111 - GENERAL					
EQUIP MAINT	EQUIPMENT MAINTENANCE				176.64
				Fund 111 - GENERAL Total:	176.64
				Vendor 00316 - NELSON ELECTRIC MOTOR SERVICE, INC Total:	176.64
Vendor: 09509 - NEMNICH AUTOMOTIVE					
Fund: 111 - GENERAL					
VEH MAINT	VEHICLE MAINTENANCE				78.75
				Fund 111 - GENERAL Total:	78.75
				Vendor 09509 - NEMNICH AUTOMOTIVE Total:	78.75
Vendor: 09120 - NEOPOST USA INC					
Fund: 621 - ENVIRONMENTAL SERVICES					
CONTRACTUAL	CONTRACTUAL SERVICES				462.46
				Fund 621 - ENVIRONMENTAL SERVICES Total:	462.46
Fund: 631 - WASTEWATER					
CONTRACTUAL	CONTRACTUAL SERVICES				462.46
				Fund 631 - WASTEWATER Total:	462.46
Fund: 641 - WATER					
CONTRACTUAL	CONTRACTUAL SERVICES				462.46
				Fund 641 - WATER Total:	462.46
Fund: 661 - STORMWATER					
CONTRACTUAL	CONTRACTUAL SERVICES				154.16
				Fund 661 - STORMWATER Total:	154.16
				Vendor 09120 - NEOPOST USA INC Total:	1,541.54
Vendor: 09413 - NEOPOST					
Fund: 111 - GENERAL					
Pstge	POSTAGE				500.00
				Fund 111 - GENERAL Total:	500.00
				Vendor 09413 - NEOPOST Total:	500.00
Vendor: 09487 - NEWMAN, TIMOTHY					
Fund: 111 - GENERAL					
SCHOOLS & CONF/GASOLINE	GASOLINE				30.00
SCHOOLS & CONF/GASOLINE	SCHOOL & CONFERENCE				30.00
				Fund 111 - GENERAL Total:	60.00
				Vendor 09487 - NEWMAN, TIMOTHY Total:	60.00
Vendor: 00139 - NORTHWEST PIPE FITTINGS, INC. OF SCOTTSBLUFF					
Fund: 111 - GENERAL					
GROUNDS MAINT	GROUNDS MAINTENANCE				37.00
GROUNDS MAINT	GROUNDS MAINTENANCE				11.76
GROUNDS MAINT	GROUNDS MAINTENANCE				20.47
				Fund 111 - GENERAL Total:	69.23
				Vendor 00139 - NORTHWEST PIPE FITTINGS, INC. OF SCOTTSBLUFF Total:	69.23
Vendor: 08840 - ONE CALL CONCEPTS, INC					
Fund: 212 - TRANSPORTATION					
CONTRACTUAL	CONTRACTUAL SERVICES				48.83
				Fund 212 - TRANSPORTATION Total:	48.83
Fund: 631 - WASTEWATER					
CONTRACTUAL	CONTRACTUAL SERVICES				48.83
				Fund 631 - WASTEWATER Total:	48.83

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Description (Payable)	Account Name	(None)	(None)	(None)	Amount
Fund: 641 - WATER					
CONTRACTUAL	CONTRACTUAL SERVICES				48.83
					Fund 641 - WATER Total:
					48.83
					Vendor 08840 - ONE CALL CONCEPTS, INC Total:
					146.49
Vendor: 00285 - OREGON TRAIL PLUMBING, HEATING & COOLING INC					
Fund: 111 - GENERAL					
EQUIP MAINT	EQUIPMENT MAINTENANCE				3,112.00
BLDG MAINT	BUILDING MAINTENANCE				6,400.00
GROUNDS MAINT	GROUNDS MAINTENANCE				17.00
					Fund 111 - GENERAL Total:
					9,529.00
					Vendor 00285 - OREGON TRAIL PLUMBING, HEATING & COOLING INC Total:
					9,529.00
Vendor: 09172 - O'REILLY AUTO ENTERPRISES, LLC					
Fund: 111 - GENERAL					
DEPT SUPP	DEPARTMENT SUPPLIES				20.98
					Fund 111 - GENERAL Total:
					20.98
					Vendor 09172 - O'REILLY AUTO ENTERPRISES, LLC Total:
					20.98
Vendor: 00487 - PANHANDLE ENVIRONMENTAL SERVICES INC					
Fund: 641 - WATER					
SAMPLES	SAMPLES				72.00
SAMPLES	SAMPLES				72.00
					Fund 641 - WATER Total:
					144.00
					Vendor 00487 - PANHANDLE ENVIRONMENTAL SERVICES INC Total:
					144.00
Vendor: 00314 - PANHANDLE GEOTECHNICAL & ENVIRONMENTAL INC					
Fund: 111 - GENERAL					
NESHAP INSPECTION - 520 W 1...	CONTRACTUAL SERVICES				595.00
					Fund 111 - GENERAL Total:
					595.00
					Vendor 00314 - PANHANDLE GEOTECHNICAL & ENVIRONMENTAL INC Total:
					595.00
Vendor: 04494 - PAUL REED CONSTRUCTION & SUPPLY, INC					
Fund: 111 - GENERAL					
CONTRACT SERVICES	CONTRACTUAL SERVICES				6,597.27
					Fund 111 - GENERAL Total:
					6,597.27
					Vendor 04494 - PAUL REED CONSTRUCTION & SUPPLY, INC Total:
					6,597.27
Vendor: 00029 - PELCO CORP					
Fund: 111 - GENERAL					
DEPT SUPPLIES	DEPARTMENT SUPPLIES				180.00
					Fund 111 - GENERAL Total:
					180.00
					Vendor 00029 - PELCO CORP Total:
					180.00
Vendor: 01276 - PLATTE VALLEY BANK					
Fund: 713 - CASH & INVESTMENT POOL					
HSA	HSA EE PAYABLE				12,358.96
HSA	HSA ER PAYABLE				1,256.25
HEALTH SAVINGS	HSA EE PAYABLE				12,208.96
HEALTH SAVINGS	HSA ER PAYABLE				1,243.75
					Fund 713 - CASH & INVESTMENT POOL Total:
					27,067.92
					Vendor 01276 - PLATTE VALLEY BANK Total:
					27,067.92
Vendor: 00272 - POSTMASTER					
Fund: 621 - ENVIRONMENTAL SERVICES					
Postage	POSTAGE				109.99
Postage	POSTAGE				94.62
Postage	POSTAGE				123.85
					Fund 621 - ENVIRONMENTAL SERVICES Total:
					328.46
Fund: 631 - WASTEWATER					
Postage	POSTAGE				109.99
Postage	POSTAGE				94.62

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Description (Payable)	Account Name	(None)	(None)	(None)	Amount
Postage	POSTAGE				123.85
				Fund 631 - WASTEWATER Total:	328.46
Fund: 641 - WATER					
Postage	POSTAGE				109.98
Postage	POSTAGE				94.62
Postage	POSTAGE				123.84
				Fund 641 - WATER Total:	328.44
				Vendor 00272 - POSTMASTER Total:	985.36
Vendor: 00796 - POWERPLAN					
Fund: 621 - ENVIRONMENTAL SERVICES					
equip mtn	EQUIPMENT MAINTENANCE				1,483.27
equip mtn	EQUIPMENT MAINTENANCE				797.47
equip mtn	EQUIPMENT MAINTENANCE				124.36
				Fund 621 - ENVIRONMENTAL SERVICES Total:	2,405.10
				Vendor 00796 - POWERPLAN Total:	2,405.10
Vendor: 00266 - QUILL CORPORATION					
Fund: 111 - GENERAL					
DEPT SUPPL	DEPARTMENT SUPPLIES				12.11
DEPT SUPPL	DEPARTMENT SUPPLIES				12.11
EQUIP MAINT	EQUIPMENT MAINTENANCE				151.01
DEPT SUPPL	DEPARTMENT SUPPLIES				32.57
DEPT SUPPL	DEPARTMENT SUPPLIES				36.99
DEPT SUPPL	DEPARTMENT SUPPLIES				25.98
				Fund 111 - GENERAL Total:	270.77
				Vendor 00266 - QUILL CORPORATION Total:	270.77
Vendor: 01502 - REAMS SPRINKLER SUPPLY CO.					
Fund: 111 - GENERAL					
GROUNDS MAINT	GROUNDS MAINTENANCE				407.49
				Fund 111 - GENERAL Total:	407.49
				Vendor 01502 - REAMS SPRINKLER SUPPLY CO. Total:	407.49
Vendor: 04576 - REGANIS AUTO CENTER, INC					
Fund: 111 - GENERAL					
VEH MAINT	VEHICLE MAINTENANCE				342.00
VEH MAINT	VEHICLE MAINTENANCE				528.00
				Fund 111 - GENERAL Total:	870.00
				Vendor 04576 - REGANIS AUTO CENTER, INC Total:	870.00
Vendor: 00703 - REGION I OFFICE OF HUMAN DEVELOPMENT					
Fund: 621 - ENVIRONMENTAL SERVICES					
contractual services	CONTRACTUAL SERVICES				825.00
				Fund 621 - ENVIRONMENTAL SERVICES Total:	825.00
				Vendor 00703 - REGION I OFFICE OF HUMAN DEVELOPMENT Total:	825.00
Vendor: 04089 - REGIONAL CARE INC					
Fund: 812 - HEALTH INSURANCE					
CLAIMS	CLAIMS EXPENSE				7,562.98
CLAIMS	CLAIMS EXPENSE				55,989.62
FLEX FUNDING	FLEXIBLE BENFT EXPENSES				130.00
ins	SCHOOL & CONFERENCE				300.00
ins	PREMIUM EXPENSE				38,020.98
CLAIMS	CLAIMS EXPENSE				39,702.16
				Fund 812 - HEALTH INSURANCE Total:	141,705.74
				Vendor 04089 - REGIONAL CARE INC Total:	141,705.74

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Description (Payable)	Account Name	(None)	(None)	(None)	Amount
Vendor: 07641 - REGIONAL WEST PHYSICIANS CLINIC					
Fund: 621 - ENVIRONMENTAL SERVICES					
contractual services	DEPARTMENT SUPPLIES				127.00
					127.00
Fund 621 - ENVIRONMENTAL SERVICES Total:					127.00
Vendor 07641 - REGIONAL WEST PHYSICIANS CLINIC Total:					127.00
Vendor: 00798 - REGISTER OF DEEDS					
Fund: 111 - GENERAL					
DEPT SUP	DEPARTMENT SUPPLIES				10.00
DEPT SUP	DEPARTMENT SUPPLIES				10.00
					20.00
Fund 111 - GENERAL Total:					20.00
Vendor 00798 - REGISTER OF DEEDS Total:					20.00
Vendor: 09046 - RICHARD JOHNSON					
Fund: 111 - GENERAL					
contractual	CONTRACTUAL SERVICES				1,000.00
					1,000.00
Fund 111 - GENERAL Total:					1,000.00
Vendor 09046 - RICHARD JOHNSON Total:					1,000.00
Vendor: 09068 - ROBERT GOMEZ					
Fund: 111 - GENERAL					
CONTRACTUAL	CONTRACTUAL SERVICES				252.00
					252.00
Fund 111 - GENERAL Total:					252.00
Vendor 09068 - ROBERT GOMEZ Total:					252.00
Vendor: 07347 - ROBERTA J BOYD					
Fund: 111 - GENERAL					
Reimb.	POSTAGE				6.29
					6.29
Fund 111 - GENERAL Total:					6.29
Vendor 07347 - ROBERTA J BOYD Total:					6.29
Vendor: 00366 - ROOSEVELT PUBLIC POWER DISTRICT					
Fund: 641 - WATER					
PUMPING POWER	ELECTRIC POWER				2,016.65
					2,016.65
Fund 641 - WATER Total:					2,016.65
Vendor 00366 - ROOSEVELT PUBLIC POWER DISTRICT Total:					2,016.65
Vendor: 00026 - S M E C					
Fund: 713 - CASH & INVESTMENT POOL					
employee deductions	SMEC EE PAYABLE				195.50
EMPLOYEE DEDUCTIONS	SMEC EE PAYABLE				195.50
					391.00
Fund 713 - CASH & INVESTMENT POOL Total:					391.00
Vendor 00026 - S M E C Total:					391.00
Vendor: 09654 - SALAZAR FELIX					
Fund: 111 - GENERAL					
REFUND	CAMPGROUND FEES				225.00
					225.00
Fund 111 - GENERAL Total:					225.00
Vendor 09654 - SALAZAR FELIX Total:					225.00
Vendor: 00257 - SANDBERG IMPLEMENT, INC					
Fund: 111 - GENERAL					
four chain saw chains	EQUIPMENT MAINTENANCE				123.96
EQUIP MAINT	EQUIPMENT MAINTENANCE				41.79
EQUIP MAINT	EQUIPMENT MAINTENANCE				47.11
					212.86
Fund 111 - GENERAL Total:					212.86
Fund: 212 - TRANSPORTATION					
FILTERS FOR BLOWERS	EQUIPMENT MAINTENANCE				97.19
					97.19
Fund 212 - TRANSPORTATION Total:					97.19
Fund: 213 - CEMETERY					
DEPT SUPP	DEPARTMENT SUPPLIES				665.98
					665.98
Fund 213 - CEMETERY Total:					665.98

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Description (Payable)	Account Name	(None)	(None)	(None)	Amount
Fund: 631 - WASTEWATER					
EQUIP MAINT	EQUIPMENT MAINTENANCE				1,206.89
					Fund 631 - WASTEWATER Total:
					1,206.89
					Vendor 00257 - SANDBERG IMPLEMENT, INC Total:
					2,182.92
Vendor: 02531 - SCB FIREFIGHTERS UNION LOCAL 1454					
Fund: 713 - CASH & INVESTMENT POOL					
FIRE EE DUES	FIRE UNION DUES EE PAY				210.00
FIRE EE DUES	FIRE UNION DUES EE PAY				195.00
					Fund 713 - CASH & INVESTMENT POOL Total:
					405.00
					Vendor 02531 - SCB FIREFIGHTERS UNION LOCAL 1454 Total:
					405.00
Vendor: 00852 - SCOTTS BLUFF COUNTY COURT					
Fund: 111 - GENERAL					
COURT COST	LEGAL FEES				117.52
					Fund 111 - GENERAL Total:
					117.52
					Vendor 00852 - SCOTTS BLUFF COUNTY COURT Total:
					117.52
Vendor: 09652 - SCOTTS BLUFF COUNTY TOURISM					
Fund: 223 - KENO					
OLD WEST BALLOON FEST	DEPARTMENT SUPPLIES				10,000.00
					Fund 223 - KENO Total:
					10,000.00
					Vendor 09652 - SCOTTS BLUFF COUNTY TOURISM Total:
					10,000.00
Vendor: 00273 - SCOTTSBLUFF POLICE OFFICERS ASSOCIATION					
Fund: 713 - CASH & INVESTMENT POOL					
POLICE EE DUES	POL UNION DUES EE PAY				528.00
POLICE EE DUES	POL UNION DUES EE PAY				528.00
					Fund 713 - CASH & INVESTMENT POOL Total:
					1,056.00
					Vendor 00273 - SCOTTSBLUFF POLICE OFFICERS ASSOCIATION Total:
					1,056.00
Vendor: 01271 - SCOTTSBLUFF SCREENPRINTING & EMBROIDERY, LLC					
Fund: 111 - GENERAL					
UNIFORMS	UNIFORMS & CLOTHING				875.80
					Fund 111 - GENERAL Total:
					875.80
					Vendor 01271 - SCOTTSBLUFF SCREENPRINTING & EMBROIDERY, LLC Total:
					875.80
Vendor: 01031 - SIMON CONTRACTORS					
Fund: 212 - TRANSPORTATION					
CONCRETE FOR STREET REPAIR	STREET MAINTENANCE				321.75
CONCRETE FOR STREET REPAIR	STREET MAINTENANCE				272.25
CONCRETE FOR STREET REPAIR	STREET MAINTENANCE				247.50
CONCRETE FOR STREET REPAIR	STREET MAINTENANCE				556.50
CONCRETE FOR STREET REPAIR	STREET MAINTENANCE				346.50
CONCRETE FOR STREET REPAIR	STREET MAINTENANCE				668.25
CONCRETE FOR STREET REPAIR	STREET MAINTENANCE				297.00
CONCRETE FOR STREET REPAIR	STREET MAINTENANCE				782.75
CONCRETE FOR STREET REPAIR	STREET MAINTENANCE				176.75
CONCRETE FOR STREET REPAIR	STREET MAINTENANCE				952.00
CONCRETE FOR STREET REPAIR	STREET MAINTENANCE				297.00
CONCRETE FOR STREET REPAIR	STREET MAINTENANCE				454.50
CONCRETE FOR STREET REPAIR	STREET MAINTENANCE				198.00
					Fund 212 - TRANSPORTATION Total:
					5,570.75
					Vendor 01031 - SIMON CONTRACTORS Total:
					5,570.75
Vendor: 00513 - SNELL SERVICES INC.					
Fund: 111 - GENERAL					
CONTRACTURAL	CONTRACTUAL SERVICES				457.17
					Fund 111 - GENERAL Total:
					457.17
					Vendor 00513 - SNELL SERVICES INC. Total:
					457.17

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Description (Payable)	Account Name	(None)	(None)	(None)	Amount
Vendor: 09644 - SOLORZANO 111 MARIO					
Fund: 111 - GENERAL					
contractual	CONTRACTUAL SERVICES				18.00
				Fund 111 - GENERAL Total:	18.00
				Vendor 09644 - SOLORZANO 111 MARIO Total:	18.00
Vendor: 00269 - SOURCE GAS					
Fund: 111 - GENERAL					
Monthly Energy Fuel	HEATING FUEL				104.06
Monthly Energy Fuel	HEATING FUEL				69.27
Monthly Energy Fuel	HEATING FUEL				69.27
Monthly Energy Fuel	HEATING FUEL				35.93
Monthly Energy Fuel	HEATING FUEL				115.09
Monthly Energy Fuel	HEATING FUEL				172.78
Monthly Energy Fuel	HEATING FUEL				109.47
				Fund 111 - GENERAL Total:	675.87
Fund: 212 - TRANSPORTATION					
Monthly Energy Fuel	HEATING FUEL				724.72
				Fund 212 - TRANSPORTATION Total:	724.72
Fund: 621 - ENVIRONMENTAL SERVICES					
Monthly Energy Fuel	HEATING FUEL				186.47
				Fund 621 - ENVIRONMENTAL SERVICES Total:	186.47
Fund: 641 - WATER					
Monthly Energy Fuel	HEATING FUEL				150.34
				Fund 641 - WATER Total:	150.34
				Vendor 00269 - SOURCE GAS Total:	1,737.40
Vendor: 09039 - SPECIAL INVESTIGATIONS					
Fund: 111 - GENERAL					
CONTRACTUAL	CONTRACTUAL SERVICES				208.55
				Fund 111 - GENERAL Total:	208.55
				Vendor 09039 - SPECIAL INVESTIGATIONS Total:	208.55
Vendor: 00054 - STATE HEALTH LAB					
Fund: 641 - WATER					
SAMPLES	SAMPLES				205.00
				Fund 641 - WATER Total:	205.00
				Vendor 00054 - STATE HEALTH LAB Total:	205.00
Vendor: 01235 - STATE OF NE.					
Fund: 111 - GENERAL					
CONTRACTUAL	CONTRACTUAL SERVICES				105.00
				Fund 111 - GENERAL Total:	105.00
				Vendor 01235 - STATE OF NE. Total:	105.00
Vendor: 01753 - THE ABY MANUFACTURING GROUP, INC					
Fund: 111 - GENERAL					
UNIFORMS	UNIFORMS & CLOTHING				132.25
				Fund 111 - GENERAL Total:	132.25
				Vendor 01753 - THE ABY MANUFACTURING GROUP, INC Total:	132.25
Vendor: 01325 - THE PEAVEY CORP					
Fund: 111 - GENERAL					
INVEST SUPPL	INVESTIGATION SUPPLIES				65.00
				Fund 111 - GENERAL Total:	65.00
				Vendor 01325 - THE PEAVEY CORP Total:	65.00

Expense Approval Report

Post Dates: 5/17/2016 - 6/6/2016

Description (Payable)	Account Name	(None)	(None)	(None)	Amount	
Vendor: 01578 - THOMPSON GLASS, INC						
Fund: 212 - TRANSPORTATION						
REPLACE WINDOW IN PICKUP	VEHICLE MAINTENANCE				197.38	
					Fund 212 - TRANSPORTATION Total:	197.38
					Vendor 01578 - THOMPSON GLASS, INC Total:	197.38
Vendor: 08002 - TOYOTA MOTOR CREDIT CORPORATION						
Fund: 218 - PUBLIC SAFETY						
HIDTA CAR LEASE	DEPARTMENT SUPPLIES				365.69	
					Fund 218 - PUBLIC SAFETY Total:	365.69
					Vendor 08002 - TOYOTA MOTOR CREDIT CORPORATION Total:	365.69
Vendor: 05367 - TRINITY BURGNER						
Fund: 111 - GENERAL						
SCHOOL & CONF	SCHOOL & CONFERENCE				94.00	
					Fund 111 - GENERAL Total:	94.00
					Vendor 05367 - TRINITY BURGNER Total:	94.00
Vendor: 08821 - TYLER TECHNOLOGIES, INC						
Fund: 111 - GENERAL						
ONLINE UB FEES & SUPPORT	CONTRACTUAL SERVICES				87.00	
					Fund 111 - GENERAL Total:	87.00
Fund: 621 - ENVIRONMENTAL SERVICES						
ONLINE UB FEES & SUPPORT	CONTRACTUAL SERVICES				87.00	
					Fund 621 - ENVIRONMENTAL SERVICES Total:	87.00
Fund: 631 - WASTEWATER						
ONLINE UB FEES & SUPPORT	CONTRACTUAL SERVICES				87.00	
					Fund 631 - WASTEWATER Total:	87.00
Fund: 641 - WATER						
ONLINE UB FEES & SUPPORT	CONTRACTUAL SERVICES				87.00	
					Fund 641 - WATER Total:	87.00
					Vendor 08821 - TYLER TECHNOLOGIES, INC Total:	348.00
Vendor: 08828 - US BANK						
Fund: 111 - GENERAL						
DEPT SUPP	DEPARTMENT SUPPLIES				10.00	
EMT fisdap fee on dan's card	SCHOOL & CONFERENCE				20.00	
fuel for city unit Kearney Meeti...	GASOLINE				55.00	
DEPT SUPP	DEPARTMENT SUPPLIES				229.30	
class fees for Glenn in Fremont	SCHOOL & CONFERENCE				122.00	
GASOLINE	GASOLINE				27.62	
SCHOOL & CONF	SCHOOL & CONFERENCE				14.53	
SCHOOL & CONF	SCHOOL & CONFERENCE				24.54	
SCHOOL & CONF	SCHOOL & CONFERENCE				26.68	
SCHOOL & CONF	SCHOOL & CONFERENCE				21.74	
TRAVEL EXPENSE - HILYARD	SCHOOL & CONFERENCE				109.26	
GASOLINE	GASOLINE				29.75	
dept supp-	DEPARTMENT SUPPLIES				34.99	
Patching compound for units on ...	DEPARTMENT SUPPLIES				105.70	
FB Boost	DEPARTMENT SUPPLIES				28.00	
SCHOOL & CONF	SCHOOL & CONFERENCE				134.00	
SCHOOL & CONF	SCHOOL & CONFERENCE				134.00	
TRAVEL EXPENSE	SCHOOL & CONFERENCE				20.85	
					Fund 111 - GENERAL Total:	1,147.96
Fund: 223 - KENO						
Fire prevention items for KENO ...	DEPARTMENT SUPPLIES				504.05	
					Fund 223 - KENO Total:	504.05
					Vendor 08828 - US BANK Total:	1,652.01

Expense Approval Report

Post Dates: 5/17/2016 - 6/6/2016

Description (Payable)	Account Name	(None)	(None)	(None)	Amount	
Vendor: 09643 - VAUGHT DAVID						
Fund: 111 - GENERAL						
RV CAMPGROUND REFUND	CAMPGROUND FEES				75.00	
					Fund 111 - GENERAL Total:	75.00
					Vendor 09643 - VAUGHT DAVID Total:	75.00
Vendor: 00110 - VOGEL WEST, INC						
Fund: 212 - TRANSPORTATION						
SUPP - PAINT CAN STRAINERS	DEPARTMENT SUPPLIES				52.50	
					Fund 212 - TRANSPORTATION Total:	52.50
					Vendor 00110 - VOGEL WEST, INC Total:	52.50
Vendor: 03674 - WELLS FARGO BANK, N.A.						
Fund: 713 - CASH & INVESTMENT POOL						
RETIREMENT	REGULAR RETIRE EE PAY				7,169.90	
RETIREMENT	REGULAR RETIRE EE PAY				6,772.28	
RETIREMENT	RETIRE FIRE EE PAYABLE				6,102.68	
RETIREMENT	RETIRE FIRE EE PAYABLE				3,448.34	
RETIREMENT	RETIRE POLICE EE PAY				5,155.72	
RETIREMENT	RETIRE POLICE EE PAY				4,823.68	
RETIREMENT	REGULAR RETIRE EE PAY				6,843.18	
RETIREMENT	REGULAR RETIRE EE PAY				7,239.41	
RETIREMENT	RETIRE FIRE EE PAYABLE				3,874.07	
RETIREMENT	RETIRE FIRE EE PAYABLE				2,334.03	
RETIREMENT	RETIRE POLICE EE PAY				4,931.96	
RETIREMENT	RETIRE POLICE EE PAY				4,625.05	
					Fund 713 - CASH & INVESTMENT POOL Total:	63,320.30
					Vendor 03674 - WELLS FARGO BANK, N.A. Total:	63,320.30
Vendor: 00213 - WESTERN COOPERATIVE COMPANY						
Fund: 111 - GENERAL						
EQUIP MAINT	EQUIPMENT MAINTENANCE				69.00	
					Fund 111 - GENERAL Total:	69.00
					Vendor 00213 - WESTERN COOPERATIVE COMPANY Total:	69.00
Vendor: 06089 - WESTERN COOPERATIVE COMPANY						
Fund: 111 - GENERAL						
GRUNDS MAINT	GROUNDS MAINTENANCE				380.60	
					Fund 111 - GENERAL Total:	380.60
					Vendor 06089 - WESTERN COOPERATIVE COMPANY Total:	380.60
Vendor: 09645 - WETHERINGTON ANDREA						
Fund: 111 - GENERAL						
CONTRACTUAL	CONTRACTUAL SERVICES				54.00	
					Fund 111 - GENERAL Total:	54.00
					Vendor 09645 - WETHERINGTON ANDREA Total:	54.00
Vendor: 08878 - YELLMAN, ABBIGAIL						
Fund: 111 - GENERAL						
Pstge	POSTAGE				9.40	
Reimb.	BOOKS				13.20	
					Fund 111 - GENERAL Total:	22.60
					Vendor 08878 - YELLMAN, ABBIGAIL Total:	22.60
Vendor: 02057 - YOUNG MEN'S CHRISTIAN ASSOCIATION OF SCOTTSBLUFF, NE						
Fund: 713 - CASH & INVESTMENT POOL						
YMCA	YMCA PAY EE				1,802.25	
					Fund 713 - CASH & INVESTMENT POOL Total:	1,802.25
					Vendor 02057 - YOUNG MEN'S CHRISTIAN ASSOCIATION OF SCOTTSBLUFF, NE Total:	1,802.25
Vendor: 03379 - ZM LUMBER INC						
Fund: 111 - GENERAL						
GROUNDS MAINT	GROUNDS MAINTENANCE				44.28	

Expense Approval Report

Post Dates: 5/17/2016 - 6/6/2016

Description (Payable)	Account Name	(None)	(None)	(None)	Amount
GROUND MAINT	GROUNDS MAINTENANCE				22.14
				Fund 111 - GENERAL Total:	66.42
				Vendor 03379 - ZM LUMBER INC Total:	66.42
Vendor: 09650 - ZUNIGA VAL					
Fund: 111 - GENERAL					
REFUND	CAMPGROUND FEES				285.00
				Fund 111 - GENERAL Total:	285.00
				Vendor 09650 - ZUNIGA VAL Total:	285.00
				Grand Total:	1,022,973.55

Report Summary

Fund Summary

Fund	Expense Amount	Payment Amount
111 - GENERAL	53,065.81	686.76
211 - REGIONAL LIBRARY	136.41	0.00
212 - TRANSPORTATION	133,837.11	0.00
213 - CEMETERY	1,504.76	0.00
215 - SPECIAL PROJECTS	36.42	0.00
216 - BUSINESS IMPROVEMENT	400.00	0.00
218 - PUBLIC SAFETY	2,443.65	0.00
223 - KENO	17,869.65	0.00
224 - ECONOMIC DEVELOPMENT	1,250.00	0.00
321 - TIF PROJECTS	17,502.95	0.00
621 - ENVIRONMENTAL SERVICES	13,426.67	328.46
631 - WASTEWATER	361,422.76	328.46
641 - WATER	43,466.43	20,203.09
661 - STORMWATER	1,408.65	293.11
713 - CASH & INVESTMENT POOL	233,495.02	233,495.02
721 - GIS SERVICES	1.52	0.00
812 - HEALTH INSURANCE	141,705.74	103,384.76
Grand Total:	1,022,973.55	358,719.66

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
111-21311	SALES TAX PAYABLE	317.76	317.76
111-42201-171	CAMPGROUND FEES	1,380.00	0.00
111-42206-171	PARK SHELTER/EVENT FEE	25.00	0.00
111-42407-142	WITNESS FEES	23.24	0.00
111-51281-142	DISABILITY INSURANCE	369.00	369.00
111-52111-111	DEPARTMENT SUPPLIES	283.92	0.00
111-52111-112	DEPARTMENT SUPPLIES	325.99	0.00
111-52111-114	DEPARTMENT SUPPLIES	357.60	0.00
111-52111-116	DEPARTMENT SUPPLIES	74.37	0.00
111-52111-121	DEPARTMENT SUPPLIES	50.29	0.00
111-52111-141	DEPARTMENT SUPPLIES	532.48	0.00
111-52111-142	DEPARTMENT SUPPLIES	257.65	0.00
111-52111-151	DEPARTMENT SUPPLIES	1,378.83	0.00
111-52111-171	DEPARTMENT SUPPLIES	366.01	0.00
111-52111-172	DEPARTMENT SUPPLIES	1,181.40	0.00
111-52121-141	JANITORIAL SUPPLIES	29.25	0.00
111-52121-142	JANITORIAL SUPPLIES	29.24	0.00
111-52121-151	JANITORIAL SUPPLIES	133.90	0.00
111-52121-171	JANITORIAL SUPPLIES	584.22	0.00
111-52163-142	INVESTIGATION SUPPLIES	65.00	0.00
111-52181-142	UNIFORMS & CLOTHING	570.37	0.00
111-52181-143	UNIFORMS & CLOTHING	31.65	0.00
111-52181-172	UNIFORMS & CLOTHING	875.80	0.00
111-52222-151	BOOKS	501.97	0.00
111-52225-151	SUBSCRIPTIONS	1,819.13	0.00
111-52311-114	MEMBERSHIPS	1,210.00	0.00
111-52411-151	POSTAGE	515.69	0.00
111-52511-141	GASOLINE	55.00	0.00
111-52511-142	GASOLINE	57.37	0.00
111-52511-143	GASOLINE	30.00	0.00
111-53111-112	CONTRACTUAL SERVICES	450.00	0.00
111-53111-114	CONTRACTUAL SERVICES	750.00	0.00
111-53111-116	CONTRACTUAL SERVICES	87.00	0.00
111-53111-121	CONTRACTUAL SERVICES	7,192.27	0.00
111-53111-142	CONTRACTUAL SERVICES	313.55	0.00
111-53111-151	CONTRACTUAL SERVICES	70.00	0.00

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
111-53111-171	CONTRACTUAL SERVICES	1,587.60	0.00
111-53111-172	CONTRACTUAL SERVICES	1,512.00	0.00
111-53211-114	LEGAL FEES	1,073.52	0.00
111-53421-141	BUILDING MAINTENANCE	20.50	0.00
111-53421-142	BUILDING MAINTENANCE	20.50	0.00
111-53421-171	BUILDING MAINTENANCE	138.21	0.00
111-53421-172	BUILDING MAINTENANCE	12,404.53	0.00
111-53441-141	EQUIPMENT MAINTENAN...	123.96	0.00
111-53441-142	EQUIPMENT MAINTENAN...	470.97	0.00
111-53441-151	EQUIPMENT MAINTENAN...	425.00	0.00
111-53441-171	EQUIPMENT MAINTENAN...	341.79	0.00
111-53441-172	EQUIPMENT MAINTENAN...	3,288.64	0.00
111-53451-111	VEHICLE MAINTENANCE	18.49	0.00
111-53451-141	VEHICLE MAINTENANCE	14.22	0.00
111-53451-142	VEHICLE MAINTENANCE	2,228.95	0.00
111-53451-171	VEHICLE MAINTENANCE	682.91	0.00
111-53471-171	GROUNDS MAINTENANCE	2,243.51	0.00
111-53521-111	HEATING FUEL	104.06	0.00
111-53521-141	HEATING FUEL	69.27	0.00
111-53521-142	HEATING FUEL	105.20	0.00
111-53521-151	HEATING FUEL	115.09	0.00
111-53521-171	HEATING FUEL	172.78	0.00
111-53521-172	HEATING FUEL	109.47	0.00
111-53561-111	TELEPHONE	6.16	0.00
111-53561-112	TELEPHONE	4.57	0.00
111-53561-114	TELEPHONE	9.86	0.00
111-53561-115	TELEPHONE	2.72	0.00
111-53561-116	TELEPHONE	0.94	0.00
111-53561-121	TELEPHONE	5.22	0.00
111-53561-141	TELEPHONE	6.43	0.00
111-53561-142	TELEPHONE	566.38	0.00
111-53561-143	TELEPHONE	5.90	0.00
111-53561-151	TELEPHONE	15.37	0.00
111-53561-171	TELEPHONE	2.50	0.00
111-53561-172	TELEPHONE	2.35	0.00
111-53571-141	CELLULAR PHONE	430.88	0.00
111-53631-111	RENT-MACHINES	148.76	0.00
111-53711-111	SCHOOL & CONFERENCE	347.65	0.00
111-53711-114	SCHOOL & CONFERENCE	654.33	0.00
111-53711-115	SCHOOL & CONFERENCE	99.00	0.00
111-53711-141	SCHOOL & CONFERENCE	142.00	0.00
111-53711-142	SCHOOL & CONFERENCE	279.40	0.00
111-53711-143	SCHOOL & CONFERENCE	30.00	0.00
111-53711-171	SCHOOL & CONFERENCE	320.49	0.00
111-53711-172	SCHOOL & CONFERENCE	228.00	0.00
111-53721-115	BUSINESS TRAVEL	120.78	0.00
111-53811-142	BONDING	70.00	0.00
211-52221-151	AUDIOVISUAL SUPPLIES	28.95	0.00
211-52222-151	BOOKS	107.46	0.00
212-52111-212	DEPARTMENT SUPPLIES	18,701.27	0.00
212-53111-212	CONTRACTUAL SERVICES	48.83	0.00
212-53421-212	BUILDING MAINTENANCE	311.00	0.00
212-53441-212	EQUIPMENT MAINTENAN...	224.20	0.00
212-53451-212	VEHICLE MAINTENANCE	371.00	0.00
212-53491-212	STREET MAINTENANCE	5,570.75	0.00
212-53521-212	HEATING FUEL	724.72	0.00
212-53561-212	TELEPHONE	8.34	0.00
212-54411-212	EQUIPMENT	107,877.00	0.00

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
213-52111-213	DEPARTMENT SUPPLIES	1,393.98	0.00
213-53111-213	CONTRACTUAL SERVICES	10.09	0.00
213-53441-213	EQUIPMENT MAINTENAN...	96.98	0.00
213-53561-213	TELEPHONE	3.71	0.00
215-52161-142	FIREARMS RANGE SUPPLI...	36.42	0.00
216-52111-212	DEPARTMENT SUPPLIES	400.00	0.00
218-52111-141	DEPARTMENT SUPPLIES	2,077.96	0.00
218-52111-142	DEPARTMENT SUPPLIES	365.69	0.00
223-52111-113	DEPARTMENT SUPPLIES	17,869.65	0.00
224-53111-113	CONTRACTUAL SERVICES	1,250.00	0.00
321-57221-111	DEBT SVC(PRINC) - TIF	3,147.09	0.00
321-57222-111	DEBT SVC (INT) - TIF	14,355.86	0.00
621-52111-621	DEPARTMENT SUPPLIES	834.53	0.00
621-52181-621	UNIFORMS & CLOTHING	104.98	0.00
621-52411-621	POSTAGE	328.46	328.46
621-53111-621	CONTRACTUAL SERVICES	1,374.46	0.00
621-53193-621	DISPOSAL FEES	7,207.20	0.00
621-53441-621	EQUIPMENT MAINTENAN...	2,405.10	0.00
621-53451-621	VEHICLE MAINTENANCE	978.94	0.00
621-53521-621	HEATING FUEL	186.47	0.00
621-53561-621	TELEPHONE	6.53	0.00
631-52111-631	DEPARTMENT SUPPLIES	8,777.04	0.00
631-52181-631	UNIFORMS & CLOTHING	29.99	0.00
631-52411-631	POSTAGE	348.52	328.46
631-52611-631	CHEMICALS	5,285.83	0.00
631-53111-631	CONTRACTUAL SERVICES	598.29	0.00
631-53195-631	ADMIN COSTS & FEES	7,282.20	0.00
631-53441-631	EQUIPMENT MAINTENAN...	1,445.15	0.00
631-53451-631	VEHICLE MAINTENANCE	76.29	0.00
631-53531-631	ELECTRIC POWER	14,628.24	0.00
631-53561-631	TELEPHONE	5.86	0.00
631-57110-631	DEBT SERVICE-PRINCIPAL	292,393.94	0.00
631-57115-631	DEBT SERVICE-INTEREST	30,551.41	0.00
641-21311	SALES TAX PAYABLE	19,874.65	19,874.65
641-52111-641	DEPARTMENT SUPPLIES	313.81	0.00
641-52116-641	METERS	137.15	0.00
641-52117-641	SAMPLES	403.00	0.00
641-52411-641	POSTAGE	373.40	328.44
641-53111-641	CONTRACTUAL SERVICES	628.67	0.00
641-53441-641	EQUIPMENT MAINTENAN...	741.33	0.00
641-53521-641	HEATING FUEL	150.34	0.00
641-53531-641	ELECTRIC POWER	7,465.92	0.00
641-53561-641	TELEPHONE	3.16	0.00
641-54411-641	EQUIPMENT	13,375.00	0.00
661-21311	SALES TAX PAYABLE	293.11	293.11
661-52111-661	DEPARTMENT SUPPLIES	38.95	0.00
661-53111-661	CONTRACTUAL SERVICES	1,074.16	0.00
661-53561-661	TELEPHONE	2.43	0.00
713-21512	MEDICARE W/H EE PAYAB...	15,518.50	15,518.50
713-21513	FICA W/H EE PAYABLE	56,663.88	56,663.88
713-21514	FED W/H EE PAYABLE	58,725.65	58,725.65
713-21517	POL UNION DUES EE PAY	1,056.00	1,056.00
713-21518	FIRE UNION DUES EE PAY	405.00	405.00
713-21523	LIFE INS EE PAYABLE	92.03	92.03
713-21524	SMEC EE PAYABLE	391.00	391.00
713-21527	WAGE ATTACHMENT EE ...	1,222.87	1,222.87
713-21528	REGULAR RETIRE EE PAY	28,024.77	28,024.77
713-21529	DEFERRED COMP EE PAY	2,950.00	2,950.00

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
713-21531	RETIRE FIRE EE PAYABLE	15,759.12	15,759.12
713-21533	RETIRE POLICE EE PAY	19,536.41	19,536.41
713-21534	DIS INC INS EE PAYABLE	737.22	737.22
713-21539	CHILD SUPPORT EE PAY	2,799.36	2,799.36
713-21540	YMCA PAY EE	1,802.25	1,802.25
713-21541	HSA EE PAYABLE	24,567.92	24,567.92
713-21723	LIFE INS ER PAYABLE	743.04	743.04
713-21741	HSA ER PAYABLE	2,500.00	2,500.00
721-53561-721	TELEPHONE	1.52	0.00
812-53711-112	SCHOOL & CONFERENCE	300.00	0.00
812-53861-112	PREMIUM EXPENSE	38,020.98	0.00
812-53862-112	CLAIMS EXPENSE	103,254.76	103,254.76
812-53863-112	FLEXIBLE BENFT EXPENSES	130.00	130.00
	Grand Total:	1,022,973.55	358,719.66

Project Account Summary

Project Account Key	Expense Amount	Payment Amount
None	984,860.54	358,719.66
1114253521	109.47	0.00
2117753471	1,149.71	0.00
2126352111	941.93	0.00
2126452111	4,137.21	0.00
2126552111	12,790.51	0.00
21852111142	365.69	0.00
3121657221	3,147.09	0.00
3121657222	14,355.86	0.00
6002052111	38.95	0.00
6002053111	1,074.16	0.00
6002053561	2.43	0.00
	Grand Total:	358,719.66

6-6-16 UTILITY REFUNDS

Account #	Status	Contact	Service Address	Refund Amount
070-3348-05	Inactive	KELSEY A CARVER	2813 PARK LANE RD SCOTTSBLUFF NE 69361	1.5
020-3368-03	Inactive	KIRK BARGE	705 W 20TH ST SCOTTSBLUFF NE 69361	1.83
040-2568-02	Inactive	JERRY L DARNELL	11 W 26TH ST SCOTTSBLUFF NE 69361	6.29
075-3913-02	Inactive	JANE CONTRERAS	518 E 11TH ST SCOTTSBLUFF NE 69361	46.86
015-4485-02	Inactive	DUSTIN M BAUER	3108 AVE F SCOTTSBLUFF NE 69361	86.55
010-3042-04	Inactive	LELAND SMITH	2602 AVE D SCOTTSBLUFF NE 69361	24.27
015-5755-07	Inactive	ROCHELLE L SIMS	528 W 42ND ST SCOTTSBLUFF NE 69361	52.26
010-3182-03	Inactive	VICKI BEGLEY	2909 DINEEN AVE SCOTTSBLUFF NE 69361	40.59
Total				
8				\$260.15

City of Scottsbluff, Nebraska

Monday, June 6, 2016

Regular Meeting

Item Claims2

Council to approve a change order from Infinity Construction for Paving District #312.

Staff Contact: Liz Hilyard, Finance Director

Change Order

No. 1

Date of Issuance: May 26, 2016

Effective Date: _____

Project: Paving District 312	Owner: City of Scottsbluff	Owner's Contract No.:
Contract:	Date of Contract:	
Contractor: Infinity Construction	Engineer's Project No.: RM140169-00	

The Contract Documents are modified as follows upon execution of this Change Order:

Description:

Adjust quantities to as-built quantities.

Attachments (list documents supporting change):

CHANGE ORDER BREAKDOWN

CHANGE IN CONTRACT PRICE:

Original Contract Price:

\$ 788,406.00

~~[Increase] [Decrease]~~ from previously approved Change Orders No. _____ to No. _____:

\$ _____

Contract Price prior to this Change Order:

\$ 788,406.00

~~[Increase] [Decrease]~~ of this Change Order:

\$ 19,628.30

Contract Price incorporating this Change Order:

\$ 768,777.70

CHANGE IN CONTRACT TIMES:

Original Contract Times: Working days Calendar days

Substantial completion (days or date): 105 days

Ready for final payment (days or date): 120 days

~~[Increase] [Decrease]~~ from previously approved Change Orders No. _____ to No. _____:

~~Substantial completion (days): _____~~

~~Ready for final payment (days): _____~~

Contract Times prior to this Change Order:

Substantial completion (days or date): 105 days

Ready for final payment (days or date): 120 days

~~[Increase] [Decrease]~~ of this Change Order:

~~Substantial completion (days or date): _____~~

~~Ready for final payment (days or date): _____~~

Contract Times with all approved Change Orders:

Substantial completion (days or date): 105 days

Ready for final payment (days or date): 120 days

RECOMMENDED:

By: [Signature]
Engineer (Authorized Signature)

Date: 5-26-16

Approved by Funding Agency (if applicable):

Date: _____

ACCEPTED:

By: [Signature]
Owner (Authorized Signature)

Date: 6-1-16

ACCEPTED:

By: [Signature]
Contractor (Authorized Signature)

Date: 5-27-16

EJCDC C-941 Change Order

Prepared by the Engineers Joint Contract Documents Committee and endorsed by the Construction Specifications Institute.

Page 1 of 2

Change Order Instructions

A. GENERAL INFORMATION

This document was developed to provide a uniform format for handling contract changes that affect Contract Price or Contract Times. Changes that have been initiated by a Work Change Directive must be incorporated into a subsequent Change Order if they affect Price or Times.

Changes that affect Contract Price or Contract Times should be promptly covered by a Change Order. The practice of accumulating Change Orders to reduce the administrative burden may lead to unnecessary disputes.

If Milestones have been listed in the Agreement, any effect of a Change Order thereon should be addressed.

For supplemental instructions and minor changes not involving a change in the Contract Price or Contract Times, a Field Order should be used.

B. COMPLETING THE CHANGE ORDER FORM

Engineer normally initiates the form, including a description of the changes involved and attachments based upon documents and proposals submitted by Contractor, or requests from Owner, or both.

Once Engineer has completed and signed the form, all copies should be sent to Owner or Contractor for approval, depending on whether the Change Order is a true order to the Contractor or the formalization of a negotiated agreement for a previously performed change. After approval by one contracting party, all copies should be sent to the other party for approval. Engineer should make distribution of executed copies after approval by both parties.

If a change only applies to price or to times, cross out the part of the tabulation that does not apply.

M.C. SCHAFF & ASSOCIATES, INC.
 818 South Beltline Highway East
 Scottsbluff, Nebraska 69361

CHANGE ORDER NO.	1
DATE:	May 26, 2016

CHANGE ORDER BREAKDOWN

CONTRACT FOR: Paving District 312
OWNER: City of Scottsbluff
TO: Infinity Construction

(Contractor)

You are hereby requested to comply with the following changes from the contract plans and specifications

Description of Changes							
Item Nbr	Description	Unit	Unit Price	Bid. Qty.	This CO Qty	Total Qty	Amount of Change
4	Remove Existing Pavement	SF	\$1.00	3500	75	3575	\$75.00
10	18-Inch RCCP Storm Drain Pipe	:F	\$42.00	1350	-34	1316	(\$1,428.00)
11	48-Inch Storm Drain Manhole	EA	\$3,200.00	3	1	4	\$3,200.00
15	Remove 8-Inch Valve	LF	\$250.00	1	-1	0	(\$250.00)
21	8-Inch PVC Water Main	EA	\$60.00	60	20	80	\$1,200.00
23	1 1/4-Inch Schedule 40 PVC	EA	\$4.00	2000	-174	1826	(\$696.00)
24	2-Inch Schedule 40 PVC	EA	\$7.00	435	46	481	\$322.00
25	3-Inch Schedule 40 PVC	LF	\$20.00	15	-15	0	(\$300.00)
28	8-Inch P.C. Concrete Pavement	LF	\$36.25	9500	-154	9346	(\$5,582.50)
29	30-Inch P.C. Concrete Curb & Gutter (Catch)	LF	\$15.40	4500	-515	3985	(\$7,931.00)
30	30-Inch P.C. Concrete Curb & Gutter (Spill)	LF	\$15.40	500	-22	478	(\$338.80)
31	30-inch P.C. Concrete Truck Apron Curb	LF	\$15.40	200	6	206	\$92.40
32	4-Inch P.C. Concrete Sidewalk	LF	\$3.75	23000	-1220	21780	(\$4,575.00)
37	4-Foot P.C. Concrete Valley Gutter	LF	\$34.00	26	-26	0	(\$884.00)
38	8-Inch P.C. Stamped & Colored Concrete	SF	\$8.00	4600	-256	4344	(\$2,048.00)
42	4-Inch Yellow Prefomed Pavement Marking	LF	\$4.20	2900	88	2988	\$369.60
43	6-Inch White Prefomed Pavement Marking	LF	\$6.00	100	-2	98	(\$12.00)
44	12-Inch Yellow Prefomed Pavement Marking	LF	\$12.00	50	-7	43	(\$84.00)
45	12-Inch White Prefomed Pavement Marking	LF	\$12.00	50	1	51	\$12.00
46	24-Inch White Prefomed Pavement Marking	LF	\$22.00	260	-35	225	(\$770.00)
TOTAL VALUE FOR CHANGE ORDER NO. 1							(\$19,628.30)

City of Scottsbluff, Nebraska

Monday, June 6, 2016

Regular Meeting

Item Claims3

**Council to approve payment of claim by warrant for Paving
District #312, Reganis 12th Ave.**

Staff Contact: Liz Hilyard, Finance Director

Agenda Statement

Item No.

For meeting of: **June 6, 2016**

AGENDA TITLE: Request for payment of claim by warrant for Paving District #312, Reganis 12th Ave

SUBMITTED BY DEPARTMENT/ORGANIZATION: Finance

PRESENTATION BY: Nathan Johnson

SUMMARY EXPLANATION: This is a request for reimbursement of expenses related to engineering services by M.C. Schaff and Associates, Inc. in the amount of \$11,078.00 and construction services by Infinity Construction in the amount of \$66,781.75 for PD #312.

BOARD/COMMISSION RECOMMENDATION:

STAFF RECOMMENDATION: Recommend that council authorize the City Clerk to issue a warrant for payment of the claims.

EXHIBITS

Resolution Ordinance Contract Minutes Plan/Map

Other (specify) invoice _____

NOTIFICATION LIST: Yes No Further Instructions

APPROVAL FOR SUBMITTAL: _____
City Manager

Rev 3/1/99CClerk

M.B



Invoice

Part of the MCS Family of Companies
818 South Beltline Highway East
Scottsbluff, NE 69361
Phone (308) 635-1926
www.mcschaff.com

May 27, 2016
Project No: RM140169-00
Invoice No: 0000016186

City of Scottsbluff
2525 Circle Dr.
Scottsbluff, NE
69361

Project RM140169-00 Reganis 12th Avenue Paving District

Professional Services through May 27, 2016

Phase 002 Paving District 312

Design \$73,820.50
Inspection 72,363.00
Material Testing 1,869.00
\$148,052.50

Less Previous - 136,974.50

Fee 11,078.00

Total this Invoice \$11,078.00

Due upon receipt - 1.5% per month interest charged on all accounts 30 days past due. Tax ID# 47-0529287

Contractor's Application for Payment No. 6 (FINAL)

	Application Period: Work thru May 13, 2016	Application Date: 5/16/2016
To (Owner): City of Scottsbluff	From (Contractor): Infinity Construction	Via (Engineer): M.C. Schaff and Associates
Project: Paving District 312	Contract:	
Owner's Contract No.:	Contractor's Project No.:	Engineer's Project No.: RM140169

Application For Payment Change Order Summary

Approved Change Orders		
Number	Additions	Deductions
1		-\$19,628.30
TOTALS		-\$19,628.30
NET CHANGE BY CHANGE ORDERS	-\$19,628.30	

1. ORIGINAL CONTRACT PRICE.....	\$ <u>788,406.00</u>
2. Net change by Change Orders.....	\$ <u>-19,628.30</u>
3. Current Contract Price (Line 1 ± 2).....	\$ <u>768,777.70</u>
4. TOTAL COMPLETED AND STORED TO DATE (Column F on Progress Estimate).....	\$ <u>768,777.70</u>
5. RETAINAGE:	
a. X <u>768,777.70</u> Work Completed.....	\$ _____
b. X _____ Stored Material.....	\$ _____
c. Total Retainage (Line 5a + Line 5b).....	\$ _____
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5c).....	\$ <u>768,777.70</u>
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application).....	\$ <u>701,995.95</u>
8. AMOUNT DUE THIS APPLICATION.....	\$ <u>66,781.75</u>
9. BALANCE TO FINISH, PLUS RETAINAGE (Column G on Progress Estimate + Line 5 above).....	\$ _____

Contractor's Certification

The undersigned Contractor certifies that to the best of its knowledge: (1) all previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with Work covered by prior Applications for Payment; (2) title of all Work, materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to Owner at time of payment free and clear of all Liens, security interests and encumbrances (except such as are covered by a Bond acceptable to Owner indemnifying Owner against any such Liens, security interest or encumbrances); and (3) all Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

By: *Alta Payne* Date: 5-27-16

Payment of: \$ 66,781.75
(Line 8 or other - attach explanation of the other amount)

is recommended by: *Da Ay* 5-26-16
(Engineer) (Date)

Payment of: \$ 66,781.75
(Line 8 or other - attach explanation of the other amount)

is approved by: *Mark Bohl* 6-1-16
(Owner) (Date)

Approved by: _____
Funding Agency (if applicable) (Date)

Endorsed by the Construction Specifications Institute.
EJCDC C-620 Contractor's Application for Payment
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Page 1 of 4

Progress Estimate

Contractor's Application

For (contract): Paving District 312								Application Number: 6 (FINAL)			
Application Period: Work thru May 13, 2016								Application Date: 5/16/2016			
A				B	C	D	E	F		G	
Item		Bid Quantity	Bid Units	Unit Price	Bid Value	Estimated Quantity Installed	Value	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D + E)	% (F) B	Balance to Finish (B - F)
Bid Item No.	Description										
1	Mobilization	1	LS	\$ 34,000.00	\$ 34,000.00	1	\$ 34,000.00		\$ 34,000.00	100.0%	\$ -
2	Traffic Control	1	LS	\$ 1,000.00	\$ 1,000.00	1	\$ 1,000.00		\$ 1,000.00	100.0%	\$ -
3	Clearing & Grubbing	1	LS	\$ 2,500.00	\$ 2,500.00	1	\$ 2,500.00		\$ 2,500.00	100.0%	\$ -
4	Remove Existing Pavement, Curb, Gutter, Etc	3575	SF	\$ 1.00	\$ 3,575.00	3575	\$ 3,575.00		\$ 3,575.00	100.0%	\$ -
5	Remove Storm Drain Pipe	102	LF	\$ 6.00	\$ 612.00	102	\$ 612.00		\$ 612.00	100.0%	\$ -
6	Plug Existing Storm Drain Pipe	1	EA	\$ 100.00	\$ 100.00	1	\$ 100.00		\$ 100.00	100.0%	\$ -
7	Remove Existing Barrier Rail/Barricade	5	EA	\$ 25.00	\$ 125.00	5	\$ 125.00		\$ 125.00	100.0%	\$ -
8	Excavation (Established Quantity)	7500	CY	\$ 3.00	\$ 22,500.00	7500	\$ 22,500.00		\$ 22,500.00	100.0%	\$ -
9	Standard Storm Drain Curb Inlet	12	EA	\$ 1,400.00	\$ 16,800.00	12	\$ 16,800.00		\$ 16,800.00	100.0%	\$ -
10	18-Inch RCCP Storm Drain Pipe	1316	LF	\$ 42.00	\$ 55,272.00	1316	\$ 55,272.00		\$ 55,272.00	100.0%	\$ -
11	48-Inch Storm Drain Manhole	4	EA	\$ 3,200.00	\$ 12,800.00	4	\$ 12,800.00		\$ 12,800.00	100.0%	\$ -
12	18-Inch Flared End Section	1	EA	\$ 875.00	\$ 875.00	1	\$ 875.00		\$ 875.00	100.0%	\$ -
13	Connect to Existing Inlet	1	EA	\$ 1,500.00	\$ 1,500.00	1	\$ 1,500.00		\$ 1,500.00	100.0%	\$ -
14	Remove & Salvage Existing Fire Hydrant & Aux V	2	EA	\$ 800.00	\$ 1,600.00	2	\$ 1,600.00		\$ 1,600.00	100.0%	\$ -
15	Remove 8-Inch Valve		EA	\$ 250.00	\$ -		\$ -		\$ -		\$ -
16	8-inch by 6-Inch Reducer	1	EA	\$ 200.00	\$ 200.00	1	\$ 200.00		\$ 200.00	100.0%	\$ -
17	Reinstall Fire Hydrant w/Aux. Valve including 6-in	2	EA	\$ 1,200.00	\$ 2,400.00	2	\$ 2,400.00		\$ 2,400.00	100.0%	\$ -
18	Connect to Existing Valve	1	EA	\$ 600.00	\$ 600.00	1	\$ 600.00		\$ 600.00	100.0%	\$ -
19	8-Inch x 8-Inch Tee	1	EA	\$ 300.00	\$ 300.00	1	\$ 300.00		\$ 300.00	100.0%	\$ -
20	8-Inch Plug	2	EA	\$ 300.00	\$ 600.00	2	\$ 600.00		\$ 600.00	100.0%	\$ -
21	8-Inch PVC Water Main	80	LF	\$ 60.00	\$ 4,800.00	80	\$ 4,800.00		\$ 4,800.00	100.0%	\$ -
22	8-Inch by 6-Inch Tee	1	EA	\$ 300.00	\$ 300.00	1	\$ 300.00		\$ 300.00	100.0%	\$ -
23	1 1/4-Inch Schedule 40 PVC	1826	LF	\$ 4.00	\$ 7,304.00	1826	\$ 7,304.00		\$ 7,304.00	100.0%	\$ -
24	2-Inch Schedule 40 PVC	481	LF	\$ 7.00	\$ 3,367.00	481	\$ 3,367.00		\$ 3,367.00	100.0%	\$ -
25	3-Inch Schedule 40 PVC		LF	\$ 20.00	\$ -		\$ -		\$ -		\$ -
26	Street Light Pedestal	15	EA	\$ 200.00	\$ 3,000.00	15	\$ 3,000.00		\$ 3,000.00	100.0%	\$ -
27	Secondary Pedestal	2	EA	\$ 300.00	\$ 600.00	2	\$ 600.00		\$ 600.00	100.0%	\$ -
28	8-Inch P.C. Concrete Pavement	9346	SY	\$ 36.25	\$ 338,792.50	9346	\$ 338,792.50		\$ 338,792.50	100.0%	\$ -
29	30-Inch P.C. Concrete Curb & Gutter (Catch)	3985	LF	\$ 15.40	\$ 61,369.00	3985	\$ 61,369.00		\$ 61,369.00	100.0%	\$ -
30	30-Inch P.C. Concrete Curb & Gutter (Spill)	478	LF	\$ 15.40	\$ 7,361.20	478	\$ 7,361.20		\$ 7,361.20	100.0%	\$ -
31	30-inch P.C. Concrete Truck Apron Curb	206	LF	\$ 15.40	\$ 3,172.40	206	\$ 3,172.40		\$ 3,172.40	100.0%	\$ -
32	4-Inch P.C. Concrete Sidewalk	21780	SF	\$ 3.75	\$ 81,675.00	21780	\$ 81,675.00		\$ 81,675.00	100.0%	\$ -
Subtotal (Page 2)					\$ 669,100.10		\$ 669,100.10	\$ -	\$ 669,100.10		\$ -

Progress Estimate

Contractor's Application

For (contract): Paving District 312							Application Number: 6 (FINAL)				
Application Period: Work thru May 13, 2016							Application Date: 5/16/2016				
A				B	C	D	E	F		G	
Item		Bid Quantity	Bid Units	Unit Price	Bid Value	Estimated Quantity Installed	Value	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D + E)	% (F) B	Balance to Finish (B - F)
Bid Item No.	Description										
33	Handicap Ramp	27	EA	\$ 600.00	\$ 16,200.00	27	\$ 16,200.00		\$ 16,200.00	100.0%	\$ -
34	15-Foot Intersection Radius	1	EA	\$ 1,320.00	\$ 1,320.00	1	\$ 1,320.00		\$ 1,320.00	100.0%	\$ -
35	20-Foot Intersection Radius	11	EA	\$ 1,650.00	\$ 18,150.00	11	\$ 18,150.00		\$ 18,150.00	100.0%	\$ -
36	30-Foot Intersection Radius	2	EA	\$ 2,400.00	\$ 4,800.00	2	\$ 4,800.00		\$ 4,800.00	100.0%	\$ -
37	4-Foot P.C. Concrete Valley Gutter		LF	\$ 34.00	\$ -		\$ -		\$ -		\$ -
38	8-Inch P.C. Stamped & Colored Concrete	4344	SF	\$ 8.00	\$ 34,752.00	4344	\$ 34,752.00		\$ 34,752.00	100.0%	\$ -
39	Adjust Curb Stop/Meter Pit to Grade	9	EA	\$ 100.00	\$ 900.00	9	\$ 900.00		\$ 900.00	100.0%	\$ -
40	Adjust Manhole to Grade	2	EA	\$ 300.00	\$ 600.00	2	\$ 600.00		\$ 600.00	100.0%	\$ -
41	Adjust Water Valve to Grade	5	EA	\$ 100.00	\$ 500.00	5	\$ 500.00		\$ 500.00	100.0%	\$ -
42	4-Inch Yellow Wet Reflective Preformed Pavement M	2988	LF	\$ 4.20	\$ 12,549.60	2988	\$ 12,549.60		\$ 12,549.60	100.0%	\$ -
43	6-Inch White Wet Reflective Preformed Pavement M	98	LF	\$ 6.00	\$ 588.00	98	\$ 588.00		\$ 588.00	100.0%	\$ -
44	12-Inch Yellow Preformed Pavement Marking, Type	43	LF	\$ 12.00	\$ 516.00	43	\$ 516.00		\$ 516.00	100.0%	\$ -
45	12-Inch White Preformed Pavement Marking, Type 4	51	LF	\$ 12.00	\$ 612.00	51	\$ 612.00		\$ 612.00	100.0%	\$ -
46	24-Inch White Preformed Pavement Marking, Type 4	225	LF	\$ 22.00	\$ 4,950.00	225	\$ 4,950.00		\$ 4,950.00	100.0%	\$ -
47	White Left Turn Arrow Wet Reflective Preformed Pa	2	EA	\$ 420.00	\$ 840.00	2	\$ 840.00		\$ 840.00	100.0%	\$ -
48	Seeding & Mulching	1	ACRE	\$ 2,400.00	\$ 2,400.00	1	\$ 2,400.00		\$ 2,400.00	100.0%	\$ -
Subtotal (Page 3)					\$ 99,677.60		\$ 99,677.60	\$ -	\$ 99,677.60		\$ -
Totals					\$ 768,777.70		\$ 768,777.70	\$ -	\$ 768,777.70	100.0%	\$ -

Stored Material Summary

Contractor's Application

For (contract): Paving District 312					Application Number: 6 (FINAL)				
Application Period: Work thru May 13, 2016					Application Date: 5/16/2016				
A Invoice No.	B Shop Drawing Transmittal No.	C Materials Description	D Stored Previously		E Stored this Month Amount (\$)	F Subtotal (D+E)	G Incorporated in Work		H Materials Remaining in Storage (\$) (D + E - F)
			Date (Month/Year)	Amount (\$)			Date (Month/Year)	Amount (\$)	
		Totals							

RESOLUTION NO. _____

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

That the claim of M.C. Schaff and Associates, Inc. in the amount of \$11,078.00, being the seventh pay estimate for Paving District #312, is approved and the City Clerk is authorized to issue a warrant for the payment of such claim.

That the claim of Infinity Construction in the amount of \$66,781.75, being the eighth pay estimate for Paving District #312, is approved and the City Clerk is authorized to issue a warrant for the payment of such claim.

Passed and approved this 6th day of June, 2016.

Mayor

ATTEST:

City Clerk

“seal”

City of Scottsbluff, Nebraska

Monday, June 6, 2016

Regular Meeting

Item Claims4

**Council to approve payment of claim by warrant for Paving
District #313, Avenue G – Owen Development.**

Staff Contact: Liz Hilyard, Finance Director

Agenda Statement

Item No.

For meeting of: **June 6, 2016**

AGENDA TITLE: Request for payment of claim by warrant for Paving District #313, Avenue G - Owen

SUBMITTED BY DEPARTMENT/ORGANIZATION: Finance

PRESENTATION BY: Nathan Johnson

SUMMARY EXPLANATION: This is a request for reimbursement of expenses related to engineering services by Baker & Associates, Inc. in the amount of \$7,602.50 and \$1,150.00 for PD #313.

BOARD/COMMISSION RECOMMENDATION:

STAFF RECOMMENDATION: Recommend that council authorize the City Clerk to issue a warrant for payment of the claims.

EXHIBITS

Resolution Ordinance Contract Minutes Plan/Map

Other (specify) invoice _____

NOTIFICATION LIST: Yes No Further Instructions

APPROVAL FOR SUBMITTAL: _____
City Manager

Baker & Associates, Inc.
 120 East 16th Street, Suite A
 Scottsbluff, NE 69361

City of Scottsbluff
 2525 Circle Drive
 Scottsbluff, NE 69361

Invoice number 27743
 Date 04/29/2016

Project 002-166-16 CITY OF SCOTTSBLUFF -
 AVENUE G STREET DISTRICT (ZACK
 OWEN)

Invoice Summary

Description	Contract Amount	Prior Billed	Current Billed	Remaining	Total Billed
SITE SURVEY & EXISTING SITE PLAN	1,750.00	0.00	1,755.00	-5.00	1,755.00
DESIGN	8,750.00	0.00	5,847.50	2,902.50	5,847.50
CONSTRUCTION SERVICES	8,000.00	0.00	0.00	8,000.00	0.00
Total	18,500.00	0.00	7,602.50	10,897.50	7,602.50

Professional Fees

	Hours	Rate	Billed Amount
Professional Level 1	5.00	135.00	675.00
Technician Level 1	55.50	100.00	5,550.00
Survey Crew - 1 man	8.50	135.00	1,147.50
Surveyor Level 2	2.00	115.00	230.00
Professional Fees subtotal	71.00		7,602.50
Invoice total:			7,602.50

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
27743	04/29/2016	7,602.50	7,602.50				
Total		7,602.50	7,602.50	0.00	0.00	0.00	0.00

Approved by:

RECEIVED
 MAY 10 2016

Jack W. Baker
 President

Notice: As of February 2010 we will be adding a 7% APR late fee to all invoices which are more than 60 days past due. The minimum late fee for all invoices will be \$50.00.

Baker & Associates, Inc.
 120 East 16th Street, Suite A
 Scottsbluff, NE 69361

MB. PD # 313

City of Scottsbluff
 2525 Circle Drive
 Scottsbluff, NE 69361

Invoice number 27866
 Date 05/26/2016

Project 002-166-16 CITY OF SCOTTSBLUFF -
 AVENUE G STREET DISTRICT (ZACK
 OWEN)

Invoice Summary

Description	Contract Amount	Prior Billed	Current Billed	Remaining	Total Billed
SITE SURVEY & EXISTING SITE PLAN	1,750.00	1,755.00	0.00	-5.00	1,755.00
DESIGN	8,750.00	5,847.50	1,150.00	1,752.50	6,997.50
CONSTRUCTION SERVICES	8,000.00	0.00	0.00	8,000.00	0.00
Total	18,500.00	7,602.50	1,150.00	9,747.50	8,752.50

Professional Fees

	Hours	Rate	Billed Amount
Principal	3.00	150.00	450.00
Technician Level 1	7.00	100.00	700.00
Professional Fees subtotal	10.00		1,150.00
Invoice total			1,150.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
27743	04/29/2016	7,602.50	7,602.50				
Total		7,602.50	7,602.50	0.00	0.00	0.00	0.00

Approved by:

Jack W. Baker
 President

RECEIVED

MAY 31 2016

Notice: As of February 2010 we will be adding a 7% APR late fee to all invoices which are more than 60 days past due. The minimum late fee for all invoices will be \$50.00.

RESOLUTION NO. 16-06-02

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

That the claim of Baker & Associates, Inc. in the amount of \$7,602.50, being the first pay estimate for Paving District #313, is approved and the City Clerk is authorized to issue a warrant for the payment of such claim.

That the claim of Baker & Associates, Inc. in the amount of \$1,150.00, being the second pay estimate for Paving District #313, is approved and the City Clerk is authorized to issue a warrant for the payment of such claim.

Passed and approved this 6th day of June, 2016.

Mayor

ATTEST:

City Clerk

“seal”

City of Scottsbluff, Nebraska

Monday, June 6, 2016

Regular Meeting

Item Pub. Hear.1

Council to conduct a public hearing at 6:05 p.m. to consider a Class I Liquor License for Chili's Grill & Bar, 826 West 36th St., Scottsbluff, NE.

Staff Contact: Cindy Dickinson, City Clerk

Agenda Statement

Item No.

For meeting of: June 6, 2016

AGENDA TITLE: Council to hold a public hearing as advertised for this date at 6:05 p.m. for a Class I Liquor License for Chili's Grill and Bar, Scottsbluff.

SUBMITTED BY DEPARTMENT/ORGANIZATION: Administration

PRESENTATION BY: Applicant

SUMMARY EXPLANATION:

BOARD/COMMISSION RECOMMENDATION:

STAFF RECOMMENDATION: Conduct the public hearing and consider a recommendation to the Nebraska Liquor Commission either approving or denying said application.

EXHIBITS

Resolution Ordinance Contract Minutes Plan/Map

Other (specify) Application, Memorandums, Exhibits

- Exhibit #1 – Application of Chili's Grill and Bar, 826 West 36th St., Scottsbluff, NE 69361.
- Exhibit #2 – City Council Check List for Neb. Rev. Stat. §53-132 Cum Supp 2010
- Exhibit #3 – Written Statement of Police Chief
- Exhibit #4 – Written Statement of City Clerk
- Exhibit #5 – Written Statement of Planning Administrator

NOTIFICATION LIST: Yes No Further Instructions

Chili's Grill & Bar
826 West 36th St.
Scottsbluff, NE 69361

APPROVAL FOR SUBMITTAL: _____
City Manager



**APPLICATION FOR LIQUOR LICENSE
CHECKLIST - RETAIL**

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

RECEIVED		
APR 21 2016		
NEBRASKA LIQUOR CONTROL COMMISSION		
Hot List: YES/NO	New/Replacing #	83544 ✓
Class Type	117360	Initial jm

Applicant name Chili's LLC


Trade name Chili's Grill and Bar

Previous trade name Corn Pepper LLC / Chili's Grill and Bar

Contact email address jillynh@gmail.com

Provide all the items requested. Failure to provide any item will cause this application to be returned or placed on hold. All documents must be legible. Any false statement or omission may result in the denial, suspension, cancellation or revocation of your license. If your operation depends on receiving a liquor license, the Nebraska Liquor Control Commission cautions you that if you purchase, remodel, start construction, spend or commit money that you do so at your own risk. Prior to submitting your application review the application carefully to ensure that all sections are complete, and that any omissions or errors have not been made. You may want to check with the city/village or county clerk, where you are making application, to see if any additional requirements must be met before submitting application to the Nebraska Liquor Control Commission.

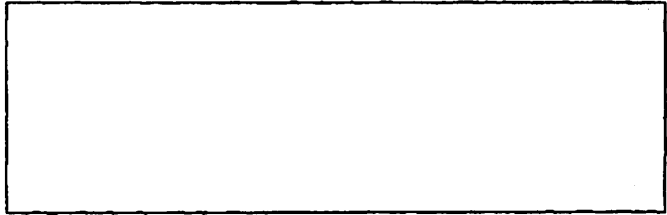
*crim hist reported
on application* | *147
submitted*

Office use only PAYMENT TYPE <u>Payport</u> AMOUNT: <u>400</u> Received: <u>jm</u>	 1600008000
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FORM 100
REV MAY 2015
PAGE 1

**APPLICATION FOR LIQUOR LICENSE
RETAIL**

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



**CLASS OF LICENSE FOR WHICH APPLICATION IS MADE AND FEES
CHECK DESIRED CLASS**

- RETAIL LICENSE(S)** Application Fee \$400 (nonrefundable)
- A BEER, ON SALE ONLY
 - B BEER, OFF SALE ONLY
 - C BEER, WINE, DISTILLED SPIRITS, ON AND OFF SALE
 - D BEER, WINE, DISTILLED SPIRITS, OFF SALE ONLY
 - I BEER, WINE, DISTILLED SPIRITS, ON SALE ONLY
 - AB BEER, ON AND OFF SALE
 - AD BEER ON SALE ONLY, BEER, WINE, DISTILLED SPIRITS OFF SALE
 - IB BEER, WINE, DISTILLED SPIRITS ON SALE, BEER OFF SALE ONLY

Class K Catering license (requires catering application form 106) \$100.00

Additional fees will be assessed at city/village or county level when license is issued

Class C license term runs from November 1 – October 31
All other licenses run from May 1 – April 30
Catering license (K) expires same as underlying retail license

CHECK TYPE OF LICENSE FOR WHICH YOU ARE APPLYING

- Individual License (requires insert form 1)
- Partnership License (requires insert form 2)
- Corporate License (requires insert form 3a & 3c)
- Limited Liability Company (LLC) (requires form 3b & 3c)

NAME OF ATTORNEY OR FIRM ASSISTING WITH APPLICATION (if applicable)
Commission will call this person with any questions we may have on this application

Name _____ Phone number: _____

Firm Name _____

PREMISES INFORMATION

Trade Name (doing business as) Chill's Grill and Bar

Street Address #1 826 West 36th Street

Street Address #2 _____

City Scottsbluff

County Scottsbluff

#21

Zip Code 69361

Premises Telephone number 308-633-1580

Business e-mail address chillsscotts@qwestoffice.net

Is this location inside the city/village corporate limits:

YES

x

NO

Mailing address (where you want to receive mail from the Commission)

Name Chill's

Street Address #1 PO Box 71413

Street Address #2 _____

City Salt Lake City

State Utah

Zip Code 84171

DESCRIPTION AND DIAGRAM OF THE STRUCTURE TO BE LICENSED

READ CAREFULLY

In the space provided or on an attachment draw the area to be licensed. This should include storage areas, basement, outdoor area, sales areas and areas where consumption or sales of alcohol will take place. If only a portion of the building is to be covered by the license, you must still include dimensions (length x width) of the licensed area as well as the dimensions of the entire building. No blue prints please. Be sure to indicate the direction north and number of floors of the building.

**For on premises consumption liquor licenses minimum standards must be met by providing at least two restrooms

Building: length 61 x width 73 in feet

Is there a basement? Yes _____

No x

If yes, length _____ x width _____ in feet

Is there an outdoor area? Yes _____

No x

If yes, length _____ x width _____ in feet

PROVIDE DIAGRAM OF AREA TO BE LICENSED BELOW OR ATTACH SEPARATE SHEET

one story building approx
61 x 73

APPLICANT INFORMATION

1. **READ CAREFULLY. ANSWER COMPLETELY AND ACCURATELY §53-125(5)**

Has anyone who is a party to this application, or their spouse, EVER been convicted of or plead guilty to any charge. Charge means any charge alleging a felony, misdemeanor, violation of a federal or state law; a violation of a local law, ordinance or resolution. List the nature of the charge, where the charge occurred and the year and month of the conviction or plea. Also list any charges pending at the time of this application. If more than one party, please list charges by each individual's name. Include traffic violations. Commission must be notified of any arrests and/or convictions that may occur after the date of signing this application.

YES NO

If yes, please explain below or attach a separate page

Name of Applicant	Date of Conviction (mm/yyyy)	Where Convicted (city & state)	Description of Charge	Disposition

2. Are you buying the business of a current retail liquor license?

YES NO

If yes, give name of business and liquor license number _____

- a) Submit a copy of the sales agreement
- b) Include a list of alcohol being purchased, list the name brand, container size and how many
- c) Submit a list of the furniture, fixtures and equipment

3. Was this premise licensed as liquor licensed business within the last two (2) years?

YES NO

If yes, give name and license number Corn Pepper LLC - 83544

4. Are you filing a temporary operating permit (TOP) to operate during the application process?

YES NO

If yes:

- a) Attach temporary operating permit (TOP) (form 125)
- b) TOP will only be accepted at a location that currently holds a valid liquor license.

5. Are you borrowing any money from any source, include family or friends, to establish and/or operate the business?

YES NO

If yes, list the lender(s) Platte Valley Bank

6. Will any person or entity, other than applicant, be entitled to a share of the profits of this business?

YES NO

If yes, explain. (all involved persons must be disclosed on application)

No silent partners

7. Will any of the furniture, fixtures and equipment to be used in this business be owned by others?

YES NO

If yes, list such item(s) and the owner.

8. Is premises to be licensed within 150 feet of a church, school, hospital, home for the aged or indigent persons or for veterans, their wives, and children, or within 300 feet of a college or university campus?

YES NO

If yes, provide name and address of such institution and where it is located in relation to the premises (Neb. Rev. Stat. 53-177)(1)

9. Is anyone listed on this application a law enforcement officer?

YES NO

If yes, list the person, the law enforcement agency involved and the person's exact duties.

10. List the primary bank and/or financial institution (branch if applicable) to be utilized by the business.

a) List the individual(s) who will be authorized to write checks and/or withdrawals on accounts at this institution.

Platte Valley Bank - Stanley D. Knoles and Bruce R. Shiveley

11. List all past and present liquor licenses held in Nebraska or any other state by any person named in this application. Include license holder name, location of license and license number. Also list reason for termination of any license(s) previously held.

1. Com Pepper LLC (828 W. 30th Street, Scottsbluff NE) #83554 - Corporate Merger with Bighorn Assoc. LLC. 2. Bighorn Associates, LLC (1320 Dell Range Blvd. Cheyenne, WY) #543. Bighorn Associates LLC (2523 E. Grand Avenue, Laramie, WY)

12. List the alcohol related training and/or experience (when and where) of the person(s) making application. Those persons required are listed as followed:

- Individual: Applicant and spouse; spouse is exempt if they filed Form 116 – Affidavit of Non-Participation.
- Partnership: All partners and spouses, spouses are exempt if they filed Form 116 – Affidavit of Non-Participation.
- Limited Liability Company: All member of LLC, Manager and all spouses; spouses are exempt if they filed Form 116 – Affidavit of Non-Participation.
- Corporation: President, Stockholders holding 25% or more of shares, Manager and all spouses; spouses are exempt if they filed Form 116 – Affidavit of Non-Participation.

NLCC certified training program completed:

Applicant Name	Date (mm/yyyy)	Name of program (attach copy of course completion certificate)

For list of NLCC certified training programs see: www.lcc.ne.gov/traininginfo.html

Experience:

Applicant Name/Job Title	Date of Employment:	Name & Location of Business

13. If the property for which this license is sought is owned, submit a copy of the deed, or proof of ownership. If leased, submit a copy of the lease covering the entire license year. Documents must show title or lease held in name of applicant as owner or lessee in the individual(s) or corporate name for which the application is being filed.

Lease: expiration date 2018 with options for three, five year renewals Lease assignment
 Deed
 Purchase Agreement May 20, 2018

14. When do you intend to open for business? Already in business / corporate merger with Corn Pepper LLC

15. What will be the main nature of business? Casual Dining

16. What are the anticipated hours of operation? Sunday-Thursday 11:00 am-10:00pm Friday-Saturday 11:00am-11:00pm

17. List the principal residence(s) for the past 10 years for all persons required to sign, including spouses.

RESIDENCES FOR THE PAST 10 YEARS, APPLICANT AND SPOUSE MUST COMPLETE						
APPLICANT: CITY & STATE	YEAR		SPOUSE: CITY & STATE	YEAR		
	FROM	TO		FROM	TO	
Stanley D. Knoles - Cheyenne, WY	2015	present				
Stanley D. Knoles - Bountiful, UT	1985	2015	Nan Knoles - Bountiful, UT	1985	present	
Bruce R. Shiveley - South Jordan UT	1996	present	Dianna Shiveley - South Jordan , UT	1996	present	

If necessary attach a separate sheet.

The undersigned applicant(s) hereby consent(s) to an investigation of his/her background and release present and future records of every kind and description including police records, tax records (State and Federal), and bank or lending institution records, and said applicant(s) and spouse(s) waive(s) any right or causes of action that said applicant(s) or spouse(s) may have against the Nebraska Liquor Control Commission, the Nebraska State Patrol, and any other individual disclosing or releasing said information. Any documents or records for the proposed business or for any partner or stockholder that are needed in furtherance of the application investigation of any other investigation shall be supplied immediately upon demand to the Nebraska Liquor Control Commission or the Nebraska State Patrol. The undersigned understand and acknowledge that any license issued based on the information submitted in this application, is subject to cancellation if the information contained herein is incomplete, inaccurate or fraudulent.

Individual applicants agree to supervise in person the management and operation of the business and that they will operate the business authorized by the license for themselves and not as an agent for any other person or entity. Corporate applicants agree the approved manager will superintend in person the management and operation of the business. Partnership applicants agree one partner shall superintend the management and operation of the business. All applicants agree to operate the licensed business within all applicable laws, rules, regulations, and ordinances and to cooperate fully with any authorized agent of the Nebraska Liquor Control Commission.

Must be signed in the presence of a notary public by applicant(s) and spouse(s). See guideline for required signatures <http://www.lcc.ne.gov/pdfs/New%20Application%20Guideline.pdf>



 Signature of Applicant



 Signature of Spouse

✓ Stanley D. Knoles

 Print Name

✓ Nan Knoles

 Print Name

 Signature of Applicant



 Signature of Spouse

 Print Name

Nan Knoles

 Print Name

ACKNOWLEDGEMENT

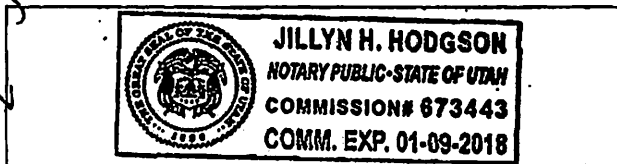
State of ^{Utah} Nebraska
 County of Salt Lake

The foregoing instrument was acknowledged before me this

April 20 2010
 date

by Stanley D. Knoles and Nan Knoles
 name of person(s) acknowledged (individual(s) signing)


 Notary Public signature

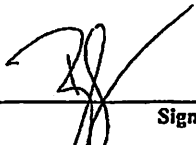


In compliance with the ADA, this application is available in other formats for persons with disabilities. A ten day advance period is required in writing to produce the alternate format.

The undersigned applicant(s) hereby consent(s) to an investigation of his/her background and release present and future records of every kind and description including police records, tax records (State and Federal), and bank or lending institution records, and said applicant(s) and spouse(s) waive(s) any right or causes of action that said applicant(s) or spouse(s) may have against the Nebraska Liquor Control Commission, the Nebraska State Patrol, and any other individual disclosing or releasing said information. Any documents or records for the proposed business or for any partner or stockholder that are needed in furtherance of the application investigation of any other investigation shall be supplied immediately upon demand to the Nebraska Liquor Control Commission or the Nebraska State Patrol. The undersigned understand and acknowledge that any license issued, based on the information submitted in this application, is subject to cancellation if the information contained herein is incomplete, inaccurate or fraudulent.

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Must be signed in the presence of a notary public by applicant(s) and spouse(s). See guideline for required signatures <http://www.lcc.ne.gov/pdfs/New%20Application%20Guideline.pdf>



 Signature of Applicant

 Bruce Shiveley

 Print Name



 Signature of Spouse

 DIANNA SHIVELEY

 Print Name

 Signature of Applicant

 Print Name

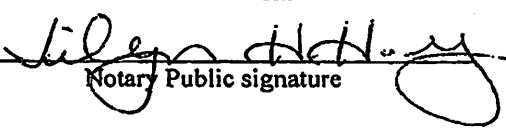
 Signature of Spouse

 Print Name

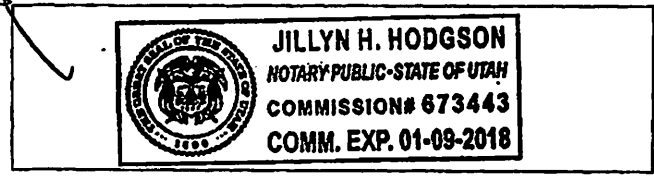
ACKNOWLEDGEMENT

^{Utah}
 State of ~~Nebraska~~
 County of Salt Lake

 The foregoing instrument was acknowledged before me this
April 20 2016 by Bruce and Dianna Shiveley
date name of person(s) acknowledged (individual(s) signing)



 Notary Public signature



In compliance with the ADA, this application is available in other formats for persons with disabilities. A ten day advance period is required in writing to produce the alternate format.

**SUBMISSION OF FINGERPRINTS /
PAYMENT OF FEES TO NSP-CID**

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

Office Use Only	
Class: <u>I</u>	License #: _____

Applicant Name: Chili's LLC
(Corporation, LLC, Partnership or Individual)

Trade Name: Chili's Grill and Bar
(Doing Business As)

(308) 633 - 1580
Phone Number

jillynh@gmail.com
Contact E-mail Address

DIRECTIONS FOR SUBMITTING FINGERPRINTS AND FEE PAYMENTS:

- See Application Requirement Guide for listing of Fingerprint Requirements, found on our website under "Licensing" tab in "Guidelines / Brochures". **FAILURE TO FILE FINGERPRINT CARDS AND PAY THE REQUIRED PROCESSING FEE TO THE NEBRASKA STATE PATROL WILL DELAY THE ISSUANCE OF YOUR LIQUOR LICENSE.**
- This completed form **MUST** be included with your Liquor License Application and/or Manager Application or changes to: Corporate Officers or Stockholders, LLC Members, Partners or Addition of Spouse where new fingerprint cards are required (see New Application Requirement Guide).
- **DO NOT** send fee payments to the NLCC – fees **MUST** be paid directly to NSP;
Include a list of names covered by your payment to insure proper application of payment.
- Fee payment of \$28.75 per person **must** be made **directly** to the NSP;
It is recommended to make payment through the NSP PayPort online system at www.ne.gov/go/nsp
Or checks made payable to NSP should be mailed directly to the following address:
**The Nebraska State Patrol – CID Division
3800 NW 12th Street
Lincoln, NE 68521**
- Fingerprints are not required for spouses that have no involvement with business - Spousal Affidavit of Non Participation (Form 116) is required in lieu of fingerprints.
- Fingerprints taken at NSP locations will be forwarded to NSP – CID;
Applicant(s) will not have cards to include with license application.
- Fingerprints taken at local law enforcement offices will be released to the applicants;
Fingerprint cards should be submitted with the application.

Please complete information on the following pages for EACH person fingerprinted.

FORM 147
REV MAR 2016
PAGE 1

**MANAGER APPLICATION
INSERT - FORM 3c**

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

Office Use

MUST BE:

- ✓ Citizen of the United States. Include copy of US birth certificate, naturalization paper or current US passport
- ✓ Nebraska resident. Include copy of voter registration card or print out document from Secretary of State website
- ✓ Fingerprinted. See form 147 for further information, read form carefully to avoid delays in processing, this form **MUST** be included with your application.
- ✓ 21 years of age or older

Corporation/LLC information

Name of Corporation/LLC: Chilis LLC

Premise information

Liquor License Number: _____ Class Type _____ (if new application leave blank)

Premise Trade Name/DBA: Chili's Grill and Bar

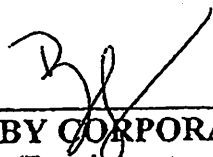
Premise Street Address: 826 W. 36th Street

City: Scottsbluff County: Scottsbluff Zip Code: 69361

Premise Phone Number: 308-633-1580

Premise Email address: chilisscotts@qwestoffice.net

The individual whose name is listed as a corporate officer or managing member as reported on insert form 3a or 3b or listed with the Commission. To see authorized officers or members search your license information here.



SIGNATURE REQUIRED BY CORPORATE OFFICER / MANAGING MEMBER
(Faxed signatures are acceptable)

YEAR TO	YEAR FROM	CITY & STATE	YEAR TO	YEAR FROM	CITY & STATE
			2013	2011	Greenville NE
			Recent	Recent	Greenville NE
			2009	2009	Midvale, UT
			2008	1995	South Jordan

APPLICANT & SPOUSE MUST LIST RESIDENCE(S) FOR THE PAST TEN (10) YEARS

Date Of Birth: 03/04/1985
 Driver's License Number & State: Nebraska
 Social Security Number: _____

Spouses Last Name: Shively
 First Name: Alan
 MI: L

Are you married? If yes, complete spouse's information (Even if a spousal affidavit has been submitted) YES NO * Spouse

Home Address: 975 Westwood Drive
 City: Greene
 County: NE
 Zip Code: 69341
 Home Phone Number: 801-979-7338
 Driver's License Number & State: Nebraska
 Social Security Number: _____
 Date Of Birth: California 3/22/1985
 Place Of Birth: California
 Email address: bshively@gmail.com

Manager's information must be completed below
 Last Name: Shively
 First Name: Bart
 MI: R
 PLEASE PRINT CLEARLY
RC, voter reg, signed, prints on file 7-21-2015

MANAGER'S LAST TWO EMPLOYERS

YEAR FROM TO		NAME OF EMPLOYER	NAME OF SUPERVISOR	TELEPHONE NUMBER
2007	2013	Wasatch Property Mgt	Tim Caldwell	801-321-1000 801-321-7275
2006	2007	Ampco System Parking	Vice Manager	801-304-7275

1. READ CAREFULLY. ANSWER COMPLETELY AND ACCURATELY.

Must be completed by both applicant and spouse, unless spouse has filed an affidavit of non-participation.

Has anyone who is a party to this application, or their spouse, EVER been convicted of or plead guilty to any charge. Charge means any charge alleging a felony, misdemeanor, violation of a federal or state law; a violation of a local law, ordinance or resolution. List the nature of the charge, where the charge occurred and the year and month of the conviction or plea, include traffic violations. Also list any charges pending at the time of this application. If more than one party, please list charges by each individual's name. Commission must be notified of any arrests and/or convictions that may occur after the date of signing this application.

YES NO

If yes, please explain below or attach a separate page.

Name of Applicant	Date of Conviction (mm/yyyy)	Where Convicted (City & State)	Description of Charge	Disposition
Bart Shiveley	2004	Centerville Ut	Speeding	Guilty
Bart Shiveley	2006 or 7	S. Jordan Ut	Speeding	Guilty

2. Have you or your spouse ever been approved or made application for a liquor license in Nebraska any other state?

YES NO

IF YES, list the name of the premise(s):

Chili's

3. Do you, as a manager, qualify under Nebraska Liquor Control Act (§53-131.01) and do you intend to supervise, in person, the management of the business?

YES NO

REV

4. List the alcohol related training and/or experience (when and where) of the person making application.

*NLCC Training Certificate Issued: RB-0048564

Name on Certificate: 8/4/2018

Applicant Name	Date (mm/yyyy)	Name of program (attach copy of course completion certificate)
Scottsbluff	8/4/2014	Responsible Beverage Service Training

*For list of NLCC Certified Training Programs see www.lcc.ne.gov/traininginfo.html

Experience:

Applicant Name / Job Title	Date of Employment:	Name & Location of Business:
Bar/Shirley GM	Current	Chili's 826 W 36th St Scottsbluff

5. Have you enclosed form 147 regarding fingerprints? YES NO

Prints on file 7-21-2015

PERSONAL OATH AND CONSENT OF INVESTIGATION

The above individual(s), being first duly sworn upon oath, deposes and states that the undersigned is the applicant and/or spouse of applicant who makes the above and foregoing application that said application has been read and that the contents thereof and all statements contained therein are true. If any false statement is made in any part of this application, the applicant(s) shall be deemed guilty of perjury and subject to penalties provided by law. (Sec §53-131.01) Nebraska Liquor Control Act.

The undersigned applicant hereby consents to an investigation of his/her background including all records of every kind and description including police records, tax records (State and Federal), and bank or lending institution records, and said applicant and spouse waive any rights or causes of action that said applicant or spouse may have against the Nebraska Liquor Control Commission and any other individual disclosing or releasing said information to the Nebraska Liquor Control Commission. If spouse has NO interest directly or indirectly, a spousal affidavit of non-participation may be attached.

The undersigned understand and acknowledge that any license issued, based on the information submitted in this application, is subject to cancellation if the information contained herein is incomplete, inaccurate, or fraudulent.

✓ [Signature]
Signature of Manager Applicant

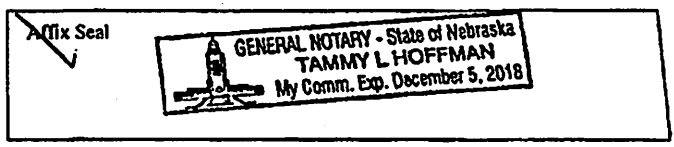
✓ Aleah Shirley
Signature of Spouse

ACKNOWLEDGEMENT

State of Nebraska
County of Scotts Bluff
18th day of April 2016
date

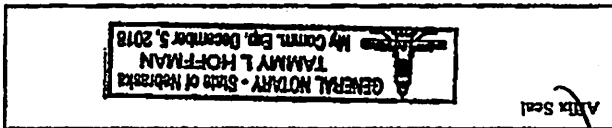
✓ The foregoing instrument was acknowledged before me this 18th day of April 2016 by Bart + Aleah Shirley
NAME OF PERSON BEING ACKNOWLEDGED

Tammy L Hoffman
Notary Public signature



In compliance with the ADA, this application is available in other formats for persons with disabilities. A ten day advance period is required in writing to produce the alternate format.

See next page



Notary Public signature
Tammy L. Hoffman

name of person acknowledged
by Aleah Shiveley

date
April 20, 2016

County of Scotts Bluff

State of Nebraska

Printed name of spouse asking for waiver
Aleah Shiveley

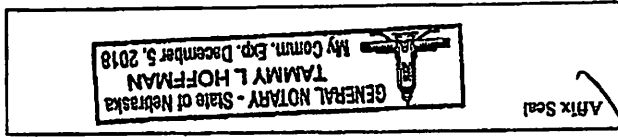
Signature of spouse asking for waiver
Aleah Shiveley
(Spouse of individual listed below)

I acknowledge that I am the spouse of a name in the holder. My signature below certifies that I will have no direct or indirect interest, company or indirectly in the operation or profit of the business, (a) at the liquor control commission, (b) if not licensed, make sales, serve patrons, stock, or otherwise participate in the operation of this business in any capacity. I understand my participation in the operation of this business is not required; however, I am obligated to sign this document and my signature is needed to process this application.

Office Use

SPUSAL AFFIDAVIT OF
NON PARTICIPATION INSERT
NEBRASKA LIQUOR CONTROL COMMISSION
301 CENTENNIAL MALL SOUTH
PO BOX 95046
LINCOLN, NE 68509-5046
PHONE: (402) 471-2571
FAX: (402) 471-2814
Website: www.leg.ne.gov

In compliance with the ADA, this spouse affidavit of non participation is available in other formats for persons with disabilities. A ten day advance period is requested in writing to produce the alternate format.



The foregoing instrument was acknowledged before me this _____ by Bart Shively
name of person acknowledged

Bart Shively
Printed name of applying individual

[Signature]
Notary Public signature
April 26, 2016
date
County of Scotts Bluff
State of Nebraska
Signature of individual involved with application
(Spouse of individual listed above)

I acknowledge that I am the spouse of the above listed individual. I understand that my spouse and I are responsible for compliance with the conditions set out above. If it is determined that the above individual has violated (§53-125(13)) the Commission may cancel or revoke the liquor license.

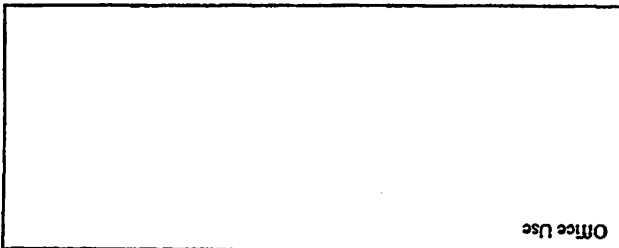


The foregoing instrument was acknowledged before me this _____ by _____
name of person acknowledged

Printed name of spouse asking for waiver

Notary Public signature
date
County of _____
State of _____
Signature of spouse asking for waiver
(Spouse of individual listed below)

I am the spouse of a liquor license holder. My signature below confirms that I will have not have any interest, directly or indirectly in the operation or profit of the business (§53-125(13)) of the Liquor Control Act. I will not and bar, make sales, serve patrons, stock shelves, write checks, sign invoices or represent myself as the owner or in any way participate in the day to day operations of this business in any capacity. I understand my fingerprint will not be required; however, I am obligated to sign and disclose any information on all applications needed to process this application.



Print Form

SPOUSE AFFIDAVIT OF
NON PARTICIPATION INSERT
BRASKA LIQUOR CONTROL COMMISSION
CENTENNIAL MALL SOUTH
BOX 95046
COLN, NE 68509-5046
ONE: (402) 471-2571
X: (402) 471-2814
Website: www.lcnc.ne.gov

**APPLICATION FOR LIQUOR LICENSE
LIMITED LIABILITY COMPANY (LLC)
INSERT - FORM 3b**

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

Office Use

All members including spouse(s), are required to adhere to the following requirements:

- 1) All members spouse(s) must be listed
- 2) Managing/Contact member and all members holding over 25% interest and their spouse(s) (if applicable) must submit fingerprints. See Form 147 for further information, this form MUST be included with your application.
- 3) Managing/Contact member and all members holding over 25 % shares of stock and their spouse (if applicable) must sign the signature page of the Application for License form 100 (even if a spousal affidavit has been submitted)

Attach copy of Articles of Organization (must show electronic stamp or barcode receipt by Secretary of States office)

Name of Registered Agent: Stanley D. Knoles

Name of Limited Liability Company that will hold license as listed on the Articles of Organization
Chili's LLC

LLC Address: PO Box 71413

City: Salt Lake City State: UT Zip Code: 84121

LLC Phone Number: 801-808-3284 LLC Fax Number 801-278-8784

Name of Managing/Contact Member

Name and information of contact member must be listed on following page

Last Name: Knoles First Name: Stanley MI: D

Home Address: 1014 25th Street #204 City: Cheyenne

State: WY Zip Code: 82001 Home Phone Number: 801-809-5234

[Handwritten Signature]

Signature of Managing/Contact Member

[Handwritten Initials]

ACKNOWLEDGEMENT

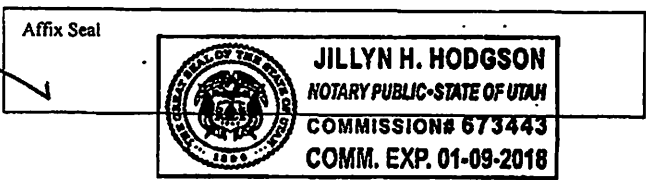
State of Utah
County of Salt Lake

Date April 20 2016

The foregoing instrument was acknowledged before me this

by Stanley Knoles
name of person acknowledge

[Handwritten Signature]



List names of all members and their spouses (even if a spousal affidavit has been submitted)

*Signed
passport*

Last Name: Knoles First Name: Stanley MI: D
Social Security Number: _____ Date of Birth: 05-30-47
Spouse Full Name (indicate N/A if single): Nan Knoles * Spouse
Spouse Social Security Number: _____ Date of Birth: 02-07-49
Percentage of member ownership 50.00%

*Signed
passport*

Last Name: Shiveley First Name: Bruce MI: R
Social Security Number: _____ Date of Birth: 03-28-60
Spouse Full Name (indicate N/A if single): Dianna Shiveley * Spouse
Spouse Social Security Number: _____ Date of Birth: 06-07-60
Percentage of member ownership 48.80%

Last Name: Ennenga First Name: Peter MI: M
Social Security Number: _____ Date of Birth: 7-12-45
Spouse Full Name (indicate N/A if single): Nancy W. Ennenga
Spouse Social Security Number: _____ Date of Birth: 7-20-46
Percentage of member ownership 1.20%

Last Name: _____ First Name: _____ MI: _____
Social Security Number: _____ Date of Birth: _____
Spouse Full Name (indicate N/A if single): _____
Spouse Social Security Number: _____ Date of Birth: _____
Percentage of member ownership _____

In compliance with the ADA, this corporation insert form 3a is available in other formats for persons with disabilities.
A ten day advance period is requested in writing to produce the alternate format.

If yes, provide the Federal ID #.

YES NO

Is this a Non Profit Corporation?

Indicate the company's tax year with the IRS (Example January through December)
Starting Date: January Ending Date: December

- If yes, provide the following:
- 1) Name of corporation
 - 2) Supply an organizational chart of the controlling corporation named above
 - 3) Controlling corporation **MUST** be registered with the Nebraska Secretary of State, copy of articles must be submitted with application §53-126

YES NO

Is the applying Limited Liability Company controlled by another corporation/company?

**SPOUSAL AFFIDAVIT OF
NON PARTICIPATION INSERT**

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

Office Use

I acknowledge that I am the spouse of a liquor license holder. My signature below confirms that I will have not have any interest, directly or indirectly in the operation or profit of the business (§53-125(13)) of the Liquor Control Act. I will not tend bar, make sales, serve patrons, stock shelves, write checks, sign invoices or represent myself as the owner or in any way participate in the day to day operations of this business in any capacity. I understand my fingerprint will not be required; however, I am obligated to sign and disclose any information on all applications needed to process this application.

Nan Knoles

Signature of spouse asking for waiver
(Spouse of individual listed below)

Nan Knoles

Printed name of spouse asking for waiver

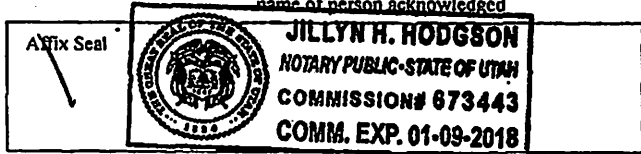
State of Utah

County of Salt Lake

April 20 2016
date

The foregoing instrument was acknowledged before me this April 20 2016 by Nan Knoles
name of person acknowledged

Jillyn H. Hodgson
Notary Public signature



I acknowledge that I am the spouse of the above listed individual. I understand that my spouse and I are responsible for compliance with the conditions set out above. If it is determined that the above individual has violated (§53-125(13)) the Commission may cancel or revoke the liquor license.

Signature of individual involved with application
(Spouse of individual listed above)

Printed name of applying individual

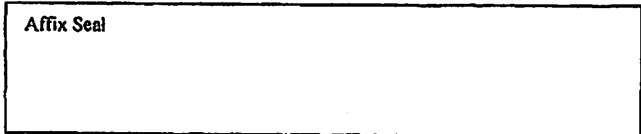
State of _____

County of _____

_____ by _____
date name of person acknowledged

The foregoing instrument was acknowledged before me this _____

Notary Public signature



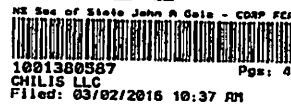
All next page for spouse's signature

In compliance with the ADA, this spousal affidavit of non participation is available in other formats for persons with disabilities. A ten day advance period is requested in writing to produce the alternate format.

FORM 35-4178
Revised 1/2008

Articles

Page 1



**APPLICATION FOR CERTIFICATE OF AUTHORITY
FOREIGN LIMITED LIABILITY COMPANY**
Submit in Duplicate

John A. Gale, Secretary of State
Room 1301 State Capitol, P.O. Box 94608
Lincoln, NE 68509
(402) 471-4079
<http://www.sos.ne.gov>

An original certificate of existence from the appropriate authority in the jurisdiction or state under whose laws the limited liability company was organized must be filed with this document.
NOTE: A certified copy of the company's certificate of organization may not be filed in lieu of a certificate of existence.

Name of Limited Liability Company Bighorn Associates, L.C.

Alternate Name Chilis LLC
(complete only if actual name is unavailable for use or does not comply with Nebraska law)

Name and address of registered agent in Nebraska:

Registered Agent Name: Stanley D. Knoles

Registered Agent Address:

826 W. 36th Street Scottsbluff NE 69361
Street and Mailing Address City State Zip

Address of Principal Office:

PO Box 71413 Salt Lake City UT 84171
Street and Mailing Address City State Zip

If required by state or jurisdiction of organization, office maintained in that jurisdiction;

826 W. 36th Street Scottsbluff NE 69361
Street and Mailing Address City State Zip

Organized under the laws of the State or Jurisdiction of Wyoming

Nature of the Business, purposes to be conducted or promoted in this state or professional services being rendered:

Casual Dining Restaurant

Effective date if other than the date filed 02/22/2016


Signature of Authorized Representative

Stanley D. Knoles
Printed name of Authorized Representative

FILING FEE: \$120.00
January 1, 2011

Neb. Rev. Stat. 21-156

Articles

Page 2

STATE OF WYOMING
Office of the Secretary of State

I, EDWARD F. MURRAY, III, Secretary of State of the State of Wyoming, do hereby certify that

Bighorn Associates, L.C.

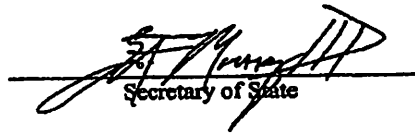
a limited liability company originally organized under the laws of Utah on March 01, 2006, did on May 12, 2015, apply for a Certificate of Organization and filed Articles of Domestication in the office of the Secretary of State of Wyoming.

I FURTHER CERTIFY that this limited liability company has renounced its state or country of organization, and is now organized under the laws of the state of Wyoming and is in good standing as of the date of this certificate.

I have affixed hereto the Great Seal of the State of Wyoming and duly executed this official certificate at Cheyenne, Wyoming on this Monday, February 22, 2016.



Filed Date: 05/12/2015


Secretary of State

By: Janelle Iddings

Article

Page 3

Bighorn Associates, LC
P.O. Box 71413
SLC, UT 84171
(801)808-3284

February 22th, 2016

Mr. Matt Schur
Filing Officer – Corporation Division
Nebraska Secretary of State's Office
1445 K Street – Room 1301
Lincoln, Nebraska 68609

RE: Corn Pepper L.C. – License #83544
Chill's Restaurant
826 W. 36th Street
Scottsbluff, NE 69361

Dear Matt,

Corn Pepper, L.C. has been using an alternative name such as Chili's Grill & Bar. Corn Pepper, LC has been merged into Bighorn Associates, LC, a Wyoming Limited Liability. I am the owner of both Corn Pepper, L.C. and Bighorn Associates, LC and as a result of franchising Chili's, I hereby provide consent for Bighorn Associates to use Chili's LLC as an alternative name for Bighorn Associates, LC.

If you need any additional information, please give me a call at 801.809.8422.

Thanks,

Bruce Shiveley
Manager

Articles

Page 4

STATE OF NEBRASKA

United States of America, } ss.
State of Nebraska }

Secretary of State
State Capitol
Lincoln, Nebraska

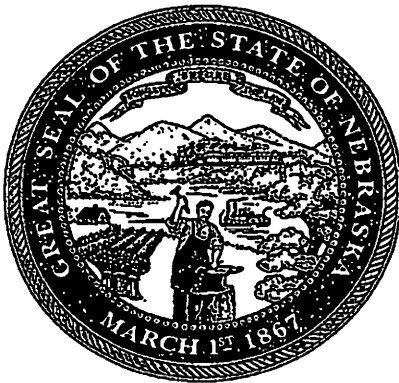
I, John A. Gale, Secretary of State of the
State of Nebraska, do hereby certify that

CHILIS LLC

**a(n) Wyoming Limited Liability Company, filed an Application for Certificate
of Authority on March 2, 2016 and is hereby authorized to transact business
in the state of Nebraska as of the date of this certificate.**

*This certificate is not to be construed as an endorsement,
recommendation, or notice of approval of the entity's financial
condition or business activities and practices.*

In Testimony Whereof,



I have hereunto set my hand and
affixed the Great Seal of the
State of Nebraska on this date of
March 2, 2016

John A. Gale
Secretary of State

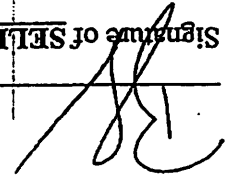
BUSINESS

#2

PURCHASE AND SALE AGREEMENT

This Purchase and sale agreement is entered into on April 20th, 2016 between Corn Pepper, LLC, a Utah Limited Liability Company (the "Seller"), and Chilis LLC, a Nebraska Limited Liability Company (the "Buyer").
The Seller has agreed to sell and the Buyer has agreed to purchase all the alcohol business located at 826 W. 36th Street, Scottsbluff, Nebraska.

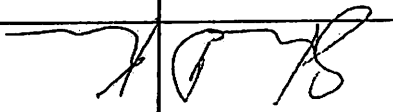
Signature of SELLER



Print Name

Gene Shively

Signature of BUYER



Print Name

Stacy Knowles

CHECK LIST

Neb. Rev. Stat. §53-132 (Reissue 2010)

Council should determine the propensity of whether or not to grant the liquor license that has been requested. In that regard, suitability and fitness and the following four criteria are most important:

- (2)(a) Applicant is fit, willing and able to provide the service proposed.
- (2)(b) Applicant can conform to all laws.
- (2)(c) Applicant has demonstrated that the type of management and control exercised over the licensed premises will be sufficient to ensure conformance with law.
- (2)(d) Issuance of the license is or will be required by the present or future public convenience and necessity.

In making its determination Council may also consider as the Nebraska Liquor Control Commission will consider, the following. The Council should not base its recommendation on any of the following criteria, but may chose to comment to the Commission about one or more of the criteria:

- (3)(b) Citizen's protest.
- (3)(c) Existing population/growth.
- (3)(d) The nature of the neighborhood around the location.
- (3)(e) Existence of other licenses.
- (3)(f) Existing motor vehicle and pedestrian traffic in the vicinity.
- (3)(g) Adequacy of existing law enforcement.
- (3)(h) Zoning restrictions.
- (3)(i) Sanitary conditions.
- (3)(j) Whether the type of business or activity proposed will be consistent with the public interest.

*OTHER COUNCIL CONCERNS

Memorandum

To: THE HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

From: Kevin Spencer, Chief of Police

Date: 6/3/2016

Re: Application for a Class I Liquor License number I-117360, Chili's LLC DBA Chili's Grill & Bar
826 West 36th Street Scottsbluff, NE 69361

AUTHORITY: The Scottsbluff Police Department reports specific information to the City Council whenever a liquor license application is presented. The information furnished by the Police Department conforms to Chapter 53, Reissue Revised Statutes of Nebraska 1943, and Section 53-132, which outlines the factors which the Commission may consider in granting a liquor license.

COMMENTARY

53-132: Section 2

(A) The applicant is fit, willing and able to properly provide the service proposed within the city where the premises described in the application are located:

I conducted a background check on Bart Shiveley, Stanley Knoles and Bruce Shiveley as a means to determine their fitness to hold a liquor license. I conducted a background investigation on Bart Shiveley November 2015 when he became the manager of Chili's. A background was conducted on Stanley Knowles and Bruce Shiveley in 2008 as part of the original liquor license. This liquor license is necessary due to the corporate merger of "Bighorn LLC and Corn Pepper LLC" which will become "Chili's LLC." Bruce Shiveley and Stanley Knoles reported not having any convictions, I did not find any. Bart Shiveley reported two speeding citations, I found no other convictions.

On Thursday June 2nd at 1500 hours I called Bart Shiveley. Bart told me that nothing had changed explaining that Chili's procedures and processes are still the same as in November 2015. Bart explained that their parent company is buying the local business.

After conducting a background check I did not find any information that would disqualify any of the applicants or indicate that they are unfit to hold a liquor license.

(B) The applicant can conform to all provisions, requirements, rules and regulations provided for in the Nebraska Liquor Control Act:

Any operator must adhere to the existing laws while doing business in the community and adhere to acceptable business practices.

All of the applicants have extensive experience in the restaurant/alcohol industry. Bart Shiveley is the current manager of Chili's and has attended Responsible Beverage Service Training. Bart told me that Chili's has their own alcohol training that every employee has to complete. Bart told me that if an employee did sale to a minor they would likely be terminated, but it is not automatic. Bart said that a violation would trigger a retraining for all employees prior to working. Bart added that

they discuss alcohol sales procedures with employees daily prior to shifts and at their weekly meetings.

The applicant appears to have the ability and willingness to conform to language within the Nebraska Liquor Control Act.

- (C) The applicant has demonstrated that the type of management and control exercised over the licensed premises will be sufficient to insure that the licensed business can conform to all provisions, requirements, rules and regulations provided for in the Nebraska Liquor Control Act:**

Bart explained that inventory is the responsibility of all managers but one of the managers is responsible for the alcohol orders. Bart said that all of the overstock is locked. Bart further explained that Chili's is a restaurant where you can get a meal and have a drink or two not a bar.

The applicant appears committed to complying with all provisions, requirements, rules and regulations provided for in the Nebraska Liquor Control Act.

- (D) The issuance of the license is or will be required by the present or future public convenience and necessity:**

The establishment will be opened seven days a week 11:00 am to 10:00 pm weekdays and 11:00 am to 11:00 pm weekends. Food will be served during the hours of operation.

Oversight and accountability will be a priority for the applicants as it relates to the sale of alcoholic beverages.

SPECIFIC ISSUES COMMISSION MAY CONSIDER

- (E) The existence of a citizen's protest made in accordance with Section 53-133:**

There have been no known citizen protests of this business.

- (F) The nature of the neighborhood or community of the location of the proposed licensed premises:**

Chili's is an established business is located at 826 W 36th Street Scottsbluff, NE. It is a restaurant that will attract customers all hours when opened. Its location is easily accessible and convenient for customers. I would not anticipate any issues with location.

- (G) The existence or absence of other retail licenses or bottle club licenses with similar privilege within the neighborhood or community of the location or the proposed licensed premises.**

There are two businesses in the area with liquor licenses that allow for offsite sales. There are other restaurants in the area with liquor licenses.

- (H) The existing motor vehicle and pedestrian traffic flow in the vicinity of the proposed licensed premises:**

Although no recent traffic studies have been completed regarding motor vehicle traffic of the general area, the traffic flow is not of concern at this time nor is pedestrian traffic.

(I) The adequacy of existing law enforcement:

The Scottsbluff Police Department is allowed 31 full time officers in the department and handled approximately 13,550 calls for service, not including traffic citations during 2015. The number of liquor licenses within the jurisdictional boundaries of the Police Department, regardless of the class, continues to be a concern to the Police Department and even routine monitoring of their business practices is difficult. Compliance checks continue to remain a concern to those businesses that sell alcohol to minors. The Nebraska State Patrol has assumed liquor law enforcement duties and their wide jurisdiction generally precludes any particular focus in the city.

(J) Whether the type of business or activity proposed to be operated in conjunction with the proposed license is and will be consistent with the public interest:

The Police Department would reserve making any statement which would indicate that the sale of alcohol is consistent with the public interest.

Adequate staffing and training, as well as close supervision of patrons are important. Cooperation with the Police Department by management will help to eliminate or diminish potential problems with violations.

Class C Licenses

Restaurants

El Charrito Restaurant & Lounge, Inc .
Tangled Tumbleweed

802 21st Avenue
1823 Ave. A

Hotel/Motel

Holiday Inn Express
Candlelight Inn & Lounge

1821 Frontage Rd.
1822 East 20th Place

Taverns/Lounges

Hight's Tavern
Silver Saddle Lounge
Shots Bar and Grill
Bob's Garage & Bar
Lucky Keno LLC dba FrontSide
Backaracks Bar & Grille
16th Empire (PENDING)

20 West 18th Street
1901-B 21st Ave.
1722 Broadway
1907 Broadway
1001 Avenue I
1402 East 20th St.- Suite B
1605 Ave. A

Retail

Racks (Catering)
Panhandle Cooperative Assn. (Catering)

1402 East 20th St.- Suite A
401 S. Beltline Hwy West

Clubs

Elks BPO Lodge 1367

1614 1st Avenue

Bowling Alleys

Valley Bowl Fun Center

1702 17th Ave.

TOTAL CLASS C LICENSES 14

Class D Licenses

Grocery Stores

Safeway of Western Nebraska

601 Broadway

Convenience Stores

5th & O Eastco
Scottsbluff Watering Hole
Big Bats
Panhandle Coop Assn.
Git N Split
Cheema's Gas & Liquor
Route 26 Mart
Maverik Stores Inc.,
La Bamba
Walgreens

503 East Overland
121 W 27th Street
902 West Overland
3302 Ave. B
506 West 27th Street
2002 Avenue I
1722 E 20th Street
920 West 36th St.,
721 East Overland
205 West 27th Street

Liquor Stores

Dermer's
Liquor Cabinet (Catering)
Cigarette Chain

1311 E Overland Dr.
817 West 27th Street
323 East Overland

Discount/Grocery Stores

Big Kmart #7024
Wal-Mart Supercenter #867

802 East 27th Street
3322 Avenue I

TOTAL CLASS D LICENSES 16

CLASS I LICENSES

Restaurants

Rosita's	1205 East Overland
Chili's Grill & Bar (NEW APPLICATION – REORGANIZATION)	826 West 36 th St.
Applebee's Neighborhood Grill & Bar	2621 5 th Avenue
Wonderful House Restaurant	829 Ferdinand Plaza
Taco de Oro	2601 Avenue I
Whiskey Creek Steakhouse	1802 E 20 th Place
Ole, LLC	1901 East 20 th Street
Oriental House	1502 E. 20 th St.
Emporium Coffeehouse & Cafe	1818 1 st Avenue
San Pedro Mexican Restaurant	23 West 27 th St.
Sam & Louie's Pizzeria	1522 Broadway
Taco Town	1007 West 27 th St.
Prime Cut	305 West 27 th St.
The Shed	18 West 16 th St.

Theater

Hotel/Motel

Hampton Inn & Suites	301 W Hwy 26
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TOTAL CLASS I LICENSES 15

Class W Licenses

Wholesale

High Plains Budweiser	2810 Ave M
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TOTAL CLASS W LICENSES 1

TOTAL LICENSES

Class A	2
Class B	0
Class C	14 (1 pending)
Class D	16
Class I	15
Class W	1
TOTAL LICENSES	48 (1 pending)



Memo

Date: June 6, 2016
To: Honorable Mayor and City Council
From: Staff, Development Services
CC: Nathan Johnson, City Manager
Re: Class "I" Liquor License Application
Chili's Grill & Bar Previously Corn Pepper, L.L.C.
826 W 36th St.
Scottsbluff, NE 69361

Action:

The Development Services Department is required by Article 1, Chapter 11 of the Scottsbluff Municipal Code to report specific information to the Mayor and City Council whenever a liquor license application hearing is held. In accordance with that directive the following information is offered:

- (1) The property at 826 W 36th St. is situated in a C-3 (Heavy Commercial District) zoning district where restaurant/bar/taverns are allowed as a matter of right pursuant to the City's Zoning Ordinance, Chapter 25, of the City's Municipal Code of Ordinances.
- (2) Chili's provides sufficient parking on the site and is consistent with the number, which is required by the City's zoning ordinance. (C-3 zone – one space for three seats are required for a restaurant and bar.) Parking will comply with this requirement.
- (3) The use of this property is consistent with the surrounding neighborhood as it relates to commercial activities, retail sales, and services. Surrounding properties are also zoned C-3.
- (4) There are no churches, schools, or other similar institutions within 500 feet of the subject property.
- (5) The proposed use of the building would not adversely affect the existing conditions of the neighborhood.
- (6) The existing population of Scottsbluff is approximately 15,039.

City of Scottsbluff, Nebraska

Monday, June 6, 2016

Regular Meeting

Item Pub. Hear.2

Council to conduct a public hearing at 6:05 p.m. to consider the Redevelopment Plan for the Five 22 Developing LLC housing development located at lots 1-10, and lots 13-23, Rosenberger Addition located on Ave. G between West Overland and 11th Street.

Staff Contact: John L. Selzer, Deputy City Attorney

MEMORANDUM

TO: Scottsbluff Community Redevelopment Authority
FROM: John Selzer and Rick Ediger of Simmons Olsen Law Firm
DATE: May 31, 2016
RE: Five 22 Developing Redevelopment Plan

We have created a Redevelopment Plan ("Plan") using the information submitted to the City in a TIF Application by Five 22 Developing, LLC (the "Redeveloper"). This is the Plan for housing on Avenue G between West Overland and West 11th Streets. The figures and estimates in the Plan are those provided by the Redeveloper in the Application.

The technical planning of the housing development is very preliminary. The Redeveloper is also currently working on other financing for the project. The Redeveloper has not wanted to incur the additional expenses prior to approval of tax increment financing. We believe that a plan of this nature can be approved in this preliminary state. City staff will then work with the Redeveloper to create a redevelopment contract to incorporate City standards and requirements. The redevelopment contract may also require security for completion of the public improvements for the Plan. The redevelopment contract will be reviewed and approved by the CRA.

The CRA can modify or approve modifications to a redevelopment plan at any time. After initial approval of the plan by the City Council, only substantial modifications require subsequent approval by the City Council.

The timing of the Plan may change from what is initially set forth in the Redeveloper's Application. Because of fire safety issues, Avenue G may need to be constructed prior to any houses being occupied. This may delay commencement of the project until 2017. Again, this is a variable which can be modified after initial plan approval.

CITY OF SCOTTSBLUFF

Five 22 Developing, LLC Housing Redevelopment Plan

1. Introduction

Five 22 Developing, LLC (the “Redeveloper”) has submitted an Application for Tax Increment Financing (the “Application”), which is the basis of this Redevelopment Plan (“Plan”), to the City of Scottsbluff City Council (the “City”), the City of Scottsbluff Planning Commission (“Planning Commission”), and the City of Scottsbluff Community Redevelopment Authority (the “CRA”), pursuant to the Nebraska Community Development Law, NEB. REV. STAT. § 18-2101 *et seq.* The Application is made part of and incorporated in this Plan by this reference.

The City has declared blighted and substandard the Project Site (as defined later in this Plan), which consists of 21 residential lots on each side of Avenue G between West Overland and West 11th Street. Under this Plan, the Redeveloper proposes to acquire the lots on the Project Site and construct single family homes on each lot (the “Project”). The Project will also include the construction of Avenue G and adjacent sidewalks between West Overland and West 11th Street. Full development of this area will require the joint effort and cooperation of the City and private developers. The Redeveloper is requesting tax increment financing for certain eligible costs and expenses related to the Project.

2. Statutory Elements (NEB. REV. STAT. §§ 18-2103(13) and 18-2111)

- A. *Boundaries of the Project Site:*** An aerial map of the “Project Site” is attached to the Application. The Project Site consists of Lots 1-10 and 13-23 Rosenbergers Addition. The Project Site also entails the Avenue G right of way between the lots on the Project Site.
- B. *Existing Uses and Condition:*** The Project Site is currently undeveloped, vacant land. Avenue G on the Project Site is unpaved. The Project Site has been platted and is zoned R-1a (single family-medium density).
- C. *Land Acquisition:*** The Redeveloper will acquire the lots in the Project Site prior to the development of the Project Site.
- D. *Demolition and Removal of Structures:*** The Project Site is currently undeveloped, vacant land, and thus no demolition or removal of structures is required under the Plan.
- E. *Land Uses, Land Coverage, and Building Intensities:*** Each lot will consist of a single family home. Lots 1 through 10 and 14 are 6000 square feet (50’ x 110’) and Lots 13 and 15 through 23 are 6050 square feet (55’ x 120’). The Redevelopers propose to build homes with approximately 1100 to 1275 square feet of living area with additional land coverage for patio and garages (for a total land coverage between 1600 square feet and 2300 square feet).

- F. *Site Plan:*** Proposed site plans for the individual lots, showing building set-backs, are attached to the Application. Also attached to the Application are potential floor plans for the houses.
- G. *Population Densities:*** The Plan contemplates an increase in population density in the Project Site from zero to a single person or single family in each of the 21 developed lots.
- H. *Changes to Zoning, Street Layouts, Building Codes, and Ordinances:*** No changes to zoning, street layouts, building codes, or ordinance are contemplated by the Plan.
- I. *Additional Public Facilities and Utilities/Street Layouts and Grades:*** The Plan will include the completion of Avenue G along with curb, gutter, and sidewalk in the current public right of way.
- 3. Conformity to General Plan of the City (NEB. REV. STAT. §§ 18-2112, 18-2113(1), and 18-2116(1)(a)).**

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

At a joint meeting of the City, Planning Commission, and CRA on March 14, 2016, the 2016 Scottsbluff Comprehensive Plan (the “Comprehensive Plan”) was adopted.

The Project Site falls in the residential classification of the “Southwest” neighborhood on the Future Land Use Map (pgs. 23 and 24 of the Comprehensive Plan). The Comprehensive Plan (at pgs. 34-35) includes the following themes and principles for the Southwest residential neighborhoods:

- Housing that supports a thriving workforce (Theme 1).
- Small town neighborhood feel (Theme 2).
- Clean, safe neighborhoods (Theme 3).
- Encourage infill development through mitigation of blighted properties and incentives-prepare sits to respond to market demand (Principle 6.c).
- Continue traditional neighborhood style of homes, streets, and sidewalks in residential areas (Principle 8.c).

This Plan conforms to and furthers the above themes and principles from the Comprehensive Plan.

4. Proposed Financing

▪ ***Tax Increment Financing.***

The Redeveloper is requesting tax increment financing to pay for statutorily eligible expenses, to the extent such funds are available. The tax increment financing will be generated from the increased property taxes to be paid on the Project Site after development. The amount of the available proceeds from tax increment financing is estimated at approximately \$500,410.00, (including capitalized interest), calculated as follows:

Current Assessed Value:

Land:	\$ 68,310.00	
Building/Improvements	<u>\$ 0.00</u>	
Total		\$ 68,310.00

Estimated Value after Completion

Land:	\$ 105,000.00 (\$5,000 x 21)
Building:	<u>\$2,415,000.00</u> (\$115,000 x 21)
Total	<u>\$2,520,000.00</u>

Increment Value:	\$2,451,690.00
Multiplied by approximate 2% levy	x 0.02
Annual TIF Generated (Rounded)	\$ 49,034.00
Multiplied by 14 years*	<u>x 14</u>
	\$ 686,476.00
Plus Partial Completion (10 Lots in Year 1)*	<u>\$ 23,350.00</u>
Estimated TIF Proceeds Available:	<u>\$ 709,826.00</u>
TIF Bond (at 4% Interest) Rounded)**	<u>\$ 500,410.00</u>

*The Redeveloper proposes to build 10 lots in the first year and the remaining 11 lots in the second year.

**This estimated amount, reduced to present value, will support a tax increment financing bond of approximately \$500,000.00 based on an interest rate of 4%.

All of the above figures are estimates and assumptions including expectations as to the completion of the Project and valuations suggested by the Redeveloper, which may alter substantially and materially. Tax increment financing will be subject to the negotiation and execution of a Redevelopment Contract which will incorporate City development standards and requirements into the Plan.

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

The Redevelopers have certified in the Application that the Project will not be feasible and will not happen without the use of tax increment financing. Below are the portions of the project, and estimated costs, which the Redeveloper proposes to be paid for with increment financing:

<u>Description</u>	<u>Estimated Cost</u>
Site Acquisition	\$105,000.00
Site Preparation	\$ 25,200.00
Avenue G and Sidewalk	\$340,106.25
Alley Prep and approach	\$ 24,000.00
Landscaping	\$ 42,000.00
Utility Infrastructure	\$252,000.00
<u>Plan Preparation/Legal</u>	<u>\$ 5,000.00</u>
TOTAL	\$793,306.25

▪ ***Private Borrowing***

Funds from tax increment financing will not be sufficient to cover the entire amount of the eligible expenses set forth above and thus the excess will be paid by the Redeveloper. Moreover, the Redeveloper will make a substantial private investment in the private improvements. Please see the cost-benefit analysis in the next section for a breakdown of the source and use of Project funds, as well as the other costs and benefits of the Project.

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

5. Cost-Benefit Analysis (NEB. REV. STAT. §§ 18-2113(2); NEB. REV. STAT. § 18-2116(1)(b)).

The CRA and City are required to conduct a cost-benefit analysis for redevelopment plans including the use of tax increment financing. NEB. REV. STAT. §§ 18-2113(2) and 18-2116(1)(b).

A. *Project Sources/Use of Funds:* As shown in the previous section, an estimated \$500,410.00 from tax increment financing is available for this Project. This public investment will leverage approximately \$3,764,496.5 in private sector investment; a private investment of almost \$7.52 for every TIF dollar invested.

Below is a breakdown of estimated costs and expenses of the Project and the use of funds for each:

<u>Description</u>	<u>TIF Funds</u>	<u>Private Funds</u>	<u>Total</u>
Site Acquisition	\$105,000.00		\$ 105,000.00
Site Preparation	\$ 25,200.00		\$ 25,200.00
Avenue G and Sidewalk	\$340,106.25		\$ 340,106.25
Alley Prep and approach	\$ 24,000.00		\$ 24,000.00
Landscaping	\$ 42,000.00		\$ 42,000.00
Utility Infrastructure	\$252,000.00		\$ 252,000.00
Plan Preparation/Legal	\$ 5,000.00		\$ 5,000.00
General Construction		\$3,057,600.00	\$3,057,600.00
Plumbing		\$ 108,000.00	\$ 108,000.00
HVAC		\$ 90,000.00	\$ 90,000.00
Electrical		\$ 90,000.00	\$ 90,000.00
Drywall		\$ 126,000.00	\$ 126,000.00
Subtotal	\$793,306.25	\$3,471,600.00	\$4,264,906.25
<u>Adj. for shortfall in TIF Funds:</u>	<u>\$(292,896.25)</u>	<u>\$ 292,896.25</u>	<u>\$ 0.00</u>
<u>Total</u>	<u>\$ 500,410.00</u>	<u>\$3,764,496.25</u>	<u>\$4,264,906.25</u>

B. *Tax Revenues and Tax Shifts.* As shown in the previous section, the Project Site has a current value of \$68,310.00. This will result in an annual real property tax of approximately \$1,500. This will be available to the local taxing jurisdictions regardless of the tax increment financing. The local taxing jurisdictions are the City, Scotts Bluff County, Scottsbluff Public Schools, WNCC, ESU 13, and North Platte NRD. It is anticipated that the assessed value will increase by \$2,451,690.00 as a result of the redevelopment. This development will result in an estimated tax increase of approximately \$49,000.00 annually. This tax increment will not be available to local taxing jurisdictions for 15 years, but will be used to reimburse the redeveloper for the eligible development costs (with capitalized interest) necessary for the Project, as set forth above.

- C. *Public Infrastructure and Community Public Service Needs.*** The development of the Project Site will include the construction of Avenue G and sidewalks from West Overland to West 11th Street.
- D. *Employment Within the Project Area.*** There are no employers within the Project Site.
- E. *Employment in the City Outside the Project Area.*** This Project will provide additional housing with a price of approximately \$150,000.00 which will have a positive impact on employers in the City.
- F. *Other Impacts.*** None

APPLICATION FOR TAX INCREMENT FINANCING

1. Five 22 Developing, LLC

Stephen Adams and Lynette Adams
180304 County Road B
Mitchell, NE 69357
(308) 765-0124
(308) 672-7447
sadams930@gmail.com
nette_adams@yahoo.com

John Adams and Brenda Adams
30746 Hwy 71
Scottsbluff, NE 69361
(308) 631-7126
(308) 641-4189

2. The lots to be developed are located on Avenue G in Scottsbluff, south of West Overland, north of 11th. Lots 1-10 and 13-23 map and parcel numbers attached.
3. The current condition of these lots has been deemed blighted and substandard. The lots are vacant and Avenue G is unpaved.
4. We have a written purchase agreement with the current owner of the aforementioned lots.
5. Redevelopment plan of the project site:
 - A. The lots will all be single family residential. There are currently no structures on the project site needing demolished.
 - B. Each lot will contain one single family home.
 - C. Population densities for projected site will remain average for neighborhood.
 - D. No changes are proposed for zoning, street layouts, building codes, or ordinances.
 - E. Not intended to be a planned subdivision
 - F. No additional public facilities or utilities are required after redevelopment.
 - G. No employment within the project site before and after redevelopment.
6. Itemized estimated project costs:

A. Land Acquisition:	\$105,000
B. Site development:	
a) Street & sidewalk	\$340,106.25
b) Dirt work fill & grading	\$25,200

c) Alley prep and approach	\$24,000
d) Landscaping	\$42,000
e) Utility infrastructure	\$252,000
C. Building Costs:	
a) General construction	\$3,057,600
b) Plumbing	\$108,000
c) HVAC	\$90,000
d) Electrical	\$90,000
e) Drywall	\$126,000
D. Architectural and Engineering Fees:	\$
E. Legal Fees:	\$
F. Financing Costs:	\$
G. Broker Costs:	\$
H. Contingencies:	\$
I. Other:	\$
TOTAL:	\$4,259,906.25

7. Names and addresses of architects, engineers, and contractors will be available closer to beginning construction date.

8. Valuation of the project site:

A. Total assessed value at completion:	\$2,520,000
B. Latest property valuation:	\$68,310

9. Itemized projected source of financing for the Project

A. Equity:	\$
B. Bank Loan:	\$contingent on TIF
C. Tax Increment Financing	\$788,306.25
D. Other:	\$

10. Project Schedule.

- A. Expected acquisition date: contingent on availability of funds
- B. Demolition start date: Not applicable
- C. Construction start date: summer 2016
- D. Construction completion date: 2019

11. No involvement in any other municipality within the last five years.

12. Tax Increment Financing Request:

- A. Requesting \$788,306.25 for the redevelopment of 21 blighted and substandard lots located on Ave. G in Scottsbluff. The proposed housing project on West Overland and Avenue G is designed to meet the needs of the demographic within the Scottsbluff region. Worker recruitment and worker retention surveys have consistently shown a need for entry-level or young single-family available homes that would fall within the price range of \$150,000. This project will

initially plan on 6-8 homes of approximately 1200 ft.² with a three-bedroom two-bath design. In order to make this a successful housing development project TIF assistantship is critical. The cost of developing streets, curbs and utility infrastructure is a cost component that makes entry-level homes virtually impossible to keep on a cost-efficient profitable margin. In order to provide quality housing units in the price range as described above, it is critical to have the quality streets, curbs, alleys and utility infrastructure accepted as part of the funding service that should be provided within a TIF contract.

- B. Project cannot be completed without Tax Increment funding.
- C. Have not filed an application to receive tax incentives.



Stephen Adams



Lynette Adams



John Adams



Brenda Adams



May 4, 2016

Stephen & Lynette Adams
180304 CR B
Mitchell, NE 69357

To Whom It May Concern:

Let this letter show, on behalf of Stephen and Lynette Adams that Great Western Bank intends to proceed with financing for planned Single Family Residence project located at 1101 Ave G, Scottsbluff, NE, or LOTS 1-10 & 13-23 ROSENBERGER ADDITION. Final approval for financing is pending results from the engaged appraisal and feasibility study, review of the financial standing of the developers, and further bank due diligence. Please call 308-635-3400 if you should have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nate Merrigan'.

Nate Merrigan
Business Banker
Great Western Bank

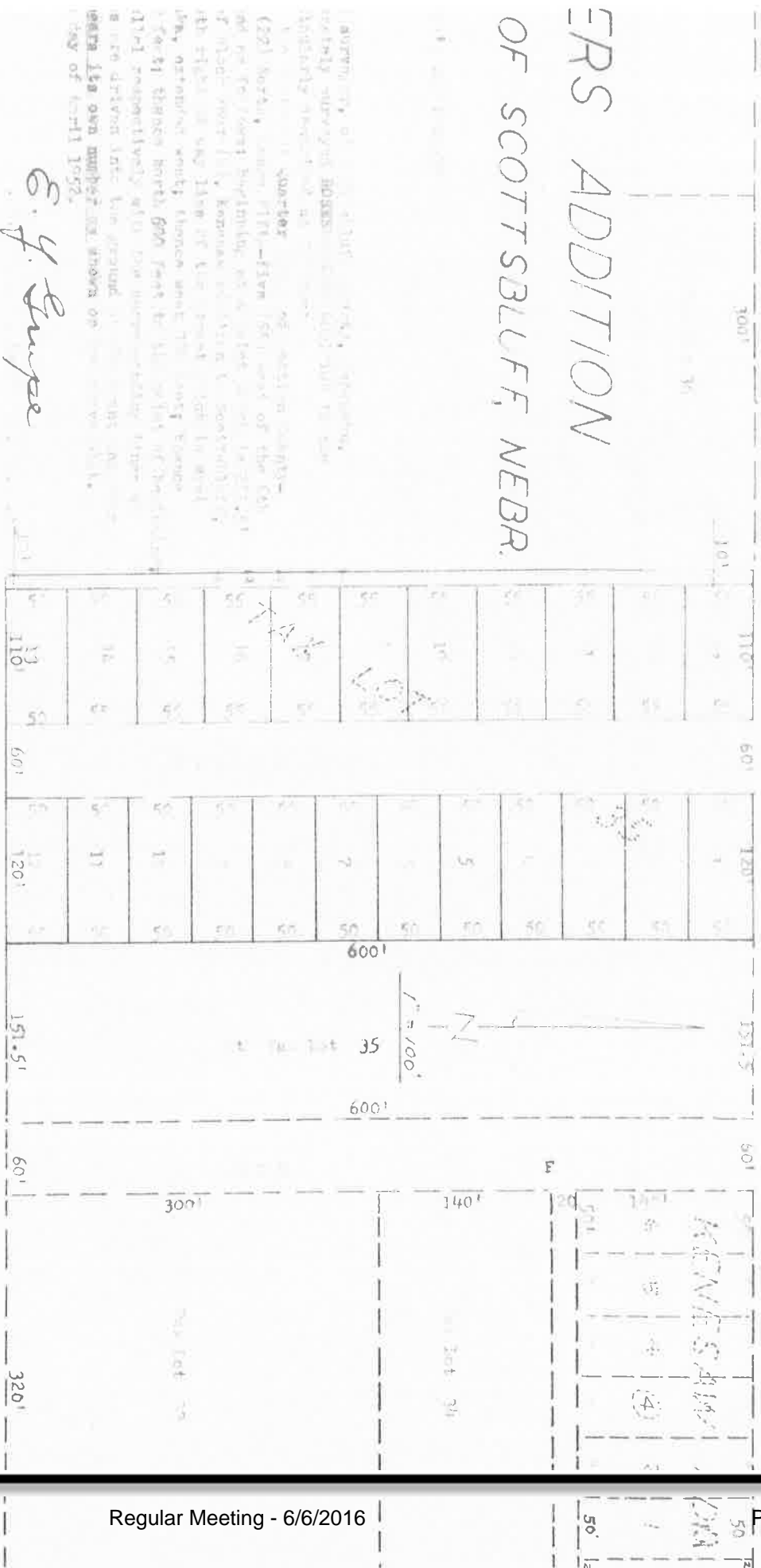


City of Scottsbluff, NE





ERS ADDITION OF SCOTTSBLUFF, NEBR.



E. J. Sanger

James H. Roberts

Paul Rosen

The above Plat Approved by the Board of Commissioners on the day of April 1952.



City of Scottsbluff, NE



Preliminary Construction Cost Estimate

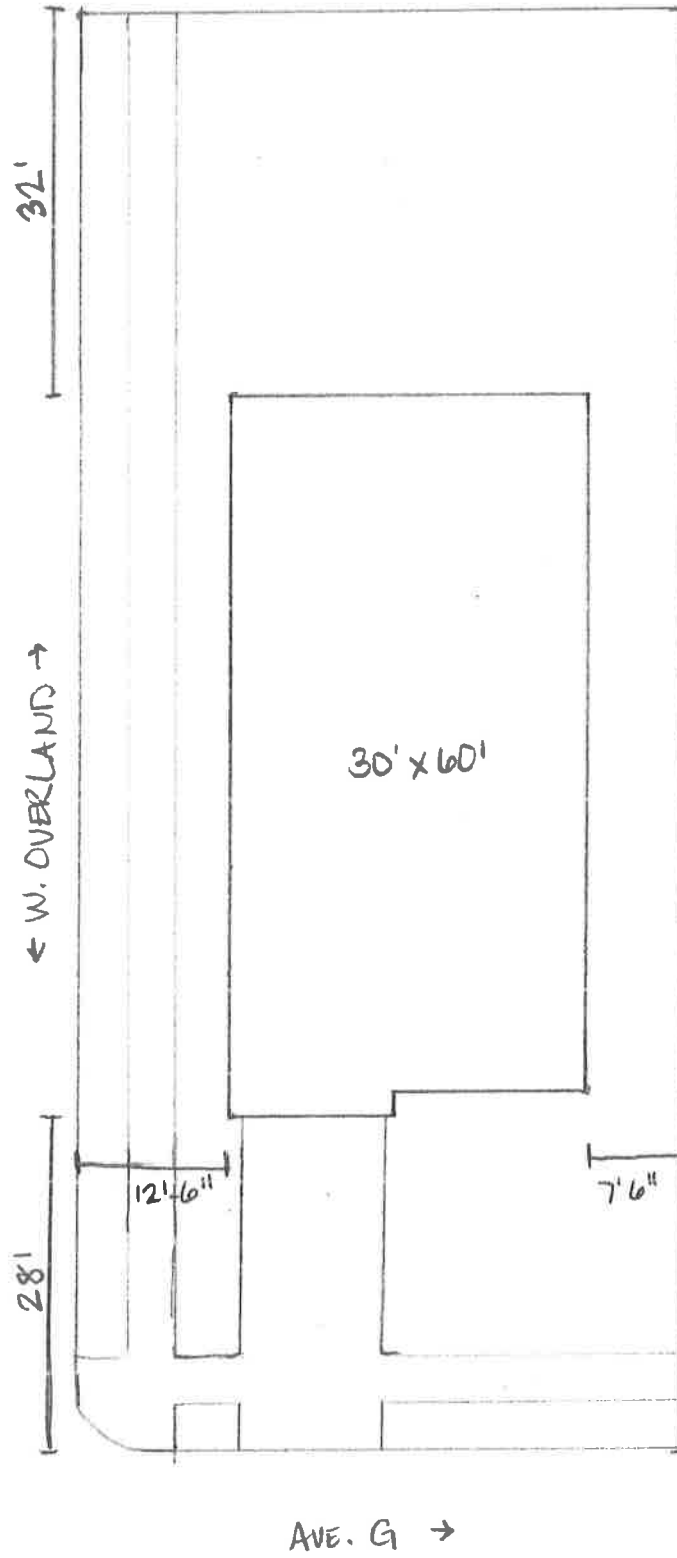
Project: Rosenbergers Addition
Avenue G & 11th St
 Location Scottsbluff, NE
 Date 3/14/2016

Estimator Don Dye
 MCSA No. _____

Item	Description	Quantity	Unit Price	Extension
1	30" Curb and Gutter	1,650.00 L. F.	\$20.00 L. F.	\$33,000.00
2	6" P. C. Concrete Pavement	3,000.00 S. Y.	\$50.00 S. Y.	\$150,000.00
3	4" x 5' Sidewalk	8,250.00 S. F.	\$5.00 S. F.	\$41,250.00
4	Handicap Ramp	4.00 Each	\$600.00 Each	\$2,400.00
5	Intersection Radii	2.00 Each	\$1,200.00 Each	\$2,400.00
6	18" Storm Drain Pipe	80.00 LF	\$60.00 LF	\$4,800.00
7	Std Inlets	4.00 Each	\$1,500.00 Each	\$6,000.00
8	Earthwork	1,500.00 C. Y.	\$5.00 C. Y.	\$7,500.00
Estimated Construction Cost				\$247,350.00
Contingencies 10%				\$24,735.00
Total Estimated Construction Cost				\$272,085.00
Engineering , Legal, and Miscellaneous Costs 25%				\$68,021.25
Total Estimated Project Cost				\$340,106.25

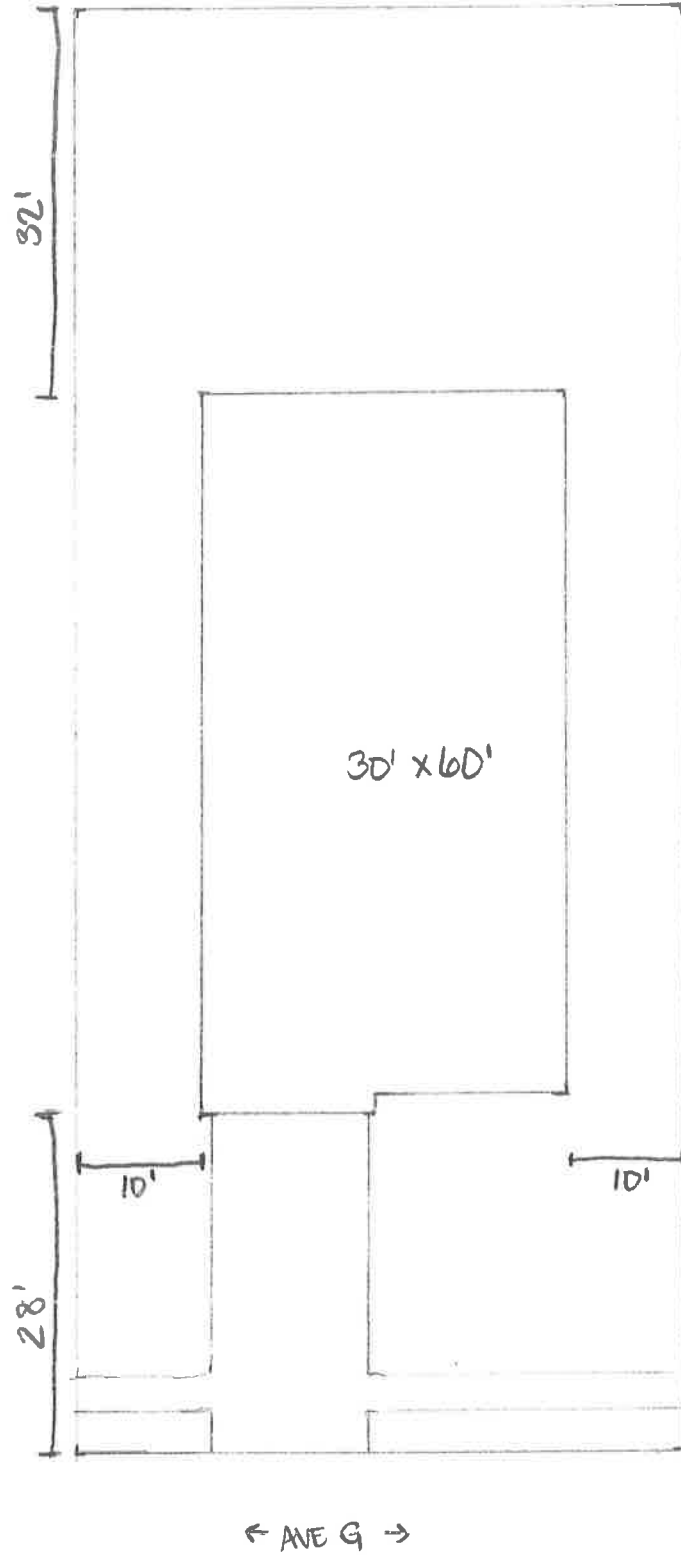
LOT 1. E. SIDE OF AVE. G
SIZE 50' X 120'

N ↑



LOT 2-10, E side of AVE G
SIZE 50' x 120'

N ↑





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Plan Set Options

5 Set \$695

Foundation Options

Slab (no charge)

Options

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Plan 11739HZ - Narrow Lot Cottage Home Plan

1,250
SQ. FT.

3
BEDS

2
BATHS

1
FLOORS

1
CAR GARAGE

About This Plan

[Buy a QuikQuote \(/orders/quikquote?plan=11739\)](#)

This attractive 3 bedroom 2 bath cottage home plan creates a very warm and inviting place for you and your family to call home.

Only 29' wide, the home is packed with features including large bedrooms, a private master suite with large walk-in closet

1. **diff/ This Plan** (modification)

Receive a free modification quote within two business days.

and dual sinks, lots of storage and a pantry.

- The open living room/dining/kitchen area is perfect for entertaining.
- Raised ceilings in the master bedroom and living room area add interest.
- **Related Plan:** Replace the garage with a carport with house plan 11736HZ (<http://www.architecturaldesigns.com/house-plan-11736hz.asp>).

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Search

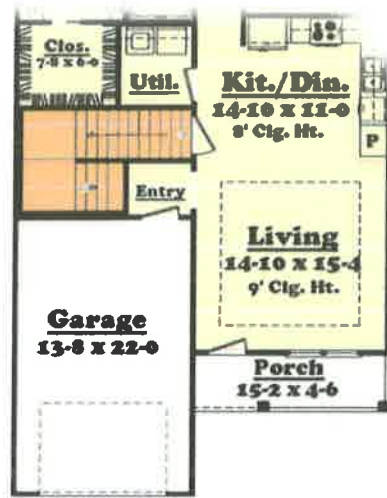
Search Plan Number

Floor Plan Main Level



Optional

**Optional Basement
Stair Location**
(increases total depth by approx. 4')



Plan Details

Save

Total Living Area:	Total Living Area:	1,250 sq. ft.	Front Porch:	68 sq. ft.
	First Floor:	1,250 sq. ft.	Rear Porch:	70 sq. ft.
			Storage:	26 sq. ft.

Beds/Baths	Bedrooms:	3	Full Bathrooms:	2
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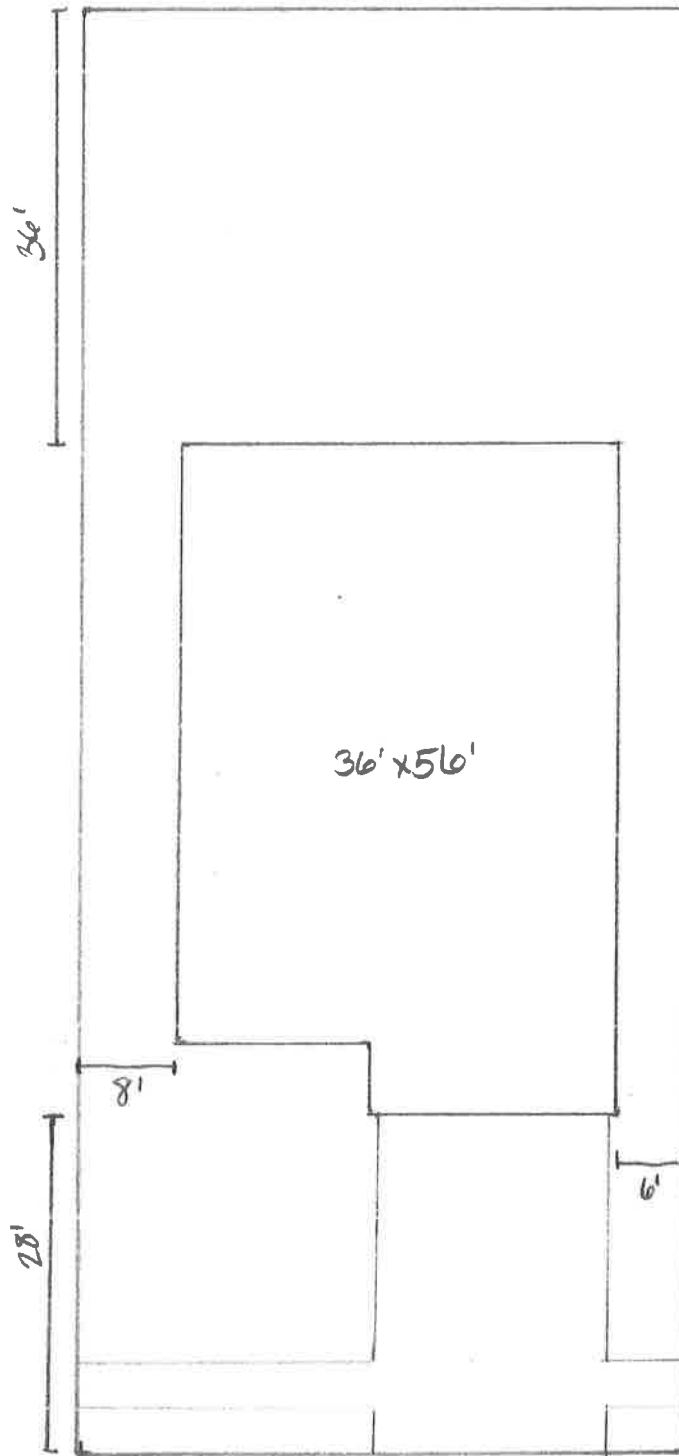
Dimensions:	Width:	29' 6"
	Depth:	59' 10"
	Max Ridge Height:	17' 0"

Garage	Type:	Attached
	Details:	1 Cars
		315 Sq. Ft.

Foundation Type	Standard Foundations:	Slab. Crawl	Optional Foundations:	Basement
------------------------	------------------------------	-------------	------------------------------	----------

LOTS 2-10 - E. SIDE OF AVE. G,
SIZE 50' x 120'

N ↑



← AVE. G →



Plan 12725MA
ArchitecturalDesigns.com

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Plan Number
12725MA

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QuikQuote (/quikquote)

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Plan Set Options

5 Set \$450

Foundation Options

Slab (no charge)

Options

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Give us your building location and we'll get you a report giving you the cost to build and access to our customization tool.

Plan 12725MA - Classy 3 Bed Cottage House Plan

1,216
 SQ. FT.

3
 BEDS

2
 BATHS

1
 FLOORS

2
 CAR GARAGE

About This Plan

Buy a QuikQuote (/orders/quikquote?plan=12725)

- This classy cottage house plan gives you 3 bedrooms and a very manageable home to enjoy your time in.

Modify This Plan (modifications)

Receive a free modification quote within two business days.

walls is a great thing!

- The master bed has his-and-her linear closets. Two additional bedrooms round out the design on the inside.
- A covered patio in back gives you a nice place to relax and enjoy the fresh air.
- The plan comes in a basement and non-basement version. And we show both floor plans so you can decide which suits you best.

[Modify this Plan \(/services/modification-request?plan_id=127257\)](/services/modification-request?plan_id=127257)

Related Plan: See house plan 12726MA (<http://www.architecturaldesigns.com/house-plan-12726MA.asp>) for a different exterior.

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(/)

Square Footage

Min

Max

BEDS

BATHS

FLOORS

MORE

Search

Search Plan Number

Floor Plan

Main Level



Optional



Plan Details

Total Living Area:	Total Living Area:	1,216 sq. ft.	Front Porch:	93 sq. ft.
	First Floor:	1,216 sq. ft.	Porch Rear:	93 sq. ft.

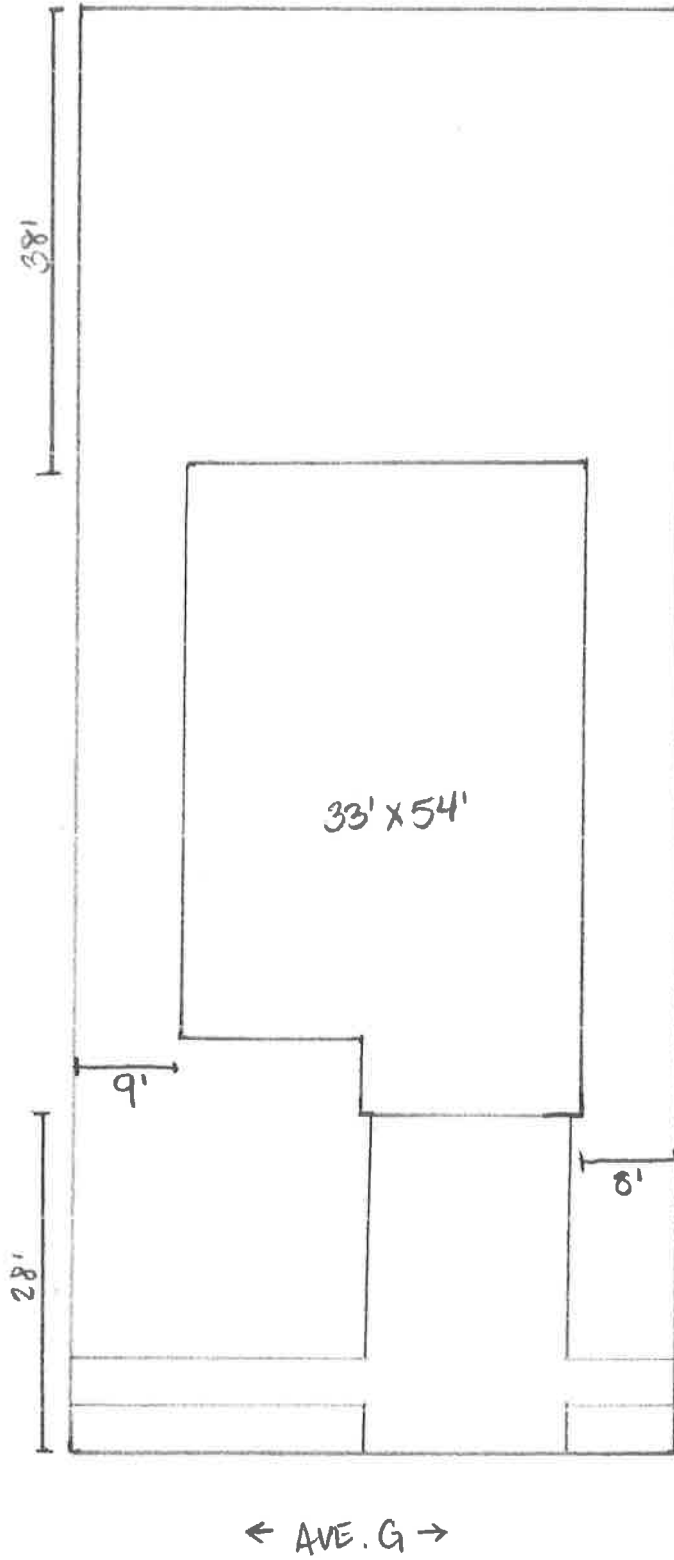
Save

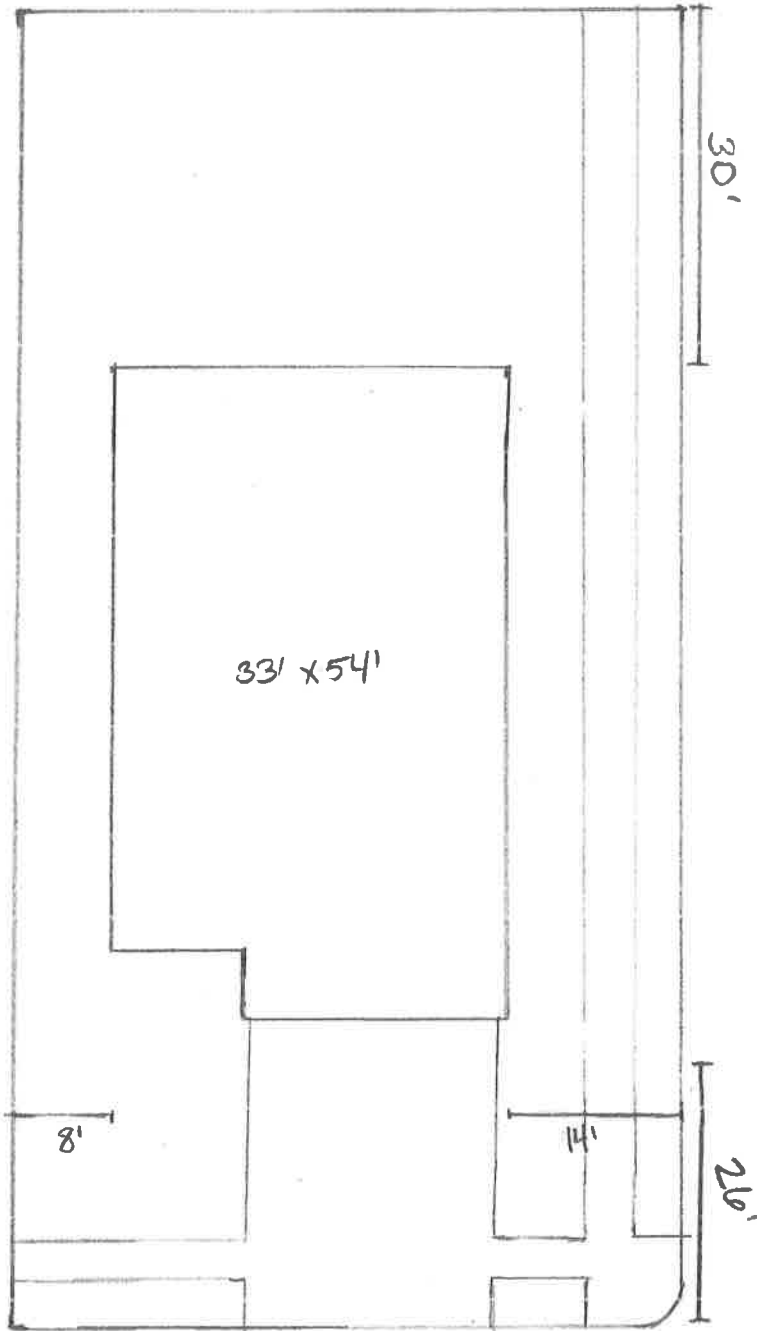
Beds/Baths	Bedrooms:	3	Full Bathrooms:	2
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Dimensions:	Width:	36' 0"
	Depth:	56' 0"
	Max Ridge Height:	28' 0"

Garage	Type:	Attached
	Details:	2 Cars
		390 Sq. Ft.

LOTS 2-10 E. SIDE OF AVE. G.
SIZE 50x120





← W. OVERLAP →

LOT 23 W. SIDE OF AVE. G
 SIZE 55 x 110

← AVE. G



Plan 60634ND

ArchitecturalDesigns.com

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60634ND

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Min

Max

BEDS

BATHS

FLOORS

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Plan Set Options

5 Set \$680

Foundation Options

Slab (no charge)

Options

Select your options

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Plan 60634ND - Starter Home Plan With Vaulted Ceilings

1,198
SQ. FT.

3
BEDS

2
BATHS

1
FLOORS

2
CAR GARAGE

Give us your building location and we'll get you a report giving you the cost to build and access to our customization tool.

About This Plan

[Buy a QuikQuote \(/orders/quikquote?plan=60634\)](#)

- A great starter home, this brick and shake siding home offers 3 bedrooms and 2 bathrooms.

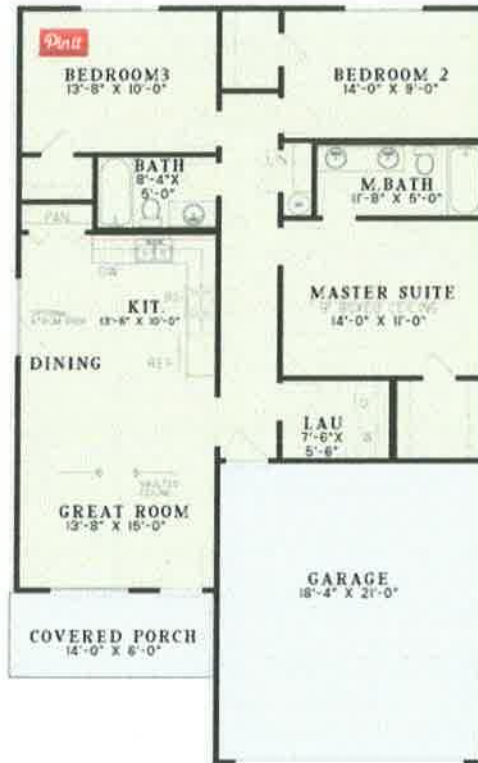
are in back of the home and share the hall bath. A linen closet is conveniently placed in the hall.

Modify This Plan (/modifications)

Receive a free modification quote within two business days.

[Modify this Plan \(/services/modification-request?plan_id=60634\)](/services/modification-request?plan_id=60634)

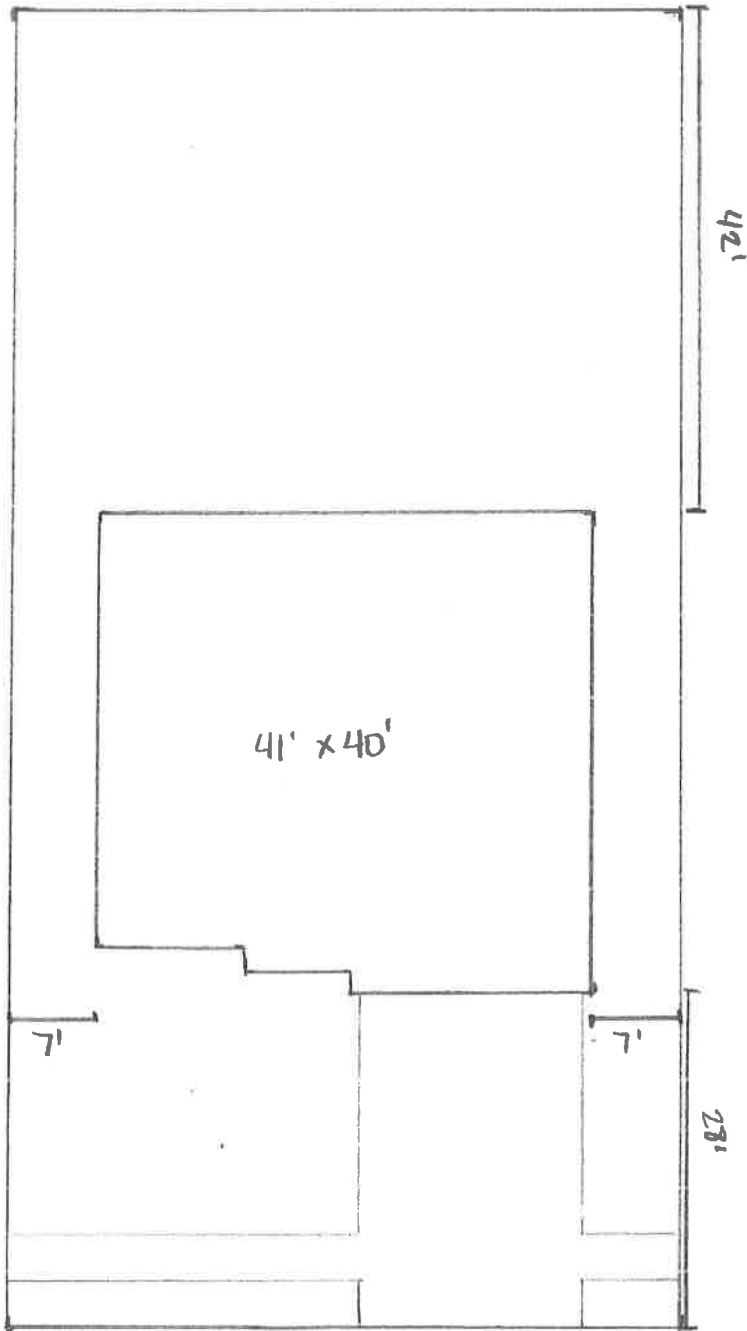
Floor Plan
Main Level



Plan Details

Total Living Area:	Total Living Area:	1,198 sq. ft.	Front Porch:	84 sq. ft.
	First Floor:	1,198 sq. ft.		

Beds/Baths	Bedrooms:	3	Full Bathrooms:	2
-------------------	------------------	---	------------------------	---



↑ N
LOTS 22-13 W. SIDE OF AVE. G
SITE 55' x 110'

← AVE G →



Plan 59604ND

ArchitecturalDesigns.com

1 of 1 Photos

Thumbnails



Favorite

Plan Number
59604ND

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Plan Pricing [What's Included?](#)

Plan Set Options

5 Set \$580

Foundation Options

Slab (no charge)

Options

Select your options

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Give us your building location and we'll get you a report giving you the cost to build and access to our customization tool.

Plan 59604ND - Every Square Inch

1,106
SQ. FT.

3
BEDS

2
BATHS

1
FLOORS

2
CAR GARAGE

About This Plan

[Buy a QuikQuote \(/orders/quikquote?plan=59604\)](#)

This home plan utilizes every square inch! An 8-inch round column on the quaint entry porch gives an elegant flair to the exterior while angled walls create a unique interior design.

A step-down kitchen blends with the breakfast room and has a nearby garage entry for convenience.

Modify This Plan (modification)

Receive a free modification quote within two business days.

- The private master suite with giant walk-in closet, enjoys French door access to the rear-yard.
- **Related Plans:** For an alternate layout, see house plan **59649ND** (<http://www.architecturaldesigns.com/house-plan-59649nd.asp>)
- Gain a fourth bedroom with house plan **59603ND** (<http://www.architecturaldesigns.com/house-plan-59603nd.asp>).

[Modify This Plan \(services/modification-request.php?id=59603ND\)](#)
MORE
Search
Search Plan Number

Floor Plan
Main Level



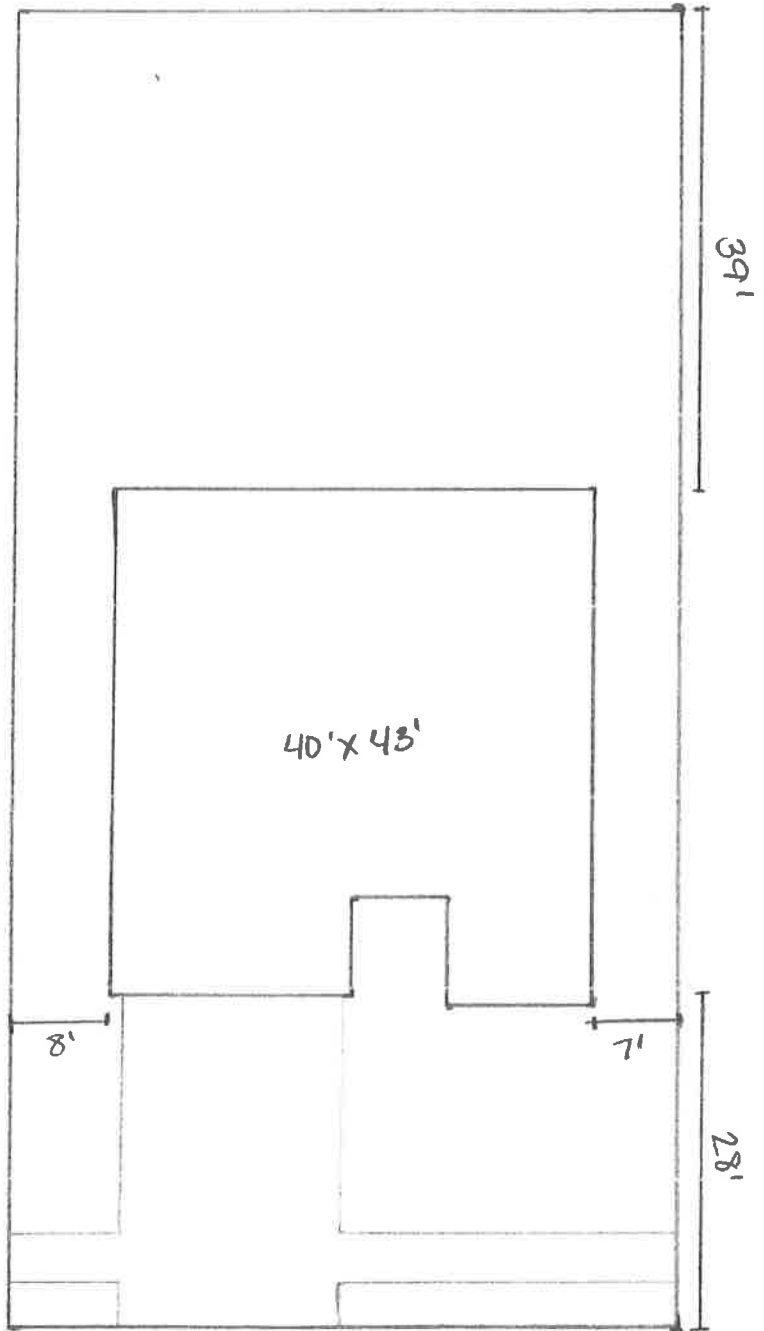
Plan Details

Total Living Area:	Total Living Area:	1,106 sq. ft.
	First Floor:	1,106 sq. ft.

Beds/Baths	Bedrooms:	3	Full Bathrooms:	2
-------------------	------------------	---	------------------------	---

Dimensions:	Width:	41' 4"
--------------------	---------------	--------

N ↑



LOTS 22-13 W. SIDE OF AVE. G.
SIZE 55' x 110'

← AVE. G →



Plan 59303ND
Architectural Design



Favorite

Plan Number
59303ND

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[QuikQuote \(/quikquote\)](#)

[Buy Now \(\)](#)

Plan Pricing [What's included?](#)

Plan Set Options

5 Set \$580

Foundation Options

Slab (no charge)

Options

Select your options

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Give us your building location and we'll get you a report giving you the cost to build and access to our customization tool.

Plan 59303ND - Quaint Covered Entry

1,250
SQ. FT.

3
BEDS

2
BATHS

1
FLOORS

2
CAR GARAGE

About This Plan

[Buy a QuikQuote \(/orders/quikquote?plan=59303\)](#)

- A starter home or empty nest home best describes this traditional style home plan. A quaint covered entry welcomes you into a foyer leading you past two bedrooms and a full bath to the master suite. Convenient to the living area. this

Modify This Plan (/modifications)

Receive a detailed plan and pricing within 10 business days.

- The great room has a vaulted ceiling, plenty of wall space and a sliding glass door to the back yard.
- A quaint dining area has two large windows and opens to the kitchen.
- The garage accesses the home through the laundry room.

For more plans like these related to **Clayton**, see **59059ND** (<http://www.architecturaldesigns.com/house-plan-59059nd.asp>), **59137ND** (<http://www.architecturaldesigns.com/house-plan-59137nd.asp>), **59138ND** (<http://www.architecturaldesigns.com/house-plan-59138nd.asp>), **59780ND** (<http://www.architecturaldesigns.com/house-plan-59780nd.asp>), and **59782ND** (<http://www.architecturaldesigns.com/house-plan-59782nd.asp>)



Modify this Plan (/services/modification-requests?plan_id=59303)

Square Footage

Min

Max

BEDS

BATHS

FLOORS

MORE

Search

Search Plan Number

Floor Plan

Main Level



Plan Details

Total Living Area:

Total Living Area:

1,250 sq. ft.

Entry:

40 sq. ft.

First Floor:

1,250 sq. ft.

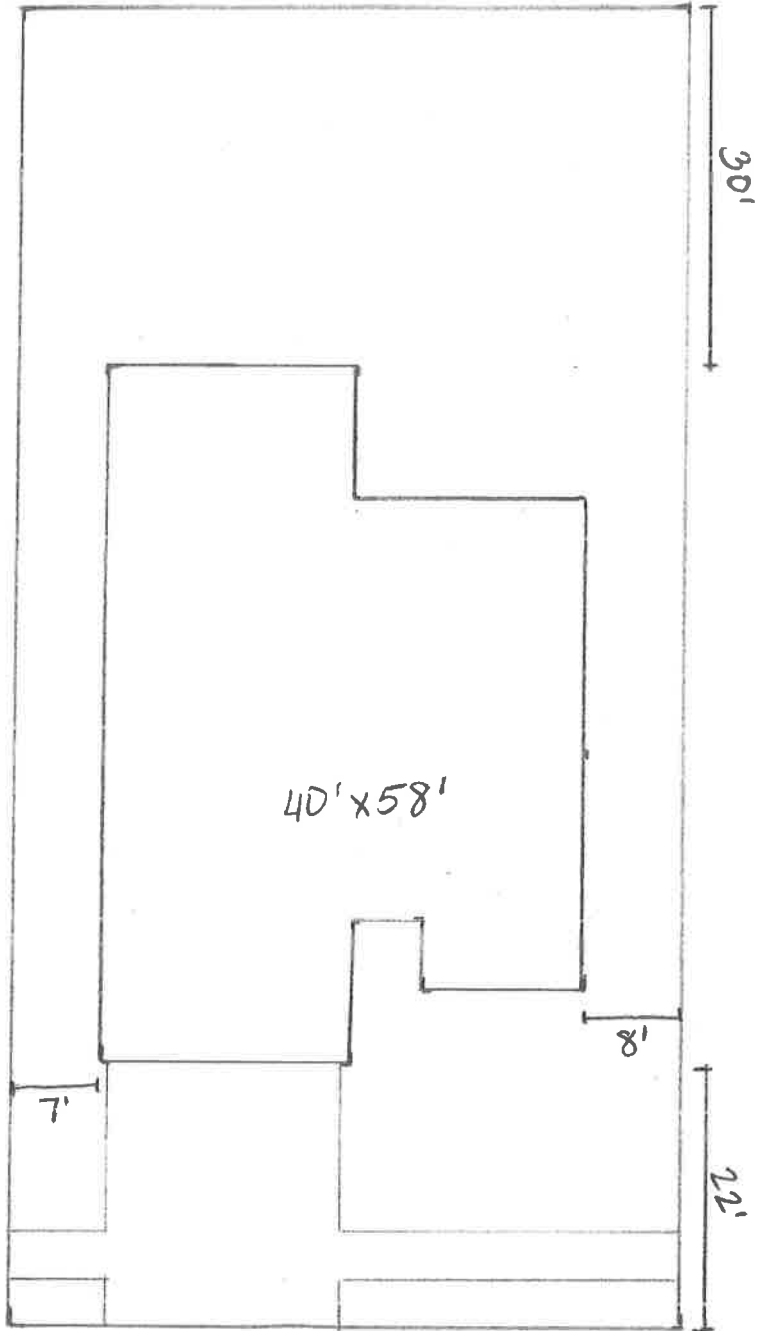
Beds/Baths

Bedrooms:

3

Full Bathrooms:

2



N ↑

LOTS 22-13 W. SIDE OF AVE. G
SIZE 55' X 110'

← AVE. G →



5
Square Footage

Plan 69013AM
ArchitecturalDesigns.com



Favorite Plan Number
69013AM

NEED HELP ?
800-854-7852

- [Modify Plan \(/modifications\)](#)
- [QuikQuote \(/quikquote\)](#)
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Plan Pricing What's Included?

Plan Set Options

Reproducible Set \$800

Foundation Options

Crawl (no charge)

Options

Select your options

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Plan 69013AM - Open Cottage Home Plan

1,275 SQ. FT. **3** BEDS **2** BATHS **1** FLOORS **2** CAR GARAGE

About This Plan

[Buy a QuikQuote \(/orders/quikquote?plan=69013\)](#)

- Arches accented with keystones, a mix of siding materials, a trio of roof peaks, and a covered porch stamp this home with time-honored appeal.

Modify This Plan (modifications)

Receive a free modification quote within two business days.

[Modify this Plan \(/services/modification-request/plan-18-258\)](#)

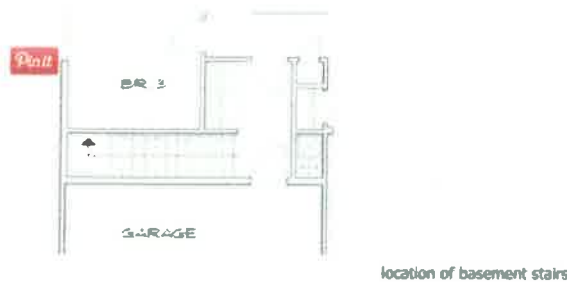
well for day-to-day family life and also for entertaining. The kitchen features an island and built-in pantry. Those who love to barbecue will appreciate the nearby patio, accessible through the sliding patio doors in the dining area. The living room is defined by a series of columns and the vaulted ceiling. It features a fireplace.

- In the left wing of the home, the master suite, two additional bedrooms, a bath, and the laundry room are aligned along a central hall.
- **Related Plans:** For alternate elevations, see house plans **69250AM** (<http://www.architecturaldesigns.com/house-plan-69250am.asp>) (front-entry garage) and **69251AM** (<http://www.architecturaldesigns.com/house-plan-69251am.asp>) (side-entry garage).

Floor Plan
Main Level



Optional



Plan Details

Planning Commission Minutes
Regular Scheduled Meeting
May 9, 2016
Scottsbluff, Nebraska

The Planning Commission of the City of Scottsbluff, Nebraska met in a regular scheduled meeting on Monday, May 9, 2016, 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 May 6, 2016. 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: Anita Chadwick, Angie Aguillo, Henry Huber, Jim Zitterkopf, Callan Wayman, and Becky Estrada. Absent: Weber, Westphal, and Gompert. City officials present: Annie Folck, City Planner, Annie Urdiales, Planning Administrator, 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 bookcase 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 April 11, 2016 were reviewed and approved. A motion was made to accept the minutes by Wayman, and seconded by Chadwick. **"YEAS"**: Chadwick, Zitterkopf, Wayman, and Estrada. **"NAYS"**: None. **ABSTAIN**: Aguillo and Huber. **ABSENT**: Westphal, Weber, and Gompert. Motion carried.

ITEM 7A: The Planning Commission opened a public hearing for a request for an Ag Estate Dwelling Site. Applicant(s), and property owner(s) are Rod Adams Farms, Inc. & Cory A. Adams, they are represented by Paul Reed Construction. The Agricultural Estate Dwelling final plat of property described as a tract of land in the Northeast Quarter of Section 30, Township 22 North, Range 54 West of the 6th P.M Scotts Bluff County, Nebraska is situated south of Highland Road and west of County Road 24. Properties to the west, south, and north are all zoned agricultural this proposed parcel is located in our Extra Territorial jurisdiction.

The property owner is proposing to separate approximately 2.70 acres more or less of the property to allow for a home and out buildings from the farmland. The area now is approximately 73 ± acres, an AEDS is allowed out of less than 80 acres of reserved land, in the event that it meets the intent of the agricultural reserve which is the case here. Access into the site will be from Highland Road, the property owner has checked with Scotts Bluff County Roads department on the access on to the site. Development Services staff has reviewed the application and the lot meets all the necessary requirements of an Agricultural Estate Dwelling Site (AEDS) in an Agricultural Zoning District.

Conclusion: A motion was made by Zitterkopf and seconded by Chadwick to make positive recommendation to City Council for approval of the Ag Estate Dwelling Site (AEDS) for property

57 described as a tract of land in the NE Quarter of Section 30, Township 22 North, Range 54 West of the
58 6th P.M Scotts Bluff County, Nebraska (2.70 acres). "YEAS": Aguillo, Huber, Zitterkopf, Wayman,
59 Chadwick, and Estrada. "NAYS": None. ABSTAIN: None. ABSENT: Westphal, Weber, and Gompert.
60 Motion carried.

61
62 **ITEM: 7B:** The Planning Commission opened a public hearing for the Five 22 Developing L.L.C.
63 Redevelopment Plan, applicant(s) and owner(s), John Adams, Stephen and Lynette Adam. Annie Folck,
64 City Planner gave a brief overview of the project, this site is located within a Blighted and Substandard
65 area and is eligible for tax increment financing. The parcels are located south of West Overland on both
66 sides of Avenue G, (lots 1- 10 & lots 12& 13, Rosenberg Addition) The Adams plan on developing all the
67 lots with single family residential homes. This subdivision was platted in 1952 and has remained
68 undeveloped. This is good example of infill development as the developer can use existing infrastructure,
69 these lots have access to water along Avenue G and sewer in the alleys. The public improvements to the
70 property will include paving Avenue G from West Overland south to 11th Street along with curb & gutter,
71 sidewalk, handicap ramps, storm drain pipe, street inlets and earthwork, there will also be a turnabout at
72 the end along 11th Street to allow for emergency vehicles to turn around. A. Folck noted that the plan fits
73 and is in compliance with the comprehensive development plan and recommends approval of the
74 Resolution for the Redevelopment Plan for review by the CRA (Community Redevelopment Authority) and City
75 Council.

76
77 John Adams answered a couple of questions regarding the redevelopment. The single family homes will
78 not have basements and will be built to with flood vents, approximately half of this area is located in the
79 AO Floodplain zone. Some fill dirt will be required for development of the land. The hope is to have
80 affordable medium income housing costing approximately \$140,000 to \$150,000. They would like to
81 have six homes completed this year if the plan and TIF is approved. The plan is in conformance with the
82 City's Comp Plan and a positive recommendation of the resolution is requested for the revitalization plan
83 to be forwarded and reviewed by the Community Redevelopment Authority and City Council.
84

85 **Conclusion:** A motion was made by Zitterkopf and seconded by Aguillo to make positive
86 recommendation of the resolution to approve the Redevelopment Plan for the Five 22 Developing LLC
87 Redevelopment for Lot 1-10 and Lots 12, & 13, Rosenberg Addition to the Community Redevelopment
88 Authority, and City Council. "YEAS": Aguillo, Huber, Zitterkopf, Wayman, Chadwick, and Estrada.
89 "NAYS": None. ABSTAIN: None. **ABSENT:** Westphal, Weber, and Gompert. Motion carried.
90

91
92 **ITEM 7C:** The Planning Commission opened a public hearing regarding proposed ordinance changes to
93 Chapter 25, Article 2, which would allow Permanent Color Technology as a permitted use by right in the
94 O & P zoning district and in residential zoning districts with a special use permit from the Planning
95 Commission. At last month's Planning Commission meeting there was some discussion regarding
96 differences in tattoo parlors and permanent color technology establishments. Definitions were added to
97 the code for both uses. The Planning Commission was asked to think about possibility of allowing
98 permanent color technology establishments in other zoning districts besides the commercial and
99 manufacturing districts. Below are the definitions for tattoos and permanent color technology

100
101 25-2-90.1. Permanent Color Technology - Permanent color technology means the process by which the
102 skin is marked or colored by insertion of non-toxic dyes or pigments into or under the subcutaneous
103 portion of the skin upon the body of a live human being so as to form indelible marks for cosmetic
104 purposes.

105
106 25-2-125.1. Tattooing - Tattooing means the process by which the skin is marked or colored by insertion
107 of non-toxic dyes or pigments into or under the subcutaneous portion of the skin upon the body of a live
108 human being so as to form indelible marks for decorative or figurative purposes.

109
110 The definitions are similar and do not specify the layers of skin that is colored and how long the procedure
111 will last. Permanent Color Technology are licensed by the State the same as Tattoo Parlors but the

112 license itself is different. Most permanent color is usually done within Beauty Salons and Spas and not
113 on their own. Some beauty salons offer this type of permanent color for clients.
114

115 Research into other Cities in Nebraska did not provide anything that addressed differences in permanent
116 color technology and tattoo parlor establishments. Permanent Color is used for but not limited to the
117 application of eyeliner, eyeshadow, lip, eyebrow or cheek color, it is also used for the purpose of scar
118 concealment; and/or re-pigmentation of areas involving reconstructive surgery.
119

120 Jon and Danielle Darnell, property owners, of Wake Up N' Makeup, spoke regarding permanent color
121 technology and had asked that the Planning Commission look at separating this use separately from
122 tattoo establishments and to consider them as a personal service facility as they are more like a beauty
123 salon where they do cosmetics and makeup and not a tattoo parlor. The tattoos and permanent art
124 require different training and different licensing. Unlike traditional tattoos performed on the body,
125 permanent cosmetics professionals do not use traditional tattoo ink (dye). Permanent cosmetics pigment
126 is more delicate and designed to work with the skin's undertones and to mimic hair for eyebrows. The ink
127 is different and more organic it does need to be reapplied after a few years as it does fade. A topical
128 anesthesia is also applied which is not done when a person is tattooed.
129

130 Darnell, also, handed out a review/case for this same situation in Wisconsin, he researched on line and
131 was unable to find anything at all in the State of Nebraska, and it has also never been challenged. He
132 would like to see a distinction between the two procedures. Permanent makeup or permanent cosmetic
133 businesses are a fast growing segment of the cosmetic industry and will be around for a while. Most
134 popular procedures are eyebrows, eyeliner & lip color. Some points brought up in the Wisconsin case
135 were that permanent cosmetic facilities mostly function as traditional spas or salons; they are also usually
136 small in size and have a nice clean appearance. They (WI) concluded that differentiating permanent
137 color technology use from tattoo establishments was reasonable and would not harm the public interest.
138 The Darnell's would like consideration from the City of Scottsbluff to consider making the same
139 differentiation in these facilities and allow them as a permitted use by right in zoning districts other than
140 the commercial and manufacturing zoning districts and special use permits in residential zones.
141

142 They would like to continue their business if at possible, the State inspector has already inspected their
143 business; when they bought the business in 2015, from Lee's Skincare & Permanent cosmetics, they
144 assumed and did not check to make sure the zoning was in compliance, since it has been used as a
145 commercial use for years as either cosmetology or dental offices. Proposed hours could possibly be 9:00
146 a.m. to 3:00 p.m., with maybe three customers per day. Number of employees could also be limited, no
147 negative impact on the property as this has been a commercial use for several years.
148

149 Annie Folck stated that any decisions made by the Planning Commission should not be based on the
150 needs of any one business, but on what makes sense for all such businesses. Commissioner Chadwick
151 stated that there can be an issue with salon-type businesses in residential zones if they are doing
152 business outside of typical business hours; while it may not be an issue for them to have appointments
153 during the day, appointments in the late evening are more problematic to neighbors in a residential zone.
154 The Planning Commission discussed the differences in hours between Permanent Color Technology and
155 Tattoo Parlors and stated that in their opinion, Tattoo Parlors are more likely to be open later in the
156 evening. This is the basis for allowing Permanent Color Technology facilities in areas where tattoo
157 parlors are not allowed.
158

159 At a past meeting there was some support from the public in separating the permanent color technology
160 from tattoos and body piercing facilities. Allowing for flexibility in where these facilities may be located,
161 possibly in an O & P (office & professional) or PBC (Planned Business Center) zoning districts and in residential
162 districts with a special use permit from the Planning Commission. The Planning Commission discussed
163 different conditions that could be placed on the facilities, by limiting hours of use, etc. Staff will look at the
164 City's zoning code comprehensively in the future. One of the changes that staff would like to make is to
165 move away from special use permits and using more conditional use permits. This will allow for some
166 flexibility in the zoning code while making sure that the City is consistent in its requirements.
167

168 **Conclusion:** A motion was made by Wayman and seconded by Zitterkopf to approve an ordinance
169 amendment to allow for permanent color technology in O&P, PBC zoning districts and in residential zones
170 with a special use permit from the Planning Commission. "YEAS": Zitterkopf, Huber, Chadwick,
171 Wayman, Aguillo, and Estrada. "NAYS": None. ABSTAIN: None. ABSENT: Westphal, Weber, and
172 Gompert. Motion carried.

173
174 **ITEM 7D:** The Planning Commission opened a public hearing for Ordinance amendments to Chapter 25,
175 Article 3 Section 25 dealing with zoning & miscellaneous regulation by including regulations for shipping
176 containers used for storage by adding 25-3-15(16) restricting the use of shipping containers as storage.
177 The Planning Commission has reviewed this ordinance a couple of times at last month's meeting a few
178 changes were requested from the board. These changes have been added, in residential zones a permit
179 will be needed and they will be for temporary use only for thirty days, one extension can be applied for
180 another thirty days, after this they must be removed. In the commercial zones the containers may be
181 used only for storage or shipping by the occupant of the lot in all the commercial districts only as an
182 accessory building. All containers must be permitted, located in areas not utilized by customers,
183 maintained in good repair with no rust, or holes, they must also be secured adequately to prevent entry by
184 unauthorized people. They must be placed on a level surface with a base of rock or concrete/pavement to
185 prevent settling of the containers.

186
187 In Commercial, manufacturing & Agricultural Districts, a building permit is required if the container is to
188 remain on the lot for a period greater than six months and used for onsite storage of material incidental to
189 the permitted or accessory use of the lot. If located in a front or side yard it must be painted so no signage
190 or language is visible, they cannot be connected to any City utility, kept in good repair with no holes or
191 rust, and must be placed on a level surface with a base of rock or concrete to prevent any settling of the
192 container while it is on the lot.

193
194 The City is getting more requests for these types of containers and has issued a few building permits,
195 some of the things we are concerned about is placement on property as they could be placed in the
196 floodway, and would also need a floodplain permit. The existing containers will be considered pre-
197 existing, non-conforming.

198
199 **Conclusion:** A motion was made by Huber and seconded by Aguillo to make positive recommendation
200 to City Council of the amendments/changes made to the Shipping container ordinances. "YEAS":
201 Zitterkopf, Wayman, Chadwick, Huber, Aguillo, and Estrada. "NAYS": None. ABSTAIN: None. ABSENT:
202 Weber, Westphal, and Gompert. Motion carried.

203
204 **ITEM 7E:** Annie Folck addressed the Planning Commission regarding starting the process for revamping
205 our zoning code, one we want to start with is for Sexually Oriented Businesses facilities (SOB's). Several
206 communities in Eastern Nebraska are currently working on drafting ordinances for this type of use. We
207 would like to get a head start on the process here. Currently the City only addresses adult book stores, if
208 someone comes in to the City office and asks us about opening a business for any type of a SOB we
209 would have to search our zoning districts and try to determine and make a call on where it would fit and
210 be defined in our current zoning districts. This type of use is considered free speech and we want to
211 make sure we are fair to all types of businesses regardless of personal opinions. Things we need to look
212 at are where they can be placed, what kind of impact will they have on surrounding properties, secondary
213 effects on the surrounding properties. The City wants to have criteria that makes sense zoning wise and
214 is fair for everyone in our community. Folck stated that staff is currently trying to determine whether the
215 City should zone these types of businesses based on the same criteria that we use for most other land
216 uses (hours, auto, mass, emissions), or if staff should look into potential secondary effects that these
217 types of businesses could have on surrounding properties. Commissioner Aguillo stated that there used
218 to be a strip club called The Library located on Broadway in years past, and there were many detrimental
219 effects to surrounding properties at that time, including increased crime, with fights commonly breaking
220 out just outside of the business, large amounts of litter of a certain nature that became a public health
221 concern being found in the alleyway behind the business, underage kids trying to get in to the business,
222 lower property values, etc. The Planning Commission discussed the fact that there is probably a need for
223 some additional zoning requirements for these types of businesses, such as a minimum distance from

224 schools, churches, public buildings, residences, and concentrating similar businesses in specific districts
225 in order to help prevent some of these issues. They determined that it will be necessary for Staff to look
226 at different studies and determine what secondary effects have been experienced by other communities
227 in order to make a proper determination of how to zone for these types of businesses. Staff will do this
228 research and bring this information back to the Commission for more discussion and comments.

229
230 **ITEM 8: Unfinished Business:** None.

231
232 There being no further business, a motion to adjourn was made by Chadwick and seconded by Aguallo.
233 The meeting was adjourned at 7:20 p.m. **“YEAS”:** Zitterkopf, Wayman, Huber, Chadwick, Aguallo, and
234 Estrada. **“NAYS”:** None. **ABSTAIN:** None. **ABSENT:** Westphal, Weber, & Gompert. Motion carried.

235
236 _____
237 Becky Estrada, Chairperson

238
239 Attest: _____
240 Annie Urdiales

RESOLUTION PC 16-05-1

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

Recitals:

a. Pursuant to the Community Development Law, NEB. REV. STAT. § 18-2101 *et seq.*, a redevelopment plan by Five 22 Developing, LLC (the "Redevelopment Plan") has been submitted to the Planning Commission.

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

Resolved:

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

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

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

PASSED and APPROVED on May 9, 2016.

PLANNING COMMISSION OF THE CITY
OF SCOTTSBLUFF, NEBRASKA

ATTEST:

By: Becky Strala
Chair

By: Annie Urdial
Recording Secretary

RESOLUTION NO. ~~16~~ CRA-16-6-1

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

Recitals:

a. Pursuant to the Community Development Law, NEB. REV. STAT. § 18-2101 *et seq.*, a redevelopment plan titled *Five 22 Developing, LLC Housing Redevelopment Plan* (the "Redevelopment Plan") has been submitted to the Scottsbluff Community Redevelopment Authority ("CRA"). The Redevelopment Plan proposes to redevelop an area of the City which the City Council has declared to be blighted and substandard and in need of redevelopment. The Redevelopment Plan includes the use of tax increment financing.

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

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

Resolved:

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

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

3. The CRA states: (a) the Redeveloper will acquire the project area by private sale at the estimated cost of \$105,000.00; (b) the estimated cost of preparing the project area for redevelopment is \$25,200.00; (c) the Redevelopment Plan does not propose that either the CRA or City will acquire the project area and neither the CRA nor City will receive proceeds or revenue from disposal of the project area to the Redeveloper; (d) the proposed methods of financing of the project are (i) tax increment financing for other eligible costs in the estimated amount of \$500,410.00 and (ii) private investment and borrowing for the remainder of the project costs; and (e) no families or businesses will be displaced as a result of the project.

4. The CRA recommends approval of the Redevelopment Plan, which shall be subject to the CRA entering into an agreed upon redevelopment contract with the redeveloper, to the City Council.

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

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

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

PASSED AND APPROVED on June 2, 2016.

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



Chair

ATTEST:



Recording Secretary

City of Scottsbluff, Nebraska

Monday, June 6, 2016

Regular Meeting

Item Pub. Hear.3

Council to consider the Resolution approving the Redevelopment Plan for the Five 22 Developing LLC Housing Development.

Staff Contact: John L. Selzer, Deputy City Attorney

RESOLUTION NO. 16-___

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

Recitals:

a. Pursuant to the Community Development Law, NEB. REV. STAT. § 18-2101 *et seq.*, a redevelopment plan titled *Five 22 Developing, LLC Housing Redevelopment Plan* (the “Redevelopment Plan”) has been submitted to the Scottsbluff Community Redevelopment Authority (“CRA”). The Redevelopment Plan proposes to redevelop an area of the City which the City Council has declared to be blighted and substandard and in need of redevelopment. The Redevelopment Plan includes the use of tax increment financing.

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

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

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

e. On June 6, 2016, the City Council held a public hearing on the proposal to approve the Redevelopment Plan.

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

Resolved:

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

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

3. The City Council approves the Redevelopment Plan, subject to the CRA entering into an agreed upon Redevelopment Contract with the Redeveloper.

4. In accordance with NEB. REV. STAT. § 18-2147, and as proposed in the Redevelopment Plan, the City Council provides that any ad valorem tax on the Project Site (as defined in the Redevelopment Plan), for the benefit of any public body may be divided for a period of 15 years after the effective date as

provided in § 18-2147, which effective date shall be determined in a Redevelopment Contract entered into between the Redeveloper and the CRA. Said tax shall be divided as follows:

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

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

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

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

PASSED and APPROVED on June 6, 2016

Mayor

ATTEST:

City Clerk (Seal)

City of Scottsbluff, Nebraska

Monday, June 6, 2016

Regular Meeting

Item Pub. Hear.4

Council to conduct a public hearing at 6:05 p.m. to consider an Ordinance creating requirements for the placement of shipping containers.

Staff Contact: Annie Urdiales, Planning Administrator

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SCOTTSBLUFF, NEBRASKA AMENDING CHAPTER 25, ARTICLE 3, SECTION 25 OF THE SCOTTSBLUFF MUNICIPAL CODE IN DEALING WITH ZONING AND MISCELLANEOUS REGULATIONS BY INCLUDING REGULATIONS CONCERNING SHIPPING CONTAINERS USED FOR STORAGE, ADDING §25-3-25(16) RESTRICTING THE USE OF SHIPPING CONTAINERS AS STORAGE, REPEALING ALL PRIOR SECTIONS, PROVIDING FOR AN EFFECTIVE DATE AND PROVIDING FOR PUBLICATION IN PAMPHLET FORM.

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

Section 1. Chapter 25, Article 3, Section 25 of the Scottsbluff Municipal Code is amended by repealing the existing language and adding subsection (16) with the following language:

“Section 25-3-25. Miscellaneous regulations.

No provisions of this section, except sections 25-3-22 (1) and 25-3-22 (2) are applicable to a PBC Zone. Any provisions in the aforementioned sections which conflict with any of the provisions of Article 13 shall, to the extent of the conflict, constitute exceptions to and modify the conflicting provisions of such Article.

(1) Basement garages; grade. No basement garage may be constructed with a front entrance below the established grade nor may such an entrance be constructed in an existing building or structure, unless proper drainage, as determined by the development Services Director, is provided.

(2) Buildings, structure; design; construction. No building or structure may be erected or structurally altered unless its architectural design and construction conforms to applicable provisions of this Chapter insofar as such conformity may be accomplished without unreasonable hardship or substantial interference with the lawful intended use of such building or structure.

(3) Dwelling unit; inside entrance. Rooms within a dwelling unit must have their principal entrance from inside the dwelling unit.

(4) Grades; flood requirements. No building may be built, rented, or occupied which is located on a lot or other tract of land that does not comply with all lawful grade requirements for flood purposes.

(5) Ground cover, surfacing. Front yard and side yard setback areas may be landscaped and maintained with low ground cover, except in the case of an approved off-street parking area. Asphaltic concrete, masonry, rock, gravel or other forms of artificial surfacing may not be used as a principal ground cover.

(6) Manufactured Homes.

- a. A manufactured home shall be located and installed according to the same standards for foundation system, permanent utility connections, setback, and minimum square footage which would apply to a site-built, single-family dwelling on the same lot.
- b. Manufactured homes shall meet the following standards:
 1. The home shall have no less than nine hundred square feet of floor area;
 2. The home shall have no less than an eighteen-foot exterior width;
 3. The roof shall be pitched with a minimum vertical rise of two and one-half inches for each twelve inches of horizontal run;
 4. The exterior material shall be of a color, material, and scale comparable with those existing in residential site-built, single-family construction.
 5. The home shall have a nonreflective roof material which is or simulates asphalt or wood shingles, tile, or rock; and
 6. The home shall have wheels, axles, transporting lights, and removable towing apparatus removed.

Mobile Home Parks shall be excluded from these guidelines. All manufactured (mobile) homes shall meet the standards set forth in the HUD - Manufactured Housing & Standards or Verification of HUD Standard Upgrades.

(7) Multiple unit buildings; exits. Each dwelling unit in a multiple unit residence building, or in a multiple use building, shall have a front and rear exit, or an exit to a corridor on the same level which has a front and rear exit.

(8) Public storage garages; location. No public garage used only for storing motor vehicles may have either a motor vehicle entrance or exit which is within two hundred (200) feet of an

entrance or exit of any existing public or private school playground, public library, church, hospital, children's or old people's home, or a similar public or private institution. No public or private school playground, public library, church, hospital, children's or old people's home, or a similar public or private institution may be built within two hundred (200) feet of either the motor vehicle entrance or exit to a public garage used for storing motor vehicles.

(9) Public street; abut; necessity. No building or structure shall be so constructed on a lot or tract of land which does not abut on a public street for a distance of at least twenty (20) feet.

(10) Railroad premises; tracks; docks. A railroad right-of-way may be used for railroad or spur tracks. Loading and unloading platforms or structures may be located on a railroad right-of-way only if the abutting property is in a C-3 or M Zone and no R zone is within three hundred (300) feet of the platform or structure on the same side of the right-of-way.

(11) Residence buildings; number. Except as provided in Article 9, no more than one (1) building used for residence purposes may be located on any lot.

(12) Residence; sleeping quarters. Permanent sleeping quarters may not be located or used in any building or structure in an R zone other than a main residence building.

(13) Residence; rear of lot. No building, designed to provide living or sleeping quarters, or both, may be located on an interior lot to the rear of the main building which is used for nonresidence purposes.

(14) Single family dwelling; walls. A single family dwelling shall be constructed as a single building with connecting walls. The plane surface of any connecting wall shall be at least eight (8) feet in length.

(15) Quonset; R zone. No quonset-type building or structure may be built or placed on any lot or tract of land in an R zone.

(16) Shipping containers.

- a. Shipping containers defined. For the purposes of this Chapter, a shipping container shall mean any container, which may otherwise be known as a container, freight container, ISO container, shipping container, high-cube container, box, C container or container van, designed to store and move materials and products across various modes of the Intermodal Freight Transportation System.
- b. General restrictions for shipping containers:
 1. A shipping container may be placed in the front yard setback only if being used for moving or relocating purposes.
 2. A shipping container may not be placed within the site triangle as defined in Section 25-2-104.1 of the Scottsbluff Municipal Code.
 3. A shipping container may not exceed 8 feet in width, 9 feet in height or 40 feet in length.
 4. A shipping container must be kept out of easements, public rights-of-way, and setbacks except as otherwise provided for in this Code.
 5. A shipping container may be placed on a lot if it is incidental to the permitted construction activities on the same lot. The shipping container must be removed at the completion of the construction project or expiration of the building permit.
- c. Residential zoning districts. A shipping container is allowed on a temporary basis only if a valid permit is issued by the City's Planning and Development Department. The shipping container will be permitted only on a temporary basis for moving or actually used for construction activities, in all residential zoning districts. A shipping container may be allowed on a developed lot for a period of 30 days if used for moving or if used for construction activities as set forth in section (16) b.5. of this section. If additional time is required, the owner of the lot may apply for one 30 day permitted extension.
- d. Commercial zoning districts. Shipping containers may be used only for storage or shipping by the occupant of the lot in all commercial zoning districts only as an accessory building provided:
 1. A valid permit for its use is issued by the City's Planning and Development Department.
 2. All shipping containers are located in areas not generally utilized by the customers of the commercial business and where shipping and receiving are conducted on the lot.
 3. All shipping containers are maintained and kept in good repair with no holes and rust and must be adequately secured to prevent entry by unauthorized people.

4. All shipping containers must be placed on a level surface with a base of rock or concrete/pavement so as to prevent any settling of the shipping container while it is on the lot.
 5. Comply with the requirements of subparagraph e. of this section.
 6. Comply with all requirements for accessory building.
- e. In Ag, C-1, C-2 and C-3, M-1 and M-2 zoning districts, no shipping containers shall be allowed except as provided:
1. A permit is required for a shipping container used for onsite storage of material incidental to the permitted or accessory use of the lot. The building permit must be procured through the Planning and Development Department of the City.
 2. A shipping container located in a front or side yard must be painted so no signage or language is visible.
 3. A shipping container may not be connected to any City utility.
 4. A shipping container must be kept in good repair with no holes or rust.
 5. A shipping container must be placed on a level surface with a base of rock or concrete so as to prevent any settling of the shipping container while it is on the lot.

Section 2. Previously existing Section 25-3-25 and all other ordinances and parts of ordinances in conflict herewith are repealed. Provided, however, this Ordinance shall not be construed to effect 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 and approval as provided by law, and publication shall be in pamphlet form.

PASSED AND APPROVED on _____, 2016.

Attest:

Mayor

City Clerk (Seal)

Approved as to form:

City Attorney

Planning Commission Minutes
Regular Scheduled Meeting
May 9, 2016
Scottsbluff, Nebraska

The Planning Commission of the City of Scottsbluff, Nebraska met in a regular scheduled meeting on Monday, May 9, 2016, 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 May 6, 2016. 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: Anita Chadwick, Angie Aguillo, Henry Huber, Jim Zitterkopf, Callan Wayman, and Becky Estrada. Absent: Weber, Westphal, and Gompert. City officials present: Annie Folck, City Planner, Annie Urdiales, Planning Administrator, 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 bookcase 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 April 11, 2016 were reviewed and approved. A motion was made to accept the minutes by Wayman, and seconded by Chadwick. **"YEAS"**: Chadwick, Zitterkopf, Wayman, and Estrada. **"NAYS"**: None. **ABSTAIN**: Aguillo and Huber. **ABSENT**: Westphal, Weber, and Gompert. Motion carried.

ITEM 7A: The Planning Commission opened a public hearing for a request for an Ag Estate Dwelling Site. Applicant(s), and property owner(s) are Rod Adams Farms, Inc. & Cory A. Adams, they are represented by Paul Reed Construction. The Agricultural Estate Dwelling final plat of property described as a tract of land in the Northeast Quarter of Section 30, Township 22 North, Range 54 West of the 6th P.M Scotts Bluff County, Nebraska is situated south of Highland Road and west of County Road 24. Properties to the west, south, and north are all zoned agricultural this proposed parcel is located in our Extra Territorial jurisdiction.

The property owner is proposing to separate approximately 2.70 acres more or less of the property to allow for a home and out buildings from the farmland. The area now is approximately 73 ± acres, an AEDS is allowed out of less than 80 acres of reserved land, in the event that it meets the intent of the agricultural reserve which is the case here. Access into the site will be from Highland Road, the property owner has checked with Scotts Bluff County Roads department on the access on to the site. Development Services staff has reviewed the application and the lot meets all the necessary requirements of an Agricultural Estate Dwelling Site (AEDS) in an Agricultural Zoning District.

Conclusion: A motion was made by Zitterkopf and seconded by Chadwick to make positive recommendation to City Council for approval of the Ag Estate Dwelling Site (AEDS) for property

57 described as a tract of land in the NE Quarter of Section 30, Township 22 North, Range 54 West of the
58 6th P.M Scotts Bluff County, Nebraska (2.70 acres). "YEAS": Aguillo, Huber, Zitterkopf, Wayman,
59 Chadwick, and Estrada. "NAYS": None. ABSTAIN: None. ABSENT: Westphal, Weber, and Gompert.
60 Motion carried.

61
62 **ITEM: 7B:** The Planning Commission opened a public hearing for the Five 22 Developing L.L.C.
63 Redevelopment Plan, applicant(s) and owner(s), John Adams, Stephen and Lynette Adam. Annie Folck,
64 City Planner gave a brief overview of the project, this site is located within a Blighted and Substandard
65 area and is eligible for tax increment financing. The parcels are located south of West Overland on both
66 sides of Avenue G, (lots 1- 10 & lots 12& 13, Rosenberg Addition) The Adams plan on developing all the
67 lots with single family residential homes. This subdivision was platted in 1952 and has remained
68 undeveloped. This is good example of infill development as the developer can use existing infrastructure,
69 these lots have access to water along Avenue G and sewer in the alleys. The public improvements to the
70 property will include paving Avenue G from West Overland south to 11th Street along with curb & gutter,
71 sidewalk, handicap ramps, storm drain pipe, street inlets and earthwork, there will also be a turnabout at
72 the end along 11th Street to allow for emergency vehicles to turn around. A. Folck noted that the plan fits
73 and is in compliance with the comprehensive development plan and recommends approval of the
74 Resolution for the Redevelopment Plan for review by the CRA (Community Redevelopment Authority) and City
75 Council.

76
77 John Adams answered a couple of questions regarding the redevelopment. The single family homes will
78 not have basements and will be built to with flood vents, approximately half of this area is located in the
79 AO Floodplain zone. Some fill dirt will be required for development of the land. The hope is to have
80 affordable medium income housing costing approximately \$140,000 to \$150,000. They would like to
81 have six homes completed this year if the plan and TIF is approved. The plan is in conformance with the
82 City's Comp Plan and a positive recommendation of the resolution is requested for the revitalization plan
83 to be forwarded and reviewed by the Community Redevelopment Authority and City Council.

84
85 **Conclusion:** A motion was made by Zitterkopf and seconded by Aguillo to make positive
86 recommendation of the resolution to approve the Redevelopment Plan for the Five 22 Developing LLC
87 Redevelopment for Lot 1-10 and Lots 12, & 13, Rosenberg Addition to the Community Redevelopment
88 Authority, and City Council. "YEAS": Aguillo, Huber, Zitterkopf, Wayman, Chadwick, and Estrada.
89 "NAYS": None. ABSTAIN: None. **ABSENT:** Westphal, Weber, and Gompert. Motion carried.

90
91
92 **ITEM 7C:** The Planning Commission opened a public hearing regarding proposed ordinance changes to
93 Chapter 25, Article 2, which would allow Permanent Color Technology as a permitted use by right in the
94 O & P zoning district and in residential zoning districts with a special use permit from the Planning
95 Commission. At last month's Planning Commission meeting there was some discussion regarding
96 differences in tattoo parlors and permanent color technology establishments. Definitions were added to
97 the code for both uses. The Planning Commission was asked to think about possibility of allowing
98 permanent color technology establishments in other zoning districts besides the commercial and
99 manufacturing districts. Below are the definitions for tattoos and permanent color technology

100
101 25-2-90.1. Permanent Color Technology - Permanent color technology means the process by which the
102 skin is marked or colored by insertion of non-toxic dyes or pigments into or under the subcutaneous
103 portion of the skin upon the body of a live human being so as to form indelible marks for cosmetic
104 purposes.

105
106 25-2-125.1. Tattooing - Tattooing means the process by which the skin is marked or colored by insertion
107 of non-toxic dyes or pigments into or under the subcutaneous portion of the skin upon the body of a live
108 human being so as to form indelible marks for decorative or figurative purposes.

109
110 The definitions are similar and do not specify the layers of skin that is colored and how long the procedure
111 will last. Permanent Color Technology are licensed by the State the same as Tattoo Parlors but the

112 license itself is different. Most permanent color is usually done within Beauty Salons and Spas and not
113 on their own. Some beauty salons offer this type of permanent color for clients.
114

115 Research into other Cities in Nebraska did not provide anything that addressed differences in permanent
116 color technology and tattoo parlor establishments. Permanent Color is used for but not limited to the
117 application of eyeliner, eyeshadow, lip, eyebrow or cheek color, it is also used for the purpose of scar
118 concealment; and/or re-pigmentation of areas involving reconstructive surgery.
119

120 Jon and Danielle Darnell, property owners, of Wake Up N' Makeup, spoke regarding permanent color
121 technology and had asked that the Planning Commission look at separating this use separately from
122 tattoo establishments and to consider them as a personal service facility as they are more like a beauty
123 salon where they do cosmetics and makeup and not a tattoo parlor. The tattoos and permanent art
124 require different training and different licensing. Unlike traditional tattoos performed on the body,
125 permanent cosmetics professionals do not use traditional tattoo ink (dye). Permanent cosmetics pigment
126 is more delicate and designed to work with the skin's undertones and to mimic hair for eyebrows. The ink
127 is different and more organic it does need to be reapplied after a few years as it does fade. A topical
128 anesthesia is also applied which is not done when a person is tattooed.
129

130 Darnell, also, handed out a review/case for this same situation in Wisconsin, he researched on line and
131 was unable to find anything at all in the State of Nebraska, and it has also never been challenged. He
132 would like to see a distinction between the two procedures. Permanent makeup or permanent cosmetic
133 businesses are a fast growing segment of the cosmetic industry and will be around for a while. Most
134 popular procedures are eyebrows, eyeliner & lip color. Some points brought up in the Wisconsin case
135 were that permanent cosmetic facilities mostly function as traditional spas or salons; they are also usually
136 small in size and have a nice clean appearance. They (WI) concluded that differentiating permanent
137 color technology use from tattoo establishments was reasonable and would not harm the public interest.
138 The Darnell's would like consideration from the City of Scottsbluff to consider making the same
139 differentiation in these facilities and allow them as a permitted use by right in zoning districts other than
140 the commercial and manufacturing zoning districts and special use permits in residential zones.
141

142 They would like to continue their business if at possible, the State inspector has already inspected their
143 business; when they bought the business in 2015, from Lee's Skincare & Permanent cosmetics, they
144 assumed and did not check to make sure the zoning was in compliance, since it has been used as a
145 commercial use for years as either cosmetology or dental offices. Proposed hours could possibly be 9:00
146 a.m. to 3:00 p.m., with maybe three customers per day. Number of employees could also be limited, no
147 negative impact on the property as this has been a commercial use for several years.
148

149 Annie Folck stated that any decisions made by the Planning Commission should not be based on the
150 needs of any one business, but on what makes sense for all such businesses. Commissioner Chadwick
151 stated that there can be an issue with salon-type businesses in residential zones if they are doing
152 business outside of typical business hours; while it may not be an issue for them to have appointments
153 during the day, appointments in the late evening are more problematic to neighbors in a residential zone.
154 The Planning Commission discussed the differences in hours between Permanent Color Technology and
155 Tattoo Parlors and stated that in their opinion, Tattoo Parlors are more likely to be open later in the
156 evening. This is the basis for allowing Permanent Color Technology facilities in areas where tattoo
157 parlors are not allowed.
158

159 At a past meeting there was some support from the public in separating the permanent color technology
160 from tattoos and body piercing facilities. Allowing for flexibility in where these facilities may be located,
161 possibly in an O & P (office & professional) or PBC (Planned Business Center) zoning districts and in residential
162 districts with a special use permit from the Planning Commission. The Planning Commission discussed
163 different conditions that could be placed on the facilities, by limiting hours of use, etc. Staff will look at the
164 City's zoning code comprehensively in the future. One of the changes that staff would like to make is to
165 move away from special use permits and using more conditional use permits. This will allow for some
166 flexibility in the zoning code while making sure that the City is consistent in its requirements.
167

168 **Conclusion:** A motion was made by Wayman and seconded by Zitterkopf to approve an ordinance
169 amendment to allow for permanent color technology in O&P, PBC zoning districts and in residential zones
170 with a special use permit from the Planning Commission. "YEAS": Zitterkopf, Huber, Chadwick,
171 Wayman, Aguillo, and Estrada. "NAYS": None. ABSTAIN: None. ABSENT: Westphal, Weber, and
172 Gompert. Motion carried.

173
174 **ITEM 7D:** The Planning Commission opened a public hearing for Ordinance amendments to Chapter 25,
175 Article 3 Section 25 dealing with zoning & miscellaneous regulation by including regulations for shipping
176 containers used for storage by adding 25-3-15(16) restricting the use of shipping containers as storage.
177 The Planning Commission has reviewed this ordinance a couple of times at last month's meeting a few
178 changes were requested from the board. These changes have been added, in residential zones a permit
179 will be needed and they will be for temporary use only for thirty days, one extension can be applied for
180 another thirty days, after this they must be removed. In the commercial zones the containers may be
181 used only for storage or shipping by the occupant of the lot in all the commercial districts only as an
182 accessory building. All containers must be permitted, located in areas not utilized by customers,
183 maintained in good repair with no rust, or holes, they must also be secured adequately to prevent entry by
184 unauthorized people. They must be placed on a level surface with a base of rock or concrete/pavement to
185 prevent settling of the containers.

186
187 In Commercial, manufacturing & Agricultural Districts, a building permit is required if the container is to
188 remain on the lot for a period greater than six months and used for onsite storage of material incidental to
189 the permitted or accessory use of the lot. If located in a front or side yard it must be painted so no signage
190 or language is visible, they cannot be connected to any City utility, kept in good repair with no holes or
191 rust, and must be placed on a level surface with a base of rock or concrete to prevent any settling of the
192 container while it is on the lot.

193
194 The City is getting more requests for these types of containers and has issued a few building permits,
195 some of the things we are concerned about is placement on property as they could be placed in the
196 floodway, and would also need a floodplain permit. The existing containers will be considered pre-
197 existing, non-conforming.

198
199 **Conclusion:** A motion was made by Huber and seconded by Aguillo to make positive recommendation
200 to City Council of the amendments/changes made to the Shipping container ordinances. "YEAS":
201 Zitterkopf, Wayman, Chadwick, Huber, Aguillo, and Estrada. "NAYS": None. ABSTAIN: None. ABSENT:
202 Weber, Westphal, and Gompert. Motion carried.

203
204 **ITEM 7E:** Annie Folck addressed the Planning Commission regarding starting the process for revamping
205 our zoning code, one we want to start with is for Sexually Oriented Businesses facilities (SOB's). Several
206 communities in Eastern Nebraska are currently working on drafting ordinances for this type of use. We
207 would like to get a head start on the process here. Currently the City only addresses adult book stores, if
208 someone comes in to the City office and asks us about opening a business for any type of a SOB we
209 would have to search our zoning districts and try to determine and make a call on where it would fit and
210 be defined in our current zoning districts. This type of use is considered free speech and we want to
211 make sure we are fair to all types of businesses regardless of personal opinions. Things we need to look
212 at are where they can be placed, what kind of impact will they have on surrounding properties, secondary
213 effects on the surrounding properties. The City wants to have criteria that makes sense zoning wise and
214 is fair for everyone in our community. Folck stated that staff is currently trying to determine whether the
215 City should zone these types of businesses based on the same criteria that we use for most other land
216 uses (hours, auto, mass, emissions), or if staff should look into potential secondary effects that these
217 types of businesses could have on surrounding properties. Commissioner Aguillo stated that there used
218 to be a strip club called The Library located on Broadway in years past, and there were many detrimental
219 effects to surrounding properties at that time, including increased crime, with fights commonly breaking
220 out just outside of the business, large amounts of litter of a certain nature that became a public health
221 concern being found in the alleyway behind the business, underage kids trying to get in to the business,
222 lower property values, etc. The Planning Commission discussed the fact that there is probably a need for
223 some additional zoning requirements for these types of businesses, such as a minimum distance from

224 schools, churches, public buildings, residences, and concentrating similar businesses in specific districts
225 in order to help prevent some of these issues. They determined that it will be necessary for Staff to look
226 at different studies and determine what secondary effects have been experienced by other communities
227 in order to make a proper determination of how to zone for these types of businesses. Staff will do this
228 research and bring this information back to the Commission for more discussion and comments.

229
230 **ITEM 8: Unfinished Business:** None.

231
232 There being no further business, a motion to adjourn was made by Chadwick and seconded by Aguallo.
233 The meeting was adjourned at 7:20 p.m. **“YEAS”**: Zitterkopf, Wayman, Huber, Chadwick, Aguallo, and
234 Estrada. **“NAYS”**: None. **ABSTAIN**: None. **ABSENT**: Westphal, Weber, & Gompert. Motion carried.

235
236 _____
237 Becky Estrada, Chairperson

238
239 Attest: _____
240 Annie Urdiales

City of Scottsbluff, Nebraska

Monday, June 6, 2016

Regular Meeting

Item Public Inp1

**Council to consider participating as a partner community in the
Nebraska Walkable Communities Project.**

Staff Contact: Annie Folck, City Planner

Agenda Statement

Item No.

For meeting of: June 6, 2016

AGENDA TITLE: Council to consider participating as a partner community in the Nebraska Walkable Communities Project

SUBMITTED BY DEPARTMENT/ORGANIZATION: Planning and Zoning

PRESENTATION BY: Jessica Davies, Panhandle Public Health District

SUMMARY EXPLANATION: While gathering public input for the Comprehensive Plan, staff heard from many residents that it is very important to them to have places to walk throughout the community. This encourages better physical fitness, provides recreation opportunities, and can provide alternative transportation options. Panhandle Public Health District is part of the Nebraska Walkable Communities Project, the goal of which is to select communities across the state to help encourage better practices for walkability. PPHD would work with residents to create an action plan that would lay out a long-term vision and policy guidance for the City to follow. This could then be incorporated into the City's Comprehensive Plan to help inform future policy decisions. The City's financial contributions to the project would all be in-kind, in the form of City staff participating in the project and helping to facilitate meetings.

BOARD/COMMISSION RECOMMENDATION: N/A

STAFF RECOMMENDATION:

EXHIBITS

Resolution Ordinance Contract Minutes Plan/Map

Other (specify) Project description _____

NOTIFICATION LIST: Yes No Further Instructions

APPROVAL FOR SUBMITTAL: _____
City Manager

Rev 3/1/99CClerk

Nebraska Walkable Communities Project—Background and Overview

Overall Project purpose and Outcomes

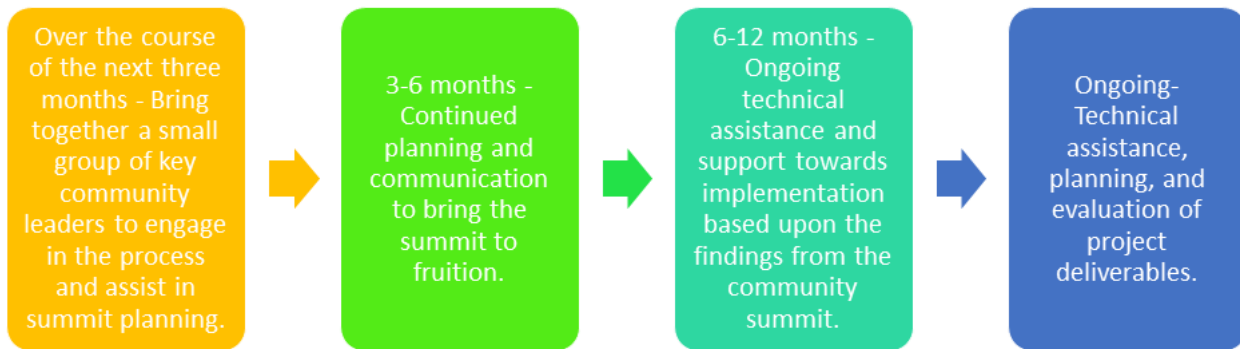
The purpose for the community-driven strategic planning process, which will guide our work with each of the selected communities, is to:

- *Build a common understanding that embraces opportunities and overcomes barriers for the selected community to increase walkability and overall health;*
- *Energize the leadership, key stakeholders, and community members around an inspiring vision of the community's potential to increase walkability and overall health;*
- *Lead to a concrete action plan and a clear roadmap for a multi-year strategic plan for the community to increase walkability and overall health.*

The expected outcomes of our work includes working together to create:

1. A systematic approach to strategic planning that includes all stakeholders of the community's system. A more educated and engaged leadership, key stakeholders, and community members. Increased awareness of current and future issues that face each community with respect to walkability and overall health.
2. A Strategy Built on Consensus. Collaboration that will lead toward clear consensus on the future direction of the community to increase walkability and overall health. A strategic plan that has broad support and ownership by the leadership, key stakeholders, and the whole community it serves.
3. Higher Morale and Engaged stakeholders. Increased morale of the community through broad participation from the whole system (developers, agency staff, community leadership, community members, and other stakeholders), Total buy in will enable solid, directed growth in walkability and overall health outcomes. Build excitement regarding the possibilities for the future.
4. Coordinated Priorities and Implementation. The community, its leadership, and its key stakeholders will have a consistent, actionable strategy upon which to focus and implement. The overall strategy will include action plans and a clear roadmap to increase walkability and overall health, including elements for measuring progress against the strategy.
5. A Shared Vision. Leadership, agency staff, other potential leaders, plus the community, as a whole, will have awareness of the community's strategy, tactical priorities, timelines, and measurement tools to increase walkability and overall health.

6. Implementation Assistance and Guidance. Leadership and other key stakeholders will have direct access to tools, best practices, training opportunities, and other identified technical assistance that increases the success of the community's implementation of the strategy and action plans created.



City of Scottsbluff, Nebraska

Monday, June 6, 2016

Regular Meeting

Item Public Inp2

Council to receive a report from Thomas P. Miller and Associates.

Staff Contact: Nathan Johnson, City Manager

City of Scottsbluff, Nebraska

Monday, June 6, 2016

Regular Meeting


Item Public Inp3


Council to consider approval of the Target Industries One-Pager.


Staff Contact: Nathan Johnson, City Manager


Scotts Bluff County Regional Snapshot


 Population
36,835 (2014)


 Median Home Cost
\$91,800
28% Lower than the state


 Housing Cost Index
58
50% Lower than Nat'l Avg

 Utility Cost
8.4 cents per kWh
16% Lower than Nat'l Avg

 Livability Score
74

 Commute Time
13 Minutes (Average)
50% Lower than Nat'l Avg

 Violent Crime
31.4

 Health Cost Index
96



Workforce Quality

Our region is committed to the development of both technical and soft skills in response to the needs of business and industry. Our career readiness training is focused on delivering qualified workers with the soft skills and work ethic our businesses need to be successful.



Technical Skills Training

Western Nebraska Community College and its Harms Advanced Technology Center offer resources to help talent develop technology-based skills focused on innovation. Resources include business and entrepreneurship courses, computer and technical instruction, health and human services training, worker training grants, and more.



Career Academies

The Scotts Bluff K-12 school systems have established Career Academies specially focused on work-based learning opportunities and partnerships with the business community. Apprenticeships and internships, and industry advisory councils work hand-in-hand to develop better employee skills.



Quality of Life

Workers in our region enjoy some great benefits to living here, too:

- The cost of living here is surprisingly low given the high quality of life. Our cost of living is 18% lower than the national average and 12% lower than the state of Nebraska.
- Our workers enjoy housing costs that are more than 42% lower than the national average. Employees can buy more house for their money
- Our great wide open spaces provide an abundance of outdoor recreational activities
- Our commute times are less than 50% that of the national average allowing, with virtually no congestion. Employees enjoy more personal and family time
- Our region is a peaceful place, where children can walk to school. The violent crime rate is more than 16% lower than the nation and 14% lower than the state.
- Healthcare costs in the region are 4% lower than the national average.

TCD
ECONOMIC DEVELOPMENT
FOR WESTERN NEBRASKA

1620 Broadway, Scottsbluff, NE 69361 308.632.2833 www.tcdne.org www.wehavejobs.net

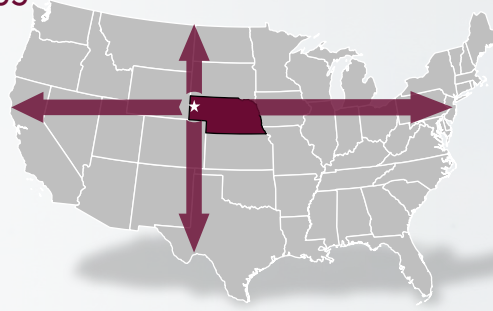
Sources: *BestPlaces.net* data, *Areavibes.com*, and *Hoovers Inc.*

Scotts Bluff County

Regional Snapshot

Nebraska Ranks High for Business

- #2 Unemployment Insurance Tax Rank (Tax Foundation)
- #3 Regulatory Environment Rank (2015 Forbes)
- #3 Overall Best States for Business (Forbes)
- #5 Business Friendliness Rank (2015 CNBC)
- #7 Quality of Life (Forbes)
- #8 Cost of Living (CNBC)
- #9 Business Costs Rank (2015 Forbes)
- #11 Workforce (2015 CNBC)
- #14 Lowest Price per Kilowatt hour



Other great reasons to consider Western Nebraska



Right to Work

Nebraska's right to work statute provides a long-standing foundation for a business-friendly environment. Less litigation and a pro-business environment.



Public Infrastructure:

Our region sits above one of the largest aquifers in the nation. We have quality water and plenty of it!



Broadband:

Multiple long haul, redundant fiber optic networks extend throughout the Scotts Bluff region, operated by Zayo, Charter, Great Plains Communications and CenturyLink. These networks provide low latency, direct paths to network access points in Denver and Omaha along with national research networks. There are also many last mile choices using fiber, wireline and wireless, with Gigabit capacity connections available virtually anywhere in Scotts Bluff County.



Transportation:

Centrally located with 4-lane highway access. Cost-effective distribution means a day's drive to nearly 50 million customers. We also have a state-of-the-art airport and two railroads that run through the region.



Incentives

A combination of state and local incentives are customized to meet the needs of each business. Over 30 programs are available, ranging from grants, low interest rate loans, tax breaks, workforce training programs, intern programs, and angel investment funds. We work hard to match the appropriate funding to each businesses unique needs. Some of the programs available are:

- Local Option Municipal Economic Development Act (LB840)
- (Local) Tax Increment Financing (TIF)
- (State) Nebraska Advantage Act (LB 312) and Super Advantage Tier (LB 895)
- (State) Talent & Innovation Initiative:
 - Business Innovation Act
 - InternNE Grant Program
 - Angel Investment Tax Credit
 - Site & Building Development

Workforce Training Incentives:

- Based on job creation and wage

Utility Incentives:

- Nebraska Public Power District Wholesale Economic Development Incentive Rate (3.7-5.0 cents per kilowatt hour after 5 years of service)



**ECONOMIC DEVELOPMENT
FOR WESTERN NEBRASKA**

1620 Broadway, Scottsbluff, NE 69361 308.632.2833 www.tcdne.org www.wehavejobs.net

Sources: *BestPlaces.net* data, *Areavibes.com*, and *Hoovers Inc.*

City of Scottsbluff, Nebraska

Monday, June 6, 2016

Regular Meeting

Item Subdiv.1

Council to receive report and recommendation from the Business Improvement District board on the Downtown Plaza Project and consider endorsement of their recommendation.

Staff Contact: Annie Folck, City Planner

Agenda Statement

Item No.

For meeting of: June 6, 2016

AGENDA TITLE: Council to receive report and recommendation from the Business Improvement District Board on Downtown Plaza Project

SUBMITTED BY DEPARTMENT/ORGANIZATION: Planning and Zoning

PRESENTATION BY:

SUMMARY EXPLANATION: In order to create a Downtown Plaza, the BID board has recommended that the City owned buildings at 23 E 18th St and 15 E 18th St be demolished. A conceptual design is attached to give an idea of what the area would look like if this space were used for a downtown project. The board has recommended a Phase I that would include demolition of the buildings and removal of the parking lot on the north side of the buildings. Staff will submit a grant to the Nebraska Statewide Arboretum for \$25,000 for landscaping in this area, and BID funds can be used for the grant match. This is the same grant program that provided the funding for the landscaping of our downtown parking lots. This will provide enough funding to landscape the area which is currently the buildings and parking lot. Over the next couple of months, staff will work on an overall design, and fundraising for future phases of the project can begin.

BOARD/COMMISSION RECOMMENDATION: The BID recommends using BID funds to remove the buildings and provide \$25,000 of match funds for landscaping, but requests that the City fund public restrooms in the area.

STAFF RECOMMENDATION:

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

NOTIFICATION LIST: Yes No Further Instructions

APPROVAL FOR SUBMITTAL: _____
City Manager

Rev 3/1/99CClerk

BUSINESS IMPROVEMENT BOARD
Regular Meeting
May 18, 2016

The Scottsbluff Business Improvement Board had a meeting on Wednesday morning, May 18, 2016 at 8:00 a.m. at City Hall, 2525 Circle Drive, Scottsbluff, Nebraska. A notice of the meeting had been published on May 13, 2016 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 Business Improvement Board meeting should contact the Development Services Department, and that an agenda of the meeting kept continually current was available for public inspection at the Development Services Department office; provided, the Business Improvement Board 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 has been delivered to each Business Improvement Board 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: Chairperson, Neal Blomenkamp presided over the proceedings. The following Business Improvement Board members were present: Donna Hessler, Melissa Schneider, Roger Franklin, Rick Wayman, and Neal Blomenkamp. Members absent (excused): Nancy Dillman, Ron Schluter, Angela Kembel, and Beckie Rogers. Members absent (unexcused): none. City officials present Annie Folck, City Planner, and Annie Urdiales, Planning Administrator.

Item 2: Blomenkamp informed interested parties, a copy of the Nebraska Open Meetings Act is posted in the back of the City Council Chambers.

Item 3: Roll Call.

Item 4: Notice of changes in the agenda: None

Item 5: Citizens with items not scheduled on regular agenda: None.

Item 6: Minutes of 3/16/16 were reviewed. A motion was made by Hessler and seconded by Wayman to approve the minutes. "YEAS": Blomenkamp, Hessler, Wayman, and Schneider "NAYS": None. ABSTAIN: R. Franklin. ABSENT: Rodgers, Kembel, Schluter and Dillman. Motion Carried.

Item 7A: Demolition Bids - Annie Folck reviewed demolition bids received for the two buildings on 18th Street. The City received five bids with the low bid coming in at \$28,084 from Paul Reed Construction. Folck asked that BID board members make a positive recommendation for approval of this bid and come to the City Council meeting of June 6th to encourage the Council to move forward with the Plaza project.

The City is in the process of budgeting for the new fiscal year. Since the additional sales tax was not approved we will have to watch funds more closely. The Plaza could continue forward in phases. Phase one could include demolition of the buildings, installation of an irrigation system in the area demolished to allow for landscaping.

Folck is looking at a landscaping grant for \$25,000 for this area, a match of \$25,000 from the BID would be needed to complete the landscaping, no hardscaping would be done at this time, any leftover funding could be used for additional landscaping on the west side of the proposed plaza area.

Public Restrooms – in discussions held with property owner, Tammy Reichert, she would be open to allowing the back area of her building at 1809 Broadway to be used for public restrooms. Rick Wayman will check back with her to see what the costs would be for the renovations/improvements to the building to see if it would be feasible to proceed. This cost would be manageable compared to the stand alone restrooms that were planned before at approximately \$150,000. The building has a basement and the renovations would be fairly easy to make. With the demolition of the two building would like to get volunteers to remove some of the existing clay tiles on the facade could be used for the public restrooms exterior.

A portable stage could also be implemented giving the Plaza more flexibility on areas where it could be set up depending on the electrical work.

Asbestos removal has begun and almost complete, the two building were purchased approximately a year ago and the board would like to move forward with the Plaza plans. With the demolition of the buildings we will have a blank canvas to begin our phases. Possible timeline would be to have the demolition done this summer with seeding and plantings done in the fall. This way we would have grass in place for the Farmer's Market next June. The proposed grant is due on July 1st which would allow us to start the landscaping sometime in September of this year.

The Board discussed several options on what to recommend to Council to move forward with the Downtown Plaza. They would like to have City Council budget money for future improvements of the Plaza possibly the public restrooms which has been something needed downtown for years. The BID could pay for the demolition costs and the match for the landscaping grant, if the Council will invest in public restrooms by including funds to budget the downtown public restrooms.

Other discussion was fund raising for future phases of the Plaza including fountains, and other hardscape items. Blomenkamp will check with the Oregon Trail Foundation about starting a fund for the downtown plaza where individuals could raise funds and donate to them for the Plaza.

The Board would like to thank the City Council for buying the two buildings and working with the BID with getting public input with the open house that was held at the Midwest Theater, the open house gave us ideas on what the public wants to see implemented in the Downtown Plaza. Phase II of the project will include some of these hardscape plans voted on at the open house.

Conclusion: A motion was made by Franklin and seconded by Schneider to make a positive recommendation to City Council for the demolition of the two buildings on 18th Street for the bid of \$28,084 by Paul Reed Construction paid from the BID budget along with the \$25,000 match for the landscape grant, and request that Council invest in public restrooms and other future improvements. "YEAS": Wayman, Hessler, Schneider, Franklin, and Blomenkamp. "NAYS": None. ABSTAIN: None. ABSENT: Schluter, Rodgers, Kembel, and Dillman. Motion Carried.

Other Business: At a previous meeting the Board discussed selling parking lot # 2 which is located on the NW corner of 2nd Avenue and 17th Street. The City has received an offer of \$5,000 for the parking lot. The BID board members discussed different options for this parking lot, the lot is comprised of three individual lots and would appraise for a lot more than the \$5,000 offered, they would prefer to have Parking lot # 2 be sold publicly with the funds returned to the BID to be used for future phases of the Plaza and parking lot improvements.

Conclusion: A motion was made by Wayman and seconded by Hessler to decline the offer of \$5,000 and offer the property for public sale with the funds going back to the BID budget for future improvements in the Business Improvement District. "YEAS": Wayman, Hessler, Schneider, Franklin, and Blomenkamp. "NAYS": None. ABSTAIN: None. ABSENT: Schluter, Rodgers, Kembel, and Dillman. Motion Carried.

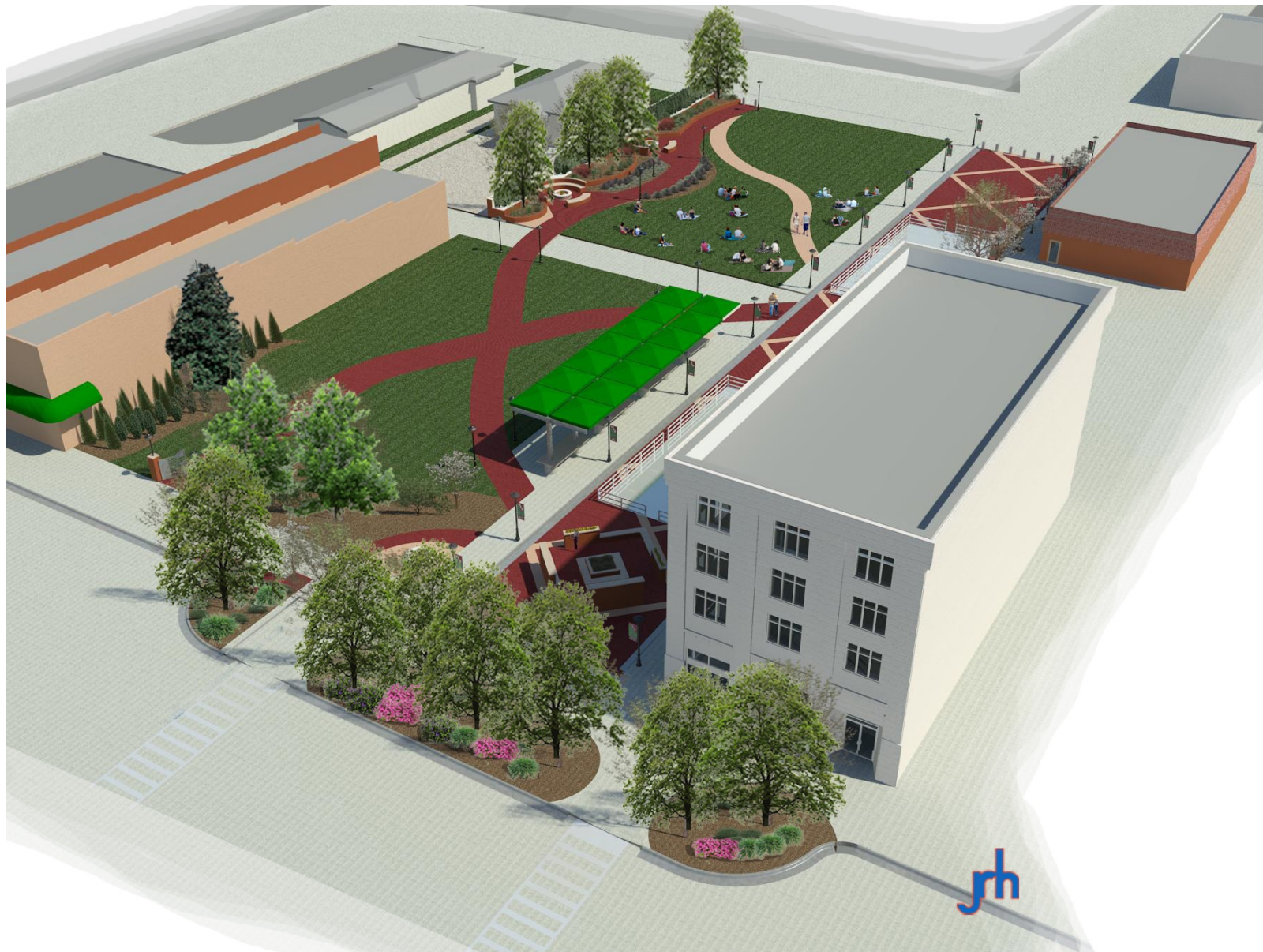
Item 8: Unfinished Business: None.

The meeting was adjourned at 9:10 a.m. Next meeting is scheduled for June 15, 2016.

Chairman, Neal Blomenkamp

Attest:







2525 Circle Drive

Scottsbluff, NE 69361

308-632-4136

December 16, 2015

Scottsbluff City Council
2525 Circle Drive
Scottsbluff, NE 69361

Dear Council Members,

On behalf of the Business Improvement District (BID) board, I would like to make some recommendations regarding continued improvements to Downtown Scottsbluff. As business and property owners in the downtown, we believe that the downtown revitalization efforts have greatly enhanced the business district; however, there is still a lot of work to be done. There continue to be many vacant buildings throughout the downtown, and we are still lacking a dedicated gathering space for large-scale events, which we believe will be vital for attracting activity to the area.

We are very excited about the area on 18th Street that the City has set aside for a downtown plaza. In the past couple of months, we have spent a considerable amount of time discussing and considering the best possible use of this space. In order to make a more informed recommendation, we met on site, touring the two buildings that make up a portion of the plaza area. We have determined that in order for the space to be used to its maximum potential, it would be best to demolish the two buildings located at 15 E 18th Street and 23 E 18th Street. The locations of these two buildings divide the space and would make it much less functional for the type of large-scale events envisioned for the area. While there is over an acre of space available for the plaza, it is so divided that many people are under the impression it is much smaller.

It is always difficult to justify tearing down buildings that are still functional. We spent a great deal of time discussing whether or not uses could be found for the buildings. The building at 15 E 18th Street was found to be in a state of disrepair and we do not believe that it would be a good use of the City's money to try to rehabilitate it. It does have some architectural features that give it character. We would suggest saving some elements of the building if it could be done at a reasonable cost. For example, the glazed tile around the windows could possibly be saved and incorporated into a plaza design feature. The building at 23 E 18th Street is in somewhat better condition. The layout of the building is not well suited for public use. Furthermore, the overall plaza design will be greatly enhanced by removing these two buildings. It may be possible to find uses for these two buildings, but we believe that utilizing them for other purposes would come at the cost of losing the effectiveness and long term functionality of the overall plaza area.

The overall concept for the plaza also requires the closure of 18th Street between Broadway and 1st Avenue. This increases the available space for the plaza by roughly 50% when compared to the space already available in the parking lots and where the buildings stand. We propose that at the time the bulb-outs are constructed along Broadway, 18th Street could also be closed off with a continuous curb. This will help establish a more permanent space for events while ensuring that any work done on the 18th Street intersection fits well with



2525 Circle Drive

Scottsbluff, NE 69361

308-632-4136

the overall plan for the area. This will help us avoid making improvements to the intersection just to redo them in a few years. If this was also done at the same time as the building demolition, it would minimize disruption in the area due to construction and could potentially reduce costs. While the street would be closed off, the alley should remain open to accommodate deliveries and emergency access to nearby properties. Once the buildings have come down, the area where they stood could be covered with a simple gravel or crushed concrete surface. This would provide an expanded, contiguous space for the Farmers Market and other large-scale events.

Once again, we would like to thank Council for their interest in continuing the downtown revitalization efforts. In the coming months we will be researching possible funding opportunities to help this project come to fruition. This project is extremely important to us as business owners and to the community as a whole, and we are very excited to see it move forward.

Sincerely,

Neil Blomenkamp
Chairman
Business Improvement District Board



June 1, 2016

City of Scottsbluff Council

2525 Circle Drive

Scottsbluff, NE 69361

Re: Demolition of Buildings on 18th Street

Dear Council:

The Scottsbluff/Gering United Chamber of Commerce would like to express support for the demolition of buildings on 18th Street. This will allow adequate space for a gathering place. This concept was presented by Roger Brooks of Destination Development International at several community workshops. Brooks is one of the world's leading specialists on community branding, product development, marketing and tourism. Gathering places bring a focus to the downtown area of a community and enhance green spaces and traffic for businesses.

Valley Visions has assisted in the downtown redevelopment that included the Mini-Park Canopies that were designed and constructed in 2013. AS a result the Farmers Market has blossomed. There are many opportunities in this concept and we support the city's project.

Respectfully submitted,

Karen S. Anderson

Executive Director

City of Scottsbluff, Nebraska

Monday, June 6, 2016

Regular Meeting

Item Subdiv.2

Council to consider awarding the bid for demolition of properties located at 23 East 18th St and 15 East 18th Street to Paul Reed Construction in the amount of \$28,084.00.

Staff Contact: Annie Folck, City Planner

Agenda Statement

Item No.

For meeting of: June 6, 2016

AGENDA TITLE: Award bid for demolition of properties located at 23 East 18th St and 15 East 18th Street to Paul Reed Construction in the amount of \$28,084

SUBMITTED BY DEPARTMENT/ORGANIZATION: Planning and Zoning

PRESENTATION BY:

SUMMARY EXPLANATION: In order to create a Downtown Plaza, the BID board has recommended that the City owned buildings at 23 E 18th St and 15 E 18th St be demolished. This project has been bid out, with three bids received. Five bids were received; staff recommends accepting the low bid from Paul Reed Construction (see attached recommendation letter). The other bidders and bid amounts are also listed in the attached letter. The BID board has recommended using BID funds for the demolition of these buildings (see attached minutes).

BOARD/COMMISSION RECOMMENDATION:

STAFF RECOMMENDATION:

EXHIBITS				
Resolution	Ordinance	Contract	Minutes X	Plan/Map
Other (specify) x <u>Recommendation letter</u>				

NOTIFICATION LIST: Yes No Further Instructions

APPROVAL FOR SUBMITTAL: _____
City Manager

Rev 3/1/99CClerk

HUB-Zone certified firm

City of Scottsbluff
Attn: Nathan Johnson
2525 Circle Drive
Scottsbluff, NE 69361

May 13, 2016

RE: Scottsbluff Downtown Building Demolition
Bid Tabulation

Honorable Mayor and Council:

A bid opening was held on May 13th, 2016 for the above referenced project at the City of Scottsbluff City Office.

Five contractors submitted a bids on the project:

Bidder	Total Minimum		
Paul Reed Construction	\$12,495.00	\$15,589.00	\$28,084.00
Precision Demolition	\$22,973.21	\$34,335.73	\$57,308.94
Pelz Construction	\$28,450.00	\$29,250.00	\$57,700.00
Russels Excavation	\$28,975.00	\$34,176.00	\$63,151.00
Wyoming Earthmovers	\$73,125.00	\$121,825.00	\$195,000.00

The Engineers estimate for the project was \$80,000.00. The project was advertised for three consecutive weeks and verbal notification was provided to other Contractors. We feel that the number of contractors providing bids was adequate.

After review of the provided bids, we would recommend that the City consider award of the downtown building demolition project to Paul Reed Construction in the amount of \$28,084.00.

Respectfully,
FOR THE FIRM OF
M.C. SCHAFF & ASSOCIATES, INC.



David Schaff, PE

City of Scottsbluff, Nebraska

Monday, June 6, 2016

Regular Meeting

Item Subdiv.3

Council to authorize Mayor to sign Greener Nebraska Towns Grant Application for \$25,000 of grant funds for the Downtown Plaza Project.

Staff Contact: Annie Folck, City Planner

Agenda Statement

Item No.

For meeting of: June 6, 2016

AGENDA TITLE: Council to authorize Mayor to sign Greener Nebraska Towns Grant Application for \$25,000 of grant funds for the Downtown Plaza Project

SUBMITTED BY DEPARTMENT/ORGANIZATION: Planning and Zoning

PRESENTATION BY:

SUMMARY EXPLANATION: The BID board has recommended a Phase I of the Plaza Project that would include demolition of the buildings at 15 E 18th St and 23 E 18th St and removal of the parking lot on the north side of the buildings. Staff will submit a grant to the Nebraska Statewide Arboretum for \$25,000 for landscaping in this area, and BID funds will be used for the grant match. This is the same grant program that provided the funding for the landscaping of our downtown parking lots. This will provide enough funding to landscape the area which is currently the buildings and parking lot. See the attached grant application for more details about the project.

BOARD/COMMISSION RECOMMENDATION: The BID recommends authorizing staff to submit a GNT grant application and providing \$25,000 of matching funds for the grant out of the BID budget

STAFF RECOMMENDATION: Staff recommends submission of the GNT grant

EXHIBITS				
Resolution	Ordinance	Contract	Minutes X	Plan/Map
Other (specify) <u>Grant application</u>				

NOTIFICATION LIST: Yes No Further Instructions

APPROVAL FOR SUBMITTAL: _____
City Manager

Rev 3/1/99CClerk

Greener Nebraska Towns – February 2016

A program of the Nebraska Statewide Arboretum, funded by the Nebraska Environmental Trust.

“Biodiversity is the greatest treasure we have. Its diminishment is to be prevented at all cost.” --

Thomas Eisner

“The first law of ecology is that everything is related to everything else.” Barry Commoner

The **Greener Nebraska Towns** initiative (GNT) improves the resiliency and environmental sustainability of communities across Nebraska through the implementation of public landscape projects that demonstrate water conservation, stormwater management, improved biodiversity, greater use of native plants and better soil management. In addition, the initiative educates and informs Nebraskans about landscape stewardship and how sustainable practices can be implemented at both public and residential scales.

A total of \$275,000 in funding has been made available to help implement up to 50 demonstration projects in communities across the state through 2017. All funded projects must meet the following environmental objectives.

- **Increased Biodiversity**: Projects must help build native biodiversity within a community.
- **Water Conservation**: Plantings should be relatively drought tolerant.
- **Stormwater Management**: Projects should help reduce stormwater runoff.
- **Soil Health**: Projects should be designed and managed to improve soil health.
- **Carbon Capture**: Projects should help capture and store carbon via the use of long-lived perennial plants and should be managed via carbon neutral practices.

Examples of eligible projects include landscape enhancements, rain gardens, bioretention plantings, native plant demonstration gardens, sustainable groundcover demonstrations, tree and shrub plantings, or a combination of these. All projects must be located in Nebraska and they must positively impact community green spaces such as parks, schoolyards, fairgrounds, libraries, courthouses, college campuses, transportation corridors or other properties open to the public.



General Information and Requirements

- A. **Application Process:** To qualify for consideration, the attached application should be completed and submitted for review. Proposals will be evaluated quarterly until all funds are allocated. Quarterly deadlines will be April 1st, July 1st and October 1st, 2016 and January 1st 2017. Proposals will be reviewed by a selection committee of landscape professionals.
- B. **Environmental Objectives:** All funded projects must meet the following environmental objectives.
- **Increased Biodiversity:** Projects must emphasize native plants and ecologically appropriate plantings that help sustain wildlife biodiversity including native insects, birds, amphibians, pollinators, microorganisms and other wildlife should be emphasized and celebrated.
 - **Water Conservation:** Projects should be relatively drought tolerant. Beyond establishment, supplemental irrigation should only be necessary during significant droughts.
 - **Stormwater Management:** Projects should help reduce stormwater runoff. Projects that creatively use stormwater for landscape sustainability will receive extra consideration.
 - **Soil Health:** Projects should be designed and managed to improve soil health including tilth, water absorption, organic content, and soil organism diversity/abundance (insects and microorganisms).
 - **Carbon Capture:** Projects should help capture and store carbon via the use of long-lived perennial plants and should be managed via carbon neutral practices.
- C. **Project Eligibility:** Examples of eligible projects include landscape enhancements, native plant demonstration gardens, tree and shrub plantings, rain gardens, bioretention plantings, sustainable lawns and/or groundcover demonstrations, or a combination of these. To be eligible, all projects must positively impact community green spaces in Nebraska such as parks, schoolyards, fairgrounds, libraries, courthouses, college campuses, transportation corridors or other properties open to the public.
- D. **Planning, Design and Implementation Objectives:** Applicants must demonstrate that they have the people and resources to create a well-planned and implemented project. All projects must be implemented from approved design plans. NFS can help develop design plans if needed, but it's desirable that local design professionals be utilized if possible.
- E. **Community Impact and Support:** Projects must clearly benefit the community. The more people who benefit from the project, the better. Applicants should show local involvement and community partnerships.
- F. **Education:** All funded projects must help inform and educate the public about the importance of biodiversity and landscape stewardship. Educational activities can include signage, tours, workshops or other more innovative ideas. An education plan will be developed as part of the design process.
- G. **Maximum Funding Request:** The maximum funding request is \$25,000. The minimum request is \$2,500.
- H. **Required Community Match:** A minimum 50/50 match of cost-share funds is required for all projects. Any other funding source is eligible for matching funds including donated and in-kind goods and services. Volunteer labor will be valued at the federal rate (currently \$21.36/hr). In-kind donations of skilled or professional labor can be valued at the actual local rate but must be verified by receipt. Projects demonstrating strong leverage of cost-share funds will be given extra consideration.
- I. **Reimbursable Project Costs:** Funds can be used to reimburse the following expenses.
- **Plant Material:** Cost of purchasing appropriate plant material.
 - **Installation:** Costs associated with installing plant materials and other project components.
 - **Site Preparation:** Activity necessary to prepare the project site for planting, not to exceed 20% of cost-share funding.
 - **Project Design:** Costs of obtaining professional landscape design services, not to exceed 10% of cost-share funding.

- Hardscape: Stepping stones, pathways, ornamental rock, stormwater management components, or other hardscape elements integral to the success of the project are allowed. Hardscape costs may not exceed 30% of cost-share funds and must be pre-approved.
- Critical Supplies: The reasonable cost of important supplies such as plant protection, tree staking, and watering supplies necessary to establish plant material (hoses, wands, sprinklers, drip irrigation, etc.). Supplies may not exceed 10% of cost-share funds and must be pre-approved.
- Educational Signage: Costs associated with education signage. Signage costs may not exceed 10% of cost-share funds and must be pre-approved.

J. Eligible Matching Costs:

- Any of the items listed above in “Reimbursable Project Costs” not covered by cost-share funds.
- Any labor or equipment usage, including that from government, private sector or by volunteers.
- Irrigation systems designed for maximum efficiency and utilized primarily for drought management.
- Education and public outreach: Costs associated with promoting the project to the community.
- Initial maintenance: The reasonable cost of maintaining new plantings during project development and for up to one year after planting. A detailed description is necessary for approval and may not exceed 5% of total project value. A one-year report of maintenance activities will be requested.

K. Ineligible Project Costs: The following costs are not eligible for reimbursement or matching purposes.

- Traditional high-input lawns and associated irrigation.
- Equipment purchases except those listed under critical supplies above.
- Property: any costs related to the purchase of real property.
- Non-organic mulches including gravel, rock, rubber or other non-organic material.
- Plastic edging and weed barriers. Such items should not be used in the project.

L. Plant Specifications: All plant material purchased and installed as part of any funded project must be of high quality and purchased from nurseries licensed to do business in Nebraska. It may be necessary to obtain plants from more than one vendor.

M. Project Reimbursement: Reimbursement will occur only after completion of the project or after completion of a significant phase. A project will not be reimbursed more than twice. Reimbursement checks will be made payable only to the project sponsor, government unit or organization suitable to act as an agent for the project. The reimbursements will not be made payable to any **individuals or businesses**. Only those costs verified by receipt or invoice will be considered for reimbursement.

N. Project Inspection: All projects will be inspected after completion. Any deficiencies are expected to be corrected as soon as possible.

O. Post-planting Maintenance: All projects are expected to be properly maintained after completion and throughout their useful life spans. Sustainable landscapes are not maintenance-free and will fail without regular and proper management, which is especially critical in the first few years after implementation. A management plan will be developed as part of the design process.

P. Project Completion Deadline: Projects must be completed by November 30, 2017.

Important: Before filling out the application, please visit the NSA website at www.arboretum.unl.edu for links and information about some of the key concepts of sustainable landscaping that should be addressed in this application.

Please Note: Additional specifications and limitations will be delineated for funded projects within a document titled “Specifications for Partnership Projects”.

Greener Nebraska Towns — Funding Assistance Application

Name of project: Scottsbluff Downtown Plaza _____

Project address or general location: 23 E 18th St, Scottsbluff _____

Project sponsor(s): City of Scottsbluff _____

Name of project coordinator: Annie Folck _____

Mailing address of coordinator: 2525 Circle Drive, Scottsbluff, NE 69361 _____

Daytime phone number(s) of coordinator: (308) 630-6244 _____

E-mail address of coordinator (required): afolck@scottsbluff.org _____

Project will be completed on land owned by: City of Scottsbluff _____

Project will be maintained by: City of Scottsbluff _____

Amount of funding requested: \$25,000 _____

Estimated amount of cash match: \$15,000 _____

Estimated amount of in-kind match: \$10,000 _____

Estimated total value of project: \$50,000 _____

IMPORTANT: The application must be signed to be eligible! Type in your name, date, title and organization below or add an electronic signature image in the space provided.

_____	_____
Signature of Applicant	Date

Title & Organization of Applicant	

Answer the following questions within the word limits specified. Be bold and convincing but also as brief as possible! The best answers are not the longest ones, but rather the ones that succinctly inspire the reviewer.

1. **In 1,000 words or less**, describe the project being proposed including the need. Be sure to address how the project will improve community resiliency and environmental sustainability through such things as water conservation, stormwater management, improved biodiversity, greater use of native plants and better soil management. Include information about project location, unique site challenges or opportunities, how the project will address those needs, and other anticipated outcomes.

The City of Scottsbluff has been working diligently over the past few years to make the downtown a more sustainable environment. While we have made great strides in removing impervious cover and replacing it with sustainable landscaping, there is a lot that remains to be done. The Scottsbluff Downtown was designated as an affiliate site of the Nebraska Statewide Arboretum in 2014. In order to live up to this designation, it is our goal to continue making improvements in the area and to continue to demonstrate best practices for sustainability in the hope that other residents and businesses in the area will see these practices and want to replicate them.

The proposed project is located in an area that is currently a parking lot and two buildings (see attached site map). The plan for the project is to remove the two buildings and the concrete in the parking lot to create a Downtown Plaza, a gathering space for events. While it is the goal of the City to create a comfortable space where people will want to come together, it is also equally important to us that the project be installed in a way that showcases best practices for water conservation, stormwater management, and overall sustainability.

Previous projects in the area have experimented with several different plants that are not commonly used in landscapes in the area. Sedges in particular have been showcased to great effect, and are the real workhorses of many of our stormwater demonstration projects. This project would continue to incorporate many of these same plants, while also adding in a few new selections as needed to continue to broaden our plant palette. The focus will be on native and well-adapted plants which will require a minimal amount of supplemental watering.

One of the challenges of the site is that it is currently all under impervious cover. For this reason, proper soil management will be a key part of the project. Compost will be brought in to add in organic material. Organic mulch will be used and allowed to break down over time to continually build the soil. Large shade trees will be planted to help cool the area and to assist with carbon capture. Planting beds will be sized appropriately to give these trees plenty of rooting space for better long-term success. While poor soils are definitely a challenge, the City in past years has had great success with plantings located in areas that were previously covered in concrete. Our experience in this area will help us to properly prepare the site before planting to give the plants the best possible chance at success.

Another challenge of the site is also one of its greatest opportunities, and that is the amount of foot traffic that we expect to experience in the area. Great attention will have to be given to the overall layout and placement of plantings and hardscape. We are excited to incorporate permeable pavers into this project; we believe this will be a great way to incorporate the hardscape needed to handle heavy foot traffic without sacrificing the permeability of the site. We have been looking for a good place to try out permeable pavers, and as of yet, we do not have any demonstration sites anywhere in town. The large amount of foot traffic will make this an ideal place not only to showcase the permeable pavers, but also to draw attention to all of the other sustainable landscaping practices that we want to encourage

throughout the City. Signage will be used to inform passers-by of the functionality of all of the different landscape features. The signage will also include links to a website where people can receive more detailed information about the project.

The City is also attempting to rework our landscaping codes in order to create a more attractive, liveable, sustainable community. The knowledge we gain by installing and managing these landscape projects in our Downtown Gardens arboretum is invaluable when it comes time to make changes to the landscape code. It allows us to write codes that are practical guidance for designers, complete with suggested plant lists. Over time, this will help improve the overall practices for landscaping throughout the City, on public and private property.

2. **In 500 words or less**, name and briefly describe the most important people, businesses and organizations that will assist with the project, including any professional design resources.

Annie Folck and Leann Sato, both with the City of Scottsbluff, will be managing the overall project. We will be working with MC Schaff and Associates for any engineering services necessary (particularly looking at drainage). Anita Gall with Anita's Greenscaping will be consulted when looking at design and long-term management of the area. Amy Seiler with the Nebraska Forest Service will be consulted about plant selection, and we also welcome suggestions for plant selections from any of the NSA staff. City staff will assist with site preparation, including removal of pavement and soil amendments. The City's Business Improvement District (BID) Board, which is made up of downtown business owners, will help promote the project and assist with funding.

3. **In 300 words or less**, describe how public outreach and education will be incorporated into your project?

The City already does a great amount of outreach in promoting our Downtown Gardens Arboretum. The Garden Coffeebreak is a series of gardening talks held in different downtown businesses. After the landscape talk, attendees walk out to downtown landscape areas to see firsthand examples of the topic at hand. Topics include low-water use landscapes, Great Plants, beneficial insect environments, phytoremediation, LID landscaping, etc. This program would be expanded to include any projects within the Downtown Plaza area.

Additionally, signage has been placed at all of our downtown parking lots, and similar signage would be used throughout the Plaza to inform passers-by of the benefits of the landscaped areas as well as to provide them with resources (websites) where they can go to get more information. At the time of installation, press releases will be sent out to inform the news media of what is being installed and how it will help improve the sustainability of our downtown.

4. **In 300 words or less**, please address ongoing maintenance and funding of your project. Who will maintain it? Where will the funding for maintenance (labor, plant replacements etc.) come from? What experience do they have managing landscapes?

On all of our previous downtown projects, we have contracted maintenance with Anita's Greenscaping. This is paid for out of the Business Improvement District (BID) budget, which is funded by additional property taxes on downtown properties. This has been extremely successful as this is a City funding source that is specifically for the downtown and cannot be taken away to be used in other areas of the

City. Anita has done an excellent job of maintaining all of our previous projects, and this is the model that we would plan on continuing to use for the proposed project.

5. **Project Budget:** On a separate document, please delineate your anticipated costs for the project and where the funds will come from, including these grant funds, cash-value donations and in-kind donations. This is a preliminary budget. A final budget will be created after projects are selected. Categories to consider include: design services, grading/site preparation, plant material costs, plant installation, mulch/soil amendments, equipment usage, irrigation supplies, hardscape and initial maintenance. Projects may or may not have all these expense categories.
6. **Attachments and Supporting Information:** Attach at least three photographs of the project site or sites. In addition, up to five pages of supporting information can be included with the application including such things as letters of support, planning documents, design plans, etc.

Applications, including any supporting information, must be submitted electronically in Microsoft Word or PDF format. E-mail applications to jeverson1@unl.edu with the subject heading "Greener Towns Application".

Application Deadlines: Proposals will be evaluated quarterly until all funds are allocated. Quarterly deadlines will be April 1st, July 1st and October 1st, 2016 and January 1st 2017.

IMPORTANT!! Before submitting your applications review it for accuracy, being sure to follow all instructions and formats. Incomplete or inaccurate applications will not be accepted for review.

Scottsbluff Downtown GNT Project
Proposed Budget

Reimbursable Expenses

	Unit Cost	Quantity	Total
Permeable Pavers	\$10/ft ²	750 ft ²	\$7,500
Plant Material	\$4/ft ²	6000 ft ²	\$24,000
Drip system	\$3,500	1	\$3,500
Mulch	\$30/yd ³	40	\$1,200

In-kind expenses

	Unit Cost	Quantity	Total
Concrete Removal	\$1/ft ²	7500 ft ²	\$7,500
Soil Amendments	\$1/ft ²	4500 ft ²	\$4,500
Volunteer Labor- Planting	\$21.36/hr	60 hrs	\$1,282
Educational Signage	\$300/ea	4	\$900
Year 1 Maintenance			\$2,500

City of Scottsbluff, Nebraska

Monday, June 6, 2016

Regular Meeting

Item Resolut.1

Council to consider an Ordinance approving the sale of six acres of city-owned property in Immigrant Trail Subdivision to James Becker (second reading).

Staff Contact: Nathan Johnson, City Manager

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE SALE OF A TRACT OF REAL ESTATE APPROXIMATELY SIX ACRES IN SIZE IN BLOCK SIX OF IMMIGRANT TRAIL SUBDIVISION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA.

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

Section 1. The City of Scottsbluff (“City”) owns the following described real estate:

Lot 2A, Block 1, Second Immigrant Trail, a subdivision to the City of Scottsbluff, Scotts Bluff County, Nebraska, and an approximately 4 acre tract of real estate located on the east side of Block 6, Immigrant Trail Subdivision to the City of Scottsbluff, Scotts Bluff County, Nebraska.

Section 2. An offer has been made by J.L. Becker Trucking, Inc. to purchase a tract of real estate that is approximately 6 acres in size for \$8,500.00 per acre or \$51,000.00. The City is willing to accept this offer.

Section 3. The mayor and City Clerk are authorized to sign an Agreement and Deed to convey an approximately 6 acre tract of above described real estate by Warranty Deed to J.L. Trucking, Inc., once it is survey and subdivided, on the following terms:

- a. The purchase price shall be \$51,000.00, or \$8,500.00 per acre paid at closing.
- b. Closing of the sale is conditional upon no remonstrance against the sale being filed. Closing shall take place within 30 days after the expiration of the time for filing a remonstrance against the sale, or no later than August 31, 2016.
- c. All real estate taxes and special assessments shall be prorated to date of closing. The closing costs and owner’s title insurance shall be equally divided. Buyer shall pay any finance costs and realtor fee.

Section 4. The Clerk shall, immediately after the passage and publication of this Ordinance, publish notice of the sale and its terms for three consecutive weeks in the Star-Herald.

Section 5. This Ordinance shall become effective upon its passage, approval and publication shall be in pamphlet form.

PASSED AND APPROVED ON May ____, 2016.

Mayor

ATTEST:

City Clerk

(Seal)

Approved as to form:

Deputy City Attorney

City of Scottsbluff, Nebraska

Monday, June 6, 2016

Regular Meeting

Item Resolut.2

Council to remove from the table the contract selling approximately six acres of city owned property located at Immigrant Trail Subdivision to James Becker in the amount of \$51,000.00 and authorize the Mayor to execute the contract (May 16, 2016).

Staff Contact: Nathan Johnson, City Manager

City of Scottsbluff, Nebraska

Monday, June 6, 2016

Regular Meeting

Item Resolut.3

Council to consider the contract selling approximately six acres of city owned property located at Immigrant Trail Subdivision to James Becker in the amount of \$51,000.00 and authorize the Mayor to execute the contract.

Staff Contact: Nathan Johnson, City Manager

AGREEMENT

This Agreement is made on May ____, 2016 between the City of Scottsbluff, Nebraska, a Municipal Corporation, (the “Seller”) and J.L. Becker Trucking, Inc., a Nebraska corporation, (the “Buyer”).

Recitals:

a. The Seller is the owner of the following described real estate along with all permanent improvements (the “Real Estate”):

Lot 2A, Block 1, Second Immigrant Trail, a Subdivision to the City of Scottsbluff, Scotts Bluff County, Nebraska and an approximately 4 acre tract of real estate located on the east side of Block 6, Immigrant Trail Subdivision to the City of Scottsbluff Scotts Bluff County, Nebraska, the final legal description of which will be determined by a Survey and Subdivision completed prior to the Closing.

b. The Seller desires to sell and the Buyer desires to purchase the Real Estate according to the terms of this Agreement.

Agreement:

1. Purchase Price:

The Purchase Price shall be \$8,500 per acre for the approximately 6 acre tract or \$51,000.00, payable at the time of the Closing in cash or cash equivalent. The exact purchase price will be determined following completion of the Survey and Subdivision.

2. Closing and Possession:

Possession shall be delivered to the Buyer at the time of closing (the “Closing”). The Closing shall take place within thirty (30) days after the expiration of time for filing a remonstrance against the sale, but in no event shall the closing be later than August 31, 2016.

At the Closing, the Seller shall deliver to the Buyer a Warranty Deed free and clear of all liens and encumbrances, excepting easements, restrictions, reservations, rights-of-way of record and subject to standard exceptions in the title insurance policy.

3. Evidence of Title:

Prior to the Closing, the Seller shall furnish to the Buyer a title insurance commitment binder showing that the Seller has merchantable title to the Real Estate. The Seller shall have a reasonable time to correct any defects and, if necessary, the Closing shall be delayed accordingly. If it is impossible to perfect title or if defects exist which will require court action or an unreasonable expense or time to cure, the Buyer or Seller shall have the option to terminate this Agreement upon written notice to the other party.

4. Taxes:

The Seller shall pay all real estate taxes levied against the Real Estate for all years prior to the year of the Closing along with all special assessments levied on the Real Estate in full. The real estate taxes for the year of the Closing, if any, shall be prorated between the parties to date of the Closing based on the most recent tax statement available. The Seller has not received any notice of any special assessments which affect the Real Estate and to the Seller's knowledge, no such assessments are pending or contemplated.

5. Risk of Loss:

Risk of loss for any and all improvements, if any, to the Real Estate shall remain with the Seller until the Closing.

6. Inspection and Disclosures:

The Buyer has personally inspected the Real Estate and is entering into this Agreement based on that inspection and not on any representations or warranties, express or implied, made by the Seller. The Buyer is purchasing the Real Estate AAS IS@.

7. Conditional Agreement:

This Agreement and the Closing are conditional upon no remonstrance against the sale being filed. If a valid remonstrance is filed, the Closing shall not take place. The Buyer acknowledges the Seller is required to pass an Ordinance, provide Notice and publish terms of this Agreement prior to the time the parties are able to close this Agreement.

8. Seller's Representations:

The Seller represents to the Buyer that to the best of the Seller's knowledge:

a. No sources of contamination exist on the Real Estate which would obligate the Buyer to clean up expenses under Federal or State environmental laws and regulation, and the Seller has received no notice of the existence of such contamination. In addition, the Seller has received no notice of any action or proposed action by governmental authorities concerning contamination of the Real Estate. Buyer is entitled to obtain a Phase I inspection at its expense.

b. The Seller has received no notices from any governmental authority, indicating that the Real Estate is in violation of any zoning, building, environmental, fire or health codes or similar statutes or that the current operation of the Real Estate does not comply with all applicable governmental laws, rules, and regulations.

c. There is no actual or threatened, suit or claim resulting from any controversy which may adversely affect the Real Estate or its ownership.

d. There are no claims for construction liens or any unpaid amounts for labor or material which would give rise to construction liens.

9. Expenses of Sale:

The cost of the preparation of this Agreement shall be paid by Seller. Both parties shall equally divide the cost to prepare the Warranty Deed along with the cost of closing, including preparing the closing statement, and the cost of any owner's title insurance coverage. The cost of the documentary stamp tax, if any, shall be paid by the Seller. The Seller shall pay the cost of the survey and subdivision. Buyer shall pay all fees in connection with its financing and any fee to which a realtor may be entitled as a result of this Agreement.

10. Default:

Time is of the essence. If either party shall default in the performance of this Agreement, the other party shall have all legal remedies available to them.

11. General Provisions:

a. This Agreement shall not be assignable by either party.

b. This Agreement is binding upon and inures to the benefit of the parties and their respective successors and permitted assigns; provided, however, no assignment of all or any portion of this Agreement shall relieve any party of its obligations under this Agreement.

c. No waiver of any breach of any provision of this Agreement will be deemed a waiver of any other breach of this Agreement. No extension of time for performance of any act will be deemed an extension of the time for performance of any other act.

d. This Agreement may be executed in one or more counterparts, each of which may be considered as an original.

e. This Agreement shall be construed according to the laws of Nebraska.

f. This Agreement contains the entire agreement of the Parties. This Agreement may be amended only in writing signed by all parties.

[SIGNATURE PAGE WILL FOLLOW]

CITY OF SCOTTSBLUFF, NEBRASKA
a Municipal Corporation, SELLER,

J.L. Becker Trucking, Inc.
a Nebraska corporation

By _____
Mayor

By _____
James L. Becker, President

City Clerk

State of Nebraska, Scotts Bluff County:

This Agreement was acknowledged before me on May ____, 2016, by Randy Meininger, Mayor of the City of Scottsbluff, Nebraska, Seller.

Notary Public

State of Nebraska, Scotts Bluff County:

This Agreement was acknowledged before me on May ____, 2016, by James L. Becker, as President of J.L. Becker Trucking, Inc., a Nebraska corporation, for and on behalf of the corporation, Buyer.

Notary Public

City of Scottsbluff, Nebraska

Monday, June 6, 2016

Regular Meeting

Item Reports1

Council to consider authorizing MC Schaff and Associates to conduct a Phase 1 Environmental Site Assessment, and subsequent assessments if required, for the NPPD Solar project.

Staff Contact: Nathan Johnson, City Manager

May 19, 2015

Nathan Johnson
City of Scottsbluff
2525 Circle Drive
Scottsbluff, NE 69361
njohnson@scottsbluff.org

Re: *Technical and Cost Proposal* – Professional Environmental Consulting Services to Develop a Phase I Environmental Site Assessment for a 2 Acre Parcel of Property Located at the Scottsbluff NPPD Facility

Dear Mr. Johnson:

Panhandle Geotechnical & Environmental, Inc. (PG&E) has formulated this *Technical and Cost Proposal* detailing how we can be of assistance to you by assessing the environmental integrity of 2 acre parcel of property located at the Scottsbluff NPPD facility.

CORPORATE OVERVIEW

PG&E was founded in 1967 by MC Schaff, P.E. in a response to the need for a high quality and responsive geotechnical and environmental engineering company to serve the Western Nebraska region. As such, PG&E was formed to provide service in three key areas, including Geotechnical Engineering, Environmental Engineering, and Construction Quality Control Testing. In accordance with these three key areas of service, our goal is to provide quality, economically feasible, consulting and engineering services that create economic value for our clients.

Over the years, PG&E has developed a highly qualified staff of engineers, geologists, environmental scientists, safety professionals, indoor air quality professionals, industrial hygienists, licensed drillers and environmental technicians to serve our client's needs. Each staff member is motivated to provide clients with quality, professional and cost effective services. The commitment by our employees and the reliable services that we provide has developed a strong, long-term and loyal working relationship with our clients who include individuals and companies in the private sector as well as federal, state and local government agencies.

From an environmental perspective, PG&E has a wide range of experience related to property due diligence assessments (Phase I ESA); Phase II assessments and investigations; hydrogeological studies; soil and groundwater sampling and monitoring programs; petroleum contamination/compliance assessments; remedial treatment system design, construction and operation; hazardous waste management; regulatory compliance audits and reviews; and water quality investigations to name just a few. Additionally, our industrial hygiene team provides indoor air quality evaluations, risk assessments, building contaminant assessments (i.e. mold, asbestos, mercury, PCB, lead-based paint), environmental and safety training, and compliance planning and written program development.

PG&E OFFICE LOCATIONS

Headquartered in Scottsbluff, Nebraska, PG&E has grown to include an office in Cheyenne, Wyoming. These office locations allow us to effectively service clients throughout Nebraska, Wyoming, South Dakota, Colorado, and Kansas.

PROFESSIONAL LIABILITY INSURANCE PROTECTION

In consideration of protecting the interests of our clients, PG&E maintains professional liability insurance coverage for all projects. A summary of this coverage includes: Professional Liability Errors/Omissions, inclusive of Pollution Liability in the amount of \$4,000,000 per occurrence/\$4,000,000 aggregate, Comprehensive General Liability in the amount of \$4,000,000 per occurrence/\$4,000,000 aggregate, Automobile Liability in the amount of \$1,000,000 per occurrence, and Workers Compensation.

PROJECT UNDERSTANDING

To assist in adequately assessing the subject properties for potential environmental liabilities, PG&E will conduct a *Phase I Environmental Site Assessment* (Phase I ESA) in accordance with ASTM *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (Designation: 1527-13). The purpose of the *Phase I ESA* is to identify Recognized Environmental Conditions associated with hazardous substances or petroleum products that have been, or are, on the property. A number of services are typically beyond the scope of ASTM E1527-13, including asbestos sampling, radon testing, soil and groundwater analysis, lead-based paint inspection or testing, drinking water analysis, and wetland determination. Although these services are not included as part of this *Technical and Cost Proposal*, PG&E can provide them, if deemed necessary, at additional cost.

The *Phase I ESA* will include completion of a site reconnaissance, interviews with individuals familiar with the history and use of the subject properties, completion of regulatory agency file reviews, and evaluation of database information and other information concerning potential environmental liabilities associated with the subject property and/or surrounding properties. Following completion of the *Phase I ESA*, PG&E will provide a written report of the assessment results for the subject properties. Based on our recent discussions, PG&E has developed the following Scope-of-Service in accordance with project information made available to-date:

Scope-of-Service

Task I: Record Review

PG&E personnel will obtain and review records to assist in identifying Recognized Environmental Conditions associated with the subject property. PG&E will review appropriate documentation, files, maps and records to determine the existence of known or suspected releases or citations for illegal environmental practices at the subject properties. The review will be in accordance with Section 7: *Records Review* of the ASTM *Phase I Standard Practice*.

Task II: Site Reconnaissance

PG&E personnel will conduct detailed site reconnaissance activities of the properties to obtain specific information and data necessary to formulate the *Phase I ESA*. This effort will include collection of information relative to physical site characteristics, site use, material inventories, storage locations, and surrounding land use. PG&E will visually survey surrounding land uses to identify visible potential Recognized Environmental Conditions. During the site reconnaissance, PG&E will make reasonable attempts to interview

individuals with knowledge of current and/or prior uses of the subject properties in accordance with Sections 9 and 10 of the ASTM *Phase I Standard Practice*.

Task III: Interviews

PG&E will interview owners and occupants of the properties, if available, to obtain information indicating the existence of Recognized Environmental Conditions. Local government officials will be interviewed concerning solid and hazardous waste disposal practices, potable drinking water sources and other related environmental matters and/or concerns.

Task IV: Evaluation and Report

Upon collection and review of site-specific information and data, PG&E will develop a *Phase I ESA* report for each property which meets the recommended format and content outlined by ASTM 1527-13. PG&E will include its professional opinion in assessing risks related to the property, and a recommendation regarding the need for any additional or detailed investigation to identify potential contamination, related liabilities, and/or projected cleanup.

Upon completion of the aforementioned tasks, PG&E will develop a *Phase I ESA* report and provide two copies of the report for your use.

Project Cost and Authorization to Proceed

PG&E has formulated an opinion of probable cost based on the information available at the time of development of this Technical and Cost Proposal. PG&E has developed a cost of **\$2,500.00** to perform the referenced Phase I ESA within approximately three weeks of authorization to proceed. This cost includes all travel related costs and the above scope-of-service outline.

PG&E appreciates having the opportunity to present this *Technical and Cost Proposal*. We trust the content and format of this correspondence is consistent with our previous discussions and your expectations. Your authorization to proceed can be given by executing and returning one copy of the attached Acceptance of Proposal.

Should you have any questions, or wish to discuss this correspondence in greater detail relative to the technical requirements or anticipated project costs and pricing controls, please do not hesitate to contact me at bhilbert@panhandlegeotech.com or at (308) 632-6735. On behalf of the professional staff at PG&E, we look forward to your review and the opportunity to successfully complete this project.

Sincerely,
Panhandle Geotechnical & Environmental, Inc –Scottsbluff, Nebraska



Brian Hilbert
Environmental Scientist/Project Manager

Acceptance of Proposal
2 Acre Parcel of Property Located at the Scottsbluff NPPD Facility

The above prices and conditions are hereby accepted. Panhandle Geotechnical & Environmental, Inc. is hereby authorized to proceed with the work described above. Payment will be made upon receipt of invoice.

Signature(s) _____

Date of acceptance: _____

Note: Upon acceptance of proposal, please sign and date, and return a copy to Panhandle Geotechnical & Environmental, Inc., keeping the original copy for your records.

City of Scottsbluff, Nebraska

Monday, June 6, 2016

Regular Meeting

Item Reports2

Council to consider an offer to purchase city owned property located at the corner of 17th St. and 1st Ave. from Valley Bank and Trust.

Staff Contact: Nathan Johnson, City Manager

May 13, 2016

Nathan Johnson, City Manager
City of Scottsbluff
2525 Circle Drive
Scottsbluff, NE 69361

Re: Offer to Purchase Real Estate – 17th St. & 1st Ave.

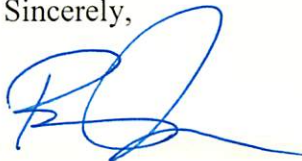
Dear Nathan,

You recently met with Don Kinley, EVP & CFO of Valley Bank & Trust Co., regarding our interest in purchasing City owned property currently being used as a parking lot, located at the corner of 17th St. and 1st Ave.

Enclosed is an Offer to Purchase Real Estate regarding the property, signed by our Chairman Craig Okers. Please review and get back to either Don or myself. You can reach Don at 436-2300 or me at 632-3989.

Please let me know if you have any questions.

Sincerely,



Brian Judy
Trust Officer/In-House Counsel
Valley Bank & Trust Co.

1425 10th Street
P.O. Box 538
Gering, NE 69341
308-436-2300

1940 10th Street
P.O. Box 538
Gering, NE 69341
308-436-6043

1701 First Avenue
P.O. Box 1996
Scottsbluff, NE 69363-1996
308-632-7500

502 South Broadway
P.O. Box 1996
Scottsbluff, NE 69363-1996
308-633-5200

302 Main Street
P.O. Box 627
Bayard, NE 69334
308-586-1711

235 Central Avenue
P.O. Box 884
Grant, NE 69140-0884
308-352-4353

605 East 1st Street
P.O. Box 118
Ogallala, NE 69153-0118
308-284-6260

202 North Tecumseh
P.O. Box 219
Wauneta, NE 69045-0219
308-394-5720

OFFER TO PURCHASE REAL ESTATE

THIS OFFER TO PURCHASE REAL ESTATE ("Offer") is made by Valley Bank & Trust Co. ("Buyer"), 1701 1st Avenue, Scottsbluff, Nebraska, 69361, to the City of Scottsbluff ("Seller"), 2525 Circle Avenue, Scottsbluff, Nebraska, 69361.

Buyer wishes to submit an offer to purchase the following described real estate from Seller, subject to the terms and conditions stated herein.

The legal description of the property is:

Lot 4, EXCEPT the N 4", Lot 5-6, Block 1, Original Town Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska.

The property is currently being used by Seller as a Municipal Parking Lot, as designated by Scottsbluff Municipal Code 22-6-40.

The gross purchase price shall be \$5,000.00 (Five Thousand and no/100 dollars), to be paid at closing.

Buyer's obligation to purchase the property is contingent upon the following conditions:

1. Seller provides evidence that the property has been zoned appropriately for the uses and purposes which Buyer intends to make use of the property;
2. Seller obtains any necessary approval from its Council or other governing body, as required by law;
3. Seller updates its Municipal Code to reflect it no longer owns the property and the property will no longer be used as a Municipal Parking Lot; and,
4. Seller consents to Buyer using the property to access its drive-thru teller lanes, which would require vehicles to cross the alley directly east of the property.

The closing date shall be on or be prior to June 10, 2016, or at such other time agreed by the Parties, at which point Buyer will take possession of the property.

1425 10th Street
P.O. Box 538
Gering, NE 69341
308-436-2300

1940 10th Street
P.O. Box 538
Gering, NE 69341
308-436-6043

1701 First Avenue
P.O. Box 1996
Scottsbluff, NE 69363-1996
308-632-7500

502 South Broadway
P.O. Box 1996
Scottsbluff, NE 69363-1996
308-633-5200

302 Main Street
P.O. Box 627
Bayard, NE 69334
308-586-1711

235 Central Avenue
P.O. Box 884
Grant, NE 69140-0884
308-352-4353

605 East 1st Street
P.O. Box 118
Ogallala, NE 69153-0118
308-284-6260

202 North Tecumseh
P.O. Box 219
Wauneta, NE 69045-0219
308-394-5720

Buyer may, at its expense, obtain a current survey of the property. Should the survey indicate encroachments, then Seller shall remedy the same within 60 days. Should Seller fail to clear such encroachments, then Buyer shall have the option of closing or rescinding this contract.

All taxes for the current year shall be prorated between the Parties as of the date of closing.

Buyer and Seller agree to share all costs and expenses associated with closing, including recording fees, document preparation fees, title company fees, etc. in equal amounts.

This agreement shall extend to and is binding upon the heirs, administrators, successors and assigns of the respective parties hereto.

Dated: 5/12/16

Craig A. Diller, Chairman
Valley Bank & Trust Co., Buyer/Offeror

ACCEPTANCE OF OFFER

I hereby accept the offer set forth above.

Dated: _____

City of Scottsbluff, Seller/Offeree

Asbestos removal has begun and almost complete, the two building were purchased approximately a year ago and the board would like to move forward with the Plaza plans. With the demolition of the buildings we will have a blank canvas to begin our phases. Possible timeline would be to have the demolition done this summer with seeding and plantings done in the fall. This way we would have grass in place for the Farmer's Market next June. The proposed grant is due on July 1st which would allow us to start the landscaping sometime in September of this year.

The Board discussed several options on what to recommend to Council to move forward with the Downtown Plaza. They would like to have City Council budget money for future improvements of the Plaza possibly the public restrooms which has been something needed downtown for years. The BID could pay for the demolition costs and the match for the landscaping grant, if the Council will invest in public restrooms by including funds to budget the downtown public restrooms.

Other discussion was fund raising for future phases of the Plaza including fountains, and other hardscape items. Blomenkamp will check with the Oregon Trail Foundation about starting a fund for the downtown plaza where individuals could raise funds and donate to them for the Plaza.

The Board would like to thank the City Council for buying the two buildings and working with the BID with getting public input with the open house that was held at the Midwest Theater, the open house gave us ideas on what the public wants to see implemented in the Downtown Plaza. Phase II of the project will include some of these hardscape plans voted on at the open house.

Conclusion: A motion was made by Franklin and seconded by Schneider to make a positive recommendation to City Council for the demolition of the two buildings on 18th Street for the bid of \$28,084 by Paul Reed Construction paid from the BID budget along with the \$25,000 match for the landscape grant, and request that Council invest in public restrooms and other future improvements. "YEAS": Wayman, Hessler, Schneider, Franklin, and Blomenkamp. "NAYS": None. ABSTAIN: None. ABSENT: Schluter, Rodgers, Kembel, and Dillman. Motion Carried.

Other Business: At a previous meeting the Board discussed selling parking lot # 2 which is located on the NW corner of 2nd Avenue and 17th Street. The City has received an offer of \$5,000 for the parking lot. The BID board members discussed different options for this parking lot, the lot is comprised of three individual lots and would appraise for a lot more than the \$5,000 offered, they would prefer to have Parking lot # 2 be sold publicly with the funds returned to the BID to be used for future phases of the Plaza and parking lot improvements.

Conclusion: A motion was made by Wayman and seconded by Hessler to decline the offer of \$5,000 and offer the property for public sale with the funds going back to the BID budget for future improvements in the Business Improvement District. "YEAS": Wayman, Hessler, Schneider, Franklin, and Blomenkamp. "NAYS": None. ABSTAIN: None. ABSENT: Schluter, Rodgers, Kembel, and Dillman. Motion Carried.

Item 8: Unfinished Business: None.

The meeting was adjourned at 9:10 a.m. Next meeting is scheduled for June 15, 2016.

Chairman, Neal Blomenkamp

Attest:

City of Scottsbluff, Nebraska

Monday, June 6, 2016

Regular Meeting

Item Exec1

(Council reserves the right to enter into closed session if deemed necessary if the item is on the agenda.)

Staff Contact: City Council