

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

Regular Meeting
December 4, 2017
6:00 PM

1. Roll Call
2. Pledge of Allegiance.
3. **For public information, a copy of the Nebraska Open Meetings Act is available for review.**
4. Notice of changes in the agenda by the city clerk (Additions may not be made to this agenda less than 24 hours before the beginning of the meeting unless added under Item 5 of this agenda.)
5. Citizens with business not scheduled on the agenda (As required by state law, no matter may be considered under this item unless council determines that the matter requires emergency action.)
6. Closed Session
 - a) Council reserves the right to enter into closed session if deemed necessary if the item is on the agenda.
7. Consent Calendar (Items in the consent calendar are proposed for adoption by one action for all items unless any member of the council requests that an item be considered separately)
 - a) Approve the minutes of the November 20, 2017 Regular Meeting.
 - b) Council to approve bid specifications for the purchase and installation of two (2) electronic, radio controlled, community outdoor warning sirens, and authorize the City Clerk to advertise for bids to be received by December 28, 2017, 10:00 a.m. local time.
8. Claims:
 - a) Regular claims
9. Financial Report:
 - a) Council to review the September Financial Report.
10. Resolution & Ordinances:
 - a) Council to consider a Resolution to vacate an Agricultural Estate Dwelling Site (AEDS) located in the NE ¼, NW ¼ of Section 16, Township 22 North, Range 55 West of the 6th P.M. which will allow the owner to apply for a new AEDS.
 - b) Council to approve a Certificate for Recording the Agricultural Estate Dwelling Site for property owned by Henry Huber and Larry Reisig as described in item 10 a, and authorize the Mayor to sign the certificate.

- c) Council to approve a Certificate for Recording the Agricultural Estate Dwelling Site for property owned by Jeffrey L. Pickering, located in the W ½ SE1/4 of Section 7, Township 22 North, Range 53 West of the 6th P.M. and authorize the Mayor to sign the certificate.
- 11. Reports from Staff, Boards & Commissions:
 - a) Council to receive an update on cleanup procedures following special events.
 - b) Council to consider adoption of the Regional Housing Study as part of the City's Comprehensive Plan.
- 12. 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
- 13. Council reports (informational only):
- 14. Scottsbluff Youth Council Representative report (informational only):
- 15. Adjournment.

City of Scottsbluff, Nebraska

Monday, December 4, 2017

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

City of Scottsbluff, Nebraska

Monday, December 4, 2017

Regular Meeting

Item Consent1

Approve the minutes of the November 20, 2017 Regular Meeting.

Staff Contact: Cindy Dickinson, City Clerk

The Scottsbluff City Council met in a regular meeting on November 20, 2017 at 6:00 p.m. in the Council Chambers of City Hall, 2525 Circle Drive, Scottsbluff. A notice of the meeting had been published on November 17, 2017, in the Star Herald, a newspaper published and of general circulation in the City. The notice stated the date, hour and place of the meeting, that the meeting would be open to the public, that anyone with a disability desiring reasonable accommodations to attend the Council meeting should contact the City Clerk's Office, and that an agenda of the meeting kept continuously current was available for public inspection at the office of the City Clerk in City Hall; provided, the City Council could modify the agenda at the meeting if it determined that an emergency so required. A similar notice, together with a copy of the agenda, also had been emailed to each council member, made available to radio stations KNEB, KMOR, KOAQ, and television stations KSTF and NBC Nebraska, and the Star Herald. The notice was also available on the city's website on November 17, 2017.

Mayor 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 who they are representing 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, Scott Shaver, Raymond Gonzales, Mark McCarthy and Jordan Colwell. Also present was City Manager Johnson and City Attorney Kent Hadenfeldt. Absent: None.

Mayor Meininger asked if there were any changes to the agenda. There were no changes. 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 Council Member Shaver, seconded by Council Member McCarthy that, "the minutes of the November 6, 2017 Regular Meeting be approved," "YEAS", Colwell, Meininger, McCarthy, Shaver and Gonzales, "NAYS". Absent: None.

Moved by Council Member McCarthy, seconded by Council Member Shaver, "that the following claims be approved and paid as provided by law out of the respective funds designated in the list of claims dated November 20, 2017, as on file with the City Clerk and submitted to the City Council," "YEAS", Colwell, Meininger, McCarthy, Shaver and Gonzales, "NAYS", None. Absent: None.

CLAIMS

ACCELERATED RECEIVABLES SOLUTIONS,WAGE ATTACHMENT,40.79; ACCU CUT,DEP. SUP.,115; ACTION COMMUNICATIONS INC.,RADIO REPAIRS XTL1500,194.01; AE SERVICES, LLC,BUILDING MTNC,407.85; ANDERSON-SHAW CONSTRUCTION, INC,BLDG. MAIN.,120; ANITA'S GREENSCAPING INC,BID CNTRCL SRVCS,1264.63; AUTOZONE STORES, INC,EQUIP MTNC,130.87; AXON ENTERPRISE INC,CIP-TASERS,33263.5; B & H INVESTMENTS, INC,DEP. SUP. - LIBRARY,71.5; B&C STEEL CORPORATION,DEPT SUPPLIES,24.87; BLUFFS SANITARY SUPPLY INC.,DEPT SUPPL,612.41; CAPITAL BUSINESS SYSTEMS INC.,CONT. SRVCS.,459.22; CARR- TRUMBULL LUMBER CO, INC.,SUPP - WASHERS,45.12; CELLCO PARTNERSHIP,CELL PHONES,182.52; CHARTER COMMUNICATIONS HOLDINGS LLC,TV BOX FIRE,7.81; CHILD SUPPORT,CHILD SUPPORT,12; CHRIS REYES,DEPT SUPPL,185; CITIBANK N.A.,DEPT SUPP, 208.94; CITIBANK, N.A.,GROUND MAINT,224; CITY OF

GERING, DISPOSAL FEES, 46311.16; CLARK PRINTING LLC, DEPT SUPP, 33; COLONIAL LIFE & ACCIDENT INSURANCE COMPANY, LIFE INS, 48.7; COMPUTER CONNECTION INC, RENT-MACH, 44; CONSOLIDATED MANAGEMENT COMPANY, SCHOOLS & CONF, 170.22; CONTRACTORS MATERIALS INC., BLDG MAINT, 28.62; CREDIT BUREAU OF COUNCIL BLUFFS, CONTRACT - OCTOBER FEES, 50; CRESCENT ELECT. SUPPLY COMP INC, TRAFFIC SIGNAL CONTROLLER BOX HEATERS, 128.94; CROELL INC, DEPT SUP, 245.57; CYNTHIA GREEN, DEPT SUPP, 107.16; DEMCO, INC, DEP. SUP., 145.51; DUANE E. WOHLERS, DISPOSAL FEES, 450; ELECTRIC PUMP INC, EQUIPMENT, 22833; EMBLEM'S INC, UNIFORMS, 225; FAIRBANKS SCALES INC, EQUIP MTNC, 2635.63; FAT BOYS TIRE AND AUTO, EQUIP MAINT, 639.24; FEDERAL EXPRESS CORPORATION, POSTAGE, 379.27; FIRST PRESBYTERIAN CHURCH, TREE REBATE, 260; FLOYD'S TRUCK CENTER, INC, VEHICLE MTNC, 2789.46; FREMONT MOTOR SCOTTSBLUFF, LLC, EQUIP MTNC, 992.12; GALLS INC, UNIFORMS, 235.53; GENERAL ELECTRIC CAPITAL CORPORATION, CAR SEATS, 413.58; GI HOSPITALITY, SCHOOLS & CONF, 106.95; GRAY TELEVISION GROUP INC, CONTRACTUAL SVC, 695; GREAT LAKES HIGHER EDUCATION GUARANTY CORP, WAGE ATTACHMENT, 185.82; HAWKINS, INC., CHEMICALS, 2412.5; HULLINGER GLASS & LOCKS INC., BLDG MAINT, 1017.25; IDEAL LAUNDRY AND CLEANERS, INC., UNIFORMS, 848.1; INDEPENDENT PLUMBING AND HEATING, INC, GROUND MAINT, 22.14; INFINITY CONSTRUCTION, INC., STRUCTURES, 143330.42; INGRAM LIBRARY SERVICES INC, BKS., 2433.84; INTERNAL REVENUE SERVICE, WITHHOLDINGS, 63696.66; INTRALINKS, INC, CONTRACT SERVICES - OCTOBER 2017, 3290.73; INVENTIVE WIRELESS OF NE, LLC, CONTRACTUAL, 9.95; ISOM, JOHN, COTC COMPOSTING CONF. EXPENSE, 151; J G ELLIOTT CO. INC., BOND RENEWAL - MEININGER, SHAVER & MCCARTHY, 300; JOHN DEERE FINANCIAL, UNIFORMS, 296.08; JOHN DEERE FINANCIAL, ENGINE REBUILD/REPLACE, 16608.44; KNOW HOW LLC, PALLET OF OIL DRY, 1294.11; KOIS BROTHERS EQUIPMENT CO INC, DEPT SUPPLIES, 52.18; KRIZ-DAVIS COMPANY, BUILDING MTNC, 13.24; LAWSON PRODUCTS, INC, DEPT SUPPLIES, 465.25; LEAGUE ASSOCIATION OF RISK MANAGEMENT, VEHICLE INSURANCE - 2018 FIRE TRUCK, 2788.04; LEXISNEXIS RISK DATA MANAGEMENT, CONSULTING, 100; M.C. SCHAFF & ASSOCIATES, INC, ENGINEERING, 20303; MARKETING CONSULTANTS, DEP. SUP., 132; MATHESON TRI-GAS INC, DEPT SUPP, 185.81; MAXWELL PRODUCTS, INC, JOINT FILLING MATERIAL (MELTABLE BOXES), 11019.61; MENARDS, INC, GROUNDS MAINT, 817.12; MIDLANDS NEWSPAPERS, INC, LEGAL PUBLISHING, 894.72; MUNIMETRIX SYSTEMS CORP, CONTRACT - IMAGESILO (OCT 2017), 39.99; NE CHILD SUPPORT PAYMENT CENTER, NE CHILD SUPPORT PYBLE, 1717.43; NE DEPT OF REVENUE, TAX PYMT, 49704.46; NE LAW ENFORCEMENT TRAINING CENTER, SCHOOLS & CONF, 50; NEBRASKA MUNICIPAL CLERKS' ASSOCIATION, DUES - CINDY DICKINSON, 90; NEBRASKA PUBLIC POWER DISTRICT, ELECTRIC, 38742.71; NEBRASKALAND TIRE INC, EQUIP MAINT, 39.9; NEDA, TIF STUDY SUPPORT, 500; NEMNICH AUTOMOTIVE, EQUIP MTNC, 79.13; NEOPOST, POSTAGE, 1000; NEOPOST USA INC, RENT-MACH, 767.88; NETWORKFLEET, INC, GPS SERVICE, 18.95; NORTHWEST PIPE FITTINGS, INC. OF SCOTTSBLUFF, GROUND

MAINT,70.76; OCLC ONLINE COMPUTER LIBRARY CENTER, INC,CONT. SRVCS.,351.32; OREGON TRAIL PLUMBING, HEATING & COOLING INC,CHECK HEATING UNITS IN SHOP,370; PANHANDLE COOPERATIVE ASSOCIATION,OTHER FUEL,16615.52; PANHANDLE ENVIRONMENTAL SERVICES INC,SAMPLES,54; PATTLEN ENTERPRISE, INC,EQUIP MAINT, 305.11; PLATTE VALLEY BANK,HSA SAVINGS ACCT,14279.46; POSTMASTER, POSTAGE, 1150.17; POWERPLAN,EQUIP MTNC,20.65; PRO OVERHEAD DOOR,BUILDING MTNC,218; PROTEX CENTRAL, INC.,FIRE ALARM INSPECTION,99; QUILL CORPORATION,DEPT SUPP, 405.34; RAILROAD MANAGEMENT CO III, LLC,RENT- LAND,428.02; REGANIS AUTO CENTER, INC, EQUIP MTNC,4.42; REGION 1 BEHAVIORAL HEALTH AUTHORITES, CONTRACTUAL,819.33; REGIONAL CARE INC,CLAIMS,65754.93; REGIONAL WEST PHYSICIANS CLINIC,CONSULTING,264.75; REGISTER OF DEEDS,LEGAL,154; RYAN R KUMM, UNDERBODY TOOLBOX FOR SUPERVISOR'S PICKUP,210; S M E C,EMPL DEDUCTION,158.5; SANDBERG IMPLEMENT, INC,CONTRACTUAL,1935.02; SCB COUNTY, DEPT CNTRCL SRVCS,75.5; SCB FIREFIGHTERS UNION LOCAL 1454,FIRE EE DUES,225; SCOTTS BLUFF COUNTY COURT,LEGAL FEES,119; SCOTTSBLUFF BODY & PAINT,TOW SERVICE,750; SCOTTSBLUFF POLICE OFFICERS ASSOCIATION,POLICE EE DUES,552; SHERIFF'S OFFICE,LEGAL FEES,254.87; SHERWIN WILLIAMS,BLDG MAINT,224.09; SIMMONS OLSEN LAW FIRM, P.C.,CONTRACTUAL SERVICES,14550.37; SIMON CONTRACTORS, CONCRETE FOR STREET REPAIR,4291.91; SIRSI CORPORATION,CONT. SRVCS., 13176.41; SNELL SERVICES INC.,BLDG MAIN.,890; STARR LEHL,CONF.EXPENSE - FABTECH TRADE SHOW,563.96; STATE OF NEBRASKA DEPT OF HEALTH,LICENSE/PERMITS,1955; SUHOR INDUSTRIES, INC.,DEPT SUPP,200; THE CHICAGO LUMBER COMPANY OF OMAHA INC,BUILDING MTNC,823.8; THOMPSON GLASS, INC,BLDG MAINT, 5209.2; TRANS IOWA EQUIPMENT LLC,EQUIP MTNC,1049.61; UNIQUE MANAGEMENT SERVICES, INC,CONT. SRVCS.,268.5; US BANK,CONF. EXPENSE - STARR LEHL, 2023.63; VAN PELT FENCING CO, INC,CHAIN LINK FENCING REPAIR,91.06; VANTAGEPOINT TRANSFER AGENTS-300793,DEF COMP,1934.23; VANTAGEPOINT TRANSFER AGENTS-705437,ROTH IRA,506; VOGEL WEST, INC,SUPP - CLEANER,5.59; WELLS FARGO BANK, N.A.,RETIREMENT,33157.85; WESTERN COOPRTATIVE COMPANY,GROUND MAINT, 6858.81; WESTERN PATHOLOGY CONSULTANTS, INC,OCTOBER RANDOM DOT TESTING,228; WESTERN TRAVEL TERMINAL, LLC,VEH MAINT,292.65; WYOMING FIRST AID & SAFETY SUPPLY, LLC,FIRST AID KIT SUPPLIES,62.23; REFUNDS: DOUG MADER 20.37; MIKE GREEN 10.48; CROWN WEST 4.88; JJB PROPERTIES 4.24; FRED KRIEG 87.84.

City Manager Nathan Johnson introduced Jeff Fuller and Bob Juve, with MC Schaff & Associates and Kevin Boyce with the Wyoming Water Development Office who are working on the Platte Alliance Water Supply (PAWS) project. Mr. Fuller gave an update on this Level II Study which will provide potable water to the communities along the North Platte River. Currently there are some significant detrimental constituents of nitrate, arsenic and uranium which are very difficult to treat. By gathering water upstream of the North Platte River, by Guernsey, treating and filtering it as it travels downstream via gravity to municipalities and rural water districts through Southeastern Wyoming and

Western Nebraska. This concept provides long term sustainability and it's economically viable by working with economies of scale.

The current state statutes allow Nebraska and Wyoming to develop a Regional Board, which is an efficient and viable way to address these water issues. This process doesn't use new water, but existing water sources and addresses water quality, not quantity. The water will be transferred without depleting the resource.

The PAWS organizers will be presenting this concept to other communities along the North Platte River to present an update and encourage additional participation in the process. This will involve both Nebraska and Wyoming Communities as far west as Guernsey. Another similar process in Cody Wyoming has been very successful. Mr. Kevin Boyce with the Wyoming Water Development Office will be the day to day manager for this project.

Mr. Anthony Mason, Executive Director for the Riverside Discovery Center (RDC) gave the Council a general update on the events and progress at the Zoo. They recently acquired two orphaned grizzly bear cubs, which has given them a great opportunity to expand the Zoo. They hope to have them on display mid-December, following their hospitalization time.

The American Zoological Association (AZA) had recommended that the RDC replace and refurbish some of their exhibits, so this is a great opportunity to begin this process. They are also working on a new marketing campaign with Western Plains Business Solutions to advertise the addition of the bears and other improvements. Mr. Mason added that they continue to look for additional funding sources, and expressed his gratitude to the City for the annual operating funds. To create some additional revenue streams, they have added some special holiday events.

He reported that they passed their AZA accreditation and plan to make additional improvements to sustain the accreditation. Council Member Colwell commended Mr. Mason and his staff for their hard work and continued enthusiasm to provide a quality facility.

City Manager Johnson presented the contract for ongoing Geographic Information System software support which is renewable each year. Moved by Council Member Shaver, seconded by Council Member Colwell, "to approve the quotation from ESRI for Geographic Information System software and authorize the Mayor to execute the renewal quotation," "YEAS", Colwell, Meininger, McCarthy, Shaver and Gonzales, "NAYS", None. Absent: None.

City Manager Johnson presented Resolution No. 17-11-02 declaring Blight Area No. 11 to be blighted and substandard and in need of redevelopment. He stated that no additional public comments have been received on this declaration. Council Member Shaver commented that his concern about this declaration is that a majority of the land is farmland with corn stalks still on the land. He understood that blight and substandard designation is not to be used on farmland. He agrees that the area should be designated as blighted and substandard, just not the farmland.

City Attorney Kent Hadenfeldt commented that based on the testimony at the hearing of the study, this property fits the statutory requirements. The farmland is reasonably necessary for unified development to make it attractive to developers.

Moved by Mayor Meininger, seconded by Council Member Gonzales, "to approve Resolution No. 17-11-02 to declare that real estate located within the general vicinity North and East of Burlington Northern Santa Fe (BNSF) Railroad, South of Highway 26, and West of Avenue I in the Northwestern portion of the community be declared to be blighted and substandard and in need of redevelopment," "YEAS", Colwell, Meininger, McCarthy, and Gonzales, "NAYS", Shaver. Absent: None.

RESOLUTION NO. 17-11-02

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

RECITALS:

- a. It is necessary, desirable, advisable and in the best interest of the City of Scottsbluff, Nebraska (the "City"), for the City to undertake and carry out redevelopment projects in certain areas of the City that are determined to be blighted and substandard and in need of redevelopment;
- b. The Community Development Law, Neb.Rev.Stat. §18-2101 et.seq., as amended, (the "Act"), prescribes the requirements and procedures for the planning and implementation of redevelopment projects;
- c. Section 18-2109 of the Act requires that, prior to the preparation of a redevelopment plan for a redevelopment project, the Mayor and City Council shall, by resolution, declare the area to be blighted and substandard;
- d. At its regular City Council meeting on November 6, 2017, the Mayor and the City Council of the City held a public hearing (the "Public Hearing") to determine whether the area more fully described on Attachment 1 (the "Redevelopment Area") should be declared blighted and substandard, and in need of redevelopment, as required by the Act;
- e. The City published and mailed notices of the Public Hearing regarding the consideration of declaring property to be blighted and substandard pursuant to §18-2115 of the Act;
- f. The Public Hearing was conducted and all interested parties were afforded a reasonable opportunity to express their views respecting the declaration of the Redevelopment Areas blighted and substandard and in need of redevelopment, and the Mayor and City Council reviewed and discussed a blight and substandard determination analysis as per Attachment 2 (the "Blight Study") prepared by M.C. Schaff & Associates;
- g. The Blight Study was forwarded to the Planning Commission of the City for its review and recommendation and the Mayor and City Council reviewed the recommendations received from the Planning Commission; and
- h. The Mayor and City Council desire to determine whether the Redevelopment Area is blighted and substandard and in need of redevelopment in accordance with the Act.

BE IT RESOLVED THAT:

1. The Redevelopment Area is declared to be substandard and in need of redevelopment pursuant to the Act, in that conditions now exist in the Redevelopment Area for meeting the criteria set forth in §18-2103(10) of the Act, as described and set forth in the Blight Study. The Redevelopment Area is more particularly described on Attachment A and the inclusion of all of the property described

on Attachment A is reasonably necessary to create a unified Redevelopment Area sufficient to encourage developers.

2. The Redevelopment Area is further declared to be blighted and in need of redevelopment pursuant to the Act, in that conditions now exist in the Redevelopment Area meeting the criteria set forth in §18-2103(11) of the Act, as described and set forth in the Blight Study.
3. The blighted and substandard conditions existing in the Redevelopment Area are beyond remedy and control solely through the regulatory process and the exercise of police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids provided by the Act and the elimination of the blighted and substandard conditions under the authority of the Act is found to be a public purpose and declared to be in the public interest.
4. The Redevelopment Area is in need of redevelopment and is or will be eligible for a redevelopment project under the provisions of the Act at the time of the adoption of any redevelopment plan with respect to the Redevelopment Area. The Redevelopment Area includes property that is reasonably necessary to create a unified Redevelopment Area sufficient to encourage developers.
5. This resolution shall become effective immediately upon its adoption.

PASSED AND APPROVED this 20th day of November, 2017.

Mayor

ATTEST: _____ City Clerk (seal)

Mr. Johnson presented the Annual Street Superintendent Certification as required to determine the Nebraska Department of Roads incentive payment. Moved by Council Member Shaver, seconded by Council Member McCarthy, "to approve the Certification identifying Philip Mark Bohl as the City of Scottsbluff Street Superintendent for determining incentive payment for 2017," "YEAS", Colwell, Meininger, McCarthy, Shaver and Gonzales, "NAYS", None. Absent: None.

Council reviewed the Resolution naming the Street Superintendent for 2018. Moved by Council Member McCarthy, seconded by Council Member Shaver, "to approve Resolution No. 17-11-03 naming Philip Mark Bohl as the City of Scottsbluff Street Superintendent for the 2018 calendar year," "YEAS", Colwell, Meininger, McCarthy, Shaver and Gonzales, "NAYS", None. Absent: None.

RESOLUTION NO. 17-11-03

WHEREAS, the State of Nebraska, through the Nebraska Department of Roads (“NDOR”) requires a licensed Street Superintendent be named each year for municipalities within the State of Nebraska; and

WHEREAS, the City of Scottsbluff (“City”) has an employee, Philip Mark Bohl, who is a licensed Street Superintendent; and

WHEREAS, the City has appointed and Philip Mark Bohl has agreed to be the City’s Street Superintendent for the 2018 calendar year.

NOW, THEREFORE, BE IT RESOLVED by the City Council and Mayor of the City of Scottsbluff, Nebraska that Philip Mark Bohl, Nebraska Street Superintendent #1103 is appointed as the Street Superintendent for the City of Scottsbluff.

This Resolution shall become effective upon its passage and approval.

PASSED and APPROVED on November 20, 2017.

Mayor

Attest:

City Clerk
“SEAL”

Mr. Johnson presented the recently completed Regional Housing Study prepared by Hanna Keelan for the Western Nebraska Economic Development committee. He commented that our LB840 plan was recently amended to include Workforce Housing. He would like to get a consensus from the Council on how to move forward with this study. Council Member Gonzales suggested that the Council adopt the plan and make it part of Comprehensive Plan.

Council Member Gonzales commented that he would like to see this study used to help develop more housing projects. Council Member Shaver added that he is hesitant to adopt it if he doesn’t know enough about it. Council Member Colwell stated that there is a lot of information, and they will need to identify goals and who will participate.

Starr Lehl, Economic Development Director, explained that LB 518 funds will soon be available for Workforce Housing, so we will need to have a plan in place. They would like to develop a Revolving Fund so the program is sustainable. Ms. Lehl is also currently working with banks for financing. The

funding is also available for housing rehabilitation. Staff will bring this plan back to Council at the next City Council Meeting for adoption as a part of the City's Comprehensive Plan.

Mr. Johnson gave a brief update on the East Overland Renovation plan; the City has allocated close to \$153,500.00 towards the East Overland façade program. Council Member Gonzales noted that one of the recommendations from the consultant was to make Broadway continuous, directing traffic to East Overland. He would like to use the recommendations from the consultant and keep the momentum going. Mayor Meininger commended Council Member Gonzales and staff members who worked hard on this plan and made it happen.

City Manager Johnson presented a lease with Scotts Bluff County for their radio communication equipment on the City of Scottsbluff Water Tower north of town. Moved by Mayor Meininger, seconded by Council Member McCarthy, "to approve a lease with Scotts Bluff County to lease space on the hydro pillar Water Tower and authorize the Mayor to execute the agreement," "YEAS", Colwell, Meininger, McCarthy, Shaver and Gonzales, "NAYS", None. Absent: None.

Mr. Johnson presented the Copier Service Contract for the Water and Wastewater Department. Mayor Meininger asked if all copier agreements could be grouped together in one contract. Mr. Johnson said we would work to consolidate these agreements. Moved by Council Member Shaver, seconded by Mayor Meininger, "to approve the Copier Service Contract renewal with /copier Connection, Inc. for the Water and Wastewater office copier and authorize the Mayor to sign the contract; and to look into consolidation of copier service contracts and update future agreements," "YEAS", Colwell, Meininger, McCarthy, Shaver and Gonzales, "NAYS", None. Absent: None.

Under Council Reports, Council Member Shaver reported that Scottsbluff High School received a 3rd place in the Math Bowl.

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

Mayor

Attest:

City Clerk
"SEAL"

City of Scottsbluff, Nebraska

Monday, December 4, 2017

Regular Meeting

Item Consent2

Council to approve bid specifications for the purchase and installation of two (2) electronic, radio controlled, community outdoor warning sirens, and authorize the City Clerk to advertise for bids to be received by December 28, 2017, 10:00 a.m. local time.

Staff Contact: Tim Newman, Emergency Management Director

BID SPECIFICATIONS FOR SCOTTSBLUFF, NEBRASKA COMMUNITY OUTDOOR WARNING SIRENS

SCOTTSBLUFF, NEBRASKA will be accepting bids for the purchase and installation of two (2) electronic, radio controlled, community outdoor warning sirens. The sirens shall be installed at or near the following locations:

1. 3rd Avenue and Railway Street or another suitable location near downtown Scottsbluff (41.857094, -103.657994)
2. Overland Park on E 12th Street one block east of 12th Avenue. (41.858614, -103.646338)

GENERAL REQUIREMENTS:

1. Bidders must offer an omni-directional siren design with 360° coverage at all times during activation. The acoustic performance level shall be at least 123 dB(C) @ 100', with a minimum 70dB(C) perimeter range of 4000 feet in accordance with FEMA guidelines of -10 dB per distance doubled. The system must be designed to provide full coverage of the specified area @ 70 dB(C) minimum, unless otherwise specified. The siren shall produce 2000 Watts output. Speaker drivers must be accessible through access panels. Electronic sirens that use 100 watt speaker drivers will not be accepted. Sirens that fail to meet minimum performance ratings will not be accepted. The electronics control cabinet shall be manufactured from Natural Finish Aluminum. The use of two (2) batteries are required, and must be locally available. Batteries must be accessible with pull-out battery trays for service safety. A single 120 Volt AC temperature compensated battery charger must supply the incoming charge for the sirens. The charger must warm the batteries through increased voltage during cold weather. The use of battery heaters is strictly prohibited. The Radio control for the sirens must be a receiver with appropriate antenna, polyphaser for lightning protection and integration for the siren controller. The siren controller must be capable of decoding all current commands for activation and monitoring with two-tone sequential module as well as 10 digit DTMF Narrow Band. In addition to 10 digit the siren must also be capable of decoding all current commands which includes 2 tone and 8 digit DTMF 50ms on 50ms off. The winning bidder will install the siren. The vendor must provide complete advisory services during installation and complete all internal wiring, battery installation, siren programming, head-end programming, programming at the Scotts Bluff County Communications Center, the Scottsbluff Fire Trucks and the Scottsbluff Fire Station MIP5000 computer.

2. The siren system shall be an Electronic Siren System featuring six (6) warning tones: Wail, Attack, Alert, Hi/Lo, Air-horn, and Whoop. Timing duration for each tone shall be selectable, and shall include 30 seconds, 60 seconds, 90 seconds, 3 minutes, or up to five (5) minutes. The pitch of the "Alert" tone must be 565hz. In addition, the siren must have pre-recorded voice messages as well.

3. The siren assembly and mounting bracket shall weigh no more than 400 lbs. maximum atop the pole, and shall be able to sustain and operate in winds up to 100 mph. The siren head will have absolutely no internal or external moving parts. Sound MUST be produced electronically through speakers.

4. The siren system shall consist of a pole top mounted speaker cluster, and a two (2) compartment siren case assembly. The battery compartment must be completely separated from the electronics compartment. Batteries are required to be placed on pull-out battery trays for service and to prevent terminals from shorting to cabinet ground.

5. The five-speaker cluster assembly shall be equipped with five 400 watt speaker drivers and not less than 50ft of speaker cable. Speaker cable must not be spliced in any way. It shall be designed to project uniform acoustic output throughout 360°, ± 1 dB, out and away from the speaker in a vertical dispersion pattern, thus minimizing potentially environmentally hazardous ultrasonic signals in the area adjacent to the pole location. Peak output of the siren must be able to converge at one point at the 100 ft. reference distance. The speaker assembly shall be fabricated from composite material, thus requiring no maintenance painting.

6. The siren case assembly, or electronics cabinet, shall consist of a two (2) compartment, natural finish aluminum housing, and shall not require maintenance painting. The upper compartment shall contain all of the necessary electronic assemblies for control and operation of the system; the lower compartment houses the batteries for the system. The siren controller must be water and moisture resistant.

7. Each siren shall operate on a 24 VDC power supply system provided by two (2) 12 volt, deep cycle, DC batteries wired in series. The battery system shall be maintained by a temperature compensated battery charger operating from an AC source.

8. In the event of incoming power loss, each siren shall be capable of at least twenty (20) minutes of continuous operation, or several days of intermittent use of brief siren signals before recharging of the batteries is necessary. For the AC powered sirens, a standard receptacle outlet must be installed inside the cabinet.

9. All sirens shall be controlled and activated by radio, utilizing two-tone and DTMF encoding controls. The radio receiver encoder/decoder unit in the siren enclosure shall be compatible with and interface to the Scotts Bluff County Consolidated Communications Center's existing base station radio and encoder (or existing siren systems).

10. Vendor will provide complete turn-key services to the City of Scottsbluff for Head-End integration. Complete wiring diagrams, schematics, and operational and installation instructions shall be provided within 30 days of project completion.

11. Nebraska Public Power District will provide the necessary trucks and manpower to remove existing Thunderbolt siren equipment at the City shop on 3rd Ave. and the siren at the intersection of East 27th and Hwy 26. The rotator, horn and bracket, solenoid, and chopper weigh approximately 333 lbs. It will not be necessary to salvage the rigid conduit or other supporting materials. NPPD will install the new siren on the top of pole and attach conduit from the top to the 15 foot level. NPPD will not be required to remove any materials from the site. The City of Scottsbluff will be responsible for removing the old equipment from the site once NPPD removes it from the poles. The electric meter at 3rd Ave will either be changed to single phase or will be removed by NPPD. This work will be coordinated between NPPD, the City, and the winning bidder to insure the minimum amount of time that sirens will not be

operational. The work performed by NPPD is estimated at \$4742.20 and will be billed to the winning bidder. All bids will reflect this amount as a pass-through to the City.

12. Existing poles have been inspected and found to be suitable for the new sirens by NPPD. Bidders shall not include the price of new poles in their bid.

13. All bids shall include any shipping freight charges;
Ship to:

Cindy Dickinson, City Clerk
2525 Circle Drive
Scottsbluff, NE 69361

14. All bids shall include costs for startup and operational system training. Each competing bidder must provide sound mapping for the respective siren site.

15. Vendor shall deliver all sirens within (120) days of bid acceptance. Complete installation and verifiable compatible operation of all sirens will be completed within (45) days of siren delivery.

16. The seller must warrant the siren equipment from the date of installation for a period of not less than two (2) years for defects in components and parts, and for an additional period of three (3) years for no more than \$75.00 per module deductible. Batteries may be excluded from this warranty.

17. Scottsbluff will accept Industry Standard equivalents. Any deviations must be presented to Scottsbluff as a Request for Approved Equal (RAP), and must fully explained in writing to the Region 22 Emergency Management Director. If a manufacturer chooses not to produce equipment with the minimum above specifications, Scottsbluff shall in no way be held liable for rejection of the proposal.

18. The City of Scottsbluff reserves the right to reject any and all bids.

INTENT

These specifications are not intended to include any proprietary items, components, circuits, or devices which would preclude any outdoor siren manufacturer from producing equipment to meet these specifications. All ratings, power outputs, and specific criteria are currently being met by commercially available equipment. The fact that a manufacturer chooses not to (or perhaps is unable to) produce equipment to meet these specifications, providing the above criteria are met, will not be sufficient cause to adjudge these specifications as restrictive.

EXCEPTIONS TO INDUSTRY STANDARD EQUIVALENTS:

1. 100 Watt Compression Drivers will not be accepted as an approved equal.
2. Painted steel cabinets to house the siren electronics will not be accepted as an approved equal.
3. Siren head assemblies fabricated from any material other than corrosion resistant

composition material will not be accepted as an approved equal.

4. Any primary power source other than 160 watt power will not be accepted as an approved equal.

5. The Sound Pressure Level (SPL) within the designated boundary shall be 70 dB(C) minimum, in conformance with FEMA's -10 dB per distance doubled path model, in accordance with FEMA publication CPG 1-17. A distance "halved" scheme will not be accepted.

6. To ensure system uniformity for operators, it is very important that voice messages be exactly what is currently in service on other electronic sirens within the Region 22 Emergency Management area. Any difference in format, duration, wording, pitch, or timing is unacceptable and cause for immediate rejection of proposal.

INSTALLATION:

1. This shall be a **Turnkey installation**. All work shall be done by the bidder and/or under the supervision of the bidder. Bidder shall furnish all labor, materials, accessories, and services necessary to perform all the work in a professional manner as per the manufacturer's specifications, where applicable, and as set forth in these specifications. All work shall comply with all local, state, and federal codes having jurisdiction as well as the regulations of the area utility companies whose service is to be used. All costs are inclusive, no additional costs will be considered without an approved change order.

2. The Bidder must have a **24 hour or less** response time for maintenance service and no more than three (3) days response time for replacement parts.

3. The bidder must have no judgments or potential judgments against them or the product that is offered. This will ensure that the winning bidder will be able to offer the provided warranty for the full duration required.

BIDDER SHALL RETURN THIS FORM FILLED OUT IN FULL AND SIGNED

BID FOR ELECTRONIC SIREN SYSTEM

BOTTOM LINE PRICE:

Sirens:

Turnkey Installation:

SPECIAL CONDITIONS:

The undersigned hereby certifies that he or she understands all of the above specifications and has read them carefully, and will deliver and furnish all

DELIVERY TIME:

The specified delivery date shall be a firm date as specified in the bid.

FIRM NAME SUBMITTING BID:

SIGNATURE OF AUTHORIZED REPRESENTATIVE:

PRINTED NAME OF AUTHORIZED REPRESENTATIVE:

TITLE OF AUTHORIZED REPRESENTATIVE:

ADDRESS:

TELEPHONE #: () FAX #: ()

CITY OF SCOTTSBLUFF
Advertisement for Bids

The City of Scottsbluff is accepting bids for the purchase and installation of two (2) electronic, radio controlled, community outdoor warning sirens. Specifications may be obtained from Tim Newman, Emergency Manager, City of Scottsbluff, 1801 Ave. B, Scottsbluff, NE 69361 or email tnewman@scottsbluff.org. "Community Outdoor Warning Siren" shall appear on the envelope. Sealed bids will be accepted by the City Clerk, 2525 Circle Drive, Scottsbluff, NE, 69361 until 10:00 a.m. local time, on December 28, 2017. The City of Scottsbluff reserves the right to reject all bids.

/s/ Cindy Dickinson, City Clerk

Print 3 Times:
December 8, 15, 22, 2017
One affidavit of publication requested

Bid Cost Form:

Siren #1:

Siren Make & Model _____ Price _____

Radio Transceiver (VHF) _____ Price _____

AC Charger _____ Price _____

Optional Item #1 _____ Price _____

Batteries (qty 4) Type _____ Price _____

Installation (turnkey) _____ Price _____

System Costs:

Shipping _____ Price _____

System Integration _____ Price _____

Administration, per diem & other costs (not to exceed NTE) _____ Price _____

(Any discounts) _____ Price _____

Total: \$ _____

Bidder Evaluations: (_____ Name of bidder _____)

Requirement(a): Siren (_____ Type of Siren _____)

#1: 123dBc rated siren @ 100ft	<input type="checkbox"/> Yes	<input type="checkbox"/> No
#2: 5 Speaker Cells	<input type="checkbox"/> Yes	<input type="checkbox"/> No
#3: 4000ft of 70dB coverage	<input type="checkbox"/> Yes	<input type="checkbox"/> No
#4: Omni-Directional	<input type="checkbox"/> Yes	<input type="checkbox"/> No
#5: 400W Speaker drivers	<input type="checkbox"/> Yes	<input type="checkbox"/> No
#6: Speaker Access panels	<input type="checkbox"/> Yes	<input type="checkbox"/> No
#7: Cabinet Manufactured with Aluminum	<input type="checkbox"/> Yes	<input type="checkbox"/> No
#8: 5 Amplifiers	<input type="checkbox"/> Yes	<input type="checkbox"/> No
#9: Interstate or AC Delco Batteries	<input type="checkbox"/> Yes	<input type="checkbox"/> No
#11: Battery pull-out trays	<input type="checkbox"/> Yes	<input type="checkbox"/> No
#12a: 120VAC Temp. Compensated Charger	<input type="checkbox"/> Yes	<input type="checkbox"/> No
#13: High-Speed Decoding	<input type="checkbox"/> Yes	<input type="checkbox"/> No
#14: Match all existing activation formats	<input type="checkbox"/> Yes	<input type="checkbox"/> No
#15: Siren controller store history	<input type="checkbox"/> Yes	<input type="checkbox"/> No
#18: Vendor assistance during installation	<input type="checkbox"/> Yes	<input type="checkbox"/> No
#19: Projected system down-time no more than 24 hr	<input type="checkbox"/> Yes	<input type="checkbox"/> No
#20: 5 Year on-site warranty on components/parts	<input type="checkbox"/> Yes	<input type="checkbox"/> No
#21: Complete Verifiable match to current system	<input type="checkbox"/> Yes	<input type="checkbox"/> No

Proposal Meets All Necessary Criteria?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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City of Scottsbluff, Nebraska

Monday, December 4, 2017

Regular Meeting

Item Claims1

Regular claims

Staff Contact: Liz Hilyard, Finance Director



Expense Approval Report

By Vendor Name

Post Dates 11/21/2017 - 12/04/2017

Description (Payable)	Account Name	(None)	(None)	(None)	Amount
Vendor: 00460 - ACCELERATED RECEIVABLES SOLUTIONS					
Fund: 713 - CASH & INVESTMENT POOL					
WAGE ATTACHMENT	WAGE ATTACHMENT EE PAY				40.79
Fund 713 - CASH & INVESTMENT POOL Total:					40.79
Vendor 00460 - ACCELERATED RECEIVABLES SOLUTIONS Total:					40.79
Vendor: 00393 - ACTION COMMUNICATIONS INC.					
Fund: 111 - GENERAL					
equip maint	EQUIPMENT MAINTENANCE				-750.00
Fund 111 - GENERAL Total:					-750.00
Fund: 218 - PUBLIC SAFETY					
16 - Minitor 6 pagers/batteries ...	DEPARTMENT SUPPLIES				5,000.00
Fund 218 - PUBLIC SAFETY Total:					5,000.00
Fund: 225 - MUTUAL FIRE					
16 - Minitor 6 pagers/batteries ...	DEPARTMENT SUPPLIES				5,232.00
Fund 225 - MUTUAL FIRE Total:					5,232.00
Vendor 00393 - ACTION COMMUNICATIONS INC. Total:					9,482.00
Vendor: 08144 - AE SERVICES, LLC					
Fund: 725 - CENTRAL GARAGE					
building mtn	BUILDING MAINTENANCE				166.37
Fund 725 - CENTRAL GARAGE Total:					166.37
Vendor 08144 - AE SERVICES, LLC Total:					166.37
Vendor: 03711 - AMAZON.COM HEADQUARTERS					
Fund: 111 - GENERAL					
Dep. sup. & Bks.	DEPARTMENT SUPPLIES				89.99
Dep. sup. & Bks.	BOOKS				93.60
Fund 111 - GENERAL Total:					183.59
Vendor 03711 - AMAZON.COM HEADQUARTERS Total:					183.59
Vendor: 02118 - ANITA'S GREENSCAPING INC					
Fund: 661 - STORMWATER					
CONTRACTUAL SVC	CONTRACTUAL SERVICES				311.09
Fund 661 - STORMWATER Total:					311.09
Vendor 02118 - ANITA'S GREENSCAPING INC Total:					311.09
Vendor: 08126 - ANTHONY J MURPHY					
Fund: 111 - GENERAL					
NFA meals during travel - AM	BUSINESS TRAVEL				66.00
Fund 111 - GENERAL Total:					66.00
Vendor 08126 - ANTHONY J MURPHY Total:					66.00
Vendor: 04575 - AUTOZONE STORES, INC					
Fund: 111 - GENERAL					
New Headlight for Rescue One	VEHICLE MAINTENANCE				47.74
Repairs rescue unit	VEHICLE MAINTENANCE				5.84
Fund 111 - GENERAL Total:					53.58
Fund: 725 - CENTRAL GARAGE					
dept supplies	DEPARTMENT SUPPLIES				13.44
dept supplies	DEPARTMENT SUPPLIES				134.40
Fund 725 - CENTRAL GARAGE Total:					147.84
Vendor 04575 - AUTOZONE STORES, INC Total:					201.42

Expense Approval Report

Post Dates: 11/21/2017 - 12/04/2017

Description (Payable)	Account Name	(None)	(None)	(None)	Amount
Vendor: 00295 - B & H INVESTMENTS, INC					
Fund: 111 - GENERAL					
Dep. sup. - LIBRARY	DEPARTMENT SUPPLIES				40.50
				Fund 111 - GENERAL Total:	40.50
Fund: 212 - TRANSPORTATION					
SUPP - WATER	DEPARTMENT SUPPLIES				30.50
SUPP - WATER	DEPARTMENT SUPPLIES				23.50
				Fund 212 - TRANSPORTATION Total:	54.00
Fund: 621 - ENVIRONMENTAL SERVICES					
dept supplies	DEPARTMENT SUPPLIES				32.00
dept supplies	DEPARTMENT SUPPLIES				23.50
dept supplies	DEPARTMENT SUPPLIES				16.50
				Fund 621 - ENVIRONMENTAL SERVICES Total:	72.00
				Vendor 00295 - B & H INVESTMENTS, INC Total:	166.50
Vendor: 09716 - BLACK HILLS GAS DISTRIBUTION LLC					
Fund: 111 - GENERAL					
Monthly Energy Bill	HEATING FUEL				279.26
Monthly Energy Bill	HEATING FUEL				118.03
Monthly Energy Bill	HEATING FUEL				118.04
Monthly Energy Bill	HEATING FUEL				93.77
Monthly Energy Bill	HEATING FUEL				232.53
Monthly Energy Bill	HEATING FUEL				244.57
Monthly Energy Bill	HEATING FUEL				128.70
				Fund 111 - GENERAL Total:	1,214.90
Fund: 212 - TRANSPORTATION					
Monthly Energy Bill	HEATING FUEL				974.06
				Fund 212 - TRANSPORTATION Total:	974.06
Fund: 621 - ENVIRONMENTAL SERVICES					
Monthly Energy Bill	HEATING FUEL				149.00
				Fund 621 - ENVIRONMENTAL SERVICES Total:	149.00
Fund: 641 - WATER					
Monthly Energy Bill	HEATING FUEL				139.97
				Fund 641 - WATER Total:	139.97
Fund: 725 - CENTRAL GARAGE					
Monthly Energy Bill	HEATING FUEL				154.65
				Fund 725 - CENTRAL GARAGE Total:	154.65
				Vendor 09716 - BLACK HILLS GAS DISTRIBUTION LLC Total:	2,632.58
Vendor: 00405 - BLUFFS SANITARY SUPPLY INC.					
Fund: 111 - GENERAL					
Jan. sup.	JANITORIAL SUPPLIES				62.50
Jan. sup.	JANITORIAL SUPPLIES				30.00
Jan. sup.	JANITORIAL SUPPLIES				126.45
JANIT SUPPL	JANITORIAL SUPPLIES				28.27
JANIT SUPPL	JANITORIAL SUPPLIES				28.26
				Fund 111 - GENERAL Total:	275.48
				Vendor 00405 - BLUFFS SANITARY SUPPLY INC. Total:	275.48
Vendor: 09410 - BROWN, MATTHEW					
Fund: 111 - GENERAL					
SCHOOLS & CONF	SCHOOL & CONFERENCE				370.00
				Fund 111 - GENERAL Total:	370.00
				Vendor 09410 - BROWN, MATTHEW Total:	370.00

Expense Approval Report

Post Dates: 11/21/2017 - 12/04/2017

Description (Payable)	Account Name	(None)	(None)	(None)	Amount
Vendor: 06553 - BRUNZ, BRANDI					
Fund: 111 - GENERAL					
SCHOOLS & CONF	SCHOOL & CONFERENCE				55.00
				Fund 111 - GENERAL Total:	55.00
				Vendor 06553 - BRUNZ, BRANDI Total:	55.00
Vendor: 07911 - CELLCO PARTNERSHIP					
Fund: 111 - GENERAL					
Monthly Data Modem	CELLULAR PHONE				25.02
CELL PHONES	TELEPHONE				309.10
Monthly cell phones fire	CELLULAR PHONE				215.80
				Fund 111 - GENERAL Total:	549.92
				Vendor 07911 - CELLCO PARTNERSHIP Total:	549.92
Vendor: 04990 - CENCON, LLC					
Fund: 641 - WATER					
CONTRACTUAL SVC	CONTRACTUAL SERVICES				910.00
				Fund 641 - WATER Total:	910.00
				Vendor 04990 - CENCON, LLC Total:	910.00
Vendor: 02396 - CITIBANK N.A.					
Fund: 212 - TRANSPORTATION					
SUPP - CARTRIDGES & TONER	DEPARTMENT SUPPLIES				174.58
SUPP - CARTRIDGES	DEPARTMENT SUPPLIES				36.08
				Fund 212 - TRANSPORTATION Total:	210.66
Fund: 621 - ENVIRONMENTAL SERVICES					
dept supplies	DEPARTMENT SUPPLIES				113.96
dept supplies	DEPARTMENT SUPPLIES				192.91
dept supplies	DEPARTMENT SUPPLIES				19.98
				Fund 621 - ENVIRONMENTAL SERVICES Total:	326.85
Fund: 631 - WASTEWATER					
DEPT SUP	DEPARTMENT SUPPLIES				107.47
				Fund 631 - WASTEWATER Total:	107.47
Fund: 641 - WATER					
DEPT SUP	DEPARTMENT SUPPLIES				107.46
				Fund 641 - WATER Total:	107.46
				Vendor 02396 - CITIBANK N.A. Total:	752.44
Vendor: 05859 - CITIBANK, N.A.					
Fund: 111 - GENERAL					
CONTRACTUAL	CONTRACTUAL SERVICES				150.00
				Fund 111 - GENERAL Total:	150.00
				Vendor 05859 - CITIBANK, N.A. Total:	150.00
Vendor: 00367 - CITY OF SCB					
Fund: 111 - GENERAL					
POSTAGE/DEPT SUPPL/GAS	DEPARTMENT SUPPLIES				29.40
POSTAGE/DEPT SUPPL/GAS	POSTAGE				10.55
POSTAGE/DEPT SUPPL/GAS	GASOLINE				20.00
PETTY CASH	LEGAL FEES				15.00
PETTY CASH	VEHICLE MAINTENANCE				12.00
				Fund 111 - GENERAL Total:	86.95
Fund: 631 - WASTEWATER					
PETTY CASH	LICENSE/PERMITS				57.50
				Fund 631 - WASTEWATER Total:	57.50
				Vendor 00367 - CITY OF SCB Total:	144.45
Vendor: 00706 - COMPUTER CONNECTION INC					
Fund: 631 - WASTEWATER					
CONTRACTUAL SVC	CONTRACTUAL SERVICES				187.25
				Fund 631 - WASTEWATER Total:	187.25

Expense Approval Report

Post Dates: 11/21/2017 - 12/04/2017

Description (Payable)	Account Name	(None)	(None)	(None)	Amount
Fund: 641 - WATER					
CONTRACTUAL SVC	CONTRACTUAL SERVICES				187.25
				Fund 641 - WATER Total:	187.25
				Vendor 00706 - COMPUTER CONNECTION INC Total:	374.50
Vendor: 02995 - CONSOLIDATED MANAGEMENT COMPANY					
Fund: 111 - GENERAL					
SCHOOLS & CONF	SCHOOL & CONFERENCE				72.25
SCHOOLS & CONF	SCHOOL & CONFERENCE				73.11
				Fund 111 - GENERAL Total:	145.36
				Vendor 02995 - CONSOLIDATED MANAGEMENT COMPANY Total:	145.36
Vendor: 00406 - CRESCENT ELECT. SUPPLY COMP INC					
Fund: 111 - GENERAL					
Dep. sup.	DEPARTMENT SUPPLIES				21.58
Dep. sup.	DEPARTMENT SUPPLIES				170.75
				Fund 111 - GENERAL Total:	192.33
				Vendor 00406 - CRESCENT ELECT. SUPPLY COMP INC Total:	192.33
Vendor: 09767 - CROELL INC					
Fund: 641 - WATER					
DEPT SUP	DEPARTMENT SUPPLIES				146.47
DEPT SUP	DEPARTMENT SUPPLIES				245.57
				Fund 641 - WATER Total:	392.04
				Vendor 09767 - CROELL INC Total:	392.04
Vendor: 07689 - CYNTHIA GREEN					
Fund: 111 - GENERAL					
Dep. sup.	DEPARTMENT SUPPLIES				136.00
INVEST SUPPL	INVESTIGATIVE EXPENSES				13.86
DEPT SUP	DEPARTMENT SUPPLIES				11.98
DEPT SUPP	DEPARTMENT SUPPLIES				8.78
DEPT SUP	DEPARTMENT SUPPLIES				47.99
				Fund 111 - GENERAL Total:	218.61
				Vendor 07689 - CYNTHIA GREEN Total:	218.61
Vendor: 00404 - DAS STATE ACCOUNTING-CENTRAL FINANCE					
Fund: 111 - GENERAL					
Monthly Long Distance	TELEPHONE				6.76
Monthly Long Distance	TELEPHONE				1.04
Monthly Long Distance	TELEPHONE				7.49
Monthly Long Distance	TELEPHONE				0.52
Monthly Long Distance	TELEPHONE				5.19
Monthly Long Distance	TELEPHONE				6.75
Monthly Long Distance	TELEPHONE				49.29
Monthly Long Distance	TELEPHONE				20.77
Monthly Long Distance	TELEPHONE				2.45
Monthly Long Distance	TELEPHONE				2.35
				Fund 111 - GENERAL Total:	102.61
Fund: 212 - TRANSPORTATION					
Monthly Long Distance	TELEPHONE				7.15
				Fund 212 - TRANSPORTATION Total:	7.15
Fund: 213 - CEMETERY					
Monthly Long Distance	TELEPHONE				3.58
				Fund 213 - CEMETERY Total:	3.58
Fund: 224 - ECONOMIC DEVELOPMENT					
Monthly Long Distance	TELEPHONE				9.63
				Fund 224 - ECONOMIC DEVELOPMENT Total:	9.63

Expense Approval Report

Post Dates: 11/21/2017 - 12/04/2017

Description (Payable)	Account Name	(None)	(None)	(None)	Amount
Fund: 621 - ENVIRONMENTAL SERVICES					
Monthly Long Distance	TELEPHONE				5.21
Fund 621 - ENVIRONMENTAL SERVICES Total:					5.21
Fund: 631 - WASTEWATER					
Monthly Long Distance	TELEPHONE				3.18
Fund 631 - WASTEWATER Total:					3.18
Fund: 641 - WATER					
Monthly Long Distance	TELEPHONE				2.97
Fund 641 - WATER Total:					2.97
Fund: 661 - STORMWATER					
Monthly Long Distance	TELEPHONE				0.93
Fund 661 - STORMWATER Total:					0.93
Fund: 721 - GIS SERVICES					
Monthly Long Distance	TELEPHONE				0.47
Fund 721 - GIS SERVICES Total:					0.47
Fund: 725 - CENTRAL GARAGE					
Monthly Long Distance	TELEPHONE				0.79
Fund 725 - CENTRAL GARAGE Total:					0.79
Vendor 00404 - DAS STATE ACCOUNTING-CENTRAL FINANCE Total:					136.52
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: 01790 - ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE INC					
Fund: 111 - GENERAL					
GIS & DEV S.	EQUIPMENT MAINTENANCE				400.00
Fund 111 - GENERAL Total:					400.00
Fund: 213 - CEMETERY					
EQUIP MAINT	EQUIPMENT MAINTENANCE				500.00
Fund 213 - CEMETERY Total:					500.00
Fund: 631 - WASTEWATER					
EQUIP MAINT	EQUIPMENT MAINTENANCE				1,750.00
Fund 631 - WASTEWATER Total:					1,750.00
Fund: 641 - WATER					
EQUIP MAINT	EQUIPMENT MAINTENANCE				1,750.00
Fund 641 - WATER Total:					1,750.00
Fund: 721 - GIS SERVICES					
GIS & DEV S.	EQUIPMENT MAINTENANCE				3,000.00
GIS & DEV S.	EQUIPMENT MAINTENANCE				400.00
GIS & DEV S.	EQUIPMENT MAINTENANCE				3,000.00
Fund 721 - GIS SERVICES Total:					6,400.00
Vendor 01790 - ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE INC Total:					10,800.00
Vendor: 00887 - FYR-TEK INC					
Fund: 111 - GENERAL					
Two scba brackets	DEPARTMENT SUPPLIES				104.42
Fund 111 - GENERAL Total:					104.42
Vendor 00887 - FYR-TEK INC Total:					104.42
Vendor: 09846 - GALINDO HUMBERTO/GONZALES LESLIE					
Fund: 641 - WATER					
WATER SERV	WATER MAINS				1,040.00
Fund 641 - WATER Total:					1,040.00
Vendor 09846 - GALINDO HUMBERTO/GONZALES LESLIE Total:					1,040.00

Expense Approval Report

Post Dates: 11/21/2017 - 12/04/2017

Description (Payable)	Account Name	(None)	(None)	(None)	Amount
Vendor: 05600 - GALLS INC					
Fund: 111 - GENERAL					
UNIFORMS	UNIFORMS & CLOTHING				164.97
				Fund 111 - GENERAL Total:	164.97
				Vendor 05600 - GALLS INC Total:	164.97
Vendor: 00016 - GARTON, LYNN					
Fund: 631 - WASTEWATER					
SCHOOLS & CONF	SCHOOL & CONFERENCE				6.70
				Fund 631 - WASTEWATER Total:	6.70
				Vendor 00016 - GARTON, LYNN Total:	6.70
Vendor: 00022 - GENERAL ELECTRIC CAPITAL CORPORATION					
Fund: 111 - GENERAL					
Dep. sup & prgm.	DEPARTMENT SUPPLIES				12.86
Dep. sup & prgm.	PROGRAMMING				46.02
Department Supplies	DEPARTMENT SUPPLIES				46.05
Department Supplies	DEPARTMENT SUPPLIES				53.78
Department Supplies	DEPARTMENT SUPPLIES				9.76
Department Supllies	DEPARTMENT SUPPLIES				25.94
Dep. sup.	DEPARTMENT SUPPLIES				24.23
				Fund 111 - GENERAL Total:	218.64
				Vendor 00022 - GENERAL ELECTRIC CAPITAL CORPORATION Total:	218.64
Vendor: 09848 - GENOWAYS NATHAN					
Fund: 111 - GENERAL					
SCHOOLS & CONF	SCHOOL & CONFERENCE				91.00
				Fund 111 - GENERAL Total:	91.00
				Vendor 09848 - GENOWAYS NATHAN Total:	91.00
Vendor: 00397 - GFOA					
Fund: 111 - GENERAL					
MEMBERSHIP - CHRIS BURBACH	MEMBERSHIPS				150.00
				Fund 111 - GENERAL Total:	150.00
				Vendor 00397 - GFOA Total:	150.00
Vendor: 09776 - GREAT LAKES HIGHER EDUCATION GUARANTY CORP					
Fund: 713 - CASH & INVESTMENT POOL					
WAGE ATTACHMENT	WAGE ATTACHMENT EE PAY				185.82
				Fund 713 - CASH & INVESTMENT POOL Total:	185.82
				Vendor 09776 - GREAT LAKES HIGHER EDUCATION GUARANTY CORP Total:	185.82
Vendor: 09100 - HANSEN, JOSH					
Fund: 111 - GENERAL					
SCHOOLS & CONF	SCHOOL & CONFERENCE				105.00
				Fund 111 - GENERAL Total:	105.00
				Vendor 09100 - HANSEN, JOSH Total:	105.00
Vendor: 06423 - HYDROTEX PARTNERS, LTD					
Fund: 725 - CENTRAL GARAGE					
oil & antifreeze	OIL & ANTIFREEZE				2,948.68
				Fund 725 - CENTRAL GARAGE Total:	2,948.68
				Vendor 06423 - HYDROTEX PARTNERS, LTD Total:	2,948.68
Vendor: 00525 - IDEAL LAUNDRY AND CLEANERS, INC.					
Fund: 111 - GENERAL					
Jan. sup.	JANITORIAL SUPPLIES				90.65
DEPT SUPP	DEPARTMENT SUPPLIES				57.86
				Fund 111 - GENERAL Total:	148.51
Fund: 212 - TRANSPORTATION					
SUPP - MATS, TOWELS	DEPARTMENT SUPPLIES				29.59

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Description (Payable)	Account Name	(None)	(None)	(None)	Amount
SUPP - MATS, TOWELS	DEPARTMENT SUPPLIES				29.59
				Fund 212 - TRANSPORTATION Total:	59.18
Fund: 621 - ENVIRONMENTAL SERVICES					
dept supplies	DEPARTMENT SUPPLIES				71.32
				Fund 621 - ENVIRONMENTAL SERVICES Total:	71.32
Fund: 725 - CENTRAL GARAGE					
uniforms & clothing	DEPARTMENT SUPPLIES				27.38
uniforms & clothing	UNIFORMS & CLOTHING				8.28
dept supplies	DEPARTMENT SUPPLIES				27.38
dept supplies	UNIFORMS & CLOTHING				8.28
				Fund 725 - CENTRAL GARAGE Total:	71.32
				Vendor 00525 - IDEAL LAUNDRY AND CLEANERS, INC. Total:	350.33
Vendor: 00937 - INDEPENDENT PLUMBING AND HEATING, INC					
Fund: 111 - GENERAL					
GROUND MAINT	GROUPS MAINTENANCE				14.70
				Fund 111 - GENERAL Total:	14.70
				Vendor 00937 - INDEPENDENT PLUMBING AND HEATING, INC Total:	14.70
Vendor: 09291 - INGRAM LIBRARY SERVICES INC					
Fund: 111 - GENERAL					
Bks & AV	AUDIOVISUAL SUPPLIES				21.99
Bks & AV	BOOKS				249.66
Bks.	BOOKS				60.53
Bks.	BOOKS				80.76
Bks.	BOOKS				57.03
				Fund 111 - GENERAL Total:	469.97
Fund: 211 - REGIONAL LIBRARY					
Bks.	BOOKS				7.37
				Fund 211 - REGIONAL LIBRARY Total:	7.37
				Vendor 09291 - INGRAM LIBRARY SERVICES INC Total:	477.34
Vendor: 08154 - INTERNAL REVENUE SERVICE					
Fund: 713 - CASH & INVESTMENT POOL					
WITHHOLDINGS	MEDICARE W/H EE PAYABLE				3,932.53
WITHHOLDINGS	MEDICARE W/H EE PAYABLE				3,932.53
WITHHOLDINGS	FICA W/H EE PAYABLE				14,292.11
WITHHOLDINGS	FICA W/H EE PAYABLE				14,292.11
WITHHOLDINGS	FED W/H EE PAYABLE				30,538.58
				Fund 713 - CASH & INVESTMENT POOL Total:	66,987.86
				Vendor 08154 - INTERNAL REVENUE SERVICE Total:	66,987.86
Vendor: 06131 - JOHN DEERE FINANCIAL					
Fund: 631 - WASTEWATER					
UNIFORMS & CLOTHING	UNIFORMS & CLOTHING				59.99
DEPT SUP	DEPARTMENT SUPPLIES				89.97
				Fund 631 - WASTEWATER Total:	149.96
				Vendor 06131 - JOHN DEERE FINANCIAL Total:	149.96
Vendor: 08067 - JOHN DEERE FINANCIAL					
Fund: 631 - WASTEWATER					
UNIFORMS & CLOTHING	UNIFORMS & CLOTHING				59.99
				Fund 631 - WASTEWATER Total:	59.99
				Vendor 08067 - JOHN DEERE FINANCIAL Total:	59.99
Vendor: 09747 - KNOW HOW LLC					
Fund: 111 - GENERAL					
EQUIP MAINT	EQUIPMENT MAINTENANCE				38.97
GROUND MAINT	GROUPS MAINTENANCE				23.25
				Fund 111 - GENERAL Total:	62.22

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Description (Payable)	Account Name	(None)	(None)	(None)	Amount
Fund: 621 - ENVIRONMENTAL SERVICES					
dept supplies	DEPARTMENT SUPPLIES				5.24
dept supplies	DEPARTMENT SUPPLIES				30.20
Fund 621 - ENVIRONMENTAL SERVICES Total:					35.44
Fund: 725 - CENTRAL GARAGE					
dept supplies	DEPARTMENT SUPPLIES				7.96
equip mtnc	EQUIPMENT MAINTENANCE				85.01
equip mtnc	EQUIPMENT MAINTENANCE				10.67
equip mtnc	EQUIPMENT MAINTENANCE				16.56
equip mtnc	EQUIPMENT MAINTENANCE				10.67
equip mtnc	EQUIPMENT MAINTENANCE				2.59
equip mtnc	EQUIPMENT MAINTENANCE				23.72
dept supplies	DEPARTMENT SUPPLIES				205.69
equip mtnc	EQUIPMENT MAINTENANCE				29.42
equip mtnc	EQUIPMENT MAINTENANCE				17.04
equip mtnc	EQUIPMENT MAINTENANCE				2.59
equip mtnc	EQUIPMENT MAINTENANCE				202.42
equip mtnc	EQUIPMENT MAINTENANCE				20.54
dept supplies	DEPARTMENT SUPPLIES				43.30
equip mtnc	EQUIPMENT MAINTENANCE				19.45
dept supplies	DEPARTMENT SUPPLIES				249.81
equip mtnc	EQUIPMENT MAINTENANCE				17.74
equip mtnc	EQUIPMENT MAINTENANCE				-20.86
dept supplies	DEPARTMENT SUPPLIES				-7.96
equip mtnc	EQUIPMENT MAINTENANCE				-18.00
Fund 725 - CENTRAL GARAGE Total:					918.36
Vendor 09747 - KNOW HOW LLC Total:					1,016.02
Vendor: 00639 - KRIZ-DAVIS COMPANY					
Fund: 111 - GENERAL					
BLDG MAINT	BUILDING MAINTENANCE				54.79
Fund 111 - GENERAL Total:					54.79
Vendor 00639 - KRIZ-DAVIS COMPANY Total:					54.79
Vendor: 04892 - LEAGUE ASSOCIATION OF RISK MANAGEMENT					
Fund: 111 - GENERAL					
VEHICLE INSURANCE - MOBILE ...	VEHICLE INSURANCE				34.14
Fund 111 - GENERAL Total:					34.14
Vendor 04892 - LEAGUE ASSOCIATION OF RISK MANAGEMENT Total:					34.14
Vendor: 04064 - LOPEZ STEVE					
Fund: 111 - GENERAL					
SCHOOLS & CONF	SCHOOL & CONFERENCE				180.00
Fund 111 - GENERAL Total:					180.00
Vendor 04064 - LOPEZ STEVE Total:					180.00
Vendor: 09849 - LUCKINBILL BENJAMIN					
Fund: 111 - GENERAL					
SCHOOLS & CONF	SCHOOL & CONFERENCE				91.00
Fund 111 - GENERAL Total:					91.00
Vendor 09849 - LUCKINBILL BENJAMIN Total:					91.00
Vendor: 07838 - MAILFINANCE INC					
Fund: 111 - GENERAL					
MONTHLY LEASE	RENT-MACHINES				148.76
Fund 111 - GENERAL Total:					148.76
Vendor 07838 - MAILFINANCE INC Total:					148.76
Vendor: 07628 - MENARDS, INC					
Fund: 111 - GENERAL					
EQUIP MAINT	EQUIPMENT MAINTENANCE				47.72

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Description (Payable)	Account Name	(None)	(None)	(None)	Amount
EQUIP MAINT	EQUIPMENT MAINTENANCE				9.96
				Fund 111 - GENERAL Total:	57.68
Fund: 212 - TRANSPORTATION					
SUPP - T15 SECURITY	DEPARTMENT SUPPLIES				1.98
SUPP - CAR WASH	DEPARTMENT SUPPLIES				11.54
SUPP - BATTERIES	DEPARTMENT SUPPLIES				8.74
SUPP - IRON HOLD MAX	DEPARTMENT SUPPLIES				23.98
SUPP - TOTES W/LIDS	DEPARTMENT SUPPLIES				51.64
				Fund 212 - TRANSPORTATION Total:	97.88
Fund: 213 - CEMETERY					
DEPT SUPP	DEPARTMENT SUPPLIES				78.69
				Fund 213 - CEMETERY Total:	78.69
Fund: 621 - ENVIRONMENTAL SERVICES					
dept supplies	DEPARTMENT SUPPLIES				2.79
				Fund 621 - ENVIRONMENTAL SERVICES Total:	2.79
Fund: 631 - WASTEWATER					
DEPT SUP	DEPARTMENT SUPPLIES				22.75
				Fund 631 - WASTEWATER Total:	22.75
Fund: 641 - WATER					
DEPT SUP	DEPARTMENT SUPPLIES				227.38
DEPT SUP	DEPARTMENT SUPPLIES				9.08
				Fund 641 - WATER Total:	236.46
				Vendor 07628 - MENARDS, INC Total:	496.25
Vendor: 08227 - MIDWEST SPECIAL SVC INC					
Fund: 111 - GENERAL					
CONTRACTUAL	CONTRACTUAL SERVICES				664.50
CONTRACTUAL	CONTRACTUAL SERVICES				276.00
CONTRACTUAL	CONTRACTUAL SERVICES				138.00
				Fund 111 - GENERAL Total:	1,078.50
				Vendor 08227 - MIDWEST SPECIAL SVC INC Total:	1,078.50
Vendor: 00490 - MUNICIPAL SUPPLY INC. OF NEBRASKA					
Fund: 641 - WATER					
DEPT SUP	DEPARTMENT SUPPLIES				14,182.19
				Fund 641 - WATER Total:	14,182.19
				Vendor 00490 - MUNICIPAL SUPPLY INC. OF NEBRASKA Total:	14,182.19
Vendor: 09304 - NCMA					
Fund: 111 - GENERAL					
MEMBERSHIP - N.JOHNSON	MEMBERSHIPS				412.00
				Fund 111 - GENERAL Total:	412.00
				Vendor 09304 - NCMA Total:	412.00
Vendor: 08083 - NE COLORADO CELLULAR, INC					
Fund: 631 - WASTEWATER					
CONTRACTUAL SVC	CONTRACTUAL SERVICES				16.38
				Fund 631 - WASTEWATER Total:	16.38
Fund: 641 - WATER					
CONTRACTUAL SVC	CONTRACTUAL SERVICES				59.12
				Fund 641 - WATER Total:	59.12
				Vendor 08083 - NE COLORADO CELLULAR, INC Total:	75.50
Vendor: 00942 - NE DEPT OF ENVIRONMENTAL QUALITY					
Fund: 631 - WASTEWATER					
LOAN PAYMENTS	ADMIN COSTS & FEES				4,759.36
LOAN PAYMENTS	DEBT SERVICE-PRINCIPAL				302,513.43

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Description (Payable)	Account Name	(None)	(None)	(None)	Amount
LOAN PAYMENTS	DEBT SERVICE-INTEREST				20,431.92
				Fund 631 - WASTEWATER Total:	327,704.71
				Vendor 00942 - NE DEPT OF ENVIRONMENTAL QUALITY Total:	327,704.71
Vendor: 00797 - NE DEPT OF REVENUE					
Fund: 713 - CASH & INVESTMENT POOL					
INCOME TAX WITHHOLDING	STATE W/H EE PAYABLE				29,776.96
				Fund 713 - CASH & INVESTMENT POOL Total:	29,776.96
				Vendor 00797 - NE DEPT OF REVENUE Total:	29,776.96
Vendor: 01358 - NE LAW ENFORCEMENT TRAINING CENTER					
Fund: 111 - GENERAL					
SCHOOLS & CONF	SCHOOL & CONFERENCE				50.00
				Fund 111 - GENERAL Total:	50.00
				Vendor 01358 - NE LAW ENFORCEMENT TRAINING CENTER Total:	50.00
Vendor: 00402 - NEBRASKA MACHINERY CO					
Fund: 111 - GENERAL					
GROUND MAINT	GROUNDS MAINTENANCE				447.62
				Fund 111 - GENERAL Total:	447.62
Fund: 725 - CENTRAL GARAGE					
equip mtnc	EQUIPMENT MAINTENANCE				34.36
equip mtnc	EQUIPMENT MAINTENANCE				10.95
				Fund 725 - CENTRAL GARAGE Total:	45.31
				Vendor 00402 - NEBRASKA MACHINERY CO Total:	492.93
Vendor: 00578 - NEBRASKA PUBLIC POWER DISTRICT					
Fund: 631 - WASTEWATER					
electricity	ELECTRIC POWER				14,647.04
electricity	ELECTRIC POWER				149.25
				Fund 631 - WASTEWATER Total:	14,796.29
Fund: 641 - WATER					
electricity	ELECTRIC POWER				3,698.02
electricity	ELECTRIC POWER				1,330.96
				Fund 641 - WATER Total:	5,028.98
				Vendor 00578 - NEBRASKA PUBLIC POWER DISTRICT Total:	19,825.27
Vendor: 00722 - NEBRASKA SALT AND GRAIN CO					
Fund: 212 - TRANSPORTATION					
1 LOAD ICE SLICER	STREET REPAIR SUPPLIES				4,225.08
				Fund 212 - TRANSPORTATION Total:	4,225.08
				Vendor 00722 - NEBRASKA SALT AND GRAIN CO Total:	4,225.08
Vendor: 00139 - NORTHWEST PIPE FITTINGS, INC. OF SCOTTSBLUFF					
Fund: 111 - GENERAL					
GROUND MAINT	GROUNDS MAINTENANCE				16.29
				Fund 111 - GENERAL Total:	16.29
Fund: 641 - WATER					
DEPT SUP	DEPARTMENT SUPPLIES				141.57
DEPT SUP	DEPARTMENT SUPPLIES				6.46
DEPT SUP	DEPARTMENT SUPPLIES				17.83
				Fund 641 - WATER Total:	165.86
				Vendor 00139 - NORTHWEST PIPE FITTINGS, INC. OF SCOTTSBLUFF Total:	182.15
Vendor: 00487 - PANHANDLE ENVIRONMENTAL SERVICES INC					
Fund: 631 - WASTEWATER					
CONTRACTUAL SVC	CONTRACTUAL SERVICES				90.50
				Fund 631 - WASTEWATER Total:	90.50
Fund: 641 - WATER					
SAMPLES	SAMPLES				72.00
SAMPLES	SAMPLES				40.00

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Description (Payable)	Account Name	(None)	(None)	(None)	Amount
SAMPLES	SAMPLES				72.00
				Fund 641 - WATER Total:	184.00
				Vendor 00487 - PANHANDLE ENVIRONMENTAL SERVICES INC Total:	274.50
Vendor: 00017 - PANHANDLE HUMANE SOCIETY					
Fund: 111 - GENERAL					
CONTRACTUAL	CONTRACTUAL SERVICES				5,174.59
				Fund 111 - GENERAL Total:	5,174.59
				Vendor 00017 - PANHANDLE HUMANE SOCIETY Total:	5,174.59
Vendor: 01276 - PLATTE VALLEY BANK					
Fund: 713 - CASH & INVESTMENT POOL					
HSA SAVINGS	HSA EE PAYABLE				13,010.71
				Fund 713 - CASH & INVESTMENT POOL Total:	13,010.71
				Vendor 01276 - PLATTE VALLEY BANK Total:	13,010.71
Vendor: 00272 - POSTMASTER					
Fund: 111 - GENERAL					
POSTAGE	POSTAGE				225.00
				Fund 111 - GENERAL Total:	225.00
Fund: 621 - ENVIRONMENTAL SERVICES					
Postage	POSTAGE				94.68
Postage	POSTAGE				123.67
				Fund 621 - ENVIRONMENTAL SERVICES Total:	218.35
Fund: 631 - WASTEWATER					
Postage	POSTAGE				94.68
Postage	POSTAGE				123.67
				Fund 631 - WASTEWATER Total:	218.35
Fund: 641 - WATER					
Postage	POSTAGE				94.67
Postage	POSTAGE				123.67
				Fund 641 - WATER Total:	218.34
				Vendor 00272 - POSTMASTER Total:	880.04
Vendor: 00266 - QUILL CORPORATION					
Fund: 111 - GENERAL					
DEPT SUPPL	DEPARTMENT SUPPLIES				393.08
DEPT SUPPL	DEPARTMENT SUPPLIES				554.05
DEPT SUPPL	DEPARTMENT SUPPLIES				103.95
DEPT & INVEST SUPPL	DEPARTMENT SUPPLIES				19.99
DEPT & INVEST SUPPL	INVESTIGATIVE EXPENSES				81.92
INVEST SUPPL	INVESTIGATIVE EXPENSES				21.49
INVEST SUPPL	INVESTIGATIVE EXPENSES				41.08
INVEST SUPPL	INVESTIGATIVE EXPENSES				9.29
DEPT SUPPL	DEPARTMENT SUPPLIES				-219.25
				Fund 111 - GENERAL Total:	1,005.60
				Vendor 00266 - QUILL CORPORATION Total:	1,005.60
Vendor: 04089 - REGIONAL CARE INC					
Fund: 812 - HEALTH INSURANCE					
HEALTH INS. PREMIUM - DEC. 2...	PREMIUM EXPENSE				37,901.95
FLEX FUNDING	FLEXIBLE BENFT EXPENSES				62.10
CLAIMS	CLAIMS EXPENSE				16,466.02
FLEX FUNDING	FLEXIBLE BENFT EXPENSES				382.20
CLAIMS	CLAIMS EXPENSE				159,101.97
				Fund 812 - HEALTH INSURANCE Total:	213,914.24
				Vendor 04089 - REGIONAL CARE INC Total:	213,914.24

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Description (Payable)	Account Name	(None)	(None)	(None)	Amount
Vendor: 09564 - ROCKSTEP SCOTTSBLUFF LLC					
Fund: 321 - TIF PROJECTS					
MONUMENT MALL TIF	DEBT SVC (INT) - TIF				14,491.38
				Fund 321 - TIF PROJECTS Total:	14,491.38
				Vendor 09564 - ROCKSTEP SCOTTSBLUFF LLC Total:	14,491.38
Vendor: 00366 - ROOSEVELT PUBLIC POWER DISTRICT					
Fund: 641 - WATER					
ELECTRIC POWER	ELECTRIC POWER				2,065.17
				Fund 641 - WATER Total:	2,065.17
				Vendor 00366 - ROOSEVELT PUBLIC POWER DISTRICT Total:	2,065.17
Vendor: 00026 - S M E C					
Fund: 713 - CASH & INVESTMENT POOL					
EMP DEDUCTION	SMEC EE PAYABLE				158.50
				Fund 713 - CASH & INVESTMENT POOL Total:	158.50
				Vendor 00026 - S M E C Total:	158.50
Vendor: 00257 - SANDBERG IMPLEMENT, INC					
Fund: 111 - GENERAL					
EQUIP MAINT	EQUIPMENT MAINTENANCE				829.50
EQUIP MAINT	EQUIPMENT MAINTENANCE				160.80
				Fund 111 - GENERAL Total:	990.30
Fund: 725 - CENTRAL GARAGE					
equip mtn	EQUIPMENT MAINTENANCE				365.38
equip mtn	EQUIPMENT MAINTENANCE				63.09
				Fund 725 - CENTRAL GARAGE Total:	428.47
				Vendor 00257 - SANDBERG IMPLEMENT, INC Total:	1,418.77
Vendor: 09847 - SCOTTS BLUFF COUNTY PUBLIC TRANSIT					
Fund: 223 - KENO					
FY17-18 FIXED ROUTE CONTRIB...	CONTRACTUAL SERVICES				13,736.00
				Fund 223 - KENO Total:	13,736.00
				Vendor 09847 - SCOTTS BLUFF COUNTY PUBLIC TRANSIT Total:	13,736.00
Vendor: 01973 - SCOTTSBLUFF LANDSCAPING INC					
Fund: 216 - BUSINESS IMPROVEMENT					
DOWNTOWN BULB-OUT IRRIG...	STRUCTURES				3,500.00
				Fund 216 - BUSINESS IMPROVEMENT Total:	3,500.00
				Vendor 01973 - SCOTTSBLUFF LANDSCAPING INC Total:	3,500.00
Vendor: 00108 - SCOTTSBLUFF WINSUPPLY COMPANY					
Fund: 111 - GENERAL					
GROUND MAINT	GROUNDS MAINTENANCE				79.84
				Fund 111 - GENERAL Total:	79.84
				Vendor 00108 - SCOTTSBLUFF WINSUPPLY COMPANY Total:	79.84
Vendor: 01031 - SIMON CONTRACTORS					
Fund: 212 - TRANSPORTATION					
DE-ICE SAND	STREET REPAIR SUPPLIES				74.31
PRECRUSHED MATERIAL	STREET REPAIR SUPPLIES				108.79
				Fund 212 - TRANSPORTATION Total:	183.10
				Vendor 01031 - SIMON CONTRACTORS Total:	183.10
Vendor: 01787 - SIRCHIE ACQUISITION COMPANY, LLC					
Fund: 111 - GENERAL					
INVEST SUPPL	INVESTIGATIVE EXPENSES				85.84
				Fund 111 - GENERAL Total:	85.84
				Vendor 01787 - SIRCHIE ACQUISITION COMPANY, LLC Total:	85.84

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Description (Payable)	Account Name	(None)	(None)	(None)	Amount
Vendor: 00054 - STATE HEALTH LAB					
Fund: 641 - WATER					
SAMPLES	SAMPLES				32.00
				Fund 641 - WATER Total:	32.00
				Vendor 00054 - STATE HEALTH LAB Total:	32.00
Vendor: 01325 - THE PEAVEY CORP					
Fund: 111 - GENERAL					
INVEST SUPPL	INVESTIGATIVE EXPENSES				226.55
				Fund 111 - GENERAL Total:	226.55
				Vendor 01325 - THE PEAVEY CORP Total:	226.55
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: 07537 - TRANS IOWA EQUIPMENT LLC					
Fund: 631 - WASTEWATER					
EQUIP MAINT	EQUIPMENT MAINTENANCE				1,389.06
				Fund 631 - WASTEWATER Total:	1,389.06
Fund: 725 - CENTRAL GARAGE					
equip mtnc	EQUIPMENT MAINTENANCE				1,112.37
equip mtnc	EQUIPMENT MAINTENANCE				335.94
equip mtnc	EQUIPMENT MAINTENANCE				-221.13
				Fund 725 - CENTRAL GARAGE Total:	1,227.18
				Vendor 07537 - TRANS IOWA EQUIPMENT LLC Total:	2,616.24
Vendor: 08821 - TYLER TECHNOLOGIES, INC					
Fund: 111 - GENERAL					
UB ONLINE FEE 12/1/17 - 12/31...	CONTRACTUAL SERVICES				87.00
				Fund 111 - GENERAL Total:	87.00
Fund: 621 - ENVIRONMENTAL SERVICES					
UB ONLINE FEE 12/1/17 - 12/31...	CONTRACTUAL SERVICES				87.00
				Fund 621 - ENVIRONMENTAL SERVICES Total:	87.00
Fund: 631 - WASTEWATER					
UB ONLINE FEE 12/1/17 - 12/31...	CONTRACTUAL SERVICES				87.00
				Fund 631 - WASTEWATER Total:	87.00
Fund: 641 - WATER					
UB ONLINE FEE 12/1/17 - 12/31...	CONTRACTUAL SERVICES				87.00
				Fund 641 - WATER Total:	87.00
				Vendor 08821 - TYLER TECHNOLOGIES, INC Total:	348.00
Vendor: 09840 - UNITED STATES WELDING					
Fund: 621 - ENVIRONMENTAL SERVICES					
dept supplies	DEPARTMENT SUPPLIES				68.19
				Fund 621 - ENVIRONMENTAL SERVICES Total:	68.19
				Vendor 09840 - UNITED STATES WELDING Total:	68.19
Vendor: 08828 - US BANK					
Fund: 111 - GENERAL					
DEPT SUPPLIES	DEPARTMENT SUPPLIES				190.66
CONFERENCE	SCHOOL & CONFERENCE				125.00
2012 IBC codes links-Am card	DEPARTMENT SUPPLIES				99.00
Two Desk Risers	DEPARTMENT SUPPLIES				579.97
DEPARTMENT SUPPLIES	DEPARTMENT SUPPLIES				107.96
GASOLINE	GASOLINE				33.65
POSTAGE	POSTAGE				7.10
DEPARTMENT SUPPLIES	DEPARTMENT SUPPLIES				166.69
SCHOOLS & CONF	SCHOOL & CONFERENCE				348.00

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Description (Payable)	Account Name	(None)	(None)	(None)	Amount
SCHOOLS & CONF	SCHOOL & CONFERENCE				28.00
SCHOOLS & CONF	SCHOOL & CONFERENCE				102.00
GASOLINE	GASOLINE				20.01
SCHOOLS & CONF	SCHOOL & CONFERENCE				28.00
Misc.	DEPARTMENT SUPPLIES				9.98
Misc.	AUDIOVISUAL SUPPLIES				90.98
Misc.	BOOKS				6.00
Misc.	PROGRAMMING				9.99
AV	AUDIOVISUAL SUPPLIES				-9.73
Fund 111 - GENERAL Total:					1,943.26
Fund: 213 - CEMETERY					
DEPT SUPP	DEPARTMENT SUPPLIES				205.77
Fund 213 - CEMETERY Total:					205.77
Fund: 621 - ENVIRONMENTAL SERVICES					
school & conference	SCHOOL & CONFERENCE				347.98
Fund 621 - ENVIRONMENTAL SERVICES Total:					347.98
Vendor 08828 - US BANK Total:					2,497.01
Vendor: 01544 - VAN PELT FENCING CO, INC					
Fund: 111 - GENERAL					
GROUND MAINT	GROUNDS MAINTENANCE				3,631.07
Fund 111 - GENERAL Total:					3,631.07
Vendor 01544 - VAN PELT FENCING CO, INC Total:					3,631.07
Vendor: 00166 - Vantagepoint Transfer Agents-300793					
Fund: 713 - CASH & INVESTMENT POOL					
DEF COMP	DEFERRED COMP EE PAY				1,934.23
Fund 713 - CASH & INVESTMENT POOL Total:					1,934.23
Vendor 00166 - Vantagepoint Transfer Agents-300793 Total:					1,934.23
Vendor: 09614 - Vantagepoint Transfer Agents-705437					
Fund: 713 - CASH & INVESTMENT POOL					
IRA	DEFERRED COMP EE PAY				506.00
Fund 713 - CASH & INVESTMENT POOL Total:					506.00
Vendor 09614 - Vantagepoint Transfer Agents-705437 Total:					506.00
Vendor: 03674 - WELLS FARGO BANK, N.A.					
Fund: 713 - CASH & INVESTMENT POOL					
RETIREMENT	REGULAR RETIRE EE PAY				6,810.05
RETIREMENT	REGULAR RETIRE EE PAY				7,388.88
RETIREMENT	RETIRE FIRE EE PAYABLE				5,297.60
RETIREMENT	RETIRE FIRE EE PAYABLE				3,045.78
RETIREMENT	RETIRE POLICE EE PAY				5,853.23
RETIREMENT	RETIRE POLICE EE PAY				6,207.77
Fund 713 - CASH & INVESTMENT POOL Total:					34,603.31
Vendor 03674 - WELLS FARGO BANK, N.A. Total:					34,603.31
Vendor: 00344 - WESTERN PATHOLOGY CONSULTANTS, INC					
Fund: 111 - GENERAL					
POLICY UPDATES FOR 2018 - D...	CONTRACTUAL SERVICES				75.00
Fund 111 - GENERAL Total:					75.00
Vendor 00344 - WESTERN PATHOLOGY CONSULTANTS, INC Total:					75.00
Vendor: 00824 - WHOLESALE MOTIVE SERVICE INC.					
Fund: 111 - GENERAL					
Striping for new rescue	VEHICLE MAINTENANCE				11.19
striping for rescue truck	VEHICLE MAINTENANCE				65.00
Fund 111 - GENERAL Total:					76.19
Vendor 00824 - WHOLESALE MOTIVE SERVICE INC. Total:					76.19

Expense Approval Report

Post Dates: 11/21/2017 - 12/04/2017

Description (Payable)	Account Name	(None)	(None)	(None)	Amount
Vendor: 03683 - WIN INVESTMENTS INC					
Fund: 631 - WASTEWATER					
SCHOOLS & CONF	SCHOOL & CONFERENCE				199.90
				Fund 631 - WASTEWATER Total:	199.90
Fund: 641 - WATER					
SCHOOLS & CONF	SCHOOL & CONFERENCE				228.38
				Fund 641 - WATER Total:	228.38
				Vendor 03683 - WIN INVESTMENTS INC Total:	428.28
Vendor: 07239 - WYOMING FIRST AID & SAFETY SUPPLY, LLC					
Fund: 725 - CENTRAL GARAGE					
dept supplies	DEPARTMENT SUPPLIES				18.97
				Fund 725 - CENTRAL GARAGE Total:	18.97
				Vendor 07239 - WYOMING FIRST AID & SAFETY SUPPLY, LLC Total:	18.97
				Grand Total:	819,653.66

Report Summary

Fund Summary

Fund	Expense Amount	Payment Amount
111 - GENERAL	21,055.28	0.00
211 - REGIONAL LIBRARY	7.37	0.00
212 - TRANSPORTATION	5,811.11	0.00
213 - CEMETERY	788.04	0.00
216 - BUSINESS IMPROVEMENT	3,500.00	0.00
218 - PUBLIC SAFETY	5,365.69	0.00
223 - KENO	13,736.00	0.00
224 - ECONOMIC DEVELOPMENT	9.63	0.00
225 - MUTUAL FIRE	5,232.00	0.00
321 - TIF PROJECTS	14,491.38	0.00
621 - ENVIRONMENTAL SERVICES	1,834.13	218.35
631 - WASTEWATER	346,846.99	218.35
641 - WATER	27,017.19	218.34
661 - STORMWATER	312.02	0.00
713 - CASH & INVESTMENT POOL	147,204.18	147,204.18
721 - GIS SERVICES	6,400.47	0.00
725 - CENTRAL GARAGE	6,127.94	0.00
812 - HEALTH INSURANCE	213,914.24	176,012.29
Grand Total:	819,653.66	323,871.51

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
111-52111-111	DEPARTMENT SUPPLIES	57.86	0.00
111-52111-112	DEPARTMENT SUPPLIES	8.78	0.00
111-52111-121	DEPARTMENT SUPPLIES	59.97	0.00
111-52111-141	DEPARTMENT SUPPLIES	918.92	0.00
111-52111-142	DEPARTMENT SUPPLIES	881.22	0.00
111-52111-143	DEPARTMENT SUPPLIES	465.31	0.00
111-52111-151	DEPARTMENT SUPPLIES	505.89	0.00
111-52121-141	JANITORIAL SUPPLIES	28.27	0.00
111-52121-142	JANITORIAL SUPPLIES	28.26	0.00
111-52121-151	JANITORIAL SUPPLIES	309.60	0.00
111-52163-142	INVESTIGATIVE EXPENSES	480.03	0.00
111-52181-142	UNIFORMS & CLOTHING	164.97	0.00
111-52221-151	AUDIOVISUAL SUPPLIES	103.24	0.00
111-52222-151	BOOKS	547.58	0.00
111-52223-151	PROGRAMMING	56.01	0.00
111-52311-111	MEMBERSHIPS	150.00	0.00
111-52311-114	MEMBERSHIPS	412.00	0.00
111-52411-111	POSTAGE	225.00	0.00
111-52411-142	POSTAGE	10.55	0.00
111-52411-143	POSTAGE	7.10	0.00
111-52511-142	GASOLINE	73.66	0.00
111-53111-112	CONTRACTUAL SERVICES	75.00	0.00
111-53111-116	CONTRACTUAL SERVICES	87.00	0.00
111-53111-142	CONTRACTUAL SERVICES	6,253.09	0.00
111-53111-171	CONTRACTUAL SERVICES	150.00	0.00
111-53211-141	LEGAL FEES	15.00	0.00
111-53421-171	BUILDING MAINTENANCE	54.79	0.00
111-53441-121	EQUIPMENT MAINTENAN...	400.00	0.00
111-53441-141	EQUIPMENT MAINTENAN...	-750.00	0.00
111-53441-171	EQUIPMENT MAINTENAN...	1,086.95	0.00
111-53451-111	VEHICLE MAINTENANCE	12.00	0.00
111-53451-141	VEHICLE MAINTENANCE	129.77	0.00
111-53471-171	GROUNDS MAINTENANCE	4,212.77	0.00
111-53521-111	HEATING FUEL	279.26	0.00
111-53521-141	HEATING FUEL	118.03	0.00

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
111-53521-142	HEATING FUEL	211.81	0.00
111-53521-151	HEATING FUEL	232.53	0.00
111-53521-171	HEATING FUEL	244.57	0.00
111-53521-172	HEATING FUEL	128.70	0.00
111-53561-111	TELEPHONE	6.76	0.00
111-53561-112	TELEPHONE	1.04	0.00
111-53561-114	TELEPHONE	7.49	0.00
111-53561-115	TELEPHONE	0.52	0.00
111-53561-121	TELEPHONE	5.19	0.00
111-53561-141	TELEPHONE	6.75	0.00
111-53561-142	TELEPHONE	358.39	0.00
111-53561-151	TELEPHONE	20.77	0.00
111-53561-171	TELEPHONE	2.45	0.00
111-53561-172	TELEPHONE	2.35	0.00
111-53571-141	CELLULAR PHONE	240.82	0.00
111-53631-111	RENT-MACHINES	148.76	0.00
111-53711-142	SCHOOL & CONFERENCE	1,593.36	0.00
111-53711-143	SCHOOL & CONFERENCE	125.00	0.00
111-53721-141	BUSINESS TRAVEL	66.00	0.00
111-53841-143	VEHICLE INSURANCE	34.14	0.00
211-52222-151	BOOKS	7.37	0.00
212-52111-212	DEPARTMENT SUPPLIES	421.72	0.00
212-52171-212	STREET REPAIR SUPPLIES	4,408.18	0.00
212-53521-212	HEATING FUEL	974.06	0.00
212-53561-212	TELEPHONE	7.15	0.00
213-52111-213	DEPARTMENT SUPPLIES	284.46	0.00
213-53441-213	EQUIPMENT MAINTENAN...	500.00	0.00
213-53561-213	TELEPHONE	3.58	0.00
216-54311-121	STRUCTURES	3,500.00	0.00
218-52111-141	DEPARTMENT SUPPLIES	5,000.00	0.00
218-52111-142	DEPARTMENT SUPPLIES	365.69	0.00
223-53111-113	CONTRACTUAL SERVICES	13,736.00	0.00
224-53561-113	TELEPHONE	9.63	0.00
225-52111-141	DEPARTMENT SUPPLIES	5,232.00	0.00
321-57222-111	DEBT SVC (INT) - TIF	14,491.38	0.00
621-52111-621	DEPARTMENT SUPPLIES	576.59	0.00
621-52411-621	POSTAGE	218.35	218.35
621-53111-621	CONTRACTUAL SERVICES	87.00	0.00
621-53193-621	DISPOSAL FEES	450.00	0.00
621-53521-621	HEATING FUEL	149.00	0.00
621-53561-621	TELEPHONE	5.21	0.00
621-53711-621	SCHOOL & CONFERENCE	347.98	0.00
631-52111-631	DEPARTMENT SUPPLIES	220.19	0.00
631-52181-631	UNIFORMS & CLOTHING	119.98	0.00
631-52411-631	POSTAGE	218.35	218.35
631-53111-631	CONTRACTUAL SERVICES	381.13	0.00
631-53195-631	ADMIN COSTS & FEES	4,759.36	0.00
631-53441-631	EQUIPMENT MAINTENAN...	3,139.06	0.00
631-53531-631	ELECTRIC POWER	14,796.29	0.00
631-53561-631	TELEPHONE	3.18	0.00
631-53711-631	SCHOOL & CONFERENCE	206.60	0.00
631-57110-631	DEBT SERVICE-PRINCIPAL	302,513.43	0.00
631-57115-631	DEBT SERVICE-INTEREST	20,431.92	0.00
631-59211-631	LICENSE/PERMITS	57.50	0.00
641-46114-641	WATER MAINS	1,040.00	0.00
641-52111-641	DEPARTMENT SUPPLIES	15,084.01	0.00
641-52117-641	SAMPLES	216.00	0.00
641-52411-641	POSTAGE	218.34	218.34

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
641-53111-641	CONTRACTUAL SERVICES	1,243.37	0.00
641-53441-641	EQUIPMENT MAINTENAN...	1,750.00	0.00
641-53521-641	HEATING FUEL	139.97	0.00
641-53531-641	ELECTRIC POWER	7,094.15	0.00
641-53561-641	TELEPHONE	2.97	0.00
641-53711-641	SCHOOL & CONFERENCE	228.38	0.00
661-53111-661	CONTRACTUAL SERVICES	311.09	0.00
661-53561-661	TELEPHONE	0.93	0.00
713-21512	MEDICARE W/H EE PAYAB...	7,865.06	7,865.06
713-21513	FICA W/H EE PAYABLE	28,584.22	28,584.22
713-21514	FED W/H EE PAYABLE	30,538.58	30,538.58
713-21515	STATE W/H EE PAYABLE	29,776.96	29,776.96
713-21524	SMEC EE PAYABLE	158.50	158.50
713-21527	WAGE ATTACHMENT EE ...	226.61	226.61
713-21528	REGULAR RETIRE EE PAY	14,198.93	14,198.93
713-21529	DEFERRED COMP EE PAY	2,440.23	2,440.23
713-21531	RETIRE FIRE EE PAYABLE	8,343.38	8,343.38
713-21533	RETIRE POLICE EE PAY	12,061.00	12,061.00
713-21541	HSA EE PAYABLE	13,010.71	13,010.71
721-53441-721	EQUIPMENT MAINTENAN...	6,400.00	0.00
721-53561-721	TELEPHONE	0.47	0.00
725-52111-725	DEPARTMENT SUPPLIES	720.37	0.00
725-52181-725	UNIFORMS & CLOTHING	16.56	0.00
725-52531-725	OIL & ANTIFREEZE	2,948.68	0.00
725-53421-725	BUILDING MAINTENANCE	166.37	0.00
725-53441-725	EQUIPMENT MAINTENAN...	2,120.52	0.00
725-53521-725	HEATING FUEL	154.65	0.00
725-53561-725	TELEPHONE	0.79	0.00
812-53861-112	PREMIUM EXPENSE	37,901.95	0.00
812-53862-112	CLAIMS EXPENSE	175,567.99	175,567.99
812-53863-112	FLEXIBLE BENFT EXPENSES	444.30	444.30
Grand Total:		819,653.66	323,871.51

Project Account Summary

Project Account Key	Expense Amount	Payment Amount
None	804,484.57	323,871.51
21852111142	365.69	0.00
3121957222	14,491.38	0.00
6002053111	311.09	0.00
6002053561	0.93	0.00
Grand Total:	819,653.66	323,871.51

UTILITY REFUNDS 12-4-17

Account #	Status	Contact	Service Address	Refund Amount
<u>010-5443-06</u>	Inactive	MELISSA M COLLINS	2220 AVE F SCOTTSBLUFF NE 69361	34.4
<u>020-5166-01</u>	Inactive	TIM J LANDRUM	1713 AVE H SCOTTSBLUFF NE 69361	46.45
<u>035-1318-05</u>	Inactive	LAUREN N NELSON	412 W OVERLAND SCOTTSBLUFF NE 69361	23.12
<u>020-4978-03</u>	Inactive	SHELDON P BALTZELL	611 1/2 W 19TH ST SCOTTSBLUFF NE 69361	100
<u>080-3824-02</u>	Inactive	JAMIE BATTERMAN	2619 2ND AVE SCOTTSBLUFF NE 69361	7.78
<u>020-2772-01</u>	Inactive	CARRIE L CHAPMAN	809 W 20TH ST SCOTTSBLUFF NE 69361	100
<u>015-2177-01</u>	Inactive	DUGAN-KRAMER FUNERAL	3201 AVE B SCOTTSBLUFF NE 69361	5.06
<u>025-0366-03</u>	Inactive	JOSE FRANCO	1319 AVE X SCOTTSBLUFF NE 69361	100
<u>005-2392-03</u>	Inactive	KRISTEN D GONZLES	501 W 19TH ST B SCOTTSBLUFF NE 69361	100
<u>030-1642-01</u>	Inactive	JOHN A GUTIERREZ	1506 AVE I SCOTTSBLUFF NE 69361	100
<u>075-4429-01</u>	Inactive	MARCELINO HERNANDEZ	1205 4TH AVE SCOTTSBLUFF NE 69361	100
<u>075-0220-02</u>	Inactive	HENRY HUBER	2430 4TH AVE SCOTTSBLUFF NE 69361	100
<u>030-2784-01</u>	Inactive	GREGORY W KATEN	1505 AVE K SCOTTSBLUFF NE 69361	10.6
<u>025-3456-04</u>	Inactive	STUART E KISSICK	2002 AVE N SCOTTSBLUFF NE 69361	100
<u>045-1177-02</u>	Inactive	GREG & CRYSTAL LONG	1401 19TH AVE SCOTTSBLUFF NE 69361	100
<u>075-3021-02</u>	Inactive	EDGAR C RUSSELL	1235 4TH AVE SCOTTSBLUFF NE 69361	100
<u>045-5431-01</u>	Inactive	SUSAN SALAZAR	1022 12TH AVE SCOTTSBLUFF NE 69361	100
<u>015-6142-05</u>	Inactive	CARLEY L SCHULTZ	515 W 40TH ST SCOTTSBLUFF NE 69361	100
<u>050-0903-05</u>	Inactive	EVA SIFUENTES	1412 9TH AVE SCOTTSBLUFF NE 69361	100
<u>025-3212-01</u>	Inactive	JILL E TORSKE	2201 W 19TH ST SCOTTSBLUFF NE 69361	100
<u>045-7123-01</u>	Inactive	WESTERN NE REGIONAL AIRPORT	250094 ROBERTSON RD SCOTTSBLUFF NE 69361	11.48
<u>045-6864-01</u>	Inactive	WESTERN NEBRASKA REGIONAL AIRPORT	BOX 182J ROUTE 2 - SPRINKLER SCOTTSBLUFF	3.42
Total				
22				\$1,542.31

City of Scottsbluff, Nebraska

Monday, December 4, 2017

Regular Meeting

Item Finance1

Council to review the September Financial Report.

Staff Contact: Liz Hilyard, Finance Director

City of Scottsbluff

FUND EQUITY IN CASH - YEAR TO DATE

FOR THE TWELVE MONTHS ENDED SEPTEMBER 30, 2017 AND 2016

		OCTOBER 1, 2015		OCTOBER 1, 2016		
		THRU SEPT 30, 2016		THRU SEPT 30, 2017		
Fund	Fund #	NET CHANGE IN CASH		NET CHANGE IN CASH		
General	111	\$	332,471.29	\$	694,656.83	move Def Ins Claims to GF revenues
Regional Library	211	\$	10,035.41	\$	3,060.08	
Transportation	212	\$	621,378.76	\$	(106,942.99)	debt payments, bulb outs
Cemetery	213	\$	(12,985.10)	\$	7,836.81	
Cemetery Perp Care	214	\$	81,022.81	\$	55,792.38	
Special Projects	215	\$	45,478.34	\$	(289,734.67)	move Def Ins Claims to GF revenues
Business Improvement	216	\$	37,285.68	\$	(12,515.98)	plaza improvements
Public Safety	218	\$	31,894.48	\$	29,184.56	
Scb Industrial Sites	219	\$	17,727.86	\$	247,119.39	sale of farmland
Keno	223	\$	4,947.08	\$	39,096.28	
Economic Development	224	\$	654,686.04	\$	(800,449.34)	Econ develop loans/grants issued
Mutual Fire Organization	225	\$	82,453.09	\$	99,014.85	
Debt Service	311	\$	29,652.61	\$	(554,612.04)	PS Bond payoff, warrant paydown - special assessment districts
TIF	321	\$	13,644.98	\$	92,503.32	Cirrus House loan payoff rec'd
CDBG	411	\$	253.89	\$	(12,389.93)	expenses in excess of grant rec'd - Overland Phase I
Leasing Corporation	412	\$	(1,015.65)	\$	155.14	
Capital Projects	511	\$	(41,789.59)	\$	3,699.32	
Environmental Services	621	\$	(25,497.48)	\$	430,924.62	
Wastewater	631	\$	259,416.80	\$	218,514.36	
Water	641	\$	455,929.14	\$	321,561.74	
Electric	651	\$	39,599.83	\$	38,365.14	
Stormwater	661	\$	7,140.17	\$	79,135.83	
GIS	721	\$	1,417.23	\$	11,276.07	
Central Garage	725	\$	-	\$	(93,654.51)	internal service fund
Unemployment Comp	811	\$	(26.88)	\$	(1,819.07)	
Health Insurance	812	\$	(24,590.56)	\$	290,603.45	
TOTAL		\$	2,620,530.23	\$	790,381.64	

City of Scottsbluff

Fund Equity in Cash September 30, 2017

Fund	Fund #	2 YRS PRIOR September 30, 2015	PRIOR YEAR September 30, 2016	PRIOR MONTH August 31, 2017	CURRENT MONTH September 30, 2017	MONTHLY CHANGE IN CASH	
General	111	\$ 3,817,729.17	\$ 4,150,200.46	\$ 4,797,015.32	\$ 4,844,857.29	\$ 47,841.97	
Regional Library	211	33,977.08	44,012.49	46,377.15	47,072.57	\$ 695.42	
Transportation	212	2,052,836.59	2,674,215.35	2,476,434.16	2,567,272.36	\$ 90,838.20	
Cemetery	213	20,836.49	7,851.39	(43,830.22)	15,688.20	\$ 59,518.42	
Cemetery Perp Care	214	531,069.06	612,091.87	690,080.20	667,884.25	\$ (22,195.95)	2nd half of budgeted transfers
Special Projects	215	485,785.71	531,264.05	238,050.02	241,529.38	\$ 3,479.36	
Business Improvement	216	214,524.53	251,810.21	227,050.94	239,294.23	\$ 12,243.29	
Public Safety	218	379,888.88	411,783.36	386,137.29	440,967.92	\$ 54,830.63	
Scb Industrial Sites	219	56,890.74	74,618.60	321,359.32	321,737.99	\$ 378.67	
Keno	223	177,862.78	182,809.86	224,770.23	221,906.14	\$ (2,864.09)	
Economic Development	224	5,603,816.02	6,258,502.06	5,891,967.89	5,458,052.72	\$ (433,915.17)	LB 840 grants/loans
Mutual Fire Organization	225	71,961.46	154,414.55	253,131.13	253,429.40	\$ 298.27	
Debt Service	311	3,633,078.04	3,662,730.65	3,475,660.43	3,108,118.61	\$ (367,541.82)	warrant paydown
TIF	321	167,760.98	181,405.96	260,747.15	273,909.28	\$ 13,162.13	
CDBG	411	42,817.32	43,071.21	29,145.17	30,681.28	\$ 1,536.11	
Leasing Corporation	412	7,635.17	6,619.52	6,781.69	6,774.66	\$ (7.03)	
Capital Projects	511	110,713.60	68,924.01	108,019.59	72,623.33	\$ (35,396.26)	purchase capital assets
Environmental Services	621	604,242.09	578,930.95	921,564.98	1,009,855.57	\$ 88,290.59	
Wastewater	631	2,055,467.66	2,315,162.71	2,439,127.11	2,533,677.07	\$ 94,549.96	
Water	641	1,614,658.47	2,070,118.31	2,583,028.23	2,391,680.05	\$ (191,348.18)	Broadway water main
Electric	651	1,349,867.21	1,389,467.04	1,426,151.69	1,427,832.18	\$ 1,680.49	
Stormwater	661	537,799.27	544,944.15	597,069.68	624,079.98	\$ 27,010.30	
GIS	721	21,809.73	23,226.96	(12,874.97)	34,503.03	\$ 47,378.00	
Central Garage	725	-	-	(83,366.15)	(93,654.51)	\$ (10,288.36)	
Unemployment Comp	811	68,531.11	68,504.23	66,606.67	66,685.16	\$ 78.49	
Health Insurance	812	1,154,716.52	1,130,125.96	1,409,014.72	1,420,729.41	\$ 11,714.69	
TOTAL		\$ 24,816,275.68	\$ 27,436,805.91	\$ 28,735,219.42	\$ 28,227,187.55	\$ (508,031.87)	



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

	2014-2015 YTD Activity	2015-2016 YTD Activity	2016-2017 Budget	September 2016-2017 MTD Activity	2016-2017 YTD Activity	2016-2017 Budget Remaining	% Budget Remaining
<u>111 - GENERAL</u>							
400 - Taxes	5,239,012.66	5,251,925.16	5,215,861.00	474,869.75	5,269,986.69	(54,125.69)	-1 %
412 - Intergovernmental	34,904.89	24,757.90	0.00	172.93	12,067.71	(12,067.71)	0 %
420 - Charges for Services	511,675.86	651,529.13	489,714.00	46,594.56	563,104.14	(73,390.14)	-15 %
460 - Investment Income	11,227.69	17,283.95	10,000.00	5,702.16	41,388.07	(31,388.07)	-314 %
470 - Miscellaneous Revenues	77,101.90	83,873.87	32,903.00	11,438.63	109,305.15	(76,402.15)	-232 %
480 - Other Financing Uses	2,687,048.89	2,723,365.18	2,742,300.00	88,500.00	2,734,145.08	8,154.92	0 %
111 - GENERAL Totals:	8,560,971.89	8,752,735.19	8,490,778.00	627,278.03	8,729,996.84	0.00	-3 %
<u>211 - REGIONAL LIBRARY</u>							
460 - Investment Income	118.98	186.96	100.00	55.40	411.98	(311.98)	-312 %
470 - Miscellaneous Revenues	4,116.98	27,760.26	1,000.00	654.19	5,733.04	(4,733.04)	-473 %
211 - REGIONAL LIBRARY Totals:	4,235.96	27,947.22	1,100.00	709.59	6,145.02	0.00	-459 %
<u>212 - TRANSPORTATION</u>							
400 - Taxes	2,654,725.00	2,662,280.32	2,719,421.00	333,788.67	2,721,137.22	(1,716.22)	0 %
412 - Intergovernmental	39,435.12	293,381.74	268,654.00	0.00	305,089.97	(36,435.97)	-14 %
420 - Charges for Services	9,884.02	3,073.50	0.00	0.00	595.00	(595.00)	0 %
460 - Investment Income	8,061.16	10,638.91	5,000.00	3,021.56	21,120.20	(16,120.20)	-322 %
470 - Miscellaneous Revenues	2,087.25	3,349.14	0.00	14,598.00	21,428.45	(21,428.45)	0 %
480 - Other Financing Uses	2,340,000.00	0.00	0.00	0.00	0.00	0.00	0 %
212 - TRANSPORTATION Totals:	5,054,192.55	2,972,723.61	2,993,075.00	351,408.23	3,069,370.84	0.00	-3 %
<u>213 - CEMETERY</u>							
420 - Charges for Services	47,515.00	43,110.00	44,750.00	3,840.00	43,360.00	1,390.00	3 %
460 - Investment Income	38.15	52.52	25.00	18.46	27.09	(2.09)	-8 %
470 - Miscellaneous Revenues	35,325.00	33,620.00	37,400.00	6,135.00	38,620.00	(1,220.00)	-3 %
480 - Other Financing Uses	100,000.00	100,000.00	130,000.00	65,000.00	130,000.00	0.00	0 %
213 - CEMETERY Totals:	182,878.15	176,782.52	212,175.00	74,993.46	212,007.09	0.00	0 %
<u>214 - CEMETARY PERPETUAL CARE</u>							
400 - Taxes	161,029.36	160,215.13	165,000.00	40,817.98	159,972.83	5,027.17	3 %

	2014-2015 YTD Activity	2015-2016 YTD Activity	2016-2017 Budget	September 2016-2017 MTD Activity	2016-2017 YTD Activity	2016-2017 Budget Remaining	% Budget Remaining
420 - Charges for Services	18,300.00	17,550.00	18,000.00	1,200.00	17,700.00	300.00	2 %
460 - Investment Income	1,646.60	2,646.82	1,350.00	786.07	5,881.05	(4,531.05)	-336 %
214 - CEMETARY PERPETUAL CARE Totals:	180,975.96	180,411.95	184,350.00	42,804.05	183,553.88	0.00	0 %
<u>215 - SPECIAL PROJECTS</u>							
400 - Taxes	17,780.99	143,034.35	0.00	9,347.68	126,999.31	(126,999.31)	0 %
412 - Intergovernmental	40,957.38	20,950.11	0.00	0.00	18,852.55	(18,852.55)	0 %
420 - Charges for Services	15,570.00	16,775.00	0.00	0.00	0.00	0.00	0 %
450 - Contributions & Donations	25.00	4,594.47	0.00	0.00	6,110.63	(6,110.63)	0 %
460 - Investment Income	1,618.45	2,370.31	1,000.00	290.34	2,082.63	(1,082.63)	-108 %
470 - Miscellaneous Revenues	63,737.06	26,834.80	500,000.00	6,380.70	6,380.70	493,619.30	99 %
215 - SPECIAL PROJECTS Totals:	139,688.88	214,559.04	501,000.00	16,018.72	160,425.82	0.00	68 %
<u>216 - BUSINESS IMPROVEMENT</u>							
400 - Taxes	53,213.44	52,954.80	54,300.00	13,203.30	53,083.37	1,216.63	2 %
460 - Investment Income	687.88	1,067.74	600.00	281.64	1,950.12	(1,350.12)	-225 %
470 - Miscellaneous Revenues	0.00	2,000.00	0.00	0.00	25,000.00	(25,000.00)	0 %
216 - BUSINESS IMPROVEMENT Totals:	53,901.32	56,022.54	54,900.00	13,484.94	80,033.49	0.00	-46 %
<u>218 - PUBLIC SAFETY</u>							
400 - Taxes	209,981.44	209,079.28	216,000.00	53,214.56	208,556.16	7,443.84	3 %
412 - Intergovernmental	0.00	2,980.62	0.00	1,097.07	4,389.08	(4,389.08)	0 %
460 - Investment Income	989.81	1,572.17	800.00	519.00	3,554.01	(2,754.01)	-344 %
480 - Other Financing Uses	23,944.00	0.00	0.00	0.00	0.00	0.00	0 %
218 - PUBLIC SAFETY Totals:	234,915.25	213,632.07	216,800.00	54,830.63	216,499.25	0.00	0 %
<u>219 - INDUSTRIAL SITES</u>							
460 - Investment Income	193.99	328.98	200.00	378.67	2,805.06	(2,605.06)	-1,303 %
470 - Miscellaneous Revenues	14,206.20	24,740.00	0.00	0.00	272,635.22	(272,635.22)	0 %
219 - INDUSTRIAL SITES Totals:	14,400.19	25,068.98	200.00	378.67	275,440.28	0.00	-137,620 %
<u>223 - KENO</u>							
412 - Intergovernmental	5,000.00	0.00	0.00	0.00	0.00	0.00	0 %
460 - Investment Income	529.63	789.48	400.00	261.17	1,971.00	(1,571.00)	-393 %
470 - Miscellaneous Revenues	69,978.17	73,210.95	65,000.00	6,880.88	74,814.02	(9,814.02)	-15 %
223 - KENO Totals:	75,507.80	74,000.43	65,400.00	7,142.05	76,785.02	0.00	-17 %
<u>224 - ECONOMIC DEVELOPMENT</u>							

	2014-2015 YTD Activity	2015-2016 YTD Activity	2016-2017 Budget	September 2016-2017 MTD Activity	2016-2017 YTD Activity	2016-2017 Budget Remaining	% Budget Remaining
400 - Taxes	1,001,890.68	1,004,937.81	950,000.00	81,562.90	990,244.07	(40,244.07)	-4 %
460 - Investment Income	18,763.93	27,695.74	18,000.00	6,423.87	56,159.97	(38,159.97)	-212 %
470 - Miscellaneous Revenues	29,479.65	37,148.16	0.00	8,863.81	80,882.90	(80,882.90)	0 %
224 - ECONOMIC DEVELOPMENT Totals:	1,050,134.26	1,069,781.71	968,000.00	96,850.58	1,127,286.94	0.00	-16 %
<u>225 - MUTUAL FIRE</u>							
460 - Investment Income	720.18	615.61	300.00	298.27	2,109.13	(1,809.13)	-603 %
470 - Miscellaneous Revenues	88,256.16	105,696.00	105,696.00	0.00	105,696.00	0.00	0 %
225 - MUTUAL FIRE Totals:	88,976.34	106,311.61	105,996.00	298.27	107,805.13	0.00	-2 %
<u>311 - DEBT SERVICE</u>							
400 - Taxes	653,900.01	680,569.25	742,842.00	190,816.16	714,911.94	27,930.06	4 %
460 - Investment Income	11,907.04	16,151.85	10,800.00	3,658.11	30,525.96	(19,725.96)	-183 %
470 - Miscellaneous Revenues	9,565.70	19,446.28	29,000.00	21,309.38	320,643.69	(291,643.69)	-1,006 %
480 - Other Financing Uses	299,936.30	994,482.40	1,000,000.00	131,678.50	131,678.50	868,321.50	87 %
311 - DEBT SERVICE Totals:	975,309.05	1,710,649.78	1,782,642.00	347,462.15	1,197,760.09	0.00	33 %
<u>321 - TIF PROJECTS</u>							
400 - Taxes	35,267.45	38,013.50	170,000.00	69,406.61	169,583.71	416.29	0 %
460 - Investment Income	558.44	785.55	500.00	322.38	2,442.97	(1,942.97)	-389 %
470 - Miscellaneous Revenues	0.00	0.00	0.00	0.00	56,566.86	(56,566.86)	0 %
480 - Other Financing Uses	0.00	0.00	300,000.00	0.00	0.00	300,000.00	100 %
321 - TIF PROJECTS Totals:	35,825.89	38,799.05	470,500.00	69,728.99	228,593.54	0.00	51 %
<u>411 - CDBG</u>							
412 - Intergovernmental	0.00	0.00	0.00	1,500.00	30,000.00	(30,000.00)	0 %
460 - Investment Income	144.67	196.91	130.00	36.11	341.23	(211.23)	-162 %
411 - CDBG Totals:	144.67	196.91	130.00	1,536.11	30,341.23	0.00	-23,239 %
<u>412 - LEASE CORPORATION</u>							
460 - Investment Income	36.01	33.42	25.00	18.05	296.25	(271.25)	-1,085 %
470 - Miscellaneous Revenues	898,540.00	0.00	0.00	0.00	0.00	0.00	0 %
480 - Other Financing Uses	3,725,000.00	397,989.59	687,867.50	0.00	683,383.45	4,484.05	1 %
412 - LEASE CORPORATION Totals:	4,623,576.01	398,023.01	687,892.50	18.05	683,679.70	0.00	1 %
<u>511 - CAPITAL PROJECTS FUND</u>							

	2014-2015 YTD Activity	2015-2016 YTD Activity	2016-2017 Budget	September 2016-2017 MTD Activity	2016-2017 YTD Activity	2016-2017 Budget Remaining	% Budget Remaining
400 - Taxes	59,615.36	59,282.44	59,000.00	15,117.77	59,249.61	(249.61)	0 %
460 - Investment Income	271.68	394.55	200.00	85.47	803.46	(603.46)	-302 %
511 - CAPITAL PROJECTS FUND Totals:	59,887.04	59,676.99	59,200.00	15,203.24	60,053.07	0.00	-1 %
<u>621 - ENVIRONMENTAL SERVICES</u>							
412 - Intergovernmental	0.00	100,000.00	0.00	0.00	0.00	0.00	0 %
420 - Charges for Services	2,465,102.98	2,608,399.13	2,662,548.00	227,494.32	2,785,028.43	(122,480.43)	-5 %
460 - Investment Income	1,483.19	2,381.98	1,200.00	1,188.55	7,156.02	(5,956.02)	-496 %
470 - Miscellaneous Revenues	1,517.85	74.60	500.00	0.00	966.00	(466.00)	-93 %
621 - ENVIRONMENTAL SERVICES Totals:	2,468,104.02	2,710,855.71	2,664,248.00	228,682.87	2,793,150.45	0.00	-5 %
<u>631 - WASTEWATER</u>							
412 - Intergovernmental	148,388.27	38,299.22	0.00	0.00	0.00	0.00	0 %
420 - Charges for Services	2,546,187.63	2,434,556.53	2,563,238.00	227,301.17	2,568,992.59	(5,754.59)	0 %
440 - Rents	300.00	6,550.00	300.00	0.00	3,400.00	(3,100.00)	-1,033 %
460 - Investment Income	5,890.16	9,841.55	5,000.00	2,982.02	21,436.14	(16,436.14)	-329 %
470 - Miscellaneous Revenues	6,169.70	1,622.00	0.00	4,729.52	5,691.27	(5,691.27)	0 %
480 - Other Financing Uses	20,684.00	24,859.56	0.00	0.00	0.00	0.00	0 %
631 - WASTEWATER Totals:	2,727,619.76	2,515,728.86	2,568,538.00	235,012.71	2,599,520.00	0.00	-1 %
<u>641 - WATER</u>							
420 - Charges for Services	1,862,208.48	1,875,078.91	1,865,966.00	239,621.76	2,064,358.69	(198,392.69)	-11 %
440 - Rents	36,694.00	29,386.00	24,500.00	2,656.72	33,355.92	(8,855.92)	-36 %
460 - Investment Income	5,556.57	8,095.51	4,000.00	2,814.89	21,406.94	(17,406.94)	-435 %
470 - Miscellaneous Revenues	39,901.43	27,370.57	5,000.00	1,728.21	27,979.62	(22,979.62)	-460 %
641 - WATER Totals:	1,944,360.48	1,939,930.99	1,899,466.00	246,821.58	2,147,101.17	0.00	-13 %
<u>651 - ELECTRIC</u>							
460 - Investment Income	7,399.11	7,766.29	4,366.00	1,680.49	13,301.63	(8,935.63)	-205 %
470 - Miscellaneous Revenues	2,540,048.89	2,576,365.18	2,585,300.00	0.00	2,577,145.08	8,154.92	0 %
651 - ELECTRIC Totals:	2,547,448.00	2,584,131.47	2,589,666.00	1,680.49	2,590,446.71	0.00	0 %
<u>661 - STORMWATER</u>							
412 - Intergovernmental	68,759.00	28,759.00	28,759.00	0.00	23,817.51	4,941.49	17 %
420 - Charges for Services	30,633.25	48,146.77	54,300.00	6,220.08	66,300.06	(12,000.06)	-22 %
460 - Investment Income	1,730.46	2,523.07	1,200.00	734.51	5,384.08	(4,184.08)	-349 %

	2014-2015 YTD Activity	2015-2016 YTD Activity	2016-2017 Budget	September 2016-2017 MTD Activity	2016-2017 YTD Activity	2016-2017 Budget Remaining	% Budget Remaining
470 - Miscellaneous Revenues	0.00	0.00	0.00	0.00	3,844.40	(3,844.40)	0 %
480 - Other Financing Uses	50,000.00	50,000.00	50,000.00	25,000.00	50,000.00	0.00	0 %
661 - STORMWATER Totals:	151,122.71	129,428.84	134,259.00	31,954.59	149,346.05	0.00	-11 %
<u>713 - CASH & INVESTMENT POOL</u>							
470 - Miscellaneous Revenues	0.00	0.00	0.00	(19.15)	0.00	0.00	0 %
713 - CASH & INVESTMENT POOL Totals:	0.00	0.00	0.00	(19.15)	0.00	0.00	0 %
<u>721 - GIS SERVICES</u>							
460 - Investment Income	116.19	71.69	100.00	40.61	165.54	(65.54)	-66 %
470 - Miscellaneous Revenues	0.00	50.00	0.00	0.00	0.00	0.00	0 %
480 - Other Financing Uses	106,851.27	111,286.76	104,500.00	51,873.76	104,280.00	220.00	0 %
721 - GIS SERVICES Totals:	106,967.46	111,408.45	104,600.00	51,914.37	104,445.54	0.00	0 %
<u>725 - CENTRAL GARAGE</u>							
420 - Charges for Services	0.00	0.00	210,300.00	9,724.13	176,557.14	33,742.86	16 %
460 - Investment Income	0.00	0.00	25.00	0.00	0.45	24.55	98 %
725 - CENTRAL GARAGE Totals:	0.00	0.00	210,325.00	9,724.13	176,557.59	0.00	16 %
<u>811 - UNEMPLOYMENT COMP</u>							
460 - Investment Income	231.53	313.88	210.00	78.49	619.53	(409.53)	-195 %
811 - UNEMPLOYMENT COMP Totals:	231.53	313.88	210.00	78.49	619.53	0.00	-195 %
<u>812 - HEALTH INSURANCE</u>							
460 - Investment Income	3,100.37	5,111.86	2,200.00	1,672.13	12,472.52	(10,272.52)	-467 %
470 - Miscellaneous Revenues	1,871,566.66	2,064,191.53	2,171,756.00	204,844.48	2,368,836.35	(197,080.35)	-9 %
812 - HEALTH INSURANCE Totals:	1,874,667.03	2,069,303.39	2,173,956.00	206,516.61	2,381,308.87	0.00	-10 %



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

	2014-2015 YTD Activity	2015-2016 YTD Activity	2016-2017 Budget	September 2016-2017 MTD Activity	2016-2017 YTD Activity	2016-2017 Budget Remaining	% Budget Remaining
<u>111 - GENERAL</u>							
500 - Personnel	6,203,496.79	6,224,497.32	6,692,359.00	481,747.70	6,248,122.79	444,236.21	7 %
503 - Supplies	431,750.07	406,450.26	475,055.00	54,860.82	401,878.83	73,176.17	15 %
504 - Contract Services	1,639,458.35	1,622,794.51	1,596,095.00	130,150.41	1,625,296.88	(29,201.88)	-2 %
550 - Capital Outlay	15,761.90	45,770.88	115,000.00	1,800.00	19,580.64	95,419.36	83 %
570 - Other Financing Uses	109,231.55	78,227.59	459,000.00	3,500.00	75,201.00	383,799.00	84 %
111 - GENERAL Totals:	8,399,698.66	8,377,740.56	9,337,509.00	672,058.93	8,370,080.14	0.00	10 %
<u>211 - REGIONAL LIBRARY</u>							
503 - Supplies	11,597.40	17,271.80	13,000.00	129.94	2,180.70	10,819.30	83 %
504 - Contract Services	0.00	0.00	3,000.00	0.00	0.00	3,000.00	100 %
211 - REGIONAL LIBRARY Totals:	11,597.40	17,271.80	16,000.00	129.94	2,180.70	0.00	86 %
<u>212 - TRANSPORTATION</u>							
500 - Personnel	936,375.77	992,525.11	880,793.00	66,843.08	892,554.48	(11,761.48)	-1 %
503 - Supplies	306,070.75	275,470.90	331,150.00	41,242.77	218,978.63	112,171.37	34 %
504 - Contract Services	631,652.65	613,943.55	795,995.00	177,053.81	721,907.15	74,087.85	9 %
550 - Capital Outlay	2,577,312.99	175,702.95	800,000.00	65,557.43	618,694.84	181,305.16	23 %
560 - Debt Service	241,405.00	266,624.41	723,774.00	0.00	723,773.75	0.25	0 %
570 - Other Financing Uses	48,712.84	52,371.51	252,070.00	25,968.56	52,070.00	200,000.00	79 %
212 - TRANSPORTATION Totals:	4,741,530.00	2,376,638.43	3,783,782.00	376,665.65	3,227,978.85	0.00	15 %
<u>213 - CEMETERY</u>							
500 - Personnel	149,127.35	149,815.78	153,972.00	12,791.54	153,043.99	928.01	1 %
503 - Supplies	16,118.39	23,520.38	20,150.00	7,059.49	17,393.08	2,756.92	14 %
504 - Contract Services	19,875.83	16,175.90	21,451.00	1,863.17	17,310.36	4,140.64	19 %
550 - Capital Outlay	0.00	0.00	17,000.00	0.00	17,000.00	0.00	0 %
213 - CEMETERY Totals:	185,121.57	189,512.06	212,573.00	21,714.20	204,747.43	0.00	4 %
<u>214 - CEMETARY PERPETUAL CARE</u>							
504 - Contract Services	0.00	0.00	500,000.00	0.00	0.00	500,000.00	100 %
570 - Other Financing Uses	100,000.00	100,000.00	130,000.00	65,000.00	130,000.00	0.00	0 %
214 - CEMETARY PERPETUAL CARE Totals:	100,000.00	100,000.00	630,000.00	65,000.00	130,000.00	0.00	79 %
<u>215 - SPECIAL PROJECTS</u>							

	2014-2015 YTD Activity	2015-2016 YTD Activity	2016-2017 Budget	September 2016-2017 MTD Activity	2016-2017 YTD Activity	2016-2017 Budget Remaining	% Budget Remaining
500 - Personnel	31,567.71	10,184.96	0.00	5,725.57	13,462.19	(13,462.19)	0 %
503 - Supplies	17,462.02	25,851.74	500,000.00	586.94	1,808.11	498,191.89	100 %
504 - Contract Services	32,347.37	126,446.93	0.00	6,023.94	91,795.73	(91,795.73)	0 %
570 - Other Financing Uses	23,944.00	0.00	0.00	0.00	0.00	0.00	0 %
215 - SPECIAL PROJECTS Totals:	105,321.10	162,483.63	500,000.00	12,336.45	107,066.03	0.00	79 %
<u>216 - BUSINESS IMPROVEMENT</u>							
500 - Personnel	2,352.21	1,634.94	10,750.00	544.77	1,918.82	8,831.18	82 %
503 - Supplies	0.00	650.00	0.00	0.00	0.00	0.00	0 %
504 - Contract Services	21,941.40	11,016.60	14,600.00	2,300.08	10,742.29	3,857.71	26 %
550 - Capital Outlay	0.00	56,584.00	60,000.00	0.00	30,907.74	29,092.26	48 %
570 - Other Financing Uses	0.00	0.00	100,000.00	0.00	0.00	100,000.00	100 %
216 - BUSINESS IMPROVEMENT Totals:	24,293.61	69,885.54	185,350.00	2,844.85	43,568.85	0.00	76 %
<u>218 - PUBLIC SAFETY</u>							
503 - Supplies	28,208.03	12,919.07	15,000.00	4,984.00	9,372.28	5,627.72	38 %
504 - Contract Services	325.00	680.00	0.00	0.00	0.00	0.00	0 %
550 - Capital Outlay	81,205.11	69,476.50	200,000.00	360.58	125,996.37	74,003.63	37 %
560 - Debt Service	65,355.00	63,521.25	66,525.00	0.00	58,793.75	7,731.25	12 %
570 - Other Financing Uses	0.00	0.00	200,000.00	0.00	0.00	200,000.00	100 %
218 - PUBLIC SAFETY Totals:	175,093.14	146,596.82	481,525.00	5,344.58	194,162.40	0.00	60 %
<u>219 - INDUSTRIAL SITES</u>							
503 - Supplies	1,431.33	1,465.35	0.00	0.00	0.00	0.00	0 %
504 - Contract Services	1,866.56	5,938.25	303,000.00	0.00	28,594.75	274,405.25	91 %
219 - INDUSTRIAL SITES Totals:	3,297.89	7,403.60	303,000.00	0.00	28,594.75	0.00	91 %
<u>223 - KENO</u>							
503 - Supplies	12,548.02	34,648.52	58,500.00	25,283.75	43,344.67	15,155.33	26 %
504 - Contract Services	11,151.40	1,028.87	6,500.00	934.11	9,542.07	(3,042.07)	-47 %
550 - Capital Outlay	0.00	35,231.33	0.00	0.00	0.00	0.00	0 %
223 - KENO Totals:	23,699.42	70,908.72	65,000.00	26,217.86	52,886.74	0.00	19 %
<u>224 - ECONOMIC DEVELOPMENT</u>							
500 - Personnel	0.00	0.00	80,742.00	7,130.38	12,802.64	67,939.36	84 %
503 - Supplies	264.03	248.77	750.00	525.26	1,975.98	(1,225.98)	-163 %

	2014-2015 YTD Activity	2015-2016 YTD Activity	2016-2017 Budget	September 2016-2017 MTD Activity	2016-2017 YTD Activity	2016-2017 Budget Remaining	% Budget Remaining
504 - Contract Services	996,615.22	379,415.31	5,400,436.00	632,929.63	2,019,804.55	3,380,631.45	63 %
224 - ECONOMIC DEVELOPMENT Totals:	996,879.25	379,664.08	5,481,928.00	640,585.27	2,034,583.17	0.00	63 %
<u>225 - MUTUAL FIRE</u>							
503 - Supplies	9,964.25	9,907.49	10,000.00	0.00	9,362.66	637.34	6 %
550 - Capital Outlay	495,032.00	639.00	25,000.00	0.00	0.00	25,000.00	100 %
570 - Other Financing Uses	0.00	0.00	100,000.00	0.00	0.00	100,000.00	100 %
225 - MUTUAL FIRE Totals:	504,996.25	10,546.49	135,000.00	0.00	9,362.66	0.00	93 %
<u>311 - DEBT SERVICE</u>							
504 - Contract Services	910,530.00	5,000.00	26,675.00	0.00	5,140.00	21,535.00	81 %
560 - Debt Service	101,143.34	250,766.57	0.00	583,434.60	924,877.31	(924,877.31)	0 %
570 - Other Financing Uses	300,286.30	1,392,871.99	4,188,267.50	131,678.50	815,461.95	3,372,805.55	81 %
311 - DEBT SERVICE Totals:	1,311,959.64	1,648,638.56	4,214,942.50	715,113.10	1,745,479.26	0.00	59 %
<u>321 - TIF PROJECTS</u>							
560 - Debt Service	38,779.90	25,392.83	167,000.00	125,973.47	226,499.47	(59,499.47)	-36 %
570 - Other Financing Uses	0.00	0.00	300,000.00	0.00	0.00	300,000.00	100 %
321 - TIF PROJECTS Totals:	38,779.90	25,392.83	467,000.00	125,973.47	226,499.47	0.00	51 %
<u>411 - CDBG</u>							
504 - Contract Services	0.00	0.00	0.00	0.00	42,888.00	(42,888.00)	0 %
411 - CDBG Totals:	0.00	0.00	0.00	0.00	42,888.00	0.00	0 %
<u>412 - LEASE CORPORATION</u>							
504 - Contract Services	213.50	873.94	0.00	15.00	155.00	(155.00)	0 %
550 - Capital Outlay	435,382.50	0.00	0.00	0.00	0.00	0.00	0 %
560 - Debt Service	4,132,373.07	397,980.35	687,867.50	4,484.05	687,867.50	0.00	0 %
570 - Other Financing Uses	51,314.00	0.00	0.00	0.00	0.00	0.00	0 %
412 - LEASE CORPORATION Totals:	4,619,283.07	398,854.29	687,867.50	4,499.05	688,022.50	0.00	0 %
<u>511 - CAPITAL PROJECTS FUND</u>							
550 - Capital Outlay	0.00	101,542.00	70,000.00	68,118.08	74,118.08	(4,118.08)	-6 %
511 - CAPITAL PROJECTS FUND Totals:	0.00	101,542.00	70,000.00	68,118.08	74,118.08	0.00	-6 %
<u>621 - ENVIRONMENTAL SERVICES</u>							

	2014-2015 YTD Activity	2015-2016 YTD Activity	2016-2017 Budget	September 2016-2017 MTD Activity	2016-2017 YTD Activity	2016-2017 Budget Remaining	% Budget Remaining
500 - Personnel	1,126,725.04	1,104,653.26	1,157,641.00	83,221.44	1,129,559.50	28,081.50	2 %
503 - Supplies	161,947.76	248,443.11	309,300.00	28,747.45	146,883.24	162,416.76	53 %
504 - Contract Services	732,366.56	837,958.94	739,143.00	112,553.44	769,290.84	(30,147.84)	-4 %
550 - Capital Outlay	360,467.04	520,837.26	200,000.00	900.00	188,672.89	11,327.11	6 %
570 - Other Financing Uses	54,712.82	55,671.75	54,070.00	26,968.40	54,070.00	0.00	0 %
621 - ENVIRONMENTAL SERVICES Totals:	2,436,219.22	2,767,564.32	2,460,154.00	252,390.73	2,288,476.47	0.00	7 %
<u>631 - WASTEWATER</u>							
500 - Personnel	862,147.58	841,830.08	875,928.00	62,494.41	831,450.99	44,477.01	5 %
503 - Supplies	78,074.39	91,983.37	127,085.00	4,569.35	74,011.55	53,073.45	42 %
504 - Contract Services	400,757.81	491,296.98	453,674.00	74,983.66	460,186.41	(6,512.41)	-1 %
550 - Capital Outlay	311,583.62	222,780.12	301,101.00	27,182.59	252,806.58	48,294.42	16 %
560 - Debt Service	645,890.70	645,890.70	645,891.00	0.00	645,890.70	0.30	0 %
570 - Other Financing Uses	140,712.84	141,871.75	740,070.00	69,968.40	140,070.00	600,000.00	81 %
631 - WASTEWATER Totals:	2,439,166.94	2,435,653.00	3,143,749.00	239,198.41	2,404,416.23	0.00	24 %
<u>641 - WATER</u>							
500 - Personnel	791,170.98	763,897.46	805,196.00	55,011.94	754,627.75	50,568.25	6 %
503 - Supplies	574,491.87	319,124.23	322,426.00	132,366.99	300,319.44	22,106.56	7 %
504 - Contract Services	292,141.79	307,165.73	535,422.00	144,861.88	444,472.29	90,949.71	17 %
550 - Capital Outlay	641,253.03	91,924.53	553,000.00	312,371.27	390,672.42	162,327.58	29 %
570 - Other Financing Uses	78,712.77	77,371.75	678,070.00	38,968.40	78,070.00	600,000.00	88 %
641 - WATER Totals:	2,377,770.44	1,559,483.70	2,894,114.00	683,580.48	1,968,161.90	0.00	32 %
<u>651 - ELECTRIC</u>							
503 - Supplies	0.00	0.00	1,000.00	0.00	0.00	1,000.00	100 %
570 - Other Financing Uses	2,573,450.62	2,546,365.18	3,315,300.00	0.00	2,557,145.08	758,154.92	23 %
651 - ELECTRIC Totals:	2,573,450.62	2,546,365.18	3,316,300.00	0.00	2,557,145.08	0.00	23 %
<u>661 - STORMWATER</u>							
503 - Supplies	11,048.71	4,901.67	19,965.00	2,882.06	8,197.79	11,767.21	59 %
504 - Contract Services	46,973.92	122,324.72	109,764.00	20,262.24	63,832.17	45,931.83	42 %
550 - Capital Outlay	0.00	0.00	0.00	4,168.50	8,165.59	(8,165.59)	0 %
570 - Other Financing Uses	0.00	0.00	250,000.00	0.00	0.00	250,000.00	100 %
661 - STORMWATER Totals:	58,022.63	127,226.39	379,729.00	27,312.80	80,195.55	0.00	79 %

	2014-2015 YTD Activity	2015-2016 YTD Activity	2016-2017 Budget	September 2016-2017 MTD Activity	2016-2017 YTD Activity	2016-2017 Budget Remaining	% Budget Remaining
<u>721 - GIS SERVICES</u>							
500 - Personnel	76,428.21	60,422.60	58,072.00	4,499.73	57,795.08	276.92	0 %
503 - Supplies	3,180.93	3,569.93	6,750.00	0.00	209.09	6,540.91	97 %
504 - Contract Services	9,731.05	14,559.58	12,825.00	72.02	14,984.13	(2,159.13)	-17 %
560 - Debt Service	32,851.27	31,486.76	20,266.00	0.00	20,266.24	(0.24)	0 %
721 - GIS SERVICES Totals:	122,191.46	110,038.87	97,913.00	4,571.75	93,254.54	0.00	5 %
<u>725 - CENTRAL GARAGE</u>							
500 - Personnel	0.00	0.00	144,117.00	11,218.42	144,141.75	(24.75)	0 %
503 - Supplies	0.00	0.00	53,750.00	1,683.66	23,369.04	30,380.96	57 %
504 - Contract Services	0.00	0.00	8,640.00	14,215.80	109,806.70	(101,166.70)	-1,171 %
725 - CENTRAL GARAGE Totals:	0.00	0.00	206,507.00	27,117.88	277,317.49	0.00	-34 %
<u>811 - UNEMPLOYMENT COMP</u>							
504 - Contract Services	0.00	432.00	65,000.00	0.00	2,688.00	62,312.00	96 %
811 - UNEMPLOYMENT COMP Totals:	0.00	432.00	65,000.00	0.00	2,688.00	0.00	96 %
<u>812 - HEALTH INSURANCE</u>							
504 - Contract Services	1,419,942.51	2,094,886.00	2,568,600.00	195,791.92	2,095,806.80	472,793.20	18 %
812 - HEALTH INSURANCE Totals:	1,419,942.51	2,094,886.00	2,568,600.00	195,791.92	2,095,806.80	0.00	18 %



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

	2014-2015 YTD Activity	2015-2016 YTD Activity	2016-2017 Budget	September 2016-2017 MTD Activity	2016-2017 YTD Activity	2016-2017 Budget Remaining	% Budget Remaining
111 - GENERAL							
111 - FINANCE							
500 - Personnel	117,223.10	109,089.35	125,894.00	8,576.10	117,665.03	8,228.97	7 %
503 - Supplies	11,594.36	16,748.33	18,600.00	2,561.05	14,428.38	4,171.62	22 %
504 - Contract Services	43,442.19	61,475.69	63,157.00	5,295.96	61,972.09	1,184.91	2 %
570 - Other Financing Uses	4,000.00	4,000.00	0.00	0.00	0.00	0.00	0 %
111 - FINANCE Totals:	176,259.65	191,313.37	207,651.00	16,433.11	194,065.50	13,585.50	7 %
112 - PERSONNEL							
500 - Personnel	15,003.56	15,620.58	16,320.00	1,263.85	16,274.76	45.24	0 %
503 - Supplies	4,339.80	3,517.64	5,550.00	0.00	3,048.50	2,501.50	45 %
504 - Contract Services	23,093.61	26,662.25	26,925.00	12,062.97	39,087.93	(12,162.93)	-45 %
112 - PERSONNEL Totals:	42,436.97	45,800.47	48,795.00	13,326.82	58,411.19	(9,616.19)	-20 %
113 - COUNCIL							
500 - Personnel	21,098.74	20,651.59	21,099.00	1,623.00	21,098.88	0.12	0 %
503 - Supplies	1,684.16	1,489.00	1,750.00	99.85	1,882.62	(132.62)	-8 %
504 - Contract Services	2,755.43	1,258.03	3,065.00	672.00	3,828.00	(763.00)	-25 %
570 - Other Financing Uses	0.00	67,227.59	250,000.00	0.00	68,201.00	181,799.00	73 %
113 - COUNCIL Totals:	25,538.33	90,626.21	275,914.00	2,394.85	95,010.50	180,903.50	66 %
114 - CITY MANAGER							
500 - Personnel	34,813.84	31,590.20	30,093.00	1,628.54	18,992.75	11,100.25	37 %
503 - Supplies	58,124.00	65,343.04	50,500.00	30.84	62,906.93	(12,406.93)	-25 %
504 - Contract Services	98,671.02	120,799.48	118,700.00	18,702.07	85,442.16	33,257.84	28 %
114 - CITY MANAGER Totals:	191,608.86	217,732.72	199,293.00	20,361.45	167,341.84	31,951.16	16 %
115 - CITY CLERK							
500 - Personnel	13,897.14	13,838.31	14,359.00	1,118.92	14,343.39	15.61	0 %
503 - Supplies	992.58	1,284.10	2,100.00	160.00	1,208.64	891.36	42 %
504 - Contract Services	9,781.14	12,053.64	12,150.00	2,065.41	10,605.64	1,544.36	13 %
115 - CITY CLERK Totals:	24,670.86	27,176.05	28,609.00	3,344.33	26,157.67	2,451.33	9 %
116 - MIS							
503 - Supplies	24,008.99	30,745.81	40,000.00	3,209.44	19,609.29	20,390.71	51 %

	2014-2015 YTD Activity	2015-2016 YTD Activity	2016-2017 Budget	September 2016-2017 MTD Activity	2016-2017 YTD Activity	2016-2017 Budget Remaining	% Budget Remaining
504 - Contract Services	15,211.04	30,494.75	32,500.00	7,165.48	47,653.06	(15,153.06)	-47 %
550 - Capital Outlay	0.00	11,794.89	15,000.00	1,800.00	10,431.08	4,568.92	30 %
116 - MIS Totals:	39,220.03	73,035.45	87,500.00	12,174.92	77,693.43	9,806.57	11 %
121 - DEVELOPMENT SERVICES							
500 - Personnel	391,793.55	437,020.55	344,962.00	19,303.84	251,418.46	93,543.54	27 %
503 - Supplies	6,452.51	5,183.99	9,250.00	501.29	5,074.63	4,175.37	45 %
504 - Contract Services	70,412.15	71,529.96	69,744.00	4,096.28	82,959.17	(13,215.17)	-19 %
570 - Other Financing Uses	7,000.00	7,000.00	7,000.00	3,500.00	7,000.00	0.00	0 %
121 - DEVELOPMENT SERVICES Totals:	475,658.21	520,734.50	430,956.00	27,401.41	346,452.26	84,503.74	20 %
141 - FIRE							
500 - Personnel	1,395,969.91	1,465,029.70	1,503,966.00	107,796.50	1,435,519.37	68,446.63	5 %
503 - Supplies	45,515.60	40,100.62	39,500.00	6,363.02	25,134.63	14,365.37	36 %
504 - Contract Services	71,422.94	71,512.68	61,781.00	7,954.14	92,003.12	(30,222.12)	-49 %
141 - FIRE Totals:	1,512,908.45	1,576,643.00	1,605,247.00	122,113.66	1,552,657.12	52,589.88	3 %
142 - POLICE							
500 - Personnel	2,724,357.85	2,701,042.79	3,009,700.00	236,570.48	2,945,474.98	64,225.02	2 %
503 - Supplies	102,338.86	77,244.20	114,000.00	20,189.82	94,144.77	19,855.23	17 %
504 - Contract Services	399,183.77	419,199.85	414,220.00	32,389.82	409,560.54	4,659.46	1 %
570 - Other Financing Uses	50,000.00	0.00	0.00	0.00	0.00	0.00	0 %
142 - POLICE Totals:	3,275,880.48	3,197,486.84	3,537,920.00	289,150.12	3,449,180.29	88,739.71	3 %
143 - EMERGENCY MANAGEMENT							
500 - Personnel	96,578.24	78,834.66	84,049.00	6,506.97	83,590.42	458.58	1 %
503 - Supplies	6,529.29	4,465.92	4,250.00	531.03	4,188.78	61.22	1 %
504 - Contract Services	1,318.01	2,501.81	3,220.00	(39.74)	6,316.21	(3,096.21)	-96 %
143 - EMERGENCY MANAGEMENT Totals:	104,425.54	85,802.39	91,519.00	6,998.26	94,095.41	(2,576.41)	-3 %
151 - LIBRARY							
500 - Personnel	485,800.85	491,530.49	532,703.00	38,895.19	488,938.51	43,764.49	8 %
503 - Supplies	59,111.85	61,920.49	79,300.00	12,391.01	72,308.28	6,991.72	9 %
504 - Contract Services	96,559.02	105,579.89	109,700.00	12,819.91	107,300.89	2,399.11	2 %
151 - LIBRARY Totals:	641,471.72	659,030.87	721,703.00	64,106.11	668,547.68	53,155.32	7 %

	2014-2015 YTD Activity	2015-2016 YTD Activity	2016-2017 Budget	September 2016-2017 MTD Activity	2016-2017 YTD Activity	2016-2017 Budget Remaining	% Budget Remaining
171 - PARKS							
500 - Personnel	677,608.05	707,658.34	759,104.00	47,257.49	687,591.72	71,512.28	9 %
503 - Supplies	74,519.30	55,379.96	64,355.00	6,869.80	54,514.45	9,840.55	15 %
504 - Contract Services	262,871.11	242,604.71	211,954.00	19,946.92	238,953.20	(26,999.20)	-13 %
550 - Capital Outlay	15,761.90	33,975.99	100,000.00	0.00	612.00	99,388.00	99 %
171 - PARKS Totals:	1,030,760.36	1,039,619.00	1,135,413.00	74,074.21	981,671.37	153,741.63	14 %
172 - RECREATION							
500 - Personnel	229,351.96	152,590.76	250,110.00	11,206.82	167,214.52	82,895.48	33 %
503 - Supplies	36,538.77	43,027.16	45,900.00	1,953.67	43,428.93	2,471.07	5 %
504 - Contract Services	544,736.92	457,121.77	468,979.00	7,019.19	439,614.87	29,364.13	6 %
550 - Capital Outlay	0.00	0.00	0.00	0.00	8,537.56	(8,537.56)	0 %
570 - Other Financing Uses	48,231.55	0.00	202,000.00	0.00	0.00	202,000.00	100 %
172 - RECREATION Totals:	858,859.20	652,739.69	966,989.00	20,179.68	658,795.88	308,193.12	32 %
111 - GENERAL Totals:	8,399,698.66	8,377,740.56	9,337,509.00	672,058.93	8,370,080.14	0.00	10 %
211 - REGIONAL LIBRARY							
151 - LIBRARY							
503 - Supplies	11,597.40	17,271.80	13,000.00	129.94	2,180.70	10,819.30	83 %
504 - Contract Services	0.00	0.00	3,000.00	0.00	0.00	3,000.00	100 %
151 - LIBRARY Totals:	11,597.40	17,271.80	16,000.00	129.94	2,180.70	13,819.30	86 %
211 - REGIONAL LIBRARY Totals:	11,597.40	17,271.80	16,000.00	129.94	2,180.70	0.00	86 %
212 - TRANSPORTATION							
111 - FINANCE							
500 - Personnel	18,827.90	20,412.72	19,206.00	1,564.19	19,429.11	(223.11)	-1 %
504 - Contract Services	9.47	0.00	0.00	0.00	0.00	0.00	0 %
111 - FINANCE Totals:	18,837.37	20,412.72	19,206.00	1,564.19	19,429.11	(223.11)	-1 %
112 - PERSONNEL							
500 - Personnel	10,002.19	10,413.95	10,875.00	842.56	10,849.87	25.13	0 %
504 - Contract Services	9.45	0.00	0.00	0.00	0.00	0.00	0 %
112 - PERSONNEL Totals:	10,011.64	10,413.95	10,875.00	842.56	10,849.87	25.13	0 %

City of Scottsbluff, Nebraska

Monday, December 4, 2017

Regular Meeting

Item Resolut.1

Council to consider a Resolution to vacate an Agricultural Estate Dwelling Site (AEDS) located in the NE ¼, NW ¼ of Section 16, Township 22 North, Range 55 West of the 6th P.M. which will allow the owner to apply for a new AEDS.

Staff Contact: Development Services

Planning Commission Minutes
Regular Scheduled Meeting
November 13, 2017
Scottsbluff, Nebraska

The Planning Commission of the City of Scottsbluff, Nebraska met in regular scheduled meeting on November 13, 2017, 6:00 PM 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 November 3, 2017. 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 has 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 Angie Aguallo called the meeting to order. Roll call consisted of the following members. Anita Chadwick, Callan Wayman, Henry Huber, Becky Estrada, Mark Westphal, Dave Gompert. Absent: Jim Zitterkopf, Dana Weber. City officials present : Gary Batt, Code Administrator II, Anthony Murphy, Fire Prevention Officer, Leann Sato, Storm Water Specialist

Item 2: Chairman Aguallo informed all those present of the Nebraska Open Meetings Act and that a copy of such is posted on the bookcase in the back of the City Council Chambers, for those interested.

Item 3: Acknowledgement of any changes in the agenda: None

Item 4: Business not on the agenda: None

Item 5: Citizens with business not on the regular agenda: None

Item 6: The minutes of the October 9, 2017 meeting were reviewed. Mark Westphal brought it to the boards attention that the October 9, 2017 minutes stated that none were absent, when the following members were absent from the meeting; Zitterkopf, Wayman, Weber, Huber. The minutes for October 9, 2017 were approved with the correction of the four absentee members. The minutes have been amended to reflect the changes made.

Conclusion: A motion was made by Estrada and seconded by Westphal to approve the minutes from the meeting on October 9, 2017. "Yeas": Chadwick, Gompert , Westphal, Estrada, Aguallo. "Nays": None. " Abstain": Huber, Wayman, "Absent": Weber, Zitterkopf. Motion Carried.

Item 7: The Planning Commission opened a public hearing for the review to vacate an Ag Estate Dwelling Site (AEDS) located at 190439 County Road J. This property was reviewed for a replat on the October 9, 2017, Planning Commission meeting. When the property was submitted to the

Register of Deeds, Jean Bauer sent the item back stating that the property was not platted, therefore a replat could not take place. She stated the property was surveyed and needed to be vacated in order to have a new creation of an (AEDS).

Conclusion: A motion was made by Westphal and seconded by Estrada to approve the vacation of the AEDS located at 190439 County Road J, situated in the NE ¼ of the NW ¼ of the Section 16, T22N, R55W. "Yeas": Chadwick, Gompert, Wayman, Westphal, Estrada, Aguillo. "Nays": None. "Abstain": Huber. "Absent": Weber, Zitterkopf. Motion Carried.

Item 8: The Planning Commission opened a public hearing for the creation of an Ag Estate Dwelling Site (AEDS) located at 190439 County Road J. This property currently consists of 6.05 acres will be reduced to 4.143 acres. The minimum lot size for AEDS is 2 acres, so this is still well within the requirements. They are also proposing an access easement along the east side of the property that will serve the adjacent farm. Staff recommends the creation of the AEDS.

Conclusion: A motion was made by Gompert and seconded by Westphal to approve the creation of an AEDS located at 190439 County Road J, situated in the NE ¼ of the NW ¼ of the Section 16, T22N, R55W. "Yeas": Chadwick, Gompert, Wayman, Westphal, Estrada, Aguillo. "Nays": None. Abstain: Huber. Absent: Weber, Zitterkopf. Motion Carried.

Item 9: The Planning Commission opened a public hearing for the creation of an Ag Estate Dwelling Site (AEDS) located at 230550 County Road J. The property is currently 71.38 ± acres to 67.02± acres kept in reserve and 4.36± acres allotted to the new AEDS. The minimum lot size is 2 acres per residence, thus there are 2 residence on this property allotted for the 4.36 acres, still within the AEDS requirements. Dustin Beaudette of M C Schaff and Associates spoke to the members about the property and what the owner Jeffrey Pickering was wishing to do by describing the property. Staff recommends the creation of the AEDS.

Conclusion: A motion was made by Huber and seconded by Estrada to approved the creation of an AEDS located at 230550 County Road J, situated in the West 1/2 of the Southeast Quarter of Section 7, T22N, R54W of the 6th P.M. except the portion which is platted as Hays Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska. "Yeas" Chadwick, Gompert, Wayman, Westphal, Huber, Estrada, Aguillo. "Nays": None. Abstained: None. Absent: Weber, Zitterkopf. Motion Carried.

Item 10: The Planning Commission opened a public hearing to consider an ordinance instituting a storm water impact fee. Leann Sato, Storm Water Specialist for the City of Scottsbluff was in attendance to update the Planning Commission members on the post-construction ordinance Chapter 24, Article 4 and revisions to Chapter 4, Article 11; Chapter 6, Article 6, Chapter 21, Article 1, Sections 39 and 53, meetings she has had with local developers since the October 9, 2017 Planning Commission meeting, concerning requirements for storm water retention in new developments. Leann explained that the time limit set forth by the State of Nebraska is approaching in January, 2018, citing the requirements for water quality and water quantity with volume of runoff from sites and how it applies to the corporate limits. Member Henry Huber asked what are the parameters of enforcement, whether the 2 mile jurisdiction was going to be enforced now or later on. Leann said there is plans to implement only within current city limits, that the 2 mile would be later. Leann said there is another meeting planned, Becky Estrada recommended the item be tabled for the December meeting so more information can be presented to the Planning Commission with a better break down.

Conclusion: A motion was made by Estrada and seconded by Westphal to table the post-construction ordinance Chapter 24, Article 4 and revisions to Chapter 4, Article 11; Chapter 6, Article 6 and Chapter 21, Article 1, Sections 39 and 52, to the December 2017 meeting. "Yeas": Chadwick, Gompert, Wayman, Huber, Westphal, Estrada, Aguillo. "Nays": None. Abstained: None. Absent: Weber, Zitterkopf. Motion Carried.

Item 11: Unfinished Business: None

There being no further business; a motion to adjourn was made by Westphal and seconded by Chadwick. The meeting was adjourned at 7:15 p.m. "Yeas": Chadwick, Gompert, Wayman, Westphal, Huber, Estrada, Aguillo. "Nays:" None. Abstained: None. Absent: Weber, Zitterkopf. Motion Carried.

Angie Aguillo, Chairman

Attest: _____
Gary Batt

RESOLUTION NO. 17-__

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

WHEREAS, an application has been filed by the owners to vacate a prior agricultural estate dwelling site (AEDS) approved by the City of Scottsbluff described as follows:

A tract of land situated in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 16, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows: With reference to the northeast corner of said NE $\frac{1}{4}$ NW $\frac{1}{4}$ thence S 89°22'03" W on the north line of said NE $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 20.00 feet to the POINT OF BEGINNING of this description; thence S 00°22'33" E, parallel with the east line of said NE $\frac{1}{4}$ NW $\frac{1}{4}$, a distance of 827.03 feet; thence 1181.56 feet on a non-tangent curve to the left, said curve having a radius of 1394.22 feet an included angle of 48°33'22", an a long chord bearing of N 46°47'58" W for a distance of 1146.51 feet to a point on the southerly right of way of County Road "J", thence N 00°37'57" W, perpendicular to said north line, a distance of 33.00 feet to a point on said north line; thence N 89°22'03" E on said north line a distance of 830.61 feet to the point of beginning, containing 6.055 acres, more or less ("real estate").

The Planning Commission of the City of Scottsbluff has recommended the City Council approve the vacation of the AEDS which will allow the owners to apply for a new AEDS.

IT IS NOW RESOLVED, the AEDS for the above described real estate is now vacated and the Mayor is authorized to sign this Resolution on behalf of the City of Scottsbluff, Nebraska.

Passed and approved this ____ day of December, 2017.

Mayor

ATTEST:

City Clerk

City of Scottsbluff, Nebraska

Monday, December 4, 2017

Regular Meeting

Item Resolut.2

Council to approve a Certificate for Recording the Agricultural Estate Dwelling Site for property owned by Henry Huber and Larry Reisig as described in item 10 a, and authorize the Mayor to sign the certificate.

Staff Contact: Development Services

For Recording Only
RET: Development Services, City of Scottsbluff

CERTIFICATE

This certificate should be indexed and recorded against the real estate described in Paragraph 2 and 3 below.

The following action was recommended by the Scottsbluff Planning Commission, and taken by the Scottsbluff City Council.

TO-WIT:

1. Henry A. Huber and Susan F. Huber along with Larry J. Reisig have made an application to the City of Scottsbluff Planning Commission, and City Council for an Agricultural Dwelling Estate Site located at 14369, in Section 16, Township 22 North, Range 55 West, Scotts Bluff County, Nebraska under Part 25-3-19, 1-13 of the Scottsbluff Municipal Code zoning regulations. The Planning Commission approved the same at their regular meeting on November 13, 2017 and the City Council accepted such recommendations by approving the same, as provided by law, at a meeting of the Scottsbluff City Council on December 4th, 2017.
2. Legal description of the tract-site (AEDS), separated as an Agricultural Estate Dwelling Site is: A tract of land situated in the Northeast Quarter of the Northwest Quarter (NE1/4NW1/4) of Section 16, Township 22 North, Range 55 West of the 6th Principal Meridian, Scotts Bluff County, Nebraska, more particularly described as follows:

Beginning at the northeast corner of said NE1/4NW1/4 said point being the Point OF BEGINNING of this description; thence S2°04'59"W a distance of 1106.34 feet, thence S2°04'54"W a distance of 25.00 feet; thence N87°55'06"W a distance of 20.00 feet; thence N2°04'59"E for distance of 727.13 feet; thence N81°43'43"W a distance of 302.89 feet; thence N43°10'25"W for a distance of 191.54 feet; thence N1°49'35"E for a distance of 234.68 feet; thence S88°10'25"E a distance of 458.22feet to the point of beginning, containing 4.143 acres, more or less.

3. The legal description of the reserved real estate pursuant to Part 25-3-19 (reserved for the above described tract site as a one-time exception from the requirement of platting, and inclusive of all of the other provisions of the applicable zoning regulation) is a tract of land:
The Northeast Quarter of the Northwest Quarter (NE1/4NW1/4) of Section 16, Township 22 North, Range 55 West of the 6th Principal Meridian, Scotts Bluff County, Nebraska. Reserved acreage of 75.857 more or less.

STATE OF NEBRASKA)
CITY OF SCOTTSBLUFF)
COUNTY OF SCOTTS BLUFF)

I, Randy Meininger the duly appointed, qualified, and acting Mayor for the City of Scottsbluff, County of Scotts Bluff, State of Nebraska, do hereby certify that the foregoing is a true and complete recitation of the action taken by the City Council, as it relates to the subject therein described, as shown by the records and minutes of the referenced public body.

IT WITNESS WHEREOF, I DO HERBY SET MY OFFICIAL HAND, THIS

_____ DAY OF _____, _____.

Mayor, City of Scottsbluff
Randy Meininger

STATE OF NEBRASKA)
CITY OF SCOTTSBLUFF)
COUNTY OF SCOTTS BLUFF)

On the date immediately above set out, before me, a Notary Public duly
commissioned and qualified to act in Scottsbluff, Scotts Bluff County, personally
came the referenced Mayor Randy Meininger, to me known to be the
identical person whose name is affixed to the foregoing certificate, and
acknowledged the same to be his voluntary act and deed as such official.

Notary Public
(NOTARY SEAL & COMMISSION EXPIRES)

City of Scottsbluff, Nebraska

Monday, December 4, 2017

Regular Meeting

Item Resolut.3

Council to approve a Certificate for Recording the Agricultural Estate Dwelling Site for property owned by Jeffrey L. Pickering, located in the W ½ SE1/4 of Section7, Township 22 North, Range 53 West of the 6th P.M. and authorize the Mayor to sign the certificate.

Staff Contact: Development Services

For Recording Only
RET: Development Services, City of Scottsbluff

CERTIFICATE

This certificate should be indexed and recorded against the real estate described in Paragraph 2 and 3 below.

The following action was recommended by the Scottsbluff City Planning Commission, and taken by the Scottsbluff City Council.

TO-WIT:

- 1. Jeffrey L. Pickering, has made application to the City of Scottsbluff Planning Commission, and the City Council for an Agricultural Dwelling Estate Site located at County Road J, a tract of land situated in part of the West Half of the Southeast Quarter of Section 7, township 22 North, Range 54 West of the 6th P.M., Scotts Bluff County, Nebraska under part 25-3-19 , 1-13, of the Scottsbluff Municipal Code zoning regulations. The Planning commission approved the same at their regular meeting on November 13, 2017 and the City Council accepted such recommendations by approving the same, as provided by law, at a meeting of the Scottsbluff City Council on December 4th, 2017.
- 2. Legal description of the tract-site (AEDS), separated as an Agricultural Estate Dwelling Site is: A tract of land situated in part of the West Half of the Southeast Quarter of Section 7, Township 22 North, Range 53 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows:
Commencing as the South Quarter Corner of Section 7, thence easterly on the south line of Section 7, on an assumed bearing of S89°58'59"E, a distance of 78.09 feet, to the Point of Beginning, thence northerly, bearing N01°11'53"E, a distance of 347.21 feet, thence S89°17'44"E, a distance of 629.51 feet, to the point of intersection with a non-tangent curve to the right, said curve having a central angle of 35°26'46", a radius of 135.00 feet, a chord bearing of S09°39'59"W, a distance of 112.21 feet, thence bearing S00°00'32"W, a distance of 56.81 feet, to the point of intersection with the south line of the Southeast Quarter of Section 7, thence westerly on said south section line, bearing N89°58'59"W, a distance of 480.29 feet, to the Point of Beginning, said tract containing an area of 4.36 Acres, more or less.
- 3. The legal description of the reserved real estate : The West Half of the Southeast Quarter (W1/2SE1/4) of Section 7, Township 22 North, Range 54 West of the 6th P.M., Scotts Bluff County, Nebraska except that portion which is platted as Hays Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska. Reserved acreage of 67.02 acres, more or less.

STATE OF NEBRASKA)
CITY OF SCOTTSBLUFF)
COUNTY OF SCOTTS BLUFF)

I, Randy Meininger the duly appointed, qualified, and acting Mayor for the City of Scottsbluff, County of Scotts Bluff, State of Nebraska, do hereby certify that the foregoing is a true and complete recitation of the action taken by the City Council, as it relates to the subject therein described, as shown by the records and minutes of the referenced public body.

IT WITNESS WHEREOF, I DO HERBY SET MY OFFICIAL HAND, THIS

_____ DAY OF _____, _____.

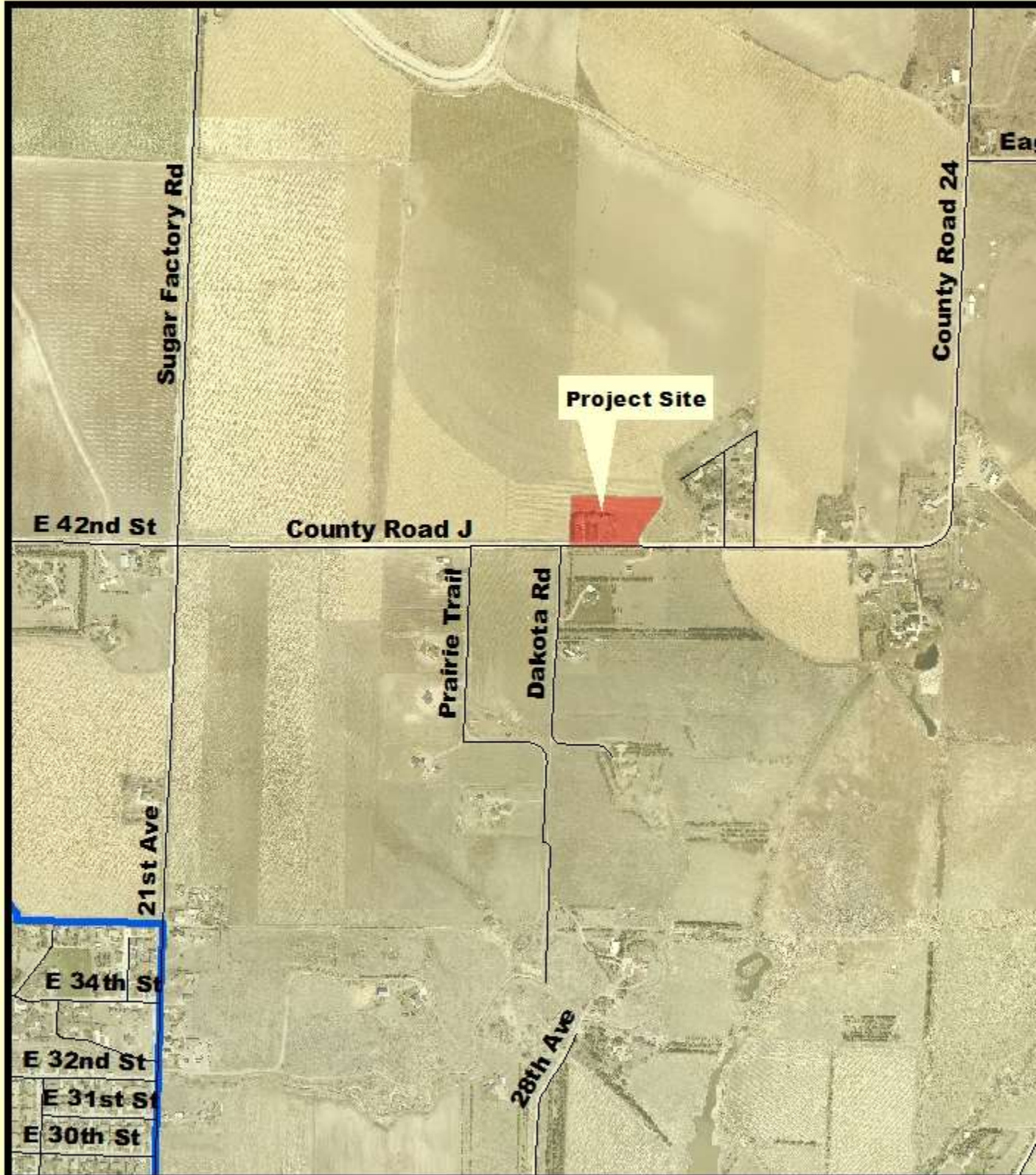
Mayor, City of Scottsbluff
Randy Meininger

STATE OF NEBRASKA)
CITY OF SCOTTSBLUFF)
COUNTY OF SCOTTS BLUFF)

On the date immediately above set out, before me, a Notary Public duly
commissioned and qualified to act in Scottsbluff, Scotts Bluff County, personally
came the referenced Mayor Randy Meininger, to me known to be the
identical person whose name is affixed to the foregoing certificate, and
acknowledged the same to be his voluntary act and deed as such official.

Notary Public
(NOTARY SEAL & COMMISSION EXPIRES)

Ag Estate CR J



12/1/17



City of Scottsbluff, Nebraska

Monday, December 4, 2017

Regular Meeting

Item Reports1

Council to receive an update on cleanup procedures following special events.

Staff Contact: Nathan Johnson, City Manager

City of Scottsbluff, Nebraska

Monday, December 4, 2017

Regular Meeting

Item Reports2

Council to consider adoption of the Regional Housing Study as part of the City's Comprehensive Plan.

Minutes: The City of Scottsbluff Comprehensive Plan can be found on the following link:

http://www.scottsbluff.org/departments/development_services/comprehensive_plans/index.php

Staff Contact: Nathan Johnson, City Manager

MULTI-COUNTY-REGIONAL HOUSING STUDY WITH STRATEGIES FOR AFFORDABLE HOUSING.

(Nebraska Investment Finance Authority – Housing Study Grant Program).

SCOTTS BLUFF, MORRILL & KIMBALL COUNTIES & COMMUNITIES, NEBRASKA.

“SNAPSHOT”



PREPARED FOR:
**WESTERN NEBRASKA
ECONOMIC DEVELOPMENT
(WNED).**

BY:

**HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH**

OCTOBER, 2016

COMPREHENSIVE CITIZEN PARTICIPATION PROGRAM.

COMPREHENSIVE CITIZEN PARTICIPATION PROGRAM.

o INTRODUCTION. o

The **Scotts Bluff, Morrill & Kimball Counties, Nebraska Multi-County Regional Housing Study** includes both qualitative and quantitative research activities. A **comprehensive citizen participation program** was implemented to gather the opinions of the local citizenry regarding housing issues and needs. ***Planning for each County’s and Community’s future is most effective when it includes opinions from as many citizens as possible.*** The methods used to gather information from the citizens of the three Counties and each Community included **WNED Board of Directors meetings, Community Housing “Listening Sessions”** with local Community organizations and employers in the Communities of Kimball, Bridgeport, and Mitchell, and three important Surveys; a **“Western Nebraska Economic Development (WNED) Citizen Housing Survey,”** a **“Workforce Housing Needs Survey”** and a **“Continuum of Care for Elderly Persons Household Survey”**.

o WNED CITIZEN HOUSING SURVEY. o

The **“WNED Citizen Housing Survey”** was made available to households in Scotts Bluff, Morrill and Kimball Counties on local Community and County websites. A total of **569 Surveys** were completed. **Survey** participants were asked to give their opinion about barriers to obtaining affordable owner or rental housing and specific housing types greatly needed throughout their respective Community. A portion of the Survey also allowed local elderly residents to participate in identifying general elderly housing, supportive service needs and the appeal of residing at a retirement campus and the quality of local support services. The following summarizes the results of the **Survey**. The complete results of the **Survey** are available in **Appendix I**.

- The Communities of Bayard, Gering, Mitchell, Scottsbluff and Rural Scotts Bluff County comprised a majority of participants of the Survey. A large number of participants were employed in the Health Care/Social Work and Professional/Technical sectors. Most participants were between 31 and 60 years of age.
- Survey participants were asked to address some of the issues or barriers they experience in obtaining affordable owner or renter housing. The most common barriers identified when obtaining affordable **owner housing** included housing prices, the cost of utilities and utilities and a lack of sufficient homes for sale.

- The most common barriers faced when obtaining affordable **rental housing** included a lack of available, decent rental housing and cost of rent and utilities.
- **A total of 80 participants were not satisfied with their current housing situation.** Reasons included their home was too small, in need of substantial updating and being too far from their place of employment.
- Top housing needs included housing for lower- and middle income families and single parent families, single family housing, general rental housing, housing choices for first-time homebuyers, and two- and three-bedroom apartments or homes.
- Top housing needs for elderly persons included single family homes, assisted living housing and two-bedroom apartments for rent.
- Top-rated support services included home repair/rehabilitation services, employment opportunities/training, adult care services, alcohol/drug abuse services, finance assistance/management, and elderly housing.
- 50.6 percent of the Survey respondents supported using State or Federal grant funds to conduct an owner housing rehabilitation program.
- 44.2 percent of the Survey respondents supported using State or Federal grant funds to conduct a rental housing rehabilitation program.
- **63.4 percent of the Survey respondents supported establishing a local program that would purchase dilapidated houses, tear down the houses and make the lots available for a family or individual to build a house.**
- **54.1 percent of the Survey respondents supported using grant dollars to purchase, rehab and resell vacant housing in the Region.**
- 50.7 percent of the Survey respondents supported using State or Federal grant dollars to provide down payment assistance to first-time homebuyers.

○ WORKFORCE HOUSING NEEDS SURVEY. ○

WNED, in cooperation with major employers, conducted a **Workforce Housing Needs Survey** to determine the specific renter and owner housing needs of the workforce in Scotts Bluff, Morrill and Kimball Counties. A total of **214 Surveys** were returned. Survey participants were asked to provide information on subjects such as issues and barriers to obtaining affordable housing, place of employment, annual household income and in what Community or region participants would like to become either a homeowner or a renter. The following are highlights that were developed from the **Survey**. The complete **Survey** results are available in **Appendix I** of this **Housing Study**.

- The Communities of Bayard, Gering, Mitchell, Scottsbluff and Rural Scotts Bluff County comprised a majority of participants of the Survey.
- Survey participants included 173 homeowners and 41 renters. **A total of 24 participants were not satisfied with their current housing situation.** Reasons included their home being too small, in need of substantial updating and being too far from their place of employment.
- The majority of respondents could afford a home priced between \$50,000 and \$120,000. Respondents also identified the ability to afford a monthly rent at or above \$600.
- **The Community of Scottsbluff was favored by Survey participants as the Community they would like to purchase a home or rent a housing unit.**

Survey participants were asked to address some of the issues or barriers they experience in obtaining affordable owner or renter housing for their families. The most common barriers identified to obtaining affordable **owner housing** included **housing prices, a lack of sufficient homes for sale and the cost of real estate taxes**. The most common barriers faced when obtaining affordable **rental housing** included **the high cost of rent and utilities, as well as a lack of decent rental units at an affordable price range**.

○ CONTINUUM OF CARE FOR ELDERLY PERSONS HOUSEHOLD SURVEY. ○

A “Continuum of Care for Elderly Persons Household Survey” was made available online at select locations throughout the three Counties, to assist in determining the specific immediate, short- and long-term housing and Community service needs of the Region’s elderly and retiree (55+) population. A total of **50 Surveys** were completed.

Survey participants were asked to provide information on subjects concerning the types of housing needed for senior citizens and the appeal of a retirement housing campus for the three County area. The following are highlights from the **Survey**. The complete results are available in **Appendix I** of this **Regional Housing Study**.

- **Survey respondents consisted of 28 owners and 20 renters.**
- A majority of Survey respondents were satisfied with their current housing situation. A total of six participants were not satisfied due to a lack of accessibility and the need for multiple home repairs.
- Participants identified anticipating needing either an assisted living housing unit or a two-bedroom apartment for rent to satisfy their housing needs within the next five years.
- **Participants also identified assisted living housing, single family homes and two-bedroom apartments for rent as the most needed housing types during the next five years.**
- A majority of participants felt living in a Retirement Housing Campus was either “somewhat appealing” or “very appealing”.
- Top community services, as identified by Survey participants, included but was not limited to Church, Library, Senior Center, Police and Fire Protection and Banking Services. Food/Meals-On-Wheels, Home Health Care and Emergency Transportation were identified as the top support services in the Region.

○ COMMUNITY HOUSING “LISTENING SESSIONS.” ○

County-Wide Housing “Listening Sessions” were conducted in the Communities of Kimball, Bridgeport and Mitchell, to engage the opinion of housing need among the local citizenry. The following highlights consensus statements regarding priority housing issues or needs, as expressed by those in attendance at the Sessions.

Kimball (Kimball County).

- Participants at the Listening Session in Kimball identified the Community’s major employers have consistently lost employees due to lower demand of their respective products. Kimball County also relies heavily on the oil industry, which participants identified as projected to experience a major shortfall in 2016. Economic development and job creation needs to coincide with housing development in the County.
- Participants want to see a modernized rental housing system. This included the identification of both Section 8 rental housing, as well as market rate rental housing for elderly and retiree populations as a major need in the County. Participants identified that rental housing is available, but most units are unfit for occupation.
- Moderate to substantial rehabilitation of existing owner housing units, as well as the demolition of existing dilapidated housing units is needed throughout the County. Substandard housing, as identified by participants, creates an “uninviting community” which leads many to look elsewhere for housing. Access to available funding sources and housing rehabilitation initiatives would greatly alleviate this problem. Housing rehabilitation should be accompanied by community clean-up programs. Participants representing all three Kimball County Communities identified a need for beautification efforts to attract housing and additional economic growth and development opportunities.
- New housing opportunities should be targeted. Participants identified “move-in ready” housing and townhomes as ideal housing development projects in Kimball County. The City of Kimball is considering the development of a “tiny home” program.

Bridgeport (Morrill County).

- The Communities of Bridgeport and Bayard are experiencing a lack of available, buildable lots that are free of both natural and man-made barriers. Participants from the City of Bayard identified building restrictions due to existing floodplains and the need for an expanded infrastructure and utility system, but also identified the potential to extend the Corporate Limits north to the Chimney Rock Golf Course. In Bridgeport, several available vacant lots are located next to deteriorating or dilapidated housing units, making new development less desirable.
- Participants identified the greatest housing need in Morrill County as being market rate rental housing. Bridgeport and Bayard participants identified the existence of slum landlords in both Communities.
- Bridgeport citizens identified a major need for an assisted living facility in the Community.
- Rehabilitation and demolition of the existing, deteriorating and dilapidated housing stock is needed in both Bridgeport and Bayard, as well as the continued enforcement of property maintenance codes. Participants identified an “overabundance” of properties that do not meet code in both Communities. “Electrical overload” is causing fires in several Bayard homes due to improper wiring and utilities.

Mitchell (Scotts Bluff County).

- Participants at the Scotts Bluff County Listening Session included those from the Communities of Mitchell and Morrill. Both of these Communities are experiencing a wide range of housing prices. Most housing is in decent shape, but participants identified that moderate rehabilitation would greatly benefit the two Communities.
- Both Mitchell and Morrill have accepted their roles as “Bedroom Communities” to the nearby Cities of Scottsbluff and Gering.
- Single family homes for middle class families was identified as a major need for both Communities.
- Participants from Mitchell identified a need for “barrier-free” housing, especially housing that supports the retiring baby-boomer generation. Duplex development was also identified as a potential housing project for Mitchell.
- Both Communities are in need of good infrastructure to support housing development.

REGIONAL HOUSING GOALS & ACTION STEPS.

REGIONAL HOUSING GOALS & ACTION STEPS.

○ INTRODUCTION. ○

The following “**Regional Housing Goals & Action Steps**” for Scotts Bluff, Morrill and Kimball Counties reflect citizen input through Surveys, County-Wide Housing Listening Sessions, meetings with the Western Nebraska Economic Development (WNED) Board of Directors. These activities provided several opportunities for input from various individuals, organizations, groups and Community and County leadership, regarding the existing and future housing needs of each County and Community. The information obtained through planning research activities greatly assisted in identifying and prioritizing housing needs in the Region.

○ REGIONAL HOUSING GOALS & ACTION STEPS. ○

Goal 1: Regional Housing Development Initiative. Implement a **housing development initiative** for Scotts Bluff, Morrill and Kimball Counties and each Community, as a primary economic development activity. **A core activity of this Housing Development Initiative will be the development of a “Western Nebraska Housing Resources Network”** to monitor and encourage housing development throughout each County and Community. The Partnership should be created and maintained by WNED and work directly with both local and State housing stakeholders and funders. This will encourage the development of specific housing programs that meet the needs of each County’s current and future residents, with emphasis on housing constructed for the local workforce, young families, the elderly, veterans and populations with special needs.

- **Action Step 1: The Western Nebraska Housing Resources Network** should be comprised of Community and County leadership and organizations from both the private and public sector, including, but not limited to, WNED, Panhandle Area Development District (PADD), Community Action Partnership of Western Nebraska (CAPWN), Housing Partners of Western Nebraska (HPWN); Bridgeport, Bayard and Kimball Housing Authorities; Scotts Bluff County Board of Realtors, major employers and other local and state “housing stakeholders” directly involved with selling and leasing real estate, builders and suppliers and representatives of organizations providing housing and related services to the elderly, families, special populations and homeless and near-homeless persons.



- **Action Step 2: The Housing Initiative** should target the development of up to **777 units, including 521 owner and 256 rental housing units by 2021, throughout Scotts Bluff, Morrill and Kimball Counties.** The breakdown of housing demand for each County includes the following:

- **SCOTTS BLUFF COUNTY: 625 new units; 431 owner, 194 rental.**
- **MORRILL COUNTY: 60 new units; 32 owner, 28 rental.**
- **KIMBALL COUNTY: 92 new units; 58 owner, 34 rental.**

The Region has the potential to experience an **Economic Development “ED Boost”** through additional job creation and full-time employment opportunities (FTEs). The ED Boost scenario, consisting of a Region-wide 1.45 percent population increase, or an increase of 655 persons, and the creation of 220 FTEs through 2021 would increase the housing target demand to an estimated **1,010 total units, including 664 owner and 346 rental housing units.** The breakdown of ED Boost housing demand for each County includes the following:

- **SCOTTS BLUFF COUNTY: 828 new units; 556 owner, 272 rental.**
- **MORRILL COUNTY: 76 new units; 42 owner, 34 rental.**
- **KIMBALL COUNTY: 106 new units; 66 owner, 40 rental.**

The development of new housing units is important not only to expand the residential property tax base of each County and Community, but could potentially alleviate various barriers to affordable housing, including housing prices, availability, structural condition, overcrowding and cost burden. Several Communities throughout the Region have a housing vacancy deficiency. This vacancy deficiency results in a lack of housing supply, limiting choice by both current and future residents.

It is critical that the Communities be prepared by implementing housing development “plans of action” that include the identification of vacant lots within each Community’s respective Corporate Limits, as well as suitable land adjacent but outside the Community for the development of a rural “build through” residential subdivision that could eventually be annexed. All Communities, despite stable populations, will also need to plan for new, modern housing and concentrate on a plan to purchase/rehab/resell or re-rent existing vacant housing.



- **Action Step 3:** The **Western Nebraska Housing Resources Network** should assist with and expand the Region’s **Continuum of (Housing) Residential Care Programs**, directed at persons and families 55+ years of age. These Programs would address several facets of elderly housing and supportive services needs to coincide with a projected growth in elderly population. Attention should be given to increasing in-home health services and home maintenance, repair and modification of homes for elderly households, as well as providing additional affordable housing units, both owner and rental, both with or without supportive services.

- Independent living housing types for the 55 to 75 year age group should include smaller, space efficient detached single family houses, patio homes and attached townhomes of 1,600 to 2,200 square feet.
- Additional, modern programs of assisted and long-term care living should be on the housing agenda for selected Communities.
- Two assisted living facilities exist in the Communities of Kimball, Scottsbluff, Gering, Mitchell and Bayard. Existing retirement and elderly rental housing facilities, both affordable and market rate (private pay) throughout the Region maintain moderate to high occupancy levels, some with a waiting list. Additional units should be planned for, during the next five years.



- **Action Step 4:** The **Western Nebraska Housing Resources Network** should take the lead role to design and implement local and Region-wide **Workforce Housing Assistance Programs**. The purpose of these Programs would be to encourage and directly involve major employers with assisting their employees in obtaining affordable housing. Assistance could include, but not be limited to, locating and negotiating the purchase of a home, to providing funding assistance for the purchase and/or rehabilitation of a house. Funding assistance could be, for example, a \$5,000 to \$10,000 grant and/or low-interest loan to persons and families for closing costs, down payment, etc.

Two or more major employers should consider forming a limited partnership to develop housing projects in the Region, utilizing all available public and private funding sources. Any limited partnership would collaborate with local housing developers to construct housing for local employees.

By 2021, an estimated 396 owner and 166 rental housing units should be designated for anticipated workforce populations in the Region. This includes the following breakdown for Scotts Bluff, Morrill and Kimball Counties:

- **SCOTTS BLUFF COUNTY:** 455 new units; 327 owner, 128 rental.
- **MORRILL COUNTY:** 38 new units; 22 owner, 16 rental.
- **KIMBALL COUNTY:** 69 new units; 47 owner, 22 rental.
- **Action Step 5:** Create **Downtown Housing & Redevelopment Initiatives** in the Communities of Scottsbluff, Gering and Kimball, directed at increasing the availability of housing opportunities in each Community’s Central Business District. Both the rehabilitation of second story units in commercial buildings, and construction of new multifamily housing projects on under-utilized lots should be planned and implemented.
- **Action Step 6:** Establish a **Region-Wide Housing Land Bank Program**, to ensure the availability of land for future housing developments and to enhance Community residential development efforts.
- **Action Step 7:** Establish **programs of community and housing stakeholder involvement**, to provide networking opportunities between local, State and Federal housing developers, funders and stakeholders. Programs could include region-wide housing fairs/summits, housing investment clubs and sponsoring state and federal housing conferences.

Goal 2: New Housing Developments in the Region should address the needs of both owner and renter households of all age and income sectors, with varied, affordable price products.

- **Action Step 1:** Build new owner and rental housing units that are affordable for low- to middle income workforce families and households that are cost-burdened throughout the Region. Affordable homes, particularly those with three+-bedrooms, are in demand in each County and Community. Consider expanding existing, or creating new **Credit- or Lease-To-Own Housing Programs and a Spec-House Risk Sharing Program.**



- **Action Step 2:** Owner housing units should be constructed in the Region, with emphasis on single family homes. **The average affordable purchase price of a home in Scotts Bluff, Morrill and Kimball Counties should be at or above \$165,000 for workforce families. The price product in highest demand in the Region includes homes at or above \$239,900.** Owner housing should generally consist of three+-bedrooms, with the exception of housing for retirees, which would typically be two-bedroom units.
- **Action Step 3:** Rental units should be constructed in the Region, with emphasis on town home, duplex and apartment units for the elderly and local workforce households. **Rental housing price products in Scotts Bluff, Morrill and Kimball Counties should rent at or above the average affordable monthly rent of \$635 for workforce families. The price product in highest demand in the Region ranges from \$545 to \$605.** General rental housing, preferably units consisting of two+-bedrooms, should be constructed to provide safe, decent and affordable rental housing options.

Future affordable rental housing in each County and Community will require the creative use of available “tools of credit enhancement” to buy down both development and operational costs. “Tools” could come in the form of grants, low-interest loans, mortgage insurance, tax increment financing or land and/or cash donations. New affordable rental units will need an average credit enhancement of 35 percent.

- **Action Step 4:** Plan and develop additional, both **owner** and **rental** housing for **Special Populations**; a target number of **14 units in Scotts Bluff County (eight owner, six rental), six units in Morrill County (two owner, four rental) and six units in Kimball County (two owner, four rental).** This includes persons with a mental and/or physical disability.
- **Action Step 5:** Housing development projects throughout the Region should coincide with public facility, utility and infrastructure improvements, emphasizing alternative transportation methods, such as multi-use trails and transit services. Access to necessary amenities of public use, as well as proper water, sewer, storm water and electrical utility installation are important for prolonged sustainability in residential neighborhoods. The planning and use of **alternative energy systems** should be a goal of the County for future residential developments.



- **Action Step 6:** Develop unique solutions to create residential developments. Communities throughout the Region should, first, focus on developing existing vacant lots as infill in an effort to take advantage of existing infrastructure and utilities, as well as to build housing density throughout each Community.

Selected, available tracts of land adjacent the Corporate Limits of Communities should be planned for residential subdivisions, making vacant land available for expanded residential growth. Identify lots and tracts of land for future housing development opportunities.

Each Community in the Region should take the necessary steps to identify and advertise existing vacated lots for housing development potential. While large lot development could be utilized in each Community, several individual lots also exist that are too small for today's housing development standards. The **Western Nebraska Housing Resources Network** should explore unique housing concepts for infill housing development, including single and two-story housing for families of all income ranges. Architectural designs should closely resemble that of existing housing units in the neighborhood.

- **Action Step 7:** Employ proper, modern planning practices for the development of housing units in rural subdivisions. **This would include the design of modern infrastructure systems. Input received from the County-Wide Housing Listening Sessions, as well as the Citizen Survey results, identified a need for additional rental housing for workforce families and elderly households in each of the three Counties.** Several industries that have recently located or expanded in the County have put a major strain on the availability of housing for the local workforce.
- **Action Step 8:** Consider allowing **non-traditional housing developments** on existing residential locations. As an example, this could include allowing for the conversion of owner occupied housing to allow for single room occupancy rental units, accessory apartments and the development of “granny flats” and “tiny homes” on lots typically not sized to code.



- **Action Step 9:** Public and private sectors should create a “**shared cost**” program to finance needed public utility, sidewalk and road improvement costs in both existing and new residential developments. Tax Increment Financing is an excellent source of financing for public infrastructure systems. **The Communities of Scottsbluff, Gering, Bayard and Kimball can also utilize LB840 funds for public infrastructure improvements.**

Goal 3: Continue to Expand and develop housing/living opportunities in the Downtowns of Gering, Scottsbluff and Kimball.

- **Action Step 1:** Several Downtown commercial buildings in the Communities of Gering, Scottsbluff and Kimball could be adaptively reused or retrofitted for upper level housing, to diversify the local housing market and emphasize the Downtown as a vibrant commercial and residential center. A **Downtown Housing Initiative** should include the following number of units in the three identified Communities:
- **GERING: 16 new units; four owner, 12 rental.**
- **SCOTTSBLUFF: 32 new units; eight owner, 24 rental.**
- **KIMBALL: 10 new units; four owner, six rental.**

The breakdown of **ED Boost** scenario’s effect on the downtown housing demand for the three Communities includes the following:

- **GERING: 18 new units; six owner, 12 rental.**
- **SCOTTSBLUFF: 36 new units; 10 owner, 26 rental.**
- **KIMBALL: 10 new units; four owner, six rental.**



- **Action Step 2:** The **Western Nebraska Housing Resources Network** should assist available Downtown and community development organizations to plan and implement comprehensive **Downtown Housing & Redevelopment Initiatives** that strategically match local housing development activities with the development of additional commercial, service and entertainment businesses.
- **Action Step 3:** Combine the efforts and funding resources of the respective Cities and **Western Nebraska Housing Resources Network** to expand residential development in each Downtown. The availability of Tax Increment Financing and both State and Federal Historic Tax Credits, in combination with other resources available from property owners should be marketed to area developers to expand housing efforts.

Goal 4: Rehabilitation/Preservation of Existing Owner and Rental Housing Stock.

Housing rehabilitation programs and activities in each County and Community should strive to protect and preserve the existing housing stock of the Communities.



- **Action Step 1:** As needed, each County and Community should establish a policy of condemning and demolishing housing of a dilapidated state, not cost effective to rehabilitate. **Vacated land could be placed in a Region-Wide Land Bank Program to be used for future owner and rental housing development needs.**
- **Action Step 2: Housing rehabilitation programs,** for both owner and rental housing units, should be expanded in the Region, with emphasis on meeting the housing needs of the elderly, low income families and housing occupied by persons with special needs.
- **Action Step 3:** each Community should recognize and make a concentrated effort to **preserve housing of historical significance,** as an effort to preserve local history.
- **Action Step 4:** To ensure a **clean and safe residential environment,** the ongoing maintenance of private residential properties is needed, i.e. trash removal, junk cars, etc. should continue. This could be **implemented through annual or bi-annual Community clean-up activities throughout each County and Community, as well as the utilization of the “Nuisance Abatement” Program via PADD.**
- **Action Step 5:** Create a regional residential materials **Recycling Center** to ensure the availability of needed, affordable housing supplies. A materials recycling center could make good conditioned and usable housing components available for use in new housing units.

Goal 5: Financing Activities for Housing Development in Scotts Bluff, Morrill and Kimball Counties. Housing developers should consider both public and private funding sources when constructing new housing stock.

- **Action Step 1:** Housing developers should be encouraged to secure any and all available tools of financing assistance for both the development and preservation of housing in each County. This assistance is available from the Nebraska Investment Finance Authority, Nebraska Department of Economic Development, USDA Rural Development, Federal Home Loan Bank and the Department of Housing and Urban Development in the form of grants, tax credits and mortgage insurance programs. **The Western Nebraska Housing Resources Network will need to develop and/or continue relationships with developers and funders to enhance housing development activities in each County and Community.**
- **Action Step 2:** Each Community should utilize **Tax Increment Financing** to assist developers in financing new housing developments, specifically for land purchase and preparation, as well as public facility and utility requirements.

Goal 6: Impediments to Fair Housing Choice. The Communities of Scotts Bluff, Morrill and Kimball Counties will need to identify and establish a plan to eliminate **all barriers and impediments to fair housing choice**. Both public and private sectors of each County should play a role in this process. This would include the involvement of local government, schools, churches and the local private sector.

- **Action Step 1:** Address the primary impediments to fair housing choice in each County and Community, including, **for homeowners**, the costs of utilities and homeowners insurance, as well as the excessive down payment and closing costs and a lack of sufficient homes for sale. For **renter households**, impediments include the high cost of monthly rent and a lack of decent rental units at an affordable price range.
- **Action Step 2:** Create and support the efforts of a **Region-wide “Fair Housing Advisory Group”** through the provision of adequate resources for the delivery of fair housing activities. **Activities of the Advisory Group could include the following:**
 - Creating an “Action Plan” to identify strategies to further affordable housing opportunities.
 - Hosting a “Housing Fair” for developers and contactors to promote existing market opportunities that exist for the development of affordable housing.
 - Promote “Equal Housing Opportunities” on flyers, brochures and local newspapers.
 - Assist the Housing Partners of Western Nebraska, as well as the Bayard, Bridgeport and Kimball Housing Authorities in enforcing fair housing policies and submitting complaints of discrimination to the Nebraska Equal Opportunity Commission.

- **Action Step 3:** Each Community should continue to utilize, or adopt (by ordinance) and implement **Fair Housing Policy** and **Property Maintenance Codes** to ensure all current and future residents of the Community do not experience any discrimination in housing choice and that properties are not overtaken by debris, potentially leading to unsafe and unhealthy conditions.
- **Action Step 4:** For **persons with a disability(ies)**, supply fully accessible housing, both for rent and for sale. Include supportive services where necessary. A total of 5 percent of these new units should be fully accessible for persons with physical disabilities, while 2 percent should be accessible for persons with sensory disabilities.
- **Action Step 5:** Develop housing for potential **minorities** and “**New Americans**” needing safe and affordable housing.
- **Action Step 6:** **Support bilingual** and **impoverished families** in their search for affordable housing. This could include housing counseling, homeownership classes and information on fair lending practices.
- **Action Step 7:** Routinely inspect rental housing units to ensure minimum standards for dwelling units are met, as a form of **Fair Housing Enforcement**.



Goal 7: Plan Maintenance and Implementation. Maintain current and modern Comprehensive Plans, as well as Zoning and Subdivision Regulation documents, for each County and Community, in an effort to continue efficient, sustainable housing development.

- **Action Step 1:** Scotts Bluff, Morrill and Kimball Counties, as well as each Community, should establish an **annual review process of their respective Comprehensive Plans** and associated Zoning and Subdivision Regulations. Elected officials and local governmental volunteers and community and economic development groups should be involved in this review.

FIVE-YEAR REGIONAL HOUSING ACTION PLAN.

FIVE-YEAR REGIONAL HOUSING ACTION PLAN.

○ INTRODUCTION. ○

The greatest challenge for Scotts Bluff, Morrill and Kimball Counties, during the next five years, will be to develop housing units for low- to moderate-income families, the elderly and special population households, with attention given to workforce households. Overall, the three County area should build a total of **777 units, including 521 owner and 256 rental housing units by 2021.** The breakdown of housing demand for each County includes the following:

SCOTTS BLUFF COUNTY: 625 new units; 431 owner, 194 rental.

MORRILL COUNTY: 60 new units; 32 owner, 28 rental.

KIMBALL COUNTY: 92 new units; 58 owner, 34 rental.

The successful implementation of the **“Five-Year Regional Housing Action Plan”** will begin with preparation of reasonable, feasible housing projects. Such a Plan will address all aspects of housing, including new construction, housing rehabilitation, the removal of “bad” housing, the reuse of infill residential lots, appropriate housing administration and code and zoning enforcement.

Important to the cause for housing will be the creation of a **Housing Partnership**, comprised of housing stakeholders throughout each County. ***“The bigger the circle of Partners, the better the delivery of housing.” The following groups, organizations and funds/funding sources are available to create new and preserve existing housing in the three Counties.***

HUD = U.S. Department of Housing & Urban Development-Mortgage Insurance Capital Advance.

RD = Department of Agriculture-Rural Development/Grants/Loan Mortgage Guarantee.

AHP = Federal Home Loan Bank-Affordable Housing Program.

NIFA = Nebraska Investment Finance Authority-Low Income Housing Tax Credit, First-Time Homebuyer (Programs) & Workforce Housing Initiative.

HTC = Historic Tax Credits (State & Federal).

CDBG = Nebraska Department of Economic Development-Community Development Block Grant.

HOME = HOME Program.

NAHTF = Nebraska Affordable Housing Trust Fund.

SB-LB840 = Scottsbluff Economic Development Fund.

G-LB840 = Gering Economic Development Fund.

B-LB840 = Bayard Economic Development Fund.

K-LB840 = Kimball Economic Development Fund.

OE = Owner Equity.

CPF = Conventional Private Financing.
TEBF = Tax Exempt Bond Financing.
TIF = Tax Increment Financing.
WNED = Western Nebraska Economic Development Group
WNHRN = Western Nebraska Housing Resource Network.
ME = Major Employers.
PADD = Panhandle Area Development District.
CAPWN = Community Action Partnership of Western Nebraska.
HPWN = Housing Partners of Western Nebraska.
HAs = Housing Authorities (Morrill County: Bayard and Bridgeport).
KHA = Kimball Housing Authority.
AOWN = Aging Office of Western Nebraska.
MHEG = Midwest Housing Equity Group.
MHDF = Midwest Housing Development Fund.
PD = Private Developer.
PF = Local, State & Regional (Private) Foundations.
H/MC = Hospitals/Medical Centers.

○ HOUSING PROJECTS ○

The following **Regional Housing Action Plan** presents “**priority**” housing programs for Scotts Bluff, Morrill and Kimball Counties during the next five years. Programs include activities associated with the **organizational or operational programs (activities #1 - #6)** to ensure housing development exists as an ongoing community and economic process, housing units for both elderly and non-elderly households, persons with special needs and the preservation or rehabilitation of the local housing stock. These organizational and operational programs should be applied to each of the three Counties.

The identification of specific housing development programs are identified for Scotts Bluff County (activities #7 - #21), Morrill County (activities #22 - #33) and Kimball County (activities #34 - #45). This includes a total estimated project cost, a “cost subsidy” identifying a portion of the total cost that could be covered through Local, State and Federal housing developers, funders and grantors, and potential housing development/funding partnerships that could be an active participant in the creation of new and expanded housing opportunities. The **Plan** defines a purpose and estimated cost for each housing program and, where relevant, the estimated cost subsidy.

Each housing program should incorporate “**Place-Based**” development concepts, whereby development supports the Region’s quality of life and availability of resources including, but not limited to: public safety, community health, education and cultural elements.

ORGANIZATIONAL/OPERATIONAL PROGRAMS.

	<u>Activities.</u>	<u>Purpose of Activity.</u>	<u>Total Cost/Partners.</u>
1.	Establish a Western Nebraska Housing Resource Network (WNHRN) to promote and guide housing development activities in the Counties and each Community.	A regional housing resource organization, created by WNED, that plans and implements affordable housing programs. To include the input and involvement of existing housing stakeholders involved with community and economic development activities and the provision of housing and associated supportive services. Also, to serve as a local funding agency for housing advocacy and development.	\$45,000 (Selected Partners).
2.	Create a Regional Land Bank Program.	Secure land for future housing developments throughout Scotts Bluff, Morrill and Kimball Counties.	\$190,000 Annually. WNHRN.
3.	Regional Housing Investment Club.	With the guidance of the Western Nebraska Housing Resource Network , organize local funding and housing stakeholders to create a bank of funds to invest in needed gap financing for local housing developments.	\$150,000 Annually. WNHRN.
4.	Establish an Employer's Housing Assistance Program , encouraging major employers in each County to become directly involved with assisting their employees in obtaining affordable housing.	To encourage Major Employers in each County to partner and financially assist in developing housing programs identified in the Housing Action Plan, including first-time homebuyer and down payment assistance programs and collaboration of major employers to complete needed workforce housing projects.	\$75,000 Annually. ME.
5.	Continue/Expand a Continuum of (Housing) Residential Care Program with WNHRN, directed at persons and families 55+ years of age.	Housing assistance program provided by the Western Nebraska Housing Resource Network , to address all facets of elderly housing needs and associated support services in each County, including advocating for the development of all housing types and needed supportive services for elderly households; new construction and home rehabilitation and modification.	\$150,000 Annually. WNHRN, H/MCs.
6.	Plan and implement an annual Regional Housing Summit.	The Western Nebraska Housing Resource Network , with the assistance of local funders should conduct an annual presentation of housing accomplishments and opportunities in each County.	\$5,000 Annually. WNHRN.

○ HOUSING ACTION PLAN – SCOTTS BLUFF COUNTY ○

HOUSING PRESERVATION/REHABILITATION.

	<u>Activity/Purpose.</u>	<u>Total Cost.</u>	<u>Required Cost Subsidy.</u>	<u>Potential Partnerships.</u>
7.	Establish a housing materials recycling facility , via deconstruction/remodeling activities.	\$100,000 Start-up. Supported by sales	100% for Start-up. Continued from annual support via sales & services.	WNHRN.
8.	County-Wide Housing Code Inspection and Rental Licensing Program , to provide a year-round, on-going housing inspection and enforcement and licensing program. Can combine with a Nuisance Abatement Program .	\$175,000 Annually.	60% or \$105,000.	WNHRN, PADD, HAs & participating local Municipalities.
9.	Owner/Rental Housing Rehabilitation Program, 335 Units, Scottsbluff: 105 Units. Gering: 70 Units. Mitchell: 35 Units. Morrill & Terrytown: 30 Units. Minatare: 20 Units. Lyman: 15 Units. Remaining Communities: 10 Units Each. Moderate to substantial rehabilitation at \$32,000 to \$38,000 per unit in Scotts Bluff County, by 2021, to meet the needs of low- to moderate-income households.	\$12,730,000.	75% or \$9,547,500.	WNHRN, PADD, CAPWN, CDBG, HOME, NAHTF, TIF & OE.

HOUSING PRESERVATION/REHABILITATION (Continued).

	<u>Activity/Purpose.</u>	<u>Total Cost.</u>	<u>Required Cost Subsidy.</u>	<u>Potential Partnerships.</u>
10.	Purchase and Demolition of 84 substandard, dilapidated housing units in Scotts Bluff County Communities. Credit property to the Land Bank for purpose of redevelopment. Scottsbluff: 40 Units. Gering: 20 Units. Mitchell & Minatare: 10 Units. Morrill & Terrytown: 5 Units. Lyman: 3 Units. Remaining Communities: 2 Units Each.	\$5,460,000.	80% or \$4,368,000.	WNHRN, PADD, CDBG, NAHTF, TIF & OE.
11.	Single Family Purchase-Rehab-Resale/Re-Rent Program, 50 Units, Scottsbluff: 30 Units. Gering: 15 Units. Mitchell & Morrill: 5 Units Each. 3+ bedroom houses, standard amenities in Scotts Bluff County, to meet the affordable homeowner/renter needs of low- to moderate-income households (51% to 80% AMI).	\$6,250,000.	70% or \$4,375,000.	WNHRN, PADD, CAPWN, PD, USDA-RD, CDBG, HOME, NAHTF, TIF, CPF & OE.

HOUSING FOR ELDERLY/SENIOR POPULATIONS.

	<u>Activity.</u>	<u>Total Cost.</u>	<u>Required Cost Subsidy.</u>	<u>Potential Partnerships.</u>
12.	Elderly Rental Housing Initiative, 42 Units: <ul style="list-style-type: none"> - Scottsbluff: 20 Units. - Gering: 10 Units. - Mitchell: 8 Units. - Morrill: 4 Units. <p>Scattered Site, mixed income, 2 bedroom duplex or triplex units, standard amenities, to meet the rental housing needs of low- to moderate-mixed-income elderly households (31% to 80% AMI).</p>	\$7,600,000.	70% or \$5,320,000.	WNHRN, PD, AOWN, HPWN, LIHTC, MHEG, MHDF, HOME, NAHTF, AHP, HUD, RD, TIF, CPF & PF.
13.	Elderly Homeownership Initiative, 70 Units: <ul style="list-style-type: none"> - Scottsbluff: 36 Units. - Gering: 20 Units. - Mitchell: 6 Units. - Morrill: 4 Units. - Lyman & Minatare: 2 Units Each. <p>Scattered Site, Mixed Income, 2 & 3 bedroom single family, patio home and duplex units, standard amenities, complete accessibility design, to meet the needs of moderate-income elderly households (81%+ AMI).</p>	\$13,790,000.	35% or \$4,826,500.	WNHRN, PD, AOWN, PADD, HOME, NAHTF, TIF, RD & CPF.

HOUSING FOR ELDERLY/SENIOR POPULATIONS (Continued).

	<u>Activity.</u>	<u>Total Cost.</u>	<u>Required Cost Subsidy.</u>	<u>Potential Partnerships.</u>
14.	Housing Rehabilitation/ Modification Initiative, 116 Units: - Scottsbluff: 60 Units. - Gering: 40 Units. - Mitchell & Morrill: 6 Units Each. - Lyman & Minatare: 2 Units Each. Standard amenities, complete visitability, accessibility design, to meet the needs of very-low- to moderate-income (0% to 80% AMI), Elderly and Special Population Households , with a Person(s) with a Disability.	\$4,756,000.	75% or \$3,567,000.	WNHRN, AOWN, PADD, CAPWN, CDBG, HOME, NAHTF, TIF & OE.
15.	Develop up to 52 units for an affordable licensed Assisted Living Facility with supportive/ specialized services for near-independent and frail-elderly residents of Scottsbluff and Gering. - Scottsbluff: 32 Units. - Gering: 20 Units.	\$7,540,000.	60% or \$4,524,000.	WNHRN, PD, RD, HUD, AOWN, HPWN, H/MCs, TIF, CPF & OE.
16.	Develop up to 64 units for an affordable Long-Term Care Facility with supportive/ specialized services for elderly residents of Scottsbluff and Gering. - Scottsbluff: 40 Units. - Gering: 24 Units.	\$9,400,000.	70% or \$6,580,000.	WNHRN, PD, RD, HUD, AOWN, HPWN, H/MCs, TIF, CPF & OE.

HOUSING FOR FAMILIES.

	<u>Activity.</u>	<u>Total Cost.</u>	<u>Required Cost Subsidy.</u>	<u>Potential Partnerships.</u>
17.	Single Family Rental, CROWN Rent-To-Own Program, 18 Units: - Scottsbluff: 10 - Gering: 8 Scattered Site, Mixed Income, 3+bedroom houses with standard amenities to meet the affordable housing needs of moderate-income households (51% to 80% AMI).	\$3,500,000.	75% or \$2,625,000.	WNHRN, PD, LIHTC, MHEG, MHDF, AHP, NAHTF, HOME, TIF & CPF.
18.	General Rental Housing Program, 76 Units: - Scottsbluff: 40 Units. - Gering: 20 Units. - Mitchell: 8 Units. - Morrill & Terrytown: 4 Units Each. Scattered Site, Mixed Income, duplexes, consisting of 2 & 3 bedroom units with standard amenities, to meet the affordable rental housing needs of low- to moderate-income workforce households (31% to 125% AMI).	\$12,540,000.	70% or \$8,800,000.	WNHRN, HPWN, PD, LIHTC, MHEG, MHDF, AHP, NAHTF, HOME, TIF, CPF, SB-LB840 & G-LB840.

HOUSING FOR FAMILIES (Continued).

	<u>Activity.</u>	<u>Total Cost.</u>	<u>Required Cost Subsidy.</u>	<u>Potential Partnerships.</u>
19.	Family Homeownership Initiative, 179 Units: - Scottsbluff: 78 Units. - Gering: 45 Units. - Mitchell: 10 Units. - Morrill: 6 Units. - Minatare & Terrytown: 4 Units Each. Remaining Communities: 2 Each. - Rural County: 24 (planned subdivision) Scattered Site, Mixed Income, single family units, 3+ bedroom units with standard amenities to meet the affordable housing needs of low- to upper-income family households (51%+ AMI). Units constructed in "Remaining Communities" should focus on utilizing a Purchase-Rehab-Resale or Re-Rent Program.	\$40,000,000.	65% or \$26,000,000.	WNHRN, PD, PADD, FTHB, CDBG, NAHTF, HOME, TIF, CPF, SB-LB840 & G-LB840.
20.	Owner/Rental Housing Initiative for Special Populations, 16 Units: - Scottsbluff: 10 Units. - Gering: 6 Units. Scattered Site, 2 & 3 bedroom units, standard amenities, complete visitability and accessibility design, to meet the affordable independent living housing needs of persons with special needs (0% to 60% AMI).	\$2,800,000.	90% or \$2,520,000.	WNHRN, PD, PADD, CDBG, NAHTF, HOME, LIHTC, MHEG, MHDF, TIF, AHP & CPF.
21.	Downtown Housing Initiative, 54 Rental Units: - Scottsbluff: 36 Units. - Gering: 18 Units. Mixed Income, Scattered Site or upper floors of existing commercial buildings, 1 & 2-bedroom apartments.	\$12,900,000	70% or \$9,000,000	WNHRN, HPWN, PD, PADD, HTC, CDBG, HOME, LIHTC, NAHTF, AHP, MHEG, MHDF, TIF, CPF, SB-LB840 & G-LB840.

○ HOUSING ACTION PLAN – MORRILL COUNTY ○

HOUSING PRESERVATION/REHABILITATION.

	<u>Activity/Purpose.</u>	<u>Total Cost.</u>	<u>Required Cost Subsidy.</u>	<u>Potential Partnerships.</u>
22.	County-Wide Housing Code Inspection and Rental Licensing Program, to provide a year-round, on-going housing inspection and enforcement and licensing program. Can combine with a Nuisance Abatement Program.	\$105,000 Annually.	60% or \$60,000.	WNHRN, PADD, HAs & participating local Municipalities.
23.	Overall Owner/Rental Housing Rehabilitation Program, 105 Units, - Bridgeport: 55 Units. - Bayard: 40 Units. - Broadwater: 10 Units. Moderate rehabilitation at \$32,000 to \$38,000 per unit in Morrill County, to meet the needs of low- to moderate-income households.	\$4,410,000.	75% or \$3,307,500.	WNHRN, PADD, CAPWN, CDBG, HOME, NAHTF, TIF & OE.
24.	Purchase and Demolition of 30 substandard, dilapidated housing units in Morrill County Communities. Credit property to the Land Bank for purpose of redevelopment. - Bridgeport & Bayard: 12 Units Each. - Broadwater: 6 Units.	\$1,950,000.	80% or \$1,560,000.	WNHRN, PADD, CDBG, NAHTF, TIF & OE.
25.	Single Family Purchase-Rehab-Resale/Re-Rent Program, 20 Units. - Bridgeport: 10 Units. - Bayard: 8 Units. - Broadwater: 2 Units. Three+ bedroom houses, standard amenities in Morrill County, to meet the affordable homeowner/renter needs of low- to moderate-income households (51% to 80% AMI).	\$2,500,000.	70% or \$1,750,000.	WNHRN, PADD, CAPWN, PD, USDA-RD, CDBG, HOME, NAHTF, TIF, CPF & OE.

HOUSING FOR ELDERLY/SENIOR POPULATIONS.

	<u>Activity.</u>	<u>Total Cost.</u>	<u>Required Cost Subsidy.</u>	<u>Potential Partnerships.</u>
26.	<p>Elderly Rental Housing Initiative, 16 Units:</p> <p>- Bridgeport & Bayard: 8 Units Each.</p> <p>Scattered Site, mixed income, 2 bedroom duplex or triplex units, standard amenities, to meet the rental housing needs of low- to moderate-mixed-income elderly households (31%+ AMI).</p>	\$2,800,000.	80% or \$2,240,000.	WNHRN, PD, AOWN, HAs, LIHTC, MHEG, MHDF, HOME, NAHTF, AHP, HUD, RD, TIF, CPF & PF.
27.	<p>Elderly Homeownership Initiative, 12 Units:</p> <p>- Bridgeport & Bayard: 6 Units Each.</p> <p>Scattered Site, Mixed Income, 2 & 3 bedroom single family, patio home and duplex units, standard amenities, complete accessibility design, to meet the needs of Moderate-income elderly households (81%+ AMI).</p>	\$2,870,000.	35% or \$1,000,000.	WNHRN, PD, AOWN, PADD, HOME, NAHTF, TIF, RD & CPF.
28.	<p>Housing Rehabilitation/ Modification Initiative, 44 Units:</p> <p>- Bridgeport: 20 Units. - Bayard: 16 Units. - Broadwater: 8 Units.</p> <p>Standard amenities, complete visitability, accessibility design, to meet the needs of very-low- to moderate-income (0% to 80% AMI), Elderly and Special Population Households, with a Person(s) with a Disability.</p>	\$1,680,000.	85% or \$1,428,000.	WNHRN, AOWN, PADD, CAPWN, CDBG, HOME, NAHTF, TIF & OE.
29.	<p>Develop up to 18 units affordable licensed Assisted Living Facility in Bridgeport, with supportive/ specialized services for near-independent and frail-elderly residents of the Community.</p>	\$2,600,000.	60% or \$1,560,000	WNHRN, PD, RD, HUD, AOWN, HAs, TIF, CPF & OE.

HOUSING FOR FAMILIES.

	<u>Activity.</u>	<u>Total Cost.</u>	<u>Required Cost Subsidy.</u>	<u>Potential Partnerships.</u>
30.	Single Family Rental, CROWN Rent-To-Own Program, Eight Units: - Bridgeport & Bayard: 4 Units Each. Scattered Site, Mixed Income, 3+bedroom houses with standard amenities to meet the affordable housing needs of moderate-income households (51% to 80% AMI).	\$1,900,000.	75% or \$1,425,000.	WNHRN, PD, LIHTC, MHEG, MHDF, AHP, NAHTF, HOME, TIF & CPF.
31.	General Rental Housing Program, 20 Units: - Bridgeport: 12 Units. - Bayard: 8 Units. Scattered Site, Mixed Income, duplexes, consisting of 2 & 3 bedroom units with standard amenities, to meet the affordable rental housing needs of low- to moderate-income workforce households (31%+AMI).	\$3,300,000.	70% or \$2,310,000.	WNHRN, PD, LIHTC, MHEG, MHDF, AHP, NAHTF, HOME, TIF, CPF & B-LB840.

HOUSING FOR FAMILIES (Continued).

	<u>Activity.</u>	<u>Total Cost.</u>	<u>Required Cost Subsidy.</u>	<u>Potential Partnerships.</u>
32.	<p>Family Homeownership Initiative, 30 Units:</p> <ul style="list-style-type: none"> - Bridgeport & Bayard: 8 Units Each. - Broadwater: 2 Units. - Rural County: 12 (planned subdivisions) <p>Scattered Site, Mixed Income, single family units, 3+ bedroom units with standard amenities to meet the affordable housing needs of low- to upper-income family households (51%+ AMI). Units constructed in Broadwater should focus on utilizing a Purchase-Rehab-Resale or Re-Rent Program.</p>	\$7,100,000.	75% or \$5,325,000.	WNHRN, PD, PADD, FTHB, CDBG, NAHTF, HOME, TIF, CPF & B-LB840.
33.	<p>Owner/Rental Housing Initiative for Special Populations in the Cities of Bridgeport and Bayard, Four Units Each:</p> <p>Scattered Site, 2 & 3 bedroom units, standard amenities, complete visitability and accessibility design, to meet the affordable independent living housing needs of persons with special needs (0% to 80% AMI).</p>	\$1,400,000.	90% or \$1,260,000.	WNHRN, PD, PADD, CDBG, NAHTF, HOME, LIHTC, MHEG, MHDF, TIF, AHP & CPF.

○ HOUSING ACTION PLAN – KIMBALL COUNTY ○

HOUSING PRESERVATION/REHABILITATION.

	<u>Activity/Purpose.</u>	<u>Total Cost.</u>	<u>Required Cost Subsidy.</u>	<u>Potential Partnerships.</u>
34.	County-Wide Housing Code Inspection and Rental Licensing Program , to provide a year-round, on-going housing inspection and enforcement and licensing program. Can combine with a Nuisance Abatement Program .	\$80,000 Annually.	50% or \$40,000.	WNHRN, PADD, KHA & participating local Municipalities.
35.	Single Family Owner Housing Rehabilitation Program, 52 Units. - Kimball: 30 Units. - Dix: 12 Units. - Bushnell: 10 Units. Moderate rehabilitation at \$32,000 to \$38,000 per unit in Kimball County, to meet the needs of low- to moderate-income households.	\$2,100,000.	70% or \$1,470,600.	WNHRN, PADD, CAPWN, CDBG, HOME, NAHTF, TIF & OE.
36.	Purchase and Demolition of 24 substandard, dilapidated housing units in Kimball County Communities. Credit property to the Land Bank for purpose of redevelopment. - Kimball: 16 Units. - Bushnell & Dix: 4 Units Each.	\$1,560,000.	85% or \$1,326,000.	WNHRN, PADD, CDBG, NAHTF, TIF & OE.
37.	Single Family Purchase-Rehab-Resale/Re-Rent Program, 18 Units. - Kimball: 10 Units. - Bushnell & Dix: 4 Units Each. Three+ bedroom houses, standard amenities in Kimball County, to meet the affordable homeowner/renter needs of low- to moderate-income households (51% to 80% AMI).	\$2,480,000.	70% or \$1,860,000.	WNHRN, PADD, CAPWN, PD, USDA-RD, CDBG, HOME, NAHTF, TIF, CPF & OE.

HOUSING FOR ELDERLY/SENIOR POPULATIONS.

	<u>Activity.</u>	<u>Total Cost.</u>	<u>Required Cost Subsidy.</u>	<u>Potential Partnerships.</u>
38.	<p>Elderly Rental Housing Initiative, Eight Units in Kimball, Nebraska:</p> <p>Scattered Site, mixed income, 2 bedroom duplex or triplex units, standard amenities, to meet the rental housing needs of low- to moderate-mixed-income elderly households (31%+ AMI).</p>	\$1,480,000.	70% or \$1,036,000.	WNHRN, PD, AOWN, KHA, LIHTC, MHEG, MHDF, HOME, NAHTF, AHP, HUD, RD, TIF, CPF & PF.
39.	<p>Elderly Homeownership Initiative, Six Units in Kimball, Nebraska.</p> <p>Scattered Site, Mixed Income, 2 & 3 bedroom single family, patio home and duplex units, standard amenities, complete accessibility design, to meet the needs of Moderate-income elderly households (81%+ AMI).</p>	\$1,356,000.	45% or \$610,200.	WNHRN, PD, AOWN, PADD, HOME, NAHTF, TIF, RD & CPF.
40.	<p>Housing Rehabilitation/ Modification Initiative, 12 Units:</p> <ul style="list-style-type: none"> - Kimball: 8 Units. - Bushnell & Dix: 2 Units Each. <p>Standard amenities, complete visitability, accessibility design, to meet the needs of very-low- to moderate-income (0% to 80% AMI), Elderly and Special Population Households, with a Person(s) with a Disability.</p>	\$432,000.	80% or \$345,600.	WNHRN, AOWN, PADD, CAPWN, CDBG, HOME, NAHTF, TIF & OE.

HOUSING FOR FAMILIES.

	<u>Activity.</u>	<u>Total Cost.</u>	<u>Required Cost Subsidy.</u>	<u>Potential Partnerships.</u>
41.	<p>Single Family Rental, CROWN Rent-To-Own Program, Four Units in Kimball, Nebraska:</p> <p>Scattered Site, Mixed Income, 3+bedroom houses with standard amenities to meet the affordable housing needs of moderate-income households (51% to 80% AMI).</p>	\$875,000.	75% or \$656,250.	WNHRN, KHA, PD, LIHTC, MHEG, MHDF, AHP, NAHTF, HOME, TIF & CPF.
42.	<p>General Rental Housing Program, Eight Units:</p> <ul style="list-style-type: none"> - Kimball: 4 Units. - Bushnell & Dix: 2 Each. <p>Scattered Site, Mixed Income, duplexes, consisting of 2 & 3 bedroom units with standard amenities, to meet the affordable rental housing needs of low- to moderate-income workforce households (31% to 125% AMI).</p>	\$1,450,000.	70% or \$1,015,000.	WNHRN, PD, LIHTC, MHEG, MHDF, AHP, NAHTF, HOME, TIF, CPF & K-LB840.

HOUSING FOR FAMILIES (Continued).

	<u>Activity.</u>	<u>Total Cost.</u>	<u>Required Cost Subsidy.</u>	<u>Potential Partnerships.</u>
43.	<p>Family Homeownership Initiative, 24 Units:</p> <ul style="list-style-type: none"> - Kimball: 8 - Bushnell & Dix: 2 Each. - Rural County: 12 (planned subdivisions). <p>Scattered Site, Mixed Income, single family units, 3+ bedroom units with standard amenities to meet the affordable housing needs of low- to upper-income family households (51%+ AMI). Units constructed in “Remaining Communities” should focus on utilizing a Purchase-Rehab-Resale or Re-Rent Program.</p>	\$5,424,000.	65% or \$3,525,600.	WNHRN, PD, PADD, FTHB, CDBG, NAHTF, HOME, TIF, CPF & K-LB840.
44.	<p>Owner/Rental Housing Initiative for Special Populations in the City of Kimball, Four Units:</p> <p>Scattered Site, 2 & 3 bedroom units, standard amenities, complete visitability and accessibility design, to meet the affordable independent living housing needs of persons with special needs (0% to 80% AMI).</p>	\$700,000.	90% or \$630,000.	WNHRN, PD, PADD, CDBG, NAHTF, HOME, LIHTC, MHEG, MHDF, TIF, AHP & CPF.
45.	<p>Downtown Kimball Housing Initiative, 10 Rental Units:</p> <p>Mixed Income, Scattered Site or upper floors of existing commercial buildings, 1 & 2-bedroom apartments.</p>	\$2,400,000	70% or \$1,680,000	WNHRN, PD, PADD, HTC, CDBG, HOME, LIHTC, NAHTF, AHP, MHEG, MHDF, TIF & CPF.

HOUSING TARGET DEMAND & SURVEY RESULTS.

TABLE 20
ESTIMATED “PRELIMINARY” HOUSING TARGET DEMAND
SOUTHWEST NEBRASKA COUNTIES & COMMUNITIES
2021

	<u>Owner</u>	<u>Rental</u>	<u>Total Target Demand*</u>	<u>Est. Required Target Budget (Millions)</u>
SCOTTS BLUFF COUNTY:	431	194	625	\$133.0
Gering:	92	60	152**	\$31.3
Henry:	2	2	4	\$0.8
Lyman:	6	2	8	\$1.6
McGrew:	2	2	4	\$0.8
Melbeta:	2	2	4	\$0.8
Minatare:	8	6	14	\$2.9
Mitchell:	14	10	24	\$4.9
Morrill:	8	8	16	\$3.9
Scottsbluff:	168	98	266**	\$54.8
Terrytown:	4	4	8	\$1.6
Balance of County:	125	0	125	\$29.6
MORRILL COUNTY:	32	28	60	\$12.7
Bridgeport:	12	16	28	\$5.8
Bayard:	8	10	18	\$3.7
Broadwater:	2	2	4	\$0.8
Balance of County:	10	0	10	\$2.4
KIMBALL COUNTY:	58	34	92	\$19.7
Kimball:	26	30	56**	\$11.5
Bushnell:	2	2	4	\$0.8
Dix:	4	2	6	\$1.2
Balance of County:	26	0	26	\$6.2

*Based upon **new households**, providing affordable housing for 10% of **cost burdened households with housing problems**, replacement of 20% of **substandard housing stock experiencing plumbing, overcrowded conditions**, absorb **housing vacancy deficiency** by creating 6% vacancy rate of structurally sound units and build for “**pent-up**” demand, at 1.75%. Includes both new construction and purchase/rehab/resale or re-rent activities (an estimated 18% to 20% of the total target housing demand).

**Includes Downtown Housing Potential:

Gering, 16 Units; 4 Owner & 12 Rental Units.

Scottsbluff, 32 Units; 8 Owner & 24 Rental Units.

Kimball, 10 Units; 4 Owner & 6 Rental Units.

NOTE: New housing in the smaller Communities should focus on purchase-rehab/resale or re-rent.

Source: Hanna:Keelan Associates, P.C., 2016.

TABLE 21
AREA HOUSEHOLD INCOME (AMI)
SCOTTS BLUFF, MORRILL & KIMBALL COUNTIES, NEBRASKA
2016

	<u>1PHH</u>	<u>2PHH</u>	<u>3PHH</u>	<u>4PHH</u>	<u>5PHH</u>	<u>6PHH</u>	<u>7PHH</u>	<u>8PHH</u>
30% AMI	\$12,810	\$14,640	\$16,470	\$18,300	\$19,770	\$21,240	\$22,710	\$24,180
50% AMI	\$21,350	\$24,400	\$27,450	\$30,500	\$32,950	\$35,400	\$37,850	\$40,300
60% AMI	\$25,620	\$29,280	\$32,940	\$36,600	\$39,540	\$42,480	\$45,420	\$48,360
80% AMI	\$34,150	\$39,050	\$43,900	\$48,800	\$52,700	\$56,600	\$60,500	\$64,400
100%AMI	\$68,300	\$78,100	\$87,800	\$97,600	\$105,400	\$113,200	\$121,000	\$128,800
125%AMI	\$85,375	\$97,625	\$109,750	\$122,000	\$131,750	\$141,500	\$151,250	\$161,000

Source: Hanna:Keelan Associates, P.C., 2016.

TABLE 22
ESTIMATED YEAR-ROUND HOUSING DEMAND BY INCOME SECTOR
SCOTTS BLUFF COUNTY/CITIES OF GERING & SCOTTSBLUFF, NEBRASKA
MORRILL COUNTY/CITIES OF BAYARD & BRIDGEPORT, NEBRASKA
KIMBALL COUNTY/CITY OF KIMBALL, NEBRASKA
2021

	<u>Income Range</u>					<u>Totals</u>	<u>Anticipated Workforce</u>
	<u>0-30% AMI</u>	<u>31-60% AMI</u>	<u>61-80% AMI</u>	<u>81-125% AMI</u>	<u>126%+ AMI</u>		
<u>Scotts Bluff County:</u>							
Owner:	0	22	53	120	236	431	327
Rental:	20	54	36	40	44	194	128
<u>Gering:</u>							
Owner:	0	8	14	30	40	92	56
Rental:	6	14	10	14	16	60	32
<u>Scottsbluff:</u>							
Owner:	0	10	20	60	78	168	108
Rental:	10	20	18	22	28	98	58
<u>Morrill County:</u>							
Owner:	0	0	6	12	14	32	22
Rental:	2	10	8	8	0	28	16
<u>Bayard:</u>							
Owner:	0	0	2	2	4	8	6
Rental:	0	4	2	2	2	10	6
<u>Bridgeport:</u>							
Owner:	0	0	4	4	4	12	10
Rental:	2	6	4	2	2	16	10
<u>Kimball County:</u>							
Owner:	0	2	10	18	28	58	47
Rental:	4	10	12	8	0	34	22
<u>Kimball:</u>							
Owner:	0	0	6	14	6	26	19
Rental:	4	8	10	6	2	30	20

Source: Hanna:Keelan Associates, P.C., 2016.

TABLE 23

**ESTIMATED “PRELIMINARY” HOUSING TARGET DEMAND – BOOST
(+1.45% FIVE-YEAR POPULATION GROWTH (+655 POPULATION/ 220 FTEs))
SOUTHWEST NEBRASKA COUNTIES & COMMUNITIES
2021**

	<u>Owner</u>	<u>Rental</u>	<u>Total Target Demand*</u>	<u>Est. Required Target Budget (Millions)</u>
SCOTTS BLUFF COUNTY:	556	272	828	\$170.3
Gering:	122	86	208	\$42.8
Henry:	2	2	4	\$0.8
Lyman:	6	2	8	\$1.6
McGrew:	2	2	4	\$0.8
Melbeta:	2	2	4	\$0.8
Minatare:	8	8	16	\$3.3
Mitchell:	16	12	28	\$5.7
Morrill:	10	10	20	\$4.1
Scottsbluff:	222	144	366	\$75.4
Terrytown:	4	4	8	\$1.6
Balance of County:	162	0	162	\$33.4
MORRILL COUNTY:	42	34	76	\$16.0
Bridgeport:	16	20	36	\$7.4
Bayard:	10	12	22	\$4.5
Broadwater:	2	2	4	\$0.8
Balance of County:	14	0	14	\$3.3
KIMBALL COUNTY:	66	40	106	\$22.7
Kimball:	30	36	66	\$13.6
Bushnell:	2	2	4	\$0.8
Dix:	4	2	6	\$1.2
Balance of County:	30	0	30	\$7.1

*Based upon **new households**, providing affordable housing for 10% of **cost burdened households with housing problems**, replacement of 20% of **substandard housing stock experiencing plumbing, overcrowded conditions**, absorb **housing vacancy deficiency** by creating 6% vacancy rate of structurally sound units and build for “**pent-up**” demand, at 1.75%. **Includes both new construction and purchase/rehab/resale or re-rent activities (an estimated 18% to 20% of the total target housing demand).**

**Includes Downtown Housing Potential:

Gering, 18 Units; 6 Owner & 12 Rental Units.

Scottsbluff, 36 Units; 10 Owner & 26 Rental Units.

Kimball, 10 Units; 4 Owner & 6 Rental Units.

NOTE: New housing in the smaller Communities should focus on purchase-rehab/resale or re-rent.

Source: Hanna:Keelan Associates, P.C., 2016.

**TABLE 24A
HOUSING LAND USE PROJECTIONS/ PER HOUSING TYPE/AGE SECTOR
GERING, NEBRASKA
2021**

<u>Age Sector</u>	<u>Type of Unit</u>	<u>#Owner / #Rental (No Boost)</u>	<u>#Owner / #Rental (Boost)</u>	<u>Land Requirements (Acres) (No Boost / Boost)</u>
18 to 54 Years**	Single Family Units	36 / 8*	52 / 12*	20.5 / 30.0
	Patio Home Units	8 / 0	10 / 0	2.8 / 3.5
	Town Home Units	12 / 0	16 / 8	2.5 / 5.0
	Duplex/Triplex Units	0 / 14	0 / 24	3.2 / 5.5
	Apartment Units***	<u>0 / 8</u>	<u>0 / 8</u>	<u>0.5 / 0.5</u>
Totals		56 / 30	78 / 52	29.5 / 44.5
55+ Years	Single Family Units	20 / 0	22 / 0	9.0 / 9.5
	Patio Home Units	4 / 0	6 / 0	1.4 / 2.0
	Town Home Units	8 / 10	10 / 10	3.8 / 4.2
	Duplex/Triplex Units	0 / 16	0 / 20	3.6 / 4.5
	Apartment Units***	<u>4 / 4</u>	<u>6 / 4</u>	<u>0.5 / 0.6</u>
Totals		36 / 30	44 / 34	18.3 / 20.8
TOTALS		92 / 60	22 / 86	47.8 / 65.3
*Includes Lease- or Credit-To-Own Units.				
**Includes Housing for Special Populations				
***Includes Downtown Housing Units.				
Source: Hanna:Keelan Associates, P.C., 2016.				

**TABLE 24B
HOUSING LAND USE PROJECTIONS/ PER HOUSING TYPE/AGE SECTOR
SCOTTSBLUFF, NEBRASKA
2021**

<u>Age Sector</u>	<u>Type of Unit</u>	<u>#Owner / #Rental (No Boost)</u>	<u>#Owner / #Rental (Boost)</u>	<u>Land Requirements (Acres) (No Boost / Boost)</u>
18 to 54 Years**	Single Family Units	68 / 10*	98 / 14*	36.0 / 51.5
	Patio Home Units	16 / 0	18 / 0	5.5 / 6.2
	Town Home Units	24 / 0	30 / 10	5.0 / 6.2
	Duplex/Triplex Units	0 / 32	0 / 46	7.0 / 10.0
	Apartment Units***	<u>0 / 16</u>	<u>2 / 18</u>	<u>1.0 / 1.2</u>
Totals		108 / 58	148 / 88	54.5 / 75.1
55+ Years	Single Family Units	30 / 0	34 / 0	13.8 / 15.7
	Patio Home Units	8 / 0	12 / 0	2.8 / 4.0
	Town Home Units	14 / 10	20 / 14	5.0 / 7.0
	Duplex/Triplex Units	<u>0 / 22</u>	0 / 34	4.8 / 7.5
	Apartment Units***	<u>8 / 8</u>	8 / 8	1.0 / 1.0
Totals		60 / 40	74 / 56	27.4 / 35.2
TOTALS		168 / 98	222 / 144	81.9 / 110.3
*Includes Lease- or Credit-To-Own Units.				
**Includes Housing for Special Populations				
***Includes Downtown Housing Units.				
Source: Hanna:Keelan Associates, P.C., 2016.				

**TABLE 24C
HOUSING LAND USE PROJECTIONS/ PER HOUSING TYPE/AGE SECTOR
KIMBALL, NEBRASKA
2021**

<u>Age Sector</u>	<u>Type of Unit</u>	<u>#Owner / #Rental (No Boost)</u>	<u>#Owner / #Rental (Boost)</u>	<u>Land Requirements (Acres) (No Boost / Boost)</u>
18 to 54 Years**	Single Family Units	12 / 4*	14 / 6*	6.5 / 8.0
	Patio Home Units	0 / 0	0 / 0	0.0 / 0.0
	Town Home Units	4 / 0	6 / 0	0.8 / 1.2
	Duplex/Triplex Units	0 / 8	0 / 12	1.8 / 2.7
	Apartment Units***	<u>0 / 4</u>	<u>0 / 4</u>	<u>0.25 / 0.25</u>
Totals		16 / 16	20 / 22	9.35 / 12.15
55+ Years	Single Family Units	4 / 0	4 / 0	1.8 / 1.8
	Patio Home Units	0 / 0	0 / 0	0.0 / 0.0
	Town Home Units	6 / 0	6 / 0	1.2 / 1.2
	Duplex/Triplex Units	0 / 12	0 / 12	2.7 / 2.7
	Apartment Units***	<u>0 / 2</u>	<u>0 / 2</u>	0.37 / 0.37
Totals		10 / 14	10 / 14	6.07 / 6.07
TOTALS		26 / 30	30 / 36	15.42 / 18.22
*Includes Lease- or Credit-To-Own Units. **Includes Housing for Special Populations ***Includes Downtown Housing Units.				
Source: Hanna:Keelan Associates, P.C., 2016.				

TABLE 25A
HOUSING DEMAND POTENTIAL – TARGET POPULATIONS
SCOTTS BLUFF COUNTY-WIDE, NEBRASKA
2021

Owner Units	<u>HOUSEHOLD AREA MEDIAN INCOME (AMI)</u>					<u>TOTALS</u>	Workforce Sector
	<u>0%-30%</u>	<u>31%-60%</u>	<u>61%-80%</u>	<u>81%-125%</u>	<u>126%+</u>		
Elderly (55+)	0	6	20	38	54	118	45
Family	0	12	29	82	182	305	280
Special Populations¹	<u>0</u>	<u>4</u>	<u>4</u>	<u>0</u>	<u>0</u>	<u>8</u>	<u>2</u>
Subtotals	0	22	53	120	236	431	327
Rental							
Units							
Elderly (55+)	6	30	20	14	14	84	36
Family	10	22	16	26	30	104	90
Special Populations¹	<u>4</u>	<u>2</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>6</u>	<u>2</u>
Subtotals	20	54	36	40	44	194	128
TOTALS	20	76	89	160	280	625	455

Note: Housing demand includes both new construction & purchase/rehab/resale or re-rent.

* Includes lease- or credit-to-own units.

¹ Any person with a special housing need due to a cognitive and/or mobility disability.

Source: Hanna:Keelan Associates, P.C., 2016.

TABLE 25B
HOUSING DEMAND POTENTIAL – TARGET POPULATIONS
GERING, NEBRASKA
2021

Owner Units	HOUSEHOLD AREA MEDIAN INCOME (AMI)					TOTALS	Workforce Sector
	0%-30%	31%-60%	61%-80%	81%-125%	126%+		
Elderly (55+)	0	0	2	10	24	36	10
Family	0	6	10	20	16	52	46
Special							
<u>Populations¹</u>	<u>0</u>	<u>2</u>	<u>2</u>	<u>0</u>	<u>0</u>	<u>4</u>	<u>0</u>
Subtotals	0	8	14	30	40	92	56
Rental							
<u>Units</u>							
Elderly (55+)	2	10	6	6	6	30	8
Family	2	4	4	8	10	28	26
Special							
<u>Populations¹</u>	<u>2</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>2</u>	<u>0</u>
Subtotals	6	14	10	14	16	60	32
TOTALS	6	22	24	44	56	152	88

Note: Housing demand includes both new construction & purchase/rehab/resale or re-rent.

* Includes lease- or credit-to-own units.

¹ Any person with a special housing need due to a cognitive and/or mobility disability.

Source: Hanna:Keelan Associates, P.C., 2016.

**TABLE 25C
HOUSING DEMAND POTENTIAL – TARGET POPULATIONS
SCOTTSBLUFF, NEBRASKA
2021**

Owner Units	HOUSEHOLD AREA MEDIAN INCOME (AMI)					TOTALS	Workforce Sector
	0%-30%	31%-60%	61%-80%	81%-125%	126%+		
Elderly (55+)	0	0	4	26	30	60	14
Family	0	8	14	32	48	102	94
Special Populations¹	<u>0</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>0</u>	<u>6</u>	<u>0</u>
Subtotals	0	10	20	60	78	168	108
Rental							
Units							
Elderly (55+)	2	10	8	10	10	40	10
Family	6	8	8	12	18	52	48
Special Populations¹	<u>2</u>	<u>2</u>	<u>2</u>	<u>0</u>	<u>0</u>	<u>6</u>	<u>0</u>
Subtotals	10	20	18	22	28	98	58
TOTALS	10	30	38	82	106	266	166

Note: Housing demand includes both new construction & purchase/rehab/resale or re-rent.

* Includes lease- or credit-to-own units.

¹ Any person with a special housing need due to a cognitive and/or mobility disability.

Source: Hanna:Keelan Associates, P.C., 2016.

TABLE 26
HOUSING DEMAND POTENTIAL – TARGET POPULATIONS
MORRILL COUNTY-WIDE, NEBRASKA
2021

Owner Units	<u>HOUSEHOLD AREA MEDIAN INCOME (AMI)</u>					<u>TOTALS</u>	Workforce Sector
	<u>0%-30%</u>	<u>31%-60%</u>	<u>61%-80%</u>	<u>81%-125%</u>	<u>126%+</u>		
Elderly (55+)	0	0	2	4	6	12	4
Family	0	0	2	8	8	18	18
Special Populations¹	<u>0</u>	<u>0</u>	<u>2</u>	<u>0</u>	<u>0</u>	<u>2</u>	<u>0</u>
Subtotals	0	0	6	12	14	32	22
Rental							
Units							
Elderly (55+)	0	4	4	2	0	10	2
Family	0	4	4	6	0	14	14
Special Populations¹	<u>2</u>	<u>2</u>		<u>0</u>	<u>0</u>	<u>4</u>	<u>0</u>
Subtotals	2	10	8	8	0	28	16
TOTALS	2	10	14	20	14	60	38

Note: Housing demand includes both new construction & purchase/rehab/resale or re-rent.

* Includes lease- or credit-to-own units.

¹ Any person with a special housing need due to a cognitive and/or mobility disability.

Source: Hanna:Keelan Associates, P.C., 2016.

TABLE 27A
HOUSING DEMAND POTENTIAL – TARGET POPULATIONS
KIMBALL COUNTY-WIDE, NEBRASKA
2021

Owner Units	HOUSEHOLD AREA MEDIAN INCOME (AMI)					TOTALS	Workforce Sector
	0%-30%	31%-60%	61%-80%	81%-125%	126%+		
Elderly (55+)	0	1	2	6	3	12	7
Family	0	1	6	12	25	44	40
Special Populations¹	<u>0</u>	<u>0</u>	<u>2</u>	<u>0</u>	<u>0</u>	<u>2</u>	<u>0</u>
Subtotals	0	2	10	18	28	58	47
Rental							
Units							
Elderly (55+)	0	4	8	2	0	14	8
Family		4	4	6	0	16	14
Special Populations¹	<u>2</u>	<u>2</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>4</u>	<u>0</u>
Subtotals	4	10	12	8	0	34	22
TOTALS	4	12	22	26	28	92	69

Note: Housing demand includes both new construction & purchase/rehab/resale or re-rent.

* Includes lease- or credit-to-own units.

¹ Any person with a special housing need due to a cognitive and/or mobility disability.

Source: Hanna:Keelan Associates, P.C., 2016.

**TABLE 27B
HOUSING DEMAND POTENTIAL – TARGET POPULATIONS
KIMBALL, NEBRASKA
2021**

Owner Units	<u>HOUSEHOLD AREA MEDIAN INCOME (AMI)</u>					<u>TOTALS</u>	Workforce Sector
	<u>0%-30%</u>	<u>31%-60%</u>	<u>61%-80%</u>	<u>81%-125%</u>	<u>126%+</u>		
Elderly (55+)	0	0	2	6	2	10	5
Family	0	0	2	8	4	14	14
Special							
<u>Populations¹</u>	<u>0</u>	<u>0</u>	<u>2</u>	<u>0</u>	<u>0</u>	<u>2</u>	<u>0</u>
Subtotals	0	0	6	14	6	26	19
Rental Units							
Elderly (55+)	0	4	8	2	0	14	6
Family	2	4	2	6	0	14	14
Special							
<u>Populations¹</u>	<u>2</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>2</u>	<u>0</u>
Subtotals	4	8	10	8	0	30	20
TOTALS	4	8	16	22	6	56	39

Note: Housing demand includes both new construction & purchase/rehab/resale or re-rent.

* Includes lease- or credit-to-own units.

¹ Any person with a special housing need due to a cognitive and/or mobility disability.

Source: Hanna:Keelan Associates, P.C., 2016.

TABLE 28A
HOUSING DEMAND – SPECIFIC TYPES BY PRICE POINT (PRODUCT)
SCOTTS BLUFF COUNTY-WIDE, NEBRASKA
2021

PRICE – PURCHASE COST (Area Median Income)

Owner	(0%-30%)	(31%-60%)	(61%-80%)	(81%-125%)	(126%+)		Work Force
Units	<u>\$103,000*</u>	<u>\$115,000*</u>	<u>\$144,800*</u>	<u>\$186,300*</u>	<u>\$239,900*+</u>	<u>Totals</u>	<u>\$165,000*</u>
1 Bedroom	0	0	0	0	0	0	0
2 Bedroom	0	6	14	22	32	74	22
3+ Bedroom	0	16	39	98	204	357	305
Totals	0	22	53	120	236	431	327

PRICE – PURCHASE COST (Area Median Income)

Rental	(0%-30%)	(31%-60%)	(61%-80%)	(81%-125%)	(126%+)		Work Force
Units	<u>\$505**</u>	<u>\$545**</u>	<u>\$605**</u>	<u>\$735**</u>	<u>\$845**+</u>	<u>Totals</u>	<u>\$635**</u>
1 Bedroom	4	2	0	0	0	6	0
2 Bedroom	12	28	18	16	16	90	36
3+ Bedroom	4	24	18	24	28	98	92
Totals	20	54	36	40	44	194	128

Note: Housing demand includes both new construction & purchase/rehab/resale or re-rent.

*Average Affordable Purchase Price.

**Average Affordable Monthly Rent.

Source: Hanna:Keelan Associates, P.C., 2016.

TABLE 28B
HOUSING DEMAND – SPECIFIC TYPES BY PRICE POINT (PRODUCT)
GERING, NEBRASKA
2021

PRICE – PURCHASE COST (Area Median Income)

Owner	(0%-30%)	(31%-60%)	(61%-80%)	(81%-125%)	(126%+)		Work Force
Units	<u>\$103,000*</u>	<u>\$115,000*</u>	<u>\$144,800*</u>	<u>\$186,300*</u>	<u>\$239,900*+</u>	<u>Totals</u>	<u>\$165,000*</u>
1 Bedroom ¹	0	0	0	0	0	0	0
2 Bedroom ¹	0	2	4	8	10	24	8
3+ Bedroom	0	6	10	22	30	68	48
Totals	0	8	14	30	40	92	56

PRICE – PURCHASE COST (Area Median Income)

Rental	(0%-30%)	(31%-60%)	(61%-80%)	(81%-125%)	(126%+)		Work Force
Units	<u>\$505**</u>	<u>\$545**</u>	<u>\$605**</u>	<u>\$735**</u>	<u>\$845**+</u>	<u>Totals</u>	<u>\$635**</u>
1 Bedroom ¹	2	0	0	0	0	2	0
2 Bedroom ¹	4	8	6	4	6	28	8
3+ Bedroom	0	6	4	10	10	30	24
Totals	6	14	10	14	16	60	32

Note: Housing demand includes both new construction & purchase/rehab/resale or re-rent.

¹Includes Downtown Housing Units.

*Average Affordable Purchase Price.

**Average Affordable Monthly Rent.

Source: Hanna:Keelan Associates, P.C., 2016.

TABLE 28C

HOUSING DEMAND – SPECIFIC TYPES BY PRICE POINT (PRODUCT)

SCOTTSBLUFF, NEBRASKA

2021

PRICE – PURCHASE COST (Area Median Income)

Owner	(0%-30%)	(31%-60%)	(61%-80%)	(81%-125%)	(126%+)		Work Force
Units	<u>\$103,000*</u>	<u>\$115,000*</u>	<u>\$144,800*</u>	<u>\$186,300*</u>	<u>\$239,900*+</u>	<u>Totals</u>	<u>\$165,000*</u>
1 Bedroom ¹	0	0	0	0	0	0	0
2 Bedroom ¹	0	2	8	12	18	40	10
3+ Bedroom	0	8	12	48	60	128	98
Totals	0	10	20	60	78	168	108

PRICE – PURCHASE COST (Area Median Income)

Rental	(0%-30%)	(31%-60%)	(61%-80%)	(81%-125%)	(126%+)		Work Force
Units	<u>\$505**</u>	<u>\$545**</u>	<u>\$605**</u>	<u>\$735**</u>	<u>\$845**+</u>	<u>Totals</u>	<u>\$635**</u>
1 Bedroom ¹	2	2	0	0	0	4	0
2 Bedroom ¹	4	8	8	10	10	40	6
3+ Bedroom	4	10	10	12	18	54	52
Totals	10	20	18	22	28	98	58

Note: Housing demand includes both new construction & purchase/rehab/resale or re-rent.

¹Includes Downtown Housing Units.

*Average Affordable Purchase Price.

**Average Affordable Monthly Rent.

Source: Hanna:Keelan Associates, P.C., 2016.

TABLE 29
HOUSING DEMAND – SPECIFIC TYPES BY PRICE POINT (PRODUCT)
MORRILL COUNTY-WIDE, NEBRASKA
2021

PRICE – PURCHASE COST (Area Median Income)

Owner	(0%-30%)	(31%-60%)	(61%-80%)	(81%-125%)	(126%+)		Work Force
Units	<u>\$103,000*</u>	<u>\$115,000*</u>	<u>\$144,800*</u>	<u>\$186,300*</u>	<u>\$239,900*+</u>	<u>Totals</u>	<u>\$165,000*</u>
1 Bedroom	0	0	0	0	0	0	0
2 Bedroom	0	0	3	4	4	11	4
3+ Bedroom	0	0	3	8	10	21	18
Totals	0	0	6	12	14	32	22

PRICE – PURCHASE COST (Area Median Income)

Rental	(0%-30%)	(31%-60%)	(61%-80%)	(81%-125%)	(126%+)		Work Force
Units	<u>\$505**</u>	<u>\$545**</u>	<u>\$605**</u>	<u>\$735**</u>	<u>\$845**+</u>	<u>Totals</u>	<u>\$635**</u>
1 Bedroom	1	0	0	0	0	1	0
2 Bedroom	1	6	4	3	0	14	4
3+ Bedroom	0	4	4	5	0	13	12
Totals	2	10	8	8	0	28	16

Note: Housing demand includes both new construction & purchase/rehab/resale or re-rent.

*Average Affordable Purchase Price.

**Average Affordable Monthly Rent.

Source: Hanna:Keelan Associates, P.C., 2016.

TABLE 30A
HOUSING DEMAND – SPECIFIC TYPES BY PRICE POINT (PRODUCT)
KIMBALL COUNTY-WIDE, NEBRASKA
2021

PRICE – PURCHASE COST (Area Median Income)

Owner	(0%-30%)	(31%-60%)	(61%-80%)	(81%-125%)	(126%+)		Work Force
Units	\$103,000*	\$115,000*	\$144,800*	\$186,300*	\$239,900*+	Totals	\$165,000*
1 Bedroom	0	0	0	0	0	0	0
2 Bedroom	0	0	2	4	2	8	3
3+ Bedroom	0	2	8	14	26	50	44
Totals	0	2	10	18	28	58	47

PRICE – PURCHASE COST (Area Median Income)

Rental	(0%-30%)	(31%-60%)	(61%-80%)	(81%-125%)	(126%+)		Work Force
Units	\$505**	\$545**	\$605**	\$735**	\$845**+	Totals	\$635**
1 Bedroom	0	0	0	0	0	0	0
2 Bedroom	2	6	6	2	0	16	4
3+ Bedroom	2	4	6	6	0	18	18
Totals	4	10	12	8	0	34	22

Note: Housing demand includes both new construction & purchase/rehab/resale or re-rent.

*Average Affordable Purchase Price.

**Average Affordable Monthly Rent.

Source: Hanna:Keelan Associates, P.C., 2016.

TABLE 30B
HOUSING DEMAND – SPECIFIC TYPES BY PRICE POINT (PRODUCT)
KIMBALL, NEBRASKA
2021

PRICE – PURCHASE COST (Area Median Income)

Owner	(0%-30%)	(31%-60%)	(61%-80%)	(81%-125%)	(126%+)		Work Force
Units	<u>\$103,000*</u>	<u>\$115,000*</u>	<u>\$144,800*</u>	<u>\$186,300*</u>	<u>\$239,900*+</u>	<u>Totals</u>	<u>\$165,000*</u>
1 Bedroom ¹	0	0	0	0	0	0	0
2 Bedroom ¹	0	0	2	4	2	8	3
3+ Bedroom	0	0	4	10	4	18	16
Totals	0	0	6	14	6	26	19

PRICE – PURCHASE COST (Area Median Income)

Rental	(0%-30%)	(31%-60%)	(61%-80%)	(81%-125%)	(126%+)		Work Force
Units	<u>\$505**</u>	<u>\$545**</u>	<u>\$605**</u>	<u>\$735**</u>	<u>\$845**+</u>	<u>Totals</u>	<u>\$635**</u>
1 Bedroom ¹	0	0	0	0	0	0	0
2 Bedroom ¹	2	4	6	2	0	14	4
3+ Bedroom	2	4	4	6	0	16	16
Totals	4	8	10	8	0	30	20

Note: Housing demand includes both new construction & purchase/rehab/resale or re-rent.

¹Includes Downtown Housing Units.

*Average Affordable Purchase Price.

**Average Affordable Monthly Rent.

Source: Hanna:Keelan Associates, P.C., 2016.

**TABLE 31
ESTIMATED TARGET HOUSING
REHABILITATION / DEMOLITION DEMAND
SOUTHWEST NEBRASKA COUNTIES & COMMUNITIES
2021**

	# Rehabilitated / <u>Est. Cost*</u>	<u>Demolition</u>
Scotts Bluff County	1,364 / \$42.68	162
Gering	328 / \$10.1	31
Henry	34 / \$1.0	5
Lyman	63 / \$2.0	9
McGrew	15 / \$0.51	7
Melbeta	18 / \$0.57	4
Minatare	107 / \$3.4	16
Mitchell	181 / \$5.8	20
Morrill	122 / \$3.9	8
Scottsbluff	380 / \$11.7	55
Terrytown	116 / \$3.7	7
Morrill County	302 / \$9.63	61
Bridgeport	159 / \$5.1	21
Bayard	117 / \$3.7	25
Broadwater	26 / \$0.83	15
Kimball County	261 / \$8.1	45
Kimball	181 / \$5.6	33
Bushnell	33 / \$1.0	6
Dix	47 / \$1.5	6

*Based upon field inspections and age of housing.

Source: Hanna:Keelan Associates, P.C., 2016.

**TABLE 32A
TARGET REHABILITATION & DEMOLITION DEMAND & BUDGET
GERING, NEBRASKA
2021**

- Moderate Rehabilitation	216 / \$5.6 Million
- Substantial Rehabilitation	112 / \$4.5 Million*
- Demolition	31 / \$0.65 Million**/ \$2.1 Million***

*Pending Appraisal Qualification.
**Estimated Cost without Acquisition.
***Estimated Cost with Acquisition.

Source: Hanna:Keelan Associates, P.C., 2016.

**TABLE 32B
TARGET REHABILITATION & DEMOLITION DEMAND & BUDGET
SCOTTSBLUFF, NEBRASKA
2021**

- Moderate Rehabilitation	250 / \$6.5 Million
- Substantial Rehabilitation	130 / \$5.2 Million*
- Demolition	55 / \$1.2 Million**/ \$3.6 Million***

*Pending Appraisal Qualification.
**Estimated Cost without Acquisition.
***Estimated Cost with Acquisition.

Source: Hanna:Keelan Associates, P.C., 2016.

**TABLE 32C
TARGET REHABILITATION & DEMOLITION DEMAND & BUDGET
KIMBALL, NEBRASKA
2021**

- Moderate Rehabilitation	119 / \$3.1 Million
- Substantial Rehabilitation	62 / \$2.5 Million*
- Demolition	33 / \$0.7 Million**/ \$2.15 Million***

*Pending Appraisal Qualification.
**Estimated Cost without Acquisition.
***Estimated Cost with Acquisition.

Source: Hanna:Keelan Associates, P.C., 2016.

Citizen Housing Survey
SCOTTS BLUFF, MORRILL & KIMBALL COUNTIES, NEBRASKA

Western Nebraska Economic Development (WNED) is currently conducting the following survey to determine both present and future housing needs during the next five years. **This survey is a component of a Multi-County Regional Housing Study for Scotts Bluff, Morrill and Kimball Counties, funded with a Housing Grant provided by the Nebraska Investment Finance Authority, with matching funds from WNED.** An important activity of the Housing Study is to ask you, a local resident, about the housing needs of your Community. Please complete this survey by **THURSDAY, MARCH 31ST.**

1. In which community do you reside?

- | | | |
|--|---|--|
| <input type="checkbox"/> Bayard (86) | <input type="checkbox"/> Kimball (2) | <input type="checkbox"/> Scottsbluff (140) |
| <input type="checkbox"/> Bridgeport (13) | <input type="checkbox"/> Lyman (1) | <input type="checkbox"/> Terrytown (4) |
| <input type="checkbox"/> Broadwater (0) | <input type="checkbox"/> McGrew (1) | <input type="checkbox"/> Rural Scotts Bluff County (35) |
| <input type="checkbox"/> Bushnell (1) | <input type="checkbox"/> Melbeta (1) | <input type="checkbox"/> Rural Morrill County (9) |
| <input type="checkbox"/> Dix (0) | <input type="checkbox"/> Minatare (8) | <input type="checkbox"/> Rural Kimball County (0) |
| <input type="checkbox"/> Gering (91) | <input type="checkbox"/> Mitchell (131) | <input type="checkbox"/> Other (please identify)____(4 – See Comments)____ |
| <input type="checkbox"/> Henry (0) | <input type="checkbox"/> Morrill (13) | TOTAL SURVEYS: 570 |

2. Which of the following sectors are you employed?

- | | |
|--|---|
| <input type="checkbox"/> Government (51) | <input type="checkbox"/> Finance (8) |
| <input type="checkbox"/> Non-Profit Organization (30) | <input type="checkbox"/> Manufacturing (22) |
| <input type="checkbox"/> Retail & Wholesale Trade (35) | <input type="checkbox"/> Agricultural/Forestry/Natural Resources (12) |
| <input type="checkbox"/> Real Estate (9) | <input type="checkbox"/> Administrative (79) |
| <input type="checkbox"/> Information (3) | <input type="checkbox"/> Health Care/Social (18) |
| <input type="checkbox"/> Education (52) | <input type="checkbox"/> Utilities/Construction (53) |
| <input type="checkbox"/> Leisure & Hospitality (5) | <input type="checkbox"/> Professional/Technical (1) |
| <input type="checkbox"/> Transportation (11) | <input type="checkbox"/> Mining (0) |
| <input type="checkbox"/> Accommodation & Food (11) | <input type="checkbox"/> Arts/Entertainment (51) |
| <input type="checkbox"/> Retired (30) | <input type="checkbox"/> Other (please identify)____(53 – See Comments)____ |

3. Gender?

- ☐ Male (195) ☐ **Female (335)**

4. What is your current age?

Under 25__2__ 25-34__70__ **35-44__129__** 45-54__118__ 55-64__121__ 65-74__81__ 75-84__12__ 85+__2__

5. Number of persons in your household? 1 = 58 **2 = 223** 3 = 84 4 = 117 5+ = 54

6. Please indicate your household income range, for 2015, before taxes. \$ Less Than \$25K = 53
 \$25K-\$40K = 93 \$40K-\$60K = 92 \$60K-\$80K = 100 \$80K-\$100K = 89 **More Than \$100K = 105**

7. Do you own or rent where you live now? **427 Own** __111__ Rent

8. As a renter or homeowner, what are some of the issues or barriers you experience with obtaining affordable, suitable housing for your household? Please check ☒ all that apply.

For Renters		For Owners	
10	Lack of handicap accessible housing	9	Lack of handicap accessible housing
5	Lack of adequate public transportation	7	Lack of adequate public transportation
5	Lack of knowledge of fair housing rights	6	Lack of knowledge of fair housing rights
68	Cost of rent	81	Housing prices
2	Restrictive zoning/building codes	10	Restrictive zoning/building codes
10	Job status	15	Job status
17	Attitudes of landlords & neighbors	14	Attitudes of immediate neighbors
70	Lack of availability of decent rental units in your price range	17	Mortgage lending application requirements
6	Use of background checks	33	Excessive down payment/closing costs
15	Excessive application fees and/or rental deposits	52	Cost of utilities
25	Cost of utilities	6	Lack of educational resources about homeowner responsibilities
4	Lack of educational resources about tenant responsibilities	30	Cost of homeowners insurance
24	Other: (See Comments)	73	Lack of sufficient homes for sale
		54	Other: (See Comments)

9. Are you satisfied with your current housing situation? **334** **Yes** ___80___ No

If no, please explain: (See Comments)

10. Which of the following housing types are needed in your Community? Please Check (✓).

	<u>Greatly Needed</u>	<u>Somewhat Needed</u>	<u>Not Needed</u>
▪ Housing For:	-----	-----	-----
1. Lower-Income Families	170	139	53
2. Middle-Income Families	236	135	14
3. Upper-Income Families	41	108	171
4. Single Parent Families	180	142	22
5. Existing / New Employees	127	168	31
▪ Student Housing (On-Campus)	35	73	132
▪ Student Housing (Of-Campus)	52	106	95
▪ Single Family Housing	178	152	25
▪ Rental Housing (General)	182	134	28
▪ Manufactured Homes	40	113	100
▪ Mobile Homes	11	67	220
▪ Condominiums/Townhomes	63	186	80
▪ Duplex Housing	71	209	51
▪ Apartment Complexes (3 to 12 Units per Complex)	120	159	58
▪ Rehabilitation of Owner-occupied Housing	150	129	37
▪ Rehabilitation of Renter-occupied Housing	152	131	34
▪ Housing Choices for First-Time Homebuyers	200	142	16
▪ Single Family Rent-To-Own	-----	-----	-----
1. Short-Term 3 to 5 Years	148	132	39
2. Long-Term 6 to 15 Years	149	135	42
▪ Duplex/Townhouse Rent-to-Own	-----	-----	-----
1. Short-Term 3 to 5 Years	73	165	69
2. Long-Term 6 to 15 Years	73	150	77
▪ One Bedroom (Apartment or House)	85	187	51
▪ Two Bedroom (Apartment or House)	151	172	26
▪ Three+ Bedroom (Apartment or House)	188	141	19
▪ Independent Living Housing for Persons with a Mental/Physical Disability	110	129	49
▪ Group Home Housing for Persons with a Mental/Physical Disability	84	120	68
▪ Housing in Downtown	58	130	123
▪ Retirement Housing – Rental	109	144	49
▪ Retirement Housing – Purchase (Owner occupant)	90	151	50
▪ Retirement Housing For:	-----	-----	-----
1. Low-income Elderly Persons	176	119	32
2. Middle-income Elderly Persons	150	140	35
3. Upper-income Elderly Persons	58	123	106
▪ Licensed Assisted Living, w/ Specialized Services (i.e. health, food prep, recreation services, etc.)	101	134	62
▪ Single-Room-Occupancy Housing (Boarding Homes)	51	95	113
▪ Short-Term Emergency Shelters – 30 Days or Less	128	106	70
▪ Long-Term Shelters – 90 Days or Less	93	99	102
▪ Transitional Housing (3-12 month temporary housing)	92	125	78
▪ Housing for Persons with Chronic Illness, including Alcohol/ Substance Abuse.	92	117	70
▪ Other (specify):			

11. Do you support your Community/County in using State and/or Federal grant funds to conduct:

... an owner housing rehabilitation program? **288 Yes** 103 No
 ... a renter housing rehabilitation program? **252 Yes** 140 No

12. Do you support Community/County in establishing a local program that would purchase and remove dilapidated houses, making lots available for a family or individual to build owner or rental housing? **361 Yes** 37 No

13. Do you support Community/County in securing State and/or Federal grant dollars to purchase, rehabilitate and resale vacant housing? **308 Yes** 86 No

14. Do you support Community/County in securing State and/or Federal grant dollars to provide down payment assistance to first-time homebuyers? **289 Yes** 107 No

If you are 55+ years of age, please continue here with Questions 15 - 19. If not, please skip to Question #20.

15. Do you or anyone in your household have a disability or any special assistance needs (Mobility, Mental, Hearing/Speech Impaired, Nutrition/Medication Assistance, etc.)? Yes 24 **No 133**

If yes, please explain the disability or special needs type.

(See Comments)

16. Do You plan on changing housing in the future?

One Year	<u>14</u> Yes	106 No
Two Years	<u>13</u> Yes	107 No
Three to Five Years	<u>33</u> Yes	95 No
Six to 10 Years	<u>48</u> Yes	83 No

If yes to Question #16, which of the following types of housing do you anticipate needing?

Mark your top three (3).

52 Single Family Home	<u>5</u> Apartment - Purchase
<u>7</u> Duplex - Rent	12 Assisted Living Housing
<u>6</u> Duplex - Purchase	<u>5</u> One Bedroom Apartment - Rent
<u>6</u> Town Home - Rent	<u>10</u> Two Bedroom Apartment - Rent
21 Town Home - Purchase	<u>15</u> Other _____
<u>6</u> Nursing Home/Long-Term Care	

17. Which of the following additional housing types are needed in Your Community/County, for persons 55+ years of age, during the next five years. Mark the top three (3).

76 Single Family Home	<u>17</u> Apartment - Purchase
<u>60</u> Duplex - Rent	69 Assisted Living Housing
<u>40</u> Duplex - Purchase	<u>42</u> One Bedroom Apartment - Rent
<u>48</u> Town Home - Rent	73 Two Bedroom Apartment - Rent
<u>50</u> Town Home - Purchase	<u>6</u> Other _____
<u>31</u> Nursing Home/Long-Term Care	

18. Please rate the quality of the following Support Services in your Community/County.
(1 = Poor, 2 = Fair, 3 = Good, 4 = Excellent).

___ 2.1 ___ Case Management/Legal Aid
___ 2.2 ___ Cultural/Language Assistance
___ 2.4 ___ Continuing Education Opportunities
___ 2.0 ___ Employment Opportunities/Training
___ 2.0 ___ Adult Care Services
___ 2.0 ___ Alcohol/Drug Abuse Services
___ 2.7 ___ Food/Meals-On-Wheels
___ 2.5 ___ Home Health Care
___ 2.2 ___ Counseling Services
___ 2.1 ___ Aids for Disabilities
___ 1.9 ___ Home Repair/Rehabilitation Services

___ 2.2 ___ Transportation/Auto Repair
___ 2.0 ___ Finance Assistance/Management
___ 2.2 ___ Health Services (Mental, Physical, etc.)
___ 2.8 ___ Law Enforcement
___ 2.2 ___ Senior Social & Recreation Activities
___ 2.0 ___ Housing (Permanent, Transitional, etc.)
___ 2.3 ___ Emergency Transportation
___ 2.6 ___ Volunteer Opportunities
___ 2.0 ___ Veteran & Homeless Services
___ Other: _____

19. Please identify the top three Support Service needs in your Community/County.
(See Comments) _____

20. Please provide any additional comments regarding the future of housing in
Your Community/County:

(See Comments) _____

Workforce Housing Needs Survey

Western Nebraska Economic Development (WNED), in cooperation with major employers, is conducting the following survey to determine the specific renter and owner housing needs of the area's workforce. **This Survey is part of a Multi-County Regional Housing Study for Scotts Bluff, Morrill and Kimball Counties, funded with a Housing Grant provided by the Nebraska Investment Finance Authority, with matching funds from WNED.** We would appreciate you completing and returning the following Survey to your employer by **THURSDAY, APRIL 14TH**.

1. Place of Employment? _____(See Comments)_____ **TOTAL SURVEYS: 228**

2. In which Community do you currently reside?

- | | | |
|---|--|---|
| <input type="checkbox"/> Bayard (45) | <input type="checkbox"/> Kimball (0) | <input type="checkbox"/> Scottsbluff (63) |
| <input type="checkbox"/> Bridgeport (4) | <input type="checkbox"/> Lyman (0) | <input type="checkbox"/> Terrytown (1) |
| <input type="checkbox"/> Broadwater (0) | <input type="checkbox"/> McGrew (0) | <input type="checkbox"/> Rural Scotts Bluff County (20) |
| <input type="checkbox"/> Bushnell (0) | <input type="checkbox"/> Melbeta (0) | <input type="checkbox"/> Rural Morrill County (3) |
| <input type="checkbox"/> Dix (0) | <input type="checkbox"/> Minatare(4) | <input type="checkbox"/> Rural Kimball County (6) |
| <input type="checkbox"/> Gering (28) | <input type="checkbox"/> Mitchell (38) | <input type="checkbox"/> Other (please identify)____(11 – See Comments)____ |
| <input type="checkbox"/> Henry (0) | <input type="checkbox"/> Morrill (5) | |

3. Number of Persons in your household? 1 = 22 **2 = 74** 3 = 53 4 = 39 5+ = 30

4. Do you rent or are you a homeowner? __41__Rent **173 Own**

5. Are you satisfied with your current housing situation? **194 Yes** 24 No
If no, why? _____(See Comments)_____

6. What is your current annual total household income?
_34_Less than \$35K _38_\$35K-\$50K _48_\$51K-\$70K _31_\$71K-\$85K **62_\$86K+**

7. As a renter or homeowner, what are some of the issues or barriers you experience with obtaining affordable, suitable housing for your household? Please check all that apply.

For Renters		For Owners	
0	Lack of handicap accessible housing	0	Lack of handicap accessible housing
0	Lack of adequate public transportation	0	Lack of adequate public transportation
0	Lack of knowledge of fair housing rights	0	Lack of knowledge of fair housing rights
17	Cost of rent	27	Housing prices
0	Restrictive zoning/building codes	1	Restrictive zoning/building codes
1	Job status	0	Job status
0	Attitudes of landlords & neighbors	5	Attitudes of immediate neighbors
18	Lack of availability of decent rental units in your price range	6	Mortgage lending application requirements
0	Use of background checks	5	Excessive down payment/closing costs
1	Excessive application fees and/or rental deposits	13	Cost of utilities
10	Cost of utilities	1	Lack of educational resources about homeowner responsibilities
0	Lack of educational resources about tenant responsibilities	7	Cost of homeowner's insurance
		22	Lack of Sufficient Homes for Sale
		52	Cost of Real Estate Taxes
	Other: _____		Other: _____

8. If you are currently a renter and would like to become a homeowner in the next five years, or if you are currently an owner and desire to upgrade or change housing in the next five years, please complete the following questions.

8.a. In which **one** of the following Communities would you like to **purchase a home, or rent**?

- | | | |
|---|---|---|
| <input type="checkbox"/> Bayard (14) | <input type="checkbox"/> Kimball | <input type="checkbox"/> Scottsbluff (36) |
| <input type="checkbox"/> Bridgeport | <input type="checkbox"/> Lyman | <input type="checkbox"/> Terrytown (1) |
| <input type="checkbox"/> Broadwater | <input type="checkbox"/> McGrew | <input type="checkbox"/> Rural Scotts Bluff County (17) |
| <input type="checkbox"/> Bushnell | <input type="checkbox"/> Melbeta | <input type="checkbox"/> Rural Morrill County (5) |
| <input type="checkbox"/> Dix | <input type="checkbox"/> Minatare | <input type="checkbox"/> Rural Kimball County |
| <input type="checkbox"/> Gering (9) | <input type="checkbox"/> Mitchell (21) | <input type="checkbox"/> Other (please identify)____(13 – See Comments)____ |
| <input type="checkbox"/> Henry (1) | <input type="checkbox"/> Morrill (1) | |

8.b. Which one of the following housing types would you most like to purchase?

89 **Single Family** 6 **Attached Townhouse or Duplex-Type Unit**
 _____ **Mobile Home** 3 **Patio Home** 47 **I plan to remain where I am.**

8.c. How many bedrooms would your family need?

1 **One** 23 **Two** **71** **Three** 40 **Four +**

8.d. What is the most your family could afford for a home?

18 **Less than \$50K** **33** **\$50K-\$100K** 24 **\$100K-\$120K** 12 **\$120K-\$135K**
 17 **\$135K-\$175K** 16 **\$175K-\$225K** 10 **\$225K+**

8.e. What is the most your family could afford for monthly rent? 11 **Less than \$400** 25 **\$400 to \$500** 16 **\$500 to \$550** 22 **\$550 to \$650** **45** **\$650+**

Continuum of Care for Elderly Persons Household Survey

Western Nebraska Economic Development (WNED) is currently conducting a Multi-County Regional Housing Study, to determine both the short- and long-term housing needs of persons and families in Scotts Bluff, Morrill and Kimball Counties. **The Study is funded with a Housing Grant provided by the Nebraska Investment Finance Authority, with matching funds from WNED.** The Study will include the identification of housing and service needs of elderly persons in each County and Community. Please complete and return this Survey, with your name and contact information to the drop box by **THURSDAY, APRIL 14TH**.

1) **Sex:** Male__17__ Female__30__ (No Response =3) **TOTAL SURVEYS: 50**

2) **Location/ Age Status:** Where do you currently live?

<input type="checkbox"/> Bayard (15)	<input type="checkbox"/> Kimball (0)	<input type="checkbox"/> Scottsbluff (2)
<input type="checkbox"/> Bridgeport (0)	<input type="checkbox"/> Lyman (0)	<input type="checkbox"/> Terrytown (0)
<input type="checkbox"/> Broadwater (0)	<input type="checkbox"/> McGrew (0)	<input type="checkbox"/> Rural Scotts Bluff County (0)
<input type="checkbox"/> Bushnell (0)	<input type="checkbox"/> Melbeta (0)	<input type="checkbox"/> Rural Morrill County (0)
<input type="checkbox"/> Dix (0)	<input type="checkbox"/> Minatare (0)	<input type="checkbox"/> Rural Kimball County (0)
<input type="checkbox"/> Gering (9)	<input type="checkbox"/> Mitchell (9)	<input type="checkbox"/> Other (please identify)_(11)_____
<input type="checkbox"/> Henry (1)	<input type="checkbox"/> Morrill (1)	

What is your current age?
Under 45__0__ 45-54__0__ 55-64__0__ 65-74__11__ 75-84__15__ 85+__18__

Are you currently retired? **Yes 47** No 2
If no, do you plan on retiring in the Area? **Yes 5** No 2

3) **Family Status:** How many people live in your household? **1 = 28** 2 = 17 3 = 3
How many people 55+ years live in your household? **1 = 25** 2 = 17 3 = 1

4) **Disability Status:** Do you or anyone in your household have a disability or any special assistance needs (Mobility, Mental, Hearing/Speech Impaired, Nutrition/Medication Assistance, etc.)?
Yes 26 No 21

If yes, please explain the disability or special needs type.

5) Please indicate your household income range, for 2015, before taxes. \$
Less Than \$25K = 11 \$25K or More = 5

6) Do you own or rent where you live now?
Own (28)
☐ Rent (20)

7) Please rate the quality of the following Services in your County/Community.
(1 = Excellent, 2 = Good, 3 = Fair, 4 = Poor).

2.67_Social/Rec. Activities	2.21_Continuing Education	2.69_Entertainment Options
1.59_Church	1.91_Discount/Variety Store	1.73_Library
1.80_Grocery Store	2.14_Hospital	2.03_Medical Clinic
2.09_Pharmacy	2.71_Downtown Businesses	1.79_Police Protection
1.56_Fire Protection	1.52_Senior Center	1.52_Bank
1.86_City/Village Offices	1.72_Post Office	1.61_Schools
2.00_Parks/Recreation	2.44_Restaurant/Cafe	Other:_____

- 8) Are you satisfied with your current housing situation? **42 Yes** ___6___No
If no, please explain:

- 9) Do You plan on changing housing in the future?
- | | | |
|---------------------|------------|--------------|
| One Year | ___1___Yes | 34 No |
| Two Years | ___2___Yes | 28 No |
| Three to Five Years | ___5___Yes | 26 No |
| Six to 10 Years | ___6___Yes | 24 No |

If yes to Question #9, which of the following types of housing do you anticipate needing?
Check your top three (3).

- | | |
|-------------------------------------|---------------------------------------|
| ___2___ Single Family Home | 0 Apartment - Purchase |
| ___4___ Duplex - Rent | 17 Assisted Living Housing |
| ___0___ Duplex - Purchase | 3 One Bedroom Apartment - Rent |
| ___1___ Town Home - Rent | 7 Two Bedroom Apartment - Rent |
| ___0___ Town Home - Purchase | Other_____ |
| ___3___ Nursing Home/Long-Term Care | |

- 10) Which of the following additional housing types are needed in the County, for persons 55+ years of age, during the next five years. Check your top three (3).
- | | |
|-------------------------------------|--|
| ___9___ Single Family Home | 1 Apartment - Purchase |
| ___6___ Duplex - Rent | 12 Assisted Living Housing |
| ___0___ Duplex - Purchase | 8 One Bedroom Apartment - Rent |
| ___5___ Town Home - Rent | 12 Two Bedroom Apartment - Rent |
| ___0___ Town Home - Purchase | Other_____ |
| ___8___ Nursing Home/Long-Term Care | |

- 11) How appealing is living at a Retirement Housing Campus to You?
- ___12___ Very appealing
19 Somewhat appealing
___12___ Not appealing

- 12) Please rate the quality of the following Support Services in your County/Community.
(1 = Excellent, 2 = Good, 3 = Fair, 4 = Poor).
- | | |
|--|---|
| ___2.68___ Case Management/Legal Aid | ___2.41___ Transportation/Auto Repair |
| ___2.71___ Cultural/Language Assistance | ___2.34___ Finance Assistance/Management |
| ___2.65___ Continuing Education Opportunities | ___2.51___ Health Services (Mental, Physical, etc.) |
| ___2.90___ Employment Opportunities/Training | ___2.12___ Law Enforcement |
| ___2.52___ Adult Care Services | ___2.70___ Senior Social & Recreation Activities |
| ___2.67___ Alcohol/Drug Abuse Services | ___2.48___ Housing (Permanent, Transitional, etc.) |
| 1.68 Food/Meals-On-Wheels | 2.18 Emergency Transportation |
| 2.20 Home Health Care | ___2.28___ Volunteer Opportunities |
| ___2.65___ Counseling Services | ___2.24___ Veteran Services |
| ___2.47___ Aids for Disabilities | ___3.04___ Homeless Services |
| ___2.90___ Home Repair/Rehabilitation Services | Other:_____ |

- 13) Considering the list of Supportive Services in Question 12, what are the three (3) most critical Services at this time, for persons 55+ years residing in your County/Community?
- _____
- _____
- _____