

# **City of Scottsbluff, Nebraska**

**Monday, November 2, 2020**

**Regular Meeting**

## **Item Reports3**

**Council to discuss and consider action on the East Overland  
Façade Improvement Program Applications.**

**Staff Contact: Starr Lehl, Economic Development Director**

City of Scottsbluff  
Community Redevelopment Authority  
October 14, 2020

A meeting of the Community Redevelopment Authority (CRA) was held on Wednesday, October 14, 2020 at 12:00p.m. at City Hall, 2525 Circle Drive, Scottsbluff, NE.

Notice of the meeting was published in the Star-Herald on Friday, October 9, 2020.

The meeting was convened at 12:00 p.m. by Chairman Trumbull. Roll call was taken. The following CRA members were present: Bill Trumbull, Katie Camacho. Mary Skiles, Robert Franco. In attendance on behalf of the city were Interim City Manager, Rick Kuckkahn, Economic Development Director, Starr Lehl and Legal Counsel, John Selzer.

Chairman Trumbull informed those in attendance that a copy of the Nebraska Open meetings Act is available on the south wall for the public's review.

Chairman Trumbull asked if there were any citizens in the audience with business not on the agenda and there were none.

Chairman Trumbull asked if there were changes to the agenda and there were no changes. CRA Member Knapper arrived at 12:02 p.m.

Motion by Camacho, second by Franco to approve the minutes from the September 17, 2020 meeting. "Yeas" Knapper, Franco, Skiles, Trumbull, Camacho "Nays", none.

The next agenda item was to review additional East Overland Façade Improvement Grant Applications.

The first three applications were submitted by Armando and Maria Aguilera for 210, 611 and 615 East Overland. Pictures of all three properties were shown. Maria Aguilera gave an overview of each property and the intended improvements and answered questions from CRA members.

The fourth application was submitted by Rosita's Restaurant and Rosemary Florez for 1205 East Overland. Ms. Florez was in attendance and explained the planned improvements to the property. Discussion was held by members and applicant and pictures of the property were shown.

The fifth application was submitted for 1602 East Overland by Tom Thompson of Economy Glass. Mr. Thompson was unable to attend but Lehl did explain the project and pictures were shown.

The CRA had additional discussions on how to divide the remaining grant money among the applicants. Ms. Aguilera was asked which application she would prioritize and she stated the application for the 615 East Overland Property. A motion was made by Franco to approve grants for the 615 East Overland application (Aguilera) in the amount of \$6,000, for the 1205 East Overland application (Florez) in the amount of \$3,245, for the 1602 East Overland application (Thompson) in the amount of \$5,400 and the remaining balance of \$984.50 would be granted to Maria Aguilera for the 210 East Overland property. The motion was second by Knapper. "Yeas" Franco, Skiles, Trumbull, Camacho, Knapper, "Nays" none.

Chairman Trumbull then introduced item #7 on the agenda regarding the review of a city-wide Façade Improvement program.

The CRA discussed the draft guidelines and application for the program. Several recommendations were given including adding a question of whether the building is currently occupied and deleting interior improvements as being qualified for matching funds. It was also recommended that there be clear instructions that the applicant will pay for all repairs and submit paid invoices to the

City for reimbursement. Other recommendations were to exclude residential properties and require the applicant to state whether the applicant has received funds from the City in the past. The CRA also stated that only registered contractors with the City of Scottsbluff be eligible to complete the work. The CRA recommended a start date of the program to be Tuesday, November 17<sup>th</sup> (based on the November 16<sup>th</sup> City Council Meeting where the Redevelopment Plan implementing the program would be considered). The CRA set meetings to review applications on January 13, February 10 and March 10 so applicants could know a deadline for submitted applications. The CRA expressed that they would not set aside funds for subsequent meetings and would consider applications in the order they were submitted. Kuckkahn stated that he and Lehl would check with the City Finance Director to determine when projects would need to be complete in order for the City to spend the funds in time. The CRA directed staff to revise the Façade Grant Program guidelines and application based on their comments and prepare a Redevelopment Plan to be reviewed by the Planning Commission and approved by the City Council. The CRA scheduled a meeting for September 15, 2020 to review and approve the Redevelopment Plan and updated grant guidelines and application.

CRA Member Skiles left the meeting at 12:55 p.m.

In Staff reports, Selzer gave an update on the status of the YOLO Carwash project and stated that he was waiting to hear from the Redeveloper as to when he wanted to schedule the public hearing in front of the Council. Selzer stated that the CRA would have another opportunity to review the Redevelopment Plan prior to the City Council public hearing.

Motion by Knapper, second by Franco to adjourn the meeting at 1:07 p.m. "Yeas" Trumbull, Camacho, Knapper, Franco, Absent, Skiles "Nays" none.

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Rick Kuckkahn

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Starr Lehl

By a unanimous vote of CRA Members, the recommendation for funding East Overland Façade Improvement Grant Applications:

210 East Overland (Aguilera)	\$984.50
615 East Overland (Aguilera)	\$6,000.00
1205 East Overland (Florez)	\$3,245.00
1602 East Overland (Thompson)	\$5,400 .00
<b>Total</b>	<b>\$15,629.50</b>

## East Overland Façade Improvement Program Application

Received  
10/02/20

### Project Information

1. Applicant Name Armando + Maria Aguilera  
Applicant Address 2026 E. 30<sup>th</sup> St. Scottsbluff  
Telephone No. 308-641-3337  
Property Owner (if different than applicant) \_\_\_\_\_

2. Project Site Address 210 East Overland

4. Land Use of Project (Circle one)

Residential

Restaurant

Retail

Service

Other (Please specify) \_\_\_\_\_

5. Utilities (Circle one) Gas Electric Both

6. Proposed Project: Describe in detail; attach plans and specifications:

Paint Building, Fence Parking lot, Windows,  
Doors, Floors, walls,

7. Estimated Project Costs

Exterior Improvements (grant or matching funds) \$ 20,450

Interior Improvements (matching funds only) \$ 6200

Total \$ 26,650

**Grant Funds Requested\***

\$ 6,000

\*Grant funds requested must not exceed the \$6,000 maximum

\*Bids or estimates from contractors must be included at the time of application

8. Person doing work (if different than applicant) Yes

Address 2414 W 17th St Scottsbluff

Phone No. 308-225-1772

9. Project Construction Schedule (estimated)

Start Date NOV-20

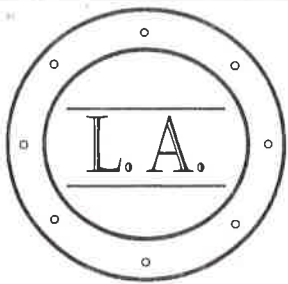
Completion Date \_\_\_\_\_

**\*ALL WORK MUST BE COMPLETED AND RECEIPTS SUBMITTED TO THE CITY NO LATER THAN AUGUST 1, 2021.**

**To be completed by Staff:**

Zoning of Property \_\_\_\_\_

Square footage of building \_\_\_\_\_



# PROPOSAL

## L. A. CONSTRUCTION

2414 West 17th Street  
Scottsbluff, NE 69361  
308-225-1772  
amggluis1986@gmail.com

PROPOSAL SUBMITTED TO <b>Armando Mary Aguilera</b>		PHONE		DATE <b>10-1-20</b>
STREET <b>210 E Overland</b>		JOB NAME		
CITY, STATE, AND ZIP CODE		JOB LOCATION		
ARCHITECT	DATE OF PLANS			JOB PHONE

We hereby submit specifications and estimates for:

### Remodel Outside:

- (3) windows 40x54 1/2	800
- Siding (15) (20) Trims	750
- Paint 75x20 30x14 13x14 5x14 (2) 75x16	3200
- BRICK wall 13x12 Door 36x80	2500
- 14x20 (150 glass)	2500
- 74x103.5 Frame (steel)	2200

⊖ 450 ft chain link

\$ 20,450

11,950

### Remodel Inside:

- 10,000 sqft Paint	3500
- Fix the walls	700
- Paint the floor	2000

\$ 6200

Fence - 8,500

**We Propose** hereby to furnish material and labor - complete in accordance with the above specifications, for the sum of:  
dollars \$

Payment to be made as follows:

**This estimated includes material and labor**

All material is guaranteed to be required. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are full covered by Workman/d Compensation Insurance.

**Acceptance of Proposal** -- The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: \_\_\_\_\_

Authorized  
Signature

*Armando Aguilera*

Note: This proposal may be withdrawn by us if not accepted within \_\_\_\_\_ days

Signature

**X** *Maria Aguilera*

Signature

**X**

LAC001-6/20







## East Overland Façade Improvement Program Application

Received  
10/2/20

### Project Information

1. Applicant Name Armando + Maria Aguilera  
Applicant Address 2026 E 30<sup>th</sup> St Scottsbluff  
Telephone No. 308-641-3337  
Property Owner (if different than applicant) \_\_\_\_\_

2. Project Site Address 615 East Overland Scottsbluff

4. Land Use of Project (Circle one)

Residential

Restaurant

Retail

Service

Other (Please specify) \_\_\_\_\_

5. Utilities (Circle one) Gas Electric Both

6. Proposed Project: Describe in detail; attach plans and specifications:

Update Exterior, Paint Exterior,  
Update Interior  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. Estimated Project Costs

Exterior Improvements (grant or matching funds) \$ 10,369

Interior Improvements (matching funds only) \$ 6,250

Total \$ 16,619 -

**Grant Funds Requested\***

\$ 6,000

\*Grant funds requested must not exceed the \$6,000 maximum

\*Bids or estimates from contractors must be included at the time of application

8. Person doing work (if different than applicant) yes

Address 2414 W 17th St

Phone No. 308 - 225 - 1772

9. Project Construction Schedule (estimated)

Start Date NOV-1-20

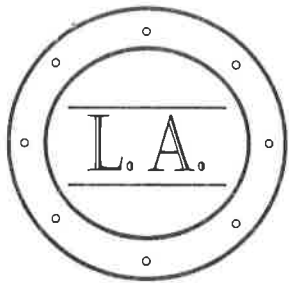
Completion Date \_\_\_\_\_

**\*ALL WORK MUST BE COMPLETED AND RECEIPTS SUBMITTED TO THE CITY NO LATER THAN AUGUST 1, 2021.**

**To be completed by Staff:**

Zoning of Property \_\_\_\_\_

Square footage of building \_\_\_\_\_



# PROPOSAL

## L. A. CONSTRUCTION

2414 West 17th Street  
Scottsbluff, NE 69361  
308-225-1772  
amggluis1986@gmail.com

PROPOSAL SUBMITTED TO <b>Armando- Mary Aguilera</b>		PHONE		DATE <b>10-1-20</b>
STREET <b>615 E Overland</b>		JOB NAME		
CITY, STATE, AND ZIP CODE		JOB LOCATION		
ARCHITECT	DATE OF PLANS			JOB PHONE

We hereby submit specifications and estimates for:

### Remodel Inside:

- 21 x 50 tile	4000
- Light fixture	950
- Paint	1300
	<u>6250</u>

### Remodel Outside:

- Paint	1200
- windows 35x19 (2)	600
	<u>5</u>

**We Propose** hereby to furnish material and labor - complete in accordance with the above specifications, for the sum of:  
dollars \$

Payment to be made as follows:

**This estimate includes material and labor**

All material is guaranteed to be required. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are full covered by Workman/d Compensation Insurance.

**Acceptance of Proposal** -- The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: \_\_\_\_\_

Authorized  
Signature

*Juan Aguilera*

Note: This proposal may be  
withdrawn by us if not accepted within \_\_\_\_\_ days

Signature

**X** *Maria Aguilera*

Signature

**X**

LAC001-6/20

## quote

<b>To:</b>	Maria	<b>From:</b>	Greg Thompson
<b>Job:</b>	Amila's Decorations	<b>Pages:</b>	2
<b>Subject:</b>	1 new door	<b>Date</b>	10-1-20

*Scottsbluff 615-E Overland*

☐ Urgent    ☒ For Review    ☐ Please Comment    ☒ Please Reply    ☐ Please Recycle

We propose to deliver and install one 3<sup>6</sup> x 7<sup>0</sup> door complete as per Maria.

Door to be Kawneer "190" R.H., 1<sup>1/2</sup> o/p, m/s lock, "450" (anodized clear).

Glass to be 1" S.B.-60 (clear) heat tempered.

Closer to be DC5000 (clear).

Installed \$3,100.00 + tax

Sales tax not included

Tear out included

No final cleaning

Bid for 60 days

Thanks,

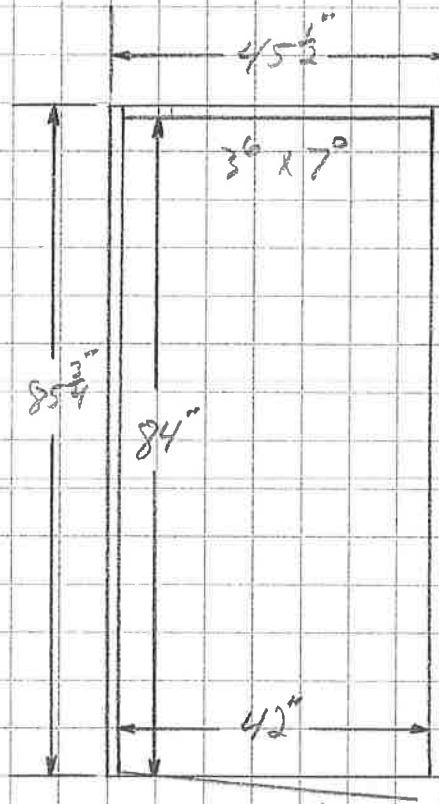
Greg T.

R.D. = 46" x 86"

Annita's Decorations

(Marion)

Actual Size



West Elevation

(1- thus)

① Door to be Kawneer "190" R.H., 1 1/2" o/p, m/s lock, "450" (anodized clear).

② Glass to be 1" insulated S.D.-60 (clear) tempered.

10-1-20

Scale: 1/2" = 1'-0" Greg T.

1702 Ave B  
Scottsbluff, NE 69361  
Phone: 308-635-3350

**Thompson Glass**

## quote

<b>To:</b>	Maria	<b>From:</b>	Greg Thompson
<b>Job:</b>	Amila's Decorations	<b>Pages:</b>	2
<b>Subject:</b>	3 new windows	<b>Date</b>	10-1-20

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☐ Urgent    ☒ For Review    ☐ Please Comment    ☒ Please Reply    ☐ Please Recycle

We propose to deliver and install 3 windows complete as per Maria.

Windows to be Kawneer "451" T, 2" x 4-1/2" (anodized clear).

Glass to be 1" S.B.-60 (clear) heat strengthened.

Break metal to be (anodized clear).

Installed \$5,100.00 + tax

Sales tax not included

Tear out included

No final cleaning

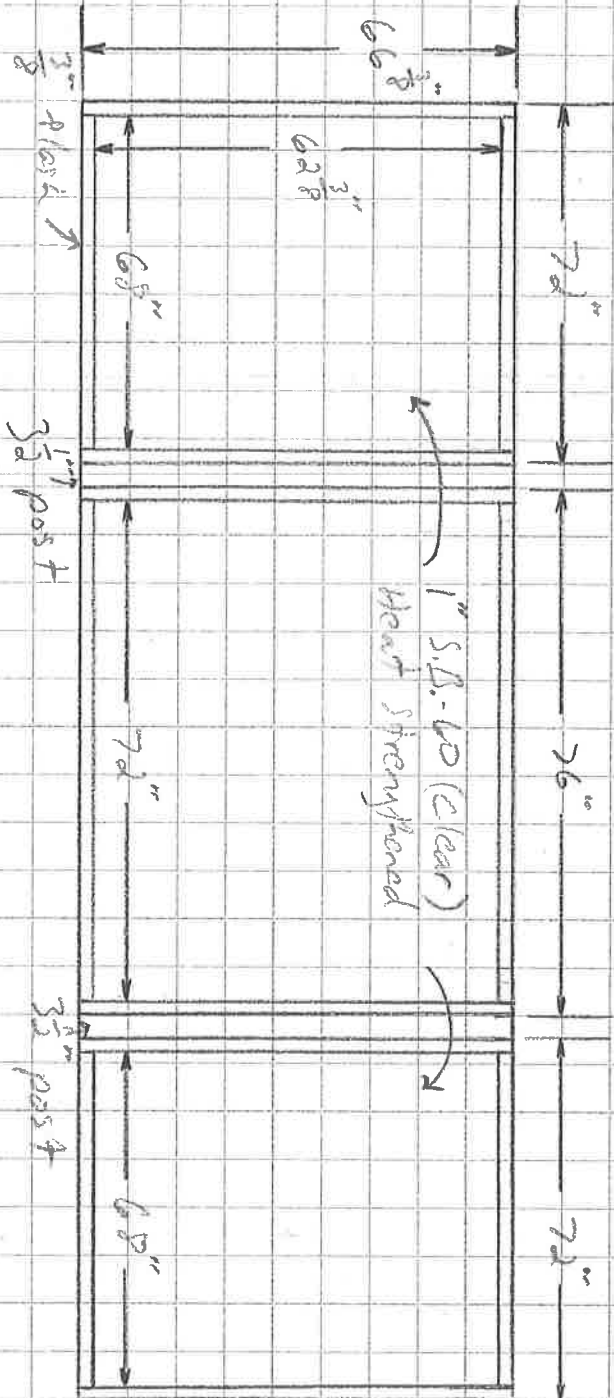
Bid for 60 days

Thanks,

Greg T.

(Maria)

South Elev.



(-thus)

- ① Framing to be Kaurer 451" T 2" x 45" (modified clear).

10-1-20

Scale:  $\frac{3}{8}'' = 1'-0''$  Grassy



1702 Ave B  
Scottsbluff, NE 69361  
Phone: 308-635-3350

**Thompson Glass**

## quote

<b>To:</b>	Maria	<b>From:</b>	Greg Thompson
<b>Job:</b>	Amila's Decorations	<b>Pages:</b>	1
<b>Subject:</b>	Glass replacement only	<b>Date:</b>	10-1-20
<u>615 - E Overland S. Bluff</u>			
<input type="checkbox"/> Urgent <input checked="" type="checkbox"/> For Review <input type="checkbox"/> Please Comment <input checked="" type="checkbox"/> Please Reply <input type="checkbox"/> Please Recycle			

We propose to deliver and install one door lite complete as per Maria.

Glass to be ¼ (clear) tempered

Installed \$369.15

Sales tax included

No final cleaning

Bid for 60 days

Thanks,

Greg T.



1. Applicant Rosita's Restaurant - Rosemary Flores  
Name 1313 12<sup>th</sup> AV - S.C.B. Ne  
Applicant Address 308-641-0038  
Telephone No. Sam + Esther DeOllis  
Property Owner (if different than applicant)

received  
09/21/20

2. Project Site Address 1205 East Overland

4. Land Use of Project (Circle one)

Residential

Restaurant

Retail

Service

Other (Please specify) \_\_\_\_\_

5. Utilities (Circle one) Gas Electric Both

6. Proposed Project: Describe in detail; attach plans and specifications:

light and paint sign - on the new construction  
light and paint sign on existing sign  
walk-in-cooler condenser unit  
parking lot improvements

7. Estimated Project Costs

Exterior Improvements (grant or matching funds)

\$ 3245.00

Interior Improvements (matching funds only)

\$ 5601.75

Total

\$ 8846.75

Grant Funds Requested\*

\$ 3245.00

\*Grant funds requested must not exceed the \$6,000 maximum

\*Bids or estimates from contractors must be included at the time of application

applicant) Rosemary Florez  
Address 1313 12<sup>th</sup> Av - SCB Re 69361  
Phone No. 308-641-0038

9. Project Construction Schedule (estimated)

Start Date Oct-2020

Completion Date 1 - - - - -

**\*ALL WORK MUST BE COMPLETED AND RECEIPTS SUBMITTED TO THE CITY  
NO LATER THAN AUGUST 1, 2021.**

**To be completed by Staff:**

Zoning of Property \_\_\_\_\_

Square footage of building \_\_\_\_\_

Jake's Electric

145 D ST  
GERING NE 69341

# Estimate

Date	Estimate #
1/17/2020	144

Name / Address
ROSEMARY FLOREZ 1313 12TH AVE SCOTTSBLUFF NE 69341

			Project
Description	Qty	Cost	Total
4" round lighting box	3	5.00	15.00
Outdoor sconce lights	3	200.00	600.00
Labor - Electrical	4	65.00	260.00
<b>Total</b>			<b>\$875.00</b>

Customer Signature \_\_\_\_\_

Star-

Bayard NE 69334

Date	Estimate #
7/15/2020	71

Name / Address
Rosita's 1205 East Overland Scottsbluff Ne 69361

			Project
Description	Qty	Rate	Total
Haul and Place 1/2 Chip Guernsey Rock 1" thick on North East Parking Lot over to the east edge of Carport		2,370.00	2,370.00
By Signing you agree to pay above amount as soon as job is completed			

Polar Express

P.O. Box 1194  
Scottsbluff, NE.  
69363-1194

# Estimate

Date	Estimate #
7/6/20	1538

Name / Address
Rosita's Mexican Reastaurant 1205 E Overland Scottsbluff, NE 69361

Ship To
Rosita's Mexican Reastaurant 1205 E Overland Scottsbluff, NE 69361

				Terms
				Cost of equipment ...
Item	Description	Qty	Cost	Total
Larkin Air Cooled...	LARKIN Air Cooled Cond. Unit 208/230v 1p	1	2,914.40	2,914.40T
Larkin Walk-In C...	LARKIN Walk-In Coolers 115v 1ph	1	917.61	917.61T
Install Kit	Recovery, Nitrogen, Brazing, Evacuation	1	100.00	100.00
MISC SUPPLIES	Materials And Supplies Needed For the Install	1	450.00	450.00T
Labor Install	Install Labor	8	115.00	920.00
	EST to replace the walk in cooler refrigeration equipment.			
	Cost of equipment down required to order \$4500.00			
	Sales Tax		7.00%	299.74
Thank you for choosing Polar Express. Service Like It Should Be!			<b>Total</b>	\$5,601.75

Customer Signature \_\_\_\_\_





## East Overland Façade Improvement Program Application

### Project Information

1. Applicant Name Economy Glass Co. (Tom Thompson)  
Applicant Address 1702 Ave. B. Scb., Ne. 69361  
Telephone No. 308-635-3350  
Property Owner (if different than applicant) \_\_\_\_\_

2. Project Site Address 1602 East Overland

4. Land Use of Project (Circle one)

Residential

Restaurant

Retail

Service

Other (Please specify) \_\_\_\_\_

5. Utilities (Circle one) Gas Electric Both

6. Proposed Project: Describe in detail; attach plans and specifications:

We propose to remove & replace 4-North windows, and 4-West windows, with more energy efficient windows, also the old windows on the north don't meet the safety glazing requirements, and this will help clean-up the exterior of the building.

7. Estimated Project Costs

Exterior Improvements (grant or matching funds) \$ 10,800.00

Interior Improvements (matching funds only) \$ \_\_\_\_\_

Total \$ 10,800.00

Grant Funds Requested\* \$ 5,400.00

\*Grant funds requested must not exceed the \$6,000 maximum

\*Bids or estimates from contractors must be included at the time of application

8. Person doing work (if different than applicant) Thompson Glass  
Address 1702 Ave. B., Seb., Ne. 69361  
Phone No. 308-635-3350

9. Project Construction Schedule (estimated)

Start Date 11-1-20

Completion Date 12-1-20

**\*ALL WORK MUST BE COMPLETED AND RECEIPTS SUBMITTED TO THE CITY NO LATER THAN AUGUST 1, 2021.**

**To be completed by Staff:**

Zoning of Property \_\_\_\_\_

Square footage of building 5,000 sq. ft.



# Fax Cover Sheet

Thompson Glass Inc.  
1702 Avenue B  
Scottsbluff, NE 69361  
Phone 308-635-3350  
Fax 308-632-8111

Send To: City of Seb. From: Tom Thompson  
Attention: Starr Lehl Date: 10-1-20  
Phone: 630-6213 P. Fax: \_\_\_\_\_  
☒ Urgent ☒ Reply ☐ Please Comment ☐ Please Review

Total Pages including cover page 1

Job: New Windows - 1602 East Overland

We propose to remove & replace 4- North Windows  
(84"X72") and 4- West Windows (84"X48"), with new  
high performance Low-E Glass.

Material \$8,300.00

Labor 2,500.00

Installed Price ~~\$~~ 10,800.00

Sales Tax Included

Thanks

Tom T.

