



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

Regular Meeting
November 7, 2022
6:00 PM

1. **Roll Call**
2. **Pledge of Allegiance.**
3. **For public information, a copy of the Nebraska Open Meetings Act is available for review.**
4. **Notice of changes in the agenda by the city clerk** (Additions may not be made to this agenda less than 24 hours before the beginning of the meeting unless added under Item 5 of this agenda.)
5. **Citizens with business not scheduled on the agenda** (As required by state law, no matter may be considered under this item unless council determines that the matter requires emergency action.)
6. **Closed Session**
 - a) Council reserves the right to enter into closed session if deemed necessary if the item is on the agenda as per Section 84-1410 of the Nebraska Revised Statutes.
7. **Scottsbluff Youth Council**
 - a) (informational only):
8. **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.**
 - a) The Council will not take any action on the item except for referring it to staff to address for placement on a future Council Agenda. This comment period will be limited to three (3) minutes per person.
9. **Consent Calendar: (Items in the consent calendar are proposed for adoption by one action for all items unless any member of the council requests that an item be considered separately.)**
 - a) Council to approve the minutes of the October 17, 2022 Regular Meeting.
 - b) Council to excuse the absence of Council Member Lerma from the October 17, 2022 Regular Meeting.
 - c) Council to approve the appointments of Monica Chandler and Rebecca Shields to the Business Improvement Board for three-year terms.
 - d) Council to approve the Interim City Manager's appointment of Jerry Stricker to the Planning Commission for a three-year term.
 - e) Council to approve the bid specifications for the modifications of the HVAC System and appurtenances for the Library for the City of Scottsbluff and

authorize the city clerk to advertise for bids to be received by November 29, 2022 at 1:00 p.m.

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

10. **Public Hearings:**

- a) Council to conduct a public hearing set for this date at 6:00 p.m. to consider allowing retail as a qualifying business to the City of Scottsbluff LB840 Plan.
- b) Council to conduct a public hearing set for this date at 6:00 p.m. to consider a Plat Vacation of Lots 1, 2, Part of Lot 3, and Part of Lot 1A, Block 10 Imperial Subdivision.
- c) Council to conduct a public hearing set for this date at 6:00 p.m. to consider a Plat Vacation of Lots 2A, 2, and 3A, Block 7, Fairway Estates.

11. **Resolution & Ordinances:**

- a) Council to consider action on the first reading of the Ordinance to consider allowing retail as a qualifying business to the City of Scottsbluff LB840 Plan.
- b) Council to consider action on the first reading of the Ordinance to consider a Plat Vacation of Lots 1, 2, Part of Lot 3, and Part of Lot 1A, Block 10 Imperial Subdivision.
- c) Council to consider action on the first reading of the Ordinance to consider a Plat Vacation of Lots 2A, 2, and 3A, Block 7, Fairway Estates.
- d) Council to consider action on the third reading of the Ordinance to approve the proposed Ordinance Text Changes to Chapter 25 Article 19, Article 12, Article 15 and Article 3 regarding the Floodplain Overlay Zone.

12. **Subdivisions & Public Improvements:**

- a) Council to discuss and consider action on a Preliminary & Final Plat of Lots 1 & 2, Block 1, Morgan Subdivision, commonly identified as 209 W. 27th Street and authorize the Mayor to sign the Resolution and Contract for Public Improvements.
- b) Council to discuss and consider action on the creation of an Agricultural Estate Dwelling Site from KEB Farms, Inc. for property located at 80436 County Road 24, Scottsbluff, NE and authorize the Mayor to sign the Certificate.

13. **Petitions, Communications, Public Input:**

- a) Council to receive an update from Nebraska Public Power District on the 115kV transmission line and request Council to support the project.
- b) Council to discuss and consider action on a Community Festival Permit to include food vendors and noise permit for the Downtown Scottsbluff Association's "Small Business Saturday Food Trucks" on November 26, 2022 from 11:00 a.m. to 2:00 p.m.
- c) Council to discuss and consider action on a Community Festival Permit for The Emerald Center, LLC for The Emerald Christmas Market on November 27, 2022 from 3:00-10:00 p.m., to include vendors, street closure of West 16th Street, and noise permit.
- d) Council to discuss and consider action on approving a Special Designated

Liquor License for Rack's Sports Bar, LLC to serve distilled spirits at The Emerald Christmas Market on November 27, 2022 from 5:00-9:00 p.m.

- e) Council to discuss and consider action on approving a Special Designated Liquor License for BDS3C, LLC d/b/a Flyover Brewing Company to serve beer, wine and distilled spirits at the Very Merry Christmas Market on December 3rd from 11:00 a.m. to 6:00 p.m.

14. **Reports from Staff, Boards & Commissions:**

- a) Council to discuss and consider action on the amended Economic Development Assistance Agreement with Prime Metal Products, Inc. and authorize the Economic Development Program Administrator to sign the Agreement.
- b) Council to discuss and consider making an offer to City Manager candidate and give direction to staff on an Agreement.

15. **Council reports** (informational only): This item is intended for Council Members to update and inform other Council Members of meetings attended since the last City Council meeting.

16. **Adjournment.**

City of Scottsbluff, Nebraska

Monday, November 7, 2022

Regular Meeting

Item Closed1

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

Staff Contact:

City of Scottsbluff, Nebraska

Monday, November 7, 2022

Regular Meeting

Item Youth Cou 1

(informational only):

Staff Contact:

City of Scottsbluff, Nebraska

Monday, November 7, 2022

Regular Meeting

Item Public Com1

The Council will not take any action on the item except for referring it to staff to address for placement on a future Council Agenda. This comment period will be limited to three (3) minutes per person.

Staff Contact:

City of Scottsbluff, Nebraska

Monday, November 7, 2022

Regular Meeting

Item Consent1

Council to approve the minutes of the October 17, 2022 Regular Meeting.

Staff Contact: Kim Wright, City Clerk

The Scottsbluff City Council met in a regular meeting on October 17, 2022 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 October 14, 2022, 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 had been emailed to each council member, made available to radio stations KNEB, KMOR, KOAQ, television station NBC Nebraska, and the Star Herald. The notice was also available on the city's website on October 13, 2022. Mayor McKerrigan presided and City Clerk Wright recorded the proceedings. The meeting was called to order and the Pledge of Allegiance was recited. Mayor McKerrigan welcomed everyone and informed those in attendance that a copy of the Nebraska Open Meetings Act is posted in the back of the room on the west wall for the public's review. The following Council Members were present: Jeanne McKerrigan, Jordan Colwell, Nathan Green, and Angela Scanlan. Also present were City Attorney Kent Hadenfeldt and Interim City Manager Kevin Spencer. Absent: Selina Lerma. Mayor McKerrigan asked if there were any changes to the agenda. There was none. Mayor McKerrigan then asked if any citizens with business not scheduled on the agenda wished to include an item providing the City Council determines the item requires emergency action. There was none.

Ms. Elizabeth Roberts came forward to give an update on Youth Council. Ms. Roberts informed of various happenings at the high school including apply to college day, fall sports, Homecoming, Old West Band competition and math club.

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

- a) The minutes of the September 30, 2022 Special Meeting be approved,
- b) The minutes of the October 3, 2022 Regular Meeting be approved,
- c) A public hearing be set for November 7, 2022 at 6:00 p.m. to consider allowing retail as a qualifying business to the City of Scottsbluff LB840 Plan,
- d) A public hearing be set for November 7, 2022 at 6:00 p.m. to consider a Plat Vacation of Lots 1, 2, Part of Lot 3, and part of Lot 1A, Block 10 Imperial Subdivision,
- e) A public hearing be set for November 7, 2022 at 6:00 p.m. to consider a Plat Vacation of Lots 2A, 2, and 3A, Block 7, Fairway Estates,
- f) The absence of Council Member Lerma be excused from the October 3, 2022 Regular Meeting,
- g) The October 31, 2022 meeting be canceled as two regular meetings have already been held in the month of October,
- h) The claims, be approved and paid as provided by law out of the respective funds designated in the list of claims dated October 17, 2022, as on file with the City Clerk and submitted to the City Council, "YEAS," Colwell, Scanlan, Green, and McKerrigan. "NAYS," None. Absent: Lerma.

CLAIMS

ACTION COMMUNICATIONS INC.,VEHICLE MAINTENANCE-SAN,916.46; ADVANCE AUTO PARTS,LUBE & FUEL FILTER FOR D. TRUCK,86.95;ALLO COMMUNICATIONS,LLC,LOCAL

TELEPHONE CHARGES,4111.35;ANITA'S GREENSCAPING INC,GROUND MAINT,299; B & H INVESTMENTS, INC,DEP. SUP. -LIBRARY,506;BEST PLUMBING HEATING & COOLING,BLDG MAINT PARK,1064.53;BLUFFS FACILITY SOLUTIONS,LARGE AND X-LARGE NITRILE GLOVES,552.9;BROWN'SSHOEFIT,CO.,UNIFORMS&CLOTHING,187;BRUNZ,BRANDI,SCHOOL S & CONF-PD,80; CAPITAL BUSINESS SYSTEMS INC.,CONTRACTUAL-PD,70.04; CELLCO PARTNERSHIP,IPADS, CELL PHONES, TABLETS, GRIDSMART FOR TRANS.,1152.7; CITIBANK, N.A.,DEPT SUPP CEM,326.98; CITY OF GERING,DISPOSAL FEES-SAN,42813.75;CLARK PRINTING LLC,DEPT SUP,206.35;COMPUTER CONNECTION INC,CONTRACTUAL-PD,44; CONSOLIDATED MANAGEMENT COMPANY,SCHOOLS & CONF-PD,166.5;CONTRACTORS MATERIALS INC.,DEPARTMENTSUPPLIESSAN,3421.2;CORE&MAINP,DEPT SUP,2694.96;CREBUREAU OF COUNCIL BLUFFS,FEE & SCREENINGS - SEPT. 2022,100; CRESCENT ELECT. SUPPLY COMP INC,SUPP - FLUORESCENT BULBS,124.32;CROELL INC,CONCRETE FOR STREET REPAIR,3592.5;DON'S PIONEER UNIFORMS,CIP-BODY ARMOR,7482.68; DOOLEY OIL INC,55 GALLONS 5W - 40 OIL,1279.85;EAKES INC,DEP. SUP.,362.51;ELLIOTT EQUIPMENT COMPANY INC.,VEHICLE MAINTENANCE-SAN,111.38;ENERGY LABORATORIES, INC DEPT 6250,SAMPLES,186;ESSENTIAL FUEL LLC STORE#003,VEHMAINTPD,280;FEDERALEXPRESSCORPORATION,POSTAGE,186.07;FLAGSHIP PUBLISHING INC,SBSCR.,44; FLOYD'S TRUCK CENTER SCOTTSBLUFF,VEHICLE MAINTENANCE-SAN,23515.66;FRANCISCO'S BUMPER TO BUMPER INC,TOW SERVICE-PD,760;FYR-TEK INC,ANNUAL PUMP TESTING - E1, E2, T1,1426.23; GALLS INC,CIP-BODY ARMOR,4567.05;GARTON,LYNN,SCHOOLS&CONF,55;HAWKINS,INC.,CHEMICALS,6728.43;HONEY WAGON EXPRESS,CONTRACTUAL,450; IDEAL LAUNDRY AND CLEANERS, INC.,DEPARTMETN SUPPLIES-SAN,510.24; INDEPENDENT PLUMBING AND HEATING, INC,GROUND MAINT PARK,58.8;INFINITY CONSTRUCTION, INC.,CONTRACTUAL SVC,708.81;INGRAM LIBRARY SERVICES INC,COLL.,1036.79; INTERNAL REVENUE SERVICE,WITHHOLDINGS,73479.88;INTRALINKS,INC,CONTRSERVSEPT2022,9967.5;INVENTIVE WIRELESS OF NE, LLC,CONTRACTUAL SVC,121.85; J G ELLIOTT CO.INC.,BOND RENEWAL - E.LOUTZENHISER,875; JUSTIN HOUSTOUN,REIMBURSEMENT FOR HAZMAT PHYSICAL PER CONTRACT,42.81; KNOW HOW LLC,OIL DRY,2047.49; KRIZ DAVIS,DEPT SUP,194.88;KUSTOM SIGNALS, INC,EQUIP MAINT-PD,23.68;LEAGUE ASSOCIATION OF RISK MANAGEMENT,WCDeduct.9/30/22,2205.48;LEAGUEOFNEBRASKAMUNICIPALITIES,CONFERENCE-JORDANCOLWELL,616;LEE BHM CORP,PUBLISHING,887.03; LEXISNEXIS RISK DATA MANAGEMENT,CONSULTING-PD,100;M.C. SCHAFF & ASSOCIATES, INC,PROF.SERV. - SEPT 2022,3675.5; MACQUEEN EQUIPMENT INC,EQUIP MAINT,11150.42; MADISON NATIONALLIFE,INSURANCE,3198.82;MATHESONTRIGASINC,RENTMACHINES,64.62;MENARDS, INC,GROUND MAINT PARK,1666.61;MIDWEST CONNECT, LLC,UB PROCESSING - SEPTEMBER 2022,1860.42;MOBIUS COMMUNICATIONS COMPANY,ACCESS CONTROL SYSTEM - CITY HALL DOORS,6498.46;MUNIMETRIX SYSTEMS CORP,IMAGESILO - SEPTEMBER 2022,39.99;NE CHILD SUPPORT PAYMENT CENTER,NE CHILD SUPPORT PYBLE,1170.1;NE DEPT OF REVENUE,LODGING TAX SEPT 2022,224.15; NE LIBRARY COMMISSION,SBSCR.,1455.6;NEBRASKA INTERACTIVE, LLC,DRIVERS LIC REQ. - SEPT. 2022,15; NEBRASKA MUNICIPAL POWER POOL,CONTRACTUAL SVC,7895;NEBRASKA PUBLICPOWERDISTRICT,ELECTRIC,41813.92;NEBRASKARURALRADIOASSOCIATION,KNEB INTERNET AND TV PSAs,950;NEBRASKA SAFETY & FIRE EQUIPEMENT INC.,EQUIP MAIN.,528; NEBRASKA STATEWIDE ARBORETUM,AFFILIATE SITE DUES FOR DOWNTOWN

GARDENS,130;NEBRASKALAND TIRE, INC,VEHICLE MAINT,80.99;NORTHWEST PIPE FITTINGS, INC. OF SCOTTSBLUFF,GROUND MAINT PARK,173.83;OCLC ONLINE COMPUTER LIBRARY CENTER, INC, CONT. SRVCS., 404.05; ONE CALL CONCEPTS, INC, CONTRACTUAL, 218.24;PANHANDLECOOPERATIVEASSOCIATION,FUEL,4003.07;PANHANDLEENVIRONMENTAL SERVICES INC,SAMPLES,237;PANHANDLE PUBLIC HEALTH DISTRICT,CDBG 20HO31041 LEAD BASED PAINT,14000; PATTLEN ENTERPRISE, INC,EQUIP MAINT PARK,263.12;PLATTEVALLEYBANK,HEALTHSAVINGSACCOUNT,9110.98;POWERPLAN,EQUIP MAINT,343.74; QUILL CORPORATION,DEPT SUPPL-PD,472.22; RAILROAD MANAGEMENT CO III, LLC,RENT - LAND,626.68;REAMS SPRINKLER SUPPLY CO.,DEPT SUPP CEM,888.76; REGIONAL CARE INC,CLAIMS,36706.05;REGIONAL WEST MEDICAL CENTER,GAUZE FOR MED BAG,1.16; REGISTER OF DEEDS,LEGAL,90; REZPLOT SYSTEM LLC,CONTRACTUAL PARK,159; RIGHT BRAIN UNLIMITED,DEPT SUPP PARK,501.43; ROOSEVELT PUBLIC POWERDISTRICT,ELECTRICPOWER,3121.66;SME C,EMPLOYEE DEDUCTION,159;SANDBERG IMPLEMENT, INC,EQUIP MAINT PARK,818.31;SCB FIREFIGHTERS UNION LOCAL 1454,FIRE EE DUES,260;SCB IBEW 1597 UNION DUES,SCB IBEW 1597 UNION DUES,384.23; SCOTT WALTON,EQUIP MAINT,180.45; SCOTTIES POTTIES INC,CONTRACTUAL,625; SCOTTS BLUFF COUNTYCOURT,LEGALFEES-PD,105;SCOTTSBLUFFPOLICEOFFICERSASSOCIATION,POLICE EE DUES,936; SCOTTSBLUFF PUB SCHOOLS,LICENSE FEES - 9/30/22,11252.5;SCOTTSBLUFF SCREENPRINTING&EMBROIDERY,LLC,UNIFORMS-PD,22;SCOTTSBLUFF/GERINGCHAMBER OF COMMERCE,STATE OF THE VALLEY LUNCHEON,180;SEILER INSTRUMENT MFG. CO., INC,GPS UNIT AND BATTERY,721.08; SHERWIN WILLIAMS,GROUND MAINT PARK,59.45; SIMMONSOLSENLAWFIRM,P.C.,CONTRACTUAL,13844.29;SIMONCONTRACTORS,CONCRETEFORSTREETREPAIR,5100.1;SOUNDSLEEPERSECURITYINC.,CONTRACTUALPD,14.95;SPECI ALINVESTIGATIONS ENLOW,INVEST SUPPL-PD,327.57;SUHOR INDUSTRIES, INC.,DEPT SUPP CEM,180;UNSET LAW ENFORCEMENT, LTD,FIREARMS SUPPL-PD,1614.24;TERRY D SCOTT,VEHICLE MAINT PARK,1001.43; THE PEAVEY CORP,INVEST SUPPL-PD,504.33; THOMPSON GLASS, INC,BUILDING MAINT,51.29; TWIN CITY AUTO, INC,CABLE & CABLE ASSY FOR PLOW,130.16; TYLER TECHNOLOGIES, INC,TRANS.FEE 7/1/22 - 9/30/22,3552.5; U AND U TRUCKING LLC,CONTRACTUAL SERVICES-SAN,1102;UNION BANK & TRUST,RETIRMENT,42981.85; US BANK,MEMBERSHIP,707;VERIZON CONNECT FLEET USA LLC,GPS SERVICE,340.61;WEBER TYLER,SCHOOLS & CONF-PD,80;WESTERN COOPERATIVE COMPANY,GROUNDMAINTPARK,4875.6;WESTERNCOOPERATIVECOMPANY,DEPARTMENT SUPPLIES-SAN,2282.7; WEX BANK,DIESEL/UNLEADED FUEL-SAN,30531.37;WYOMING CHILD SUPPORT ENFORCEMENT,CHILD SUPPORT,738.08;YOUNG MEN'S CHRISTIAN ASSOCIATION OF SCOTTSBLUFF, NE,YMCA,771; REFUNDS; CHANCEE SENTELLE, 115.78

Mayor McKerrigan opened the public hearing at 6:04 p.m. to receive a report from the LB840 Citizen Review Committee.

Ms. Starr Lehl, Economic Development Director, approached Council and explained the Citizen's Advisory Review Committee met on October 6th and the minutes of that meeting have been included in the packet for their review. In addition, Ms. Lehl stated all the business reports have been in compliance with the executed agreements, but there was one modification to an agreement brought forward that was due to an affiliate corporation transfer change, which is Eaglemed, LLC to Guardian Flight, LLC. She also informed Council, at the next meeting, a public hearing will be held to discuss adding retail to the LB840 plan.

There were no comments from the public. Mayor McKerrigan closed the public hearing at 6:05 p.m.

Council introduced the Ordinance to approve the proposed Ordinance Text Changes to Chapter 25 Article 19, Article 12, Article 15 and Article 3 regarding the Floodplain Overlay Zone and was read by title on second reading: **AN ORDINANCE OF THE CITY OF SCOTTSBLUFF, NEBRASKA, AMENDING CHAPTER 25, ARTICLE 19, SECTIONS 1 THROUGH 26 DEALING WITH FLOODPLAIN OVERLAY ZONE, REVISING CHAPTER 25-12-11, 25-12-12 AND 25-12-14, TO REFER TO THE FLOODPLAIN OVERLAY ZONE, AMENDING CHAPTER 25-12-13 TO CONFORM WITH THE NEW PROVISIONS OF THE FLOODPLAIN OVERLAY ZONE, AMENDING CHAPTER 25-15-27 TO REFER TO THE FLOODPLAIN OVERLAY ZONE AND ITS AMENDMENTS, AND REPEALING CHAPTER 25-3-22 REFERRING TO A FLOODPLAIN ZONING DISTRICT, PROVIDING FOR AN EFFECTIVE DATE AND PROVIDING FOR PUBLICATION IN PAMPHLET FORM.**

Council Member Scanlan, representing the Downtown Scottsbluff Association, presented the Community Festival Permit for the Downtown Christmas Parade on Broadway, November 27th from 4:00-8:00 p.m. Ms. Scanlan explained they will not be able to use the Plaza due to the ongoing construction, but mentioned The Emerald Center had brought forward discussion of having an outdoor market that night encompassing vendors, firepits, photos, etc. Concerning the parade, it will start at the Bluffs Middle School Parking lot and head south down Broadway, turning off on 15th Street. The Midwest Theatre will have Santa and the Grinch available for photos as well.

Council Member Colwell moved, seconded by Council Member Green to approve the Community Festival Permit for the Downtown Christmas Parade 2022 on Broadway, sponsored by the Downtown Scottsbluff Association on November 27, 2022 from 4:00-8:00 p.m., including street closure, vendors, and noise permit. Before roll was taken, Council Member Green asked if Ms. Scanlan had a conflict of interest since she belongs to the group that is sponsoring the parade. Legal Counsel Hadenfeldt then asked Ms. Scanlan if she could have any potential financial gain on her behalf that is separate and apart from any other member of the public that is along the parade route? Ms. Scanlan answered no. Mayor McKerrigan then asked to call the roll, "YEAS," Green, Scanlan, McKerrigan, and Colwell, "NAYS," None. Absent: Lerma.

Interim City Manager Spencer approached Council regarding the renewal of existing Sewer Cleaning and Fire Hydrant Maintenance Agreements. Mr. Spencer stated there are seven Agreements where the City provides service to others with sewer cleaning. The cost is set forth in the City's Municipal Code where emergency cleaning is performed at \$350.00/hour. The eighth Agreement is for fire hydrant maintenance and the work is performed for the cost of labor, equipment and materials. The Agreements are for three years and would continue under the same terms and conditions as in the past.

Council Member Scanlan made a motion, seconded by Council Member Green to approve the renewal of existing Sewer Cleaning and Fire Hydrant Maintenance Agreements and authorize the Mayor to sign the Agreements for another three year term, "YEAS," Scanlan, McKerrigan, Colwell, and Green. "NAYS," None. Absent: Lerma.

Ms. Starr Lehl, Economic Development Director, presented the Economic Development Assistance Agreement with Mesner Development Co., explaining they are a housing development company looking to purchase five lots across the street from city hall. Ms. Lehl stated during the LB840 Committee meeting a quorum was not held to be able to give a recommendation, but there were many positive comments regarding the development. The applicant is asking for \$50,000; \$10,000 per lot to help with the buydown cost.

Mr. Chris Lenz with Mesner Development Co., approached Council and stated they are working with a realtor and wanting to close on the property before it gets cold. They have an Agreement with TCD to use Rural Workforce Housing monies, anticipating the cost of the homes to run approximately \$230,000-\$250,000. The homes run around 1500 square feet, two bedrooms, two baths including a two-car garage. He also stated the assistance they are asking for tonight is contingent on the homes being built; they will receive a Certificate of Occupancy from the city before the money is released and all the work done will be local.

Council Member Scanlan moved, seconded by Council Member Colwell to approve the Economic Development Assistance Agreement with Mesner Development Co., and authorize the Economic Development Program Administrator to sign the Agreement, "YEAS," Colwell, McKerrigan, Green, and Scanlan. "NAYS," None. Absent: Lerma.

Regarding the letter asking for an extension to complete the Owner-Occupied Rehabilitation Project for the City of Scottsbluff, Ms. Starr Lehl, Economic Development Director, explained the CDBG Block grant for Owner-Occupied Rehab Housing expires in November and not all of the money has been spent of the \$732,000 that was awarded to the city. This grant is earmarked for low to moderate income families who own their homes and the big reason for the extension is due to a shortage of contractors and materials to complete the projects.

Council Member Colwell moved to approve the letter asking for an extension to complete the Owner-Occupied Rehabilitation Project for the City of Scottsbluff and also authorize the Mayor to sign the letter. The motion was seconded by Council Member Green. "YEAS," McKerrigan, Green, Colwell, and Scanlan. "NAYS," None. Absent: Lerma.

Under Council Reports, Council Member Colwell stated there is a 911 Committee Meeting tomorrow, October 18th. Mayor McKerrigan added she and Mr. Spencer went to an Aquatics meeting, there is Tri-City Active Living Committee meeting on October 18th as well as Coffee with a Cop at Taco De Oro and the ground breaking ceremony for the 18th Street Plaza.

Council Member Colwell moved, seconded by Council Member Scanlan to adjourn the meeting at 6:19 p.m., "YEAS," Colwell, Scanlan, Green, and McKerrigan. "NAYS," None. Absent: Lerma.

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Mayor

Attest:

City Clerk

City of Scottsbluff, Nebraska

Monday, November 7, 2022

Regular Meeting

Item Consent2

Council to excuse the absence of Council Member Lerma from the October 17, 2022 Regular Meeting.

Staff Contact: City Council

City of Scottsbluff, Nebraska

Monday, November 7, 2022

Regular Meeting

Item Consent3

Council to approve the appointments of Monica Chandler and Rebecca Shields to the Business Improvement Board for three-year terms.

Staff Contact: Zachary Glaubius, Planning Administrator

Agenda Statement

Item No.

For Meeting of:

AGENDA TITLE: Council to approve the appointment of Monica Chandler and Rebecca Shields to the Business Improvement Board for three-year terms.

SUBMITTED BY DEPARTMENT/ORGANIZATION: Development Services

PRESENTATION BY: Zachary Glaubius, Planning Administrator

SUMMARY EXPLANATION: Monica chandler, owner of Compliments 1708 Broadway, and Rebecca Shields recently purchased 1610 and 1612 Broadway (use of the locations TBD). Both applied for the vacant seats on the Business Improvement District Board.

BOARD/COMMISSION/STAFF RECOMMENDATION:

Staff recommends approval.

Does this item require the expenditure of funds?

____yes ____X_no

Are funds budgeted?

____yes ____X_no

If no, comments:

Estimated Amount

Amount Budgeted

Department

Account Description

Approval of funds available

City Finance Director

EXHIBITS

Resolution ☒

Ordinance ☐

Contract ☐

Minutes ☐

Plan/Map ☐

Other (specify) _____

NOTIFICATION LIST: Yes ☐ No ☐ Further Instructions ☐

Please list names and addresses required for notification.

APPROVAL FOR SUBMITTAL: _____

City Manager

Rev: 12/14/ City Clerk

Rev: 12/14/ City Clerk

City of Scottsbluff, Nebraska

Monday, November 7, 2022

Regular Meeting

Item Consent4

Council to approve the Interim City Manager's appointment of Jerry Stricker to the Planning Commission for a three-year term.

Staff Contact: Zachary Glaubius, Planning Administrator

Agenda Statement

Item No.

For Meeting of: 11-7-2022

AGENDA TITLE: City Council to approve the Interim City Manager's appointment of Jerry Stricker to the Planning Commission

SUBMITTED BY DEPARTMENT/ORGANIZATION: Development Services

PRESENTATION BY: Zachary Glaubius, Planning Administrator

SUMMARY EXPLANATION: Jerry Stricker applied for the vacant seat on the Planning Commission. Mr. Stricker is retired and formerly was the Fire Chief of Golden, Colorado. He is originally from the Mitchell area. He resides within the corporate limits of the City of Scottsbluff. Mr. Stricker would like to maintain involvement and give back to the community in a long-term and meaningful way. As a former fire chief, he has experience with planning commissions.

BOARD/COMMISSION/STAFF RECOMMENDATION: Staff recommends approval.

Does this item require the expenditure of funds?

_____yes _____no

Are funds budgeted?

_____yes _____no

If no, comments:

Estimated Amount

Amount Budgeted

Department

Account Description

Approval of funds available

City Finance Director

EXHIBITS

Resolution ☐

Ordinance ☐

Contract ☐

Minutes ☐

Plan/Map ☐

Other (specify) _____

NOTIFICATION LIST: Yes ☐ No ☐ Further Instructions ☐

Please list names and addresses required for notification.

APPROVAL FOR SUBMITTAL: _____

Rev: 12/14/ City Clerk

City Manager

Rev: 12/14/ City Clerk

City of Scottsbluff, Nebraska

Monday, November 7, 2022

Regular Meeting

Item Consent5

Council to approve the bid specifications for the modifications of the HVAC System and appurtenances for the Library for the City of Scottsbluff and authorize the city clerk to advertise for bids to be received by November 29, 2022 at 1:00 p.m.

Staff Contact: Kevin Spencer & Liz Loutzenhiser, Interim City Man

Advertisement for Bids
City of Scottsbluff Library HVAC Modifications

Owner: City of Scottsbluff
Address: 2525 Circle Drive, Scottsbluff, NE 69361

Sealed Bids for the modifications of the HVAC System and appurtenances for the Library for the City of Scottsbluff, will be received by Kimberley Wright, City Clerk at City Hall, 2525 Circle Drive, Scottsbluff, Nebraska until 1:00 P.M., (Local Time) November 29, 2022, and then at said office publicly opened and read aloud.

The Contract Documents may be examined at the following locations:
City of Scottsbluff
2525 Circle Drive
Scottsbluff, NE 69361

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

Copies of the Contract Documents may be obtained at the office of M.C. Schaff & Associates located at 818 South Beltline Highway East, Scottsbluff, NE 69361 upon payment of \$25.00 for each set, none of which will be refunded.

/s/ Kimberley Wright
City Clerk

Publish three times:
November 11, 2022; November 18, 2022; November 25, 2022
One affidavit of publication requested

City of Scottsbluff, Nebraska

Monday, November 7, 2022

Regular Meeting

Item Consent6

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

Staff Contact: Liz Loutzenhiser, Finance Director



Expense Approval Report

By Vendor Name

Post Dates 9/30/2022 - 11/7/2022

Description (Payable)	Account Name	Amount
Vendor: 00743 - 3M COMPANY		
Fund: 212 - STREETS		
5 GALLONS ADHESIVE FOR PAV...	STREET REPAIR SUPPLIES	326.28
		<u>326.28</u>
	Fund 212 - STREETS Total:	326.28
	Vendor 00743 - 3M COMPANY Total:	326.28
Vendor: 09702 - AC ELECTRIC MOTOR SERVICE		
Fund: 631 - WASTEWATER		
BUILDING MAINT	EQUIPMENT MAINTENANCE	612.58
EQUIP MAINT	EQUIPMENT MAINTENANCE	201.49
BUILDING MAINT	BUILDING MAINTENANCE	205.81
		<u>1,019.88</u>
	Fund 631 - WASTEWATER Total:	1,019.88
	Vendor 09702 - AC ELECTRIC MOTOR SERVICE Total:	1,019.88
Vendor: 05887 - ALLO COMMUNICATIONS,LLC		
Fund: 111 - GENERAL		
LOCAL TELEPHONE CHARGES	PHONE & INTERNET	239.73
LOCAL TELEPHONE CHARGES	PHONE & INTERNET	71.22
LOCAL TELEPHONE CHARGES	PHONE & INTERNET	34.96
LOCAL TELEPHONE CHARGES	PHONE & INTERNET	37.96
LOCAL TELEPHONE CHARGES	PHONE & INTERNET	160.00
LOCAL TELEPHONE CHARGES	PHONE & INTERNET	142.43
LOCAL TELEPHONE CHARGES	PHONE & INTERNET	329.19
LOCAL TELEPHONE CHARGES	PHONE & INTERNET	1,206.53
LOCAL TELEPHONE CHARGES	PHONE & INTERNET	426.34
LOCAL TELEPHONE CHARGES	PHONE & INTERNET	234.67
LOCAL TELEPHONE CHARGES	PHONE & INTERNET	29.75
		<u>2,912.78</u>
	Fund 111 - GENERAL Total:	2,912.78
Fund: 212 - STREETS		
LOCAL TELEPHONE CHARGES	PHONE & INTERNET	457.04
		<u>457.04</u>
	Fund 212 - STREETS Total:	457.04
Fund: 213 - CEMETERY		
LOCAL TELEPHONE CHARGES	PHONE & INTERNET	71.22
		<u>71.22</u>
	Fund 213 - CEMETERY Total:	71.22
Fund: 224 - ECONOMIC DEVELOPMENT		
LOCAL TELEPHONE CHARGES	PHONE & INTERNET	103.82
		<u>103.82</u>
	Fund 224 - ECONOMIC DEVELOPMENT Total:	103.82
Fund: 621 - ENVIRONMENTAL SERVICES		
LOCAL TELEPHONE CHARGES	PHONE & INTERNET	167.29
		<u>167.29</u>
	Fund 621 - ENVIRONMENTAL SERVICES Total:	167.29
Fund: 631 - WASTEWATER		
LOCAL TELEPHONE CHARGES	PHONE & INTERNET	157.82
		<u>157.82</u>
	Fund 631 - WASTEWATER Total:	157.82
Fund: 641 - WATER		
LOCAL TELEPHONE CHARGES	PHONE & INTERNET	149.32
		<u>149.32</u>
	Fund 641 - WATER Total:	149.32
Fund: 661 - STORMWATER		
LOCAL TELEPHONE CHARGES	PHONE & INTERNET	33.11
		<u>33.11</u>
	Fund 661 - STORMWATER Total:	33.11

Expense Approval Report

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Description (Payable)	Account Name	Amount
Fund: 721 - GIS SERVICES		
LOCAL TELEPHONE CHARGES	PHONE & INTERNET	34.96
Fund 721 - GIS SERVICES Total:		34.96
Vendor 05887 - ALLO COMMUNICATIONS,LLC Total:		4,087.36
Vendor: 03711 - AMAZON.COM HEADQUARTERS		
Fund: 111 - GENERAL		
DS - Mic and Cable for Council ...	DEPARTMENT SUPPLIES	164.85
Misc.	DEPARTMENT SUPPLIES	70.33
Misc.	COLLECTIONS	68.36
Misc.	PROGRAMMING	200.08
Fund 111 - GENERAL Total:		503.62
Fund: 721 - GIS SERVICES		
GIS - Tablet case, mount and rod	DEPARTMENT SUPPLIES	123.93
Fund 721 - GIS SERVICES Total:		123.93
Vendor 03711 - AMAZON.COM HEADQUARTERS Total:		627.55
Vendor: 10351 - AMERICAN PLAYGROUND COMPANY		
Fund: 223 - KENO		
KENO	DEPARTMENT SUPPLIES	6,293.00
Fund 223 - KENO Total:		6,293.00
Vendor 10351 - AMERICAN PLAYGROUND COMPANY Total:		6,293.00
Vendor: 00382 - AMERICAN WATER WORKS ASSOCIATION		
Fund: 641 - WATER		
MEMBERSHIPS	MEMBERSHIPS	222.00
Fund 641 - WATER Total:		222.00
Vendor 00382 - AMERICAN WATER WORKS ASSOCIATION Total:		222.00
Vendor: 03936 - ANDERSON FORD INC		
Fund: 218 - PUBLIC SAFETY		
CIP-PATROL CARS	EQUIPMENT	34,647.00
CIP-PATROL CARS	EQUIPMENT	34,647.00
Fund 218 - PUBLIC SAFETY Total:		69,294.00
Vendor 03936 - ANDERSON FORD INC Total:		69,294.00
Vendor: 02118 - ANITA'S GREENSCAPING INC		
Fund: 111 - GENERAL		
Equip. Main.	EQUIPMENT MAINTENANCE	299.00
Fund 111 - GENERAL Total:		299.00
Vendor 02118 - ANITA'S GREENSCAPING INC Total:		299.00
Vendor: 10077 - ASCHENBRENNER ERIN		
Fund: 111 - GENERAL		
Equip. Main.	EQUIPMENT MAINTENANCE	111.91
Fund 111 - GENERAL Total:		111.91
Vendor 10077 - ASCHENBRENNER ERIN Total:		111.91
Vendor: 04575 - AUTOZONE STORES, INC		
Fund: 111 - GENERAL		
STEERING DAMPER - BRUSH 1	DEPARTMENT SUPPLIES	54.44
Fund 111 - GENERAL Total:		54.44
Fund: 212 - STREETS		
STUD NUT FOR PICKUP	VEHICLE MAINTENANCE	2.09
AIR FILTER FOR PICKUP	VEHICLE MAINTENANCE	25.73
CREDIT FOR OVERPAY	VEHICLE MAINTENANCE	-20.18
Fund 212 - STREETS Total:		7.64
Vendor 04575 - AUTOZONE STORES, INC Total:		62.08
Vendor: 00295 - B & H INVESTMENTS, INC		
Fund: 111 - GENERAL		
Dep. Sup. -LIBRARY	DEPARTMENT SUPPLIES	92.50

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Description (Payable)	Account Name	Amount
BLDG MAINT-PD	BUILDING MAINTENANCE	27.50
BLDG MAINT-PD	BUILDING MAINTENANCE	27.50
Dep. Sup. -LIBRARY	DEPARTMENT SUPPLIES	80.00
DEPT SUPPL. - ADM	DEPARTMENT SUPPLIES	67.00
Fund 111 - GENERAL Total:		294.50
Fund: 212 - STREETS		
SUPP - WATER	DEPARTMENT SUPPLIES	32.00
SUPP - WATER	DEPARTMENT SUPPLIES	14.00
Fund 212 - STREETS Total:		46.00
Fund: 621 - ENVIRONMENTAL SERVICES		
Department Supplies-SAN	DEPARTMENT SUPPLIES	32.00
DEPT SUP	DEPARTMENT SUPPLIES	7.00
DEPT SUP	DEPARTMENT SUPPLIES	7.00
Contractual Services-SAN	CONTRACTUAL SERVICES	23.26
Fund 621 - ENVIRONMENTAL SERVICES Total:		69.26
Fund: 631 - WASTEWATER		
DEPT SUP	DEPARTMENT SUPPLIES	7.00
DEPT SUP	DEPARTMENT SUPPLIES	7.00
Fund 631 - WASTEWATER Total:		14.00
Vendor 00295 - B & H INVESTMENTS, INC Total:		423.76
Vendor: 00241 - BAKER & ASSOCIATES INC		
Fund: 111 - GENERAL		
LIGHTING - 23 CLUB - PHASE 3	STRUCTURES	1,061.45
Fund 111 - GENERAL Total:		1,061.45
Vendor 00241 - BAKER & ASSOCIATES INC Total:		1,061.45
Vendor: 10311 - BEST PLUMBING HEATING & COOLING		
Fund: 111 - GENERAL		
EQUIP MAINT PARK	EQUIPMENT MAINTENANCE	146.60
Fund 111 - GENERAL Total:		146.60
Vendor 10311 - BEST PLUMBING HEATING & COOLING Total:		146.60
Vendor: 09716 - BLACK HILLS GAS DISTRIBUTION LLC		
Fund: 111 - GENERAL		
Monthly Energy Bill	HEATING FUEL	93.39
Monthly Energy Bill	HEATING FUEL	39.75
Monthly Energy Bill	HEATING FUEL	39.74
Monthly Energy Bill	HEATING FUEL	35.04
Monthly Energy Bill	HEATING FUEL	118.28
Monthly Energy Bill	HEATING FUEL	206.29
Monthly Energy Bill	HEATING FUEL	70.25
Monthly Energy Bill	HEATING FUEL	35.04
Fund 111 - GENERAL Total:		637.78
Fund: 212 - STREETS		
Monthly Energy Bill	HEATING FUEL	242.60
Fund 212 - STREETS Total:		242.60
Fund: 621 - ENVIRONMENTAL SERVICES		
Monthly Energy Bill	HEATING FUEL	43.48
Fund 621 - ENVIRONMENTAL SERVICES Total:		43.48
Fund: 641 - WATER		
Monthly Energy Bill	HEATING FUEL	144.80
Fund 641 - WATER Total:		144.80
Vendor 09716 - BLACK HILLS GAS DISTRIBUTION LLC Total:		1,068.66
Vendor: 00405 - BLUFFS FACILITY SOLUTIONS		
Fund: 111 - GENERAL		
Department Supplies-REC	DEPARTMENT SUPPLIES	24.90
DEPT/JANIT SUPPL-PD	DEPARTMENT SUPPLIES	79.17
DEPT/JANIT SUPPL-PD	DEPARTMENT SUPPLIES	79.17

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Description (Payable)	Account Name	Amount
DEPT/JANIT SUPPL-PD	JANITORIAL SUPPLIES	9.99
DEPT/JANIT SUPPL-PD	JANITORIAL SUPPLIES	10.00
DEPT SUPP PARK	DEPARTMENT SUPPLIES	118.50
JANITORIAL SUPP PARK	JANITORIAL SUPPLIES	61.85
JANITORIAL SUPP PARK	JANITORIAL SUPPLIES	25.50
Jan. Sup.	JANITORIAL SUPPLIES	207.39
JANITORIAL SUPPLIES	JANITORIAL SUPPLIES	76.00
Fund 111 - GENERAL Total:		692.47
Fund: 621 - ENVIRONMENTAL SERVICES		
Department Supplies-SAN	DEPARTMENT SUPPLIES	29.13
Department Supplies-SAN	DEPARTMENT SUPPLIES	42.45
Fund 621 - ENVIRONMENTAL SERVICES Total:		71.58
Vendor 00405 - BLUFFS FACILITY SOLUTIONS Total:		764.05
Vendor: 10406 - BRIDGECREST ACCEPTANCE CORPORATION		
Fund: 111 - GENERAL		
CONTRACTUAL-PD	CONTRACTUAL SERVICES	2,734.40
Fund 111 - GENERAL Total:		2,734.40
Vendor 10406 - BRIDGECREST ACCEPTANCE CORPORATION Total:		2,734.40
Vendor: 04893 - BROWN'S SHOE FIT, CO.		
Fund: 631 - WASTEWATER		
UNIFORMS & CLOTHING	UNIFORMS & CLOTHING	199.75
Fund 631 - WASTEWATER Total:		199.75
Vendor 04893 - BROWN'S SHOE FIT, CO. Total:		199.75
Vendor: 00735 - CAPITAL BUSINESS SYSTEMS INC.		
Fund: 111 - GENERAL		
EQUIP MAINT	EQUIPMENT MAINTENANCE	64.98
Cont. Svcs.	CONTRACTUAL SERVICES	206.49
CONTRACTUAL-PD	CONTRACTUAL SERVICES	70.04
Fund 111 - GENERAL Total:		341.51
Fund: 212 - STREETS		
PRINTER/COPIER SERVICE	CONTRACTUAL SERVICES	30.90
Fund 212 - STREETS Total:		30.90
Vendor 00735 - CAPITAL BUSINESS SYSTEMS INC. Total:		372.41
Vendor: 00055 - CARR- TRUMBULL LUMBER CO, INC.		
Fund: 111 - GENERAL		
SUPPL - HORSEHOE SHED	STRUCTURES	42.58
Fund 111 - GENERAL Total:		42.58
Vendor 00055 - CARR- TRUMBULL LUMBER CO, INC. Total:		42.58
Vendor: 10395 - CASCADE AUTOMATION INC		
Fund: 631 - WASTEWATER		
EQUIP MAINT	EQUIPMENT MAINTENANCE	3,532.38
Fund 631 - WASTEWATER Total:		3,532.38
Vendor 10395 - CASCADE AUTOMATION INC Total:		3,532.38
Vendor: 07911 - CELLCO PARTNERSHIP		
Fund: 111 - GENERAL		
OCT CELLULAR PHONE	CELLULAR PHONE	548.94
CELLPHONES-PD	PHONE & INTERNET	1,470.88
Fund 111 - GENERAL Total:		2,019.82
Vendor 07911 - CELLCO PARTNERSHIP Total:		2,019.82
Vendor: 04577 - CENTER POINT INC		
Fund: 111 - GENERAL		
Coll.	COLLECTIONS	1,725.84
Fund 111 - GENERAL Total:		1,725.84
Vendor 04577 - CENTER POINT INC Total:		1,725.84

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Description (Payable)	Account Name	Amount
Vendor: 02396 - CITIBANK N.A.		
Fund: 111 - GENERAL		
DEPT SUPP PARK	DEPARTMENT SUPPLIES	173.56
Fund 111 - GENERAL Total:		173.56
Fund: 212 - STREETS		
SUPP - COPY PAPER	DEPARTMENT SUPPLIES	64.98
Fund 212 - STREETS Total:		64.98
Fund: 213 - CEMETERY		
DEPT SUPP CEM	DEPARTMENT SUPPLIES	13.98
DEPT SUPP CEM	DEPARTMENT SUPPLIES	74.99
Fund 213 - CEMETERY Total:		88.97
Fund: 621 - ENVIRONMENTAL SERVICES		
Department Supplies-SAN	DEPARTMENT SUPPLIES	81.98
Fund 621 - ENVIRONMENTAL SERVICES Total:		81.98
Vendor 02396 - CITIBANK N.A. Total:		409.49
Vendor: 05859 - CITIBANK, N.A.		
Fund: 111 - GENERAL		
GRDS MTC	GROUPS MAINTENANCE	184.77
DEPT SUPPLIES	DEPARTMENT SUPPLIES	140.70
SALES TAX CREDIT	GROUPS MAINTENANCE	-12.09
CREDIT ON TREE BAGS	GROUPS MAINTENANCE	-12.97
Fund 111 - GENERAL Total:		300.41
Fund: 212 - STREETS		
SUPP - SPADE TERMINALS	DEPARTMENT SUPPLIES	38.65
SUPP - HEX BOLTS & WASHERS, ...	DEPARTMENT SUPPLIES	131.66
Fund 212 - STREETS Total:		170.31
Fund: 641 - WATER		
DEPT SUP	DEPARTMENT SUPPLIES	212.93
DEPT SUP	DEPARTMENT SUPPLIES	41.73
DEPT SUP	DEPARTMENT SUPPLIES	17.98
DEPT SUP	DEPARTMENT SUPPLIES	3.53
Fund 641 - WATER Total:		276.17
Vendor 05859 - CITIBANK, N.A. Total:		746.89
Vendor: 00367 - CITY OF SCB		
Fund: 111 - GENERAL		
POSTAGE/DEPT SUPP/LEGAL FE...	DEPARTMENT SUPPLIES	38.97
POSTAGE/DEPT SUPP/LEGAL FE...	POSTAGE	87.10
POSTAGE/DEPT SUPP/LEGAL FE...	LEGAL FEES	14.00
Fund 111 - GENERAL Total:		140.07
Vendor 00367 - CITY OF SCB Total:		140.07
Vendor: 10404 - CM FENCING		
Fund: 641 - WATER		
CONTRACTUAL SVC	CONTRACTUAL SERVICES	424.79
Fund 641 - WATER Total:		424.79
Vendor 10404 - CM FENCING Total:		424.79
Vendor: 00706 - COMPUTER CONNECTION INC		
Fund: 111 - GENERAL		
EQUIP MAINT-PD	EQUIPMENT MAINTENANCE	206.49
Fund 111 - GENERAL Total:		206.49
Vendor 00706 - COMPUTER CONNECTION INC Total:		206.49
Vendor: 02995 - CONSOLIDATED MANAGEMENT COMPANY		
Fund: 111 - GENERAL		
SCHOOLS & CONF-PD	SCHOOL & CONFERENCE	78.55
SCHOOLS & CONF-PD	SCHOOL & CONFERENCE	107.45

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Description (Payable)	Account Name	Amount
SCHOOLS & CONF-PD	SCHOOL & CONFERENCE	63.30
Fund 111 - GENERAL Total:		249.30
Vendor 02995 - CONSOLIDATED MANAGEMENT COMPANY Total:		249.30
Vendor: 02655 - CONTINUUM EAP		
Fund: 812 - HEALTH INSURANCE		
EAP SERVICES 10/1/22 - 9/30/23	CONTRACTUAL SERVICES	5,000.00
Fund 812 - HEALTH INSURANCE Total:		5,000.00
Vendor 02655 - CONTINUUM EAP Total:		5,000.00
Vendor: 00267 - CONTRACTORS MATERIALS INC.		
Fund: 111 - GENERAL		
DEPT SUPP PARK	DEPARTMENT SUPPLIES	31.36
Fund 111 - GENERAL Total:		31.36
Fund: 212 - STREETS		
SUPP - ZIP TIES	DEPARTMENT SUPPLIES	31.40
LIMESTONE SEALANT	DEPARTMENT SUPPLIES	23.03
SUPP - SAND BAGS	DEPARTMENT SUPPLIES	73.50
Fund 212 - STREETS Total:		127.93
Vendor 00267 - CONTRACTORS MATERIALS INC. Total:		159.29
Vendor: 09824 - CORE & MAIN LP		
Fund: 641 - WATER		
DEPT SUP	DEPARTMENT SUPPLIES	6,876.53
METERS	METERS	400.90
DEPT SUP	DEPARTMENT SUPPLIES	178.30
DEPT SUP	DEPARTMENT SUPPLIES	1,988.38
Fund 641 - WATER Total:		9,444.11
Vendor 09824 - CORE & MAIN LP Total:		9,444.11
Vendor: 00406 - CRESCENT ELECT. SUPPLY COMP INC		
Fund: 631 - WASTEWATER		
DEPT SUP	DEPARTMENT SUPPLIES	158.23
ELECTRICAL MAINT	ELECTRICAL MAINTENANCE	363.33
DEPT SUP	DEPARTMENT SUPPLIES	499.23
Fund 631 - WASTEWATER Total:		1,020.79
Vendor 00406 - CRESCENT ELECT. SUPPLY COMP INC Total:		1,020.79
Vendor: 09767 - CROELL INC		
Fund: 111 - GENERAL		
SUPPL. - HORSESHOE PIT	STRUCTURES	1,305.50
SUPPL. - HORSESHOE PIT	STRUCTURES	760.00
SUPPL. - HORSESHOE PIT	STRUCTURES	760.00
SUPPL. - HORSESHOE PIT	STRUCTURES	793.00
SUPPL. - HORSESHOE PIT	STRUCTURES	793.00
HORSESHOE PIT	STRUCTURES	1,710.00
Fund 111 - GENERAL Total:		6,121.50
Fund: 212 - STREETS		
CONCRETE FOR STREET REPAIR	STREET MAINTENANCE	1,618.00
Fund 212 - STREETS Total:		1,618.00
Fund: 641 - WATER		
DEPT SUP	DEPARTMENT SUPPLIES	343.47
Fund 641 - WATER Total:		343.47
Vendor 09767 - CROELL INC Total:		8,082.97
Vendor: 00404 - DAS STATE ACCOUNTING-CENTRAL FINANCE		
Fund: 111 - GENERAL		
Monthly Long Distance	PHONE & INTERNET	10.41
Monthly Long Distance	PHONE & INTERNET	2.83
Monthly Long Distance	PHONE & INTERNET	2.83
Monthly Long Distance	PHONE & INTERNET	1.42

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Description (Payable)	Account Name	Amount
Monthly Long Distance	PHONE & INTERNET	6.53
Monthly Long Distance	PHONE & INTERNET	12.47
Monthly Long Distance	PHONE & INTERNET	35.41
Monthly Long Distance	PHONE & INTERNET	11.18
Monthly Long Distance	PHONE & INTERNET	2.35
Monthly Long Distance	PHONE & INTERNET	2.35
Fund 111 - GENERAL Total:		87.78
Fund: 212 - STREETS		
Monthly Long Distance	PHONE & INTERNET	7.98
Fund 212 - STREETS Total:		7.98
Fund: 213 - CEMETERY		
Monthly Long Distance	PHONE & INTERNET	3.48
Fund 213 - CEMETERY Total:		3.48
Fund: 224 - ECONOMIC DEVELOPMENT		
Monthly Long Distance	PHONE & INTERNET	6.04
Fund 224 - ECONOMIC DEVELOPMENT Total:		6.04
Fund: 621 - ENVIRONMENTAL SERVICES		
Monthly Long Distance	PHONE & INTERNET	2.44
Fund 621 - ENVIRONMENTAL SERVICES Total:		2.44
Fund: 631 - WASTEWATER		
Monthly Long Distance	PHONE & INTERNET	2.22
Fund 631 - WASTEWATER Total:		2.22
Fund: 641 - WATER		
Monthly Long Distance	PHONE & INTERNET	5.29
Fund 641 - WATER Total:		5.29
Fund: 661 - STORMWATER		
Monthly Long Distance	PHONE & INTERNET	0.68
Fund 661 - STORMWATER Total:		0.68
Fund: 721 - GIS SERVICES		
Monthly Long Distance	PHONE & INTERNET	0.53
Fund 721 - GIS SERVICES Total:		0.53
Vendor 00404 - DAS STATE ACCOUNTING-CENTRAL FINANCE Total:		116.44
Vendor: 09692 - DOOLEY OIL INC		
Fund: 621 - ENVIRONMENTAL SERVICES		
Department Supplies-SAN	DEPARTMENT SUPPLIES	1,000.00
Department Supplies-SAN	DEPARTMENT SUPPLIES	2,449.16
EQUIP MAINT	EQUIPMENT MAINTENANCE	328.10
Fund 621 - ENVIRONMENTAL SERVICES Total:		3,777.26
Fund: 631 - WASTEWATER		
EQUIP MAINT	EQUIPMENT MAINTENANCE	328.09
Fund 631 - WASTEWATER Total:		328.09
Vendor 09692 - DOOLEY OIL INC Total:		4,105.35
Vendor: 02756 - ECKERBERG, PHILIP		
Fund: 111 - GENERAL		
SCHOOLS & CONF-PD	SCHOOL & CONFERENCE	225.00
Fund 111 - GENERAL Total:		225.00
Vendor 02756 - ECKERBERG, PHILIP Total:		225.00
Vendor: 09345 - ELIZABETH LOUTZENHISER		
Fund: 111 - GENERAL		
GREAT PLAINS GFOA CONF EXP...	SCHOOL & CONFERENCE	567.50
Fund 111 - GENERAL Total:		567.50
Vendor 09345 - ELIZABETH LOUTZENHISER Total:		567.50

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Description (Payable)	Account Name	Amount
Vendor: 03950 - ENERGY LABORATORIES, INC DEPT 6250		
Fund: 641 - WATER		
SAMPLES	SAMPLES	186.00
Fund 641 - WATER Total:		186.00
Vendor 03950 - ENERGY LABORATORIES, INC DEPT 6250 Total:		186.00
Vendor: 07574 - FAT BOYS TIRE AND AUTO		
Fund: 111 - GENERAL		
EQUIP MAINT PARK	EQUIPMENT MAINTENANCE	18.00
EQUIP MAINT PARK	EQUIPMENT MAINTENANCE	24.00
EQUIP MAINT PARK	EQUIPMENT MAINTENANCE	34.00
EQUIP MAINT PARK	EQUIPMENT MAINTENANCE	18.00
EQUIP MAINT	EQUIPMENT MAINTENANCE	11.00
Fund 111 - GENERAL Total:		105.00
Fund: 213 - CEMETERY		
EQUIP MAINT CEM	EQUIPMENT MAINTENANCE	118.40
Fund 213 - CEMETERY Total:		118.40
Vendor 07574 - FAT BOYS TIRE AND AUTO Total:		223.40
Vendor: 00548 - FEDERAL EXPRESS CORPORATION		
Fund: 641 - WATER		
POSTAGE	POSTAGE	236.52
POSTAGE	POSTAGE	31.96
POSTAGE	POSTAGE	190.17
Fund 641 - WATER Total:		458.65
Vendor 00548 - FEDERAL EXPRESS CORPORATION Total:		458.65
Vendor: 10035 - FINDAWAY WORLD LLC		
Fund: 111 - GENERAL		
Coll.	COLLECTIONS	44.99
Fund 111 - GENERAL Total:		44.99
Vendor 10035 - FINDAWAY WORLD LLC Total:		44.99
Vendor: 00794 - FLOYD'S TRUCK CENTER SCOTTSBLUFF		
Fund: 621 - ENVIRONMENTAL SERVICES		
Department Supplies-SAN	DEPARTMENT SUPPLIES	122.96
Vehicle Maintenance-SAN	VEHICLE MAINTENANCE	72.51
Vehicle Maintenance-SAN	VEHICLE MAINTENANCE	230.40
Department Supplies-SAN	DEPARTMENT SUPPLIES	535.13
Department Supplies-SAN	DEPARTMENT SUPPLIES	53.25
Vehicle Maintenance-SAN	VEHICLE MAINTENANCE	1,931.11
Department Supplies-SAN	DEPARTMENT SUPPLIES	302.25
Department Supplies-SAN	DEPARTMENT SUPPLIES	2,531.39
Department Supplies-SAN	DEPARTMENT SUPPLIES	410.78
Department Supplies-SAN	DEPARTMENT SUPPLIES	21.99
Department Supplies	DEPARTMENT SUPPLIES	-7.13
Department Supplies-SAN	DEPARTMENT SUPPLIES	58.79
Department Supplies-SAN	DEPARTMENT SUPPLIES	437.79
Department Supplies-SAN	DEPARTMENT SUPPLIES	691.64
Department Supplies-SAN	DEPARTMENT SUPPLIES	2,305.88
Vehicle Maintenance-SAN	VEHICLE MAINTENANCE	-3,536.26
Department Supplies-SAN	DEPARTMENT SUPPLIES	77.51
Department Supplies-SAN	DEPARTMENT SUPPLIES	59.10
Fund 621 - ENVIRONMENTAL SERVICES Total:		6,299.09
Vendor 00794 - FLOYD'S TRUCK CENTER SCOTTSBLUFF Total:		6,299.09
Vendor: 00060 - FRANCISCO'S BUMPER TO BUMPER INC		
Fund: 111 - GENERAL		
TOW SERVICE-PD	CONTRACTUAL SERVICES	220.00
TOW SERVICE-PD	CONTRACTUAL SERVICES	170.00
TOW SERVICE-PD	CONTRACTUAL SERVICES	170.00
TOW SERVICE-PD	CONTRACTUAL SERVICES	220.00

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Description (Payable)	Account Name	Amount
TOW SERVICE-PD	CONTRACTUAL SERVICES	220.00
Fund 111 - GENERAL Total:		1,000.00
Vendor 00060 - FRANCISCO'S BUMPER TO BUMPER INC Total:		1,000.00
Vendor: 10330 - GERING MULITPURPOSE SENIOR CENTER		
Fund: 111 - GENERAL		
CONTRACTUAL	CONTRACTUAL SERVICES	1,000.00
Fund 111 - GENERAL Total:		1,000.00
Vendor 10330 - GERING MULITPURPOSE SENIOR CENTER Total:		1,000.00
Vendor: 09610 - GRAY TELEVISION GROUP INC		
Fund: 661 - STORMWATER		
NBC Nebraska - TV Ads	CONTRACTUAL SERVICES	1,405.00
NBC Nebraska OTT Ads	CONTRACTUAL SERVICES	500.00
NBC Nebraska Internet PSAs	CONTRACTUAL SERVICES	199.99
Fund 661 - STORMWATER Total:		2,104.99
Vendor 09610 - GRAY TELEVISION GROUP INC Total:		2,104.99
Vendor: 10136 - GREENING ENTERPRISES INC.		
Fund: 111 - GENERAL		
STRUCTURE BOOTS	DEPARTMENT SUPPLIES	310.00
NOMEX HOOD	DEPARTMENT SUPPLIES	105.30
STATION BOOTS	DEPARTMENT SUPPLIES	279.60
Fund 111 - GENERAL Total:		694.90
Fund: 225 - MUTUAL FIRE		
HELMETS	DEPARTMENT SUPPLIES	2,400.04
STRUCTURE AND STATION BOO...	DEPARTMENT SUPPLIES	1,260.00
Fund 225 - MUTUAL FIRE Total:		3,660.04
Vendor 10136 - GREENING ENTERPRISES INC. Total:		4,354.94
Vendor: 02696 - GREENKEEPER COMPANY, INC		
Fund: 213 - CEMETERY		
DEPT SUPP CEM	DEPARTMENT SUPPLIES	6,171.00
Fund 213 - CEMETERY Total:		6,171.00
Vendor 02696 - GREENKEEPER COMPANY, INC Total:		6,171.00
Vendor: 04371 - HAWKINS, INC.		
Fund: 641 - WATER		
CHEMICALS	CHEMICALS	2,396.53
Fund 641 - WATER Total:		2,396.53
Vendor 04371 - HAWKINS, INC. Total:		2,396.53
Vendor: 00299 - HULLINGER GLASS & LOCKS INC.		
Fund: 111 - GENERAL		
DEPT SUPP PARK	DEPARTMENT SUPPLIES	3.75
BLDG MTC	BUILDING MAINTENANCE	4.75
BLDG MAINT	BUILDING MAINTENANCE	38.00
Fund 111 - GENERAL Total:		46.50
Vendor 00299 - HULLINGER GLASS & LOCKS INC. Total:		46.50
Vendor: 00525 - IDEAL LAUNDRY AND CLEANERS, INC.		
Fund: 111 - GENERAL		
DEPT SUPP ADM	DEPARTMENT SUPPLIES	60.70
Jan. Sup.	JANITORIAL SUPPLIES	99.11
Jan. Sup.	JANITORIAL SUPPLIES	99.11
Fund 111 - GENERAL Total:		258.92
Fund: 212 - STREETS		
SUPP - MATS, TOWELS	DEPARTMENT SUPPLIES	54.64
SUPP - MATS, TOWELS	DEPARTMENT SUPPLIES	54.64
SUPP - MATS, TOWELS	DEPARTMENT SUPPLIES	54.64
Fund 212 - STREETS Total:		163.92

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Description (Payable)	Account Name	Amount
Fund: 631 - WASTEWATER		
CONTRACTUAL SVC	CONTRACTUAL SERVICES	30.26
Fund 631 - WASTEWATER Total:		30.26
Fund: 641 - WATER		
CONTRACTUAL SVC	CONTRACTUAL SERVICES	30.26
Fund 641 - WATER Total:		30.26
Vendor 00525 - IDEAL LAUNDRY AND CLEANERS, INC. Total:		483.36
Vendor: 00937 - INDEPENDENT PLUMBING AND HEATING, INC		
Fund: 111 - GENERAL		
GROUND MAINT PARK	GROUNDS MAINTENANCE	188.72
GROUND MAINT PARK	GROUNDS MAINTENANCE	5.75
GROUND MAINT PARK	GROUNDS MAINTENANCE	27.84
GRDS MTC	GROUNDS MAINTENANCE	20.60
GRDS MTC	GROUNDS MAINTENANCE	44.00
Fund 111 - GENERAL Total:		286.91
Vendor 00937 - INDEPENDENT PLUMBING AND HEATING, INC Total:		286.91
Vendor: 09291 - INGRAM LIBRARY SERVICES INC		
Fund: 111 - GENERAL		
Coll.	COLLECTIONS	34.73
Coll.	COLLECTIONS	201.22
Coll.	COLLECTIONS	61.46
Coll.	COLLECTIONS	42.86
Coll.	COLLECTIONS	19.52
Coll.	COLLECTIONS	20.69
Coll.	COLLECTIONS	37.07
Coll.	COLLECTIONS	46.12
Fund 111 - GENERAL Total:		463.67
Vendor 09291 - INGRAM LIBRARY SERVICES INC Total:		463.67
Vendor: 00733 - INLAND TRUCK PARTS & SERVICE		
Fund: 111 - GENERAL		
CRANK CASE FILTER - ENGINE 1	VEHICLE MAINTENANCE	713.30
TOWER 1 PREVENTATIVE MAIN...	VEHICLE MAINTENANCE	659.11
Fund 111 - GENERAL Total:		1,372.41
Vendor 00733 - INLAND TRUCK PARTS & SERVICE Total:		1,372.41
Vendor: 08525 - INTRALINKS, INC		
Fund: 111 - GENERAL		
DATTO ALTO - ADM/WA OCT 2...	CONTRACTUAL SERVICES	2,298.00
DATTO ALTO - LIBR. OCT 2022	CONTRACTUAL SERVICES	218.00
NEW SWITCHES - ADMIN BLDG	DEPARTMENT SUPPLIES	2,791.77
CONTR SERV. - POLICE OCT 2022	CONTRACTUAL SERVICES	697.50
Fund 111 - GENERAL Total:		6,005.27
Fund: 621 - ENVIRONMENTAL SERVICES		
DEPT SUPPL. - SANITATION	DEPARTMENT SUPPLIES	775.00
DEPT SUPPL.-SANITATION	DEPARTMENT SUPPLIES	493.11
Fund 621 - ENVIRONMENTAL SERVICES Total:		1,268.11
Fund: 641 - WATER		
DATTO ALTO - ADM/WA OCT 2...	CONTRACTUAL SERVICES	119.00
Fund 641 - WATER Total:		119.00
Vendor 08525 - INTRALINKS, INC Total:		7,392.38
Vendor: 00192 - J G ELLIOTT CO.INC.		
Fund: 111 - GENERAL		
NOTARY BOND-PD	BONDING	70.00
Fund 111 - GENERAL Total:		70.00
Vendor 00192 - J G ELLIOTT CO.INC. Total:		70.00

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Description (Payable)	Account Name	Amount
Vendor: 06131 - JOHN DEERE FINANCIAL		
Fund: 111 - GENERAL		
HI-LIFT JACK - BRUSH 1	DEPARTMENT SUPPLIES	286.13
Fund 111 - GENERAL Total:		286.13
Fund: 212 - STREETS		
SUPP - BOLTS, NUTS	DEPARTMENT SUPPLIES	10.43
SUPP - REGULATOR FOR SHOP ...	DEPARTMENT SUPPLIES	84.99
SUPP - WIRE	DEPARTMENT SUPPLIES	95.96
Fund 212 - STREETS Total:		191.38
Vendor 06131 - JOHN DEERE FINANCIAL Total:		477.51
Vendor: 08067 - JOHN DEERE FINANCIAL		
Fund: 111 - GENERAL		
GRDS MAINT.	GROUNDS MAINTENANCE	139.30
EQUIP MAINT PARK	EQUIPMENT MAINTENANCE	259.99
EQUIP MAINT PARK	EQUIPMENT MAINTENANCE	29.99
DEPT SUPP PARK	DEPARTMENT SUPPLIES	12.65
DEPT SUPP PARK	DEPARTMENT SUPPLIES	8.43
EQUIP MAINT PARK	EQUIPMENT MAINTENANCE	7.99
DEPT SUPP PARK	DEPARTMENT SUPPLIES	-0.66
DEPT SUPP PARK	DEPARTMENT SUPPLIES	-8.43
Fund 111 - GENERAL Total:		449.26
Fund: 213 - CEMETERY		
DEPT SUPP CEM	DEPARTMENT SUPPLIES	42.16
DEPT SUPP CEM	DEPARTMENT SUPPLIES	-2.20
Fund 213 - CEMETERY Total:		39.96
Fund: 631 - WASTEWATER		
DEPT SUP	DEPARTMENT SUPPLIES	224.25
Fund 631 - WASTEWATER Total:		224.25
Vendor 08067 - JOHN DEERE FINANCIAL Total:		713.47
Vendor: 09474 - JOHN DEERE FINANCIAL		
Fund: 111 - GENERAL		
EQUIP MAINT PARK	EQUIPMENT MAINTENANCE	27.91
Fund 111 - GENERAL Total:		27.91
Fund: 213 - CEMETERY		
EQUIP MAINT CEM	EQUIPMENT MAINTENANCE	88.79
Fund 213 - CEMETERY Total:		88.79
Vendor 09474 - JOHN DEERE FINANCIAL Total:		116.70
Vendor: 01048 - JULIUS D KONCABA		
Fund: 641 - WATER		
VEHICLE MAINT	VEHICLE MAINTENANCE	1,523.92
Fund 641 - WATER Total:		1,523.92
Vendor 01048 - JULIUS D KONCABA Total:		1,523.92
Vendor: 00014 - KEEP SCOTTSBLUFF-GERING BEAUTIFUL		
Fund: 661 - STORMWATER		
Tri-City Stormwater Contract Pa...CONTRACTUAL SERVICES		11,509.80
Fund 661 - STORMWATER Total:		11,509.80
Vendor 00014 - KEEP SCOTTSBLUFF-GERING BEAUTIFUL Total:		11,509.80
Vendor: 09872 - KRIZ DAVIS		
Fund: 212 - STREETS		
SUPP - FUSES	DEPARTMENT SUPPLIES	11.48
Fund 212 - STREETS Total:		11.48
Vendor 09872 - KRIZ DAVIS Total:		11.48

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Description (Payable)	Account Name	Amount
Vendor: 03941 - LAWSON PRODUCTS, INC		
Fund: 111 - GENERAL		
DEPT SUPPLIES	DEPARTMENT SUPPLIES	219.61
Fund 111 - GENERAL Total:		219.61
Vendor 03941 - LAWSON PRODUCTS, INC Total:		219.61
Vendor: 00300 - LEAGUE OF NEBRASKA MUNICIPALITIES		
Fund: 631 - WASTEWATER		
MEMBERSHIPS	MEMBERSHIPS	1,526.00
SCHOOLS & CONF	SCHOOL & CONFERENCE	55.00
Fund 631 - WASTEWATER Total:		1,581.00
Fund: 641 - WATER		
MEMBERSHIPS	MEMBERSHIPS	1,526.00
SCHOOLS & CONF	SCHOOL & CONFERENCE	110.00
Fund 641 - WATER Total:		1,636.00
Vendor 00300 - LEAGUE OF NEBRASKA MUNICIPALITIES Total:		3,217.00
Vendor: 09746 - LEAL NOHEMI		
Fund: 111 - GENERAL		
CONSULTING-PD	CONSULTING SERVICES	35.00
CONSULTING-PD	CONSULTING SERVICES	35.00
Fund 111 - GENERAL Total:		70.00
Vendor 09746 - LEAL NOHEMI Total:		70.00
Vendor: 07607 - LINCOLN JOURNAL STAR		
Fund: 111 - GENERAL		
PUBLICATIONS-PD	PUBLICATIONS	179.29
PUBLICATIONS-PD	PUBLICATIONS	179.30
Fund 111 - GENERAL Total:		358.59
Fund: 213 - CEMETERY		
SUBSCRIPTON	SUBSCRIPTIONS	153.40
Fund 213 - CEMETERY Total:		153.40
Vendor 07607 - LINCOLN JOURNAL STAR Total:		511.99
Vendor: 00627 - LOGAN CONTRACTORS SUPPLY INC		
Fund: 212 - STREETS		
DETACK SURFACE TACK	STREET REPAIR SUPPLIES	355.10
Fund 212 - STREETS Total:		355.10
Vendor 00627 - LOGAN CONTRACTORS SUPPLY INC Total:		355.10
Vendor: 10014 - LOMBARD MATTHEW		
Fund: 111 - GENERAL		
UNIFORMS-PD	UNIFORMS & CLOTHING	129.50
Fund 111 - GENERAL Total:		129.50
Vendor 10014 - LOMBARD MATTHEW Total:		129.50
Vendor: 00242 - M.C. SCHAFF & ASSOCIATES, INC		
Fund: 111 - GENERAL		
PROF SERV - 18TH ST. PLAZA IM...STRUCTURES		18,686.25
Fund 111 - GENERAL Total:		18,686.25
Fund: 212 - STREETS		
PROF SERV. - TRAFFIC COUNTS ... CONTRACTUAL SERVICES		2,500.00
Fund 212 - STREETS Total:		2,500.00
Fund: 641 - WATER		
ENGINEERING	ENGINEERING/DESIGN	12,826.00
Fund 641 - WATER Total:		12,826.00
Vendor 00242 - M.C. SCHAFF & ASSOCIATES, INC Total:		34,012.25

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Description (Payable)	Account Name	Amount
Vendor: 09760 - MACQUEEN EQUIPMENT INC		
Fund: 212 - STREETS		
SWEEPER PARTS - FILTERS & SI...	EQUIPMENT MAINTENANCE	485.71
Fund 212 - STREETS Total:		485.71
Fund: 631 - WASTEWATER		
EQUIP MAINT	EQUIPMENT MAINTENANCE	29.97
Fund 631 - WASTEWATER Total:		29.97
Vendor 09760 - MACQUEEN EQUIPMENT INC Total:		515.68
Vendor: 10410 - MARK CHRISMAN TRUCKING INC		
Fund: 111 - GENERAL		
18TH ST. PLAZA IMPR PROJ.	STRUCTURES	54,693.37
Fund 111 - GENERAL Total:		54,693.37
Vendor 10410 - MARK CHRISMAN TRUCKING INC Total:		54,693.37
Vendor: 10409 - MARSHA GREEN		
Fund: 223 - KENO		
TREE REBATE	CONTRACTUAL SERVICES	150.00
Fund 223 - KENO Total:		150.00
Vendor 10409 - MARSHA GREEN Total:		150.00
Vendor: 08317 - MATHESON TRI-GAS INC		
Fund: 212 - STREETS		
ARGON GAS FOR WELDING	DEPARTMENT SUPPLIES	124.65
Fund 212 - STREETS Total:		124.65
Vendor 08317 - MATHESON TRI-GAS INC Total:		124.65
Vendor: 07588 - MATTHEW M. HUTT		
Fund: 111 - GENERAL		
CONTR.SERVICES	CONTRACTUAL SERVICES	450.00
PRE EMPL. EVAL - S.HARSH	CONTRACTUAL SERVICES	450.00
Fund 111 - GENERAL Total:		900.00
Vendor 07588 - MATTHEW M. HUTT Total:		900.00
Vendor: 10407 - MATTHEW R SCHMITZ		
Fund: 111 - GENERAL		
EXPENSE - CITY MGR. INTERVI...	RECRUITMENT	1,089.63
Fund 111 - GENERAL Total:		1,089.63
Vendor 10407 - MATTHEW R SCHMITZ Total:		1,089.63
Vendor: 07628 - MENARDS, INC		
Fund: 111 - GENERAL		
EQUIP MAINT PARK	EQUIPMENT MAINTENANCE	14.97
DEPT SUPP PARK	DEPARTMENT SUPPLIES	413.70
Fund 111 - GENERAL Total:		428.67
Fund: 212 - STREETS		
SUPP - BOLTS & WASHERS	DEPARTMENT SUPPLIES	13.85
SUPP - WASHER & ANCHOR	DEPARTMENT SUPPLIES	23.47
SUPP - DRILL BIT	DEPARTMENT SUPPLIES	15.99
SUPP - TAPE, LEVER NUTS	DEPARTMENT SUPPLIES	69.95
PLUGS, BOLTS, WALL OUTLET	DEPARTMENT SUPPLIES	47.62
SUPP - CONN & BOLT	DEPARTMENT SUPPLIES	6.66
SUPP - EARMUFFS	DEPARTMENT SUPPLIES	35.94
SUPP - SOCKET ADPTR	DEPARTMENT SUPPLIES	13.88
SUPP - LOCKNUT, LAMP HOLDER	DEPARTMENT SUPPLIES	19.97
SUPP - BLADES & GRACO ARM...	DEPARTMENT SUPPLIES	86.70
SUPP - MURIATIC ACID	DEPARTMENT SUPPLIES	16.98
SUPP - CONDUIT CAPS	DEPARTMENT SUPPLIES	7.35
SUPP - LAMP HOLDERS	DEPARTMENT SUPPLIES	11.45
Fund 212 - STREETS Total:		369.81

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Description (Payable)	Account Name	Amount
Fund: 631 - WASTEWATER		
DEPT SUP	DEPARTMENT SUPPLIES	93.33
DEPT SUP	DEPARTMENT SUPPLIES	120.22
DEPT SUP	DEPARTMENT SUPPLIES	78.65
DEPT SUP	DEPARTMENT SUPPLIES	544.38
DEPT SUP	DEPARTMENT SUPPLIES	1,819.82
DEPT SUP	DEPARTMENT SUPPLIES	331.03
DEPT SUP	DEPARTMENT SUPPLIES	-243.07
DEPT SUP	DEPARTMENT SUPPLIES	9.99
DEPT SUP	DEPARTMENT SUPPLIES	153.29
ELECTRICAL MAINT	ELECTRICAL MAINTENANCE	4.51
Fund 631 - WASTEWATER Total:		2,912.15
Fund: 641 - WATER		
DEPT SUP	DEPARTMENT SUPPLIES	34.17
Fund 641 - WATER Total:		34.17
Vendor 07628 - MENARDS, INC Total:		3,744.80
Vendor: 07253 - MICHAEL B KEMBEL		
Fund: 621 - ENVIRONMENTAL SERVICES		
BUILDING MAINT	BUILDING MAINTENANCE	60.94
Fund 621 - ENVIRONMENTAL SERVICES Total:		60.94
Fund: 631 - WASTEWATER		
BUILDING MAINT	BUILDING MAINTENANCE	60.93
Fund 631 - WASTEWATER Total:		60.93
Vendor 07253 - MICHAEL B KEMBEL Total:		121.87
Vendor: 01358 - NE LAW ENFORCEMENT TRAINING CENTER		
Fund: 111 - GENERAL		
SCHOOLS & CONF-PD	SCHOOL & CONFERENCE	19.25
SCHOOLS & CONF-PD	SCHOOL & CONFERENCE	175.00
Fund 111 - GENERAL Total:		194.25
Vendor 01358 - NE LAW ENFORCEMENT TRAINING CENTER Total:		194.25
Vendor: 00402 - NEBRASKA MACHINERY CO		
Fund: 621 - ENVIRONMENTAL SERVICES		
EQUIP MAINT	EQUIPMENT MAINTENANCE	131.33
Fund 621 - ENVIRONMENTAL SERVICES Total:		131.33
Fund: 631 - WASTEWATER		
EQUIP MAINT	EQUIPMENT MAINTENANCE	83.92
EQUIP MAINT	EQUIPMENT MAINTENANCE	131.32
RENT - MACHINES	RENT-MACHINES	903.71
Fund 631 - WASTEWATER Total:		1,118.95
Vendor 00402 - NEBRASKA MACHINERY CO Total:		1,250.28
Vendor: 09359 - NEBRASKA PRINTWORKS, LLC		
Fund: 641 - WATER		
CONTRACTUAL SVC	CONTRACTUAL SERVICES	237.70
CONTRACTUAL SVC	CONTRACTUAL SERVICES	867.82
CONTRACTUAL SVC	CONTRACTUAL SERVICES	434.07
Fund 641 - WATER Total:		1,539.59
Vendor 09359 - NEBRASKA PRINTWORKS, LLC Total:		1,539.59
Vendor: 00578 - NEBRASKA PUBLIC POWER DISTRICT		
Fund: 631 - WASTEWATER		
ELECTRICITY	ELECTRIC POWER	155.21
ELECTRICITY	ELECTRIC POWER	1,478.52
Fund 631 - WASTEWATER Total:		1,633.73
Fund: 641 - WATER		
ELECTRICITY	ELECTRIC POWER	5,435.16

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Description (Payable)	Account Name	Amount
ELECTRICITY	ELECTRIC POWER	4,122.37
Fund 641 - WATER Total:		9,557.53
Vendor 00578 - NEBRASKA PUBLIC POWER DISTRICT Total:		11,191.26
Vendor: 04198 - NEBRASKALAND TIRE, INC		
Fund: 111 - GENERAL		
VEH MAINT-PD	VEHICLE MAINTENANCE	21.00
VEH MAINT-PD	VEHICLE MAINTENANCE	192.12
VEH MAINT-PD	VEHICLE MAINTENANCE	21.00
VEH MAINT-PD	VEHICLE MAINTENANCE	21.00
VEH MAINT-PD	VEHICLE MAINTENANCE	465.00
Fund 111 - GENERAL Total:		720.12
Fund: 621 - ENVIRONMENTAL SERVICES		
EQUIP MAINT	EQUIPMENT MAINTENANCE	112.00
Fund 621 - ENVIRONMENTAL SERVICES Total:		112.00
Fund: 631 - WASTEWATER		
EQUIP MAINT	EQUIPMENT MAINTENANCE	112.00
Fund 631 - WASTEWATER Total:		112.00
Vendor 04198 - NEBRASKALAND TIRE, INC Total:		944.12
Vendor: 00139 - NORTHWEST PIPE FITTINGS, INC. OF SCOTTSBLUFF		
Fund: 111 - GENERAL		
GROUND MAINT PARK	GROUNDS MAINTENANCE	166.66
GROUND MAINT PARK	GROUNDS MAINTENANCE	56.18
GRNDS MAINT	GROUNDS MAINTENANCE	9.49
GRNDS MAINT	GROUNDS MAINTENANCE	77.53
GRNDS MAINT	GROUNDS MAINTENANCE	158.08
GRNDS MAINT	GROUNDS MAINTENANCE	147.29
GRNDS MAINT	GROUNDS MAINTENANCE	69.65
GRNDS MAINT	GROUNDS MAINTENANCE	6.31
Fund 111 - GENERAL Total:		691.19
Fund: 631 - WASTEWATER		
EQUIP MAINT	EQUIPMENT MAINTENANCE	12.84
Fund 631 - WASTEWATER Total:		12.84
Vendor 00139 - NORTHWEST PIPE FITTINGS, INC. OF SCOTTSBLUFF Total:		704.03
Vendor: 08840 - ONE CALL CONCEPTS, INC		
Fund: 621 - ENVIRONMENTAL SERVICES		
CONTRACTUAL	CONTRACTUAL SERVICES	48.64
Fund 621 - ENVIRONMENTAL SERVICES Total:		48.64
Fund: 631 - WASTEWATER		
CONTRACTUAL	CONTRACTUAL SERVICES	48.64
Fund 631 - WASTEWATER Total:		48.64
Fund: 641 - WATER		
CONTRACTUAL	CONTRACTUAL SERVICES	48.64
Fund 641 - WATER Total:		48.64
Vendor 08840 - ONE CALL CONCEPTS, INC Total:		145.92
Vendor: 01807 - OREGON TRAIL COMMUNITY FOUNDATION, INC		
Fund: 111 - GENERAL		
8 X 8 BRICK - PLAZA	COMMUNITY PROGRAMMING	258.00
Fund 111 - GENERAL Total:		258.00
Fund: 223 - KENO		
2022 OLD WEST BALLOON FEST	CONTRACTUAL SERVICES	10,000.00
Fund 223 - KENO Total:		10,000.00
Vendor 01807 - OREGON TRAIL COMMUNITY FOUNDATION, INC Total:		10,258.00
Vendor: 10173 - PAIGE'S POSIES		
Fund: 216 - BUSINESS IMPROVEMENT		
September Garden Maintenanc...	CONTRACTUAL SERVICES	3,075.00

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Description (Payable)	Account Name	Amount
October Garden Maintenance -...	CONTRACTUAL SERVICES	1,775.00
Fund 216 - BUSINESS IMPROVEMENT Total:		4,850.00
Fund: 641 - WATER		
September Garden Maintenanc...	CONTRACTUAL SERVICES	400.00
October Garden Maintenance -...	CONTRACTUAL SERVICES	225.00
Fund 641 - WATER Total:		625.00
Fund: 661 - STORMWATER		
September Garden Maintenanc...	CONTRACTUAL SERVICES	1,625.00
October Garden Maintenance - ...	CONTRACTUAL SERVICES	1,000.00
Fund 661 - STORMWATER Total:		2,625.00
Vendor 10173 - PAIGE'S POSIES Total:		8,100.00
Vendor: 00815 - PANHANDLE AREA DEVELOPMENT DISTRICT		
Fund: 111 - GENERAL		
FY 2022/2023 PADD MEMBERSHIPS...	MEMBERSHIPS	12,703.68
Fund 111 - GENERAL Total:		12,703.68
Vendor 00815 - PANHANDLE AREA DEVELOPMENT DISTRICT Total:		12,703.68
Vendor: 00187 - PANHANDLE CONCRETE PRODUCTS, INC		
Fund: 212 - STREETS		
SIGN BASES W/PIPE	STREET MAINTENANCE	700.00
Fund 212 - STREETS Total:		700.00
Fund: 661 - STORMWATER		
Storm drain ring and grate for li...	FACILITY REPAIRS	688.00
Fund 661 - STORMWATER Total:		688.00
Vendor 00187 - PANHANDLE CONCRETE PRODUCTS, INC Total:		1,388.00
Vendor: 00487 - PANHANDLE ENVIRONMENTAL SERVICES INC		
Fund: 641 - WATER		
SAMPLES	SAMPLES	100.00
SAMPLES	SAMPLES	100.00
SAMPLES	SAMPLES	100.00
Fund 641 - WATER Total:		300.00
Vendor 00487 - PANHANDLE ENVIRONMENTAL SERVICES INC Total:		300.00
Vendor: 00017 - PANHANDLE HUMANE SOCIETY		
Fund: 111 - GENERAL		
CONTRACTUAL	CONTRACTUAL SERVICES	5,656.07
Fund 111 - GENERAL Total:		5,656.07
Vendor 00017 - PANHANDLE HUMANE SOCIETY Total:		5,656.07
Vendor: 09854 - PANHANDLE REGIONAL DEVELOPMENT, INC.		
Fund: 111 - GENERAL		
MEMBERSHIP	MEMBERSHIPS	50.00
Fund 111 - GENERAL Total:		50.00
Vendor 09854 - PANHANDLE REGIONAL DEVELOPMENT, INC. Total:		50.00
Vendor: 01276 - PLATTE VALLEY BANK		
Fund: 321 - CRA		
TIF SCOOTERS REDEV 9/30/2022	TIF PASS THRU - INTEREST	1,245.11
Fund 321 - CRA Total:		1,245.11
Vendor 01276 - PLATTE VALLEY BANK Total:		1,245.11
Vendor: 10341 - POMPS TIRE SERVICE INC		
Fund: 621 - ENVIRONMENTAL SERVICES		
Vehicle Maintenance-SAN	VEHICLE MAINTENANCE	324.37
Vehicle Maintenace-SAN	VEHICLE MAINTENANCE	551.80
Vehicle Maintenance-SAN	VEHICLE MAINTENANCE	3,914.09
Fund 621 - ENVIRONMENTAL SERVICES Total:		4,790.26
Vendor 10341 - POMPS TIRE SERVICE INC Total:		4,790.26

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Description (Payable)	Account Name	Amount
Vendor: 10218 - POWERTECH LLC		
Fund: 631 - WASTEWATER		
EQUIP MAINT	EQUIPMENT MAINTENANCE	2,015.00
Fund 631 - WASTEWATER Total:		2,015.00
Vendor 10218 - POWERTECH LLC Total:		2,015.00
Vendor: 00471 - PRO OVERHEAD DOOR		
Fund: 621 - ENVIRONMENTAL SERVICES		
Building Maintenance-SAN	BUILDING MAINTENANCE	266.25
Fund 621 - ENVIRONMENTAL SERVICES Total:		266.25
Fund: 641 - WATER		
BUILDING MAINT	BUILDING MAINTENANCE	175.00
Fund 641 - WATER Total:		175.00
Vendor 00471 - PRO OVERHEAD DOOR Total:		441.25
Vendor: 00075 - PROTEX CENTRAL, INC.		
Fund: 631 - WASTEWATER		
CONTRACTUAL SVC	CONTRACTUAL SERVICES	186.00
Fund 631 - WASTEWATER Total:		186.00
Fund: 641 - WATER		
CONTRACTUAL SVC	CONTRACTUAL SERVICES	138.00
Fund 641 - WATER Total:		138.00
Vendor 00075 - PROTEX CENTRAL, INC. Total:		324.00
Vendor: 09744 - PT HOSE AND BEARING		
Fund: 631 - WASTEWATER		
EQUIP MAINT	EQUIPMENT MAINTENANCE	54.08
EQUIP MAINT	EQUIPMENT MAINTENANCE	7.21
Fund 631 - WASTEWATER Total:		61.29
Vendor 09744 - PT HOSE AND BEARING Total:		61.29
Vendor: 07838 - QUADIENT LEASING USA INC		
Fund: 111 - GENERAL		
Cont. Svcs.	CONTRACTUAL SERVICES	390.35
Fund 111 - GENERAL Total:		390.35
Vendor 07838 - QUADIENT LEASING USA INC Total:		390.35
Vendor: 00266 - QUILL CORPORATION		
Fund: 111 - GENERAL		
DEPT SUPPL-PD	DEPARTMENT SUPPLIES	135.85
DEPT SUPPL-PD	DEPARTMENT SUPPLIES	112.28
DEPT/INVEST SUPPL-PD	DEPARTMENT SUPPLIES	90.49
DEPT/INVEST SUPPL-PD	INVESTIGATIVE EXPENSES	110.48
Fund 111 - GENERAL Total:		449.10
Vendor 00266 - QUILL CORPORATION Total:		449.10
Vendor: 01502 - REAMS SPRINKLER SUPPLY CO.		
Fund: 213 - CEMETERY		
DEPT SUPP CEM	DEPARTMENT SUPPLIES	1,277.17
Fund 213 - CEMETERY Total:		1,277.17
Vendor 01502 - REAMS SPRINKLER SUPPLY CO. Total:		1,277.17
Vendor: 04089 - REGIONAL CARE INC		
Fund: 812 - HEALTH INSURANCE		
HEALTH INS PREM. - NOVEMBE...	PREMIUM EXPENSE	43,837.00
Fund 812 - HEALTH INSURANCE Total:		43,837.00
Vendor 04089 - REGIONAL CARE INC Total:		43,837.00
Vendor: 08576 - REVIZE LLC		
Fund: 111 - GENERAL		
WEBSITE REDESIGN	CONTRACTUAL SERVICES	574.50

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Description (Payable)	Account Name	Amount
WEBSITE REDESIGN	CONTRACTUAL SERVICES	574.50
Fund 111 - GENERAL Total:		1,149.00
Fund: 212 - STREETS		
WEBSITE REDESIGN	CONTRACTUAL SERVICES	459.60
Fund 212 - STREETS Total:		459.60
Fund: 224 - ECONOMIC DEVELOPMENT		
WEBSITE REDESIGN	CONTRACTUAL SERVICES	689.40
Fund 224 - ECONOMIC DEVELOPMENT Total:		689.40
Fund: 621 - ENVIRONMENTAL SERVICES		
WEBSITE REDESIGN	CONTRACTUAL SERVICES	689.40
Fund 621 - ENVIRONMENTAL SERVICES Total:		689.40
Fund: 631 - WASTEWATER		
WEBSITE REDESIGN	CONTRACTUAL SERVICES	689.40
Fund 631 - WASTEWATER Total:		689.40
Fund: 641 - WATER		
WEBSITE REDESIGN	CONTRACTUAL SERVICES	689.40
Fund 641 - WATER Total:		689.40
Fund: 661 - STORMWATER		
WEBSITE REDESIGN	CONTRACTUAL SERVICES	229.80
Fund 661 - STORMWATER Total:		229.80
Vendor 08576 - REVIZE LLC Total:		4,596.00
Vendor: 10408 - RICHARD W. DAVIS		
Fund: 111 - GENERAL		
LEADERSHIP TRAINING	SCHOOL & CONFERENCE	2,125.00
Fund 111 - GENERAL Total:		2,125.00
Vendor 10408 - RICHARD W. DAVIS Total:		2,125.00
Vendor: 10397 - RIDGECREST PRODUCTS INC		
Fund: 111 - GENERAL		
UNIFORMS-PD	UNIFORMS & CLOTHING	453.00
Fund 111 - GENERAL Total:		453.00
Fund: 215 - SPECIAL PROJECTS		
K9 DUKE	DEPARTMENT SUPPLIES	130.00
Fund 215 - SPECIAL PROJECTS Total:		130.00
Vendor 10397 - RIDGECREST PRODUCTS INC Total:		583.00
Vendor: 09564 - ROCKSTEP SCOTTSBLUFF LLC		
Fund: 215 - SPECIAL PROJECTS		
OCC. TAX 9-30-22	CONTRACTUAL SERVICES	56,261.52
Fund 215 - SPECIAL PROJECTS Total:		56,261.52
Vendor 09564 - ROCKSTEP SCOTTSBLUFF LLC Total:		56,261.52
Vendor: 00366 - ROOSEVELT PUBLIC POWER DISTRICT		
Fund: 641 - WATER		
ELECTRIC POWER	ELECTRIC POWER	2,649.77
Fund 641 - WATER Total:		2,649.77
Vendor 00366 - ROOSEVELT PUBLIC POWER DISTRICT Total:		2,649.77
Vendor: 10235 - RUSSEL'S AUTOMOTIVE		
Fund: 111 - GENERAL		
VEH MAINT-PD	VEHICLE MAINTENANCE	225.70
VEH MAINT-PD	VEHICLE MAINTENANCE	40.85
VEH MAINT-PD	VEHICLE MAINTENANCE	124.72
Fund 111 - GENERAL Total:		391.27
Vendor 10235 - RUSSEL'S AUTOMOTIVE Total:		391.27
Vendor: 00257 - SANDBERG IMPLEMENT, INC		
Fund: 111 - GENERAL		
EQUIP MAINT PARK	EQUIPMENT MAINTENANCE	322.44

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Description (Payable)	Account Name	Amount
EQUIP MAINT PARK	EQUIPMENT MAINTENANCE	-52.24
Fund 111 - GENERAL Total:		270.20
Fund: 621 - ENVIRONMENTAL SERVICES		
Equipment-SAN	EQUIPMENT	30,796.72
Department Supplies-SAN	DEPARTMENT SUPPLIES	640.31
Fund 621 - ENVIRONMENTAL SERVICES Total:		31,437.03
Vendor 00257 - SANDBERG IMPLEMENT, INC Total:		31,707.23
Vendor: 00734 - SCOTT WALTON		
Fund: 111 - GENERAL		
EQUIP MAINT PARK	EQUIPMENT MAINTENANCE	940.19
Fund 111 - GENERAL Total:		940.19
Vendor 00734 - SCOTT WALTON Total:		940.19
Vendor: 09759 - SCOTTIES POTTIES INC		
Fund: 111 - GENERAL		
CONTRACTUAL	CONTRACTUAL SERVICES	475.00
Fund 111 - GENERAL Total:		475.00
Vendor 09759 - SCOTTIES POTTIES INC Total:		475.00
Vendor: 01271 - SCOTTSBLUFF SCREENPRINTING & EMBROIDERY, LLC		
Fund: 111 - GENERAL		
2021 SERVICE AWARDS	DEPARTMENT SUPPLIES	53.37
2021 SERVICE AWARDS	DEPARTMENT SUPPLIES	126.37
2021 SERVICE AWARDS	DEPARTMENT SUPPLIES	43.37
Fund 111 - GENERAL Total:		223.11
Fund: 212 - STREETS		
2021 SERVICE AWARDS	DEPARTMENT SUPPLIES	65.38
Fund 212 - STREETS Total:		65.38
Fund: 213 - CEMETERY		
2021 SERVICE AWARDS	DEPARTMENT SUPPLIES	27.37
Fund 213 - CEMETERY Total:		27.37
Fund: 621 - ENVIRONMENTAL SERVICES		
2021 SERVICE AWARDS	DEPARTMENT SUPPLIES	68.38
Fund 621 - ENVIRONMENTAL SERVICES Total:		68.38
Fund: 631 - WASTEWATER		
2021 SERVICE AWARDS	DEPARTMENT SUPPLIES	97.38
Fund 631 - WASTEWATER Total:		97.38
Fund: 641 - WATER		
2021 SERVICE AWARDS	DEPARTMENT SUPPLIES	43.38
Fund 641 - WATER Total:		43.38
Vendor 01271 - SCOTTSBLUFF SCREENPRINTING & EMBROIDERY, LLC Total:		525.00
Vendor: 00108 - SCOTTSBLUFF WINSUPPLY COMPANY		
Fund: 111 - GENERAL		
GROUNDS MAINT.	GROUNDS MAINTENANCE	99.62
Fund 111 - GENERAL Total:		99.62
Vendor 00108 - SCOTTSBLUFF WINSUPPLY COMPANY Total:		99.62
Vendor: 00684 - SHERIFF'S OFFICE		
Fund: 111 - GENERAL		
LEGAL FEES-PD	LEGAL FEES	21.96
LEGAL FEES-PD	LEGAL FEES	9.00
LEGAL FEES-PD	LEGAL FEES	21.96
LEGAL FEES-PD	LEGAL FEES	28.56
LEGAL FEES-PD	LEGAL FEES	9.00
LEGAL FEES-PD	LEGAL FEES	6.00
LEGAL FEES-PD	LEGAL FEES	29.88
LEGAL FEES-PD	LEGAL FEES	9.00

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Description (Payable)	Account Name	Amount
LEGAL FEES-PD	LEGAL FEES	21.96
Fund 111 - GENERAL Total:		157.32
Vendor 00684 - SHERIFF'S OFFICE Total:		157.32
Vendor: 01031 - SIMON CONTRACTORS		
Fund: 212 - STREETS		
SAND FOR ICE SLICER	STREET REPAIR SUPPLIES	51.31
Fund 212 - STREETS Total:		51.31
Fund: 213 - CEMETERY		
DEPT SUPP CEM	DEPARTMENT SUPPLIES	790.00
Fund 213 - CEMETERY Total:		790.00
Vendor 01031 - SIMON CONTRACTORS Total:		841.31
Vendor: 00513 - SNELL SERVICES INC.		
Fund: 631 - WASTEWATER		
ELECTRICAL MAINT	ELECTRICAL MAINTENANCE	65.30
Fund 631 - WASTEWATER Total:		65.30
Vendor 00513 - SNELL SERVICES INC. Total:		65.30
Vendor: 02275 - STANARD & ASSOCIATES INC.		
Fund: 111 - GENERAL		
POLICE TESTING 9/16/22	RECRUITMENT	302.50
FIREFIGHTER EXAM 9/9/22	RECRUITMENT	385.00
POLICE TESTING 9/16/22	RECRUITMENT	114.50
POLICE TESTING 3/25/22	RECRUITMENT	212.50
Fund 111 - GENERAL Total:		1,014.50
Vendor 02275 - STANARD & ASSOCIATES INC. Total:		1,014.50
Vendor: 00054 - STATE HEALTH LAB		
Fund: 641 - WATER		
SAMPLES	SAMPLES	2,669.00
Fund 641 - WATER Total:		2,669.00
Vendor 00054 - STATE HEALTH LAB Total:		2,669.00
Vendor: 01235 - STATE OF NE.		
Fund: 111 - GENERAL		
CONTRACTUAL-PD	CONTRACTUAL SERVICES	1,050.00
Fund 111 - GENERAL Total:		1,050.00
Vendor 01235 - STATE OF NE. Total:		1,050.00
Vendor: 00677 - TERRY D SCOTT		
Fund: 111 - GENERAL		
VEH MAINT PARK	VEHICLE MAINTENANCE	99.33
VEH MAINT PARK	VEHICLE MAINTENANCE	335.16
VEH MAINT	VEHICLE MAINTENANCE	94.90
Fund 111 - GENERAL Total:		529.39
Fund: 641 - WATER		
VEHICLE MAINT	VEHICLE MAINTENANCE	812.42
VEHICLE MAINT	VEHICLE MAINTENANCE	605.83
Fund 641 - WATER Total:		1,418.25
Vendor 00677 - TERRY D SCOTT Total:		1,947.64
Vendor: 09076 - TORRINGTON SOD FARMS		
Fund: 111 - GENERAL		
GROUND MAINT PARK	GROUNDS MAINTENANCE	2,302.00
Fund 111 - GENERAL Total:		2,302.00
Vendor 09076 - TORRINGTON SOD FARMS Total:		2,302.00

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Description (Payable)	Account Name	Amount
Vendor: 10383 - U AND U TRUCKING LLC		
Fund: 621 - ENVIRONMENTAL SERVICES		
Contractual Services-SAN	CONTRACTUAL SERVICES	1,102.00
Fund 621 - ENVIRONMENTAL SERVICES Total:		1,102.00
Vendor 10383 - U AND U TRUCKING LLC Total:		1,102.00
Vendor: 09840 - UNITED STATES WELDING		
Fund: 621 - ENVIRONMENTAL SERVICES		
Contractual Services-SAN	CONTRACTUAL SERVICES	49.80
Fund 621 - ENVIRONMENTAL SERVICES Total:		49.80
Vendor 09840 - UNITED STATES WELDING Total:		49.80
Vendor: 01217 - US BANK		
Fund: 212 - STREETS		
GO HWY ALLOC BONDS 2018	DEBT SERVICE-PRINCIPAL	345,917.04
GO HWY ALLOC BONDS 2018	DEBT SERVICE-INTEREST	13,023.36
GO HWY ALLOC BONDS 2020	DEBT SERVICE-PRINCIPAL	445,000.00
GO HWY ALLOC BONDS 2020	DEBT SERVICE-INTEREST	8,892.50
Fund 212 - STREETS Total:		812,832.90
Fund: 661 - STORMWATER		
GO HWY ALLOC BONDS 2018	DEBT SERVICE-PRINCIPAL	74,082.96
GO HWY ALLOC BONDS 2018	DEBT SERVICE-INTEREST	2,789.14
Fund 661 - STORMWATER Total:		76,872.10
Vendor 01217 - US BANK Total:		889,705.00
Vendor: 08828 - US BANK		
Fund: 111 - GENERAL		
SCHOOL & CONF	SCHOOL & CONFERENCE	96.00
STATE AND FBI BACKGROUND ...	DEPARTMENT SUPPLIES	185.51
CLIA CERTIFICATE EMS	MEMBERSHIPS	180.00
SCHOOL & CONF ED	SCHOOL & CONFERENCE	-266.18
REIMBURSE TAX FROM HOTEL	SCHOOL & CONFERENCE	-128.56
SCHOOLS & CONF-PD	SCHOOL & CONFERENCE	448.85
GASOLINE-PD	GASOLINE	49.11
Prgmg.	PROGRAMMING	96.19
Sch. & Conf.	SCHOOL & CONFERENCE	144.00
PARTS FOR AERATOR	EQUIPMENT MAINTENANCE	713.38
PRINTER INK AND DRY ERASE	DEPARTMENT SUPPLIES	134.98
GASOLINE-PD	GASOLINE	60.93
MEMBERSHIP-PD	MEMBERSHIPS	20.00
Sbscrp.	SUBSCRIPTIONS	47.08
UNIFORM WINTER CAPS	UNIFORMS & CLOTHING	247.79
FIRE DEPARTMENT INSTRUCTO...	SCHOOL & CONFERENCE	649.00
MAX OUTDOOR EQUIP. - AERAT...	EQUIPMENT MAINTENANCE	1,270.66
Dep. Sup.	DEPARTMENT SUPPLIES	80.40
Prgmg.	PROGRAMMING	7.00
SCHOOLS & CONF-PD	SCHOOL & CONFERENCE	150.00
GASOLINE-PD	GASOLINE	59.63
NPZA Membership	MEMBERSHIPS	40.00
SHIFT CALENDARS 2023	DEPARTMENT SUPPLIES	168.13
TOXIC EMPLOYEES CLASS REGIS...	SCHOOL & CONFERENCE	125.00
Dep. Sup.	DEPARTMENT SUPPLIES	137.05
UNIFORMS-PD	UNIFORMS & CLOTHING	39.97
DEPT SUPPL-PD	DEPARTMENT SUPPLIES	256.67
INVEST SUPPL-PD	INVESTIGATIVE EXPENSES	20.50
DEPT SUPPL-PD	DEPARTMENT SUPPLIES	30.98
Fund 111 - GENERAL Total:		5,064.07
Fund: 224 - ECONOMIC DEVELOPMENT		
SCHOOL & CONF	SCHOOL & CONFERENCE	96.00

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Description (Payable)	Account Name	Amount
SCHOOL & CONF ED	SCHOOL & CONFERENCE	-96.00
Fund 224 - ECONOMIC DEVELOPMENT Total:		0.00
Fund: 621 - ENVIRONMENTAL SERVICES		
Department Supplies-SAN	DEPARTMENT SUPPLIES	658.75
Vehicle-SAN	EQUIPMENT	21.00
Fund 621 - ENVIRONMENTAL SERVICES Total:		679.75
Fund: 631 - WASTEWATER		
DEPT SUP	DEPARTMENT SUPPLIES	84.26
CONTRACTUAL SVC	CONTRACTUAL SERVICES	118.64
SCHOOLS & CONF	SCHOOL & CONFERENCE	115.00
Fund 631 - WASTEWATER Total:		317.90
Vendor 08828 - US BANK Total:		6,061.72
Vendor: 00022 - WALMART		
Fund: 111 - GENERAL		
LAUNDRY DETERGENT	DEPARTMENT SUPPLIES	60.92
DEPT/VEH SUPPL-PD	DEPARTMENT SUPPLIES	10.72
DEPT/VEH SUPPL-PD	VEHICLE MAINTENANCE	33.54
Prgmg.	PROGRAMMING	8.56
Fund 111 - GENERAL Total:		113.74
Fund: 621 - ENVIRONMENTAL SERVICES		
Department Supplies-SAN	DEPARTMENT SUPPLIES	25.38
Fund 621 - ENVIRONMENTAL SERVICES Total:		25.38
Vendor 00022 - WALMART Total:		139.12
Vendor: 09967 - WESTERN NE TOURISM COALITION		
Fund: 224 - ECONOMIC DEVELOPMENT		
MEMBERSHIP	MEMBERSHIPS	125.00
Fund 224 - ECONOMIC DEVELOPMENT Total:		125.00
Vendor 09967 - WESTERN NE TOURISM COALITION Total:		125.00
Vendor: 00344 - WESTERN PATHOLOGY CONSULTANTS, INC		
Fund: 111 - GENERAL		
DOT TESTING - SEPTEMBER 2022	CONTRACTUAL SERVICES	126.00
Fund 111 - GENERAL Total:		126.00
Vendor 00344 - WESTERN PATHOLOGY CONSULTANTS, INC Total:		126.00
Vendor: 08851 - WHITING SIGNS		
Fund: 223 - KENO		
SIGNS - PIONEER LEGENDS DISC...	DEPARTMENT SUPPLIES	1,032.00
Fund 223 - KENO Total:		1,032.00
Vendor 08851 - WHITING SIGNS Total:		1,032.00
Vendor: 03379 - ZM LUMBER CO CAPITAL ONE TRADE CREDIT		
Fund: 111 - GENERAL		
EQUIP MAINT PARK	EQUIPMENT MAINTENANCE	7.18
GROUND MAINT PARK	GROUPS MAINTENANCE	14.18
EQUIP MAINT PARK	EQUIPMENT MAINTENANCE	1.98
GROUND MAINT PARK	GROUPS MAINTENANCE	31.17
VEH MAINT	VEHICLE MAINTENANCE	19.20
Fund 111 - GENERAL Total:		73.71
Vendor 03379 - ZM LUMBER CO CAPITAL ONE TRADE CREDIT Total:		73.71
Grand Total:		1,393,967.14

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Fund Summary

Fund	Expense Amount
111 - GENERAL	148,039.04
212 - STREETS	821,410.90
213 - CEMETERY	8,829.76
215 - SPECIAL PROJECTS	56,391.52
216 - BUSINESS IMPROVEMENT	4,850.00
218 - PUBLIC SAFETY	69,294.00
223 - KENO	17,475.00
224 - ECONOMIC DEVELOPMENT	924.26
225 - MUTUAL FIRE	3,660.04
321 - CRA	1,245.11
621 - ENVIRONMENTAL SERVICES	51,241.65
631 - WASTEWATER	17,471.92
641 - WATER	50,074.04
661 - STORMWATER	94,063.48
721 - GIS SERVICES	159.42
812 - HEALTH INSURANCE	48,837.00
Grand Total:	1,393,967.14

Account Summary

Account Number	Account Name	Expense Amount
111-52111-111	DEPARTMENT SUPPLIES	127.70
111-52111-116	DEPARTMENT SUPPLIES	2,791.77
111-52111-121	DEPARTMENT SUPPLIES	164.85
111-52111-141	DEPARTMENT SUPPLIES	1,717.55
111-52111-142	DEPARTMENT SUPPLIES	881.50
111-52111-151	DEPARTMENT SUPPLIES	460.28
111-52111-171	DEPARTMENT SUPPLIES	1,156.54
111-52111-172	DEPARTMENT SUPPLIES	24.90
111-52121-111	JANITORIAL SUPPLIES	76.00
111-52121-141	JANITORIAL SUPPLIES	9.99
111-52121-142	JANITORIAL SUPPLIES	10.00
111-52121-151	JANITORIAL SUPPLIES	405.61
111-52121-171	JANITORIAL SUPPLIES	87.35
111-52163-142	INVESTIGATIVE EXPENSES	130.98
111-52181-141	UNIFORMS & CLOTHING	247.79
111-52181-142	UNIFORMS & CLOTHING	622.47
111-52211-141	PUBLICATIONS	179.29
111-52211-142	PUBLICATIONS	179.30
111-52222-151	COLLECTIONS	2,302.86
111-52223-151	PROGRAMMING	311.83
111-52225-151	SUBSCRIPTIONS	47.08
111-52311-114	MEMBERSHIPS	12,753.68
111-52311-121	MEMBERSHIPS	40.00
111-52311-141	MEMBERSHIPS	180.00
111-52311-142	MEMBERSHIPS	20.00
111-52411-142	POSTAGE	87.10
111-52511-142	GASOLINE	169.67
111-53111-111	CONTRACTUAL SERVICES	574.50
111-53111-112	CONTRACTUAL SERVICES	1,026.00
111-53111-116	CONTRACTUAL SERVICES	3,213.50
111-53111-121	CONTRACTUAL SERVICES	574.50
111-53111-142	CONTRACTUAL SERVICES	10,510.51
111-53111-151	CONTRACTUAL SERVICES	596.84
111-53111-171	CONTRACTUAL SERVICES	475.00
111-53111-172	CONTRACTUAL SERVICES	1,000.00
111-53121-142	CONSULTING SERVICES	70.00
111-53211-142	LEGAL FEES	171.32

Account Summary

Account Number	Account Name	Expense Amount
111-53421-141	BUILDING MAINTENANCE	27.50
111-53421-142	BUILDING MAINTENANCE	27.50
111-53421-171	BUILDING MAINTENANCE	42.75
111-53441-111	EQUIPMENT MAINTENAN...	64.98
111-53441-142	EQUIPMENT MAINTENAN...	206.49
111-53441-151	EQUIPMENT MAINTENAN...	410.91
111-53441-171	EQUIPMENT MAINTENAN...	3,796.04
111-53451-141	VEHICLE MAINTENANCE	1,372.41
111-53451-142	VEHICLE MAINTENANCE	1,144.93
111-53451-171	VEHICLE MAINTENANCE	548.59
111-53471-111	GROUNDS MAINTENANCE	-12.09
111-53471-171	GROUNDS MAINTENANCE	3,736.17
111-53521-111	HEATING FUEL	93.39
111-53521-141	HEATING FUEL	39.75
111-53521-142	HEATING FUEL	74.78
111-53521-151	HEATING FUEL	118.28
111-53521-171	HEATING FUEL	206.29
111-53521-172	HEATING FUEL	105.29
111-53561-111	PHONE & INTERNET	250.14
111-53561-112	PHONE & INTERNET	74.05
111-53561-114	PHONE & INTERNET	37.79
111-53561-115	PHONE & INTERNET	39.38
111-53561-116	PHONE & INTERNET	160.00
111-53561-121	PHONE & INTERNET	148.96
111-53561-141	PHONE & INTERNET	341.66
111-53561-142	PHONE & INTERNET	2,712.82
111-53561-151	PHONE & INTERNET	437.52
111-53561-171	PHONE & INTERNET	237.02
111-53561-172	PHONE & INTERNET	32.10
111-53571-141	CELLULAR PHONE	548.94
111-53711-111	SCHOOL & CONFERENCE	567.50
111-53711-113	SCHOOL & CONFERENCE	-170.18
111-53711-141	SCHOOL & CONFERENCE	2,770.44
111-53711-142	SCHOOL & CONFERENCE	1,267.40
111-53711-151	SCHOOL & CONFERENCE	144.00
111-53752-114	COMMUNITY PROGRAMM..	258.00
111-53811-142	BONDING	70.00
111-53913-112	RECRUITMENT	2,104.13
111-54311-171	STRUCTURES	80,605.15
212-52111-212	DEPARTMENT SUPPLIES	1,335.84
212-52171-212	STREET REPAIR SUPPLIES	732.69
212-53111-212	CONTRACTUAL SERVICES	2,990.50
212-53441-212	EQUIPMENT MAINTENAN...	485.71
212-53451-212	VEHICLE MAINTENANCE	7.64
212-53491-212	STREET MAINTENANCE	2,318.00
212-53521-212	HEATING FUEL	242.60
212-53561-212	PHONE & INTERNET	465.02
212-57110-212	DEBT SERVICE-PRINCIPAL	790,917.04
212-57115-212	DEBT SERVICE-INTEREST	21,915.86
213-52111-213	DEPARTMENT SUPPLIES	8,394.47
213-52225-213	SUBSCRIPTIONS	153.40
213-53441-213	EQUIPMENT MAINTENAN...	207.19
213-53561-213	PHONE & INTERNET	74.70
215-52111-142	DEPARTMENT SUPPLIES	130.00
215-53111-111	CONTRACTUAL SERVICES	56,261.52
216-53111-212	CONTRACTUAL SERVICES	4,850.00
218-54411-142	EQUIPMENT	69,294.00
223-52111-171	DEPARTMENT SUPPLIES	7,325.00

Account Summary

Account Number	Account Name	Expense Amount
223-53111-113	CONTRACTUAL SERVICES	10,150.00
224-52311-114	MEMBERSHIPS	125.00
224-53111-114	CONTRACTUAL SERVICES	689.40
224-53561-113	PHONE & INTERNET	109.86
224-53711-113	SCHOOL & CONFERENCE	0.00
225-52111-141	DEPARTMENT SUPPLIES	3,660.04
321-57222-111	TIF PASS THRU - INTEREST	1,245.11
621-52111-621	DEPARTMENT SUPPLIES	13,910.98
621-53111-621	CONTRACTUAL SERVICES	1,913.10
621-53421-621	BUILDING MAINTENANCE	327.19
621-53441-621	EQUIPMENT MAINTENAN...	571.43
621-53451-621	VEHICLE MAINTENANCE	3,488.02
621-53521-621	HEATING FUEL	43.48
621-53561-621	PHONE & INTERNET	169.73
621-54411-621	EQUIPMENT	30,817.72
631-52111-631	DEPARTMENT SUPPLIES	3,984.99
631-52181-631	UNIFORMS & CLOTHING	199.75
631-52311-631	MEMBERSHIPS	1,526.00
631-53111-631	CONTRACTUAL SERVICES	1,072.94
631-53421-631	BUILDING MAINTENANCE	266.74
631-53431-631	ELECTRICAL MAINTENAN...	433.14
631-53441-631	EQUIPMENT MAINTENAN...	7,120.88
631-53531-631	ELECTRIC POWER	1,633.73
631-53561-631	PHONE & INTERNET	160.04
631-53631-631	RENT-MACHINES	903.71
631-53711-631	SCHOOL & CONFERENCE	170.00
641-52111-641	DEPARTMENT SUPPLIES	9,740.40
641-52116-641	METERS	400.90
641-52117-641	SAMPLES	3,155.00
641-52311-641	MEMBERSHIPS	1,748.00
641-52411-641	POSTAGE	458.65
641-52611-641	CHEMICALS	2,396.53
641-53111-641	CONTRACTUAL SERVICES	3,614.68
641-53421-641	BUILDING MAINTENANCE	175.00
641-53451-641	VEHICLE MAINTENANCE	2,942.17
641-53521-641	HEATING FUEL	144.80
641-53531-641	ELECTRIC POWER	12,207.30
641-53561-641	PHONE & INTERNET	154.61
641-53711-641	SCHOOL & CONFERENCE	110.00
641-54212-641	ENGINEERING/DESIGN	12,826.00
661-53111-661	CONTRACTUAL SERVICES	16,469.59
661-53461-661	FACILITY REPAIRS	688.00
661-53561-661	PHONE & INTERNET	33.79
661-57110-661	DEBT SERVICE-PRINCIPAL	74,082.96
661-57115-661	DEBT SERVICE-INTEREST	2,789.14
721-52111-721	DEPARTMENT SUPPLIES	123.93
721-53561-721	PHONE & INTERNET	35.49
812-53111-112	CONTRACTUAL SERVICES	5,000.00
812-53861-112	PREMIUM EXPENSE	43,837.00
Grand Total:		1,393,967.14

Project Account Summary

Project Account Key	Expense Amount
None	1,336,296.72
2122152111	130.00
3122557222	1,245.11
40001-53111	56,261.52
6002053561	33.79

Project Account Summary**Project Account Key**
6002053561**Expense Amount****Grand Total:** 1,393,967.14

EXPENSE APPROVAL 11-7-22

Accounts	Vendor	Total Amount
All City Departments (Fuel & Diesel)	WEX BANK	\$30,369.59

UTILITY REFUNDS 11-7-22

Account #	Contact	Service Address	Refund Amount
025-6585-01	HERBERT BERRY	2501 W 17TH ST SCOTTSBLUFF NE 69361	133.66
020-4715-04	FRED REICHERT	1720 AVE F SCOTTSBLUFF NE 69361	5.76
015-2162-01	TRACY E STEELE	617 W 31ST ST SCOTTSBLUFF NE 69361	32.59
3			\$172.01

City of Scottsbluff, Nebraska

Monday, November 7, 2022

Regular Meeting

Item Pub. Hear.1

Council to conduct a public hearing set for this date at 6:00 p.m. to consider allowing retail as a qualifying business to the City of Scottsbluff LB840 Plan.

Staff Contact: Starr Lehl, Economic Development Director

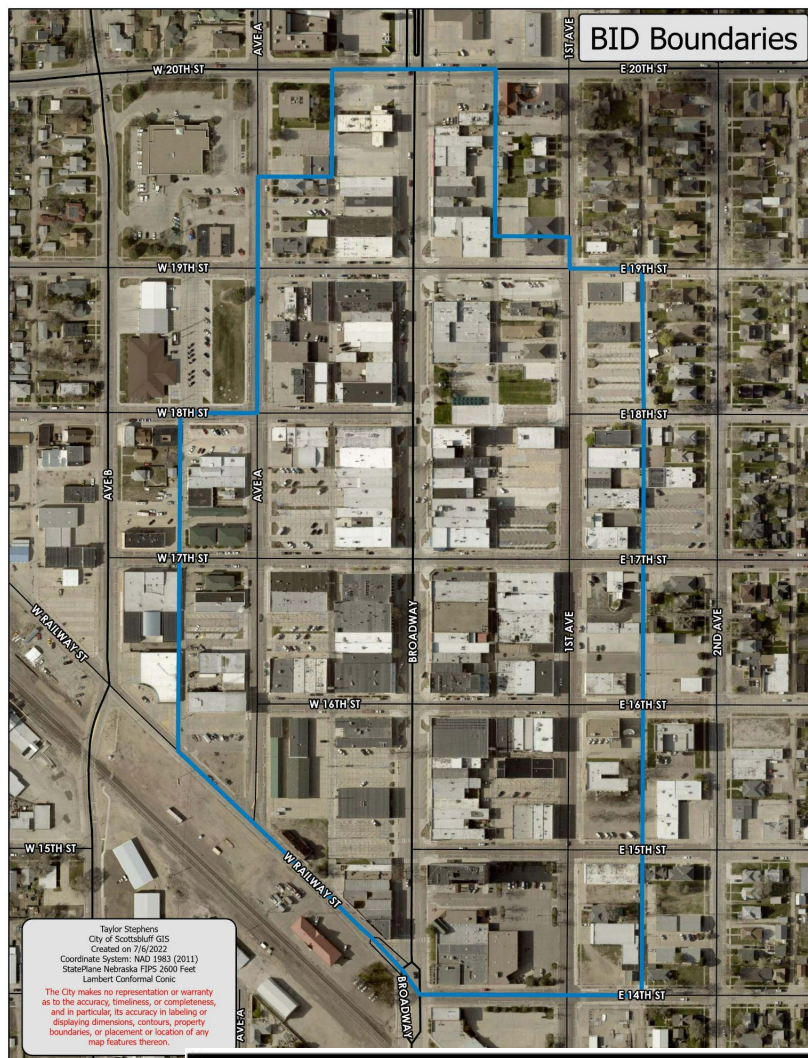
Adding Retail to the City of Scottsbluff's LB840 Economic Development Plan



Retail Includes:

- Clothing Stores
- Food Stores
- Auto Dealers
- Restaurants
- Hardware Stores
- General Merchandise





- What would this look like?
- What applicants would need to do?

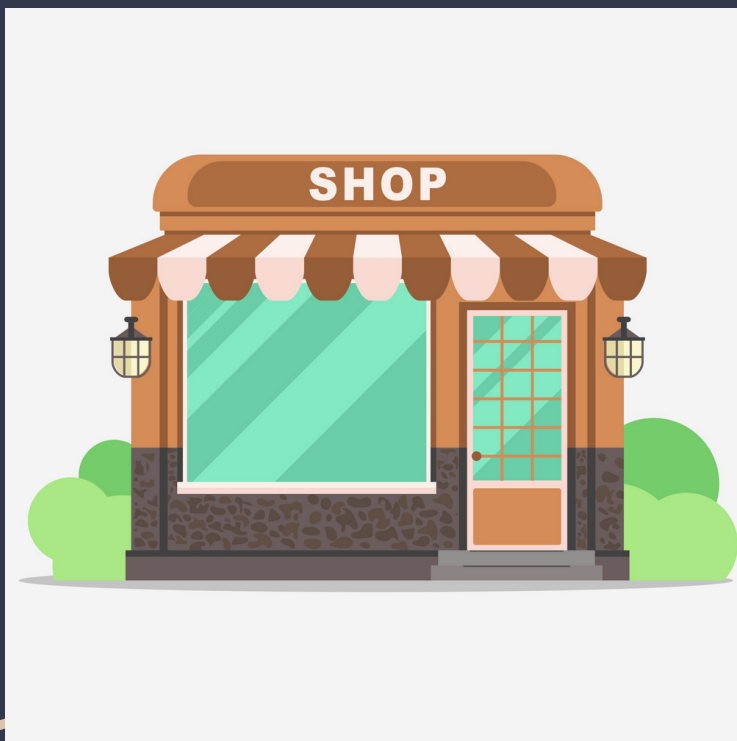
Assistance to any retail applicant would be the maximum of \$10,000 or 50% of the project, whichever is less.

Applicant must have a minimum of 10% monetary investment in the project. Forms of equity could include cash investment, remodeling expenses, equipment expenses, facade and signage, rent and or utilities.

Applicant must have other financing involved in the project (bank, PADD, REAP, etc.)

Eligible businesses must be located within the Business Improvement District (BID). (There are over 50 empty buildings in the BID area at this time..)

Successful applicants would be required to submit invoices prior to fund disbursement.



Applicants are encouraged to complete the Small Business Training Sessions offered through the Center for Rural Affairs prior to submitting an application. <https://www.cfra.org/small-business-training>

Restaurant Retention Strategies will be required (if applicable).

- The total assistance provided by the Economic Development Program in any one fiscal year to retail businesses will not exceed more than 20% of the sales tax receipts for the Program during the previous fiscal year.
- Revisions will be made to the current LB840 Plan and Application adding Retail Sales.

Benefits of adding Retail to LB840 Economic Development Plan



- Workforce Attraction and Retention of High Wage High Demand Jobs

- Part-time Job Creation

- Creating a more vibrant Business District.

- Aesthetics are the new Economic Development. Pretty Matters!

- Let's make Scottsbluff a place where people are proud to live, work, and raise their families.

- <https://revitalizeordie.com/blog/the-new-economic-development>

In an article published in the Star Herald on Thursday, July 7th titled:
Downtown Revitalization a must for greater return written by John A. Newby he gives several great statistics and points.

- “Studies show tax and private dollars invested in a communities downtown have approximately 30% greater return than those dollars invested elsewhere throughout the community.”
- “Revitalizing downtown is a magnet for the younger generations because they crave unique experiences ”
- “Revitalization of your downtown creates experiences and gathering spaces attractive to all demographic groups.”

In a recent survey completed by UNL Rural Fellows in the Proposed Creative District business owners were asked what they would like to see added to the community. Here were a few of their responses.

- More Restaurants
- More Variety of Restaurants
- More Retail
- More Variety of Retail
- More Events & Activities
- Empty Buildings Filled
- Downtown Beautification
- Pop-up Shops
- More going on Downtown

- More residents from surrounding communities will come to Scottsbluff to do their shopping.

-Visitors will be attracted to the Business District with the addition of more retail shops.

- Additional Retail Shops would help keep residents in town instead of going to Cheyenne, Denver and other locations.
- Current Businesses in the Downtown area would continue to thrive.

Questions?

City of Scottsbluff, Nebraska

Monday, November 7, 2022

Regular Meeting

Item Pub. Hear.2

Council to conduct a public hearing set for this date at 6:00 p.m. to consider a Plat Vacation of Lots 1, 2, Part of Lot 3, and Part of Lot 1A, Block 10 Imperial Subdivision.

Staff Contact: Zachary Glaubius, Planning Administrator

Agenda Statement

Item No.

For Meeting of: 11-7-2022

AGENDA TITLE: Council to discuss and consider action on the ordinance regarding the vacation of Part of Lot 1A, Lot 1, Lot 2, and Part of Lot 3, Block 10, Imperial Subdivision.

SUBMITTED BY DEPARTMENT/ORGANIZATION: Development Services

PRESENTATION BY: Zachary Glaubius, Planning Administrator

SUMMARY EXPLANATION: At the August 1, 2022 Council approved an ordinance vacating Lot 1B, Block 10, Imperial Subdivision. The Scotts Bluff County Register of Deeds has contacted the City and requested further vacation of the land for clarification purposes. The Planning Commission made a positive recommendation on the approval of the plat vacation at the 10-10-2022 Planning Commission meeting (5-0).

BOARD/COMMISSION/STAFF RECOMMENDATION: Positive recommendation on approval

Does this item require the expenditure of funds?

_____yes _____no

Are funds budgeted?

_____yes _____no

If no, comments:

Estimated Amount

Amount Budgeted

Department

Account Description

Approval of funds available

City Finance Director

EXHIBITS

Resolution ☐

Ordinance ☒

Contract ☐

Minutes ☐

Plan/Map ☐

Other (specify)

Staff Report _____

NOTIFICATION LIST: Yes ☐ No ☐ Further Instructions ☐

Please list names and addresses required for notification.

APPROVAL FOR SUBMITTAL: _____

Rev: 12/14/ City Clerk

City Manager

Rev: 12/14/ City Clerk

City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: September 29, 2022 For Hearing of: October 10, 2022



I. GENERAL INFORMATION

A. **Applicant:** City of Scottsbluff

B. **Property**

Owner: Kiowa Creek Land & Cattle Company Inc.

C. **Proposal:** Vacate Part of Lot 1A, Lot 1, Lot 2, and Part of Lot 3 Lot 10, Imperial Subdivision.

D. **Legal Description:** An addition to the City of Scottsbluff situated in the Southwest Quarter of the Southeast Quarter of Section 24, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska

E. **Location:** 501 E. Overland

F. **Existing Zoning & Land Use:** C-3 Heavy Commercial

G. **Size of Site:** Approximately 25,753 square feet

II. BACKGROUND INFORMATION

A. **General Neighborhood/Area Land Uses and Zoning:**

Direction From Subject Site	Future Land Use Designation	Current Zoning Designation	Surrounding Development
North	Residential	R-1A Single Family	Single-Family Dwellings
East	East Overland	C-3 Heavy Commercial	Businesses
South	East Overland	C-3 Heavy Commercial	Businesses
West	East Overland	C-3 Heavy Commercial	Businesses

B. **Relevant Case History**

1. Lot 1B was vacated and Orphan Motors Subdivision was platted in September 2022.

III. STAFF COMMENTS

- A. The County Register of Deeds requested further vacation of the land. The City of Scottsbluff has agreed to further vacate the land to unplatted land.

IV. FINDINGS OF FACT

A. Findings of Fact to Recommend Its Approval May Include:

1. The vacating of Part of Lot 1A, Lot 1, Lot 2, and Part of Lot 3, Block 10 is for record keeping purposes and will not affect the property owner.
2. The Scotts Bluff County Register of Deeds requested this vacation.

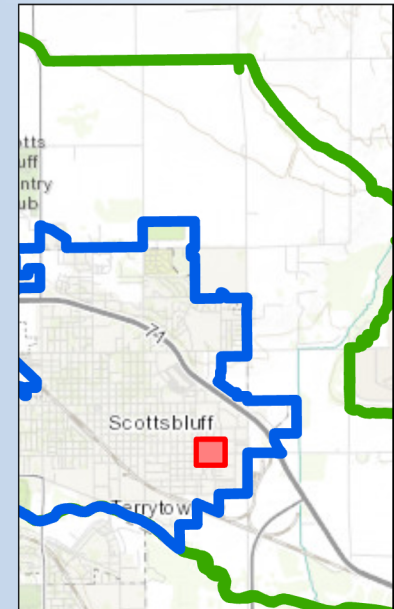
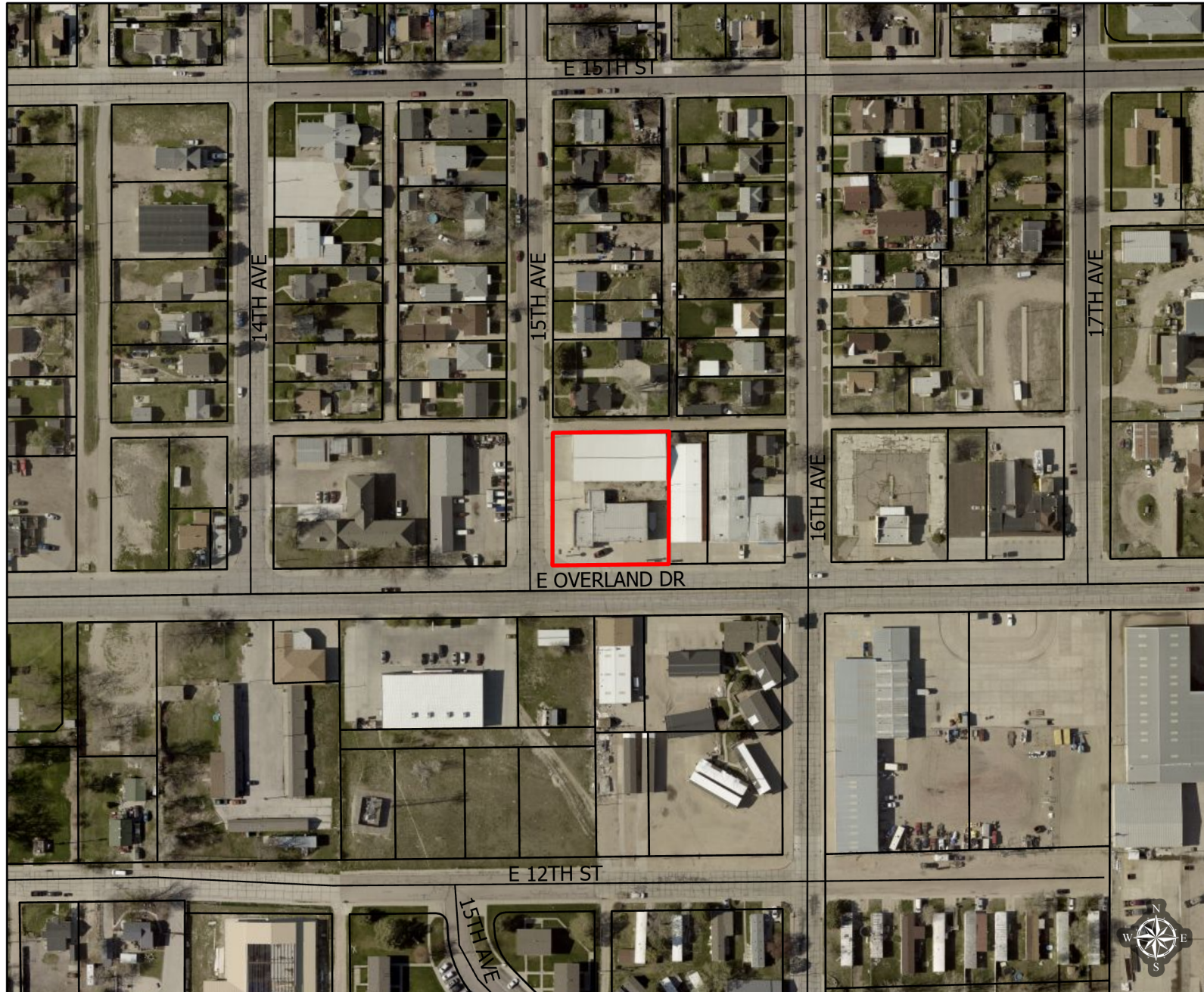
B. Findings of Fact to Not Recommend Approval May Include:

1. None

V. STAFF RECCOMENDATION

- A.** Staff recommends the Planning Commission make a positive recommendation to City Council to approve vacation of Part of Lot 1A, Lot 1, Lot 2, and Part of Lot 3, Block 10, Imperial Subdivision.

Plat 1501 E Overland Dr



- Corporate Limits
 - Extended Jurisdiction
 - Proposed Changes
- Street Centerline
- Highway
 - Main Road
 - Residential
 - Parcels

Taylor Stephens
City of Scottsbluff GIS
Created on 7/5/2022
Coordinate System: NAD 1983 (2011)
StatePlane Nebraska FIPS 2600 Feet
Lambert Conformal Conic

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

City of Scottsbluff, Nebraska

Monday, November 7, 2022

Regular Meeting

Item Pub. Hear.3

Council to conduct a public hearing set for this date at 6:00 p.m. to consider a Plat Vacation of Lots 2A, 2, and 3A, Block 7, Fairway Estates.

Staff Contact: Zachary Glaubius, Planning Administrator

Agenda Statement

Item No.

For Meeting of: 11-7-2022

AGENDA TITLE: Council to discuss and consider action on the ordinance regarding the vacation of Lot 2A, Lot 2, and Lot 3A, Block 7, Fairway Estates.

SUBMITTED BY DEPARTMENT/ORGANIZATION: Development Services

PRESENTATION BY: Zachary Glaubius, Planning Administrator

SUMMARY EXPLANATION: The property owners, Matt and Gena Carpenter, are seeking a replat of their property in order to sell part of it. This replat would exceed the permitted two replats per Municipal Code 21-1-68, and therefore need the plat vacated to replat. Unlike the Imperial Subdivision plat vacation, the City has requested the land be vacated to the original plat instead of unplatted land. The Planning Commission reviewed the request and made a positive recommendation on approval of the plat vacation by City Council at the 10-10-22 meeting (5-0)

BOARD/COMMISSION/STAFF RECOMMENDATION: Positive recommendation on approval

Does this item require the expenditure of funds?

_____yes _____no

Are funds budgeted?

_____yes _____no

If no, comments:

Estimated Amount

Amount Budgeted

Department

Account Description

Approval of funds available

City Finance Director

EXHIBITS

Resolution ☐

Ordinance ☒

Contract ☐

Minutes ☐

Plan/Map ☐

Other (specify) Staff Report

NOTIFICATION LIST: Yes ☐ No ☐ Further Instructions ☐

Please list names and addresses required for notification.

Rev: 12/14/ City Clerk

APPROVAL FOR SUBMITTAL: _____
City Manager

Rev: 12/14/ City Clerk

September 12, 2022

Mr. Zachary Glaubius, Planning Administrator
City of Scottsbluff
2525 Circle Drive
Scottsbluff, NE 69361

RE: Plat Vacation
Lots 2B and 3B, Block 7, Fairway Estates, Scottsbluff NE

Dear Mr. Glaubius

In order to replat our property (Lot 2A, Block 7, Fairway Estates) as Lots 2B and 3B, Block 7, Fairway Estates in the City of Scottsbluff, we would like to request the vacation of the previous two replats of the property, more defined as follows:

- Lot 2A, Block 7, Fairway Estates (Recorded in Instrument 2007-5844 of the Scotts Bluff County Register of Deeds, dated 10/1/2007)
- Lot 2, Block 7 and Lot 3A, Fairway Estates (Recorded in Deed Book 203, Page 678 of the Scotts Bluff County Register of Deeds, dated 5/9/1994)

Thank you for your time and attention in this matter. If you have any questions or concerns, please do not hesitate to contact us.

Very Truly,



Matt Carpenter

9/12/2022
Date



Gena Carpenter

9/12/2022
Date

City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: September 30, 2022 For Hearing of: October 10, 2022



I. GENERAL INFORMATION

A. Applicant: Matt and Gena Carpenter
1214 Mockingbird Drive
Scottsbluff, NE 69361

B. Property
Owner: Same as Applicant

C. Proposal: Vacate Lot 2A, Lot 2, and Lot 3A, Block 7 Fairway Estates

D. Legal Description: A Tract of Land situated in the Northeast Quarter of Section 10, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska

E. Location: 1214 Mockingbird Drive

F. Existing Zoning & Land Use: R-1A Single Family – Single Family Dwelling

G. Size of Site: Approximately 24,595 square feet

II. BACKGROUND INFORMATION

A. General Neighborhood/Area Land Uses and Zoning:

Direction From Subject Site	Future Land Use Designation	Current Zoning Designation	Surrounding Development
North	Rural	A - Agricultural	Farmland
East	Residential	R-1A Single Family Residential	Single Family Dwellings
South	Residential	R-1A Single Family Residential	Scotts Bluff Country Club
West	Residential	R-1A Single Family Residential	Single Family Dwellings

B. Relevant Case History

1. Replatted twice since being platted.

III. STAFF COMMENTS

This would be the third replat Per 21-1-68, a subdivision may only be replatted twice. Therefore a vacation of the current subdivision is required to subdivide the property.

IV. FINDINGS OF FACT

A. Findings of Fact to Recommend Its Approval May Include:

1. The vacating of Lot 2A, Lot 2, and Lot 3A is required by code to replat a third time.

B. Findings of Fact to Not Recommend Approval May Include:

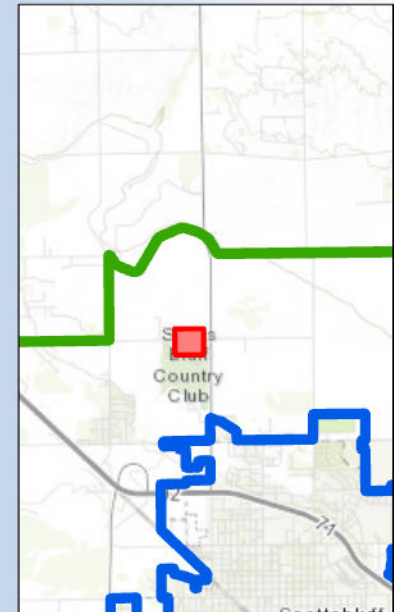
1. None

V. STAFF RECCOMENDATION

- A.** Staff recommends the Planning Commission make a positive recommendation to City Council to approve vacation of Lot 2A, 2, and 3A, Block 7, Fairway Estates Addition

1214 Mockingbird Dr Replat

Aerial Overview



- Corporate Limits
- Extended Jurisdiction
- Proposed Changes
- Street Centerline**
 - Highway
 - Main Road
 - Residential
- Parcels
- Address

Taylor Stephens
City of Scottsbluff GIS
Created on 10/4/2022
Coordinate System: NAD 1983 (2011)
StatePlane Nebraska FIPS 2600 Feet
Lambert Conformal Conic

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

City of Scottsbluff, Nebraska

Monday, November 7, 2022

Regular Meeting

Item Resolut.1

Council to consider action on the first reading of the Ordinance to consider allowing retail as a qualifying business to the City of Scottsbluff LB840 Plan.

Staff Contact: Starr Lehl, Economic Development Director

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE SCOTTSBLUFF ECONOMIC DEVELOPMENT PLAN TO PROVIDE FOR RETAIL AS A QUALIFYING BUSINESS WITHIN A BUSINESS IMPROVEMENT DISTRICT.

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

1. The City Council has, by Ordinance, adopted an Economic Development Plan (as Amended and Renewed) (the “Plan”), which was effective as of October 1, 2015 and which was amended by ordinance on March 19, 2018.

2. The Citizen Advisory Committee has recommended an amendment to the Plan as provided for in this Ordinance, and the City Council has held a public hearing on the recommended amendment.

3. Paragraph 3(a)(10) of the Plan is amended to add the following Qualifying Business:

(10) Retail trade, but only if the business:

A. generates its principal source of income from retail sales of product(s) manufactured on the premises from which the sales take place; or

B. generates its principal source of income from retail sales, and (i) total assistance to a business does not exceed the maximum of \$10,000 or 50% of the project, (ii) the business has at least a 10% monetary investment in the project; (iii) the business’s principal location for the project is within a business improvement district of the City; (iv) other financing or banking investment is provided or received by the applicant for the project, (v) receipt of assistance by the business is contingent upon submitting proof of payment for project costs, and (vi) the total assistance provided by the Program for businesses under this paragraph 3(a)(10)(B) in any one fiscal year does not exceed more than 20% of the sales tax receipts for the Program during the previous fiscal year.

At no time shall the total amount of incentives devoted to retail trade under this paragraph 3(a)(10) exceed the limits under Nebraska law.

4. This Ordinance was approved by a two-thirds vote of the members of the City Council. It shall become effective upon its passage, approval and publication. Publication shall be in pamphlet form.

Passed and approved on _____, 2022.

Mayor

Attest:

City Clerk

Approved as to form:

City Attorney

**City of Scottsbluff, Nebraska
Economic Development Plan
(as Amended and Renewed)
Effective October 1, 2015
(with amendments through March 19, 2018)**

1. General Community and Economic Development Strategy:

a. The voters of the city of Scottsbluff, Nebraska (the “City”) approved an Economic Development Plan (the “Plan”) for the City in 1995, pursuant to the Local Option Municipal Economic Development Act (the “Act”), Neb. Rev. Stat. §§ 18-2701, *et. seq.* The Plan was subsequently amended and renewed by the voters in 1999 and 2004. Under the Plan, and its subsequent amendments and renewals, the City has implemented its Economic Development Program (the “Program”).

b. The City’s intent for the Program is to enhance business and commercial investment in the Scottsbluff area through direct and indirect financial assistance to prospective or current businesses. The Program has enhanced, and will continue to enhance, the City’s ability to compete for new businesses and to promote and expand the City’s existing businesses. Primarily, the Program’s assistance strategy has been the extension of job credits to those businesses that can expand or create jobs in the local area. This strategy required the creation and retention of full-time jobs, along with health insurance and other benefits for those jobs. Thus the projects funded through the Program have generally been connected to businesses where growth is expected.

c. Other Program strategies have been utilized. The most notable strategies, other than job creation, have been job training and public works improvements. The City participated in providing funding to Western Nebraska Community College when it established its Center for Business and Individual Training (the “CBIT”). The CBIT trains employees of Qualifying Businesses (as provided for in this Plan), and has, since its inception, been instrumental to the local area for quality job training and for recruiting new businesses to the local area. In addition, the City has awarded grants for water line extensions to Qualifying Businesses located near Western Nebraska Regional Airport. Other strategies will be considered for activities which are eligible for funding under the Plan.

d. Due to the success of the Program to date, the City now desires to extend funding of the Program and to amend the Plan in total as provided for in this Amendment. Reference to the Plan in the remainder of this document shall include the Plan as amended by the terms of this document.

2. General Intent and Proposed Goals of the Program:

The goal of the Program is to provide quality jobs for the citizens of the City and the local area. Funds from the Program will be used to encourage and assist existing and new Qualifying Businesses to create and retain jobs, through direct or indirect financial assistance. This may include direct grants to Qualifying Businesses or indirect assistance through eligible

activities under this Plan. The success of the Program will be measured by a combination of (a) jobs created and retained in the City and the local area for the length of the Program, and/or (b) the total payroll provided or increased by Qualifying Businesses participating in the Program.

3. Businesses Eligible for Financial Assistance under the Program:

a. A business shall be considered eligible for financial assistance under the Program, and shall be referred to as a “Qualifying Business,” if it is any corporation, partnership, limited liability company, or sole proprietorship that derives its principal source of income from any of the following trades:

- (1) Manufacturing articles of commerce.
- (2) Conducting research and development.
- (3) Processing, storing, transporting, or selling goods or commodities sold or traded in interstate commerce.
- (4) Selling services in interstate commerce.
- (5) Headquarters facilities related to Qualifying Businesses as listed in this paragraph.
- (6) Telecommunications activities.
- (7) Tourism-related activities.
- (8) Any other activities deemed sufficient to establish eligibility for a Qualifying Business through future amendments to the Act, and incorporated into this Plan and the Program by ordinance of the City Council after amendment to the Act.
- (9) Construction and rehabilitation of housing pursuant to a Workforce Housing Plan, as provided for below.

(10) Retail trade, but only if the business:

A. generates its principal source of income from retail sales of product(s) manufactured on the premises from which the sales take place; or

B. generates its principal source of income from retail sales, and (i) total assistance to a business does not exceed the maximum of \$10,000 or 50% of the project, (ii) the business has at least a 10% monetary investment in the project; (iii) the business’s principal location for the project is within a business improvement district of the City; (iv) other financing or banking investment is provided or received by the applicant for the project, (v) receipt of assistance by the business is contingent upon submitting proof of payment for project costs, and (vi) the total assistance provided by the

Program for businesses under this paragraph 3(a)(10)(B) in any one fiscal year does not exceed more than 20% of the sales tax receipts for the Program during the previous fiscal year.

At no time shall the total amount of incentives devoted to retail trade under this paragraph 3(a)(10) exceed the limits under Nebraska law

- (11) Production of films, including feature, independent and documentary films, commercials, and television programs.

b. If a Qualifying Business employs people and carries on activities in more than one city in Nebraska, or will do so at any time during the first year after its application for participation in the Program, it shall only be a Qualifying Business if, in each such city, it maintains employment for the first two years after the date on which the business begins operations in the City as a participant in the Program at a level not less than its average employment level in the other city during the twelve months before participation in the Program.

c. A Qualifying Businesses need not be located within the territorial boundaries of the City.

4. Eligible Economic Activities:

a. Funds allocated to the Program shall be expended primarily for the purpose of providing direct and indirect financial assistance for Qualifying Businesses. Activities eligible for the Program may include, but are not limited to, the following:

- (1) Direct loans or grants to Qualifying Businesses for fixed assets or working capital, or both.
- (2) Loan guaranties for Qualifying Businesses.
- (3) Grants for public works improvements essential to the location or expansion of, or the provision of new services by, a Qualifying Business.
- (4) Grants or loans for job training.
- (5) The purchase or real estate, options for real estate purchases, and the renewal or extension of such options. If and when real estate is to be purchased or optioned by the City under the Program, the real estate will be identified based upon the need of a particular Qualifying Business or based upon potential needs of Qualifying Businesses not yet identified. All such real estate should be properly zoned with no excessive easements, covenants, or other encumbrances. Any proceeds received by the City from the future sale of such real estate shall be returned to the City's Economic Development Fund for reuse under the Program.
- (6) Issuing bonds as provided for in the Act.

- (7) Paying salaries and support of City staff to implement the Program, or paying expenses of contracting the administration of the Program to an outside entity.
- (8) Providing technical assistance to Qualifying Businesses, such as marketing assistance, management counseling, preparing financial packages, engineering assistance, etc.
- (9) Expenses for locating a Qualifying Business to the local area.
- (10) Equity investment in a Qualifying Business.
- (11) Grants or loans for the construction or rehabilitation for sale or lease of housing as part of a Workforce Housing Plan, as provided for below.

5. Workforce Housing Plan:

“Workforce Housing Plan” means a program to construct or rehabilitate single-family housing or market rate multi-family housing which is designed to address a housing shortage that impairs the ability of the City to attract new businesses or impairs the ability of existing businesses to recruit new employees. In connection with the Workforce Housing Plan:

a. The City has participated in a Multi-County Regional Housing Study (the “Housing Study”) conducted by Hanna:Keelan Associates, P.C. for Western Nebraska Economic Development Interlocal Group. The Housing Study covered Scotts Bluff, Morrill and Kimball Counties, and communities within those Counties, to include the City. The Housing Study found that the current housing stock in the City and Scotts Bluff County, including both single-family and market rate multi-family housing, was deficient in numbers and quality, and that the City has a housing shortage.

b. The Workforce Housing Plan is intended to include all single-family housing and market rate multi-family housing. No special provisions for housing for persons of low or moderate income are provided for.

c. Due to the lack of available housing within the City and Scotts Bluff County, existing businesses have difficulty in recruiting new employees; and

d. Construction costs, and the cost of providing infrastructure for housing (to include streets and utilities) are adversely impacting the ability to find housing for persons seeking new or rehabilitated housing in the City.

6. Funding and Preliminary Budget:

a. The Program will primarily be funded by a portion of the City Sales Tax equal to ¼ of 1%. The sales tax collections to fund the Program will be collected from October 1, 2015 to September 30, 2025. The Program can also accept funding from grants, or from state or federal funds, or from donations.

b. Notwithstanding the actual amount collected by the City for the benefit of the Program, the City shall not appropriate funds derived directly from City sources of revenue in an amount in excess of the maximum permitted by Nebraska law in effect at the time of appropriation. By way of reference, the current limits as provided by Section 18-2717 of the Act prohibit the City from appropriating funds from local sources in excess of:

- (1) four-tenths of one percent of the taxable valuation of the City in the year in which the funds are collected;
- (2) \$4,000,000 per year; and
- (3) the amount approved by voters at elections approving the Program and the extension of the Program.

c. The above restrictions shall not apply to the reappropriation of funds which were appropriated but not expended during the previous fiscal years, nor shall they apply to appropriation of funds received from other sources.

d. The total amount proposed to be directly collected from local sources is estimated to be as follows (amounts shown are in addition to amounts shown in the existing Plan which have not yet been collected):

<u>Fiscal Year Ending:</u>	<u>Estimated Collections</u>
September 30, 2016	\$1,000,000
September 30, 2017	\$1,025,000
September 30, 2018	\$1,050,000
September 30, 2019	\$1,075,000
September 30, 2020	\$1,100,000
September 30, 2021	\$1,125,000
September 30, 2022	\$1,150,000
September 30, 2023	\$1,175,000
September 30, 2024	\$1,200,000
September 30, 2025	<u>\$1,225,000</u>
Total:	\$11,125,000

e. The Basic Preliminary Budget is (October 1, 2015 through September 30, 2025):

Administration (2%):	\$222,500
Grants for eligible activities:	<u>\$10,902,500</u>
Total:	\$11,125,000

f. The City may issue bonds pursuant to the Act to fund and carry out the Program. The total amount of bonds that may be outstanding at any time shall be set by resolution of the City Council and shall not exceed the anticipated collections and resources which will be available to the Program during its existence.

g. The Program is currently in existence and shall continue in existence through September 30, 2040.

7. Application Process for Financial Assistance:

a. For a Qualifying Business to be considered for Program benefits, the Qualifying Business shall first become an “Applicant” by applying to the City for assistance. The application shall contain information as required by this Plan and any additional information as requested by the Administrator and/or Application Review Committee (as explained below).

b. Upon Receipt of an application, the Program Administrator shall make a preliminary determination as to whether: (1) the Applicant is eligible as a Qualifying Business; (2) the proposed activities are eligible; (3) the Applicant has no legal actions underway that may significantly impact its capacity; and (4) the Applicant’s business complies with the provisions of the application guidelines.

c. Once the Administrator makes the preliminary determinations above, the application is referred to the Application Review Committee. The Application Review Committee shall review the application, including any financial information furnished, and shall provide recommendations to the Administrator concerning negotiations with the Applicant. Once the Application Review Committee has completed its review, and following any negotiations conducted by the Administrator, the Application Review Committee shall make a recommendation that: (1) the application be approved; (2) the application be disapproved; (3) the Application Review Committee is not able to make a recommendation on the Applicant due to lack of information or other factors cited by the Application Review Committee; or (4) the application be referred to the City Council for a determination of funding as set forth below.

d. Approval or disapproval will be based on whether the Applicant is able to show: (1) eligibility for funding; and (2) that the type of level of assistance will not unduly enrich the business or be unreasonable in relation to the public benefit to be achieved from the funding. If the recommendation is for disapproval or if the Application Review Committee is unable to make a recommendation, it shall provide reasons for its decision.

e. All approval recommendations from the Application Review Committee shall be submitted to the City Council for consideration of funding. The Application Review Committee may also refer to the City Council certain applications, in its sole discretion, where it is unable to make a recommendation. In making its determination, the City Council shall generally not be presented with any information which has been determined by the Administrator or Application Review Committee as confidential.

f. An Applicant which has been awarded funding under the Program shall thereafter be referred to as a “Funded Business.”

g. There shall be no limit on the number of times a Qualifying Business may apply for assistance. Applications shall be received until all funds anticipated for the Program have been committed. The decision of whether or not Program funds shall be granted, including the timing and amount and the allocation of funds where there are not sufficient funds to fulfill the requests of all qualified Applicants, is at the sole discretion of the City.

8. Information Required from Applicants:

a. Applications for assistance submitted by an Applicant shall include the following information:

- (1) Application in a form prescribed and provided by the Administrator;
- (2) Business Plan which includes financial projections for the next 3 years where appropriate;
- (3) Signed copies of the most recent 2 years’ fiscal tax returns, or copies of all years where the applicant has been in existence for less than 2 years.
- (4) Signed copies of financial statements of the Applicant for the 2 most recent fiscal years, or copies for all fiscal years where the applicant has been in existence for less than 2 years.
- (5) Where the applicant is a closely held entity, signed balance sheets from holders of more than 25% of the ownership interests in the entity; and
- (6) Other information as requested by the Administrator or the Application Review Committee.

b. The Administrator may waive the furnishing of all or any portion of the above items where the Administrator is able to obtain reasonable assurances as to the stability of the Applicant from other reliable sources or information to include audited financial statements and filing with regulatory agencies (i.e., SEC filings).

c. The Administrator may also waive the furnishing of all or any portion of the above items where the Applicant agrees that no funds shall be paid to the Applicant until the Applicant has performed according to agreed-upon criteria.

d. The Administrator may use any reasonable methods to verify the information provided by the Applicant.

9. Confidentiality:

a. In the process of gathering information about an Applicant or Qualifying Business, the City may receive information about the business which is confidential and, if released, could cause harm to the business or give unfair advantage to competitors. Nebraska law authorizes the City to maintain confidentiality of business and project records which come into its possession.

b. In order to protect the Applicants, and to encourage them to make full and frank disclosures of information relevant and necessary for the application, the City may take the following steps to ensure the confidentiality of the information it receives:

- (1) The continuation of any resolution or ordinance which makes such information confidential and punished disclosure;
- (2) A restriction on the number of people with access to confidential information, with the Administrator primarily responsible for their safekeeping and any distribution of confidential information; and
- (3) Requiring personnel reviewing the applications and other Program review to sign statements of confidentiality regarding all confidential information submitted by Applicants and Qualified Businesses.

10. Administration:

a. The Program Administrator shall be the City Manager unless (1) another city official is appointed by the City Council to serve as Administrator, or (2) the City by action of the City Council enters into a contract with a third party to administer the Program.

b. The Administrator shall be responsible for (1) generally administering the Program, (2) monitoring any and all reports required of Funded Businesses, and (3) assisting the Application Review Committee and the Citizen Advisory Committee (as provided below) by providing necessary information.

c. The Application Review Committee will be composed of 5 members to be appointed by the Mayor, subject to the approval of the City Council. At least 3 members of this Committee shall be residents of the City. At least one member must have experience in banking or lending and at least one member must be a Certified Public Accountant. The Program Administrator shall serve as an ex-officio, but non-voting member of the Application Review Committee. The Mayor, subject to the approval of the City Council, may also appoint up to 2 alternate members to the Application Review Committee, at least one of whom shall be a resident of the City. In the event that a Committee member is not available, or has a conflict of interest, with respect to a matter before the Committee, the Program Administrator may designate one of the alternates to act in the place of that Committee member.

d. In the event that the City has contracted with a third party for the administration of the Program, then the City Council shall designate a City employee as "Program Liaison Officer" to serve as an ex-officio, but non-voting member of the Application Review Committee

and the Citizen Advisory Committee, and to keep the Council generally informed concerning the Program.

11. Review Process:

a. In order to provide assurance that all applicable laws, regulation, and requirements are met by the City and all Funded Businesses, the City shall require annual reports, in the form to be prescribed by the Administrator, from all Funded Businesses unless the circumstances of the grant are such that annual reports are not appropriate and the City determines that annual reports will not be necessary at the time of the grant. In addition, the Administrator may conduct reviews of Funded Businesses as the Administrator deems appropriate.

b. A Citizen Advisory Committee shall be established which shall:

- (1) Review the functioning and progress of the Program at regular meetings, and advise the City Council with regard to the Program; and
- (2) Report to the City Council on its findings and suggestions at a public hearing called for that purpose, at least once every six months.

c. The Citizen Advisory Committee shall consist of not less than 5 or more than 10 registered voters of the City who shall be appointed by the Mayor subject to the approval of the City Council. At least one member of this Committee shall have expertise or experience in business finance or accounting. Except for ex-officio members, no member shall be an elected or appointed City official, an employee of the City, a participant in a decision-making position regarding expenditures of the Program funds, an official or employee of any Funded Business under the Program, or an official or employee of any financial institution participating directly in the Program.

d. At least once per year, the City shall provide for an outside, independent audit of the Program by a qualified private auditing businesses. The auditing business shall not, at the time of the audit or for any period of the term subject to the audit, have a contractual or business relationship with any Qualifying Business receiving assistance from the Program or any financial institution directly involved with a Qualifying Business receiving assistance from the Program. The results of the audit shall be filed with the City Clerk and made available to the public during normal business hours.

12. Amendment:

This Plan shall be amended only to (1) conform to the provisions of any existing or future state or federal law, or (2) when necessary to accomplish the purposes of this amended Plan as presented to the voters of the City. Any amendment shall first require notice and a public hearing and shall be approved by a 2/3 vote of the members of the City Council. No amendment shall fundamentally alter the Plan's basic structure or goals, either with regard to eligible Qualifying Businesses, the use of the funds collected, or the basic terms set out in the amended Plans as presented to the voters of the City, without submitting the proposed changes to a new vote of the registered voters of the City, except as otherwise permitted by law.

City of Scottsbluff, Nebraska

Monday, November 7, 2022

Regular Meeting

Item Resolut.2

Council to consider action on the first reading of the Ordinance to consider a Plat Vacation of Lots 1, 2, Part of Lot 3, and Part of Lot 1A, Block 10 Imperial Subdivision.

Staff Contact: Zachary Glaubius, Planning Administrator

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SCOTTSBLUFF, NEBRASKA VACATING PART OF LOT 1A, BLOCK 10, IMPERIAL SUBDIVISION, AND LOT 1, LOT 2 AND PART OF LOT 3, BLOCK 10, IMPERIAL SUBDIVISION ADDITIONS TO THE CITY OF SCOTTSBLUFF, SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6th P.M., SCOTTSBLUFF COUNTY, NEBRASKA, PROVIDING FOR AN EFFECTIVE DATE AND PROVIDING FOR PUBLICATION IN PAMPHLET FORM.

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

Section 1. The owner of the property involved, Bob Cox, has requested that the City of Scottsbluff vacate certain property he owns to allow for replat.

Section 2. The City of Scottsbluff, on August 1, 2022, passed and approved Ordinance 4283 which vacated a prior plat except for a Permanent Easement as shown on plat in Deed Book 219. Page 420 as described in MISC Book 115, Page 122.

Section 3. The City Council finds that an additional request by the Owner and the Scotts Bluff County Register of Deeds is in order and that it is in the best interest of the City to vacate the property as requested by the Owner and the Scotts Bluff County Register of Deeds and therefore vacates the following property to allow for the above-referenced replat:

Part of Lot 1A, Block 10, Imperial Subdivision, as set forth in Deed Book 218, Page 258 and Lot 1, Lot 2 and part of Lot 3, Block 10, Imperial Subdivision as set forth in Book N, Page 697.

Section 4. All of the above-described property, except for the Permanent Easement as set forth in the prior Ordinance 4283 of record are now vacated to allow for a replat of the property.

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

PASSED AND APPROVED on _____, 2022.

Attest:

Mayor

City Clerk (Seal)

Approved as to form:

City Attorney

City of Scottsbluff, Nebraska

Monday, November 7, 2022

Regular Meeting

Item Resolut.3

Council to consider action on the first reading of the Ordinance to consider a Plat Vacation of Lots 2A, 2, and 3A, Block 7, Fairway Estates.

Staff Contact: Zachary Glaubius, Planning Administrator

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SCOTTSBLUFF, NEBRASKA VACATING LOT 2A, BLOCK 7, FAIRWAY ESTATES, AND LOT 2 AND LOT 3A, BLOCK 7, FAIRWAY ESTATES, LOCATED IN SCOTTSBLUFF COUNTY, NEBRASKA, PROVIDING FOR AN EFFECTIVE DATE AND PROVIDING FOR PUBLICATION IN PAMPHLET FORM.

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

Section 1. The owners of the property involved, Matt Carpenter and Gena Carpenter, have requested that the City of Scottsbluff vacate the following property they own to allow for replat:

Lot 2A, Block 7, Fairway Estates and Lot 2 and Lot 3A, Block 7, Fairway Estates located in Scotts Bluff County, Nebraska.

Section 2. The City Council finds that the requesting parties are the owners of the property and it is in the best interest of the City that the property be vacated as requested.

Section 3. Lot 2A, Block 7, Fairway Estates and Lot 2 and Lot 3A, Block 7, Fairway Estates located in Scotts Bluff County, Nebraska are now hereby vacated to allow for a replat of the property.

Section 4. This Ordinance shall become effective upon its passage, approval and publication shall be in pamphlet form.

PASSED AND APPROVED on_____, 2022.

Attest:

Mayor

City Clerk (Seal)

Approved as to form:

City Attorney

City of Scottsbluff, Nebraska

Monday, November 7, 2022

Regular Meeting

Item Resolut.4

Council to consider action on the third reading of the Ordinance to approve the proposed Ordinance Text Changes to Chapter 25 Article 19, Article 12, Article 15 and Article 3 regarding the Floodplain Overlay Zone.

Staff Contact: Zachary Glaubius, Planning Administrator

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SCOTTSBLUFF, NEBRASKA, AMENDING CHAPTER 25, ARTICLE 19, SECTIONS 1 THROUGH 26 DEALING WITH FLOODPLAIN OVERLAY ZONE, REVISING CHAPTER 25-12-11, 25-12-12 AND 25-12-14, TO REFER TO THE FLOODPLAIN OVERLAY ZONE, AMENDING CHAPTER 25-12-13 TO CONFORM WITH THE NEW PROVISIONS OF THE FLOODPLAIN OVERLAY ZONE, AMENDING CHAPTER 25-15-27 TO REFER TO THE FLOODPLAIN OVERLAY ZONE AND ITS AMENDMENTS, AND REPEALING CHAPTER 25-3-22 REFERRING TO A FLOODPLAIN ZONING DISTRICT, PROVIDING FOR AN EFFECTIVE DATE AND PROVIDING FOR PUBLICATION IN PAMPHLET FORM.

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

Section 1. Sections 25-19-1 through 25-19-26 are now revised and amended to read as follows:

“Article 19: FLOODPLAIN OVERLAY ZONE

§25-19-1 DEFINITIONS.

Unless specifically defined below, words or phrases used in Chapter 25, Article 19 shall be interpreted so as to give them the meaning they have in common usage and to give this Article its most reasonable application. Where a term is defined in the following sections shall be the meaning of that term wherever it appears in this Article.

0.2% Annual Chance Floodplain means the floodplain that would be inundated by the 0.2% annual chance flood and delineated on the Flood Insurance Rate Maps.

0.2% Annual Chance Flood Elevation means the elevation to which floodwaters are expected to rise during a 0.2% annual chance flood.

Appurtenant Structure shall mean a structure on the same parcel of property as the principal structure, the use of which is incidental to the use of the principal structure. Also shall be known as “accessory structure.”

Appeal means a request for a review of the Floodplain Administrator’s interpretation of any provision of this Article or a request for a variance.

Area of Shallow Flooding means a designated AO or AH zone on the City’s Flood Insurance Rate Map (FIRM) with a one percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

Base Flood means the flood having one (1) percent chance of being equaled or exceeded in any given year.

Base Flood Elevation means the elevation to which floodwaters are expected to rise during the base flood.

Basement means any area of the building having its floor subgrade (below ground level) on all sides.

Building means “structure.” See definition for “structure.”

Development means any change to real estate, including but not limited to the construction, reconstruction, renovation, repair, expansion or alteration of buildings or other structures; the placement of manufactured homes; streets and other paving; utilities; filling, grading, and excavation; mining; dredging; drilling operations; storage of equipment or materials; or obstructions.

Existing Manufactured Home Park or Subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is complete before the effective date of June 15, 1979.

Expansion to an Existing Manufactured Home Park or Subdivision means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

Flood or Flooding means a general and temporary condition of partial or complete inundation of normally dry land areas from: (1) The overflow of inland or tidal waters or (2) The usual and rapid accumulation of runoff of surface waters from any source.

Flood Fringe is that area of the floodplain, outside of the floodway, that has a one (1) percent chance of flood occurrence in any one year.

Flood Insurance Rate Map (FIRM) means an official map of a community, on which the Flood Insurance Study has delineated the special flood hazard area boundaries and the risk premium zones applicable to the community.

Flood Insurance Study (FIS) is the official report provided by the Federal Emergency Management Agency. The report contains flood profiles, as well as the Flood Insurance Rate Map and the water surface elevation of the base flood.

Floodplain means any land area susceptible to being inundated by water from any source (see definition of "flooding"). Floodplain includes flood fringe and floodway. Floodplain and special flood hazard area are the same for use by this Article.

Floodproofing means any combination of structural and nonstructural additions, changes, or adjustments to structures that reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, and structures and their contents.

Floodway or Regulatory Floodway means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

Freeboard means a factor of safety usually expressed in feet above a flood level for purposes of floodplain management. "Freeboard" tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, clogged bridge openings, and the hydrological effect of urbanization of the watershed.

Highest Adjacent Grade means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

Historic Structure means any structure that is:

- (a) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- (b) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- (c) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
- (d) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either: (1) By an approved state program as determined by the Secretary of the Interior or (2) Directly by the Secretary of the Interior in states without approved programs.

Lowest Floor means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building's lowest floor, provided that such enclosure is not built or modified so as to render the structure in violation of the applicable non-elevation design requirements of this Article.

Manufactured Home means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include a "recreational vehicle".

Manufactured Home Park or Subdivision means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

New Construction for floodplain management purposes, "new construction" means structures for which the "start of construction" commenced on or after the effective date of the floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.

New Manufactured Home Park or Subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of floodplain management regulations adopted by a community.

Obstruction means any wall, wharf, embankment, levee, dike, pile, abutment, projection, excavation (including the alteration or relocation of a watercourse or drainway), channel rectification, bridge, conduit, culvert, building, stored equipment or material, wire, fence, rock, gravel, refuse, fill, or other analogous structure or matter which may impede, retard, or change the direction of the flow of water, either in itself or by catching or collecting debris carried by such water, or that is placed where the natural flow of the water would carry such structure or matter downstream to the damage or detriment of either life or property. Dams designed to store or divert water are not obstructions if permission for the construction thereof is obtained from the Department of Natural Resources pursuant to the Safety of Dams and Reservoirs Act (*Nebraska Revised Statutes* 46-1601 to 46-1670 as amended).

Overlay District is a district in which additional requirements act in conjunction with the underlying zoning district(s). The original zoning district designation does not change.

Post-FIRM Structure means a building that was constructed or substantially improved after December 31, 1974 or on or after the City's initial Flood Insurance Rate Map dated June 15, 1979, whichever is later.

Pre-FIRM Structure means a building that was constructed or substantially improved on or before December 31, 1974 or before the City's initial Flood Insurance Rate Map dated June 15, 1979, whichever is later.

Principally Above Ground means that at least fifty (51) percent of the actual cash value of the structure is above ground.

Recreational Vehicle means a vehicle which is (i) built on a single chassis; (ii) 400 square feet or less when measured at the largest horizontal projections; (iii) designed to be self-propelled or permanently towable by a light duty truck; and (iv) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Regulatory Flood Elevation means the base flood elevation (BFE) plus a freeboard factor as specified in this Article.

Special Flood Hazard Area (SFHA) is the land in the floodplain within a community subject to one percent or greater chance of flooding in any given year.

Start of Construction means the date the floodplain development permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. "Start of construction" also includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not the alteration affects the external dimensions of the building.

Structure means a walled and roofed building that is principally above ground, as well as a manufactured home and a gas or liquid storage tank that is principally above ground.

Subdivision means the division or re-division of a lot, tract, or parcel of land by any means into two or more lots, tracts, parcels, or other divisions of land including changes in existing lot lines for the purpose, whether immediate or future, of lease, partition by the court for distribution to heirs or devisees, transfer of ownership, or building or lot development

Substantial Damage means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damage condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

Substantial Improvement means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before "start of construction" of the improvement. This includes structures which have incurred "substantial damage," regardless of the actual repair work performed. The term does not, however, include either (1) any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions, or (2) any alteration of a "historic structure," provided that the alteration will not preclude the structure's continued designation as a "historic structure."

Variance is a grant of relief to an applicant from the requirements of this Article that allows construction in a manner otherwise prohibited by this article where specific enforcement would result in unnecessary hardship.

Violation means a failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the Elevation Certificate, other certifications, or other evidence of compliance required in this Article is presumed to be in violation until such time as that documentation is provided.

Watercourse means any depression two feet or more below the surrounding land that serves to give direction to a current of water at least nine months of the year and that has a bed and well-defined banks.

25-19-2 STATUTORY AUTHORIZATION.

The Legislature of the State of Nebraska has delegated the responsibility to local governmental units to adopt zoning regulations designed to protect the public health, safety, general welfare, and property of the people of the state. The Legislature, in *Nebraska Revised Statutes* Sections 31-1001 to 31-1023 (as amended), has further assigned the responsibility to adopt, administer, and enforce floodplain management regulations to the county, city, or village with zoning jurisdiction over the flood prone area. Therefore, the City Council of the City of Scottsbluff, Nebraska ordains as follows:

25-19-3 FINDINGS OF FACT.

(A) Flood Losses Resulting from Periodic Inundation

The flood hazard areas of the City of Scottsbluff, Nebraska, are subject to inundation that results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare.

(B) General Causes of the Flood Losses

These flood losses are caused by the cumulative effect of obstructions in floodplains causing increases in flood heights and velocities as well as the occupancy of flood hazard areas by uses vulnerable to floods or hazardous to others that are inadequately elevated or otherwise unprotected from flood damages.

25-19-4 STATEMENT OF PURPOSE.

It is the purpose of this Article to promote the public health, safety, and general welfare and to minimize those losses described in 25-19-3 by applying the provisions of this Article to:

- A. Restrict or prohibit uses that are dangerous to health, safety, or property in times of flooding or cause undue increases in flood heights or velocities.
- B. Require that uses vulnerable to floods, including public facilities that service such uses, be provided with flood protection at the time of initial construction.

- C. Reduce financial burdens from flood damage borne by the City, its governmental units, its residents, and its businesses by preventing excessive and unsafe development in areas subject to flooding.
- D. Assure that eligibility is maintained for property owners in the City to purchase flood insurance from the National Flood Insurance Program.

25-19-5 ADHERENCE TO REGULATIONS.

The regulations of this Article are in compliance with the National Flood Insurance Program Regulations as published in Title 44 of the Code of Federal Regulations and the Nebraska Minimum Standards for Floodplain Management Programs as published in the Nebraska Administrative Code Title 455, Chapter 1.

25-19-6 LANDS TO WHICH ARTICLE APPLIES.

This Article shall apply to all lands within the jurisdictions of the City of Scottsbluff identified on the Flood Insurance Rate Map (FIRM) shown on the Index 310206IND0 dated 06/15/1979 as Zones A, A1-30, AE, AO, or AH and within the Zoning Districts FW and FF established in 25.19.13. In all areas covered by this Article, no development shall be allowed except upon the issuance of a floodplain development permit to develop, granted by the floodplain administrator or the designated representative under such safeguards and restrictions as the floodplain administrator or the designated representative may reasonably impose for the promotion and maintenance of the general welfare, health of the inhabitants of the City and where specifically noted in 25-19-14 through 25-19-25.

25-19-7 RULES FOR INTERPRETATION OF DISTRICT BOUNDARIES.

The boundaries of the floodway and the flood fringe overlay districts shall be determined by scaling distances on the official zoning map or on the effective Flood Insurance Rate Map. Where interpretation is needed to the exact location of the boundaries of the districts as shown on the zoning or other City map, the floodplain administrator shall make the necessary interpretation. In such cases where the interpretation is contested, the Board of Adjustment will resolve the dispute. The regulatory flood elevation for the point in question shall be the governing factor in locating the district boundary on the land. The person contesting the location of the district boundary shall be given a reasonable opportunity to present their case to the Board of Adjustment and to submit their own technical evidence, if so desired.

25-19-8 COMPLIANCE.

Within identified floodplains of the City, no development shall be located, extended, converted, or structurally altered without full compliance with the terms of this Article and other applicable regulations.

25-19-9 ABROGATION AND GREATER RESTRICTIONS.

This Article does not intend to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this Article imposes greater restrictions, the provision of this Article shall prevail. All other articles inconsistent with this Article are hereby repealed to the extent of the inconsistency only.

25-19-10 INTERPRETATION.

In their interpretation and application, the provisions of this Article shall be held to be minimum requirements and shall be liberally construed in favor of the governing body and shall not be deemed a limitation or repeal of any other powers granted by state statutes.

25-19-11 WARNING AND DISCLAIMER OF LIABILITY.

The degree of flood protection required by this Article is considered reasonable for regulatory purposes and is based on engineering and scientific methods of study. Larger floods may occur or the flood height may be increased by manmade or natural causes, such as ice jams and bridge openings restricted by debris. This Article does not imply that areas outside floodway and flood fringe district boundaries or land uses permitted within such districts will be free from flooding or flood damage. This Article shall not create liability on the part of the City of Scottsbluff or any officer or employee thereof for any flood damages that may result from reliance on this Article or any administrative decision lawfully made thereunder.

25-19-12 SEVERABILITY.

If any section, clause, provision, or portion of this Article is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this article shall not be affected thereby.

25-19-13 ESTABLISHMENT OF ZONING DISTRICTS.

Along watercourses where a floodway has been established, the mapped floodplain areas are hereby divided into the two following districts: a floodway overlay district (FW) and a flood fringe overlay district (FF) as identified in the Flood Insurance Study dated December 1978 and on accompanying FIRM panels as established in 25-19-6.

The flood fringe overlay district shall correspond to flood zones A, AE, A1-30, AH, AO, AR, A99, and floodway areas in Zone AE that are identified on FIRM panels. The floodway overlay district shall correspond to the floodway areas in Zone AE that are identified on the FIRM panels. Within these districts, all uses not meeting the standards of this article and those standards of the underlying zoning district shall be prohibited.

25-19-14 FLOODPLAIN MANAGEMENT ADMINISTRATION.

(A) DESIGNATION OF FLOODPLAIN ADMINISTRATOR

The Floodplain Manager or designated representative of the City is hereby designated as the City's local floodplain administrator. The floodplain administrator is authorized and directed to administer, implement, and enforce all provisions of this Article. If the local floodplain administrator position is unfilled, the Director of Development Services shall assume or assign the duties and responsibilities herein.

(B) DUTIES OF THE FLOODPLAIN ADMINISTRATOR

Duties of the floodplain administrator shall include, but not be limited to the following:

- (1) Review, approve, or deny all applications for floodplain development permits.
- (2) Review all development permit applications to assure that sites are reasonably safe from flooding and that the permit requirements of this Article have been satisfied.
- (3) Review applications for proposed development to assure that all necessary permits have been obtained from those federal, state, or local government agencies from which prior approval is required.
- (4) Review all subdivision proposals and other proposed new development, including manufactured home parks or subdivisions, to determine whether such proposals will be reasonably safe from flooding.
- (5) Notify adjacent communities and the Nebraska Department of Natural Resources prior to any alteration or relocation of a watercourse and submit evidence of such notification to the Federal Emergency Management Agency.
- (6) Assure that maintenance is provided within the altered or relocated portion of the watercourse so that the flood carrying capacity is not diminished.
- (7) Verify, record, and maintain record of the actual elevation (in relation to mean sea level) of the lowest floor, including basement, of all new or substantially improved structures in the floodplain overlay zone.
- (8) Verify, record, and maintain record of the actual elevation (in relation to mean sea level) to which all new or substantially improved structures have been floodproofed.
- (9) Verify, record, and maintain record of all improved or damaged structures to ensure compliance with standards in applicable sections. Track value of improvements and market value with permits. Also, ensure consistent market value estimations to evaluate against damaged or improved values.
- (10) Ensure a comprehensive development plan as amended is consistent with this Article.
- (11) In the event the floodplain administrator discovers work done that does not comply with applicable laws or articles, the floodplain administrator may revoke the permit and work to correct any possible violation in accordance with this Article.

25-19-15 PERMITS REQUIRED.

A floodplain development permit shall be required before any development, construction, or substantial improvement is undertaken. No person, firm, corporation, government agency, or other entity shall initiate any floodplain development without first obtaining a floodplain development permit.

25-19-16 APPLICATION FOR PERMIT AND DEMONSTRATION OF COMPLIANCE.

(A) To obtain a floodplain development permit, the applicant shall first file an application in writing on a form furnished for that purpose. Every such application shall:

- (1) Identify and describe the proposed development and estimated cost to be covered by the floodplain development permit.
- (2) Describe the land on which the proposed development is to be done by lot, block, tract, and house and streets address, or similar description that will readily identify and definitely locate the proposed building or development.
- (3) Indicate the use or occupancy for which the proposed development is intended.

- (4) Be accompanied by plans and specifications for proposed construction.
- (5) Be signed by the permittee and authorized agent who may be required to submit evidence to indicate such authority.

(B) If any proposed development is located entirely or partially within a floodplain, applicants shall provide all information in sufficient detail and clarity to enable the floodplain administrator to determine that:

- (1) All such proposals are consistent with the need to minimize flood damage;
- (2) All utilities and facilities such as sewer, gas, water, electrical, and other systems are located and constructed to minimize or eliminate flood damage;
- (3) Structures will be anchored to prevent flotation, collapse, or lateral movement;
- (4) Construction materials are flood resistant;
- (5) Appropriate practices to minimize flood damage have been utilized; and
- (6) Electrical, heating, ventilation, air conditioning, plumbing, and any other service facilities have been designed and located to prevent entry of floodwaters.

(C) For all new and substantially improved structures, an elevation certificate based upon the finished construction certifying the elevation of the lowest floor, including basement, and other relevant building components shall be provided to the floodplain administrator and be completed by a licensed surveyor, engineer, or architect.

(D) When floodproofing is utilized for an applicable structure, a floodproofing certificate shall be provided to the floodplain administrator and be completed by a licensed professional engineer or architect.

(E) For all development proposed in the floodway, no-rise certification shall be provided to the floodplain administrator and be completed by a licensed professional engineer.

(F) Any other such information as reasonably may be required by the floodplain administrator shall be provided.

(G) Letters of Map Revision: Federal regulations in Title 44 of the Code of Federal Regulations, Chapter 1, Part 65.5 and 65.6 allow for changes to the special flood hazard area through a Letter of Map Revision (LOMR) or a Letter of Map Revision Based on Fill (LOMR-F), provided the community determines that the land and any existing or proposed structures that would be removed from the floodplain are “reasonably safe from flooding.” The City acknowledgement form asserting this is required for LOMR and LOMR-F applications and must be signed by the floodplain administrator. The floodplain administrator shall not sign a community acknowledgement form unless all criteria set forth in the following paragraphs are met:

(1) Applicant shall obtain floodplain development permit before applying for a LOMR or LOMR-F.

(2) Applicant shall demonstrate that the property and any existing or proposed structures will be “reasonably safe from flooding,” according to the minimum design standards in FEMA Technical Bulletin 10-01.

(3) All requirements listed in the Simplified Approach in FEMA Technical Bulletin 10-01 shall be met and documentation from a registered professional engineer shall be provided. If all of these requirements are not met, applicant must provide documentation in line with the Engineered Approach outlined in FEMA Technical Bulletin 10-01.

25-19-17 FLOOD DATA REQUIRED.

(A) All Zone A areas on the FIRM are subject to inundation of the base flood; however, the base flood elevations are not provided. Zone A areas shall be subject to all development provisions of this Article. If Flood Insurance Study data is not available, the City shall utilize any base flood elevation or floodway data currently available from federal, state, or other sources, including from a study commissioned by the applicant pursuant to best technical practices.

(B) Until a floodway has been designated, no development or substantial improvement may be permitted within the floodplain unless the applicant has demonstrated that the proposed development or substantial improvement, when combined with all other existing and reasonably anticipated developments or substantial improvements, will not increase the water surface elevation of the base flood more than one (1) foot at any location as shown in the Flood Insurance Study or on base flood elevation determinations.

25-19-18 VARIANCES AND APPEALS.

Variance and Appeals Procedures

- (A) The Board of Adjustment as established by the City of Scottsbluff shall hear and decide appeals and requests for variances from the requirements of this Article.
- (B) The Board of Adjustment shall hear and decide appeals when it is alleged that there is an error in any requirement, decision, or determination made by the floodplain administrator in the enforcement or administration of this Article.
- (C) Any person aggrieved by the decision of the Board of Adjustment or any taxpayer may appeal such decision to the District Court as provided in *Nebraska Revised Statutes* Section 19-912.
- (D) In evaluating such appeals and requests, the Board of Adjustment shall consider technical evaluation, all relevant factors, standards specified in other sections of this Article, and:
 - (1) The danger to life and property due to flooding or erosion damage;
 - (2) The danger that materials may be swept onto other lands to the injury of others;
 - (3) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner, future owners, and neighboring properties;
 - (4) The importance of the services provided by the proposed facility to the City;
 - (5) The necessity of the facility to have a waterfront location, where applicable;
 - (6) The availability of alternative locations that are not subject to flooding or erosion damage for the proposed use;
 - (7) The compatibility of the proposed use with existing and anticipated development;
 - (8) The relationship of the proposed use to the comprehensive plan and the floodplain management program for that area;
 - (9) The safety of access to the property in times of flood for ordinary and emergency vehicles;
 - (10) The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site; and,
 - (11) The costs of providing government services during and after flood conditions including emergency management services and maintenance and repair of public utilities and facilities such as sewer, gas, electrical, water systems, streets, and bridges.

(E) Conditions for Variances

- (1) Variances shall only be issued upon a showing of good and sufficient cause and also upon a determination that failure to grant the variance would result in an exceptional hardship to the applicant.
- (2) Variances shall only be issued based upon a determination that the granting of a variance will not result in increased flood heights.
- (3) Variances shall only be issued based upon a determination that the granting of a variance will not result in additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or articles.
- (4) Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing items 5-9 below have been fully considered and requirements of state statute section 19-912-R.R.S. 1943 are met. As the lot size increases beyond one-half acre, the technical justification required for issuing the variance increases.
- (5) Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as an historic structure on the National Register of Historic

Places and the variance is the minimum necessary to preserve the historic character and design of the structure.

(6) Variances shall not be issued within any designated floodway if any increase in water surface elevations along the floodway profile during the base flood discharge would result.

(7) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

(8) The applicant shall be given a written notice over the signature of a City representative that the issuance of a variance to construct a structure below the base flood elevation will result in increased premium rates for flood insurance and also that such construction below the base flood elevation increases risks to life and property. Such notification shall be maintained with the record of all variance actions as required by this Article.

(9) All requests for variances and associated actions and documents, including justification for their issuance, shall be maintained by the City.

25-19-19 ENFORCEMENT.

A. Violations

Failure to obtain a floodplain development permit or the failure of a structure or other development to be fully compliant with the provisions of this Article shall constitute a violation. A structure or other development without a floodplain development permit, elevation certificate, certification by a licensed professional engineer of compliance with these regulations, or other evidence of compliance is presumed to be in violation until such time as documentation is provided.

B. Notices

When the floodplain administrator or other authorized City representative determines, based on reasonable grounds, that there has been a violation of the provisions of this Article, the floodplain administrator shall give notice of such alleged violation as hereinafter provided. Such notice shall:

- (1) Be in writing;
- (2) Include an explanation of the alleged violation;
- (3) Allow a reasonable time for the performance of any remedial act required;
- (4) Be served upon the property owner or their agent as the case may require; and
- (5) Contain an outline of remedial actions that, if taken, will bring the development into compliance with the provisions of this Article.

C. Penalties

(1) Violation of the provisions of this Article or failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with grants of variances or special exceptions) shall constitute a Class II Violation as stated in Article 6; 6-7-1 of the Scottsbluff Municipal Code. Any person, firm, corporate, or other entity that violates this Article or fails to comply with any of its requirements shall upon conviction thereof be fined not more than \$250.00, and in addition, shall pay all costs and expenses involved in the case. Each day such violation continues shall be considered a separate offense.

(2) The imposition of such fines or penalties for any violation or non-compliance with this Article shall not excuse the violation or non-compliance or allow it to continue. All such violations or non-compliant actions shall be remedied within an established and reasonable time.

(3) Nothing herein contained shall prevent the City of Scottsbluff or other appropriate authority from taking such other lawful action as is necessary to prevent or remedy any violation.

25-19-20 ALTERATION OR RELOCATION OF A WATERCOURSE.

(A) A watercourse or drainway shall not be altered or relocated in any way that in the event of a base flood or more frequent flood will alter the flood carrying characteristics of the watercourse or drainway to the detriment of upstream, downstream, or adjacent locations.

(B) No alteration or relocation shall be made until all adjacent communities that may be affected by such action and the Nebraska Department of Natural Resources have been notified and all applicable permits obtained. Evidence of such notification shall be submitted to the Federal Emergency Management Agency.

25-19-21 ENCROACHMENTS.

(A) When proposing to permit any of the following encroachments, the standards in 25-19-22(B) shall apply:

- (1) Any development that will cause a rise in the base flood elevations within the floodway; or
- (2) Any development in Zones A, A1-30, and Zone AE without a designated floodway that will cause a rise of more than one foot in the base flood elevation; or
- (3) Alteration or relocation of a stream; then

(B) The applicant shall:

(1) Apply to FEMA for conditional approval of such action via the Conditional Letter of Map Revision process (as per Title 44 of the Code of Federal Regulations, Chapter 1, Part 65.12) prior to the permit for the encroachments; and

(2) Supply the fully approved package to the floodplain administrator including any required notifications to potentially affected property owners.

25-19-22 FLOODWAY OVERLAY DISTRICT.

(A) Within any floodway, any new construction or substantial improvements shall be prohibited.

(B) Standards for the Floodway Overlay District

- (1) New structures for human habitation are prohibited.
- (2) All encroachments, including fill, new construction, substantial improvements, and other development must be prohibited unless certification by a registered professional engineer or architect is provided demonstrating that the development shall not result in any increase in water surface elevations along the floodway profile during the occurrence of the base flood discharge. These developments are also subject to all the standards of 25-19-20 through 25-19-24.
- (3) In Zone A areas, obtain, review, and reasonably utilize any flood elevation and floodway data available through federal, state, or other sources, including studies done under 25-19-24 (H) "Subdivisions", in meeting the standards of this section.

(C) Only uses having a low flood-damage potential and not obstructing flood flows shall be allowed within the Floodway Overlay District to the extent that they are not prohibited by any other article. The following are recommended uses for the Floodway Overlay District:

- (1) Agricultural uses such as general farming, pasture, nurseries, and forestry
- (2) Residential uses such as lawns, gardens, parking, and play areas
- (3) Nonresidential uses such as loading areas, parking, and airport landing strips
- (4) Public and private recreational uses such as golf courses, archery ranges, picnic grounds, parks, and wildlife and nature preserves.

25-19-23 ELEVATION AND FLOODPROOFING REQUIREMENTS.

(A) Residential Structures

(1) In Zones A, AE, A1-30, and AH, all new construction and substantial improvements shall have the lowest floor, including basement, elevated to or above one (1) foot above the base flood elevation. Mechanical equipment including those associated with utilities, such as but not limited to electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities shall also be elevated to or above one (1) foot above base flood elevation.

(2) In Zone AO, all new construction and substantial improvements shall have the lowest floor, including basement, elevated above the highest adjacent grade at least as high as one (1) foot above the depth number specified in feet on the FIRM or, if no depth number is specified on the FIRM, at least as high as three (3) feet. Mechanical equipment including those associated with utilities, such as but not limited to electrical, heating, ventilation, plumbing,

and air conditioning equipment and other service facilities, shall also be elevated to or above the one (1) foot above base flood elevation.

(3) In the floodway, new structures for human habitation are prohibited.

(B) Nonresidential Structures

(1) In Zones A, AE, A1-30, and AH, all new construction and substantial improvements shall have the lowest floor, including basement, mechanical equipment including those associated with utilities, such as but not limited to electrical, heating, ventilation, plumbing, and air condition equipment and other service facilities shall be elevated to or above one (1) foot above the base flood elevation.

A registered professional engineer or architect shall certify that the standards of this subsection are satisfied. A floodproofing certificate shall be provided to the floodplain administrator as set forth in Section 4.

(2) Zone AO areas have special flood hazards associated with base flood depths of 1 to 3 feet where a clearly defined channel does not exist and where the path of flooding is unpredictable and indeterminate. In Zone AO all new construction and substantial improvements shall have the lowest floor, and mechanical equipment including those associated with utilities, such as but not limited to electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities shall be elevated above the highest adjacent grade at least as high as one (1) foot above the depth number specified in feet on the FIRM or, if no depth number is specified on the FIRM, at least as high as three (3) feet; or, together with attendant utility and sanitary facilities, floodproofed so that below one (1) foot above the base flood elevation:

(a) Adequate drainage paths around structures on slopes shall be required in order to guide floodwaters around and away from proposed structures.

A registered professional engineer or architect shall certify that the standards of this subsection are satisfied. A floodproofing certificate shall be provided to the floodplain administrator as set forth in Section 4.

(C) Space Below Lowest Floor

(1) Fully enclosed areas below the lowest floor (excluding basements) and below the base flood elevation shall be used solely for the parking of vehicles, building access, or limited storage of readily removable items.

(2) Fully enclosed areas below the lowest floor (excluding basements) and below the base flood elevation shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:

(a) A minimum of two openings having a net total area of not less than one (1) square inch for every one (1) square foot of enclosed space,

(b) The bottom of all openings shall not be higher than one (1) foot above grade, and

(c) Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they allow the automatic entry and exit of floodwaters.

(D) Appurtenant Structures

Structures accessory to a principal building may have the lowest floor below one foot above base flood elevation provided that the structure complies with the following requirements:

(1) The structure shall not be used for human habitation.

(2) The use of the structure must be limited to parking of vehicles or storage of items readily removable in the event of a flood warning.

(3) The floor area shall not exceed 864 square feet in R1, R1A, R4, and R6 zones.

(4) The structure shall have a low damage potential.

(5) The structure must be adequately anchored to prevent flotation, collapse, or other lateral movement.

(6) The structure shall be designed to automatically provide for the entry and exit of floodwaters for the purpose of equalizing hydrostatic forces. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:

(a) A minimum of two openings having a net area of not less than one (1) square inch for every one (1) square foot of enclosed space,

(b) The bottom of all openings shall not be higher than one (1) foot above grade, and

(c) Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they allow the automatic entry and exit of floodwaters.

(7) No utilities shall be installed except electrical fixtures in the structure, which must be elevated or floodproofed to one (1) foot above base flood elevation.

(8) The structure shall be constructed and placed on the building site so as to offer the minimum resistance to the flow of floodwaters.

(9) If the structure is converted to another use, it must be brought into full compliance with the minimum standards governing such use.

E. Manufactured Homes

(1) Require that all manufactured homes to be placed or substantially improved within the floodplain overlay district be elevated on a permanent foundation such that the lowest floor of the manufactured home utilities, mechanicals, and equipment, is one (1) foot above the base flood elevation and be securely anchored to an adequately anchored foundation system in accordance with the provisions of this Article if the site meets the following criteria:

(a) Outside of a manufactured home park or subdivision,

(b) In a new manufactured home park or subdivision,

(c) In an expansion to an existing manufactured home park or subdivision, or

(d) In an existing manufactured home park or subdivision on which a manufactured home as incurred substantial damage as the result of a flood,

(2) New manufactured home parks of five (5) acres or fifty (50) lots, whichever is less, shall follow the standards of 25-19-24 (H) "Subdivisions".

(3) All manufactured homes shall be anchored to resist flotation, collapse, or lateral movement. Manufactured homes must be anchored in accordance with local building codes or FEMA guidelines. In the event that over-the-top ties to ground anchors are used, the following specific requirements (or their equivalent) shall be met:

(a) Over-the-top ties be provided at each of the four corners of the manufactured home, with two additional ties per side at intermediate locations and manufactured homes less than 50 feet long requiring one additional tie per side;

(b) Frame ties be provided at each corner of the manufactured home with five additional ties per side at intermediate points and manufactured homes less than 50 feet long requiring four additional ties per side;

(c) Any additions to the manufactured home be similarly anchored.

(F) Existing Structures

(1) The provisions of this Article do not require any changes or improvements to be made to lawfully existing structures. However, when an improvement is made to a structure in the floodplain, a floodplain development permit is required and the following provisions shall apply.

(2) Any addition, alteration, reconstruction, or improvement of any kind to an existing structure where the costs of which would equal or exceed fifty (50) percent of the pre-improvement market value shall constitute a substantial improvement and shall fully comply with the provisions of this Article.

(3) Any addition, alteration, reconstruction, or improvement of any kind to an existing structure in the floodway shall comply with the provisions of 25-19-22.

(4) Any addition, alteration, reconstruction, or improvement of any kind to an existing structure that will change the compliance requirements of the building shall require applicable documentation including an elevation certificate, floodproofing certificate, or no rise certification

25-19-24 DESIGN AND CONSTRUCTION STANDARDS.

(A) Anchoring. All buildings or structures shall be firmly anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.

(B) Building Materials and Utilities

- (1) All buildings or structures shall be constructed with materials and utility equipment resistant to flood damage. All buildings or structures shall also be constructed by methods and practices that minimize flood and flood-related damages.
- (2) All buildings or structures shall be constructed with electrical, heating, ventilation, plumbing, air conditioning equipment, and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

(C) Drainage. Within Zones AO and AH, adequate drainage paths around structures on slopes shall be required in order to guide floodwaters around and away from proposed structures.

(D) Water Supply and Sanitary Sewer Systems

- (1) All new or replacement water supply and sanitary sewer systems shall be located, designed, and constructed to minimize or eliminate flood damages to such systems and the infiltration of floodwaters into the systems.
- (2) All new or replacement sanitary sewage systems shall be designed to minimize or eliminate discharge from the system into floodwaters.
- (3) On-site waste disposal systems shall be located and designed to avoid impairment to them or contamination from them during flooding.

(E) Other Utilities. All other utilities such as gas, electrical, and other utilities shall be located and constructed to minimize or eliminate flood damage to such utilities and facilities.

(F) Storage of Materials

- (1) The storage or processing of materials that are in time of flooding buoyant, flammable, explosive, or could be injurious to human, animal, or plant life is prohibited.
- (2) The storage of other material or equipment may be allowed if not subject to major damage by floods and firmly anchored to prevent flotation or if readily removable from the area within the time available after flood warning.

(G) Recreational Vehicles

Recreational vehicles to be placed on sites within the floodplain shall:

- (a) Be on site for fewer than 180 consecutive days;
- (b) Be fully licensed and ready for highway use, which shall mean it is on its wheels or jacking system, is attached to the site by only quick-disconnect type utilities and security devices, and no permanently attached additions; or
- (c) Meet the permit requirements and the elevation and anchoring requirements for manufactured homes of this article.

(H) Subdivisions

Subdivision proposals and other proposed new development, including manufactured home parks or subdivisions, shall require assurance that:

- (1) All such proposals are consistent with the need to minimize flood damage;
- (2) All public utilities and facilities such as sewer, gas, electrical, and water systems are located, elevated, and constructed to minimize or eliminate flood damage;
- (3) Adequate drainage is provided so as to reduce exposure to flood hazards; and
- (4) Proposals for development (including proposals for manufactured home parks and subdivisions) of five (5) acres or fifty (50) lots, whichever is less, where base flood elevation data are not available, shall be supported by hydrologic and hydraulic analyses that determine base flood elevations and floodway information. The analyses shall be prepared by a licensed professional engineer in a format required by FEMA for Conditional Letters of Map Revision and a Letters of Map Revision.

25-19-25 NONCONFORMING USE.

(A) A structure or use of a structure or premises that was lawful before the passage or amendment of this Article, but that is not in conformity with the provisions of this Article may be continued subject to the following conditions:

- (1) If such use is discontinued for 12 consecutive months, any future use of the building premises shall conform to this Article. The Utility providers shall notify the floodplain administrator in writing of instances of nonconforming uses where utility services have been discontinued for a period of 12 months.
- (2) Uses or adjuncts thereof that are or become nuisances shall not be entitled to continue as nonconforming uses.

(B) If any nonconforming use or structure is destroyed by any means, including flood, it shall not be reconstructed if the cost is more than 50% of the market value of the structure before the damage occurred except that if it is reconstructed in conformity with the provisions of this Article. This limitation does not include the cost of any alteration to comply with existing state or local health, sanitary, or safety code or regulations or the cost of any alteration of a structure listed on the National Register of Historic Places, provided that the alteration shall not preclude its continued designation.

25-19-26 AMENDMENTS.

The regulations, restrictions, and boundaries of Article 19 may be amended, supplemented, changed or appealed as defined by 25-15-1 through 25-15-10 and 25-15-27.”

Section 2. Section 25-12-11 is now revised and amended to read as follows:

“25-12-11 RESIDENCE, BUILDINGS; EXCEPTIONS.

Anything in any other provision of this Article to the contrary notwithstanding, the restrictions in §25-15-6, 25-15-7 and 25-15-10 of this Chapter shall not apply to a residence use if there is no increase in the number of dwelling units in such residence building unless such use is in a Floodplain Overlay Zone or a Floodplain District.”

Section 3. Section 25-12-12 is now revised and amended to read as follows:

“25-12-12 MANUFACTURED HOMES; EXCEPTION.

Manufactured homes shall comply with the provisions of this Article pertaining to buildings; provided, a manufactured home can be replaced at any time by a more recent model home; provided, further, if the manufactured home is in a Floodplain Overlay Zone or Floodplain District, it shall comply with all of the provisions of Article 19 of this Chapter, as amended, applicable to manufactured homes.”

Section 4. Section 25-12-14 is now revised and amended to read as follows:

“25-12-14 SAME; STRUCTURE; ENLARGEMENT; ALTERATION.

No structure in a Floodplain Overlay Zone which, although lawful immediately prior to the enactment of Article 19 of this Chapter, is not in conformity with all provisions of such Article 19 of this Chapter as amended, may be enlarged or otherwise altered except in conformity with the requirements of such Article as amended; provided, the ground floor of any structure in existence on June 26, 1978, may be enlarged:

- (A) If the enlargement does not exceed 25% or 250 square feet, whichever is greater; and
- (B) If, in addition, the value of the structure after the enlargement does not exceed 150% of the value of the structure before the enlargement.”

Section 5. Section 25-12-13 is now revised and amended as follows:

“25-12-13 FLOODPLAIN OVERLAY ZONE; USES.

Anything in any other provision of this Article to the contrary notwithstanding, a use of any structure or other use of premises in a Floodplain Overlay Zone which existed and was lawful immediately prior to the enactment of Article 19 of this Chapter, and which still existed on November 12, 1979, may be continued even if it was not, and is not, in conformity with all provisions of such Article or amendments thereof; provided, no such use, if discontinued for a period of 1 year, may be re-established. Any use which does not conform to the provisions of Article 19 of this Chapter or any amendment thereof may not be changed to another non-conforming use.”

Section 6. Section 25-15-27 is now revised amended to read as follows:

“25-15-17 FLOODPLAIN OVERLAY ZONE; AMENDMENTS.

- A. The regulations, restrictions, and boundaries set forth in this Article may from time to time be amended, supplemented, changed, or repealed to reflect any and all changes in Federal, State, or Local regulations provided, however, that no such action may be taken until after a public hearing in relation thereto, at which citizens and parties in interest shall have an opportunity to be heard. Notice of the time and place of such hearing shall be published in a newspaper of general circulation in the City of Scottsbluff. At least ten (10) days shall elapse between the date of this publication and the public hearing.
- B. A copy of such Amendment will be provided to the Nebraska Department of Natural Resources and the Federal Emergency Management Agency for review and approval before being adopted.”

Section 7. Section 25-3-22 Floodplain Zoning Jurisdiction is now repealed.

Section 8. Prior Sections 25-19-1 through 25-19-29, 25-12-11, 25-12-12, 25-12-14, 25-12-13 and 25-15-27 are now amended and included in the Scottsbluff Municipal Code, Section 25-3-22 is now repealed, and all other Ordinances and parts of Ordinances in conflict herewith are repealed. Provided, however, this Ordinance shall not be construed to affect any rights, liabilities, duties or causes of action either criminal or civil, existing or actions pending at the time when this Ordinance becomes effective.

Section 9. This Ordinance shall become effective upon its passage, approval as provided by law, and publication shall be in pamphlet form.

PASSED and APPROVED on _____ , 2022.

Mayor

Attest:

City Clerk (Seal)

Approved as to Form:

City Attorney

City of Scottsbluff, Nebraska

Monday, November 7, 2022

Regular Meeting

Item Subdiv.1

Council to discuss and consider action on a Preliminary & Final Plat of Lots 1 & 2, Block 1, Morgan Subdivision, commonly identified as 209 W. 27th Street and authorize the Mayor to sign the Resolution and Contract for Public Improvements.

Staff Contact: Zachary Glaubius, Planning Administrator

Agenda Statement

Item No.

For Meeting of: 11-7-22

AGENDA TITLE: Council to discuss and consider action on the Preliminary and Final Plats of Lots 1 & 2, Block 1, Morgan Subdivision located at 209 W.27th Street.

SUBMITTED BY DEPARTMENT/ORGANIZATION: Development Services

PRESENTATION BY: Zachary Glaubius, Planning Administrator

SUMMARY EXPLANATION: At the 10-10-22 Planning Commission meeting, the P.C. reviewed the preliminary and final plats of Lots 1 & 2, Block 1, Morgan Subdivision, and made a positive recommendation on the approval of the plats (3-2). The existing two lots will be replatted into two different lots with the dedication of right-of-way for a turnaround for Avenue C. With this plat, it was confirmed Avenue C would not continue to 27th Street, and 21-1-18 requires a turnaround (cul de sac) to be dedicated and constructed. The landowner does not intend to develop the northern lot adjoining the cul de sac, and has proposed a contract for public improvements, which would require the infrastructure be built prior to the issuance of a building permit.

BOARD/COMMISSION/STAFF RECOMMENDATION: Positive recommendation on approval

Does this item require the expenditure of funds?

_____yes _____no

Are funds budgeted?

_____yes _____no

If no, comments:

Estimated Amount

Amount Budgeted

Department

Account Description

Approval of funds available

City Finance Director

EXHIBITS

Resolution ☐

Ordinance ☒

Contract ☐

Minutes ☒

Plan/Map ☐

Other (specify) Staff Report

NOTIFICATION LIST: Yes ☐ No ☐ Further Instructions ☐

Please list names and addresses required for notification.

Rev: 12/14/ City Clerk

APPROVAL FOR SUBMITTAL: _____
City Manager

Rev: 12/14/ City Clerk



City of Scottsbluff, Nebraska
Application for a Preliminary Plat Subdivision

Date:			DO NOT WRITE IN THIS BLOCK	
Address (Location): 209 West 27th Street			Permit Number:	
Applicant's Name Morgan Rentals LLC			Plat Approved Denied	
Applicant's Address: BOX 2869			Date Issued:	
City: Dillon	State: CO	Zip: 80435	Comp. Plan Land Use:	Zone:
Telephone: 970-485-2684	Mobile:	Email: morganmntn@gmail.com	Attached: Plot Plan Legal Description (In Word) \$100.00 filing fee \$3.00 per property owner within 300-feet Receipt # _____	
Property Owner: same				
Property Owner's Address:				
City:	State:	Zip:		
Telephone:	Mobile:	Email:		
Engineer or Surveyor: MC Schaff & Associates			Total Acreage: 129,984 sq. ft. 2.98 Acres	
Engineer or Surveyor Address: 818 S. Beltline Highway E			Proposed number of lots: 8	
City: Scottsbluff	State: NE	Zip: 69361	Present Use of Property: C-2 & R-1A	
Telephone: 308-635-1926	Mobile:	Email:	Proposed Use of Property: C-2, R-1A	
Location of property: West of Walgreens, N of 27th St. Between Ave B & Ave D			Present Zoning: R1-A-Single Family Medium Density	
Please provide the following: Copy of Preliminary Plan (showing future & current property lines, fence lines, irrigation canals, future street widths, dimensions, existing structures, proposed structures, easements, etc...) Legal Description on a CD/Disk (in Word) \$100.00 filing fee Proof of Ownership of Property (See 21-1-50, Title Insurance, Attorney's opinion, Certificate of registered abstracter)				
The undersigned, hereby certify that he/she is familiar with all the requirements of Ordinance No. 3410 and amendments thereto, establishing minimum subdivision design standards to be installed by the subdivision and that he/she has caused said preliminary plat and plan to be prepared. He/she certifies that all requirements of Ordinance No. 3410 and amendments there to have been met and submits this application for approval subject to the requirements of said ordinance. I have also read and am familiar with the City Ordinances and will comply with these requirements; and that the statements herein contained are true and correct to the best of my knowledge and belief.				
Applicant's Signature: <i>K E Morgan</i>			Date: 8-18-2022	
Remarks: (Insert here any information not covered above)				

Development Services Department

2525 Circle Drive, Scottsbluff, NE 69361

(308) 630-6243



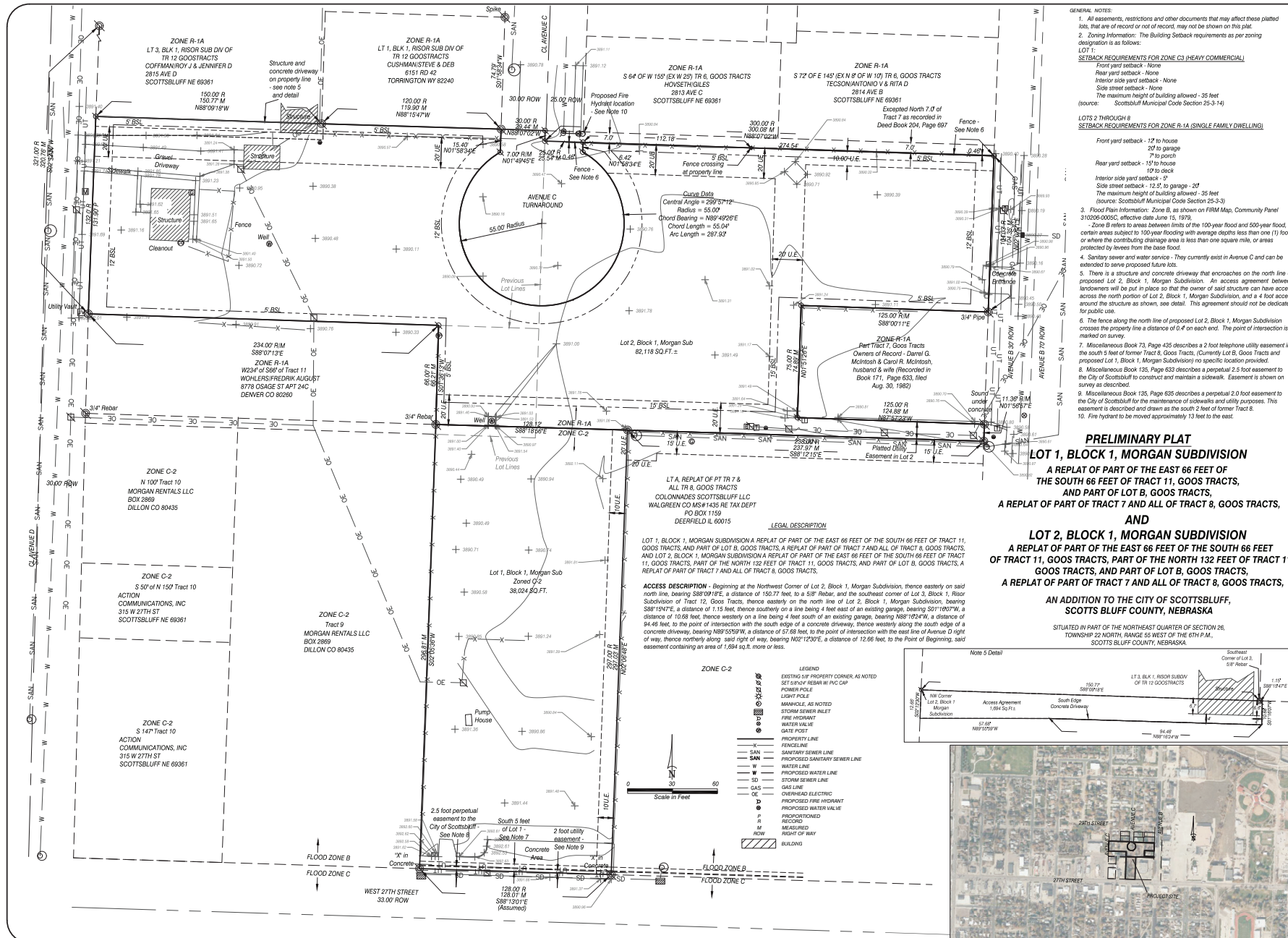
City of Scottsbluff, Nebraska Application for a Final Plat Subdivision

Date:			DO NOT WRITE IN THIS BLOCK	
Address (Location): 209 West 27th Street			Permit Number:	
Applicant's Name Morgan Rentals LLC			Plat Approved Denied	
Applicant's Address: BOX 2869			Date Issued:	
City: Dillon	State: CO	Zip: 80435	Comp. Plan Land Use:	Zone:
Telephone: 970-485-2684	Mobile:	Email: morganmtn@gmail.com	Attached: Final Plat Legal Description (in Word) \$100.00 filing fee Letter of transmittal Receipt # _____	
Property Owner: same				
Property Owner's Address:				
City:	State:	Zip:		
Telephone:	Mobile:	Email:		
Engineer or Surveyor: MC Schaff & Associates			Total Acreage: 34,024 sq. ft.	
Engineer or Surveyor Address: 818 S. Beltline Highway E			Proposed number of lots: 1	
City: Scottsbluff	State: NE	Zip: 69341	Present Use of Property: C-2, Neighborhood Comm,	
Telephone: 308-635-1926	Mobile:	Email: dsullivan@mcschaff.com	Proposed Use of Property: C-2, Neighborhood Comm,	
Location of property: West of Walgreens, N of 27th St. between Ave. B & Ave D.			Present Zoning: C-2, Neighborhood Comm.	
Please provide the following: Copy of Final Plat (Mylar and 3.5" diskette or CD-ROM in AutoCAD format) Copy of Preliminary Plat (showing future & current property lines, fence lines, irrigation canals, future street widths, dimensions, existing structures, proposed structures, easements, etc..) Legal Description on a CD/Disk (in Word) \$100.00 filing fee (if not submitted with approval of Preliminary Plat) Letter of transmittal				
The undersigned, hereby certify that he/she is familiar with all the requirements of Ordinance No. 3410 and amendments thereto, establishing minimum subdivision design standards to be installed by the subdivision and that he/she has caused said preliminary plat and plan to be prepared. He/she certifies that all requirements of Ordinance No. 3410 and amendments there to have been met and submits this application for approval subject to the requirements of said ordinance. I have also read and am familiar with the City Ordinances and will comply with these requirements; and that the statements herein contained are true and correct to the best of my knowledge and belief.				
Applicant's Signature: <i>Judy Morgan</i>			Date: <i>8-18-2022</i>	
Remarks: (Insert here any information not covered above)				

Development Services Department

2525 Circle Drive, Scottsbluff, NE 69361

(308) 630-6243



- GENERAL NOTES:
- All easements, restrictions and other documents that may affect these platted lots, that are of record or not of record, may not be shown on this plat.
 - Zoning Information: The Building Setback requirements as per zoning designation is as follows:
 LOT 1:
SETBACK REQUIREMENTS FOR ZONE C3 (HEAVY COMMERCIAL)
 Front yard setback - None
 Rear yard setback - None
 Interior side yard setback - None
 Side street setback - None
 The maximum height of building allowed - 35 feet
 (source: Scottsbluff Municipal Code Section 25-3-14)
 LOT 2 THROUGH 8:
SETBACK REQUIREMENTS FOR ZONE R-1A (SINGLE FAMILY DWELLING)
 Front yard setback - 12' to house
 20' to garage
 7' to porch
 Rear yard setback - 10' to house
 10' to deck
 Interior side yard setback - 5'
 Side street setback - 12.5' to garage - 20'
 The maximum height of building allowed - 35 feet
 (source: Scottsbluff Municipal Code Section 25-3-3)
 - Flood Plain Information: Zone B, as shown on FRM Map, Community Panel 31005-000C, effective date June 15, 1975.
 - Zone B refers to areas between limits of the 100-year flood and 500-year flood, or certain areas subject to 100-year flooding with average depths less than one (1) foot, or where the flood damage area is less than one square mile, or areas protected by levees from the base flood.
 - Sanitary sewer and water service - They currently exist in Avenue C and can be extended to serve proposed future lots.
 - There is a structure and concrete driveway that encroaches on the north line of proposed Lot 2, Block 1, Morgan Subdivision. An access agreement between landowners will be put in place so that the owner of said structure can have access across the north portion of Lot 2, Block 1, Morgan Subdivision, and a 4' foot access around the structure as shown, see detail. This agreement should not be dedicated for public use.
 - The fence along the north line of proposed Lot 2, Block 1, Morgan Subdivision crosses the property line a distance of 0.4' on each end. The point of intersection is marked on survey.
 - Miscellaneous Book 73, Page 425 describes a 2 foot telephone utility easement in the south 5 feet of former Tract 8, Goos Tracts, (Currently Lot 8, Goos Tracts and proposed Lot 1, Block 1, Morgan Subdivision) no specific location provided.
 - Miscellaneous Book 135, Page 633 describes a perpetual 2.0 foot easement to the City of Scottsbluff to construct and maintain a sidewalk. Easement is shown on survey as described.
 - Miscellaneous Book 135, Page 635 describes a perpetual 2.0 foot easement to the City of Scottsbluff for the maintenance of sidewalks and utility purposes. This easement is described and drawn as the south 2 feet of former Tract 8.
 - Fire hydrant to be moved approximately 13 feet to the east.

PRELIMINARY PLAT
LOT 1, BLOCK 1, MORGAN SUBDIVISION
 A REPLAT OF PART OF THE EAST 66 FEET OF THE SOUTH 66 FEET OF TRACT 11, GOOS TRACTS, AND PART OF LOT 8, GOOS TRACTS, AND PART OF LOT 7 AND ALL OF TRACT 8, GOOS TRACTS, AND
LOT 2, BLOCK 1, MORGAN SUBDIVISION
 A REPLAT OF PART OF THE EAST 66 FEET OF THE SOUTH 66 FEET OF TRACT 11, GOOS TRACTS, PART OF THE NORTH 132 FEET OF TRACT 11, GOOS TRACTS, AND PART OF LOT 8, GOOS TRACTS, A REPLAT OF PART OF TRACT 7 AND ALL OF TRACT 8, GOOS TRACTS, AND
 AN ADDITION TO THE CITY OF SCOTTSBLUFF, NEBRASKA
 SITUATED IN PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.

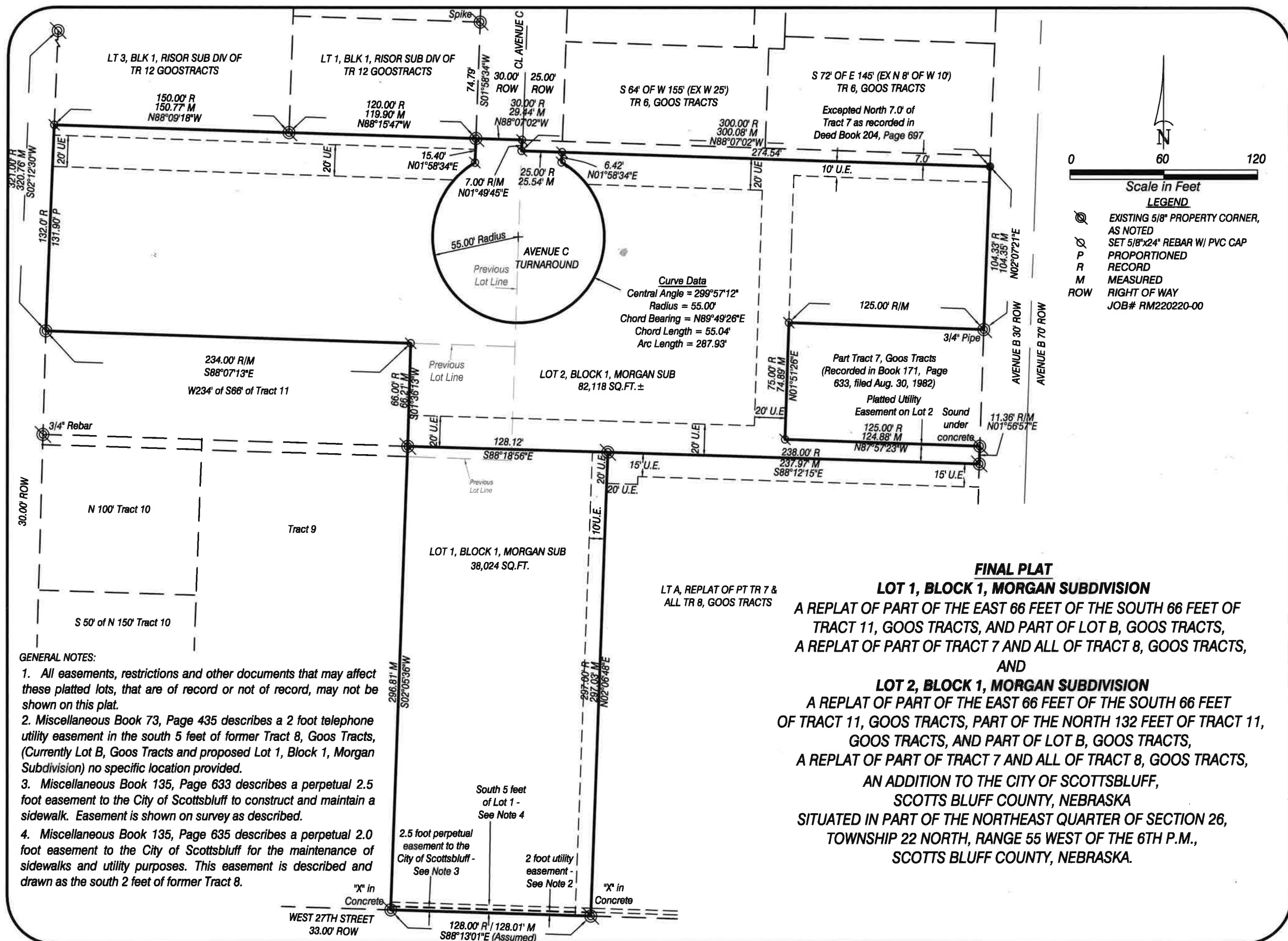
M. C. SCHAFF & ASSOCIATES, INC.
 818 SOUTH BELTLINE HIGHWAY EAST
 SCOTTSBLUFF, NEBRASKA 69361
 ENGINEERS ♦ PLANNERS ♦ DESIGNERS ♦ LAND SURVEYORS
 PH: 308-635-1926 FAX: 308-635-7807 INTERNET: WWW.MCSCHAFF.COM

PROJECT: PROPOSED PRELIMINARY PLAT OF LOTS 1 & 2, BLK. 1, BLOCK 1, MORGAN SUB. SCOTTSBLUFF, NEBRASKA
CLIENT: MORGAN RENTALS, LLC

PROJECT NUMBER: RM220220-00
PROJECT DATE: AUGUST 11, 2022
PROJECT MGR: DJS
PROJECT TEAM: DB-TD

9-29-22 ENCROACHMENT
9-06-22 EASEMENT
DATE CITY COMMENTS
REVISION

SHEET 1 OF 1
PRE-1



OWNER'S STATEMENT

We, the undersigned, being the owners of the North 132 feet of Tract 11, Goos Tracts, the East 66 feet of the South 66 feet of Tract 11, Goos Tracts, and part of Lot B, Goos Tracts, a replat of part of Tract 7 and all of Tract 8, Goos Tracts, an addition to the City of Scottsbluff, Scotts Bluff County, Nebraska situated in part of the Northeast Quarter of Section 26, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska as described in the foregoing 'Surveyor's Certificate' and shown on the accompanying plat have caused such real estate to be platted as LOT 1, BLOCK 1, MORGAN SUBDIVISION, A REPLAT OF PART OF THE EAST 66 FEET OF THE SOUTH 66 FEET OF TRACT 11, GOOS TRACTS, AND PART OF LOT B, GOOS TRACTS, A REPLAT OF PART OF TRACT 7 AND ALL OF TRACT 8, GOOS TRACTS, AND LOT 2, BLOCK 1, MORGAN SUBDIVISION A REPLAT OF PART OF THE EAST 66 FEET OF THE SOUTH 66 FEET OF TRACT 11, GOOS TRACTS, PART OF THE NORTH 132 FEET OF TRACT 11, GOOS TRACTS, AND PART OF LOT B, GOOS TRACTS, A REPLAT OF PART OF TRACT 7 AND ALL OF TRACT 8, GOOS TRACTS, AN ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA SITUATED IN PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA

That the foregoing plat is made with the free consent and in accordance with the desires of the undersigned owners. We hereby dedicate the streets and easements shown on this survey for the use and benefit of the public. Dated this 25 day of October, 2022.

Owners:

Vernon E. Morgan
By: Vernon E. Morgan, Husband

Judy Morgan
By: Judy Morgan, Wife

LOTS 1 & 2, BLOCK 1,
MORGAN SUBDIVISION,
SCOTTSBLUFF, NEBRASKA
SHEET 2 OF 3
JOB# RM220220-00

ACKNOWLEDGEMENT

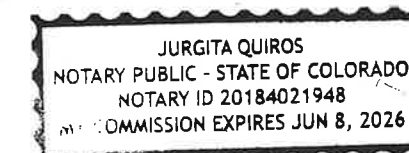
STATE OF Colorado
COUNTY OF Summit

Before me, a Notary Public, qualified and acting in said County, personally came Vernon E. Morgan, Husband, to me known to be the identical person whose signature is affixed to the foregoing 'Owner's Statement' and acknowledged the execution thereof to be his voluntary act and deed.

WITNESS MY HAND AND SEAL THIS 25 DAY OF October, 2022.

Jurgita Quiros
Notary Public

My Commission Expires 6-8-26



ACKNOWLEDGEMENT

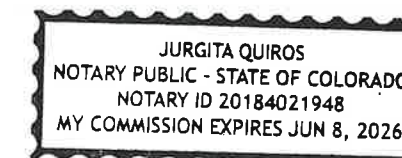
STATE OF Colorado
COUNTY OF Summit

Before me, a Notary Public, qualified and acting in said County, personally came Judy Morgan, Wife, to me known to be the identical person whose signature is affixed to the foregoing 'Owner's Statement' and acknowledged the execution thereof to be her voluntary act and deed.

WITNESS MY HAND AND SEAL THIS 25 DAY OF October, 2022.

Jurgita Quiros
Notary Public

My Commission Expires 6-8-26



SURVEYOR'S CERTIFICATE

I, Dennis P. Sullivan, a Nebraska Registered Land Surveyor, hereby certify that I, or under my direct supervision, have surveyed and prepared a plat of LOT 1, BLOCK 1, MORGAN SUBDIVISION A REPLAT OF PART OF THE EAST 66 FEET OF THE SOUTH 66 FEET OF TRACT 11, GOOS TRACTS, AND PART OF LOT B, GOOS TRACTS, A REPLAT OF PART OF TRACT 7 AND ALL OF TRACT 8, GOOS TRACTS, AND LOT 2, BLOCK 1, MORGAN SUBDIVISION A REPLAT OF PART OF THE EAST 66 FEET OF THE SOUTH 66 FEET OF TRACT 11, GOOS TRACTS, PART OF THE NORTH 132 FEET OF TRACT 11, GOOS TRACTS, AND PART OF LOT B, GOOS TRACTS, A REPLAT OF PART OF TRACT 7 AND ALL OF TRACT 8, GOOS TRACTS, AN ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA SITUATED IN PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA more particularly described as follows,

BEGINNING AT THE SOUTHEAST CORNER OF TRACT 9, GOOS TRACTS, THENCE EASTERLY ON THE NORTH RIGHT OF WAY LINE OF 27TH STREET, ON AN ASSUMED BEARING OF S88°13'01"E, A DISTANCE OF 128.01 FEET, TO THE POINT OF INTERSECTION WITH THE SOUTHWEST CORNER OF LOT A, GOOS TRACTS, THENCE BEARING N02°06'48"E, ON THE WEST LINE OF SAID LOT A, A DISTANCE OF 297.03 FEET, TO THE POINT OF INTERSECTION WITH THE NORTHWEST CORNER OF LOT A, GOOS TRACTS, THENCE BEARING S88°12'15"E, ON THE NORTH LINE OF SAID LOT A, A DISTANCE OF 237.97 FEET, TO THE POINT OF INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF AVENUE B, THENCE BEARING N01°56'57"E, ON THE WEST RIGHT OF WAY LINE OF AVENUE B, A DISTANCE OF 11.36 FEET, TO THE POINT OF INTERSECTION WITH THE SOUTHEAST CORNER OF A TRACT OF LAND AS DESCRIBED IN DEED BOOK 171, PAGE 633, THENCE BEARING N87°57'23"W, ON THE SOUTH LINE OF SAID REFERENCED TRACT OF LAND, A DISTANCE OF 124.88 FEET, TO THE POINT OF INTERSECTION WITH THE SOUTHWEST CORNER OF SAID REFERENCED TRACT OF LAND, THENCE BEARING N01°51'26"E, ON THE WEST LINE OF SAID REFERENCED TRACT OF LAND, A DISTANCE OF 74.89 FEET, TO THE POINT OF INTERSECTION WITH THE NORTHWEST CORNER OF SAID REFERENCED TRACT OF LAND, THENCE BEARING S88°00'11"E, ON THE NORTH LINE OF SAID REFERENCED TRACT OF LAND, A DISTANCE OF 125.00 FEET, TO THE POINT OF INTERSECTION WITH THE WEST LINE OF AVENUE B, THENCE BEARING N02°07'21"E, ON THE WEST LINE OF AVENUE B, A DISTANCE OF 104.35 FEET, THENCE BEARING N88°07'02"W, ON A LINE BEING 7.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF TRACT 7, GOOS TRACTS, A DISTANCE OF 300.08 FEET, TO THE POINT OF INTERSECTION WITH THE WEST LINE OF SAID TRACT 7, GOOS TRACTS, THENCE BEARING N01°49'45"E, ON THE WEST LINE OF SAID TRACT 7, GOOS TRACTS, A DISTANCE OF 7.00 FEET, TO THE NORTHWEST CORNER OF SAID TRACT 7, GOOS TRACTS, THENCE BEARING N88°07'02"W, ON THE NORTH LINE OF TRACT 11, GOOS TRACTS, A DISTANCE OF 29.44 FEET, TO THE POINT OF INTERSECTION WITH THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, RISOR SUBDIVISION OF TRACT 12, GOOS TRACTS, THENCE BEARING N88°15'47"W, ON THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 119.90 FEET, TO THE POINT OF INTERSECTION WITH THE SOUTHEAST CORNER OF LOT 3, BLOCK 1, RISOR SUBDIVISION OF TRACT 12, GOOS TRACTS, THENCE BEARING N88°09'18"W, ON THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 150.77 FEET, TO THE POINT OF INTERSECTION WITH THE EAST LINE OF AVENUE D, THENCE BEARING S02°12'30"W, ON THE EAST RIGHT OF WAY LINE OF AVENUE D, A DISTANCE OF 131.90 FEET, TO THE POINT OF INTERSECTION WITH THE NORTHWEST CORNER OF THE WEST 234 FEET OF THE SOUTH 66 FEET OF TRACT 11, GOOS TRACTS, THENCE BEARING S88°07'13"E, ON THE NORTH LINE OF THE WEST 234 FEET OF THE SOUTH 66 FEET OF TRACT 11, GOOS TRACTS, A DISTANCE OF 234.00 FEET, TO THE POINT OF INTERSECTION WITH THE NORTHEAST CORNER OF THE WEST 234 FEET OF THE SOUTH 66 FEET OF TRACT 11, GOOS TRACTS, THENCE BEARING S01°36'13"W, ON THE EAST LINE OF THE WEST 234 FEET OF THE SOUTH 66 FEET OF TRACT 11, GOOS TRACTS, A DISTANCE OF 66.21 FEET, TO THE POINT OF INTERSECTION WITH THE NORTHEAST CORNER OF TRACT 9, GOOS TRACTS, THENCE BEARING S02°05'36"W, ON THE EAST LINE OF SAID TRACT 9, GOOS TRACTS, A DISTANCE OF 296.81 FEET, TO THE POINT OF BEGINNING, SAID TRACT CONTAINING AN AREA OF 2.98 ACRES, MORE OR LESS.

LOT 1 & 2, BLOCK 1,
MORGAN SUBDIVISION,
SCOTTSBLUFF, NEBRASKA
SHEET 3 OF 3
JOB# RM220220-00

SURVEYOR'S CERTIFICATE (continued)

That the accompanying plat is a true delineation of such survey drawn to a scale of 60 feet to the inch. That all dimensions are in feet and decimals. That each lot and block has its own number and that the boundary of the plat is shown with a heavy solid line with dashed lines being for orientation purposes only. That all corners found or set are marked as shown.

WITNESS MY HAND AND SEAL THIS 19th DAY OF October, 2022.
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.


Dennis P. Sullivan, Nebraska Registered Land Surveyor, L. S. 562



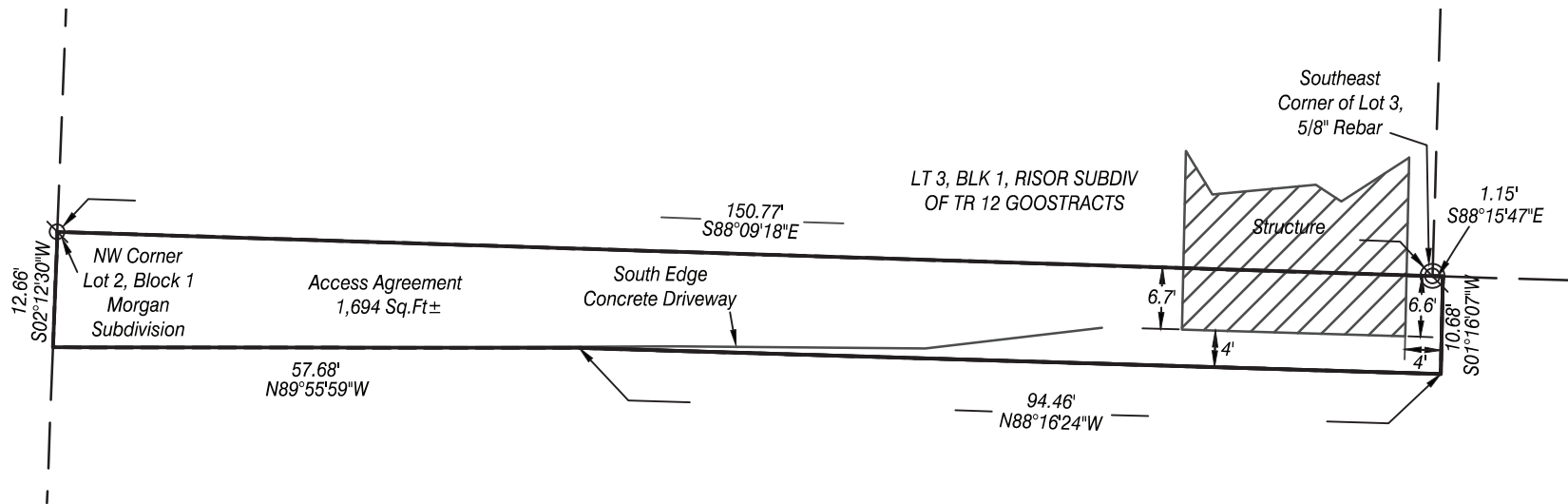
APPROVAL AND ACCEPTANCE

The foregoing plat of LOT 1, BLOCK 1, MORGAN SUBDIVISION A REPLAT OF PART OF THE EAST 66 FEET OF THE SOUTH 66 FEET OF TRACT 11, GOOS TRACTS, AND PART OF LOT B, GOOS TRACTS, A REPLAT OF PART OF TRACT 7 AND ALL OF TRACT 8, GOOS TRACTS, AND LOT 2, BLOCK 1, MORGAN SUBDIVISION A REPLAT OF PART OF THE EAST 66 FEET OF THE SOUTH 66 FEET OF TRACT 11, GOOS TRACTS, PART OF THE NORTH 132 FEET OF TRACT 11, GOOS TRACTS, AND PART OF LOT B, GOOS TRACTS, A REPLAT OF PART OF TRACT 7 AND ALL OF TRACT 8, GOOS TRACTS, AN ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA SITUATED IN PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA is hereby approved by the Mayor and City Council of the City of Scottsbluff, Scotts Bluff County, Nebraska, by resolution duly passed

this _____ day of _____, 2022.

ATTEST: _____
City Clerk

Mayor: Jeanne McKerrigan



CONTRACT FOR PUBLIC IMPROVEMENTS

This contract is made this 27 day of September 2022, between City of Scottsbluff, Nebraska, a Municipal Corporation, hereafter called "City", and Morgan Rentals, LLC, a Nebraska Limited Liability Company, hereafter called "Owner".

RECITALS

1. Morgan Rentals, LLC owns real estate described as follows:

Lot 2, Block 1, Morgan Subdivision, a Replat of part of the East 66 feet of the south 66 feet of Tract 11, Goos Tracts, Part of the North 132 feet of Tract 11, Goos Tracts, and Part of Lot B, Goos Tracts, a Replat of Part of Tract 7 and all of Tract 8, Goos Tracts, an addition to the City of Scottsbluff, Scotts Bluff County, Nebraska.

This real estate will hereafter be called Morgan Rentals, LLC

2. Certain improvements in the area which are required by the Scottsbluff Municipal Code to be constructed by the property owner have not been constructed. The parties desire to memorialize their agreement with respect to the construction of these improvements. For that purpose, Owner desires to bind itself and its successors in interest to construct the improvements in accordance with the Scottsbluff Municipal Code as hereinafter provided.

AGREEMENTS OF THE PARTIES

In consideration of the mutual promises of the parties, it is agreed as follows:

3. Owner does not intend at this time to develop Lot 2, Block 1, Morgan Subdivision. The City has advised Owner that no building permits will be allowed or approved concerning Lot 2, Block 1, Morgan Subdivision, until such time as the Avenue C cul-de-sac, curb, gutter, and sidewalk are built on Lot 2, Block 1, Morgan Subdivision, as shown in the Preliminary Plat and Final Plat. The cost of these improvement shall be paid by Owner or the Owner's successor in interest.

4. All improvements described in this agreement shall be constructed in accordance with plans and specifications approved by the City and in accordance with all ordinances and codes adopted by the City. All the improvements shall become the property of the City immediately upon acceptance of the improvements by the City Council. Owner warrants such improvements for a period of one year from the date of the acceptance of the improvements.

5. To secure the obligation of Owner, or the Owner's successor in interest, to construct the improvements described herein, Owner shall grant to City a lien on the property by a recorded

Deed of Trust reflecting and referring to the agreement set forth herein, which shall be filed with the Register of Deeds and become a first lien on the property. The Deed of Trust shall be released upon posting a bond or letter of credit for the full value of the construction costs of the improvements, or upon completion and payment of the improvements by Owner, or Owner's successor, in compliance with the City Codes and Building Standards.

6. Owner, for itself and on behalf of all future grantees and owners, covenants and agrees to participate in and not object to the creation of any special improvement districts that may be subsequently created to construct and improve Lot 2, Block 1, Morgan Subdivision. It is the intent of Owner that this paragraph bind all future grantees, heirs and owners and that this covenant and contract runs with the land as it touches and concerns the development of Lot 2, Block 1, Morgan Subdivision. Owner further agrees that all future transfers or conveyances of lots within Lot 2, Block 1, Morgan Subdivision shall be subject to and conditioned upon a provision in the deed or conveying document that the grantee or new owner will participate in and not object to the creation of any special improvement districts that may be subsequently created to construct and improve Lot 2, Block 1, Morgan Subdivision. This paragraph and the covenants herein will not be deemed a waiver of Owner's, grantee's or lot owner's right to contest the extent to which it is benefitted by such special improvement district, or to contest the amount of any assessments levied against the Owner's, grantee's or lot owner's property.

8. This contract shall run with the land and shall bind, in addition to the parties, the successors and assigns of the respective parties.

9. The parties agree to execute a Memorandum of Contract suitable for filing in the Office of the Register of Deeds of Scotts Bluff County, Nebraska, to give notice of the fact that this Contract has been executed. Owner shall reimburse the City for the costs of filing this Memorandum of Contract.

IN WITNESS WHEREOF, the parties have set their hands the day and year first herein written.

CITY OF SCOTTSBLUFF, NEBRASKA

Mayor

Dated _____

Attest:

City Clerk

MORGAN RENTALS, LLC
Owner

Seal

By *V E Morgan*
Vernon Morgan, Managing Member

Dated *September 27, 2022*

City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: September 30, 2022 For Hearing of: October 10, 2022



I. GENERAL INFORMATION

A. Applicant: Morgan Rentals, LLC
PO Box 2869
Dillon, CO 80435

B. Property
Owner: Same as Applicant

C. Proposal: Preliminary and Final Plats of Lots 1-7, Block 1, Morgan Subdivision

D. Legal Description: Lot 1, Block 1, Morgan Subdivision, A replat of Part of the East 66 Feet of the South 66 Feet of Tract 11, Goos Tracts, and Part of Lot B, Goos Tracts, a Repalat of Part of Tract 7 and All of Tract 8, Goos Tracts, and Lot 2, Block 1, Morgan Subdivision, a Replat of Pat of the East 66 Feet of the South 66 Feet of Tract 11, Goos Tracts, Part of the North 132 Feet of Tract 11, Goos Tracts, and Part of Lot B, Goos Tracts, a Replat of Part of Tract 7 and All of Tract 8 Goos Tracts.

E. Location: 209 W. 27th Street - northwest of the intersection of Avenue B and W. 27th Street (north and west of Walgreens).

F. Existing Zoning & Land Use: C-2 Neighborhood and Retail Commercial | R-1A Single Family Residential

G. Future Land Use Designation: Northwest Commercial & Residential

H. Size of Site: Approximately 120,142 square feet

II. BACKGROUND INFORMATION

A. General Neighborhood/Area Land Uses and Zoning:

Direction From Subject Site	Future Land Use Designation	Current Zoning Designation	Surrounding Development
North	Residential	R-1A Single Family Residential	Single Family Detached Dwellings
East	Northwest Commercial	C-2 Neighborhood and Retail Commercial	Commercial Buildings
South	Northwest Commercial	C-2 Neighborhood and Retail Commercial	Commercial Buildings

West	Northwest Commercial & Residential	C-2 Neighborhood and Retail Commercial & R-1A Single Family Residential	Commercial Buildings
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B. Relevant Case History

1. N.A.

III. ANALYSIS

A. Comprehensive Plan: The Future Land Use Map of the Comprehensive Plan currently shows the northern and southern parts of the subdivision as Northwest Commercial. The western part of the subdivision is shown as residential.

B. Traffic & Access:

1. Lot 1 is accessible via 27th Street.
2. Lot 2 is accessible via Avenue B, Avenue C, and Avenue D.
3. Lots 1 and 2 are served by water and sewer via 27th Street, Avenue B, Avenue C, and Avenue D.
4. A cul de sac for Avenue C will be dedicated with this subdivision.

IV. STAFF COMMENTS

- A. As the property owner is selling Lot 1 and there will be no access to 27th Street from Avenue C, 21-1-18 requires a turnaround to be dedicated and constructed.
- B. There is an existing structure located in the northwest corner of the property which crosses the property line. The two property owners have agreed to a private easement to allow for the continued use of the structure.
- C. No zoning changes were submitted.

V. FINDINGS OF FACT

A. Findings of Fact to Recommend Its Approval May Include:

1. The preliminary and final plat will bring the land into conformance with Chapter 21 of the Municipal Code by properly subdividing the land.
2. The proposed lots and use are consistent with the surrounding neighborhood.
3. The C-3 District does not require a minimum lot size.
4. The situation pertaining to the structure crossing a property line has been addressed.

B. Findings of Fact to Not Recommend Approval May Include:

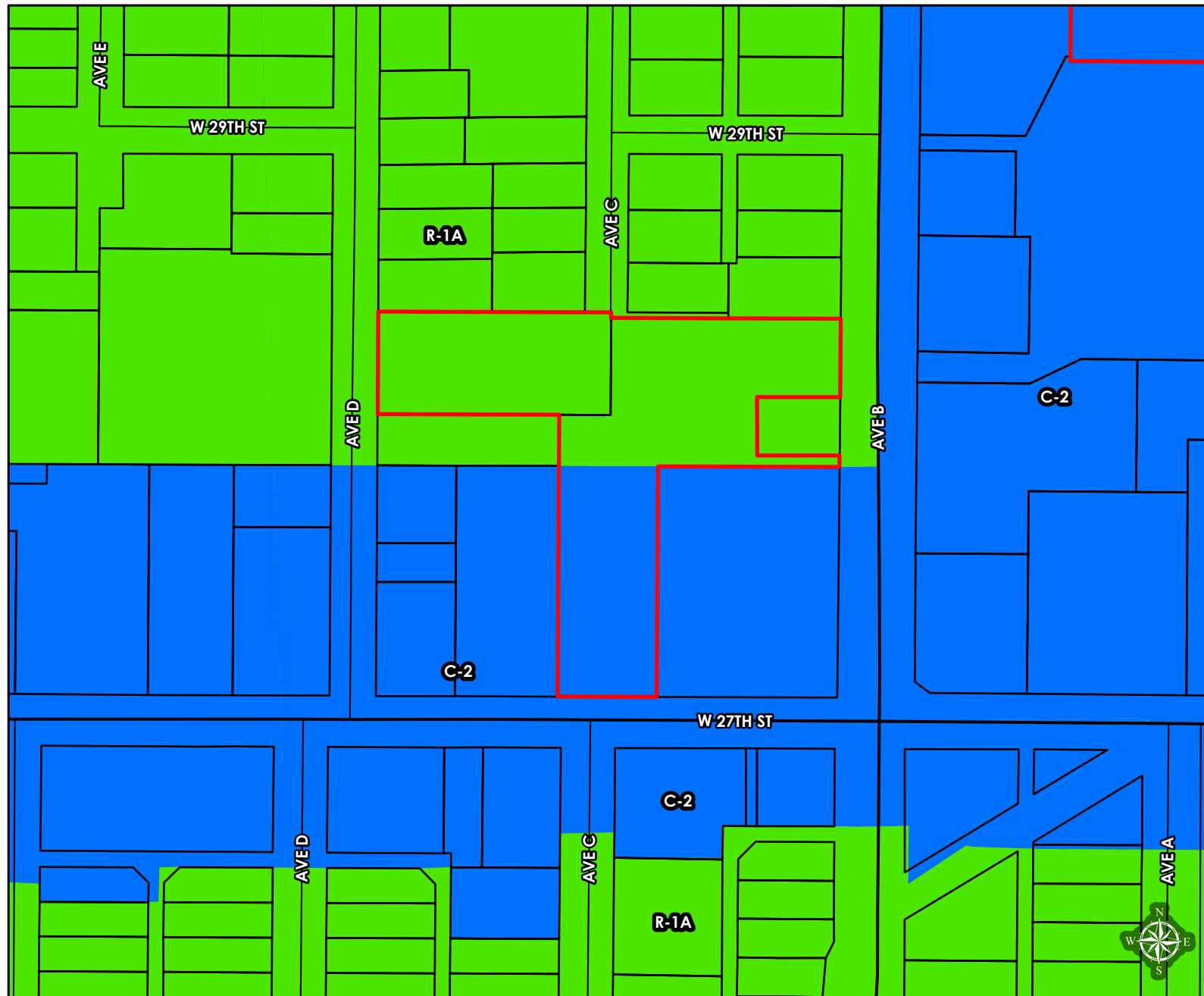
1. None

VI. STAFF RECOMMENDATION

- A. Staff recommends Planning Commission recommend the approval of the Preliminary and Final Plat of Lots 1 and 2, Block 1, Morgan Subdivision, to City Council.

Plat of Parcel 010122664 and surrounding area

Zoning Overview



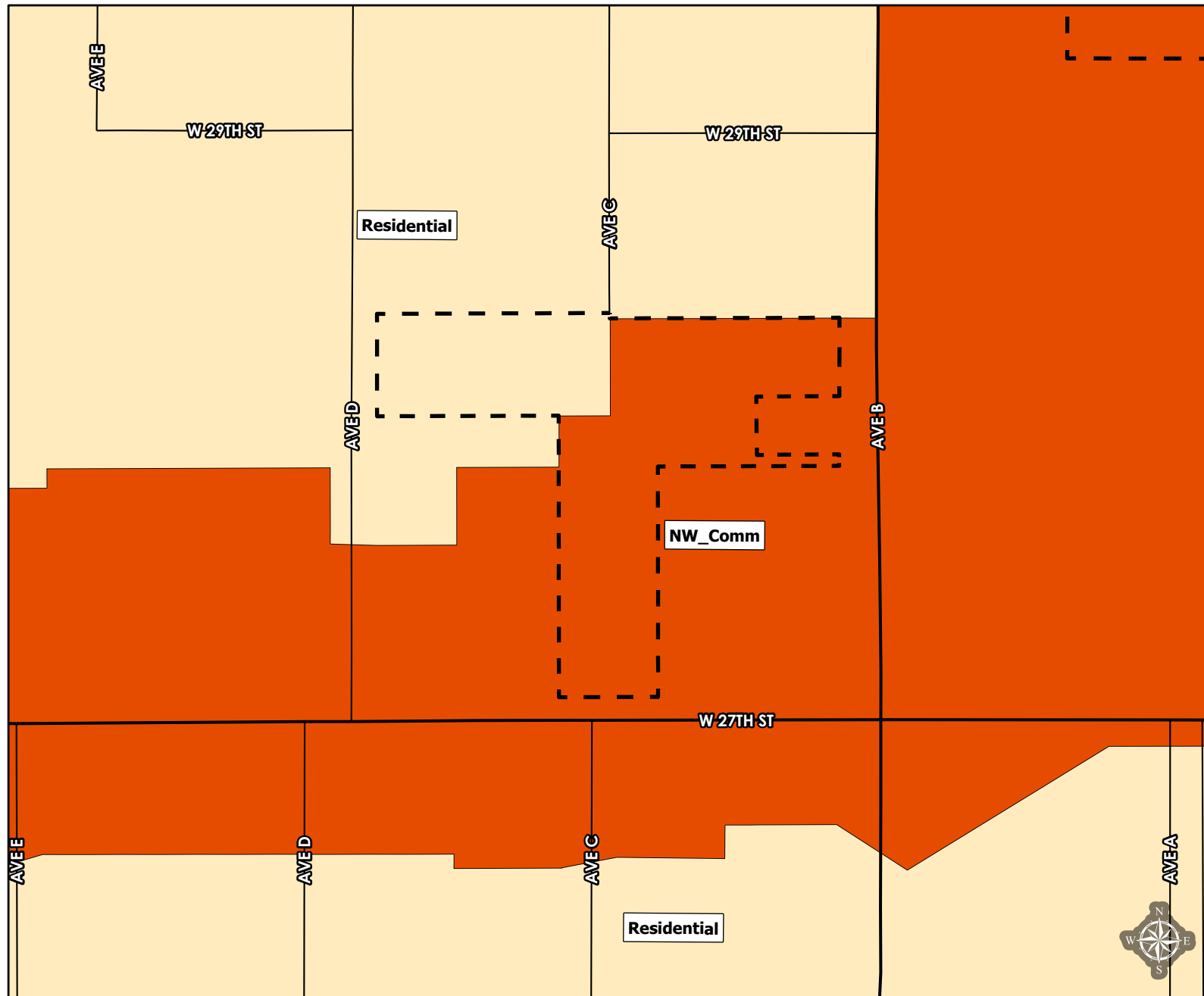
- Parcels
- Proposed Changes
- Street Centerlines**
 - Highway
 - Main Road
 - Residential/Rural
- Official City Zoning**
 - (A) Agriculture
 - (AR) Agriculture Residential
 - (C-1) Central Business District
 - (C-2) Neighborhood Commercial
 - (C-3) Heavy Commercial
 - (M-1) Light Manufacturing & Industrial
 - (M-2) Heavy Manufacturing and Industrial
 - (O-P) Office and Professional
 - (PBC) Planned Business Center
 - (R-1) Single Family
 - (R-1A) Single Family Medium Density
 - (R-1B) Rural Residential Estate
 - (R-4) Heavy Density Multiple Family
 - (R-6) Mobile Home

Taylor Stephens
City of Scottsbluff GIS
Created on 8/15/2022
Coordinate System: NAD 1983 (2011)
StatePlane Nebraska FIPS 2600 Feet
Lambert Conformal Conic

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

Plat of Parcel 010122664

and surrounding area



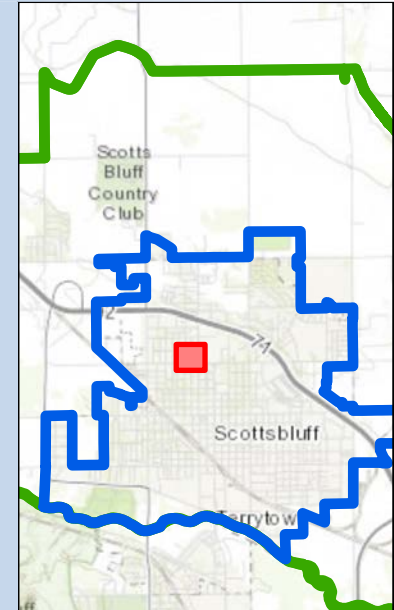
- Proposed Changes
- 2016 Comp. Plan Land Use**
- Automobile Commercial
 - Avenue B and Hospital Campus
 - Central Business District
 - East Overland
 - Highway 26 Commercial
 - Northwest Commercial
 - Residential
 - Rural
 - Rural Residential
 - SE Industrial and Commercial
 - South Broadway
 - WNCC and Surrounding Area
- Street Centerlines**
- Highway
 - Main Road
 - Residential/Rural
- 2016 Comp. Plan Development**
- LTD (10 - 20 yrs)
 - NTD (Less than 5 yrs)
 - STD (5 - 10 yrs)

Taylor Stephens
City of Scottsbluff GIS
Created on 8/15/2022
Coordinate System: NAD 1983 (2011)
StatePlane Nebraska FIPS 2600 Feet
Lambert Conformal Conic

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Plat of Parcel 010122664 and surrounding area

Aerial Overview



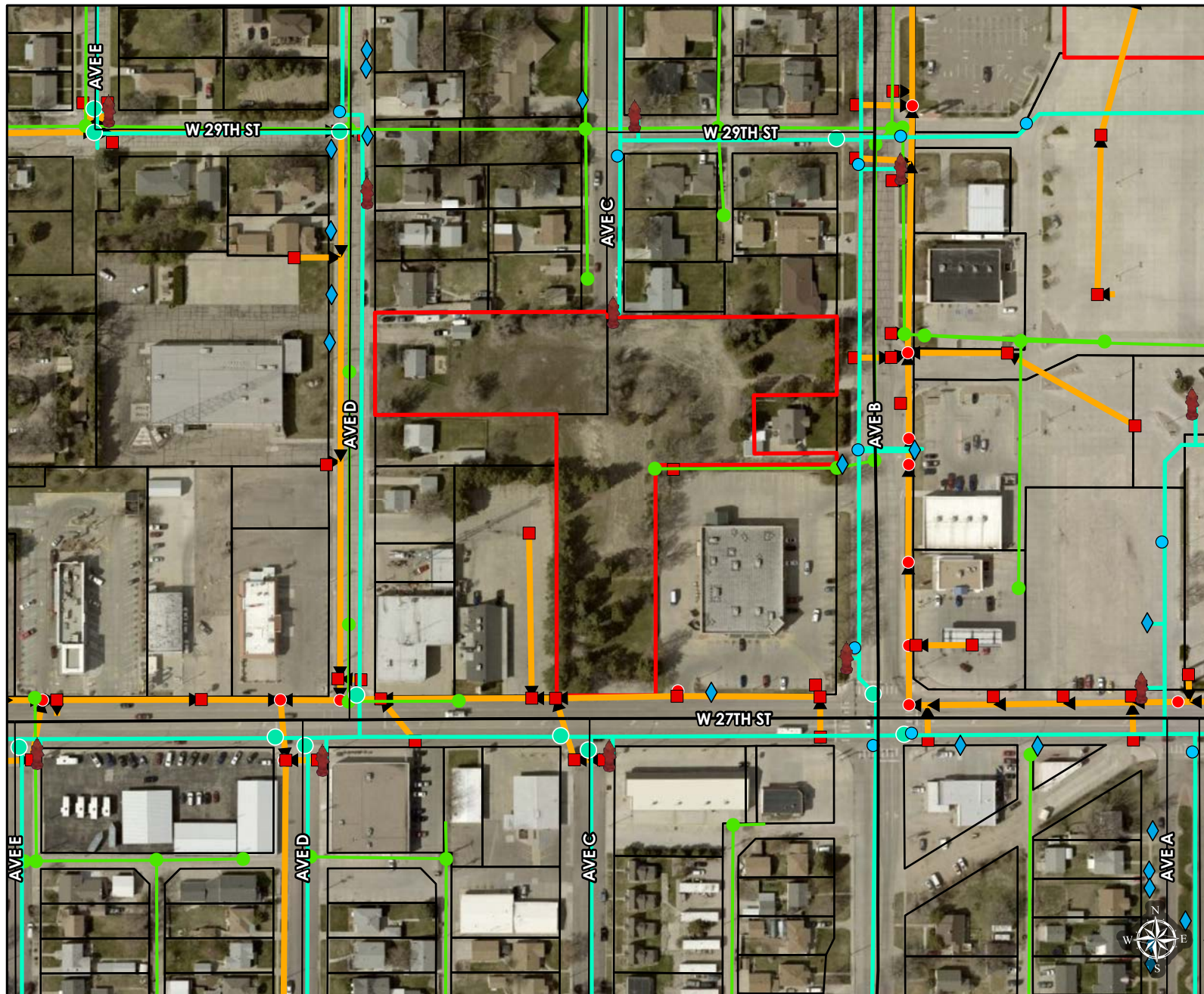
- Corporate Limits
- Extended Jurisdiction
- Proposed Changes
- Street Centerline**
- Highway
- Main Road
- Residential
- Parcels
- Address

Taylor Stephens
City of Scottsbluff GIS
Created on 8/15/2022
Coordinate System: NAD 1983 (2011)
StatePlane Nebraska FIPS 2600 Feet
Lambert Conformal Conic

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Plat of Parcel 010122664 and surrounding area

Utilities Overview



- Proposed Property
- Street Centerlines**
- Highway
- Main Road
- Residential/Rural
- Fire Hydrants
- ◆ Water Curbstop
- Water Valve
- Water Manhole
- Water Lines
- Wastewater MH
- Wastewater Lines
- ▲ Outfall
- Stormwater Inlet
- Stormwater Manhole
- Stormwater Arc
- Parcels

Taylor Stephens
City of Scottsbluff GIS
Created on 8/15/2022
Coordinate System: NAD 1983 (2011)
StatePlane Nebraska FIPS 2600 Feet
Lambert Conformal Conic

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

RESOLUTION NO. 22-__

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

WHEREAS, BE IT RESOLVED, the Final Plat of Lot 1, Block 1, Morgan Subdivision, a Replat of part of the East 66 feet of the South 66 feet of Tract 11, Goos Tracts, and part of Lot B Goos Tracts, a Replat of part of Tract 7 and all of Tract 8, Goos Tracts, and Lot 2, Block 1, Morgan Subdivision a Replat of part of the East 66 feet of the South 66 feet of Tract 11, Goos Tracts, part of the North 132 feet of Tract 11, Goos Tracts, and part of Lot B, Goos Tracts, a Replat of part of Tract 7 and all of Tract 8 Goos Tracts, an Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska, situated in part of the Northeast Quarter of Section 26, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, dated October 25, 2022 duly made, acknowledged and certified, is approved along with the condition that a Contract for Public Improvements be signed by the Owner and approved by the City Council for construction of a portion of Avenue C, sign and submit a Deed of Trust to secure the cost of the construction, and the Mayor is authorized to sign the Final Plat on behalf of the City of Scottsbluff, Nebraska. Such Final Plat and related documents are ordered to be filed and recorded in the office of the Register of Deeds, Scotts Bluff County, Nebraska.

Passed and approved this ____ day of _____, 2022.

Mayor

ATTEST:

City Clerk

PLANNING COMMISSION MINUTES
REGULAR SCHEDULED MEETING
October 10, 2022
SCOTTSBLUFF, NEBRASKA

The Planning Commission for the City of Scottsbluff met in regular scheduled meeting on Monday, October 10, 2022 at 6:00 PM in the Scottsbluff City Council Chambers at 2525 Circle Drive, Scottsbluff, Nebraska. A notice of the meeting was published in the Star-Herald, a newspaper of general circulation in the city, on September 30, 2022. The notice stated the date, time, and location of the meeting, that the meeting was open to the public, and that anyone with a disability desiring reasonable accommodation to attend should contact the Development Services office. An agenda was kept current and available for public inspection at the Development Services office, provided the Planning Commission can modify the agenda at the meeting if it is determined that an emergency so required. A copy of the agenda packet was delivered to each Planning Commission member.

- 1 Vice-Chair Becky Estrada called the meeting to order at 6:00 PM. Roll call consisted of the following members being present, Becky Estrada, Dave Gompert, Callen Wayman, Henry Huber, Angie Aguallo, Linda Redfern (Alternate, Quorum present so excused). "Absent": Dana Weber, Jim Zitterkopf, Kendall Palu. City Officials present were Zachary Glaubius, Planning Administrator, Taylor Stephens, GIS Analyst, Stormwater Specialist Leann Sato, and Gary Batt, Code Administrator II, and Logan Lund, Code Administrator I.
- 2 Chairman Dana Weber informed those present of the Nebraska Open Meetings Act and that a copy was located on the south wall of the Council Chambers.
- 3 Acknowledgement of any changes in the agenda: None.
- 4 Business not on the agenda: None.
- 5 The minutes from the September 12, 2022 meeting were reviewed. **Conclusion:** a motion was made by Wayman and seconded by Gompert to approve the minutes from September 12, 2022 meeting. "Yeas" Aguallo, Huber, Wayman, Gompert, Estrada "Nays": "Absent": Weber, Zitterkopf, Palu "Excused": Redfern (alt.) The motion carried.
- 6 Item 6A: Vice-Chair Estrada opened a public hearing at 6:01 PM regarding a Preliminary Plat & Final Plat of Lots 1 & 2, Block 1, Morgan Subdivision, commonly identified as 209 W. 27th Street. Glaubius stated staff had discovered part of the Hilltop Estates subdivision was rezoned with the other part in 2017. Glaubius stated this is a replat of a two lots into two new lots. Glaubius stated the lots would follow the existing zoning district boundary with the north lot being R-1A and the southern lot being C-2. Glaubius stated code required the landowner to dedicate and install a cul de sac at the current dead end of Avenue C. Glaubius informed the Planning Commission that the developer does not desire to construct the cul de sac at this time, and the City and developer have agreed upon the contract for public improvements included in the packet. Glaubius stated the contract requires the Avenue C cul de sac to be installed prior to a building permit being issued for the northern lot. Glaubius stated a deed of trust is the security for the contract. Glaubius stated staff recommended a positive recommendation on approval of the preliminary and final plat of Morgan Subdivision. Neighboring property owners Greg Kerr and Rita Tecson stated they could not hear Glaubius. Glaubius stated the above information again. Aguallo asked if the only change was the property lines. Glaubius stated that the existing two properties will be replatted as two different properties in addition to the cul de sac dedication. Gompert inquired why the City was requiring the cul de sac. Glaubius stated Municipal Code 21-1-18 requires a turn around to be dedicated as with the proposed replat,

Avenue C will have one end permanently closed. Wayman asked if Avenue C would never connect to 27th Street. Glaubius stated Wayman was correct. Greg Kerr, a nearby property owner, spoke to the Planning Commission. Kerr asked if residential units would be built around the Avenue C cul de sac. Glaubius stated the zoning district around the cul de sac is R-1A Residential, and there is no proposed rezone. Gompert asked if any lots were platted around the cul de sac. Glaubius stated that the developer desired to keep one large lot and let a future developer further subdivide. Kerr asked about the future of the fire hydrant located at the end of Avenue C presently. Glaubius stated the fire hydrant would be relocated. Kerr asked what would happen to Cedar Lane. Glaubius stated Cedar Lane is not a dedicated street and will no longer remain. Kerr stated he and his wife were concerned about Avenue C being a dead end. Gompert asked where the Cedar Lane name came from. Stephens stated it was a private drive for a previous apartment complex. Kerr stated the name of the Apartment Complex as Cedar Lane Village. Rita Tecson, a nearby property owner, spoke to the Planning Commission. Tecson asked how big the lot along Avenue B would be. Glaubius stated the size of the lot in the future is unknown and for time being, it will be part of the larger northern lot. Glaubius stated the minimum lot width for a detached single-family dwelling in the R-1A district is 55 feet. Stephens stated the existing width is 104 feet. Tecson concluded only one lot would fit. Tecson asked if multi-family or two-family dwellings would be permitted there. Glaubius stated both would be permitted as long as the lot meets the minimum width and area requirements of the R-1A zoning district. Tecson asked if there would be any covenants with the subdivision. Glaubius stated that would be up to the landowner. Gompert asked if there would be another Planning Commission meeting if the developer would further subdivide. Glaubius confirmed that another meeting would be necessary to further subdivide. Tecson asked who was responsible for mowing, clearing snow, and taking care of the property. Glaubius stated the property owner is responsible for the maintenance. Tecson stated the City has not done anything about the condition of the property. Glaubius stated he would contact Code Enforcement regarding the matter. Wayman stated it was likely the intent of the landowner to subdivide the land and get a buyer lined up. Tecson stated she was concerned about the current state of the property. Kerr stated a drunk driver drove through the fence at the end of Avenue C and if the City could require the fence to be repaired and the broken bollard by the fire hydrant. Kerr stated there has been significant foot traffic through the broken fence, and he suspects the property is being used for drug trafficking. Glaubius stated he would bring this to the attention of Code Enforcement. Estrada closed the public hearing at 6:13 PM. Estrada asked if the exits to the northern property would be on Avenue D and Avenue B. Glaubius stated either or Avenue C could be used as exits. Glaubius stated the primary exit of the property is presently Avenue D as there is an existing single-family dwelling located on the property along Avenue D. Estrada stated she was concerned about another exit onto Avenue B.

- 7 **Conclusion:** A motion was made by Aguillo and seconded by Wayman to make a positive recommendation on the approval of the preliminary and final plat of Lots 1 and 2, Block 1, Morgan Subdivision. "Yeas" Aguillo, Huber, Wayman "Nays": Gompert, Estrada "Absent": Weber, Zitterkopf, Palu "Excused": Redfern (alt.) The motion carried.
- 8 Vice-Chair Estrada introduced Item 6B regarding a Public Hearing to consider the creation of an AEDS situated on a tract of land in the Southeast Quarter of the Northeast Quarter of Section 7, Township 22N, Range 55 West of the 6th PM, commonly identified as 80436 CR 24. Estrada opened the public hearing at 6:16 PM. Glaubius stated the AEDS would be approximately 4.16 acres in size and the reserved land would be approximately 82.8 acres. Glaubius stated the property is zoned agricultural and the future land use map identifies it as rural. Glaubius stated the AEDS meets the 150 feet width along a road as it has a width of 515 feet. Glaubius stated

staff recommends a positive recommendation on the approval of the AEDS at 80436 CR 24. Estrada closed the public hearing at 6:18 PM.

- 9 **Conclusion:** A motion was made by Gompert and seconded by Huber to make a positive recommendation on the approval of AEDS at 80436 CR 24. "Yeas" Aguillo, Huber, Wayman, Gompert, Estrada "Nays": None "Absent": Weber, Zitterkopf, Palu "Excused": Redfern (alt.) The motion carried.
- 10 Estrada introduced Item 6C regarding a public hearing to consider the Plat Vacation of Lots 2A, 2, and 3a, Block 7, Fairway Estates, commonly identified as 1214 Mockingbird Drive. The public hearing was opened at 6:18. Glaubius stated the landowner wishes to split their property into two lots. Glaubius stated the land has already been replatted twice and due to 21-1-68, the plat must be vacated in order to replate again. Glaubius stated staff recommends a positive recommendation on the approval of the plat vacation. Estrada closed the public hearing at 6:19.
- 11 **Conclusion:** A motion was made by Wayman and seconded by Gompert to make a positive recommendation on the approval Plat Vacation of Lots 2A, 2, and 3A, Block 7, Fairway Estates. . "Yeas" Aguillo, Huber, Wayman, Gompert, Estrada "Nays": None "Absent": Weber, Zitterkopf, Palu "Excused": Redfern (alt.) The motion carried.
- 12 Estrada introduced Item 6D regarding a public hearing to consider the Plat Vacation of Part of Lots 1, 2, Part of Lot 3, and Part of Lot 1A, Block 10, Imperial Addition, commonly identified as 1501 E. Overland Drive. The public hearing was opened at 6:20. Glaubius stated this plat vacation was requested by the Scotts Bluff County Register of Deeds. Glaubius stated this plat vacation is related to the Orphan Motors subdivision and the plat vacation of Lot 1B. Glaubius stated the City is obliging the County's request, and staff recommends a positive recommendation on the approval of the plat vacation of Lots 1, 2, Part of Lot 3, and Part of Lot 1A, Block 10, Imperial Addition. Estrada closed the public hearing at 6:21. Gompert asked why the County requested this for record keeping purposes. Wayman stated this shortens the deed as they can get very long with multiple replats.
- 13 **Conclusion:** A motion was made by Wayman and seconded by Gompert to make a positive recommendation on the approval Plat Vacation of Lots 1, 2, Part of Lot 3, and Part of Lot 1A, Block 10, Imperial Addition. "Yeas" Aguillo, Huber, Wayman, Gompert, Estrada "Nays": None "Absent": Weber, Zitterkopf, Palu "Excused": Redfern (alt.) The motion carried.
- 14 Estrada introduced Item 7A regarding Officer Elections. Wayman stated he would prefer to table the elections until the next meeting when more Planning Commission members are present.
- 15 **Conclusion:** A motion was made by Wayman and seconded by Aguillo to table office elections until the next meeting. "Yeas" Aguillo, Huber, Wayman, Gompert, Estrada "Nays": None "Absent": Weber, Zitterkopf, Palu "Excused": Redfern (alt.) The motion carried.
- 16 Estrada introduced Item 8A regarding staff reports. Glaubius introduced Code Administrator I Logan Lund. Lund stated he is doing the residential and plumbing code administration.
- 17 Estrada introduced Item 9A regarding Other Business. Glaubius stated the Community Survey discussion would be postponed for the next meeting when Chair Weber is present.
- 18 Estrada introduced Item 10 regarding scheduling the next Planning Commission meeting on November 14, 2022.
- 19 Item 10: Adjournment
- 20 Adjournment: Motion by Aguillo, seconded by Gompert to adjourn the meeting at 6:25 PM. "Yeas" Aguillo, Huber, Wayman, Gompert, Estrada "Nays": None "Absent": Weber, Zitterkopf, Palu "Excused": Redfern (alt.) The motion carried.

Chairman Dana Weber

Zachary Glaubius, Secretary

City of Scottsbluff, Nebraska

Monday, November 7, 2022

Regular Meeting

Item Subdiv.2

Council to discuss and consider action on the creation of an Agricultural Estate Dwelling Site from KEB Farms, Inc. for property located at 80436 County Road 24, Scottsbluff, NE and authorize the Mayor to sign the Certificate.

Staff Contact: Zachary Glaubius, Planning Administrator

Agenda Statement

Item No.

For Meeting of: 11-7-22

AGENDA TITLE: Council to discuss and consider action on an application for the creation of an Agricultural Estate Dwelling Site from KEB Farms, Inc., for property located at 80436 Country Road 24, Scottsbluff, Nebraska.

SUBMITTED BY DEPARTMENT/ORGANIZATION: Development Services

PRESENTATION BY: Zachary Glaubius, Planning Administrator

SUMMARY EXPLANATION: At the 10-10-22 Planning Commission meeting, the P.C. reviewed this AEDS application and made a positive recommendation on its approval by City Council (5-0). This AEDS meets the requirements.

BOARD/COMMISSION/STAFF RECOMMENDATION: Positive recommendation on approval

Does this item require the expenditure of funds?

_____yes _____no

Are funds budgeted?

_____yes _____no

If no, comments:

Estimated Amount

Amount Budgeted

Department

Account Description

Approval of funds available

City Finance Director

EXHIBITS

Resolution ☐

Ordinance ☐

Contract ☐

Minutes ☐

Plan/Map ☐

Other (specify) _____
Staff Report

NOTIFICATION LIST: Yes ☐ No ☐ Further Instructions ☐

Please list names and addresses required for notification.

APPROVAL FOR SUBMITTAL: _____

City Manager

Rev: 12/14/ City Clerk

Rev: 12/14/ City Clerk

CITY OF SCOTTSBLUFF
AGRICULTURAL ESTATE DWELLING SITE APPLICATION
AGRICULTURAL – ET ZONING DISTRICT

On the 24th day of AUGUST, 2022,

K E B FARMS, INC. (KELLY BECKER) (being the record title owner of the real estate described in paragraphs 1 and 3 below), has caused to be made an application to the City of Scottsbluff, Scotts Bluff County for an exception to Agriculture (A-ET) District Zoning, for an Agricultural Estate Dwelling Site subject to all provisions of Part 13 Ag. District, specifically 25-3-19.1-13, of the Zoning Regulations, as follows:

1. **LEGAL DESCRIPTION OF TRACT TO BE SEPARATED:** An accurate survey, properly identifying the tract to be set out, must accompany this application. If more space is needed, please attach the legal description. SEE ATTACHED (4.16 ACRES±)

2. **SIZE (ACREAGE) IN ABOVE DESCRIBED TRACT TO BE SEPARATED:** _____

TOTAL AREA = 4.16 ACRES± / NET AREA = 3.77 ACRES±

3. **LEGAL DESCRIPTION OF BALANCE OF LAND WHICH IS TO BE RESERVED:**

SW1/4 OF THE NE 1/4, S1/2 OF THE SE1/4 OF THE NE1/4 EXCEPT THE ABOVE DESCRIBED
TRACT, PART OF THE NE1/4 OF THE SE1/4 LYING NORTH OF FARMER'S IRRIGATION
DISTRICT LATERAL, ALL IN SECTION 7, TOWNSHIP 22 NORTH, RANGE 54 WEST
OF THE 6TH P.M.


4. **SIZE (ACREAGE) IN ABOVE DESCRIBED TRACT TO BE RESERVED:**

82.80 ACRES±

5. **INTENT** (Must have one or more of the following; each should be specifically described):
- a). An existing farmstead site (describe previous use) TRACT TO BE SEPARATED CURRENTLY USED AS AN EXISTING FARMSTEAD SITE. SITE HAS A HOUSE AND OUTBUILDINGS.
 - b). A conveyance to a farm-ranch owner's relative (set out the names of the relatives and relationship to the owner): INTENT OF AG ESTATE IS TO CONVEY PROPOSED SITE TO
OWNER'S SON - JEREMY BECKER
 - c). A conveyance to a farm-ranch owner, to be used for dwelling purposes for that farm-ranch owner:
 - d). Marginal usage land (describe completely as to the reason such land is "marginal use"):
6. **ACCESS TO PUBLIC ROAD** (Describe access: Must have a minimum width of 150 feet on an existing dedicated public road; or if an interior section type, there must be an access road of at least 25 feet in width. Also, access roads on the dedicated public road must be ENTIRE EAST SIDE OF PROPOSED SITE ABUTS COUNTY ROAD 24.
7. **PRELIMINARY PLAN REQUIREMENTS** (Following procedures in Scottsbluff Municipal Code Book of the City of Scottsbluff Subdivision Regulations, as required by the City of Scottsbluff Development Services Department):
8. **REQUIREMENT**: Before any action can be taken, applicant shall submit a receipt from the Scotts Bluff County Treasurer's Office showing that the current property taxes have been paid.

CITY OF SCOTTSBLUFF
AGRICULTURAL ESTATE DWELLING SITE APPLICATION
AGRICULTURAL – ET ZONING DISTRICT

9. **NOTE:** Assuming that the City of Scottsbluff Planning Commission and City Council approve the referenced application for the creation of an Agricultural Estate Dwelling Site, then the applicant therein is required to have recorded for public record, at the direction of the City of Scottsbluff City Council, a “CERTIFICATE”, which sets out the action taken by the Commission and Council (at the cost of the applicant). Furthermore, there shall be a clear understanding that as to the referenced legal description (paragraph3, above), a request for an Agricultural Estate Dwelling Site shall be granted ONE TIME ONLY, so as to carry out the intent as expressed in Section 25-3-19.1 of the Scottsbluff Municipal Code Zoning Regulations. Furthermore, in the event that the Agricultural Estate Dwelling Site is no longer actually used for the purpose in existence upon giving of such approval, then it is understood that the approval granted by the City Council shall be automatically revoked.

Owner Name: K E B FARMS, INC. (KELLY BECKER)
Address: 80436 COUNTY ROAD 24
City/State: SCOTTSBLUFF, NE 69361
Telephone: 308-631-4622
Email Address: KEBECKER42@YAHOO.COM
Signature: 
Ag-Estate Address: 80436 COUNTY ROAD 24
City/State: SCOTTSBLUFF, NE 69361

City of Scottsbluff, Development Services

RECEIVED:

Date: _____

Receipt #: _____

Filing Fee - \$100.00

Public Hearing Notifications per Property Owner \$3.00 each

CITY OF SCOTTSBLUFF - PLANNING COMMISSION

The City of Scottsbluff Council, having received and reviewed the application of:

FOR AN EXCEPTION TO Agriculture (A) District Zoning for an Agricultural Estate Dwelling Site (Part 25-3-19.1-13 of the Scottsbluff Municipal Code Zoning Regulations) and having taken said application and request into consideration on the _____ day of _____, 20____ and then having heard comments and testimony thereon do hereby:

Approve: _____

Disapprove: _____

the request as stated.

COMMENTS:

Dated this _____ day of _____, 20____

CITY OF SCOTTSBLUFF
PLANNING COMMISSION

CHAIRMAN

SECRETARY

CITY OF SCOTTSBLUFF - CITY COUNCIL

The City of Scottsbluff Council, having received and reviewed the application of:

FOR AN EXCEPTION TO Agriculture (A) District Zoning for an Agricultural Estate Dwelling Site (Part 25-3-19.1-13 of the Scottsbluff Municipal Code Zoning Regulations) and having taken said application and request into consideration on the _____ day of _____, 20____ and then having heard comments and testimony thereon do hereby:

Approve: _____

Disapprove: _____

the request as stated.

COMMENTS:

Dated this _____ day of _____, 20____

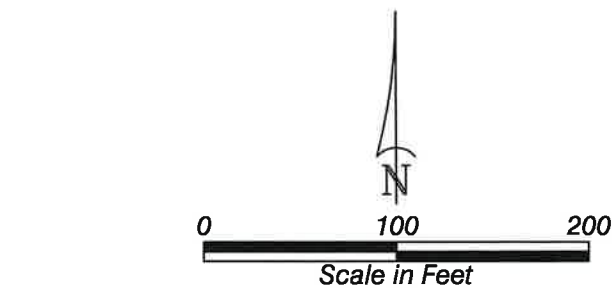
CITY OF SCOTTSBLUFF
CITY COUNCIL

ATTEST:

MAYOR

CITY CLERK

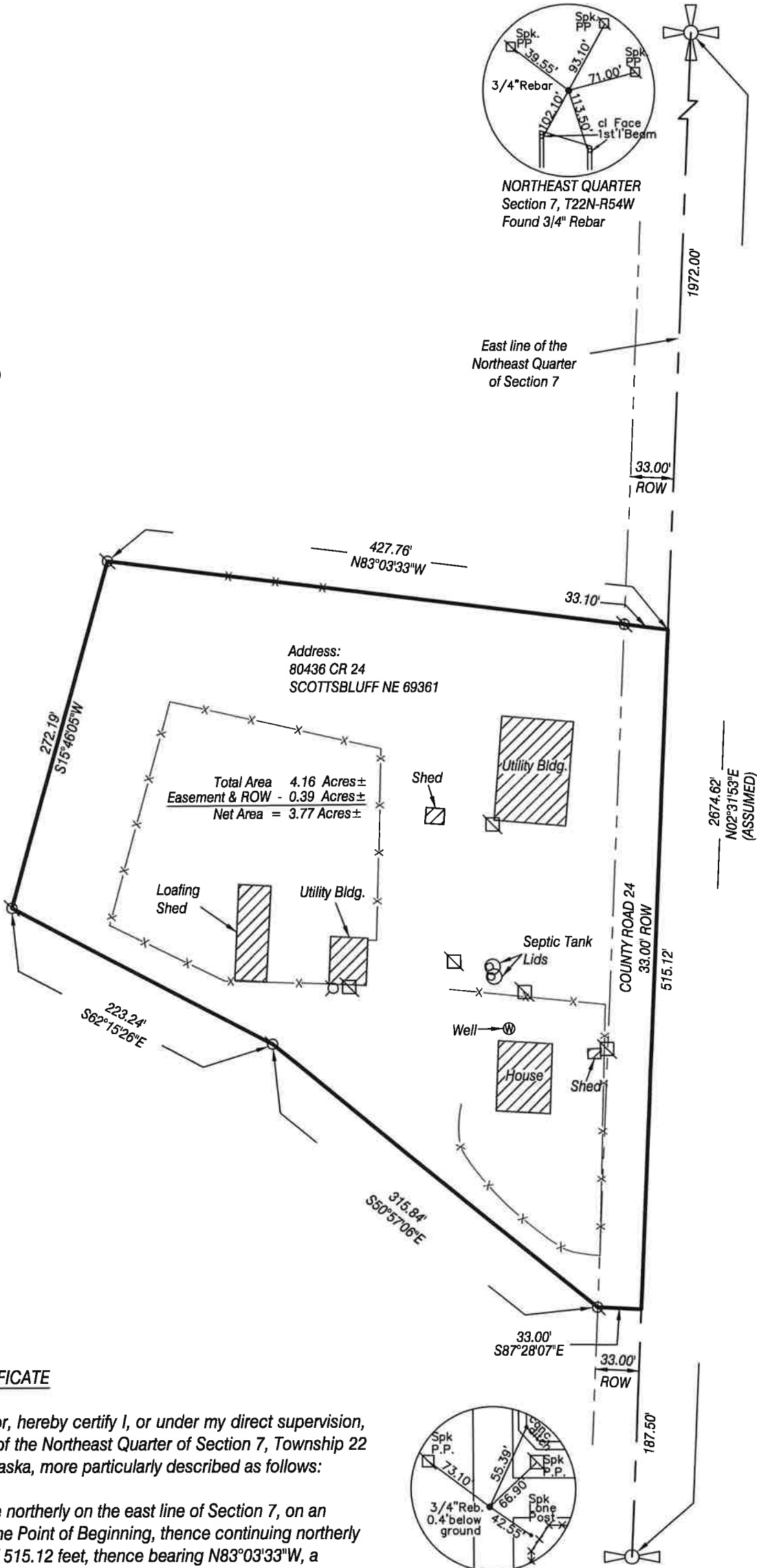
TRACT IN SE1/4 OF THE NE1/4 OF
SECTION 7, T22N-R54W
SCOTTS BLUFF COUNTY, NEBRASKA
JOB# RM220234-00



LEGEND

- EXISTING SECTION CORNER, AS NOTED
- EXISTING QUARTER SECTION CORNER, AS NOTED
- SET 5/8" X 24" REBAR W/CAP
- EXISTING FENCELINE
- STRUCTURES
- WELL
- YARD HYDRANT
- POWER POLE
- SEPTIC TANK LID
- ROW
- R
- M
- MEASURED

NOTE: Easements of Record, if any, are not shown on this survey plat.



SURVEYOR'S CERTIFICATE

I, Dustin L. Beaudette, a Nebraska Registered Land Surveyor, hereby certify I, or under my direct supervision, have surveyed a tract of land situated in the Southeast Quarter of the Northeast Quarter of Section 7, Township 22 North, Range 54 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows:

Commencing at the East Quarter Corner of Section 7, thence northerly on the east line of Section 7, on an assumed bearing of N02°31'53"E, a distance of 187.50 feet, to the Point of Beginning, thence continuing northerly on the east line of Section 7, bearing N02°31'53"E, a distance of 515.12 feet, thence bearing N83°03'33"W, a distance of 427.76 feet, thence bearing S15°46'05"W, a distance of 272.19 feet, thence bearing S62°15'26"E, a distance of 223.24 feet, thence bearing S50°57'06"E, a distance of 315.84 feet, thence bearing S87°28'07"E, a distance of 33.00 feet, to the Point of Beginning, containing 4.16 acres, more or less.

That the accompanying plat is a true delineation of said survey drawn to a scale of 100 feet to the inch. That all dimensions are in feet and decimals. That all corners found or set are marked as shown.

WITNESS MY HAND AND SEAL this 30th day of AUGUST, 2022.
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

[Signature]
Dustin L. Beaudette, Nebraska Registered Land Surveyor, L. S. 799



City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: September 19, 2022

For Hearing of: October 10, 2022



I. GENERAL INFORMATION

- A. Applicant:** KEB Farms (Kelly Becker)
80436 CR 24
Scottsbluff, NE 69361
- B. Property**
Owner: Same as Applicant
- C. Proposal:** Request for Creation of an Agricultural Estate Dwelling Site at 80436 CR 24
- D. Legal Description:** A tract of land situated in Southeast Quarter of the Northeast Quarter of Section 7, Township 22 North, Range 54 West of the 6th PM, Scotts Bluff County
- E. Location:** 80436 CR 24
- F. Existing Zoning & Land Use:** A-Agricultural
- G. Size of Site:** AEDS: Approximately 4.16 Acres
Agricultural/Vacant Land to be Reserved: Approximately 82.8 Acres

II. BACKGROUND INFORMATION

A. General Neighborhood/Area Land Uses and Zoning:

Direction From Subject Site	Future Land Use Designation	Current Zoning Designation	Surrounding Development
North	Rural	A -Agricultural	Farm Ground
East	Rural	A -Agricultural	Farm
South	Rural	A -Agricultural	Farm Ground
West	Rural	A -Agricultural	Farm Ground

B. Relevant Case History

1. N/A

III. ANALYSIS

- A. Comprehensive Plan:** The Future Land Use Map of the Comprehensive Plan currently shows the site as Rural.
- B. Traffic & Access:**
1. Current access to site is from frontage to CR 24.

2. The proposed AEDS will have a width of 515 feet along County Road 20. The minimum required under 25-3-19 is 150 feet.

C. Utilities:

1. The AEDS is located in the extra-territorial jurisdiction and is not served by city utilities.

IV. STAFF COMMENTS

- A. The intent of the property owner is to convey the AEDS to property owner's son.

V. FINDINGS OF FACT

A. Findings of Fact to Recommend Its Approval May Include:

1. The agricultural use and AEDS designation are consistent with the Comprehensive Plan Future Land Use Map.
2. The AEDS designation will not create any nonconforming yards or structures.
3. The reserved area meets the required 80 acre minimum.
4. The AEDS meets the 2-acre minimum and 20-acre maximum area requirement.

A. Findings of Fact to Not Recommend Approval May Include:

1. None

VI. STAFF RECOMMENDATION

- A. Staff recommends the Planning Commission make a positive recommendation to City Council to approve the Agricultural Estate Dwelling designation of a tract of land situated in Southeast Quarter of the Northeast Quarter of Section 7, Township 22 North, Range 54 West of the 6th PM, Scotts Bluff County, commonly identified as 80436 CR 24.

VII. PUBLIC NOTIFICATION

- A. Notification letters were mailed to property owners within 300 feet of the proposed AEDS. Ten (3) letters were mailed in total. One sign was posted on the property more than 10 days before the date of the meeting indicated the date, time, and place of the public hearing.

AEDS 80436 CR 24

Zoning Overview



Street Centerlines

- Highway
- Main Road
- Residential/Rural

Official City Zoning

- (A) Agriculture
- (AR) Agriculture Residential
- (C-1) Central Business District
- (C-2) Neighborhood Commercial
- (C-3) Heavy Commercial
- (M-1) Light Manufacturing & Industrial
- (M-2) Heavy Manufacturing and Industrial
- (O-P) Office and Professional
- (PBC) Planned Business Center
- (R-1) Single Family
- (R-1A) Single Family Medium Density
- (R-1B) Rural Residential Estate
- (R-4) Heavy Density Multiple Family
- (R-6) Mobile Home
- Parcels
- AEDS Boundaries

Taylor Stephens
City of Scottsbluff GIS
Created on 9/26/2022
Coordinate System: NAD 1983 (2011)
StatePlane Nebraska FIPS 2600 Feet
Lambert Conformal Conic

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

AEDS 80436 CR 24

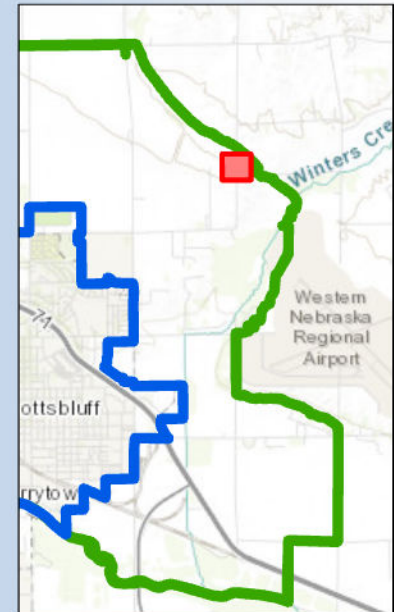
2016 Comp. Plan Future Land Use Overview



- Proposed Changes
- 2016 Comp. Plan Land Use**
- Automobile Commercial
 - Avenue B and Hospital Campus
 - Central Business District
 - East Overland
 - Highway 26 Commercial
 - Northwest Commercial
 - Residential
 - Rural
 - Rural Residential
 - SE Industrial and Commercial
 - South Broadway
 - WNCC and Surrounding Area
- Street Centerlines**
- Highway
 - Main Road
 - Residential/Rural
- 2016 Comp. Plan Development**
- LTD (10 - 20 yrs)
 - NTD (Less than 5 yrs)
 - STD (5 - 10 yrs)
 - AEDS Boundaries

Taylor Stephens
City of Scottsbluff GIS
Created on 9/26/2022
Coordinate System: NAD 1983 (2011)
StatePlane Nebraska FIPS 2600 Feet
Lambert Conformal Conic

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- Corporate Limits
- Extended Jurisdiction
- Street Centerline
 - Highway
 - Main Road
 - Residential
- Parcels
- Address
- AEDS Boundaries

Taylor Stephens
City of Scottsbluff GIS
Created on 9/26/2022
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StatePlane Nebraska FIPS 2600 Feet
Lambert Conformal Conic

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Street Centerlines

- Highway
- Main Road
- Residential/Rural
- Fire Hydrants
- ◆ Water Curbstop
- Water Valve
- Water Manhole
- Water Lines
- Wastewater MH
- Wastewater Lines
- ▲ Outfall
- Stormwater Inlet
- Stormwater Manhole
- Stormwater Arc
- Parcels

FrankLt2920220701_095643.jpg

RGB

- Red: Band_1
- Green: Band_2
- Blue: Band_3
- AEDS Boundaries

Taylor Stephens
City of Scottsbluff GIS
Created on 9/26/2022
Coordinate System: NAD 1983 (2011)
StatePlane Nebraska FIPS 2600 Feet
Lambert Conformal Conic

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

For Recording Only
RET: Development Services, City of Scottsbluff

CERTIFICATE

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

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

TO-WIT:

1. Kelly Becker (K E B Farms, Inc.) has caused to be made an application to the City of Scottsbluff, Scotts Bluff County for an exception to Agriculture (A-ET) District Zoning, for an Agricultural Estate Dwelling Site subject to all provisions of Part 13. Ag. District, specifically 25-3-19.13-14.a-j, of the Zoning Regulations. The Planning Commission approved the same at their regular meeting on October 10, 2022 and the City Council accepted such recommendations by approving the same, as provided by law, at the meeting of the Scottsbluff City Council on November 7, 2022.
2. Legal description of the tract-site (AEDS), separated as an Agricultural Estate Dwelling Site is: A tract of land situated in the Southeast Quarter of the Northeast Quarter of Section 7, Township 22 North, Range 54 West of the 6th P.M. Scotts Bluff County, Nebraska, more particularly described as follows:
Beginning at the East Quarter Corner of Section 7, thence northerly o the east line of Section 7, on an assumed bearing of N02°31'53"E, a distance of 187.5 feet, to the Point of Beginning, thence continuing northerly on the east line of Section 7, bearing N02°31'53"E, a distance of 515.12 feet, thence bearing N83°03'33"W a distance of 427.76 feet, thence bearing S15°46'05"W, a distance of 272.19 feet, thence bearing S62°15'26"E, a distance of 223.24 feet, thence bearing S50°57'06"E, a distance of 315.84 feet, thence bearing S87°28'07"E, a distance f 33.00 feet, to the Point of Beginning, containing 4.16 acres, more or less.
3. The legal description of the reserved real estate pursuant to Part 25-3-19: A tract of land situated in the Southwest Quarter of the Northeast Quarter, South Half of the Southeast Quarter of the Northeast Quarter except the above descried Tract, part of the Northeast Quarter of the Southeast Quarter lying North of Farmer's Irrigation District Lateral, All in Section 7, Township 22 North, Range 54 West of the 6th P.M.

STATE OF NEBRASKA)

CITY OF SCOTTSBLUFF)
COUNTY OF SCOTTS BLUFF)

I, Jeanne McKerrigan the duly appointed, qualified, and acting Mayor for the City of Scottsbluff, County of Scotts Bluff, State of Nebraska, do hereby certify that the foregoing is a true and complete recitation of the action taken by the City Planning Commission, and City Council, as it relates to the subject therein described, as shown by the records and minutes of the referenced public bodies. IT WITNESS WHEREOF, I DO HERBY SET MY OFFICIAL HAND, THIS

_____ DAY OF _____, _____.

Mayor, City of Scottsbluff
Jeanne McKerrigan

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

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

Notary Public
(NOTARY SEAL & COMMISSION EXPIRES)

City of Scottsbluff, Nebraska

Monday, November 7, 2022

Regular Meeting

Item Public Inp1

Council to receive an update from Nebraska Public Power District on the 115kV transmission line and request Council to support the project.

Staff Contact: Kevin Spencer & Liz Loutzenhiser, Interim City Man



REQUEST FOR FUTURE AGENDA ITEM

If you have a specific topic that you would like the City Council to discuss at a future meeting, please list your name, address, telephone number, and the specific topic. The item will be reviewed and possibly scheduled for a future meeting or forwarded to City staff for appropriate action.

Name: Nebraska Public Power District

Address: c/o Brenda Blatchford, 1414 15th Street, Columbus, NE 68601

Telephone #: 402-910-5198

Date of Request: 10/20/22

Description of Requested Topic: NPPD would like to provide an update to the City Council on the 115kV transmission line project in the Scottsbluff area. Line routes have now been narrowed down to preferred and alternative line routes based upon further review and public comments from the September 27th open house. These line routes will be made public on October 31st via a mailing to the landowners along such routes.



Nebraska Public Power District

"Always there when you need us"

October 31, 2022

KEVIN SPENCER
INTERIM CITY MANAGER CITY OF SCOTTSBLUFF
2525 CIRCLE DR
SCOTTSBLUFF NE 69361-2495

RE: Notice of Second Open House Meeting for the Scottsbluff Power Project

Dear KEVIN,

You are cordially invited to attend the second open house meeting for the Scottsbluff Power Project, which is a proposed Nebraska Public Power District (NPPD) 115 kV transmission line extending from NPPD's existing Scottsbluff Substation to NPPD's existing Victory Hill Substation. NPPD plans to build this approximate seven-to-ten-mile transmission line to provide a necessary second path between the City's two substations. The project will increase the transmission system capacity to meet electrical demand, reduce congestion, and further enhance the reliability and resiliency of the Scottsbluff and western Nebraska areas.

NPPD is in the second phase of determining a route for this proposed line. This open house will be the second of two open house meetings before a formal public hearing will be held in early 2023. The routes considered for a transmission project are typically developed throughout several phases, and the information gathered at each phase is used to systematically narrow down the alternatives. At this time, we are sharing NPPD's preferred and alternative routes, shown on the enclosed map, for your reference. As a potentially affected landowner or stakeholder, you are once again invited to join NPPD to learn more about the project and provide input that will help NPPD determine the final route location. If you are a property owner who leases or rents to a tenant, please encourage your tenant to attend.

This is a self-paced open house, so please allow approximately 30-45 minutes to visit with project representatives. There will be no formal presentation or testimony during this open house meeting, and participants may come and go at their convenience.

The in-person meeting will be held:

Date: November 15, 2022
Time: 2 to 7 p.m., MST
Location: Hampton Inn, 301 West Highway 26, Scottsbluff, NE 69361

Please note the change in time and location from the previous open house.

GENERAL OFFICE
1414 15th Street / P.O. Box 499 / Columbus, NE 68602-0499
Telephone: (402) 564-8561
<http://www.nppd.com>

October 31, 2022

Page 2

Unable to attend in person? A self-paced, virtual public meeting is available November 14 through 25 at www.scottsbluffpower.nppd.com. For more information about the project and to stay involved, visit www.scottsbluffpower.nppd.com or call 1-888-677-3412 to speak to a project team member.

Sincerely,

A handwritten signature in cursive script that reads "Arthur R. Wiese".


Arthur R. Wiese
Vice President Energy Delivery

Enclosure

Scottsbluff Power Project

Open House 2 - November 2022

LEGEND

- Preferred Route
- - - Alternative Routes
-  Power Substation
- Scottsbluff City Limits



Nebraska Public Power District
Always there when you need us

All landowners are encouraged to follow developments of the project through completion of the siting process. New information may require adjustments to the routes shown on this map. See website: www.scottsbluffpower.nppd.com

City of Scottsbluff, Nebraska

Monday, November 7, 2022

Regular Meeting

Item Public Inp2

Council to discuss and consider action on a Community Festival Permit to include food vendors and noise permit for the Downtown Scottsbluff Association's "Small Business Saturday Food Trucks" on November 26, 2022 from 11:00 a.m. to 2:00 p.m.

Staff Contact: Sharaya Toof, Small Business Economic Development

Agenda Statement

Item No.

For meeting of:

AGENDA TITLE: Community Festival Event Permit/Small Business Saturday Food Trucks

SUBMITTED BY DEPARTMENT/ORGANIZATION: Small Business Economic Development

PRESENTATION BY: Sharaya Toof,

SUMMARY EXPLANATION: The Scottsbluff Downtown Association is applying for an event permit for November 26, 2022, between 11:00 A. M. and 2:00 P. M. This permit will allow food trucks to park in front of businesses on Broadway during the event. It is anticipated that there will be five to six food trucks participating. Specific Broadway businesses have agreed to have the food trucks parked in front of their business, taking up parking spaces.

BOARD/COMMISSION RECOMMENDATION:

STAFF RECOMMENDATION:

EXHIBITS

Resolution: Ordinance Contract Minutes Plan/Map

Other (specify) Attached form and signature areas

NOTIFICATION LIST: Yes ☐ No ☐ Further Instructions ☐ ☐

☐

☐

☐

APPROVAL FOR SUBMITTAL: _____
City Manager

Rev 3/1/99CClerk

**APPLICATION
COMMUNITY FESTIVAL, BUSINESS PROMOTIONAL EVENT, CARNIVAL
PERMIT**

To be filed with the city Clerk at least 14 days, but no more than one year before proposed event.

1. _____ Downtown _____ Scottsbluff _____ Association _____ (DSA)

(name of sponsoring organization)

_____ 2525 _____ Circle _____ Drive _____ Scottsbluff _____ NE _____ 308-632-0052

(street) _____ (city) _____ (state) (telephone number)

_____ Sharaya _____ Toof _____ 308-632-0052 _____

(chairperson responsible for event)

(day telephone number)

2. _____
(name of co-sponsoring organization)

(street) _____ (city) _____ (state) _____ (telephone number)

(contact person)

(day telephone number)

3. Event Information

_____ Small _____ Business _____ Saturday _____ Food _____ Trucks

(name of event)

_____ 11/26/22 _____ 11:00 a.m. -2:00 p.m.

(date(s) of event)

(time(s) of event)

_____ Broadway _____ in _____ from _____ of _____ various _____ businesses

(location of event)

4. Activity Information

Describe general activities including whether there will be any vendors, music, loudspeakers. Serving or selling of alcoholic beverages*, etc.)

_____ We would like to have food vendors available downtown parked in front of various businesses. This will hopefully encourage people to stay downtown and shop longer. There will be no alcohol. Food trucks would need one to two parking spots blocked off in front of cooperating business. (Businesses _____ are _____ still _____ being _____ determined)

*If alcoholic beverages will be sold or served, a special permit will be required. The applicant should contact the City Clerk for more information.

5. Street Closure

City of Scottsbluff, Nebraska

Monday, November 7, 2022

Regular Meeting

Item Public Inp3

Council to discuss and consider action on a Community Festival Permit for The Emerald Center, LLC for The Emerald Christmas Market on November 27, 2022 from 3:00-10:00 p.m., to include vendors, street closure of West 16th Street, and noise permit.

Staff Contact: Kim Wright, City Clerk

**APPLICATION
COMMUNITY FESTIVAL, BUSINESS PROMOTIONAL EVENT, CARNIVAL
PERMIT**

To be filed with the city Clerk at least 14 days, but no more than one year before proposed event.

1. The Emerald Center LLC
(name of sponsoring organization)
17 W 16th St. Scb NE 308.641.5445
(street) (city) (state) (telephone number)
Denzel Salazar 308.641.5445
(chairperson responsible for event) (day telephone number)

2. _____
(name of co-sponsoring organization)

(street) (city) (state) (telephone number)

(contact person) (day telephone number)

3. **Event Information**
The Emerald Christmas Market
(name of event)
11/27/22 3pm 10pm
(date(s) of event) (time(s) of event)
17 W 16th St. Scb NE 69361
(location of event)

4. **Activity Information**
Describe general activities including whether there will be any vendors, music, loudspeakers. Serving or selling of alcoholic beverages*, etc.)

There will be vendors. Mr + Mrs Claus, live reindeer,
music + alcoholic beverage(s).

*If alcoholic beverages will be sold or served, a special permit will be required. The applicant should contact the City Clerk for more information.

5. **Street Closure**
W 16th Street Scb NE 69361

Please note any streets to be closed and the times required for closure

6. **Flags/Banners/Signs**
There may be a few banners in regard to sponsorships

7. **Carnivals** - If event includes a carnival, the next sheet should be completed.

8. Have you provided for a public liability insurance policy naming the City as additional insured? Yes X No _____

Community Festival/Business Promotion

\$200,000 for one person
\$500,000 for any one accident
\$ 50,000 for injuries to property

Street Carnival

\$ 800,000 for one person
\$2,000,000 for any one accident
\$ 200,000 for injuries to property

9. Have you provided either a \$2,500.00 cash deposit or surety bond for clean up. (This will be returned after it is determined that no repairs or clean up is required by City).

Yes X No _____

I (We) agree to abide by all regulations as stated in the Scottsbluff Municipal code regulating this permit.

Dated: 10.21.22

Signed:

The Emerald Center LLC

(name of sponsoring organization)

DS

(signature of authorized representative of sponsoring organization)

(name of co-sponsoring organization)

(signature of authorized representative of co-sponsoring organization)



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
11/02/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER R.V. Nuccio & Associates Insurance Brokers, Inc. 10148 Riverside Drive Toluca Lake, CA 91602	CONTACT NAME: Robert V. Nuccio	
	PHONE (A/C, No, Ext): (800) 364-2433	FAX (A/C, No): (818) 980-1595
	E-MAIL ADDRESS: support@rvnuccio.com	
INSURED Denzel Salazar 42 Chinoe Road Gering, NE 69341	INSURER(S) AFFORDING COVERAGE	
	INSURER A: The American Insurance Company	
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	
	NAIC # 21857	

COVERAGES	CERTIFICATE NUMBER:	REVISION NUMBER:
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.		

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Host Liquor Liability GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	<input checked="" type="checkbox"/>	UST022072220 NAEP105236	11/27/2022	11/28/2022	EACH OCCURRENCE \$ 500,000 DAMAGE TO RENTED PREMISES \$ 50,000 MEDICAL EXPENSE \$ 0 PERSONAL & ADV INJURY \$ 500,000 GENERAL AGGREGATE \$ 1,000,000 PRODUCTS - COMPI/OP AGG \$ 500,000
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	<input type="checkbox"/> Y <input type="checkbox"/> N	N/A			PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Additional Insured: City of Scottsbluff

CERTIFICATE HOLDER The City of Scottsbluff 2525 Circle, Drive Scottsbluff, NE 69361	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Robert V. Nuccio
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ACORD 25 (2016/03)

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City of Scottsbluff, Nebraska

Monday, November 7, 2022

Regular Meeting

Item Public Inp4

Council to discuss and consider action on approving a Special Designated Liquor License for Rack's Sports Bar, LLC to serve distilled spirits at The Emerald Christmas Market on November 27, 2022 from 5:00-9:00 p.m.

Staff Contact: Kim Wright, City Clerk

**Special Designated License
Local Recommendation (Form 200)**

Applications must be entered on the portal after local approval – no exceptions
Late applications are non-refundable and will be rejected

RACK'S SPORTS BAR & GRILL
Retail Liquor License Name or *Non-Profit Organization (*Must include Form #201 as Page 2)

1402 E. 20th Street Scottsbluff, NE 69361
Retail Liquor License Address or Non-Profit Business Address

124661
Retail License Number or Non-Profit Federal ID #

Consecutive Dates only
Event Date(s): 11/27/22
Event Start Time(s): 5:00
Event End Time(s): 9:00

Alternate Date: _____

Alternate Location Building & Address: _____

Event Building Name: EMERALD CENTER

Event Street Address/City: 17 West 11th St. Scottsbluff, NE

Indoor area to be licensed in length & width: _____ X _____

Outdoor area to be licensed in length & width: 320'6" X 50'6" (Diagram Form #109 must be attached)

Type of Event: Christmas market Estimate # of attendees: 1000

Type of alcohol to be served: Beer _____ Wine _____ Distilled Spirits X
(If not marked, you will not be able to serve this type of alcohol)

Event Contact Name: Tammy Corley Event Contact Phone Number: 1-308-631-3268

Event Contact Email: 13ackana@icloud.com

*Signature Authorized Representative: Tammy Corley Printed Name TAMMY CORLEY, MEMBER
I declare that I am the authorized representative of the above named license applicant and that the statements made on this application are true to the best of my knowledge and belief. I also consent to an investigation of my background including all records of every kind including police records. I agree to waive any rights or causes of action against the Nebraska Liquor Control Commission, the Nebraska State Patrol or any other individual releasing said information to the Liquor Control Commission or the Nebraska State Patrol. I further declare that the license applied for will not be used by any other person, group, organization or corporation for profit or not for profit and that the event will be supervised by persons directly responsible to the holder of this Special Designated License.

*Retail licensee – Must be signed by a member listed on permanent license

*Non-Profit Organization – Must be signed by a Corporate Officer

Local Governing Body completes below:

The local governing body for the City/Village of _____ OR County of _____ approves
the issuance of a Special Designated License as requested above. (Only one should be written above)

Local Governing Body Authorized Signature

Date

OUTDOOR AREA DIAGRAM

HOW AREA WILL BE PATROLLED BARRICADED OFF

- IF APPLICABLE, OUTDOOR AREA MUST BE CONNECTED TO INDOOR AREA IF INDOOR AREA IS TO LICENSED
- MEASUREMENT OF OUTER WALLS OF AREA TO BE LICENSED MUST INCLUDED LENGTH & WIDTH IN FEET
- DOUBLE FENCING IS REQUIRED FOR ALL NON-PROFIT ORGANIZATIONS UNLESS FORM #140 IS FILED WITH THIS FORM AND IS APPROVED BY THE COMMISSION
- RETAILER LIQUOR LICENSE HOLDERS ARE NOT REQUIRED TO DOUBLE FENCE, ALTHOUGH MEASURES NEED TO BE TAKEN TO SECURE THE AREA

DIAGRAM OF PROPOSED AREA:



Form 109
Rev Nov 2016

City of Scottsbluff, Nebraska

Monday, November 7, 2022

Regular Meeting

Item Public Inp5

Council to discuss and consider action on approving a Special Designated Liquor License for BDS3C, LLC d/b/a Flyover Brewing Company to serve beer, wine and distilled spirits at the Very Merry Christmas Market on December 3rd from 11:00 a.m. to 6:00 p.m.

Staff Contact: Kim Wright, City Clerk

**Special Designated License
Local Recommendation (Form 200)**

Applications must be entered on the portal after local approval – no exceptions
Late applications are non-refundable and will be rejected

BDS3C LLC DBA Flyover Brewing Company

Retail Liquor License Name or *Non-Profit Organization (*Must include Form #201 as Page 2)
122206

Retail Liquor License Address or Non-Profit Business Address
1824 Broadway, Scottsbluff

Retail License Number or Non-Profit Federal ID #

Consecutive Dates only 3 Dec 22

Event Date(s):
1100
Event Start Time(s):
1800
Event End Time(s):

Alternate Date: _____

Alternate Location Building & Address: _____

Event Building Name: Broadway between 16th and 18th Streets

Event Street Address/City: Broadway between 16th and 18th Streets

Indoor area to be licensed in length & width: _____ X _____
659 100

Outdoor area to be licensed in length & width: _____ X _____ (Diagram Form #109 must be attached)
Christmas Market

Type of Event: _____ Estimate # of attendees: _____

Type of alcohol to be served: Beer ☒ Wine ☒ Distilled Spirits ☒
(If not marked, you will not be able to serve this type of alcohol)

Event Contact Name: Joseph Margheim Event Contact Phone Number: 308-225-0275

Event Contact Email: joe@flyoverbrewingco.com

Event Contact Email: _____ Printed Name: Joseph Margheim

*Signature Authorized Representative: _____
I declare that I am the authorized representative of the above named license applicant and that the statements made on this application are true to the best of my knowledge and belief. I also consent to an investigation of my background including all records of every kind including police records. I agree to waive any rights or causes of action against the Nebraska Liquor Control Commission, the Nebraska State Patrol or any other individual releasing said information to the Liquor Control Commission or the Nebraska State Patrol. I further declare that the license applied for will not be used by any other person, group, organization or corporation for profit or not for profit and that the event will be supervised by persons directly responsible to the holder of this Special Designated License.

*Retail licensee – Must be signed by a member listed on permanent license

*Non-Profit Organization – Must be signed by a Corporate Officer

Local Governing Body completes below:

The local governing body for the City/Village of _____ **OR** County of _____ approves
the issuance of a Special Designated License as requested above. (Only one should be written above)

Local Governing Body Authorized Signature Date

City of Scottsbluff, Nebraska

Monday, November 7, 2022

Regular Meeting

Item Reports1

Council to discuss and consider action on the amended Economic Development Assistance Agreement with Prime Metal Products, Inc. and authorize the Economic Development Program Administrator to sign the Agreement.

Staff Contact: Starr Lehl, Economic Development Director

AMENDED ECONOMIC DEVELOPMENT ASSISTANCE AGREEMENT

This Amended Agreement is made on November 7, 2022, between the City of Scottsbluff, Nebraska (the “City”) and Prime Metal Products, Inc. (the “Applicant”).

Recitals:

- a. The City has adopted an Economic Development Plan pursuant to the Nebraska Local Option Municipal Economic Development Act (the “Plan”). Pursuant to the Plan, the City has implemented an Economic Development Program (the “Program”);
- b. The Applicant has made two previous applications for assistance from the Program, both of which have been funded pursuant to an Economic Development Assistance Agreement dated February 15, 2020 (the “Commercial and Industrial Business Agreement”) and an Economic Development Assistance Agreement dated June 7, 2021 (the “Scottsbluff Headquarters Agreement”). This Amended Agreement is not intended to act as a novation or replacement of either the Commercial and Industrial Business Agreement or the Scottsbluff Headquarters Agreement, or both, and each agreement shall have its own full force and effect, except as stated herein.
- c. The Applicant has made a written request for an early release of funds under the Scottsbluff Headquarters Agreement to obtain funds sooner than January 1, 2023;
- d. The Administrator of the Program (the “Administrator”) and the City Economic Development Application Review Committee (the “Committee”) have reviewed the request for an early release of funds and recommend to the City Council (the “Council”) that this Amended Agreement be made to provide funds to the Applicant sooner than January 1, 2023. The City Council has approved the Committee’s recommendation;
- e. The parties now desire to enter into this Amended Agreement for the purpose of amending the June 7, 2021 Scottsbluff Headquarters Agreement as set forth herein.

Amended Agreement:

3. Grant Disbursement and Grant Closing:

“Sub-paragraph 3.b. is now amended as follows:

- b. On or after November 7, 2022 the Applicant may request, in writing, the remaining \$250,000.00 of the Grant for purposes of expanding and outfitting the Business in Scottsbluff, Nebraska. The City acknowledges receipt of such a written request. The City now agrees that \$250,000.00 shall be scheduled as a claim at the next Council meeting for which the matter may be reasonably scheduled. Following claim approval of \$250,000.00, and if Applicant has satisfied all conditions to Closing, and is not in default of the Scottsbluff Headquarters Agreement or any document executed pursuant thereto, disbursement of \$250,000.00 shall be made within 10 business days.”

No other terms of the Scottsbluff Headquarters Agreement are amended, and they shall remain in full force and effect.

City of Scottsbluff, Nebraska

Prime Metal Products, Inc..

By: _____
Economic Development
Program Administrator

By: _____
Herb Gibson, President



October 14, 2022

Starr Lehl

City of Scottsbluff

2525 Circle Drive

Scottsbluff, NE 69361

Dear Starr;

Thank you again for the partnership opportunity that you have given life to in Scottsbluff and Gering. Our journey to create a market leading HVAC manufacturer in Scottsbluff would not be possible without the incredible ongoing support and backing this community has given to Prime Metal Products.

We are pleased to report that Prime Metal Products has been over 50 employees for some time now. Our sales growth has been well ahead of our expectations and our continued prospects point to an extraordinarily strong 2023. The HVAC industry faces incredible growth as American buildings retool the ventilation systems to meet the clean air requirement that the pandemic has brought on. In addition, our early efforts to start our residential sales division have been met with very positive results. Our sales are currently tracking at a \$18 Million annual level. However, sales growth can be very consuming with regards to increased receivables and inventory, which leads to this invocation.

Prime Metal Products Inc. 1321 Broadway Scottsbluff, NE 69341
308-633-0025 www.primemetalproducts.com

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We would like to request the City of Scottsbluff release the LB840 funds in the amount of \$250,000 currently scheduled for distribution on January 1st, 2023, to Prime Metal Products in October, 2022.

This will assist us in our continued path of increasing sales in our existing business and working toward the implementation of the residential manufacturing that is still waiting for the release of the CDBG funds from the State.

Please let us know at your earliest convenience if you can accommodate our request.

Regards,

Herb Gibson
President

CC: Ladd Harrison – PV Bank

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CITY OF SCOTTSBLUFF
ECONOMIC DEVELOPMENT APPLICATION REVIEW COMMITTEE
October 28, 2022

A meeting of the Economic Development Application Review Committee was advertised for October 28, 2022 at 10:00 a.m. at City Hall, 2525 Circle Drive, Scottsbluff, Nebraska. A quorum of the Committee was available.

Present at the meeting were Committee members Dennis Hadden, Marla Marks, Dave Schaff and Nate Merrigan. Also present were Kent Hadenfeldt, City Attorney, Sharaya Toof, Small Business Outreach/Public Relations Coordinator for the City, Zach Glaubius, Planning Administrator for the City, and Starr Lehl, Economic Development Director for the City. Member Nate Merrigan presided over the meeting.

The meeting was called to order at 10:02. Roll call was completed. Committee Member Merrigan pointed out the Open Meetings Act poster on the west wall of the meeting room.

There were no changes to the agenda.

There were no citizens with business other than what was on the agenda.

The next order of business was the approval of the minutes for the October 11, 2022 meeting. It was moved by Committee member Marks and seconded by Committee member Schaff to approve the minutes. Voting yes: Hadden, Marks, Merrigan and Schaff. Voting no: none.

The next order of business was the request by Prime Metals Products, Inc. for early release of funds. This would require an amendment of their current Economic Development Assistance Agreement. Herb Gibson, President of Prime Metal Products, Inc. was present to discuss the reasons for the early release of funds. The Economic Development Assistance Agreement currently states the City will provide an additional \$250,000.00 of funds on or after January 1, 2023. Mr. Gibson is asking that the funds be released earlier, and as early as possible. There was discussion between the Committee members as to the reasons for the early funding and Mr. Gibson explained the need for the current influx of cash. Committee member Schaff asked about the CDBG funding from the City of Gering. Mr. Gibson explained those funds would certainly help at this point, and all the paperwork has been submitted but they have not received word from the State and thus no funds have been provided. Motion was made by Committee member Hadden and seconded by Committee member Marks to amend the current Economic Development Assistance Agreement to reflect a request for funding on or after November 7, 2022 and recommend to the City Council to amend the Agreement and fund the final phase of the Economic Assistance Agreement. Voting yes: Hadden, Marks, Merrigan and Schaff. Voting no: None.

The next item on the agenda was the Application of Economic Development Assistance for Brandon Rajewich related to his purchase of Anderson-Shaw Construction. Mr. Rajewich was present and explained the need for the Economic Development Assistance. It would increase the bonding capacity and assist with cash flow, employee retention. The Committee asked questions of Mr. Rajewich who responded to each question. The Committee members questioned Economic

Development Director Lehl about the financial records for Anderson-Shaw Construction. After a conversation it was determined the Committee members did not have all of the financial information. A motion was made by Schaff to table the discussion and consideration of the Economic Development Assistance Agreement for Mr. Rajewich until all of the financial information has been reviewed by the Committee. The motion was seconded by Marks. Voting yes: Marks, Merrigan, Schaff, Hadden. Voting no: None.

The next item on the agenda were staff reports, Ms. Toof reported they have extended the time to purchase a brick for the plaza to December 16th. In addition, she discussed the formation of a Business Improvement District for East Overland which is in the beginning stages. Finally, during staff reports it was discussed when the next meeting of the Committee could be held to accommodate the Committee member's schedules. It was decided the next meeting will be held on November 8, 2022 at 9:00 a.m. at City Hall.

Following that discussion, the meeting was adjourned at 10:26 a.m.

Starr Lehl, Economic Development Director

City of Scottsbluff, Nebraska

Monday, November 7, 2022

Regular Meeting

Item Reports2

Council to discuss and consider making an offer to City Manager candidate and give direction to staff on an Agreement.

Staff Contact: City Council