



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

**Regular Meeting**  
**February 5, 2024**  
**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 January 16, 2024 Regular Meeting.
  - b) 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 a Rezone of Lot 5, Block 1, Country Club View Addition, commonly identified as 617 W. 19th Street, from C-2 Neighborhood & Retail Commercial to R-1A Single Family Residential.
11. **Resolution & Ordinances:**

- a) Council to consider action on the first reading of the Ordinance dealing with the Rezone of Lot 5, Block 1, Country Club View Addition from C-2 Neighborhood & Retail Commercial to R-1A Single Family Residential.
  - b) Council to consider action on the first reading of the Ordinance dealing with the Rezone of Lots 1-4, Block 1, Triple Peaks Subdivision from AR Agricultural Residential to O-P Office and Professional.
  - c) Council to discuss and consider action on the Preliminary Plat, Final Plat and Contract for Public Improvements of Lots 1-4, Block 1, Triple Peaks Subdivision and authorize the Mayor to sign the Resolution and Contract for Public Improvements.
  - d) Council to discuss and consider vote on approving request of Annexation of Triple Peaks Subdivision.
  - e) Council to consider action on the first reading of the Ordinance amending §20-1-3, changing name of Easton Drive to 18th Avenue in the Quindt Commercial Tracts.
  - f) Council to consider action on the first reading of the Ordinance to consider a Plat Vacation of Block 2, Residency Addition, commonly identified as 2204 Circle Drive, Scottsbluff, NE.
12. **Petitions, Communications, Public Input:**
- a) Council to discuss and consider action on a Special Designated Liquor License for NEXT Young Professionals to serve beer, wine and distilled spirits at the 18th Street Plaza on June 22nd from 3:00 p.m. to 10:00 p.m. for a Beer & Wine Fest.
13. **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.
14. **Adjournment.**



**City of Scottsbluff, Nebraska**  
**Monday, February 5, 2024**  
**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, February 5, 2024**  
**Regular Meeting**

**Item Youth Cou 1**

**(informational only):**

**Staff Contact:**

**City of Scottsbluff, Nebraska**  
**Monday, February 5, 2024**  
**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, February 5, 2024**

**Regular Meeting**

## **Item Consent1**

**Council to approve the minutes of the January 16, 2024 Regular Meeting.**

**Staff Contact: City Council**

Regular Meeting  
January 16, 2024

The Scottsbluff City Council met in a regular meeting on January 16, 2024 at 6:00 p.m. in the Council Chambers of City Hall, 2525 Circle Drive, Scottsbluff. Since the regular meeting would fall on a City recognized holiday the meeting was moved to the following day, according to 6-1-12. A notice of the meeting had been published on January 11, 2024 in the Star Herald, a newspaper published and of general circulation in the City. The notice stated the date, hour and place of the meeting, that the meeting would be open to the public, that anyone with a disability desiring reasonable accommodations to attend the Council meeting should contact the City Clerk's Office, and that an agenda of the meeting kept continuously current was available for public inspection at the office of the City Clerk in City Hall; provided, the City Council could modify the agenda at the meeting if it determined that an emergency so required. A similar notice, together with a copy of the agenda, also had been emailed to each council member, made available to radio stations KNEB, KMOR, KOAQ, television station NBC Nebraska, and the Star Herald. The notice was also available on the city's website on January 12, 2024. Mayor McKerrigan presided and City Clerk Wright recorded the proceedings. The Pledge of Allegiance was recited. Mayor McKerrigan welcomed everyone in attendance and encouraged all citizens to participate in the Council meeting asking those wishing to speak to come to the microphone and state their name and who they are representing for the record. Mayor McKerrigan 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, Angela Scanlan, Matt Salomon, and Betsy Vidlak. Also, present were City Manager Kevin Spencer and City Attorney Kent Hadenfeldt. Absent: None.

Mayor McKerrigan asked if there were any changes to the agenda. There was none. Mayor McKerrigan 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.

Moved by Council Member Salomon, seconded by Council Member Scanlan that,

- a) The minutes of the January 2, 2024 Regular Meeting be approved,
- b) The absence of Council Member Vidlak from the January 2, 2024 Regular Meeting be excused,
- c) The January 29, 2024 meeting be canceled as two Regular Meetings have been held in the Month of January,
- d) A public hearing be set for February 5, 2024 at 6:00 p.m. for the Rezone of Lots 1-4, Block 1, Triple Peaks Subdivision from AR Agricultural Residential to O-P Office and Professional,
- e) A public hearing be set for February 5, 2024 at 6:00 p.m. to consider a Rezone of Lot 5, Block 1, Country Club View Addition, commonly identified as 617 W. 19<sup>th</sup> Street, from C-2 Neighborhood & Retail Commercial to R-1A Single Family Residential,
- f) The bid specifications for the replacement of the HVAC System and appurtenances for the Public Safety building and authorizing the city clerk to advertise for bids to be received by February 5, 2024 at 1:00 p.m. be approved,
- g) The bid specifications for 20<sup>th</sup> Street Improvements-Cleveland Field to 17<sup>th</sup> Avenue-Mill and Overlay and authorizing the city clerk to advertise for bids to be received by February 5, 2024 at 1:30 p.m. be approved,
- h) The RFP for Fueling card system and authorizing the city clerk to advertise for proposals to be received until 11:00 a.m. on February 7, 2024 be approved,
- i) The following claims be approved and paid as provided by law out of the respective funds designated in the list of claims dated January 16, 2024 as on file with the City Clerk and submitted to the City Council "YEAS," Colwell, Salomon, Vidlak Scanlan, and McKerrigan, "NAYS," None. Absent: None.

## CLAIMS

AC ELECTRIC MOTOR SERVICE,EQUIP MAINT,2511.54;ADVANCE AUTO PARTS,GREASE FITTING - ENGINE 2 HOSE REEL,6.43;ALLO COMMUNICATIONS,LLC,LOCAL TELEPHONE CHARGES,4133.33;ANDREW KELLEY,PER DIEM - INSTRUCTOR TRAINING PAPILLION,171; AUTOZONE STORES, INC,VEH MAINT PARK,57.53;B & H INVESTMENTS, INC,MISC. -LIBRARY, 709.76; BEELINE SERVICE INC, TOWSERVICE PD, 1560; BLUFFS FACILITY SOLUTIONS, DEPT/JANIT SUPPL-PD,1637.01;BRODART CO,DEP. SUP.,311.39;CAPITAL BUSINESS SYSTEMS INC., CONTRACTUAL PD, 80.36; CELLCO PARTNERSHIP, CELLPHONE/ CONTRACTUAL SVC, 245.78;CHRIS BURBACH,REIMBURSEMENT FOR NOTARY BOND & FEE,70;CITY OF GERING, DISPOSAL FEES SAN, 38902.03; COMPLIANCE GO LLC, MUNICIPAL STORM WATER TRAINING 2024,2480;COMPUTER CONNECTION INC,CONTRACTUAL-PD,44;CONTRACTORS MATERIALS INC.,SUPP - REPL. RUBBERS FOR TAR TOOLS,144.45;CORE & MAIN LP,METERS,5112.48; DEMCO, INC,DEP. SUP.,93.84;DOCU-SHRED LLC,DEPT SUPPL-PD,40; DOOLEY OIL INC,EQUIP MAINT,472.41; EAKES INC,DEPT SUPP ADMIN,559.34;ELLIOTT EQUIPMENT COMPANY INC.,VEHICLEMAINTENANCESAN,562.96;ENERGYLABORATORIES,INCDEPT6250,SAMPLES, 216;ENVISIONWARE, INC,EQUIP. MAIN.,3333.92;ESSENTIAL FUEL LLC STORE #003,VEH MAINT-PD,303;FAT BOYS TIRE AND AUTO,EQUIP MAINT PARK,44;FEDERAL EXPRESS CORPORATION,POSTAGE,225.05;FLOYD'S TRUCK CENTER SCOTTSBLUFF,VEHICLE MAINTENANCE-SAN,9.99;GALLS PARENT HOLDINGS, LLC,EQUIP MAINT-PD,1170.76; GRAY TELEVISION GROUP INC,TRI CITY STORMWATER PSAS TV,1895;HAMPTON INN,INVESTIGATIONS-PD,214;HAWKINS, INC.,CHEMICALS,1527.54;HD SUPPLY INC,DEPT SUP,3272.76;HQ COMPOST HOLDINGS LLC,DEPT SUP,8000; IDEAL LAUNDRY AND CLEANERS, INC.,JAN. SUP.,894.49;INFINITY CONSTRUCTION, INC.,CONTINGENCY - 6TH AVE MAIN REPL,162709.06;INGRAM LIBRARY SERVICES INC,COLL.,1104.93;INTERNAL REVENUE SERVICE,WITHHOLDINGS,81092.15;INTERNATIONL ASSOCIATION OF CHIEFS OF POLICE, INC,MEMBERSHIP-PD,190;INTRALINKS, INC,CONTR.SERV. POLICE - DEC 2023,2147.5; INVENTIVE WIRELESS OF NE, LLC,CONTRACTUAL SVC,247.6;KEARNEY PUBLIC LIBRARY,COLL. -LOST ILL BOOK,26;KNOW HOW LLC,DEPARTMENT SUPPLIES-SAN,4159.77; M.C. SCHAFF & ASSOCIATES, INC,CONTINGENCY - 6TH AVE WATER MAIN,41464.38; MACQUEENEQUIPMENT INC,PLOW BOLTS,53.78;MARKETING CONSULTANTS,DEPARTMENT SUPPLIES-SAN,300;MASSIE ROYCE,SCHOOLS & CONF-PD,65; MATHESON TRI-GAS INC,DEPT SUPP PARK,130.96;MATTHEW M. HUTT,PRE EMPL. EVAL - J. IMHOFF,900;MENARDS, INC,DEPT SUP,2615.49;MICHAEL BEEBE,EQUIP MAINT ADMIN,105;MIDTOWN ANIMAL HOSPITAL P.C.,K9 DUKE-PD,37.5;MIDWEST CONNECT, LLC,UB PROCESSING - DEC 2023,3554.24; MUNIMETRIX SYSTEMS CORP,IMAGESILO - DECEMBER 2023,39.99;NE CHILD SUPPORT PAYMENT CENTER, NE CHILD SUPPORT PYBLE, 1455.1; NE DEPT OF REVENUE, WITHHOLDINGS, 29099.13;NEBRASKA INTERACTIVE, LLC,DRIVERS LIC. REQ. - DEC 2023,7.5; NEBRASKA MACHINERY CO,VEH MAINT PARK,870.87;NEBRASKA PUBLIC POWER DISTRICT,ELECTRIC,43212.95;NEBRASKA RURAL RADIO ASSOCIATION,TRI-CITY STORMWATER PSAS - WEBSITE AND TV,500;NEBRASKA SAFETY & FIRE EQUIPMENT INC.,BLDG. MAIN.,519; NEBRASKALAND TIRE, INC,REPAIR VALVE STEM AND TIRE - TOWER 1,411.95;NEMNICH AUTOMOTIVE,VEH MAINT-PD,1060.66;ONE CALL CONCEPTS, INC,CONTRACTUAL,110.84; PANHANDLE AUTOMOTIVE GROUP LLC,EQUIP MAINT CEM, 98.99; PANHANDLE COOPERATIVE ASSOCIATION, FUEL, 2937.52; PANHANDLE ENVIRONMENTAL SERVICES INC,SAMPLES,275;PARADISE PUMPERS LLC,CONTRACUTAL PARK,665;PLATTE VALLEY BANK,HEALTH SAVINGS ACCOUNT,10361.53;POMPS TIRE

SERVICE INC,DEPARTMENT SUPPLIES-SAN,2853.55;POWER SCREENING LLC,EQUIP MAINT,5919.77;PRAISE WINDOWS INC,BLDG. MAIN.,700; PT HOSE AND BEARING,HYD. HOSE GUARD FOR BOBCAT SKIDSTEER,68.17;QUILL CORPORATION,DEPT SUPPL-PD,422.15; REGION 22 EMERGENCY MGMT,QUARTERLY EMERGENCY MANAGEMENT FEE,7837.84; ROOSEVELT PUBLIC POWER DISTRICT,ELECTRIC POWER,1849.58;ROSE DREW, INC,A/V SUP.,127.22;RUSSELL INDUSTRIES INC,EQUIPMENT,10028.91;RUSSEL'S AUTOMOTIVE,VEH MAINT-PD,1534.16;RUS-WILINC,VEHICLEMAINT,4041.89;SANDBERGIMPLEMENT, INC,EQUIP MAINT PARK,2535.29; SANDRY FIRE SUPPLY,BRACKETS, AXES, PIKES - ENGINE 3,1540; SCB COUNTY MUTUAL AID ASSOC.,ANNUAL MEMBERSHIP DUES,100; SCOTTSBLUFF/GERING CHAMBER OF COMMERCE,MEMBERSHIP INVESTMENT,6586; SHAGGY BUFFALO CARWASH LLC,VEHICLE MAINT,100;SHERWIN WILLIAMS,GROUND MAINT PARK,231.16; SIMMONS OLSEN LAW FIRM, P.C.,CONTRACTUAL,9484.61;SIMON CONTRACTORS,GROUND MAINT PARK,2330.1;SOUNDSLEEPER SECURITY INC.,INVEST SUPPL-PD,122.9;STANARD & ASSOCIATES INC.,POLICE CAPTAIN PROMOTIONAL TEST (12--8-23),167;TEXAS PNEUDRAULIC INC,VEHICLE MAINTENANCE-SAN,202.96;THOMPSON GLASS, INC,CIP-DOOR LOCKS/FOBS,200; TYLER TECHNOLOGIES, INC,UB TRANSACTION FEES (10/1/23 - 12/31/23),7896.25;UNION BANK & TRUST,RETIREMENT,50417.47; US BANK,DEPT SUP,5456.1; VERIZON COMMUNICATIONS INC,GPS SERVICE,191.4;W & R INC,CIP-BUILDING,1789.7; WEITZEL JOHN,SCHOOLS & CONF-PD,65;WESTERN PATHOLOGY CONSULTANTS, INC,DRUG/DOT TESTING - DEC 2023,343;WEX BANK,FUEL-SAN,20613.42;REFUNDS; KRISTEN PALSER, 159.47; ARELI GARCIA, 17.72; FRED OZUNA, 19.36; KIEGAN MARTINEZ, 4.84, JUDY BAILEY, 81.19; KOHLTON PRIBBLE, 12.65

City Finance Director, Lane Kizzire, approached to go over the December 2023 Financial Report. Notable items identified, include the purchase of a Fire Truck, 20<sup>th</sup> Street project and reimbursement of the CDBG grant. He did include a quarterly report, as well, explaining the report looks different from last years because he has not finalized the prior year adjustments. On the whole, department percentages look good and everything is in order.

Council Member Scanlan moved, seconded by Council Member Vidlak to approve the December 2023 Financial Report, "YEAS," Salomon, Vidlak, Scanlan, McKerrigan, and Colwell. "NAYS," None. Absent: None.

Mayor McKerrigan opened the public hearing at 6:05 p.m. to receive information regarding the Class D Liquor License for Chen's Express Mart, LLC, 405 W. 27<sup>th</sup> Street, Scottsbluff, NE.

Mr. Jian Bin Chen, owner and Liquor License Manager applicant, came forward to explain his processes and take questions from Council. Mr. Chen stated he held a liquor license from June 2006 through April 2010 when he operated a restaurant in Scottsbluff. While holding that license he did not receive any violations. He also explained he will do all the ordering and inventory of the alcohol and he and his other employee have taken updated alcohol training offered by the state.

Police Chief Spencer approached and explained he completed a background check on Mr. Chen to make sure his is fit, willing, and able to hold a liquor license as required by law. The check did not show anything to disqualify him from having a liquor license. In addition, Mr. Chen appeared before the Liquor License Advisory Board on January 10<sup>th</sup> receiving a positive recommendation from the committee.

The following exhibits were then presented on behalf of City Council and entered into record: 1) Chen's Express Mart, LLC Liquor License Application; 2) City Council Check List for section §53-132 cum supp. 2022; 3) written statement of Police Chief Kevin Spencer dated January 12, 2024; 4) written statement of City Clerk dated January 16, 2024; 5) written statement of Development Services dated December 7, 2023.

There were no comments from the public. Mayor McKerrigan closed the public hearing at 6:08 p.m.

Council Member Colwell made a motion, seconded by Council Member Vidlak to send positive recommendations to the Nebraska Liquor Commission regarding the Class D Liquor License for Chen's Express Mart and for Jian Bin Chen to be the Liquor License Manager, "YEAS," Scanlan, McKerrigan, Salomon, Colwell, and Vidlak. "NAYS," None. Absent: None.

**RESOLUTION NO. 24-01-02**

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

1. On January 16, 2024 the matter of the application of a Class D liquor license for Chen's Express Mart, LLC, 405 W. 27th St., Scottsbluff, NE 69361 came on for consideration by the Council. The following exhibits were offered and received:
  - Exhibit 1 - Application of Class D liquor license for Chen's Express Mart, LLC, 405 W. 27<sup>th</sup> St., Scottsbluff, NE 69361
  - Exhibit 2 - City Council Check List for Section 53-132 (Reissue 2022)
  - Exhibit 3 - Written statement of Police Chief dated January 12, 2024
  - Exhibit 4 - Written statement of City Clerk dated January 16, 2024
  - Exhibit 5 - Written statement of Development Services Department dated December 7, 2023
2. Witnesses appeared and testimony was received in support of the application at the public hearing on this date from Jian Bin Chen, Manager; Police Chief Kevin Spencer spoke on behalf of the City.
3. Upon consideration of the evidence and the criterion to be considered by the City Council pursuant to law, the City Council finds as follows:
  - a. Applicant has demonstrated a fitness, willingness, and ability to properly serve or sell liquor in conformance to the rules and regulations of the Nebraska Liquor Control Act.
  - b. Applicant has met its burden with regard to the check list provided by Section 53-132 R.R.S. (2022) and demonstrates a willingness and ability to properly serve or sell liquor in conformance to the rules and regulations of the Nebraska Liquor Control Act and its management and control appears to be sufficient to insure compliance with such rules and regulations.
4. By reason of the above, the Applicant has met the burden of proof and persuasion in producing evidence pertaining to the criterion prescribed in the Nebraska Statutes. Based on the above findings, the City Council approves the application and recommends to the Nebraska Liquor Control Commission that a Retail Class D liquor license for Chen's Express Mart, LLC at the premises described in the application.
5. The City Clerk shall transmit a copy of this Resolution to the Commission.
6. Cost of publication: \$24.57.

Passed and approved this 16th day of January, 2024.



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Mayor

ATTEST:

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City Clerk

“seal”

Mayor McKerrigan opened the public hearing at 6:09 p.m. for the Rezone of Lots 1-4, Block 1, Triple Peaks Subdivision from AR Agricultural Residential to O-P Office and Professional. There was no one in attendance to comment on behalf of Triple Peaks, however, Legal Counsel Hadenfeldt commented that this was still put on the agenda for public comment because we had published the hearing, but we had not received the required paperwork and contract for public improvements before the deadline. We have since received the paperwork and application signed by all owners to Rezone the development East and South of the SWBC building from Agricultural to O-P and at the next meeting the Ordinance will be introduced.

There being no comments, Mayor McKerrigan closed the public hearing at 6:11 p.m.

Mayor McKerrigan opened the public hearing at 6:12 p.m. for the purpose of reviewing and obtaining comment on an Amended Redevelopment Plan for the Former Monument Mall, Now Uptown Mall, Rehabilitation and Former K Mart Site Rehabilitation.

Ms. Sharaya Toof, Economic Development Director, came forward and explained an Amended Redevelopment Plan for the Former Monument Mall now Uptown Mall has been submitted to the Community Redevelopment Authority. The Redevelopment Plan proposes to redevelop an area of the City which the City Council has declared to be blighted and substandard and in need of redevelopment. She added the Redevelopment Plan includes a request for tax increment financing and for the designation of an Enhanced Employment Area for purposes of establishing two percent occupation tax on taxable sales within the Enhanced Employment Area. The Redevelopment Plan has been reviewed by the Planning Commission, which found that the Redevelopment Plan conforms to the 2016 Scottsbluff Comprehensive Plan. The Planning Commission recommended approval of the Redevelopment Plan to the CRA and City Council. In addition, the CRA reviewed and conducted a cost-benefit analysis for the project according to the Community Redevelopment Law, and finds that the project as proposed in the Redevelopment Plan would not be economically feasible or occur in the project area without tax increment financing and the costs and benefits of the project are in the long-term best interest of the community. Ms. Toof also added everything is broken down by the cost benefit analysis and the EEA tax is not a part of the Resolution that is on the agenda tonight, however, it will be brought forth by Ordinance included in a later agenda.

Council Member Colwell asked about the EEA tax and if it is the same tax that is on the mall now. Ms. Toof stated, yes, they just want to amend it and include the former Kmart site. Legal Counsel Hadenfeldt also added the tax will not be the same amount as they are proposing an increase, at 2%, as opposed to the current half percent now. In addition, this new request could be used for infrastructure as the current half cent cannot.

Ms. Toof also stated they plan on doing the project in four phases, starting with the mall and doing outfacing with some retail stores, then the former Kmart and lastly out lots.

There was no one in attendance to represent RockStep due to illness and travel issues. There were also no comments from the public. Mayor McKerrigan closed the public hearing at 6:20 p.m.

Mayor McKerrigan opened the public hearing at 6:20 p.m. to for the purpose of reviewing and obtaining comment on a Redevelopment Plan submitted by Timothy G. Reganis, Trustee for the TGR Trust for a Redevelopment Project related to a Chrysler, Dodge, Jeep, Ram dealership.

Ms. Toof, again came forward to inform we received a Redevelopment Plan from Timothy G. Reganis, Trustee for the TGR Trust. She added everything is in compliance with the 2016 Comprehensive Plan, also the CRA reviewed the plan and conducted a cost benefit analysis finding the project as proposed in the Redevelopment Plan would not be economically feasible or occur in the project area without tax increment financing. In addition, both the Planning Commission and CRA recommended approval, however, did have concerns with the lighting of the car lot.

Mr. Timothy Reganis approached Council with Mr. Jeff Gion, Office Manager, to comment about the lighting. Mr. Gion explained they did a comprehensive lighting study and will only have three light poles on the premises, which will have more directional instead of broadcast lighting. Two poles will be located off of 12<sup>th</sup> and one off of 27<sup>th</sup> Street that will be focused more toward the open lot of the area.

Mr. Reganis then explained why he chose to relocate, stating he was required by Honda to build a new building as they did not want to be in the same space as Chrysler/Jeep. He added he did not intend on moving, but received a buyout from General Motors and Cadillac; it is that money he is investing in the Chrysler dealership. In addition, it is more cost productive having the two dealerships together and in the long run are way better off.

There were no comments from the public. Mayor McKerrigan closed the public hearing at 6:26 p.m.

Regarding the Resolution to approve the Amended Redevelopment Plan for the Former Monument Mall, Now Uptown Mall, Rehabilitation and Former Kmart Site Rehabilitation, Legal Counsel Hadenfeldt explained the Council's review is limited to three points. The first is if the project conforms to the City's Comprehensive Plan in the Community Development Law; the second element is the "But For" test which states if not for this financing the project could not occur, and thirdly the Cost Benefit Analysis. Given the scope of this project having a limited impact on taxing authorities, it does not require additional investment for infrastructure or additional services with any of the taxing authorities and the developer will still pay the base tax. In addition, it will not be a huge impact, they were all given notice by certified mail and no response was received back from the five taxing authorities. Mr. Hadenfeldt also explained this plan, with an Enhanced Employment Area, requires a commitment to a development that costs more than \$500,000 in investment and create more than ten employees.

Council Member Colwell moved to approve Resolution No. 24-01-03 adopting the Amended Redevelopment Plan for the Former Monument Mall, Now Uptown Mall, Rehabilitation and Former Kmart Site Rehabilitation. The motion was seconded by Council Member Scanlan, "YEAS," Vidlak, Colwell, McKerrigan, Salomon, and Scanlan. "NAYS," None. Absent: None.

### **RESOLUTION NO. 24-01-03**

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

**Recitals:**

a. An Amended Redevelopment Plan for the Former Monument Mall, now Uptown Mall, Rehabilitation and Former K Mart Site Rehabilitation (the "Redevelopment Plan") has been submitted to the Scottsbluff Community Redevelopment Authority ("CRA") according to the Community Development Law, NEB. REV. STAT. § 18-2101 *et seq.* (the "Act"). The Redevelopment Plan proposes to redevelop an

area of the City which the City Council has declared to be blighted and substandard and in need of redevelopment.

b. The Redevelopment Plan includes a request for tax increment financing and for the designation of an Enhanced Employment Area for purposes of establishing two percent occupation tax on taxable sales within the Enhanced Employment Area.

c. The area to be redeveloped and designated as an Enhanced Employment Area is described as: Lot 3, Block 3, Third Replat of Lots 3 and 4, Block 3, Northeast Second Addition Replat No. 2, an Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska (2302 Frontage Road); Lot 2, Block 3, Northeast Second Addition Replat No. 2, an Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska (2410 Frontage Road); and Lots 1 and 2, Block 1, Subdivision of Block 1, Northeast Second Addition Replat No. 1, an Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska (804 and 802 East 27<sup>th</sup> Street) (together the “Redevelopment Area”).

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

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

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

g. On January 16, 2024, the City Council held a public hearing on the proposal to approve the Redevelopment Plan.

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

**Resolved:**

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

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

3. The project contemplated by the Redevelopment Plan will result in at least ten new employees in the Redevelopment Area and a new investment in the Redevelopment Area of at least \$500,000.00.

4. The City Council approves the Redevelopment Plan.

5. In accordance with NEB. REV. STAT. § 18-2147, and as proposed in the Redevelopment Plan, the City Council provides that any ad valorem tax on the Redevelopment Area as set forth in the Redevelopment Plan, for the benefit of any public body be divided for a period of 15 years after the effective date as provided in § 18-2147, which effective date shall be determined in a Redevelopment Contract, as may be amended, to be entered into between the Redeveloper, the CRA, and the City Council. Said tax shall be divided as follows:

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

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

(c) Any interest and penalties due for delinquent taxes shall be paid in the funds of each public body in the same proportion as are all other taxes collected by or for the public body.

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

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

**PASSED and APPROVED** on January 16, 2024

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk (Seal)

Regarding the Resolution to approve the Redevelopment Plan submitted by Timothy G. Reganis, Trustee for the TGR Trust for the Redevelopment Project related to a Chrysler, Dodge, Jeep, Ram dealership, Mr. Hadenfeldt addressed Council and reminded them of the three elements to review. The first is if it conforms to the Comprehensive Plan in the Community Development Law; the second element is the “But For” Test that is certified in the plan and the third is Cost Benefit Analysis which does not require any of the taxing authorities to make significant investments or require a financial contribution; taxes will

still be paid.

Council Member Colwell moved, seconded by Council Member Scanlan to approve Resolution No. 24-01-04 adopting the Redevelopment Plan submitted by Timothy G. Reganis, Trustee for the TGR Trust for the Redevelopment Project related to a Chrysler, Dodge, Jeep, Ram dealership, "YEAS," McKerrigan, Scanlan, Colwell, Vidlak, and Salomon, "NAYS," None. Absent: None.

#### **RESOLUTION NO. 24-01-04**

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

##### **Recitals:**

a. Pursuant to the Community Development Law, NEB. REV. STAT. § 18-2101 *et seq.* (the "Act"), a redevelopment plan for the *TGR Trust/Reganis Car Dealership* project (the "Redevelopment Plan") has been submitted to the Scottsbluff Community Redevelopment Authority ("CRA"). The Redevelopment Plan proposes to redevelop an area of the City which the City Council has declared to be blighted and substandard and in need of redevelopment. The Redevelopment Plan includes the use of tax increment financing.

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

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

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

e. On January 16, 2024, the City Council held a public hearing on the proposal to approve the Redevelopment Plan.

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

##### **Resolved:**

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

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

3. The City Council approves the Redevelopment Plan.

4. According to NEB. REV. STAT. § 18-2147, and as proposed in the Redevelopment Plan, the City Council provides that any ad valorem tax on the Project Site as set forth in the Redevelopment Plan, for the benefit of any public body be divided for a period of 15 years after the effective date as provided in § 18-2147, which effective date shall be determined in a Redevelopment Contract entered into between the Redeveloper and the CRA. Said tax shall be divided as follows:

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

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

(c) Any interest and penalties due for delinquent taxes shall be paid in the funds of each public body in the same proportion as are all other taxes collected by or for the public body.

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

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

**PASSED and APPROVED** on January 16, 2024

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk (Seal)

Mr. Jason L. Rupp, Liquor License Manager applicant for Panhandle Cooperative, approached Council regarding the request to change the liquor license manager at Northgate Ampride, 3302 Avenue B in Scottsbluff. There being no questions, Council Member Salomon made a motion, seconded by Mayor McKerrigan to make a positive recommendation to the Nebraska Liquor Control Commission naming Jason L. Rupp as the Liquor License Manager of the Class D Liquor License held by Panhandle Cooperative at 3302 Avenue B, Scottsbluff, NE., “YEAS,” Colwell, Salomon, Vidlak, Scanlan, and McKerrigan. “NAYS,” None. Absent: None.

Mayor McKerrigan read the Proclamation recognizing Larry Massie for his service to the community. After a reading telling of Larry’s accomplishments and generosity by his son Royce Massie, Larry was also presented a Key to the City.

Ms. Amy Bartholemew, Executive Director with Panhandle Humane Society, approached to give an update on the Humane Society. Ms. Bartholemew gave a brief overview of intakes of both stray dogs and cats as well as the outcomes. In 2023, intakes for stray dogs were 526; cats 302 in Scottsbluff. Outcomes for 2023 include 394 for stray dogs and 250 for cats.

Ms. Bartholemew explained the money received from the City is used for food, cleaning supplies, wages, vaccinations, detergent and medications. In addition, the Humane Society employs 4 fulltime employees and 4/5 part time employees. Ms. Bartholemew stated they do need more employees, but they have a hard time retaining them due to compassion fatigue and burnout. As far as additional funding, they do receive funding from the Cities of Gering, Scotts Bluff County and Terrytown. They also receive funding through donations, fund raisers and fees. Their biggest goal is to be fully staffed and they would like to build a new building that is more cost effective and fits their needs better.

Under Council Reports, Council Member Salomon gave an update on the Zoo.

Council Member Colwell moved to adjourn the meeting at 7:00 p.m. The motion was seconded by Council Member Scanlan. “YEAS,” Salomon, Vidlak, Scanlan, McKerrigan, and Colwell. “NAYS,” None. Absent: None.

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Mayor

Attest:

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City Clerk

“SEAL”

**City of Scottsbluff, Nebraska**  
**Monday, February 5, 2024**  
**Regular Meeting**

**Item Consent2**

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

**Staff Contact: Lane Kizzire, Finance Director**





# Expense Approval Report

By Vendor Name

Post Dates 1/17/2024 - 2/5/2024

Description (Payable)	Account Name	Amount
<b>Vendor: 09702 - AC ELECTRIC MOTOR SERVICE</b>		
<b>Fund: 641 - WATER</b>		
DEPT SUP	DEPARTMENT SUPPLIES	213.14
		213.14
	<b>Fund 641 - WATER Total:</b>	<b>213.14</b>
	<b>Vendor 09702 - AC ELECTRIC MOTOR SERVICE Total:</b>	<b>213.14</b>
<b>Vendor: 00460 - ACCELERATED RECEIVABLES SOLUTIONS</b>		
<b>Fund: 713 - CASH &amp; INVESTMENT POOL</b>		
WAGE ATTACHMENT	WAGE ATTACHMENT EE PAY	87.48
WAGE ATTACHMENT	WAGE ATTACHMENT EE PAY	87.48
		174.96
	<b>Fund 713 - CASH &amp; INVESTMENT POOL Total:</b>	<b>174.96</b>
	<b>Vendor 00460 - ACCELERATED RECEIVABLES SOLUTIONS Total:</b>	<b>174.96</b>
<b>Vendor: 06068 - AHLERS BAKING INC</b>		
<b>Fund: 111 - GENERAL</b>		
DEPT SUPPL-PD	DEPARTMENT SUPPLIES	45.98
		45.98
	<b>Fund 111 - GENERAL Total:</b>	<b>45.98</b>
	<b>Vendor 06068 - AHLERS BAKING INC Total:</b>	<b>45.98</b>
<b>Vendor: 09475 - ATLAS COPCO COMPRESSORS, LLC</b>		
<b>Fund: 631 - WASTEWATER</b>		
EQUIP MAINT	EQUIPMENT MAINTENANCE	10,112.33
		10,112.33
	<b>Fund 631 - WASTEWATER Total:</b>	<b>10,112.33</b>
	<b>Vendor 09475 - ATLAS COPCO COMPRESSORS, LLC Total:</b>	<b>10,112.33</b>
<b>Vendor: 10534 - AUTOPLEX RESTYLING CENTERS INC</b>		
<b>Fund: 218 - PUBLIC SAFETY</b>		
TOPPER AND INSTALLATION - ... EQUIPMENT		3,736.99
CARGO BED SLIDE OUT - UNIT... EQUIPMENT		1,565.98
		5,302.97
	<b>Fund 218 - PUBLIC SAFETY Total:</b>	<b>5,302.97</b>
	<b>Vendor 10534 - AUTOPLEX RESTYLING CENTERS INC Total:</b>	<b>5,302.97</b>
<b>Vendor: 00295 - B &amp; H INVESTMENTS, INC</b>		
<b>Fund: 111 - GENERAL</b>		
DEPT SUPP ADMIN	DEPARTMENT SUPPLIES	43.00
DEPT SUPP ADMIN	DEPARTMENT SUPPLIES	24.00
BLDG MAINT-PD	BUILDING MAINTENANCE	16.00
BLDG MAINT-PD	BUILDING MAINTENANCE	16.00
Misc. -LIBRARY	DEPARTMENT SUPPLIES	55.00
Misc. -LIBRARY	BUILDING MAINTENANCE	179.95
		333.95
	<b>Fund 111 - GENERAL Total:</b>	<b>333.95</b>
<b>Fund: 212 - STREETS</b>		
SUPP - WATER	DEPARTMENT SUPPLIES	52.50
SUPP - WATER	DEPARTMENT SUPPLIES	33.50
		86.00
	<b>Fund 212 - STREETS Total:</b>	<b>86.00</b>
<b>Fund: 621 - ENVIRONMENTAL SERVICES</b>		
Department Supplies-SAN	DEPARTMENT SUPPLIES	43.00
DEPT SUP	DEPARTMENT SUPPLIES	12.00
Contractual Services-SAN	CONTRACTUAL SERVICES	25.26
		80.26
	<b>Fund 621 - ENVIRONMENTAL SERVICES Total:</b>	<b>80.26</b>
<b>Fund: 631 - WASTEWATER</b>		
DEPT SUP	DEPARTMENT SUPPLIES	12.00
		12.00
	<b>Fund 631 - WASTEWATER Total:</b>	<b>12.00</b>
	<b>Vendor 00295 - B &amp; H INVESTMENTS, INC Total:</b>	<b>512.21</b>

Expense Approval Report

Post Dates: 1/17/2024 - 2/5/2024

Description (Payable)	Account Name	Amount
<b>Vendor: 09716 - BLACK HILLS GAS DISTRIBUTION LLC</b>		
<b>Fund: 111 - GENERAL</b>		
Monthly Energy Bill	HEATING FUEL	593.42
Monthly Energy Bill	HEATING FUEL	471.14
Monthly Energy Bill	HEATING FUEL	160.51
Monthly Energy Bill	HEATING FUEL	471.14
Monthly Energy Bill	HEATING FUEL	669.91
Monthly Energy Bill	HEATING FUEL	901.79
Monthly Energy Bill	HEATING FUEL	192.20
Monthly Energy Bill	HEATING FUEL	39.83
		<b>Fund 111 - GENERAL Total:</b>
		<b>3,499.94</b>
<b>Fund: 212 - STREETS</b>		
Monthly Energy Bill	HEATING FUEL	2,659.55
		<b>Fund 212 - STREETS Total:</b>
		<b>2,659.55</b>
<b>Fund: 621 - ENVIRONMENTAL SERVICES</b>		
Monthly Energy Bill	HEATING FUEL	999.63
		<b>Fund 621 - ENVIRONMENTAL SERVICES Total:</b>
		<b>999.63</b>
<b>Fund: 641 - WATER</b>		
Monthly Energy Bill	HEATING FUEL	159.38
		<b>Fund 641 - WATER Total:</b>
		<b>159.38</b>
		<b>Vendor 09716 - BLACK HILLS GAS DISTRIBUTION LLC Total:</b>
		<b>7,318.50</b>
<b>Vendor: 10426 - BLOSSOM SHOP</b>		
<b>Fund: 111 - GENERAL</b>		
DEPT SUPPL-PD	DEPARTMENT SUPPLIES	132.95
		<b>Fund 111 - GENERAL Total:</b>
		<b>132.95</b>
		<b>Vendor 10426 - BLOSSOM SHOP Total:</b>
		<b>132.95</b>
<b>Vendor: 00674 - BLR</b>		
<b>Fund: 111 - GENERAL</b>		
FAIR LABOR STANDARDS HAN...	SUBSCRIPTIONS	536.99
		<b>Fund 111 - GENERAL Total:</b>
		<b>536.99</b>
		<b>Vendor 00674 - BLR Total:</b>
		<b>536.99</b>
<b>Vendor: 07774 - BOWER GREGORY</b>		
<b>Fund: 511 - CAPITAL PROJECTS FUND</b>		
Equip. -Upholstery	EQUIPMENT	3,514.00
		<b>Fund 511 - CAPITAL PROJECTS FUND Total:</b>
		<b>3,514.00</b>
		<b>Vendor 07774 - BOWER GREGORY Total:</b>
		<b>3,514.00</b>
<b>Vendor: 00735 - CAPITAL BUSINESS SYSTEMS INC.</b>		
<b>Fund: 111 - GENERAL</b>		
Cont. Svcs.	CONTRACTUAL SERVICES	76.43
EQUIP MAINT ADMIN	EQUIPMENT MAINTENANCE	163.83
		<b>Fund 111 - GENERAL Total:</b>
		<b>240.26</b>
<b>Fund: 212 - STREETS</b>		
COPIER SERVICE	CONTRACTUAL SERVICES	35.02
		<b>Fund 212 - STREETS Total:</b>
		<b>35.02</b>
		<b>Vendor 00735 - CAPITAL BUSINESS SYSTEMS INC. Total:</b>
		<b>275.28</b>
<b>Vendor: 07911 - CELLCO PARTNERSHIP</b>		
<b>Fund: 111 - GENERAL</b>		
JANUARY CELLULAR	CELLULAR PHONE	277.20
CELL PHONES-PD	PHONE & INTERNET	1,454.16
IPADS, TABLETS, CELL PHONE,...	DEPARTMENT SUPPLIES	42.88
IPADS, TABLETS, CELL PHONE,...	PHONE & INTERNET	20.04
		<b>Fund 111 - GENERAL Total:</b>
		<b>1,794.28</b>
<b>Fund: 212 - STREETS</b>		
IPADS, TABLETS, CELL PHONE,...	PHONE & INTERNET	693.53
		<b>Fund 212 - STREETS Total:</b>
		<b>693.53</b>

Expense Approval Report

Post Dates: 1/17/2024 - 2/5/2024

Description (Payable)	Account Name	Amount
<b>Fund: 621 - ENVIRONMENTAL SERVICES</b>		
IPADS, TABLETS, CELL PHONE,...	PHONE & INTERNET	80.16
		<b>Fund 621 - ENVIRONMENTAL SERVICES Total:</b>
		<b>80.16</b>
<b>Fund: 631 - WASTEWATER</b>		
IPADS, TABLETS, CELL PHONE,...	PHONE & INTERNET	30.06
		<b>Fund 631 - WASTEWATER Total:</b>
		<b>30.06</b>
<b>Fund: 641 - WATER</b>		
IPADS, TABLETS, CELL PHONE,...	PHONE & INTERNET	30.06
		<b>Fund 641 - WATER Total:</b>
		<b>30.06</b>
<b>Fund: 721 - GIS SERVICES</b>		
IPADS, TABLETS, CELL PHONE,...	PHONE & INTERNET	10.02
		<b>Fund 721 - GIS SERVICES Total:</b>
		<b>10.02</b>
		<b>Vendor 07911 - CELLCO PARTNERSHIP Total:</b>
		<b>2,638.11</b>
<b>Vendor: 10509 - CHAVARRIA CAMERON</b>		
<b>Fund: 111 - GENERAL</b>		
VEH MAINT-PD	VEHICLE MAINTENANCE	200.00
		<b>Fund 111 - GENERAL Total:</b>
		<b>200.00</b>
		<b>Vendor 10509 - CHAVARRIA CAMERON Total:</b>
		<b>200.00</b>
<b>Vendor: 01976 - CLARK PRINTING LLC</b>		
<b>Fund: 111 - GENERAL</b>		
DEPT SUPP PARK	DEPARTMENT SUPPLIES	53.66
		<b>Fund 111 - GENERAL Total:</b>
		<b>53.66</b>
		<b>Vendor 01976 - CLARK PRINTING LLC Total:</b>
		<b>53.66</b>
<b>Vendor: 10535 - COLUMN SOFTWARE PBC</b>		
<b>Fund: 111 - GENERAL</b>		
LEGAL PUBLISHING	LEGAL PUBLICATIONS	86.67
LEGAL PUBLISHING	LEGAL PUBLICATIONS	30.85
LEGAL PUBLISHING	LEGAL PUBLICATIONS	364.25
LEGAL PUBLISHING	LEGAL PUBLICATIONS	55.42
LEGAL PUBLISHING	LEGAL PUBLICATIONS	142.51
		<b>Fund 111 - GENERAL Total:</b>
		<b>679.70</b>
<b>Fund: 224 - ECONOMIC DEVELOPMENT</b>		
LEGAL PUBLISHING	PUBLICATIONS	262.78
		<b>Fund 224 - ECONOMIC DEVELOPMENT Total:</b>
		<b>262.78</b>
		<b>Vendor 10535 - COLUMN SOFTWARE PBC Total:</b>
		<b>942.48</b>
<b>Vendor: 07359 - CONSERV FLAG COMPANY</b>		
<b>Fund: 111 - GENERAL</b>		
Dep. Sup.	DEPARTMENT SUPPLIES	199.47
		<b>Fund 111 - GENERAL Total:</b>
		<b>199.47</b>
		<b>Vendor 07359 - CONSERV FLAG COMPANY Total:</b>
		<b>199.47</b>
<b>Vendor: 00267 - CONTRACTORS MATERIALS INC.</b>		
<b>Fund: 621 - ENVIRONMENTAL SERVICES</b>		
Department Supplies-SAN	DEPARTMENT SUPPLIES	117.60
		<b>Fund 621 - ENVIRONMENTAL SERVICES Total:</b>
		<b>117.60</b>
		<b>Vendor 00267 - CONTRACTORS MATERIALS INC. Total:</b>
		<b>117.60</b>
<b>Vendor: 09824 - CORE &amp; MAIN LP</b>		
<b>Fund: 641 - WATER</b>		
METERS	METERS	923.11
		<b>Fund 641 - WATER Total:</b>
		<b>923.11</b>
		<b>Vendor 09824 - CORE &amp; MAIN LP Total:</b>
		<b>923.11</b>
<b>Vendor: 00404 - DAS STATE ACCOUNTING-CENTRAL FINANCE</b>		
<b>Fund: 111 - GENERAL</b>		
Monthly Long Distance	PHONE & INTERNET	3.29
Monthly Long Distance	PHONE & INTERNET	0.94

Expense Approval Report

Post Dates: 1/17/2024 - 2/5/2024

Description (Payable)	Account Name	Amount
Monthly Long Distance	PHONE & INTERNET	0.47
Monthly Long Distance	PHONE & INTERNET	0.47
Monthly Long Distance	PHONE & INTERNET	2.35
Monthly Long Distance	PHONE & INTERNET	3.37
Monthly Long Distance	PHONE & INTERNET	29.25
Monthly Long Distance	PHONE & INTERNET	8.30
Monthly Long Distance	PHONE & INTERNET	3.05
Monthly Long Distance	PHONE & INTERNET	2.35
<b>Fund 111 - GENERAL Total:</b>		<b>53.84</b>
<b>Fund: 212 - STREETS</b>		
Monthly Long Distance	PHONE & INTERNET	6.58
<b>Fund 212 - STREETS Total:</b>		<b>6.58</b>
<b>Fund: 213 - CEMETERY</b>		
Monthly Long Distance	PHONE & INTERNET	0.94
<b>Fund 213 - CEMETERY Total:</b>		<b>0.94</b>
<b>Fund: 224 - ECONOMIC DEVELOPMENT</b>		
Monthly Long Distance	PHONE & INTERNET	0.47
<b>Fund 224 - ECONOMIC DEVELOPMENT Total:</b>		<b>0.47</b>
<b>Fund: 621 - ENVIRONMENTAL SERVICES</b>		
Monthly Long Distance	PHONE & INTERNET	3.48
<b>Fund 621 - ENVIRONMENTAL SERVICES Total:</b>		<b>3.48</b>
<b>Fund: 631 - WASTEWATER</b>		
Monthly Long Distance	PHONE & INTERNET	1.89
<b>Fund 631 - WASTEWATER Total:</b>		<b>1.89</b>
<b>Fund: 641 - WATER</b>		
Monthly Long Distance	PHONE & INTERNET	1.89
<b>Fund 641 - WATER Total:</b>		<b>1.89</b>
<b>Fund: 661 - STORMWATER</b>		
Monthly Long Distance	PHONE & INTERNET	2.56
<b>Fund 661 - STORMWATER Total:</b>		<b>2.56</b>
<b>Fund: 721 - GIS SERVICES</b>		
Monthly Long Distance	PHONE & INTERNET	0.47
<b>Fund 721 - GIS SERVICES Total:</b>		<b>0.47</b>
<b>Vendor 00404 - DAS STATE ACCOUNTING-CENTRAL FINANCE Total:</b>		<b>72.12</b>
<b>Vendor: 08687 - DELGADO LUPE</b>		
<b>Fund: 111 - GENERAL</b>		
CONSULTING-PD	CONSULTING SERVICES	35.00
CONSULTING-PD	CONSULTING SERVICES	25.00
CONSULTING-PD	CONSULTING SERVICES	35.00
<b>Fund 111 - GENERAL Total:</b>		<b>95.00</b>
<b>Vendor 08687 - DELGADO LUPE Total:</b>		<b>95.00</b>
<b>Vendor: 06876 - DELL MARKETING LP</b>		
<b>Fund: 218 - PUBLIC SAFETY</b>		
TABLET REPLACEMENT AND ...	DEPARTMENT SUPPLIES	4,551.66
<b>Fund 218 - PUBLIC SAFETY Total:</b>		<b>4,551.66</b>
<b>Vendor 06876 - DELL MARKETING LP Total:</b>		<b>4,551.66</b>
<b>Vendor: 09692 - DOOLEY OIL INC</b>		
<b>Fund: 212 - STREETS</b>		
55 GAL. TURBO T OIL	OIL & ANTIFREEZE	824.29
55 GALS OIL - SPIRAX	OIL & ANTIFREEZE	800.48
<b>Fund 212 - STREETS Total:</b>		<b>1,624.77</b>
<b>Fund: 621 - ENVIRONMENTAL SERVICES</b>		
EQUIP MAINT	EQUIPMENT MAINTENANCE	22.77
<b>Fund 621 - ENVIRONMENTAL SERVICES Total:</b>		<b>22.77</b>

Expense Approval Report

Post Dates: 1/17/2024 - 2/5/2024

Description (Payable)	Account Name	Amount
<b>Fund: 631 - WASTEWATER</b>		
EQUIP MAINT	EQUIPMENT MAINTENANCE	22.77
		<b>Fund 631 - WASTEWATER Total: 22.77</b>
		<b>Vendor 09692 - DOOLEY OIL INC Total: 1,670.31</b>
 <b>Vendor: 03950 - ENERGY LABORATORIES, INC DEPT 6250</b>		
<b>Fund: 641 - WATER</b>		
SAMPLES	SAMPLES	216.00
		<b>Fund 641 - WATER Total: 216.00</b>
		<b>Vendor 03950 - ENERGY LABORATORIES, INC DEPT 6250 Total: 216.00</b>
 <b>Vendor: 02460 - FASTENAL COMPANY</b>		
<b>Fund: 111 - GENERAL</b>		
DEPT SUPP PARK	DEPARTMENT SUPPLIES	96.17
		<b>Fund 111 - GENERAL Total: 96.17</b>
		<b>Vendor 02460 - FASTENAL COMPANY Total: 96.17</b>
 <b>Vendor: 00548 - FEDERAL EXPRESS CORPORATION</b>		
<b>Fund: 641 - WATER</b>		
POSTAGE	POSTAGE	55.87
POSTAGE	POSTAGE	12.38
		<b>Fund 641 - WATER Total: 68.25</b>
		<b>Vendor 00548 - FEDERAL EXPRESS CORPORATION Total: 68.25</b>
 <b>Vendor: 10533 - FERGUSON BRUCE</b>		
<b>Fund: 111 - GENERAL</b>		
DEPT SUPPL-PD	DEPARTMENT SUPPLIES	21.48
		<b>Fund 111 - GENERAL Total: 21.48</b>
		<b>Vendor 10533 - FERGUSON BRUCE Total: 21.48</b>
 <b>Vendor: 04174 - FERGUSON SIGNS, INC</b>		
<b>Fund: 215 - SPECIAL PROJECTS</b>		
REPAIRS LIBRARY	INSURED REPAIRS/REPLACE	8,929.75
		<b>Fund 215 - SPECIAL PROJECTS Total: 8,929.75</b>
		<b>Vendor 04174 - FERGUSON SIGNS, INC Total: 8,929.75</b>
 <b>Vendor: 00060 - FRANCISCO'S BUMPER TO BUMPER INC</b>		
<b>Fund: 111 - GENERAL</b>		
VEH MAINT-PD	VEHICLE MAINTENANCE	4,112.42
		<b>Fund 111 - GENERAL Total: 4,112.42</b>
		<b>Vendor 00060 - FRANCISCO'S BUMPER TO BUMPER INC Total: 4,112.42</b>
 <b>Vendor: 10330 - GERING MULITPURPOSE SENIOR CENTER</b>		
<b>Fund: 111 - GENERAL</b>		
CONTRACTUAL	CONTRACTUAL SERVICES	1,000.00
		<b>Fund 111 - GENERAL Total: 1,000.00</b>
		<b>Vendor 10330 - GERING MULITPURPOSE SENIOR CENTER Total: 1,000.00</b>
 <b>Vendor: 00789 - GERING VALLEY PLUMBING &amp; HEATING, INC</b>		
<b>Fund: 212 - STREETS</b>		
LOOK AT HEAT INDUCER IN H...	BUILDING MAINTENANCE	59.00
INSTALL NEW TUBE HEATER IN..	BUILDING MAINTENANCE	6,500.00
		<b>Fund 212 - STREETS Total: 6,559.00</b>
		<b>Vendor 00789 - GERING VALLEY PLUMBING &amp; HEATING, INC Total: 6,559.00</b>
 <b>Vendor: 10136 - GREENING ENTERPRISES INC.</b>		
<b>Fund: 225 - MUTUAL FIRE</b>		
STRUCTURE AND STATION BO...	DEPARTMENT SUPPLIES	904.99
		<b>Fund 225 - MUTUAL FIRE Total: 904.99</b>
		<b>Vendor 10136 - GREENING ENTERPRISES INC. Total: 904.99</b>

Expense Approval Report

Post Dates: 1/17/2024 - 2/5/2024

Description (Payable)	Account Name	Amount
<b>Vendor: 04371 - HAWKINS, INC.</b>		
Fund: 641 - WATER		
CHEMICALS	CHEMICALS	1,860.27
		Fund 641 - WATER Total: 1,860.27
		Vendor 04371 - HAWKINS, INC. Total: 1,860.27
<b>Vendor: 10439 - HD SUPPLY INC</b>		
Fund: 641 - WATER		
EQUIP MAINT	EQUIPMENT MAINTENANCE	425.75
METERS	METERS	484.42
		Fund 641 - WATER Total: 910.17
		Vendor 10439 - HD SUPPLY INC Total: 910.17
<b>Vendor: 00299 - HULLINGER GLASS &amp; LOCKS INC.</b>		
Fund: 111 - GENERAL		
VEH MAINT-PD	VEHICLE MAINTENANCE	135.75
		Fund 111 - GENERAL Total: 135.75
Fund: 212 - STREETS		
PADLOCKS & KEYS	DEPARTMENT SUPPLIES	186.00
		Fund 212 - STREETS Total: 186.00
		Vendor 00299 - HULLINGER GLASS & LOCKS INC. Total: 321.75
<b>Vendor: 00733 - INLAND TRUCK PARTS &amp; SERVICE</b>		
Fund: 111 - GENERAL		
ENGINE 1 - ECM REPLACMENT,..	VEHICLE MAINTENANCE	5,468.05
		Fund 111 - GENERAL Total: 5,468.05
Fund: 212 - STREETS		
ENGINE FOR D. TRUCK	VEHICLE MAINTENANCE	4,335.52
		Fund 212 - STREETS Total: 4,335.52
		Vendor 00733 - INLAND TRUCK PARTS & SERVICE Total: 9,803.57
<b>Vendor: 08154 - INTERNAL REVENUE SERVICE</b>		
Fund: 713 - CASH & INVESTMENT POOL		
WITHHOLDINGS	MEDICARE W/H EE PAYABLE	4,945.09
WITHHOLDINGS	MEDICARE W/H EE PAYABLE	4,945.09
WITHHOLDINGS	FICA W/H EE PAYABLE	18,407.91
WITHHOLDINGS	FICA W/H EE PAYABLE	18,407.91
WITHHOLDINGS	FED W/H EE PAYABLE	34,085.78
WITHHOLDINGS	MEDICARE W/H EE PAYABLE	4,716.04
WITHHOLDINGS	MEDICARE W/H EE PAYABLE	4,716.04
WITHHOLDINGS	FICA W/H EE PAYABLE	17,235.27
WITHHOLDINGS	FICA W/H EE PAYABLE	17,235.27
WITHHOLDINGS	FED W/H EE PAYABLE	29,638.72
		Fund 713 - CASH & INVESTMENT POOL Total: 154,333.12
		Vendor 08154 - INTERNAL REVENUE SERVICE Total: 154,333.12
<b>Vendor: 08525 - INTRALINKS, INC</b>		
Fund: 111 - GENERAL		
DATTO ALTO - JAN 2024 ADM ...	CONTRACTUAL SERVICES	2,298.00
DATTO ALTO - JAN. 2024 LIBR...	CONTRACTUAL SERVICES	238.00
PAX8 MICROSOFT EXCHANGE	DEPARTMENT SUPPLIES	22.58
PAX8 MICROSOFT EXCHANGE	DEPARTMENT SUPPLIES	22.06
EMAIL SECURITY PROTECTION ..	CONTRACTUAL SERVICES	5,535.00
		Fund 111 - GENERAL Total: 8,115.64
Fund: 641 - WATER		
DATTO ALTO - JAN 2024 ADM ...	CONTRACTUAL SERVICES	119.00
		Fund 641 - WATER Total: 119.00
		Vendor 08525 - INTRALINKS, INC Total: 8,234.64

Expense Approval Report

Post Dates: 1/17/2024 - 2/5/2024

Description (Payable)	Account Name	Amount
<b>Vendor: 06131 - JOHN DEERE FINANCIAL</b>		
<b>Fund: 111 - GENERAL</b>		
SCHOOLS & CONF-PD	SCHOOL & CONFERENCE	19.98
		<b>Fund 111 - GENERAL Total:</b>
		<b>19.98</b>
<b>Fund: 215 - SPECIAL PROJECTS</b>		
K9-SUPPLIES-PD	DEPARTMENT SUPPLIES	87.70
		<b>Fund 215 - SPECIAL PROJECTS Total:</b>
		<b>87.70</b>
		<b>Vendor 06131 - JOHN DEERE FINANCIAL Total:</b>
		<b>107.68</b>
<b>Vendor: 09474 - JOHN DEERE FINANCIAL</b>		
<b>Fund: 111 - GENERAL</b>		
EQUIP MAINT PARK	EQUIPMENT MAINTENANCE	1,285.86
EQUIP MAINT PARK	EQUIPMENT MAINTENANCE	680.31
EQUIP MAINT PARK	EQUIPMENT MAINTENANCE	581.43
EQUIP MAINT PARK	EQUIPMENT MAINTENANCE	363.33
		<b>Fund 111 - GENERAL Total:</b>
		<b>2,910.93</b>
<b>Fund: 213 - CEMETERY</b>		
EQUIP MAINT CEM	EQUIPMENT MAINTENANCE	72.79
		<b>Fund 213 - CEMETERY Total:</b>
		<b>72.79</b>
		<b>Vendor 09474 - JOHN DEERE FINANCIAL Total:</b>
		<b>2,983.72</b>
<b>Vendor: 10536 - JOHNSON CONTROLS</b>		
<b>Fund: 111 - GENERAL</b>		
STRUCTURES	STRUCTURES	257,036.40
		<b>Fund 111 - GENERAL Total:</b>
		<b>257,036.40</b>
		<b>Vendor 10536 - JOHNSON CONTROLS Total:</b>
		<b>257,036.40</b>
<b>Vendor: 09872 - KRIZ DAVIS</b>		
<b>Fund: 212 - STREETS</b>		
ELECTRIC CORE FOR AVENUE B..	DEPARTMENT SUPPLIES	883.55
		<b>Fund 212 - STREETS Total:</b>
		<b>883.55</b>
<b>Fund: 641 - WATER</b>		
DEPT SUP	DEPARTMENT SUPPLIES	61.76
		<b>Fund 641 - WATER Total:</b>
		<b>61.76</b>
		<b>Vendor 09872 - KRIZ DAVIS Total:</b>
		<b>945.31</b>
<b>Vendor: 08584 - KYLER BRUNZ</b>		
<b>Fund: 111 - GENERAL</b>		
UNIFORMS-PD	UNIFORMS & CLOTHING	118.83
		<b>Fund 111 - GENERAL Total:</b>
		<b>118.83</b>
		<b>Vendor 08584 - KYLER BRUNZ Total:</b>
		<b>118.83</b>
<b>Vendor: 04892 - LEAGUE ASSOCIATION OF RISK MANAGEMENT</b>		
<b>Fund: 111 - GENERAL</b>		
WC DEDUCTIBLE 12/31/23	WORKERS COMPENSATION	534.06
ENDORS.#13 PARKS DEPT VEH...	VEHICLE INSURANCE	-598.74
ENDORS.#14 FIRE - 2002 PIER...	VEHICLE INSURANCE	833.26
		<b>Fund 111 - GENERAL Total:</b>
		<b>768.58</b>
<b>Fund: 212 - STREETS</b>		
WC DEDUCTIBLE 12/31/23	WORKERS COMPENSATION	659.14
		<b>Fund 212 - STREETS Total:</b>
		<b>659.14</b>
<b>Fund: 621 - ENVIRONMENTAL SERVICES</b>		
WC DEDUCTIBLE 12/31/23	WORKERS COMPENSATION	113.51
		<b>Fund 621 - ENVIRONMENTAL SERVICES Total:</b>
		<b>113.51</b>
		<b>Vendor 04892 - LEAGUE ASSOCIATION OF RISK MANAGEMENT Total:</b>
		<b>1,541.23</b>
<b>Vendor: 09746 - LEAL NOHEMI</b>		
<b>Fund: 111 - GENERAL</b>		
CONSULTING-PD	CONSULTING SERVICES	35.00

Expense Approval Report

Post Dates: 1/17/2024 - 2/5/2024

Description (Payable)	Account Name	Amount
CONSULTING-PD	CONSULTING SERVICES	35.00
<b>Fund 111 - GENERAL Total:</b>		<b>70.00</b>
<b>Vendor 09746 - LEAL NOHEMI Total:</b>		<b>70.00</b>
<b>Vendor: 09590 - LEXISNEXIS RISK DATA MANAGEMENT</b>		
<b>Fund: 111 - GENERAL</b>		
CONSULTING-PD	CONSULTING SERVICES	100.00
<b>Fund 111 - GENERAL Total:</b>		<b>100.00</b>
<b>Vendor 09590 - LEXISNEXIS RISK DATA MANAGEMENT Total:</b>		<b>100.00</b>
<b>Vendor: 00627 - LOGAN CONTRACTORS SUPPLY INC</b>		
<b>Fund: 212 - STREETS</b>		
FILTER & NOZZLE FOR TAR KE...	EQUIPMENT MAINTENANCE	99.49
OIL CHANGE KIT FOR TAR KET...	EQUIPMENT MAINTENANCE	252.72
<b>Fund 212 - STREETS Total:</b>		<b>352.21</b>
<b>Vendor 00627 - LOGAN CONTRACTORS SUPPLY INC Total:</b>		<b>352.21</b>
<b>Vendor: 10285 - L-TRON CORPORATION</b>		
<b>Fund: 111 - GENERAL</b>		
EQUIP MAINT-PD	EQUIPMENT MAINTENANCE	333.50
<b>Fund 111 - GENERAL Total:</b>		<b>333.50</b>
<b>Vendor 10285 - L-TRON CORPORATION Total:</b>		<b>333.50</b>
<b>Vendor: 08190 - MADISON NATIONAL LIFE</b>		
<b>Fund: 111 - GENERAL</b>		
INSURANCE	DISABILITY INSURANCE	475.89
INSURANCE	DISABILITY INSURANCE	484.64
<b>Fund 111 - GENERAL Total:</b>		<b>960.53</b>
<b>Fund: 713 - CASH &amp; INVESTMENT POOL</b>		
INSURANCE	LIFE INS EE PAYABLE	778.09
INSURANCE	DIS INC INS EE PAYABLE	576.39
INSURANCE	LIFE INS ER PAYABLE	973.80
<b>Fund 713 - CASH &amp; INVESTMENT POOL Total:</b>		<b>2,328.28</b>
<b>Vendor 08190 - MADISON NATIONAL LIFE Total:</b>		<b>3,288.81</b>
<b>Vendor: 01718 - MASEK DISTRIBUTING INC</b>		
<b>Fund: 111 - GENERAL</b>		
EQUIP MAINT PARK	EQUIPMENT MAINTENANCE	429.11
<b>Fund 111 - GENERAL Total:</b>		<b>429.11</b>
<b>Vendor 01718 - MASEK DISTRIBUTING INC Total:</b>		<b>429.11</b>
<b>Vendor: 08317 - MATHESON TRI-GAS INC</b>		
<b>Fund: 111 - GENERAL</b>		
DEPT SUPP PARK	DEPARTMENT SUPPLIES	107.75
<b>Fund 111 - GENERAL Total:</b>		<b>107.75</b>
<b>Fund: 641 - WATER</b>		
DEPT SUP	DEPARTMENT SUPPLIES	101.61
<b>Fund 641 - WATER Total:</b>		<b>101.61</b>
<b>Vendor 08317 - MATHESON TRI-GAS INC Total:</b>		<b>209.36</b>
<b>Vendor: 07588 - MATTHEW M. HUTT</b>		
<b>Fund: 111 - GENERAL</b>		
PRE EMPLOYMENT EVAL - H...	CONTRACTUAL SERVICES	450.00
<b>Fund 111 - GENERAL Total:</b>		<b>450.00</b>
<b>Vendor 07588 - MATTHEW M. HUTT Total:</b>		<b>450.00</b>
<b>Vendor: 07628 - MENARDS, INC</b>		
<b>Fund: 111 - GENERAL</b>		
5 AMP FUSES- STATION	DEPARTMENT SUPPLIES	6.60
VARIOUS TOOLS AND EQUIP...	DEPARTMENT SUPPLIES	236.84
ELECTRICAL CORD, RECEPTAC...	DEPARTMENT SUPPLIES	37.64
GROUND MAINT PARK	GROUNDS MAINTENANCE	22.90



Expense Approval Report

Post Dates: 1/17/2024 - 2/5/2024

Description (Payable)	Account Name	Amount
BLDG MAINT PARK	BUILDING MAINTENANCE	80.84
BLDG MAINT PARK	BUILDING MAINTENANCE	267.38
BLDG MAINT PARK	BUILDING MAINTENANCE	35.94
EQUIP MAINT PARK	EQUIPMENT MAINTENANCE	5.87
BLDG MAINT PARK	BUILDING MAINTENANCE	176.94
DEPT SUPP PARK	DEPARTMENT SUPPLIES	6.22
DEPT SUPP PARK	DEPARTMENT SUPPLIES	21.96
VEH MAINT PARK	VEHICLE MAINTENANCE	9.57
EQUIP MAINT PARK	EQUIPMENT MAINTENANCE	209.46
DEPT SUPP PARK	DEPARTMENT SUPPLIES	48.57
EQUIP MAINT PARK	EQUIPMENT MAINTENANCE	26.99
EQUIP MAINT PARK	EQUIPMENT MAINTENANCE	83.82
<b>Fund 111 - GENERAL Total:</b>		<b>1,277.54</b>
<b>Fund: 212 - STREETS</b>		
SUPP - FUEL SUPP, HOSE REPA...	DEPARTMENT SUPPLIES	48.68
SUPP - TOTE	DEPARTMENT SUPPLIES	19.98
SUPP - FLASHLIGHTS, BATTERI...	DEPARTMENT SUPPLIES	125.72
PVC PIPE, CPLGS, TEE PIPE SEA...	BUILDING MAINTENANCE	38.70
SUPP - WHISK BROOM, CPLG	DEPARTMENT SUPPLIES	10.97
CPLGS, JT. COMP, TEE FOR U &..	BUILDING MAINTENANCE	15.26
HEATER, INSULATION FOR U &..	BUILDING MAINTENANCE	401.21
INSUL, FURRING STRIPS FOR U...	BUILDING MAINTENANCE	85.83
FURRING STRIPS, DISP FOR U ...	DEPARTMENT SUPPLIES	56.16
<b>Fund 212 - STREETS Total:</b>		<b>802.51</b>
<b>Fund: 213 - CEMETERY</b>		
DEPT SUPP CEM	DEPARTMENT SUPPLIES	137.39
<b>Fund 213 - CEMETERY Total:</b>		<b>137.39</b>
<b>Fund: 621 - ENVIRONMENTAL SERVICES</b>		
DEPT SUP	DEPARTMENT SUPPLIES	80.17
DEPT SUP	DEPARTMENT SUPPLIES	5.24
<b>Fund 621 - ENVIRONMENTAL SERVICES Total:</b>		<b>85.41</b>
<b>Fund: 631 - WASTEWATER</b>		
DEPT SUP	DEPARTMENT SUPPLIES	14.59
DEPT SUP	DEPARTMENT SUPPLIES	12.74
DEPT SUP	DEPARTMENT SUPPLIES	80.17
DEPT SUP	DEPARTMENT SUPPLIES	29.97
DEPT SUP	DEPARTMENT SUPPLIES	409.71
DEPT SUP	DEPARTMENT SUPPLIES	40.97
DEPT SUP	DEPARTMENT SUPPLIES	5.25
DEPT SUP	DEPARTMENT SUPPLIES	47.89
DEPT SUP	DEPARTMENT SUPPLIES	49.11
DEPT SUP	DEPARTMENT SUPPLIES	117.95
DEPT SUP	DEPARTMENT SUPPLIES	152.50
DEPT SUP	DEPARTMENT SUPPLIES	92.97
DEPT SUP	DEPARTMENT SUPPLIES	10.57
DEPT SUP	DEPARTMENT SUPPLIES	186.90
<b>Fund 631 - WASTEWATER Total:</b>		<b>1,251.29</b>
<b>Fund: 641 - WATER</b>		
DEPT SUP WTR	DEPARTMENT SUPPLIES	331.19
DEPT SUP WTR	DEPARTMENT SUPPLIES	146.55
DEPT SUP WTR	DEPARTMENT SUPPLIES	99.07
DEPT SUP WTR	DEPARTMENT SUPPLIES	21.38
DEPT SUP WTR	DEPARTMENT SUPPLIES	40.51
DEPT SUP	DEPARTMENT SUPPLIES	39.54
<b>Fund 641 - WATER Total:</b>		<b>678.24</b>
<b>Vendor 07628 - MENARDS, INC Total:</b>		<b>4,232.38</b>

Expense Approval Report

Post Dates: 1/17/2024 - 2/5/2024

Description (Payable)	Account Name	Amount
<b>Vendor: 00661 - MID-STATES ORGANIZED CRIME INFORMATION CENTER</b>		
Fund: 111 - GENERAL		
MEMBERSHIP-PD	MEMBERSHIPS	200.00
		<b>Fund 111 - GENERAL Total:</b>
		<b>200.00</b>
<b>Vendor 00661 - MID-STATES ORGANIZED CRIME INFORMATION CENTER Total:</b>		
<b>200.00</b>		
<b>Vendor: 00433 - MOBIUS COMMUNICATIONS COMPANY</b>		
Fund: 111 - GENERAL		
EQUIP MAINT ADMIN	EQUIPMENT MAINTENANCE	90.00
		<b>Fund 111 - GENERAL Total:</b>
		<b>90.00</b>
Fund: 218 - PUBLIC SAFETY		
CIP-ACCESS CONTROL	DEPARTMENT SUPPLIES	7,548.00
CIP-ACCESS CONTROL	DEPARTMENT SUPPLIES	7,548.00
		<b>Fund 218 - PUBLIC SAFETY Total:</b>
		<b>15,096.00</b>
<b>Vendor 00433 - MOBIUS COMMUNICATIONS COMPANY Total:</b>		
<b>15,186.00</b>		
<b>Vendor: 09350 - MURPHY TRACTOR &amp; EQUIP CO, INC</b>		
Fund: 621 - ENVIRONMENTAL SERVICES		
EQUIP MAINT	EQUIPMENT MAINTENANCE	120.87
		<b>Fund 621 - ENVIRONMENTAL SERVICES Total:</b>
		<b>120.87</b>
Fund: 631 - WASTEWATER		
EQUIP MAINT	EQUIPMENT MAINTENANCE	120.87
		<b>Fund 631 - WASTEWATER Total:</b>
		<b>120.87</b>
<b>Vendor 09350 - MURPHY TRACTOR &amp; EQUIP CO, INC Total:</b>		
<b>241.74</b>		
<b>Vendor: 04082 - NE CHILD SUPPORT PAYMENT CENTER</b>		
Fund: 713 - CASH & INVESTMENT POOL		
NE CHILD SUPPORT PYBLE	CHILD SUPPORT EE PAY	1,455.10
NE CHILD SUPPORT PYBLE	CHILD SUPPORT EE PAY	1,455.10
		<b>Fund 713 - CASH &amp; INVESTMENT POOL Total:</b>
		<b>2,910.20</b>
<b>Vendor 04082 - NE CHILD SUPPORT PAYMENT CENTER Total:</b>		
<b>2,910.20</b>		
<b>Vendor: 00797 - NE DEPT OF REVENUE</b>		
Fund: 111 - GENERAL		
SALES TAX	SALES TAX PAYABLE	1,175.02
		<b>Fund 111 - GENERAL Total:</b>
		<b>1,175.02</b>
Fund: 621 - ENVIRONMENTAL SERVICES		
SALES TAX	SALES TAX PAYABLE	81.31
		<b>Fund 621 - ENVIRONMENTAL SERVICES Total:</b>
		<b>81.31</b>
Fund: 631 - WASTEWATER		
SALES TAX	SALES TAX PAYABLE	15,110.90
		<b>Fund 631 - WASTEWATER Total:</b>
		<b>15,110.90</b>
Fund: 641 - WATER		
SALES TAX	SALES TAX PAYABLE	2,420.84
		<b>Fund 641 - WATER Total:</b>
		<b>2,420.84</b>
Fund: 661 - STORMWATER		
SALES TAX	SALES TAX PAYABLE	988.75
		<b>Fund 661 - STORMWATER Total:</b>
		<b>988.75</b>
<b>Vendor 00797 - NE DEPT OF REVENUE Total:</b>		
<b>19,776.82</b>		
<b>Vendor: 00578 - NEBRASKA PUBLIC POWER DISTRICT</b>		
Fund: 631 - WASTEWATER		
ELECTRICITY	ELECTRIC POWER	154.61
ELECTRICITY	ELECTRIC POWER	15,193.51
		<b>Fund 631 - WASTEWATER Total:</b>
		<b>15,348.12</b>
Fund: 641 - WATER		
ELECTRICITY	ELECTRIC POWER	2,952.85

Expense Approval Report

Post Dates: 1/17/2024 - 2/5/2024

Description (Payable)	Account Name	Amount
ELECTRICITY	ELECTRIC POWER	4,756.65
		<b>Fund 641 - WATER Total:</b>
		<b>7,709.50</b>
		<b>Vendor 00578 - NEBRASKA PUBLIC POWER DISTRICT Total:</b>
		<b>23,057.62</b>
<b>Vendor: 00722 - NEBRASKA SALT AND GRAIN CO</b>		
<b>Fund: 212 - STREETS</b>		
2 LOADS ICE SLICER	STREET REPAIR SUPPLIES	9,545.53
		<b>Fund 212 - STREETS Total:</b>
		<b>9,545.53</b>
		<b>Vendor 00722 - NEBRASKA SALT AND GRAIN CO Total:</b>
		<b>9,545.53</b>
<b>Vendor: 10483 - PANHANDLE AUTOMOTIVE GROUP LLC</b>		
<b>Fund: 213 - CEMETERY</b>		
EQUIP MAINT CEM	EQUIPMENT MAINTENANCE	54.66
EQUIP MAINT CEM	EQUIPMENT MAINTENANCE	5.63
EQUIP MAINT CEM	EQUIPMENT MAINTENANCE	46.58
		<b>Fund 213 - CEMETERY Total:</b>
		<b>106.87</b>
		<b>Vendor 10483 - PANHANDLE AUTOMOTIVE GROUP LLC Total:</b>
		<b>106.87</b>
<b>Vendor: 00487 - PANHANDLE ENVIRONMENTAL SERVICES INC</b>		
<b>Fund: 631 - WASTEWATER</b>		
CONTRACTUAL SVC	CONTRACTUAL SERVICES	157.00
CONTRACTUAL SVC	CONTRACTUAL SERVICES	157.00
		<b>Fund 631 - WASTEWATER Total:</b>
		<b>314.00</b>
<b>Fund: 641 - WATER</b>		
SAMPLES	SAMPLES	100.00
		<b>Fund 641 - WATER Total:</b>
		<b>100.00</b>
		<b>Vendor 00487 - PANHANDLE ENVIRONMENTAL SERVICES INC Total:</b>
		<b>414.00</b>
<b>Vendor: 00017 - PANHANDLE HUMANE SOCIETY</b>		
<b>Fund: 111 - GENERAL</b>		
CONTRACTUAL	CONTRACTUAL SERVICES	5,938.88
		<b>Fund 111 - GENERAL Total:</b>
		<b>5,938.88</b>
		<b>Vendor 00017 - PANHANDLE HUMANE SOCIETY Total:</b>
		<b>5,938.88</b>
<b>Vendor: 01276 - PLATTE VALLEY BANK</b>		
<b>Fund: 713 - CASH &amp; INVESTMENT POOL</b>		
HEALTH SAVINGS ACCOUNT	HSA EE PAYABLE	10,476.53
HEALTH SAVINGS ACCOUNT	HSA EE PAYABLE	10,476.53
		<b>Fund 713 - CASH &amp; INVESTMENT POOL Total:</b>
		<b>20,953.06</b>
		<b>Vendor 01276 - PLATTE VALLEY BANK Total:</b>
		<b>20,953.06</b>
<b>Vendor: 10114 - POSITIVE PROMOTIONS INC</b>		
<b>Fund: 111 - GENERAL</b>		
DEPT SUPPL-PD	DEPARTMENT SUPPLIES	290.80
		<b>Fund 111 - GENERAL Total:</b>
		<b>290.80</b>
		<b>Vendor 10114 - POSITIVE PROMOTIONS INC Total:</b>
		<b>290.80</b>
<b>Vendor: 00796 - POWERPLAN</b>		
<b>Fund: 212 - STREETS</b>		
GUTTER BROOM FOR NEW B...	EQUIPMENT MAINTENANCE	1,337.50
		<b>Fund 212 - STREETS Total:</b>
		<b>1,337.50</b>
		<b>Vendor 00796 - POWERPLAN Total:</b>
		<b>1,337.50</b>
<b>Vendor: 00471 - PRO OVERHEAD DOOR</b>		
<b>Fund: 111 - GENERAL</b>		
BLDG MAINT PARK	BUILDING MAINTENANCE	475.07
		<b>Fund 111 - GENERAL Total:</b>
		<b>475.07</b>
		<b>Vendor 00471 - PRO OVERHEAD DOOR Total:</b>
		<b>475.07</b>

Expense Approval Report

Post Dates: 1/17/2024 - 2/5/2024

Description (Payable)	Account Name	Amount
<b>Vendor: 01356 - QUICK CARE MEDICAL SERVICES</b>		
Fund: 111 - GENERAL		
ENTRY PHYSICALS - IMHOF, F...	DEPARTMENT SUPPLIES	250.00
		<b>Fund 111 - GENERAL Total:</b>
		<b>250.00</b>
<b>Vendor 01356 - QUICK CARE MEDICAL SERVICES Total:</b>		
<b>250.00</b>		
<b>Vendor: 00266 - QUILL CORPORATION</b>		
Fund: 111 - GENERAL		
DEPT SUPPL-PD	DEPARTMENT SUPPLIES	97.02
DEPT SUPPL-PD	DEPARTMENT SUPPLIES	52.73
DEPT SUPPL-PD	DEPARTMENT SUPPLIES	36.45
DEPT SUPPL-PD	DEPARTMENT SUPPLIES	221.87
		<b>Fund 111 - GENERAL Total:</b>
		<b>408.07</b>
<b>Vendor 00266 - QUILL CORPORATION Total:</b>		
<b>408.07</b>		
<b>Vendor: 04089 - REGIONAL CARE INC</b>		
Fund: 812 - HEALTH INSURANCE		
CLAIMS	CLAIMS EXPENSE	107,678.19
HEALTH INS. PREMIUN - FEB 2...	PREMIUM EXPENSE	44,350.55
CLAIMS	CLAIMS EXPENSE	11,563.68
		<b>Fund 812 - HEALTH INSURANCE Total:</b>
		<b>163,592.42</b>
<b>Vendor 04089 - REGIONAL CARE INC Total:</b>		
<b>163,592.42</b>		
<b>Vendor: 00798 - REGISTER OF DEEDS</b>		
Fund: 111 - GENERAL		
LEGAL	LEGAL FEES	22.00
LEGAL	LEGAL FEES	22.00
LEGAL	LEGAL FEES	22.00
LEGAL	LEGAL FEES	16.00
		<b>Fund 111 - GENERAL Total:</b>
		<b>82.00</b>
Fund: 213 - CEMETERY		
LEGAL	LEGAL FEES	10.00
LEGAL	LEGAL FEES	10.00
LEGAL	LEGAL FEES	10.00
QUITCLAIM DEED	MISCELLANEOUS	16.00
QUITCLAIM DEED	MISCELLANEOUS	10.00
LEGAL	LEGAL FEES	10.00
LEGAL	LEGAL FEES	10.00
LEGAL	LEGAL FEES	10.00
LEGAL	LEGAL FEES	10.00
		<b>Fund 213 - CEMETERY Total:</b>
		<b>96.00</b>
<b>Vendor 00798 - REGISTER OF DEEDS Total:</b>		
<b>178.00</b>		
<b>Vendor: 10532 - RELENTLESS LLC</b>		
Fund: 111 - GENERAL		
SCHOOLS & CONF-PD	SCHOOL & CONFERENCE	699.00
		<b>Fund 111 - GENERAL Total:</b>
		<b>699.00</b>
<b>Vendor 10532 - RELENTLESS LLC Total:</b>		
<b>699.00</b>		
<b>Vendor: 02989 - RHODE ISLAND NOVELTY, INC</b>		
Fund: 111 - GENERAL		
Prgmg.	PROGRAMMING	182.70
		<b>Fund 111 - GENERAL Total:</b>
		<b>182.70</b>
<b>Vendor 02989 - RHODE ISLAND NOVELTY, INC Total:</b>		
<b>182.70</b>		
<b>Vendor: 10517 - RICE KIMBERLY</b>		
Fund: 111 - GENERAL		
UNIFORMS-PD	UNIFORMS & CLOTHING	32.00
UNIFORMS-PD	UNIFORMS & CLOTHING	5.00
		<b>Fund 111 - GENERAL Total:</b>
		<b>37.00</b>
<b>Vendor 10517 - RICE KIMBERLY Total:</b>		
<b>37.00</b>		

Expense Approval Report

Post Dates: 1/17/2024 - 2/5/2024

Description (Payable)	Account Name	Amount
<b>Vendor: 03067 - RICHARD CELLI</b>		
Fund: 111 - GENERAL		
EQUIP MAINT PARK	EQUIPMENT MAINTENANCE	122.63
EQUIP MAINT PARK	EQUIPMENT MAINTENANCE	79.98
60 INCH PLOW BLADE - UTV	DEPARTMENT SUPPLIES	381.95
		Fund 111 - GENERAL Total: 584.56
		Vendor 03067 - RICHARD CELLI Total: 584.56
<b>Vendor: 10397 - RIDGECREST PRODUCTS INC</b>		
Fund: 111 - GENERAL		
UNIFORMS-PD	UNIFORMS & CLOTHING	650.50
		Fund 111 - GENERAL Total: 650.50
		Vendor 10397 - RIDGECREST PRODUCTS INC Total: 650.50
<b>Vendor: 04257 - RIGHT BRAIN UNLIMITED</b>		
Fund: 111 - GENERAL		
GROUND MAINT PARK	GROUNDS MAINTENANCE	1,010.73
		Fund 111 - GENERAL Total: 1,010.73
		Vendor 04257 - RIGHT BRAIN UNLIMITED Total: 1,010.73
<b>Vendor: 10036 - RON'S EQUIPMENT CO INC</b>		
Fund: 213 - CEMETERY		
EQUIP MAINT CEM	EQUIPMENT MAINTENANCE	186.34
		Fund 213 - CEMETERY Total: 186.34
		Vendor 10036 - RON'S EQUIPMENT CO INC Total: 186.34
<b>Vendor: 02324 - RON'S TOWING</b>		
Fund: 111 - GENERAL		
TOW SERVICE-PD	CONTRACTUAL SERVICES	200.00
		Fund 111 - GENERAL Total: 200.00
		Vendor 02324 - RON'S TOWING Total: 200.00
<b>Vendor: 00366 - ROOSEVELT PUBLIC POWER DISTRICT</b>		
Fund: 641 - WATER		
ELECTRICITY	ELECTRIC POWER	1,809.17
		Fund 641 - WATER Total: 1,809.17
		Vendor 00366 - ROOSEVELT PUBLIC POWER DISTRICT Total: 1,809.17
<b>Vendor: 06685 - RUSSELL INDUSTRIES INC</b>		
Fund: 631 - WASTEWATER		
EQUIP MAINT	EQUIPMENT MAINTENANCE	483.65
		Fund 631 - WASTEWATER Total: 483.65
		Vendor 06685 - RUSSELL INDUSTRIES INC Total: 483.65
<b>Vendor: 10235 - RUSSEL'S AUTOMOTIVE</b>		
Fund: 111 - GENERAL		
VEH MAINT-PD	VEHICLE MAINTENANCE	88.07
VEH MAINT-PD	VEHICLE MAINTENANCE	622.56
VEH MAINT-PD	VEHICLE MAINTENANCE	545.16
VEH MAINT-PD	VEHICLE MAINTENANCE	97.62
VEH MAINT-PD	VEHICLE MAINTENANCE	282.25
VEH MAINT-PD	VEHICLE MAINTENANCE	194.40
VEH MAINT-PD	VEHICLE MAINTENANCE	46.15
VEH MAINT-PD	VEHICLE MAINTENANCE	120.71
VEH MAINT-PD	VEHICLE MAINTENANCE	138.34
		Fund 111 - GENERAL Total: 2,135.26
		Vendor 10235 - RUSSEL'S AUTOMOTIVE Total: 2,135.26
<b>Vendor: 00026 - S M E C</b>		
Fund: 713 - CASH & INVESTMENT POOL		
SMEC	SMEC EE PAYABLE	120.50

Expense Approval Report

Post Dates: 1/17/2024 - 2/5/2024

Description (Payable)	Account Name	Amount
EMPLOYEE DEDUCTION	SMEC EE PAYABLE	120.50
<b>Fund 713 - CASH &amp; INVESTMENT POOL Total:</b>		<b>241.00</b>
<b>Vendor 00026 - S M E C Total:</b>		<b>241.00</b>
<b>Vendor: 10127 - SANDRY FIRE SUPPLY</b>		
<b>Fund: 111 - GENERAL</b>		
ROOF HOOKS- ENGINE 3	DEPARTMENT SUPPLIES	502.00
HOSE FITTINGS AND APPLIAN...	DEPARTMENT SUPPLIES	763.90
<b>Fund 111 - GENERAL Total:</b>		<b>1,265.90</b>
<b>Vendor 10127 - SANDRY FIRE SUPPLY Total:</b>		<b>1,265.90</b>
<b>Vendor: 02531 - SCB FIREFIGHTERS UNION LOCAL 1454</b>		
<b>Fund: 713 - CASH &amp; INVESTMENT POOL</b>		
FIRE EE DUES	FIRE UNION DUES EE PAY	280.00
FIRE EE DUES	FIRE UNION DUES EE PAY	300.00
<b>Fund 713 - CASH &amp; INVESTMENT POOL Total:</b>		<b>580.00</b>
<b>Vendor 02531 - SCB FIREFIGHTERS UNION LOCAL 1454 Total:</b>		<b>580.00</b>
<b>Vendor: 00852 - SCOTTS BLUFF COUNTY COURT</b>		
<b>Fund: 111 - GENERAL</b>		
LEGAL FEES-PD	LEGAL FEES	228.00
<b>Fund 111 - GENERAL Total:</b>		<b>228.00</b>
<b>Vendor 00852 - SCOTTS BLUFF COUNTY COURT Total:</b>		<b>228.00</b>
<b>Vendor: 08615 - SCOTTS BLUFF COUNTY</b>		
<b>Fund: 721 - GIS SERVICES</b>		
Pictometry/LIDAR	CONTRACTUAL SERVICES	1,116.66
<b>Fund 721 - GIS SERVICES Total:</b>		<b>1,116.66</b>
<b>Vendor 08615 - SCOTTS BLUFF COUNTY Total:</b>		<b>1,116.66</b>
<b>Vendor: 00704 - SCOTTSBLUFF MOTOR CO, INC</b>		
<b>Fund: 218 - PUBLIC SAFETY</b>		
HIDTA CAR LEASE-PD	DEPARTMENT SUPPLIES	375.00
<b>Fund 218 - PUBLIC SAFETY Total:</b>		<b>375.00</b>
<b>Vendor 00704 - SCOTTSBLUFF MOTOR CO, INC Total:</b>		<b>375.00</b>
<b>Vendor: 00273 - SCOTTSBLUFF POLICE OFFICERS ASSOCIATION</b>		
<b>Fund: 713 - CASH &amp; INVESTMENT POOL</b>		
POLICE EE DUES	POL UNION DUES EE PAY	741.00
POLICE EE DUES	POL UNION DUES EE PAY	741.00
<b>Fund 713 - CASH &amp; INVESTMENT POOL Total:</b>		<b>1,482.00</b>
<b>Vendor 00273 - SCOTTSBLUFF POLICE OFFICERS ASSOCIATION Total:</b>		<b>1,482.00</b>
<b>Vendor: 01271 - SCOTTSBLUFF SCREENPRINTING &amp; EMBROIDERY, LLC</b>		
<b>Fund: 111 - GENERAL</b>		
UNIFORM ITEMS AND EMBRO...	UNIFORMS & CLOTHING	442.00
<b>Fund 111 - GENERAL Total:</b>		<b>442.00</b>
<b>Vendor 01271 - SCOTTSBLUFF SCREENPRINTING &amp; EMBROIDERY, LLC Total:</b>		<b>442.00</b>
<b>Vendor: 00684 - SHERIFF'S OFFICE</b>		
<b>Fund: 111 - GENERAL</b>		
LEGAL FEES-PD	LEGAL FEES	9.96
LEGAL FEES-PD	LEGAL FEES	9.00
LEGAL FEES-PD	LEGAL FEES	13.92
LEGAL FEES-PD	LEGAL FEES	21.96
LEGAL FEES-PD	LEGAL FEES	25.92
LEGAL FEES-PD	LEGAL FEES	45.72
LEGAL FEES-PD	LEGAL FEES	9.00
LEGAL FEES-PD	LEGAL FEES	21.96
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	20.64

Expense Approval Report

Post Dates: 1/17/2024 - 2/5/2024

Description (Payable)	Account Name	Amount
LEGAL FEES-PD	LEGAL FEES	9.00
LEGAL FEES-PD	LEGAL FEES	29.88
LEGAL FEES-PD	LEGAL FEES	29.88
LEGAL FEES-PD	LEGAL FEES	9.00
LEGAL FEES-PD	LEGAL FEES	9.00
LEGAL FEES-PD	LEGAL FEES	21.96
LEGAL FEES-PD	LEGAL FEES	21.96
LEGAL FEES-PD	LEGAL FEES	21.96
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	21.96
LEGAL FEES-PD	LEGAL FEES	9.00
LEGAL FEES-PD	LEGAL FEES	9.00
		<u>9.00</u>

Fund 111 - GENERAL Total: 476.52

Vendor 00684 - SHERIFF'S OFFICE Total: 476.52

Vendor: 00786 - SHERWIN WILLIAMS

Fund: 111 - GENERAL

GROUND MAINT PARK	GROUNDS MAINTENANCE	231.16
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Fund 111 - GENERAL Total: 231.16

Vendor 00786 - SHERWIN WILLIAMS Total: 231.16

Vendor: 00021 - SIMMONS OLSEN LAW FIRM, P.C.

Fund: 111 - GENERAL

CONTRACTUAL-PD	CONTRACTUAL SERVICES	4,167.18
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Fund 111 - GENERAL Total: 4,167.18

Vendor 00021 - SIMMONS OLSEN LAW FIRM, P.C. Total: 4,167.18

Vendor: 00513 - SNELL SERVICES INC.

Fund: 111 - GENERAL

Bldg. Main	BUILDING MAINTENANCE	1,830.00
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Fund 111 - GENERAL Total: 1,830.00

Vendor 00513 - SNELL SERVICES INC. Total: 1,830.00

Vendor: 00054 - STATE HEALTH LAB

Fund: 641 - WATER

SAMPLES	SAMPLES	1,404.00
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Fund 641 - WATER Total: 1,404.00

Vendor 00054 - STATE HEALTH LAB Total: 1,404.00

Vendor: 10422 - SUNNYFRECKLES PHOTOGRAPHY

Fund: 111 - GENERAL

DEPT SUPP	DEPARTMENT SUPPLIES	75.00
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Fund 111 - GENERAL Total: 75.00

Vendor 10422 - SUNNYFRECKLES PHOTOGRAPHY Total: 75.00

Vendor: 00677 - TERRY D SCOTT

Fund: 111 - GENERAL

VEH MAINT PARK	VEHICLE MAINTENANCE	69.81
VEH MAINT PARK	VEHICLE MAINTENANCE	90.07
VEH MAINT PARK	VEHICLE MAINTENANCE	403.45
VEH MAINT PARK	VEHICLE MAINTENANCE	132.62
VEH MAINT PARK	VEHICLE MAINTENANCE	53.46
VEH MAINT PARK	VEHICLE MAINTENANCE	58.65
VEH MAINT PARK	VEHICLE MAINTENANCE	227.87

Fund 111 - GENERAL Total: 1,035.93

Fund: 641 - WATER

VEHICLE MAINT	VEHICLE MAINTENANCE	527.40
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Fund 641 - WATER Total: 527.40

Vendor 00677 - TERRY D SCOTT Total: 1,563.33

Expense Approval Report

Post Dates: 1/17/2024 - 2/5/2024

Description (Payable)	Account Name	Amount
<b>Vendor: 00325 - TEXAS PNEUDRAULIC INC</b>		
Fund: 621 - ENVIRONMENTAL SERVICES		
Vehicle Maintenance-SAN	VEHICLE MAINTENANCE	3,711.54
		<b>Fund 621 - ENVIRONMENTAL SERVICES Total: 3,711.54</b>
		<b>Vendor 00325 - TEXAS PNEUDRAULIC INC Total: 3,711.54</b>
<b>Vendor: 10423 - TRANS-WEST INC</b>		
Fund: 212 - STREETS		
KIT FOR PICKUP	VEHICLE MAINTENANCE	62.09
		<b>Fund 212 - STREETS Total: 62.09</b>
		<b>Vendor 10423 - TRANS-WEST INC Total: 62.09</b>
<b>Vendor: 00568 - TWIN CITY AUTO, INC</b>		
Fund: 111 - GENERAL		
EQUIP MAINT PARK	EQUIPMENT MAINTENANCE	672.30
		<b>Fund 111 - GENERAL Total: 672.30</b>
Fund: 212 - STREETS		
CUTTING EDGES FOR SNOW P...	EQUIPMENT MAINTENANCE	768.66
CUTTING EDGES FOR SNOW P...	EQUIPMENT MAINTENANCE	706.89
		<b>Fund 212 - STREETS Total: 1,475.55</b>
		<b>Vendor 00568 - TWIN CITY AUTO, INC Total: 2,147.85</b>
<b>Vendor: 10383 - U AND U TRUCKING LLC</b>		
Fund: 621 - ENVIRONMENTAL SERVICES		
Contractual Services-SAN	CONTRACTUAL SERVICES	1,102.00
		<b>Fund 621 - ENVIRONMENTAL SERVICES Total: 1,102.00</b>
		<b>Vendor 10383 - U AND U TRUCKING LLC Total: 1,102.00</b>
<b>Vendor: 09865 - UNION BANK &amp; TRUST</b>		
Fund: 713 - CASH & INVESTMENT POOL		
RETIREMENT	REGULAR RETIRE EE PAY	10,481.72
RETIREMENT	REGULAR RETIRE EE PAY	11,748.09
RETIREMENT	DEFERRED COMP EE PAY	877.62
RETIREMENT	DEFERRED COMP EE PAY	3,418.62
RETIREMENT	DEFERRED COMP EE PAY	176.40
RETIREMENT	RETIRE FIRE EE PAYABLE	5,407.86
RETIREMENT	RETIRE FIRE EE PAYABLE	2,927.54
RETIREMENT	RETIRE POLICE EE PAY	7,035.91
RETIREMENT	RETIRE POLICE EE PAY	7,667.48
RETIREMENT	REGULAR RETIRE EE PAY	9,248.30
RETIREMENT	REGULAR RETIRE EE PAY	10,054.86
RETIREMENT	DEFERRED COMP EE PAY	1,853.00
RETIREMENT	DEFERRED COMP EE PAY	177.30
RETIREMENT	DEFERRED COMP EE PAY	802.62
RETIREMENT	RETIRE FIRE EE PAYABLE	5,830.79
RETIREMENT	RETIRE FIRE EE PAYABLE	3,139.01
RETIREMENT	RETIRE POLICE EE PAY	7,182.82
RETIREMENT	RETIRE POLICE EE PAY	7,780.49
		<b>Fund 713 - CASH &amp; INVESTMENT POOL Total: 95,810.43</b>
		<b>Vendor 09865 - UNION BANK &amp; TRUST Total: 95,810.43</b>
<b>Vendor: 08828 - US BANK</b>		
Fund: 111 - GENERAL		
Coll.	COLLECTIONS	20.70
MEMBERSHIP RENEWAL - C...	MEMBERSHIPS	150.00
Dep. Sup.	DEPARTMENT SUPPLIES	6.59
Dep. Sup.	DEPARTMENT SUPPLIES	61.48
Prgmg.	PROGRAMMING	31.44
BATTERY COVERS FOR GLUC...	DEPARTMENT SUPPLIES	10.00
GLUCOMETER RUBBERIZED P...	DEPARTMENT SUPPLIES	120.00
FIRE INSTRUCTOR TEXTBOOK	DEPARTMENT SUPPLIES	75.65
Prgmg.	PROGRAMMING	50.74



Expense Approval Report

Post Dates: 1/17/2024 - 2/5/2024

Description (Payable)	Account Name	Amount
Prgmg.	PROGRAMMING	21.96
Sch. & Conf.	SCHOOL & CONFERENCE	50.00
HELMET SHIELD - LAURUHN	UNIFORMS & CLOTHING	76.50
HOTEL REGISTRATION INSTRU...	SCHOOL & CONFERENCE	274.72
Equip. Main.	EQUIPMENT MAINTENANCE	51.95
Dep. Sup.	DEPARTMENT SUPPLIES	241.00
POSTAGE-PD	POSTAGE	72.40
A/V Sup.	AUDIOVISUAL SUPPLIES	168.99
Prgmg.	PROGRAMMING	4.98
DEPT SUPPL-PD	DEPARTMENT SUPPLIES	11.98
POSTAGE-PD	POSTAGE	37.45
Prgmg.	PROGRAMMING	27.00
Bldg. Main.	BUILDING MAINTENANCE	110.39
Prgmg.	PROGRAMMING	31.96
DEPT SUPPL-PD	DEPARTMENT SUPPLIES	7.98
WEBINAR TRAININGS - CAMI K...	SCHOOL & CONFERENCE	300.00
DEPT SUPP PARK	DEPARTMENT SUPPLIES	194.24
POSTAGE-PD	POSTAGE	5.00
POSTAGE-PD	POSTAGE	5.00
POSTAGE-PD	POSTAGE	5.00
POSTAGE-PD	POSTAGE	5.00
POSTAGE-PD	POSTAGE	5.00
POSTAGE-PD	POSTAGE	5.00
Prgmg.	PROGRAMMING	26.34
Prgmg.	PROGRAMMING	6.99
Prgmg.	PROGRAMMING	50.89
Prgmg.	PROGRAMMING	35.00
PORTALBE CO MONITORS - E...	DEPARTMENT SUPPLIES	348.00
SCHOOLS & CONF-PD	SCHOOL & CONFERENCE	795.00
DEPT SUPPL-PD	DEPARTMENT SUPPLIES	119.99
INVEST SUPPL-PD	INVESTIGATIVE EXPENSES	47.20
DIESEL ADDITIVE - ALL TRUCKS	DEPARTMENT SUPPLIES	77.94
POSTAGE-PD	POSTAGE	18.10
BACKGROUND CHECK FOR EM...	DEPARTMENT SUPPLIES	46.38
Dep. Sup.	DEPARTMENT SUPPLIES	28.88
POSTAGE-PD	POSTAGE	18.10
Equip. Main.	EQUIPMENT MAINTENANCE	31.99
Prgmg.	PROGRAMMING	36.66
DEPT SUPPL-PD	DEPARTMENT SUPPLIES	191.52
POSTAGE-PD	POSTAGE	18.10
BLDG MAINT-PD	BUILDING MAINTENANCE	144.35
OFFICE CHAIR AND SUPPLIES	DEPARTMENT SUPPLIES	224.96
Prgmg.	PROGRAMMING	792.48
Coll.	COLLECTIONS	367.16
POSTAGE-PD	POSTAGE	17.85
VEH MAINT-PD	VEHICLE MAINTENANCE	61.54
CONTRACTUAL-PD	CONTRACTUAL SERVICES	179.92
Prgmg.	PROGRAMMING	64.95
Dep. Sup.	DEPARTMENT SUPPLIES	145.99
Prgmg.	PROGRAMMING	36.07
Digital Star-Herald Subscription	PUBLICATIONS	10.99
<b>Fund 111 - GENERAL Total:</b>		<b>6,183.44</b>
<b>Fund: 213 - CEMETERY</b>		
DEPT SUPP CEM	DEPARTMENT SUPPLIES	7.98
SCHOOL & CONF CEM	SCHOOL & CONFERENCE	95.00
SCHOOL & CONF CEM	SCHOOL & CONFERENCE	123.05
<b>Fund 213 - CEMETERY Total:</b>		<b>226.03</b>
<b>Fund: 215 - SPECIAL PROJECTS</b>		
K9 SUPPL-PD	DEPARTMENT SUPPLIES	90.97

Expense Approval Report

Post Dates: 1/17/2024 - 2/5/2024

Description (Payable)	Account Name	Amount
K9-SUPPL-PD	DEPARTMENT SUPPLIES	55.95
		<b>Fund 215 - SPECIAL PROJECTS Total:</b>
		<b>146.92</b>
<b>Fund: 621 - ENVIRONMENTAL SERVICES</b>		
Department Supplies-SAN	DEPARTMENT SUPPLIES	37.50
Department Supplies-SAN	DEPARTMENT SUPPLIES	90.76
		<b>Fund 621 - ENVIRONMENTAL SERVICES Total:</b>
		<b>128.26</b>
<b>Fund: 631 - WASTEWATER</b>		
DEPT SUP	DEPARTMENT SUPPLIES	133.73
		<b>Fund 631 - WASTEWATER Total:</b>
		<b>133.73</b>
<b>Fund: 641 - WATER</b>		
DEPT SUP	DEPARTMENT SUPPLIES	48.14
SCHOOLS & CONF	SCHOOL & CONFERENCE	300.00
DEPT SUP	DEPARTMENT SUPPLIES	133.72
		<b>Fund 641 - WATER Total:</b>
		<b>481.86</b>
		<b>Vendor 08828 - US BANK Total:</b>
		<b>7,300.24</b>
<b>Vendor: 00022 - WALMART</b>		
<b>Fund: 111 - GENERAL</b>		
DRINKING WATER AND DISH...	DEPARTMENT SUPPLIES	39.02
Prgmg.	PROGRAMMING	20.89
Prgmg.	PROGRAMMING	76.32
		<b>Fund 111 - GENERAL Total:</b>
		<b>136.23</b>
		<b>Vendor 00022 - WALMART Total:</b>
		<b>136.23</b>
<b>Vendor: 10104 - WEBER TYLER</b>		
<b>Fund: 111 - GENERAL</b>		
SCHOOLS & CONF-PD	SCHOOL & CONFERENCE	178.00
		<b>Fund 111 - GENERAL Total:</b>
		<b>178.00</b>
		<b>Vendor 10104 - WEBER TYLER Total:</b>
		<b>178.00</b>
<b>Vendor: 00335 - WESTERN NEBRASKA HUMAN RESOURCE MANAGEMENT</b>		
<b>Fund: 111 - GENERAL</b>		
MEMBERSHIP DUES - CAMI KI...	MEMBERSHIPS	30.00
		<b>Fund 111 - GENERAL Total:</b>
		<b>30.00</b>
		<b>Vendor 00335 - WESTERN NEBRASKA HUMAN RESOURCE MANAGEMENT Total:</b>
		<b>30.00</b>
<b>Vendor: 03709 - WYOMING CHILD SUPPORT ENFORCEMENT</b>		
<b>Fund: 713 - CASH &amp; INVESTMENT POOL</b>		
WYOMING CHILD SUPPORT	CHILD SUPPORT EE PAY	946.08
CHILD SUPPORT	CHILD SUPPORT EE PAY	946.08
		<b>Fund 713 - CASH &amp; INVESTMENT POOL Total:</b>
		<b>1,892.16</b>
		<b>Vendor 03709 - WYOMING CHILD SUPPORT ENFORCEMENT Total:</b>
		<b>1,892.16</b>
<b>Vendor: 07239 - WYOMING FIRST AID &amp; SAFETY SUPPLY, LLC</b>		
<b>Fund: 111 - GENERAL</b>		
DEPT SUPP PARK	DEPARTMENT SUPPLIES	78.87
		<b>Fund 111 - GENERAL Total:</b>
		<b>78.87</b>
		<b>Vendor 07239 - WYOMING FIRST AID &amp; SAFETY SUPPLY, LLC Total:</b>
		<b>78.87</b>
<b>Vendor: 02057 - YOUNG MEN'S CHRISTIAN ASSOCIATION OF SCOTTSBLUFF, NE</b>		
<b>Fund: 713 - CASH &amp; INVESTMENT POOL</b>		
YMCA	YMCA PAY EE	933.00
		<b>Fund 713 - CASH &amp; INVESTMENT POOL Total:</b>
		<b>933.00</b>
		<b>Vendor 02057 - YOUNG MEN'S CHRISTIAN ASSOCIATION OF SCOTTSBLUFF, NE Total:</b>
		<b>933.00</b>
<b>Vendor: 03379 - ZM LUMBER CO CAPITAL ONE TRADE CREDIT</b>		
<b>Fund: 111 - GENERAL</b>		
GROUND MAINT PARK	GROUNDS MAINTENANCE	42.61
GROUND MAINT PARK	GROUNDS MAINTENANCE	179.94
GROUND MAINT PARK	GROUNDS MAINTENANCE	37.99
GROUND MAINT PARK	GROUNDS MAINTENANCE	179.94
EQUIP MAINT PARK	EQUIPMENT MAINTENANCE	18.98

Expense Approval Report

Post Dates: 1/17/2024 - 2/5/2024

Description (Payable)	Account Name	Amount
GROUND MAINT PARK	GROUNDS MAINTENANCE	79.97
BLDG MAINT PARK	BUILDING MAINTENANCE	55.16
VEH MAINT PARK	VEHICLE MAINTENANCE	61.29
EQUIP MAINT PARK	EQUIPMENT MAINTENANCE	24.69
	<b>Fund 111 - GENERAL Total:</b>	<b>680.57</b>
	<b>Vendor 03379 - ZM LUMBER CO CAPITAL ONE TRADE CREDIT Total:</b>	<b>680.57</b>
	<b>Grand Total:</b>	<b>911,555.17</b>

**Report Summary**

**Fund Summary**

Fund	Expense Amount	Payment Amount
111 - GENERAL	323,519.37	2,135.55
212 - STREETS	31,304.05	0.00
213 - CEMETERY	826.36	0.00
215 - SPECIAL PROJECTS	9,164.37	0.00
218 - PUBLIC SAFETY	25,325.63	0.00
224 - ECONOMIC DEVELOPMENT	263.25	0.00
225 - MUTUAL FIRE	904.99	0.00
511 - CAPITAL PROJECTS FUND	3,514.00	0.00
621 - ENVIRONMENTAL SERVICES	6,646.80	81.31
631 - WASTEWATER	42,941.61	15,110.90
641 - WATER	19,795.65	2,420.84
661 - STORMWATER	991.31	988.75
713 - CASH & INVESTMENT POOL	281,638.21	281,638.21
721 - GIS SERVICES	1,127.15	0.00
812 - HEALTH INSURANCE	163,592.42	119,241.87
<b>Grand Total:</b>	<b>911,555.17</b>	<b>421,617.43</b>

**Account Summary**

Account Number	Account Name	Expense Amount	Payment Amount
111-21311	SALES TAX PAYABLE	1,175.02	1,175.02
111-51261-141	WORKERS COMPENSATI...	534.06	0.00
111-51281-141	DISABILITY INSURANCE	475.89	475.89
111-51281-142	DISABILITY INSURANCE	484.64	484.64
111-52111-111	DEPARTMENT SUPPLIES	67.00	0.00
111-52111-115	DEPARTMENT SUPPLIES	75.00	0.00
111-52111-116	DEPARTMENT SUPPLIES	44.64	0.00
111-52111-141	DEPARTMENT SUPPLIES	3,120.88	0.00
111-52111-142	DEPARTMENT SUPPLIES	1,230.75	0.00
111-52111-151	DEPARTMENT SUPPLIES	738.41	0.00
111-52111-171	DEPARTMENT SUPPLIES	650.32	0.00
111-52163-142	INVESTIGATIVE EXPENSES	47.20	0.00
111-52181-141	UNIFORMS & CLOTHING	518.50	0.00
111-52181-142	UNIFORMS & CLOTHING	806.33	0.00
111-52211-121	PUBLICATIONS	10.99	0.00
111-52221-151	AUDIOVISUAL SUPPLIES	168.99	0.00
111-52222-151	COLLECTIONS	387.86	0.00
111-52223-151	PROGRAMMING	1,497.37	0.00
111-52225-112	SUBSCRIPTIONS	536.99	0.00
111-52311-111	MEMBERSHIPS	150.00	0.00
111-52311-112	MEMBERSHIPS	30.00	0.00
111-52311-142	MEMBERSHIPS	200.00	0.00
111-52411-142	POSTAGE	212.00	0.00
111-53111-112	CONTRACTUAL SERVICES	450.00	0.00
111-53111-116	CONTRACTUAL SERVICES	8,071.00	0.00
111-53111-142	CONTRACTUAL SERVICES	10,485.98	0.00
111-53111-151	CONTRACTUAL SERVICES	76.43	0.00
111-53111-172	CONTRACTUAL SERVICES	1,000.00	0.00
111-53121-142	CONSULTING SERVICES	265.00	0.00
111-53161-111	LEGAL PUBLICATIONS	86.67	0.00
111-53161-112	LEGAL PUBLICATIONS	30.85	0.00
111-53161-115	LEGAL PUBLICATIONS	364.25	0.00
111-53161-121	LEGAL PUBLICATIONS	55.42	0.00
111-53161-171	LEGAL PUBLICATIONS	142.51	0.00
111-53211-121	LEGAL FEES	82.00	0.00
111-53211-142	LEGAL FEES	704.52	0.00
111-53421-141	BUILDING MAINTENANCE	16.00	0.00
111-53421-142	BUILDING MAINTENANCE	160.35	0.00

## Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
111-53421-151	BUILDING MAINTENANCE	2,120.34	0.00
111-53421-171	BUILDING MAINTENANCE	1,091.33	0.00
111-53441-111	EQUIPMENT MAINTENA...	253.83	0.00
111-53441-142	EQUIPMENT MAINTENA...	333.50	0.00
111-53441-151	EQUIPMENT MAINTENA...	83.94	0.00
111-53441-171	EQUIPMENT MAINTENA...	4,584.76	0.00
111-53451-141	VEHICLE MAINTENANCE	5,468.05	0.00
111-53451-142	VEHICLE MAINTENANCE	6,644.97	0.00
111-53451-171	VEHICLE MAINTENANCE	1,106.79	0.00
111-53471-171	GROUNDS MAINTENAN...	1,785.24	0.00
111-53521-111	HEATING FUEL	593.42	0.00
111-53521-141	HEATING FUEL	471.14	0.00
111-53521-142	HEATING FUEL	631.65	0.00
111-53521-151	HEATING FUEL	669.91	0.00
111-53521-171	HEATING FUEL	901.79	0.00
111-53521-172	HEATING FUEL	232.03	0.00
111-53561-111	PHONE & INTERNET	3.29	0.00
111-53561-112	PHONE & INTERNET	0.94	0.00
111-53561-114	PHONE & INTERNET	0.47	0.00
111-53561-115	PHONE & INTERNET	0.47	0.00
111-53561-121	PHONE & INTERNET	22.39	0.00
111-53561-141	PHONE & INTERNET	3.37	0.00
111-53561-142	PHONE & INTERNET	1,483.41	0.00
111-53561-151	PHONE & INTERNET	8.30	0.00
111-53561-171	PHONE & INTERNET	3.05	0.00
111-53561-172	PHONE & INTERNET	2.35	0.00
111-53571-141	CELLULAR PHONE	277.20	0.00
111-53711-112	SCHOOL & CONFERENCE	300.00	0.00
111-53711-141	SCHOOL & CONFERENCE	274.72	0.00
111-53711-142	SCHOOL & CONFERENCE	1,691.98	0.00
111-53711-151	SCHOOL & CONFERENCE	50.00	0.00
111-53841-141	VEHICLE INSURANCE	833.26	0.00
111-53841-171	VEHICLE INSURANCE	-598.74	0.00
111-54311-151	STRUCTURES	257,036.40	0.00
212-51261-212	WORKERS COMPENSATI...	659.14	0.00
212-52111-212	DEPARTMENT SUPPLIES	1,417.06	0.00
212-52171-212	STREET REPAIR SUPPLIES	9,545.53	0.00
212-52531-212	OIL & ANTIFREEZE	1,624.77	0.00
212-53111-212	CONTRACTUAL SERVICES	35.02	0.00
212-53421-212	BUILDING MAINTENANCE	7,100.00	0.00
212-53441-212	EQUIPMENT MAINTENA...	3,165.26	0.00
212-53451-212	VEHICLE MAINTENANCE	4,397.61	0.00
212-53521-212	HEATING FUEL	2,659.55	0.00
212-53561-212	PHONE & INTERNET	700.11	0.00
213-52111-213	DEPARTMENT SUPPLIES	145.37	0.00
213-52999-213	MISCELLANEOUS	26.00	0.00
213-53211-213	LEGAL FEES	70.00	0.00
213-53441-213	EQUIPMENT MAINTENA...	366.00	0.00
213-53561-213	PHONE & INTERNET	0.94	0.00
213-53711-213	SCHOOL & CONFERENCE	218.05	0.00
215-52111-142	DEPARTMENT SUPPLIES	234.62	0.00
215-52931-111	INSURED REPAIRS/REPL...	8,929.75	0.00
218-52111-141	DEPARTMENT SUPPLIES	12,099.66	0.00
218-52111-142	DEPARTMENT SUPPLIES	7,923.00	0.00
218-54411-141	EQUIPMENT	5,302.97	0.00
224-52211-114	PUBLICATIONS	262.78	0.00
224-53561-113	PHONE & INTERNET	0.47	0.00
225-52111-141	DEPARTMENT SUPPLIES	904.99	0.00

**Account Summary**

Account Number	Account Name	Expense Amount	Payment Amount
511-54411-151	EQUIPMENT	3,514.00	0.00
621-21311	SALES TAX PAYABLE	81.31	81.31
621-51261-621	WORKERS COMPENSATI...	113.51	0.00
621-52111-621	DEPARTMENT SUPPLIES	386.27	0.00
621-53111-621	CONTRACTUAL SERVICES	1,127.26	0.00
621-53441-621	EQUIPMENT MAINTENA...	143.64	0.00
621-53451-621	VEHICLE MAINTENANCE	3,711.54	0.00
621-53521-621	HEATING FUEL	999.63	0.00
621-53561-621	PHONE & INTERNET	83.64	0.00
631-21311	SALES TAX PAYABLE	15,110.90	15,110.90
631-52111-631	DEPARTMENT SUPPLIES	1,397.02	0.00
631-53111-631	CONTRACTUAL SERVICES	314.00	0.00
631-53441-631	EQUIPMENT MAINTENA...	10,739.62	0.00
631-53531-631	ELECTRIC POWER	15,348.12	0.00
631-53561-631	PHONE & INTERNET	31.95	0.00
641-21311	SALES TAX PAYABLE	2,420.84	2,420.84
641-52111-641	DEPARTMENT SUPPLIES	1,236.61	0.00
641-52116-641	METERS	1,407.53	0.00
641-52117-641	SAMPLES	1,720.00	0.00
641-52411-641	POSTAGE	68.25	0.00
641-52611-641	CHEMICALS	1,860.27	0.00
641-53111-641	CONTRACTUAL SERVICES	119.00	0.00
641-53441-641	EQUIPMENT MAINTENA...	425.75	0.00
641-53451-641	VEHICLE MAINTENANCE	527.40	0.00
641-53521-641	HEATING FUEL	159.38	0.00
641-53531-641	ELECTRIC POWER	9,518.67	0.00
641-53561-641	PHONE & INTERNET	31.95	0.00
641-53711-641	SCHOOL & CONFERENCE	300.00	0.00
661-21311	SALES TAX PAYABLE	988.75	988.75
661-53561-661	PHONE & INTERNET	2.56	0.00
713-21512	MEDICARE W/H EE PAY...	19,322.26	19,322.26
713-21513	FICA W/H EE PAYABLE	71,286.36	71,286.36
713-21514	FED W/H EE PAYABLE	63,724.50	63,724.50
713-21517	POL UNION DUES EE PAY	1,482.00	1,482.00
713-21518	FIRE UNION DUES EE PAY	580.00	580.00
713-21523	LIFE INS EE PAYABLE	778.09	778.09
713-21524	SMEC EE PAYABLE	241.00	241.00
713-21527	WAGE ATTACHMENT EE ...	174.96	174.96
713-21528	REGULAR RETIRE EE PAY	41,532.97	41,532.97
713-21529	DEFERRED COMP EE PAY	7,305.56	7,305.56
713-21531	RETIRE FIRE EE PAYABLE	17,305.20	17,305.20
713-21533	RETIRE POLICE EE PAY	29,666.70	29,666.70
713-21534	DIS INC INS EE PAYABLE	576.39	576.39
713-21539	CHILD SUPPORT EE PAY	4,802.36	4,802.36
713-21540	YMCA PAY EE	933.00	933.00
713-21541	HSA EE PAYABLE	20,953.06	20,953.06
713-21723	LIFE INS ER PAYABLE	973.80	973.80
721-53111-721	CONTRACTUAL SERVICES	1,116.66	0.00
721-53561-721	PHONE & INTERNET	10.49	0.00
812-53861-112	PREMIUM EXPENSE	44,350.55	0.00
812-53862-112	CLAIMS EXPENSE	119,241.87	119,241.87
	<b>Grand Total:</b>	<b>911,555.17</b>	<b>421,617.43</b>

**Project Account Summary**

Project Account Key	Expense Amount	Payment Amount
**None**	902,013.24	421,617.43
2122152111	234.62	0.00
21552931111	8,929.75	0.00

**Project Account Summary**

<b>Project Account Key</b>	<b>Expense Amount</b>	<b>Payment Amount</b>
21852111142	375.00	0.00
6002053561	<u>2.56</u>	<u>0.00</u>
<b>Grand Total:</b>	<b>911,555.17</b>	<b>421,617.43</b>

UTILITY REFUNDS 2-5-24

Account #	Contact	Service Address	Refund Amount
025-1765-01	GERALD ZITTERKOPF	2210 W 18TH ST SCOTTSBLUFF NE 69361	9.18
040-1279-01	JUDY SHOTWELL	1009 W OVERLAND SCOTTSBLUFF NE 69361	9.1
030-1469-02	RONALD J HAWKER	725 BLUFF ST SCOTTSBLUFF NE 69361	11.27
025-2967-04	LANE M YOUNG	1408 AVE O SCOTTSBLUFF NE 69361	8.34
015-4572-12	CHERRY INVESTMENTS LLC	506 W 42ND ST SCOTTSBLUFF NE 69361	4.53
035-1352-04	CASEY REIFSCHNEIDER	403 W OVERLAND SCOTTSBLUFF NE 69361	19.32
005-2525-08	KOHLTON PRIBBLE	2601 AVE A SCOTTSBLUFF NE 69361	37.95
055-4076-06	LINDA J YELLOWEYES	1524 8TH AVE SCOTTSBLUFF NE 69361	8.88
8			\$108.57



# **City of Scottsbluff, Nebraska**

**Monday, February 5, 2024**

**Regular Meeting**

## **Item Pub. Hear.1**

**Council to conduct a public hearing set for this date at 6:00 p.m. to consider a Rezone of Lot 5, Block 1, Country Club View Addition, commonly identified as 617 W. 19th Street, from C-2 Neighborhood & Retail Commercial to R-1A Single Family Residential.**

**Staff Contact: Thomas Schingle, Fire Chief**



City of Scottsbluff
Zoning Amendment Application
Permit Identifier 2023-3Z

Applicant Name Sharaya Toof Applicant Address 617 W. 19th Street
Applicant Email stoof@scottsbluff.org Applicant Phone 3087604205

Contact Name Sharaya Toof Contact Address 617 W. 19th Street
Conact Email stoof@scottsbluff.org Contact Phone 3087604205

Property Information

General Location/Address

Legal Description LT 5, BLK 1, COUNTRY CLUB VIEW ADD

Current Zoning District(s) C-2 Neighborhood and Retail Commercial

Proposed Zoning District: R-1A Single-Family Residential

Does the proposed zoning district abut the property: Yes

Total Area (square feet or acre):

Required Information (§25-15-2)

What is the reason for/intent of the rezone request?

The reason for the rezone is because all of the buildings in this particular area are residential.

Would the proposed zoning district provide a service required by the neighborhood and community?

Yes

Would the proposed zoning district be consistent with sound principles of land?

Yes

Describe how the proposed zoning district would not be injurious to neighboring properties and

Tuesday, January 2, 2024

Page 1 of 2

buildings?

The majority of adjacent properties are used for residential purposes.

Describe how the proposed zoning district would not create special hazards or problems for the neighborhood and community?

The use the property will not change.

Would the proposed zoning district be harmonious and consistent with the City of Scottsbluff Comprehensive Plan for the area?

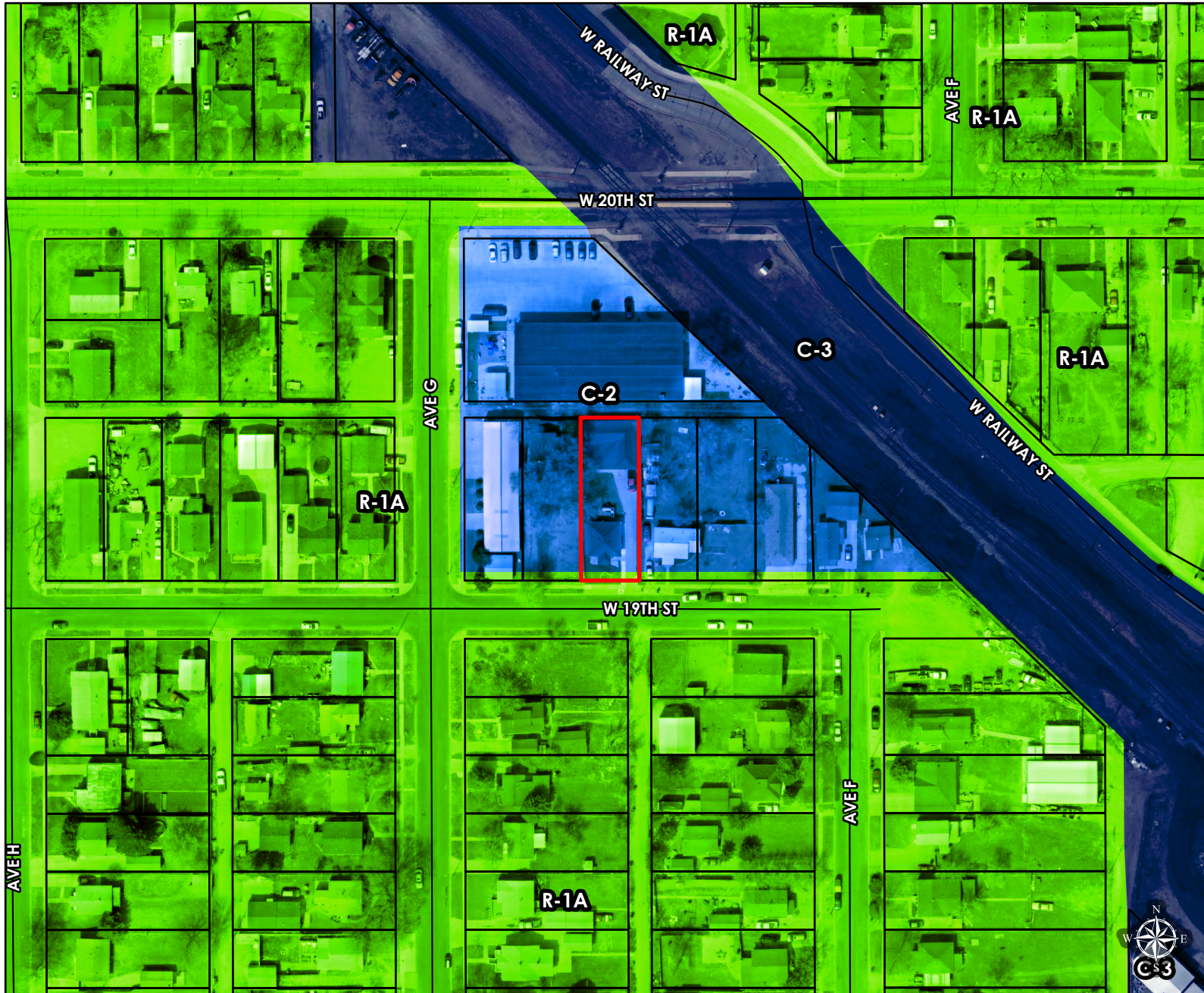
Yes, the property is located in the Residential use.

Why should the rezone request be granted?

In order to allow improvements to the property and change utility rates from commercial to residential

Issued By

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- Property Location(s)
- Corporate Limits
- Extended Jurisdiction
- 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

Taylor Stephens  
 City of Scottsbluff GIS  
 Created on 12/21/2023  
 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 Planning Commission**

Development Services Staff Report – Zachary Glaubius

Prepared on: December 26, 2023 For Hearing of: January 8, 2024



**I. GENERAL INFORMATION**

- A. Applicant:** Sharaya Toof  
617 W. 19<sup>th</sup> Street  
Scottsbluff, NE 69361
- B. Property**  
**Owner:** Same as applicant
- C. Proposal:** Rezone Lot 5, Block 1, Country Club View Addition from C-2 Neighborhood and Retail Commercial to R-1A Single-Family Residential
- D. Legal Description:** Lot 5, Block 1, Country Club View Addition
- E. Location:** 617 W. 19<sup>th</sup> Street
- F. Existing Zoning & Land Use:** C-2 Neighborhood and Retail Commercial – Detached Single-Family Dwelling and detached garage
- G. Size of Site:** Approximately 6,900 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	C-2 Neighborhood and Retail Commercial	Daycare
East	Residential	C-2 Neighborhood and Retail Commercial	Single-Family Dwelling
South	Residential	R-1A Single Family Residential	Single-Family Dwelling
West	Residential	C-2 Neighborhood and Retail Commercial	Single-Family Dwelling

**B. Relevant Case History**

- 1. None

**III. ANALYSIS**

**A. Comprehensive Plan:** The Future Land Use Map of the Comprehensive Plan currently shows the site as Residential.

**B. Traffic & Access:**

1. Access to the subdivisions via 19<sup>th</sup> Street

**C. Utilities:**

1. Water, sewer, and stormwater are located in the right-of-way of 19<sup>th</sup> Street

**IV. STAFF COMMENTS**

**A.** The rezone is an expansion of the existing R-1A district to the south.

**B.** The minimum lot size of R-1A is 5,500 square feet.

**C.** The purpose of the rezone is to allow the property owner to make improvements to the property and remove commercial utility rates.

**D.** The Comprehensive Plan identifies this area as residential in the future land use map.

**E.** The majority of the north side of 19<sup>th</sup> Street between Avenue F and Avenue G should be considered for a rezone in the future given the residential characteristics of the neighborhood and land.

**F.** The property is 50 feet wide, while the R-1A district requires a 55 minimum lot width. Staff does not see this as an issue due to the following reasons:

- a. The property was platted in 1916.
- b. The entire Country Club View Addition subdivision is 50 feet wide.

**V. FINDINGS OF FACT**

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

1. The Comprehensive Plan identifies the area as residential and the proposed rezone to R-1A aligns with the future land use map.
2. The property meets the minimum lot size of 5,500 square feet.

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

1. The property does not meet the minimum lot requirement of 55 feet.

**VI. STAFF RECOMMENDATION**

**A.** Staff recommends Planning Commission make a positive recommendation on approval of the rezone of the Lot 5, Block 1, Country Club View Addition to City Council.

# **City of Scottsbluff, Nebraska**

**Monday, February 5, 2024**

**Regular Meeting**

## **Item Resolut.1**

**Council to consider action on the first reading of the Ordinance dealing with the Rezone of Lot 5, Block 1, Country Club View Addition from C-2 Neighborhood & Retail Commercial to R-1A Single Family Residential.**

**Staff Contact: Thomas Schingle, Fire Chief**



ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY OF SCOTTSBLUFF, NEBRASKA, DEALING WITH ZONING, AMENDING SECTION 25-1-4 BY UPDATING THE OFFICIAL ZONING DISTRICT MAP TO SHOW THAT LOT 5, BLOCK 1, COUNTRY CLUB VIEW ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, CURRENTLY ZONED AS C-2 NEIGHBORHOOD AND RETAIL COMMERCIAL, WILL NOW BE INCLUDED IN R-1A SINGLE FAMILY RESIDENTIAL, REPEALING PRIOR SECTION 25-1-4, 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. Section 25-1-4 of the Municipal Code is amended to provide as follows:

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

This is to certify that this is the official zoning district map described in §25-1-4 of the Scottsbluff Municipal Code, passed this \_\_\_\_ day of \_\_\_\_\_, 2024.”

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

Section 3. This Ordinance shall become effective upon its passage, approval and publication shall be in pamphlet form.

PASSED AND APPROVED on \_\_\_\_\_, 2024.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk (Seal)

Approved as to form:

\_\_\_\_\_  
City Attorney



# **City of Scottsbluff, Nebraska**

**Monday, February 5, 2024**

**Regular Meeting**

## **Item Resolut.2**

**Council to consider action on the first reading of the Ordinance dealing with the Rezone of Lots 1-4, Block 1, Triple Peaks Subdivision from AR Agricultural Residential to O-P Office and Professional.**

**Staff Contact: Thomas Schingle, Fire Chief**

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF SCOTTSBLUFF, NEBRASKA, DEALING WITH ZONING, AMENDING SECTION 25-1-4 BY UPDATING THE OFFICIAL ZONING DISTRICT MAP TO SHOW THAT LOTS 1, 2, 3, AND 4, BLOCK 1, TRIPLE PEAKS SUBDIVISION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, SITUATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6<sup>th</sup> PRINCIPAL MERIDIAN SCOTTS BLUFF COUNTY, NEBRASKA WHICH WAS PREVIOUSLY ZONED AS AGRICULTURAL RESIDENTIAL (AR) TO OFFICE AND PROFESSIONAL (O-P), REPEALING PRIOR SECTION 25-1-4, 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. Section 25-1-4 of the Municipal Code is amended to provide as follows:

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

This is to certify that this is the official zoning district map described in §25-1-4 of the Scottsbluff Municipal Code, passed this \_\_\_\_ day of \_\_\_\_\_, 2024.”

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

Section 3. This Ordinance shall become effective upon its passage, approval and publication shall be in pamphlet form.

PASSED AND APPROVED on \_\_\_\_\_, 2024.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk (Seal)

Approved as to form:

\_\_\_\_\_  
City Attorney



City of Scottsbluff
Zoning Amendment Application
Permit Identifier S2023-01Z

Applicant Name Brenda Anderson Applicant Address 3311 Ave B Scottsbluff, NE
Applicant Email brenda@haunnelson.com Applicant Phone 3086315840
Contact Name Jack Baker Contact Address 120 E 16th St, Scottsbluff, NE 69361
Contact Email jack@baker-eng.com Contact Phone (308) 632-3123

Property Information

General Location/Address

Legal Description PT NE NE EX N 350' ABOVE WINTER CREEK CANAL 24-22-55 (21.6)

Current Zoning District(s) Ag

Proposed Zoning District: Office and Professional

Does the proposed zoning district abut the property: Yes

Total Area (square feet or acre): 10.49 + 21.84 = 32.33

Required Information (§25-15-2)

What is the reason for/intent of the rezone request?

To create a multifunctional space containing a gym and community center with future growth opportunities.

Would the proposed zoning district provide a service required by the neighborhood and community?

Yes, it will provide a central meeting space and further opportunities for health and wellness as well as expanded economic development.

Would the proposed zoning district be consistent with sound principles of land?

Yes, will integrate business and professional use which runs adjacent to other business and professional use facilities.

Describe how the proposed zoning district would not be injurious to neighboring properties and buildings?

It will compliment the area with an aesthetic upgrade and will utilize the area in a community-minded and growth-centered facility.

Describe how the proposed zoning district would not create special hazards or problems for the neighborhood and community?

The ingress/egress will be adjacent to current businesses and will not run against current residential traffic. It will create an improved aesthetic use to the area.

Would the proposed zoning district be harmonious and consistent with the City of Scottsbluff Comprehensive Plan for the area?

Yes. The vision of the project is to grow opportunities for current and future generations as well as expand recreational and entertainment amenities.

Why should the rezone request be granted?

The rezone will allow for positive growth both economically and for the residents who reside her now and in the future. It is truly a vision to promote excellence in our community.

Issued By

---



# PRELIMINARY PLAT

LOTS 1-3, BLOCK 1, TRIPLE PEAKS SUBDIVISION, SCOTTS BLUFF COUNTY, NEBRASKA  
 SITUATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE  
 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA

## Sheet Revisions

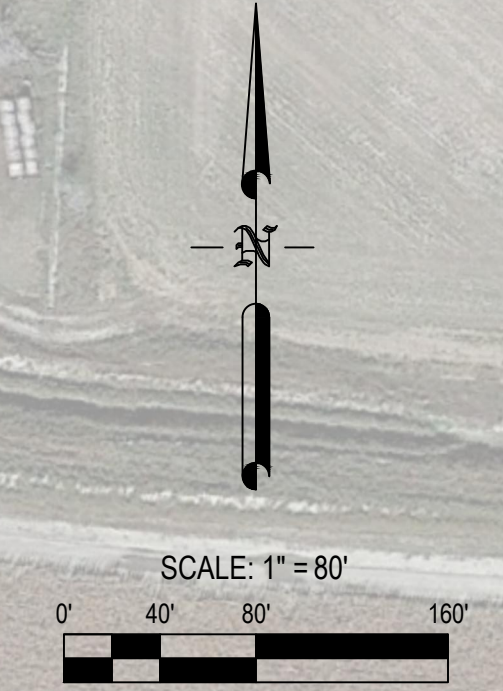
Date	Description	Initials
10-06-23	PRELIMINARY PLAT	KLJ
10-23-23	PRELIMINARY PLAT	BAS
10-26-23	REVISE UTILITIES	BAS
11-3-23	ADD SEWER EASEMENT NOTE	BEG

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 www.baker-eng.com  
 Engineers \* Architects \* Surveyors  
 COPYRIGHT

## PRELIMINARY PLAT SURVEY

### UTILITY PLAN

Baker Project Number: 5186-002-23			
Project Location: CITY OF SCOTTSBLUFF (SCOTTS BLUFF COUNTY, NEBRASKA)			
Project Code	Last Mod. Date	Subset	Sheet No.
5186		5 of 7	5





# PRELIMINARY PLAT

LOTS 1-3, BLOCK 1, TRIPLE PEAKS SUBDIVISION, SCOTTS BLUFF COUNTY, NEBRASKA  
 SITUATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE  
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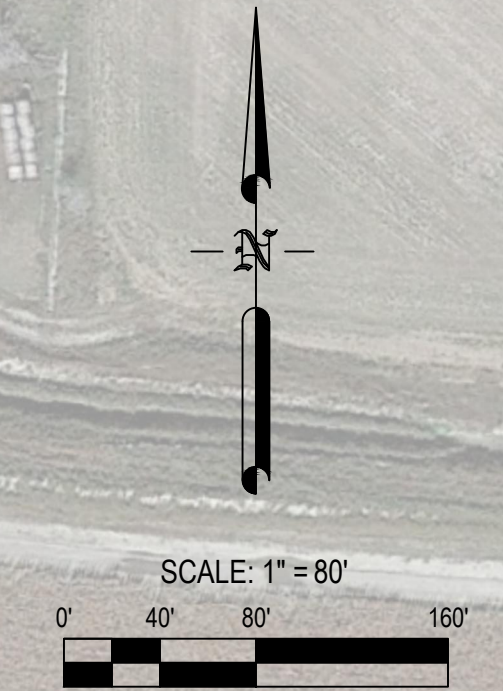
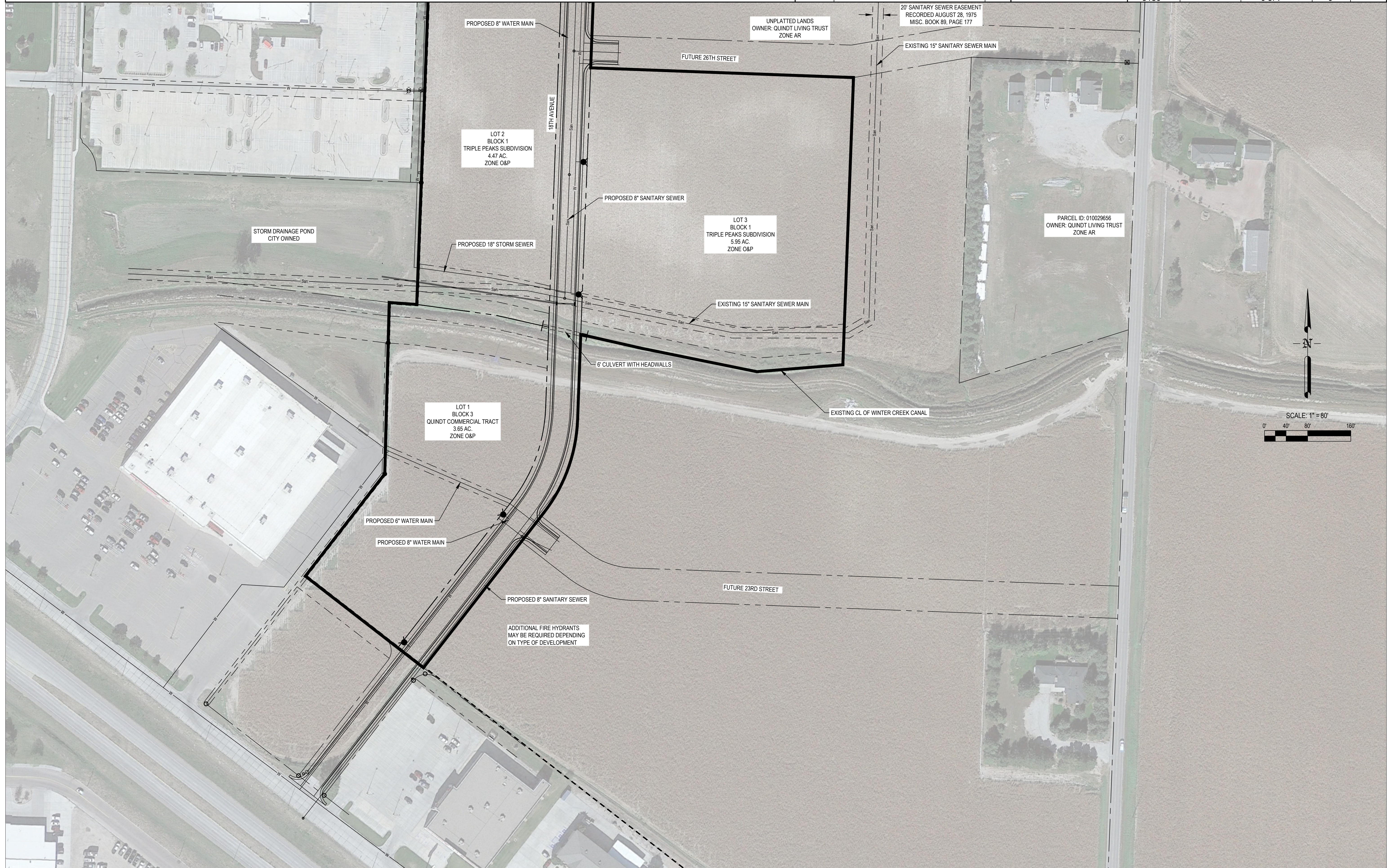
## PRELIMINARY PLAT SURVEY

### UTILITY PLAN

Baker Project Number: 5186-002-23

Project Location: CITY OF SCOTTSBLUFF  
 (SCOTTS BLUFF COUNTY, NEBRASKA)

Project Code	Last Mod. Date	Subset	Sheet No.
5186		6 of 7	6





October 5, 2023

3302 Verbena Pl  
Scottsbluff, NE 69361

Scottsbluff Planning Commission  
Scottsbluff City Council  
2525 Circle Drive  
Scottsbluff, NE 69361

Dear Planning Commission/City Council Members:

My name is Deidra Bruner. I am writing to inform you and ask for your support in a project that was birthed after the tragic loss of my three loved ones; Matt, Noah and Sydnee.

November 21, 2021 - The plane crashed, taking their lives. At that moment, I found myself standing in a pile of remnants. A moment where time stood still. Many of you are aware of that day and the waves it created. Many of you knew Matt, Noah and/or Sydnee personally. Each plays an important role in this project. For purposes of time and place, I want to focus on our patriarch. Maybe you knew him personally or as Dr. Bruner, who addressed the city council during the covid outbreak. Through that time, he researched, problem-solved and was a light in uncharted territory. His passion for medicine and the need to care for his family, friends, patients, community, and surrounding communities led to numerous conversations on the state and national levels. He was highly respected, knowledgeable, and accredited. He genuinely cared deeply about and for those around him. His life goal was to assist, exemplify and eventually achieve the goal of becoming a "center of excellence" for Regional West Medical Center. I dare say, he did 2 or the 3 to the best of his ability and was on the right road towards his 3<sup>rd</sup> goal. I can't walk into the hospital and stand in the gap to fulfill his professional goal or fill the enormous hole left that day.

November 20, 1995 – A moment on the college basketball court that changed my life and our story began. A forty-five-minute challenge led to a first date, a proposal, a wedding, 5 kids and 24 years of marriage. A moment I would not change if I knew then what I know now. The moment, about 2 years ago, that left me in shambles was also a moment that reinforced the very person I became because of my relationship to my husband. He taught me that perspective is vital. There are ashes. There is beauty. It's a choice. After months of planning, researching, meetings and yes, tears, let me introduce you to the Bruner project: Element Sports Summit and Event Center.

### **Project Definition and Mission**

- A multifunctional space containing 2 full, wooden basketball courts (Junior college regulations) and space for 2 additional courts with the ability to use for multiple events and activities
- Bleacher space to accommodate community and regional events and activities
- 2 restaurants and/or beverage restaurants with drive-thru option; build to suit
- 3 spaces (approx. 1000 sq ft) for small businesses, entrepreneurs, clubs, etc; build to suit
- Sports lounge with interior and exterior games retrieval from community events, college and professional events
- Banquet room/meeting/work space for receptions, birthdays, workshops, gatherings, etc
- Land to expand and grow

The Mission: Bringing people together to create life-changing moments through sports and events that challenge us to be better, care genuinely and love unconditionally in the knowledge that we were created in a unique way, the dreams and aspirations of each individual are just as vast. Building and investing in relationships come with no expiration dates or age requirements, just 'be brave enough to do the right thing.' (Quote by Matt Bruner)

### **Unique facility environment**

- Endless opportunities to pursue individual aspirations for all generations with a heavy emphasis on character building, strong relationships, and high respect and regard for people
- Draw people in who share values and see the importance of teaching, coaching, refereeing, etc
- Exemplifies values and character traits; both on and off the court, field, etc
- Encourage each other on in the pursuit to be better today than we were yesterday
- Support local schools and implement character traits as we connect, support, and grow together
- Show in our words and actions that we care about people who walk in the door. We want to take that mindset and take it up a notch by not only caring about people but caring for people
- Provide opportunities for all ages. We are never too old to pursue what we love, impact others, and invest in opportunities that help better ourselves, those around us and our community as a whole. When our efforts are combined, not only will this be a community that people want to be a part of and come back to, but Scottsbluff and surrounding communities will be a place that stirs people of all ages to dream, aspire and make an impact for generations to come.

### **Community benefits**

- Community minded, to support and to build unity with people and businesses
- Will create limitless economic and cultural opportunities through additional tourism, travel, hotel, restaurants, etc
- Provide a "home" opportunity for community members who travel for events and activities
- Provide an environment that promotes personal, social, economic, business growth, health, and incentives
- Aid in social and economic stability through a timeless value system emphasizing the importance of relationships. It's investing and pursuing positive
- Hosting events that bring out-of-town guests that will need accommodations, food establishments and shopping experiences
- Advertising opportunities for different events varying in size and audience
- The very definition of community-be a part of a group of people that sees the value in relationships and genuinely connecting with others
- Opportunity to be a living example of what it means to truly care about and for the people- the very threads of a community
- Creates a magnetic draw and reason for why people want to live here, a place that stirs people of all ages to dream, aspire, and make an impact for generations to come

### **Community amenities & future plans**

- Planting trees, donating memory plates, and giving back as part of sponsorship package
- Advertising and involvement opportunities
- "Park and walk" to your destination on or around the surrounding area
- Create a park and/or outdoor activities and spaces to bring people together
- Walking, cycling, connecting to pathway
- Concert, sport, and venue for small and large events



- Support and encourage entrepreneurships
- Support and promote community effort in progressing forward with project and land usage while being sensitive to the needs of the community and surrounding area

I am in the process of securing land with a closing date of mid-November. I am asking for your support in rezoning, approving, and proceeding with the plans of land and of the building. Opening and operating Element Sports Summit and Event Center as a center of excellence and sharing the message of “being brave enough to do the right thing” on and off the court is truly the heart of the mission for this project.

In closing, it started with a need that Matt and I had a personal investment in. Then tragedy hit. A community that sat in the trenches, stood beside our family and continued to walk with us. People who have become family by just being there, filling our needs and showing that they genuinely care by encouraging and believing in the mission and vision of this project. Key factors that brought unexpected blessings, hope, comfort and peace. This is what fuels my fire to give back to my community in a special way.

A gym is where our story began. Where Matt and I shared many moments throughout the years and celebrated our kids accomplishments together. In that moment as I stood in the ashes alone, I knew it was a defining moment. I had to see the beauty; something good has to come from this. I chose then and choose now; to walk with grace, purpose, drive and passion for the people around me. I know there are hundreds of moments that my husband had a hand in delivering as little babies as they drew their first breath. As Matt took his last; the aspiration and need to show how much we care about and need to care for those around us grew exponentially. I know the only thing we get to take with us, in the end, is our relationships: the most valuable thing on earth. What brought Matt and I together on the college basketball court enriched and changed the course of my life. Through our years together, we have invested in others, experienced life-changing moments and learned life lessons. I want to create opportunities for others; not based on athleticism, but on moments. I envision a place that brings people together, where learning never ends, growing is infinite, and love goes beyond a game. Moments are impactful, leaving one forever changed. I’m living proof.

November 20, 1996- our first date

November 20, 2021- our last day together

Twenty-five years together. Exactly.

What started with a moment that took my breath away, now serves as a lifetime memory.

What ended in a moment that took Matt’s breath away, now serves as the purpose to survive life itself.

It’s about bringing people together with purpose; creating and capturing life-changing moments.

It’s about being kind, caring, and brave; doing the right thing for my kids, my family, and my community.

I’m in my ELEMENT, doing what I love, for those I love.

I want to thank you for your time, service, and all you do for our community!

Sincerely,



Deidra K. Bruner

September 19, 2023

Scottsbluff City  
2525 Circle Drive  
Scottsbluff, NE 69361

RE: N 350' of PT N ½ NE 24-22-55 Unplatted Lands and PT  
NE NE EX N 350' Above Winter Creek Canal 24-22-55  
("Property")

To Whom It May Concern:

The undersigned is the owner of the Property. Please accept this letter as evidence that the owner approves all or any portion of the Property being re-zoned as requested by the applicant. We believe this project would be an amazing addition to the community and are more than happy to help in any way needed.

Sincerely,

*Wilbert L. Quindt Trustee Wilbert L. Quindt Living Trust*

Wilbert L. Quindt Living Trust  
Living Trust

492 W. Lakeshore Drive  
Lincoln, NE 68528  
(308) 631-8937

*Vicki S. Quindt Trustee*  
Vicki S. Quindt *Vicki S. Quindt Living Trust*

# City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: October 31, 2023

For Hearing of: November 13, 2023



## I. GENERAL INFORMATION

- A. Applicant:** Deidra Bruner  
3302 Verbena Place  
Scottsbluff, NE 69361
  
- B. Property**
  - Owner:** Wilbert Quindt Living Trust & Vicki Quindt Trust  
429 W Lakeshore Drive  
Lincoln, NE 68528
  
- C. Proposal:** Rezone Proposed Lots 1-4, Block 1, Triple Peaks Subdivision from AR Agricultural Residential to O-P Office & Professional
  
- D. Legal Description:** See Preliminary Plat
  
- E. Location:** Tract of land south of E. 27<sup>th</sup> Street and east of SWBC building
  
- F. Existing Zoning & Land Use:** AR Agricultural Residential - Farmland
  
- G. Size of Site:** 18.22 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	Residential	R-1A Single Family Residential	Church and Single-Family Dwellings
East	Residential	A - Agricultural	Famland
South	Highway 26 Commercial	AR – Agricultural Residential	Farmland
West	WNCC and Surrounding Area	O-P Office and Professional / C-2 Neighborhood and Retail Commercial	Commercial Buildings (SWBC Building and Target)

### B. Relevant Case History

- 1. None

## III. ANALYSIS

- A. **Comprehensive Plan:** The Future Land Use Map of the Comprehensive Plan currently shows the site as WNCC and Surrounding Area.
- B. **Traffic & Access:**
  - 1. Access to the subdivision will be via 27<sup>th</sup> Street and the newly proposed 18<sup>th</sup> Avenue.
- C. **Utilities:**
  - 1. Water will be located in 18<sup>th</sup> Avenue Right-of-Way
  - 2. Sewer will be/ is located in 18<sup>th</sup> Avenue Right-of-Way and Canal Utility/Access Easement
  - 3. Stormwater will be located in Canal Utility/Access Easement.

**IV. STAFF COMMENTS**

- A. The rezone is an expansion of the existing O-P District to the west.
- B. The minimum lot size of O-P is 7,000 square feet.
- C. The purpose of the rezone is to allow the property owner to build a community center on Lot 3. A community center permitted in O-P but not in AR.
- D. The Comprehensive Plan identifies this area as WNCC and Surrounding Area in the future land use map. Appropriate zones for this area are R-1a, O-P, and R-4.
- E. A permission letter from the current property owner is included.

**V. FINDINGS OF FACT**

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

- 1. The Comprehensive Plan identifies the area as WNCC and Surrounding Areas and the proposed rezone to O-P aligns with the future land use map.
- 2. The rezone would not be injurious to adjacent properties as the lot will remain a commercial zone.
- 3. No special hazards or problems will be created from the rezone as the lot will remain a commercial lot and will be less intensive zoning district.

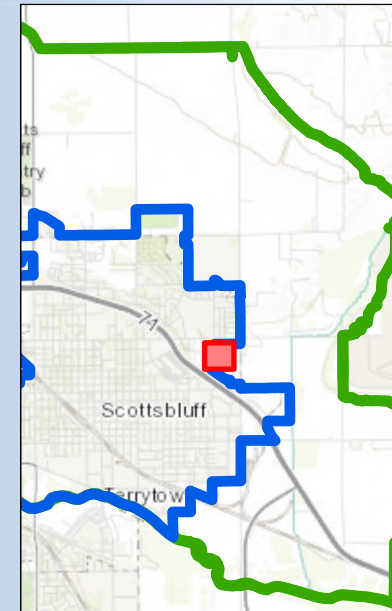
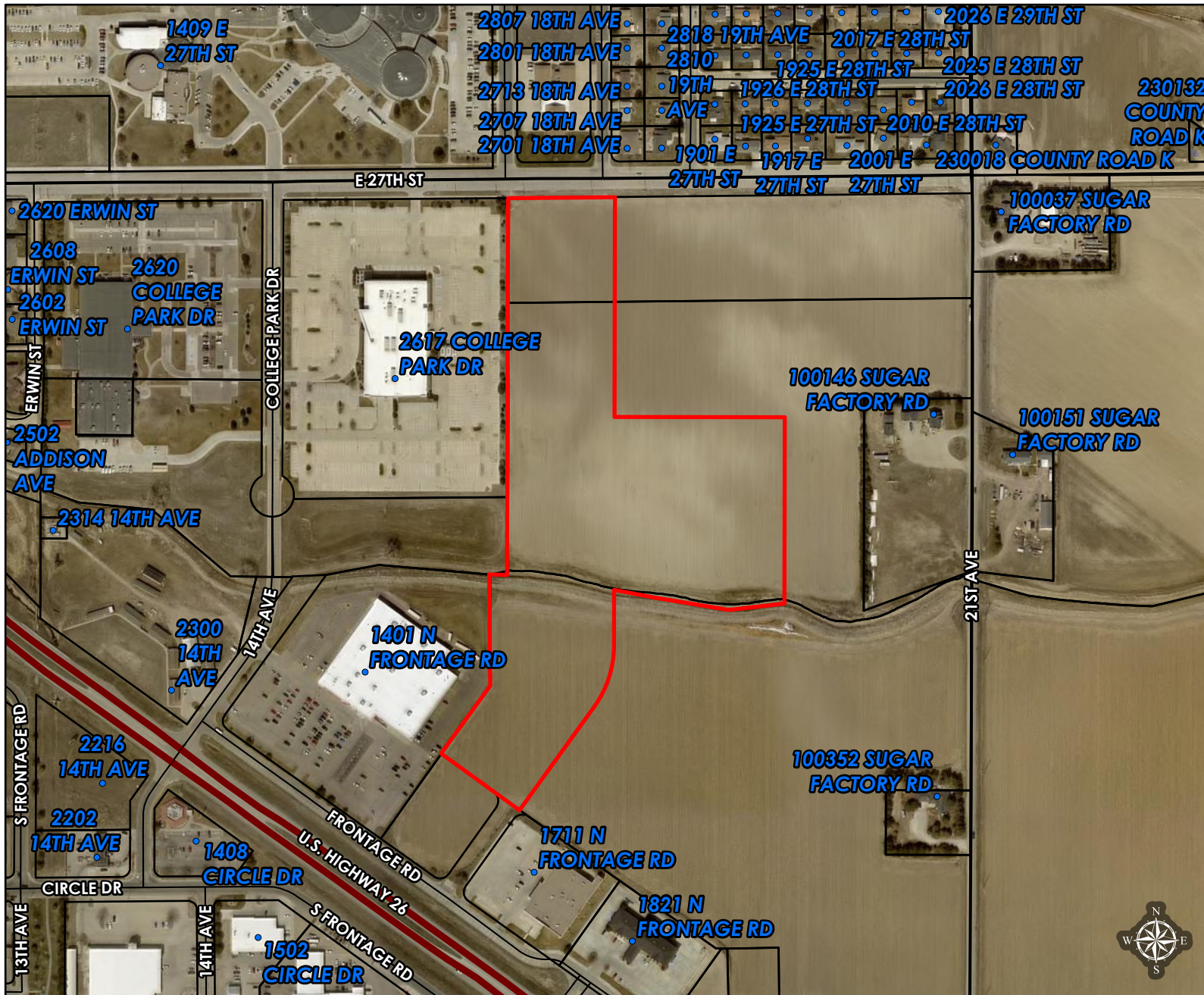
**B. Findings of Fact to Not Recommend Approval May Include:**

- 1. None

**VI. STAFF RECCOMENDATION**

- A. Staff recommends Planning Commission make a positive recommendation on approval of the rezone of the proposed Lots 1-4, Block 1, Triple Peaks Subdivision by City Council.



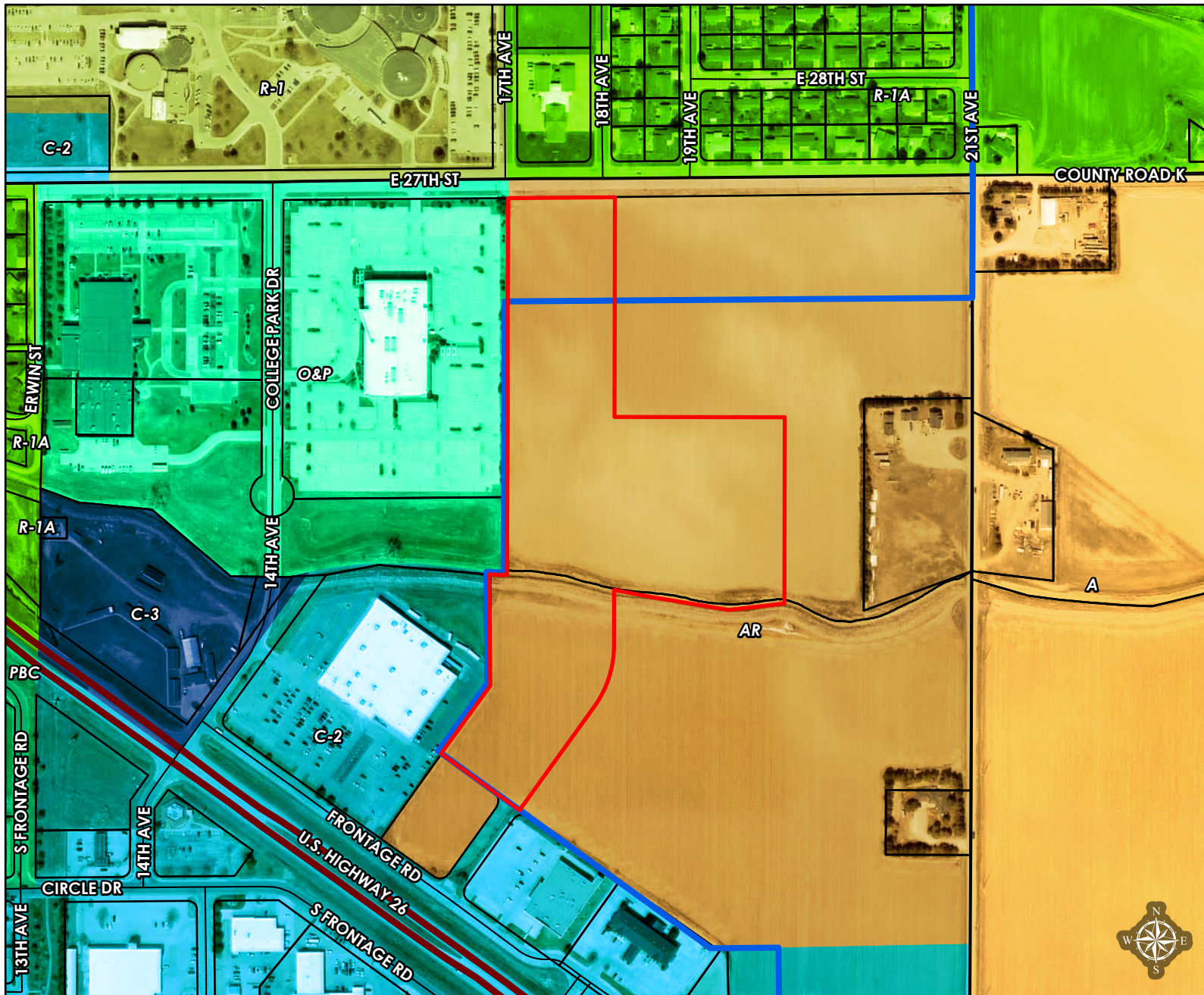


- Proposed Changes
- Street Centerlines
- CLASS**
- Highway
- Main Road
- Residential/Rural
- Parcels
- Address

Taylor Stephens  
 City of Scottsbluff GIS  
 Created on 10/25/2023  
 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.

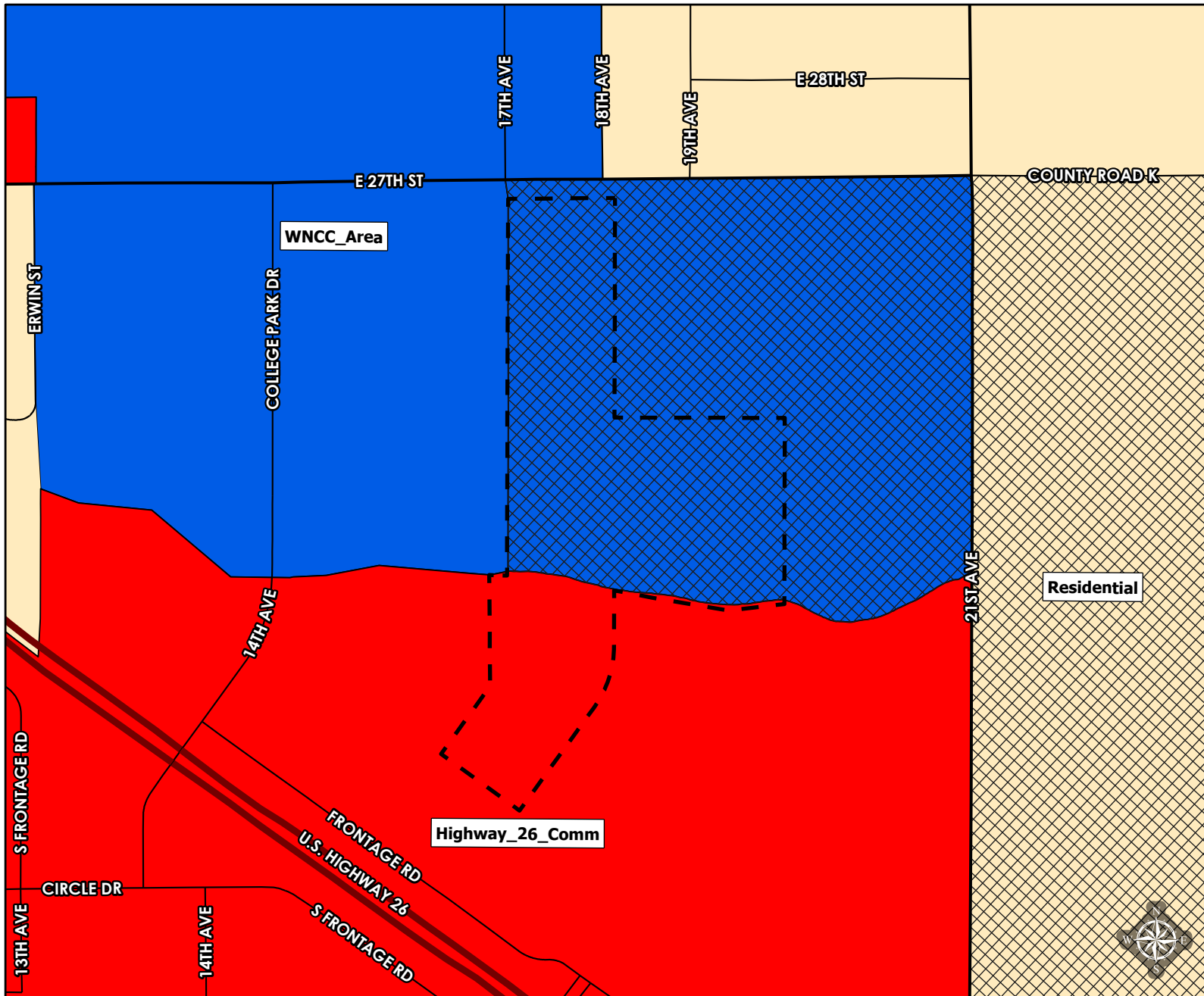




- Property Location(s)
  - Corporate Limits
  - Extended Jurisdiction
- City Zoning**
- (A)Agriculture
  - (AR)Ag Residential
  - (C-1)Central Business District
  - (C-2)Neighborhood Com
  - (C-3)Heavy Com
  - (M-1)Light Man & Ind
  - (M-2)Heavy Man & Ind
  - (O-P)Office and Professional
  - (PBC) Planned Business
  - (R-1)Single Family
  - (R-1A)Single Family Med Dens
  - (R-1B)Rural Residential
  - (R-4)Heavy Dens Multiple
  - (R-6)Mobile Home
- Street Centerlines**
- Highway
  - Main Road
  - Residential/Rural
  - Parcels

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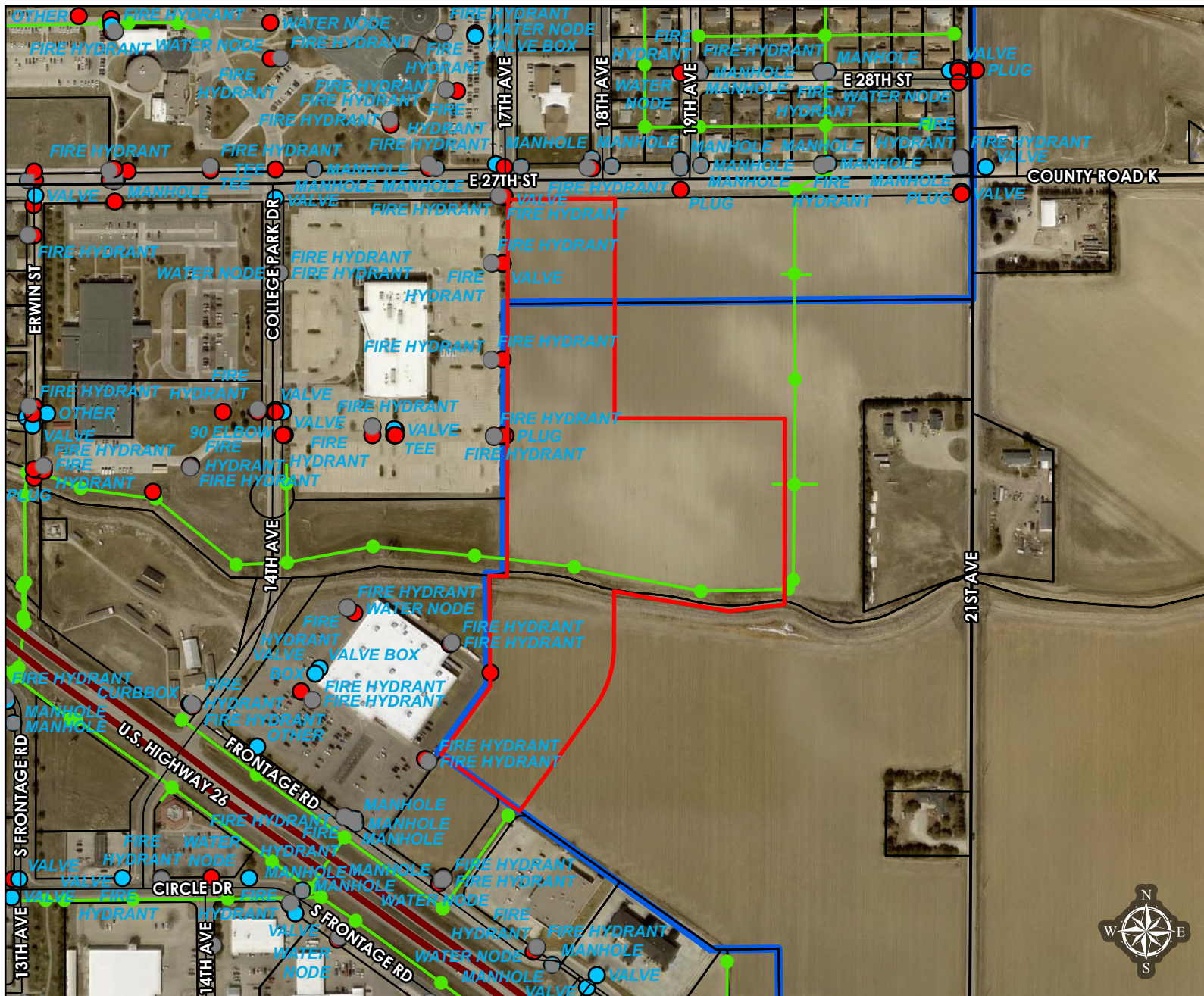


- Proposed Changes
- 2016 Comp. Plan Land Use**
  - Automobile Commercial
  - Avenue B and Hospital Campus
  - Central Business District
  - East Overland
  - Highway 26 Commercial
  - Northwest Commercial
  - Residential
  - Rural
  - Rural Residential
  - SE Industrial and Commercial
  - South Broadway
  - 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)

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- Highway
  - Main Road
  - Residential/Rural
  - Wastewater MH
  - Wastewater Lines
  - Proposed Property
  - Parcels
  - GEODATA.GISMGR.Corporate\_Limits
- Waterline\_Points
- No
  - Yes
  - UNKNOWN
- Water Manhole
- No
  - Yes
  - UNKNOWN
- Water Curbstop
- ◆ No
  - ◆ Yes
  - UNKNOWN
- Fire Hydrants
- No
  - Yes
  - UNKNOWN
- Easement\_Poly



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# **City of Scottsbluff, Nebraska**

**Monday, February 5, 2024**

**Regular Meeting**

## **Item Resolut.3**

**Council to discuss and consider action on the Preliminary Plat, Final Plat and Contract for Public Improvements of Lots 1-4, Block 1, Triple Peaks Subdivision and authorize the Mayor to sign the Resolution and Contract for Public Improvements.**

**Staff Contact: Thomas Schingle, Fire Chief**



**City of Scottsbluff  
Subdivision Application**  
Permit Identifier 2023-8SD

---

Type: Final Plat

Applicant Name	Brenda Anderson	Applicant Address	3311 Ave B Scottsbluff, NE
Applicant Email	brenda@haunnelson.com	Applicant Phone	3086315840
Contact Name	Jack Baker	Contact Address	120 E 16TH ST STE A Scottsbluff, NE 69361, NE
Contact Email	jack@baker-eng.com	Contact Phone	3086323123

Subdivision Information

Proposed Name of Subdivision Lots 1-3, Block 1, Triple Peaks Subdivision

General Location/Address East 27th Street

Legal Description N 350' OF PT N 1/2 NE 24 22 55 (10.49)  
UNPL LANDS

Current Zoning District(s) O & P

Total Area (square feet or acre) 18.22 acres

Number of Past Replat/Plat Amendments 0

Describe the reason for the subdivision

Development of farmland for offices and professional use, including a recreational facility

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# PRELIMINARY PLAT

LOTS 1-3, BLOCK 1, TRIPLE PEAKS SUBDIVISION, SCOTTS BLUFF COUNTY, NEBRASKA  
SITUATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE  
6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA

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PRELIMINARY PLAT SURVEY			
COVER PAGE			
Baker Project Number: 5186-002-23			
Project Location: CITY OF SCOTTSBLUFF (SCOTTS BLUFF COUNTY, NEBRASKA)			
Project Code	Last Mod. Date	Subset	Sheet No.
5186		1 of 7	1

### TRIPLE PEAKS SUBDIVISION

A TRACT OF LAND SITUATED IN SECTION 24, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULAR DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE S 02°07'49" W (ASSUMED BEARING), A DISTANCE OF 50.00 TO THE NORTHEAST CORNER OF BLOCK 2A, SYKES ADDITION, AND THE POINT OF BEGINNING; THENCE S 88°31'12" E ON THE SOUTH RIGHT OF WAY LINE OF 27TH STREET, A DISTANCE OF 305.93 FEET; THENCE S 2°07'44" W A DISTANCE OF 629.04 FEET; THENCE S 87°52'16" E A DISTANCE OF 487.50 FEET; THENCE S 2°07'44" W A DISTANCE OF 533.01 FEET TO THE CENTERLINE OF WINTER CREEK CANAL; THENCE S85°23'05" W ON SAID CENTERLINE A DISTANCE OF 160.05 FEET; THENCE N 78°29'55" W CONTINUING ON SAID CENTERLINE, A DISTANCE OF 219.08 FEET; THENCE N 77°13'56" W CONTINUING ON SAID CENTERLINE A DISTANCE OF 114.37 FEET; THENCE S 2°07'44" W, A DISTANCE OF 158.19 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ON A 300.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 186.91 FEET, THE CHORD OF SAID CURVE BEARS S 19°58'38" W, A DISTANCE OF 183.90 FEET; THENCE S 37°49'32" W, A DISTANCE OF 363.58 FEET TO THE NORTH LINE OF QUINDT COMMERCIAL TRACTS; THENCE N 52°10'28" W ON SAID NORTH LINE, A DISTANCE OF 277.14 FEET, TO A POINT ON THE EASTERLY LINE OF TRACT 2, OF SAID QUINDT COMMERCIAL TRACTS; THENCE N 37°49'32" E ON SAID EASTERLY LINE, A DISTANCE OF 240.00 FEET; THENCE N 1°30'21" E CONTINUING ON SAID EAST LINE, A DISTANCE OF 318.04 FEET TO THE NORTHEAST CORNER OF SAID TRACT 2; THENCE S 86°05'51" E ON SAID CENTERLINE, A DISTANCE OF 51.13 FEET TO THE SOUTHEAST CORNER OF BLOCK 4, OF SYKES ADDITION; THENCE N 2°07'30" E ON THE EAST LINE OF SAID BLOCK 4, A DISTANCE OF 225.96 FEET TO THE SOUTHEAST CORNER OF BLOCK 2A, OF SAID SYKES ADDITION, A REPLAT OF BLOCKS 2 AND 3, SYKES ADDITION; THENCE CONTINUING N 2°07'30" E ON THE EAST LINE OF SAID BLOCKS 2 AND 3, A DISTANCE OF 550.50 FEET; THENCE N 2°08'11" E, CONTINUING ON SAID EAST LINE, A DISTANCE OF 299.58 FEET TO THE POINT OF BEGINNING; SAID TRACT OF LAND CONTAINING 793,679.99 SQUARE FEET, OR 18.22 ACRES, MORE OR LESS.

### SYMBOL LEGEND

- ◆ INDICATES FOUND SECTION CORNER
- INDICATES FOUND QUARTER CORNER
- INDICATES FOUND BOUNDARY EVIDENCE AS DESCRIBED
- INDICATES SET BAKER & ASSOCIATES PROPERTY CORNER BEING A 1-5/6" DIAMETER ORANGE PLASTIC CAP ON A #5 REBAR, STAMPED "BAKER LS 731"
- (M) INDICATES MEASURED DISTANCE BY BAKER AND ASSOCIATES
- (R) INDICATES RECORD DISTANCE FROM ORIGINAL RECORDS
- INDICATES FOUND NDOR CONCRETE RIGHT OF WAY MARKER
- ROW
- ▽ INDICATES FLARED END SECTION
- INDICATES STORM SEWER INLET
- ⊕ INDICATES SEWER MANHOLE
- ⊕ INDICATES STORM SEWER MANHOLE
- ⊠ INDICATES GAS METER
- ⊠ INDICATES ELECTRICAL JUNCTION BOX
- ⊠ INDICATES ELECTRICAL SERVICE PEDESTAL
- ▲ INDICATES ELECTRICAL TRANSFORMER
- ★ INDICATES LIGHT POLE
- ⊘ INDICATES POWER POLE
- ▲ INDICATES SURVEY CONTROL MONUMENT
- INDICATES WATER FIRE HYDRANT
- INDICATES WATER VALVE
- INDICATES WATER WELL
- INDICATES LIGHT POLE

### LINETYPE LEGEND

- UGP— INDICATES UNDERGROUND ELECTRIC LINE
- OP— INDICATES OVERHEAD ELECTRIC LINE
- W— INDICATES UNDERGROUND WATER LINE
- FO— INDICATES UNDERGROUND FIBER OPTIC LINE
- Gas— INDICATES UNDERGROUND GAS LINE
- UTel— INDICATES UNDERGROUND TELEPHONE LINE
- INDICATES EDGE OF PAVEMENT
- INDICATES STORM PIPE (SEE SIZE AS DETAIL)
- San— INDICATES SEWER PIPE (SEE SIZE AS DETAIL)
- 3965--- INDICATES CONTOUR LINE
- INDICATES UTILITY EASEMENT
- INDICATES EXISTING CORPORATION LIMITS
- INDICATES EXISTING PROPERTY LINE
- INDICATES PROPOSED PROPERTY LINE

### ABBREVIATIONS

FH	FIRE HYDRANT	PCC	PORTLAND CEMENT CONCRETE
RSVV	RESILIENT SEAT WEDGE VALVE	CL	CENTERLINE
MH	MANHOLE	EL	ELEVATION
STA	STATION	PROP	PROPOSED
ELEV	ELEVATION ABOVE SEA LEVEL	EX	EXISTING
INV	INVERT	BCR	BEGIN CURB RETURN
BOC	BACK OF CURB	ECR	END CURB RETURN
TOC	TOP OF CURB	PC	POINT OF CURVATURE
EOR	EDGE OF ROAD	PT	POINT OF TANGENT
FL	FLOW LINE	PRC	POINT OF REVERSE CURVE
FG	FINISH GRADE	POB	POINT OF BEGINNING
GL	GUTTER LINE	POE	POINT OF END
L.F.	LINEAL FEET	PI	POINT OF INTERSECTION
PVC	POLYVINYL CHLORIDE MATERIAL	PVI	POINT OF VERTICAL INTERSECTION
VCP	VITRIFIED CLAY PIPE	GB	GRADE BREAK
RCP	REINFORCED CONCRETE PIPE	HP	HIGH POINT
CMP	CORRUGATED METAL PIPE	LP	LOW POINT
HDPE	HIGH DENSITY POLYETHYLENE	SF	SQUARE FEET
DIP	DUCTILE IRON PIPE	(R)	RECORDED DISTANCE
T-BLK	CONCRETE THRUST BLOCK	(M)	MEASURED DISTANCE



**VICINITY MAP**  
NOT TO SCALE

### INDEX OF SHEETS

PAGE 1	TITLE SHEET
PAGE 2	EXISTING SITE PLAN
PAGE 3	PROPOSED LOT PLAN
PAGE 4	PROPOSED LOT PLAN
PAGE 5	UTILITY PLAN
PAGE 6	UTILITY PLAN
PAGE 7	R.O.W. CROSS-SECTION



# PRELIMINARY PLAT

LOTS 1-3, BLOCK 1, TRIPLE PEAKS SUBDIVISION, SCOTTS BLUFF COUNTY, NEBRASKA  
 SITUATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE  
 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA

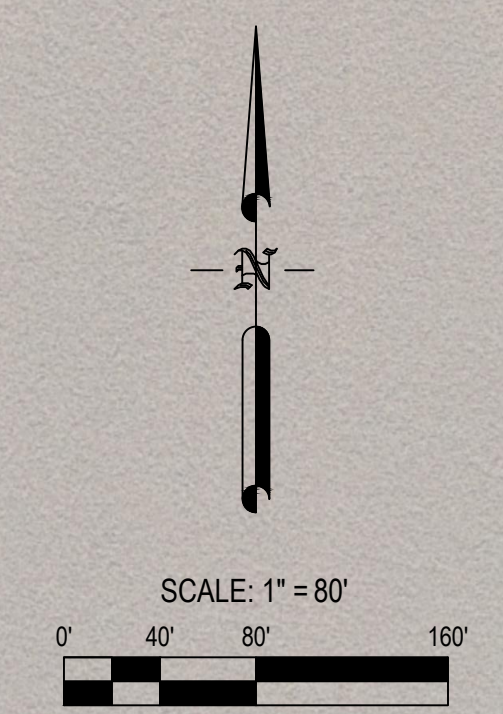
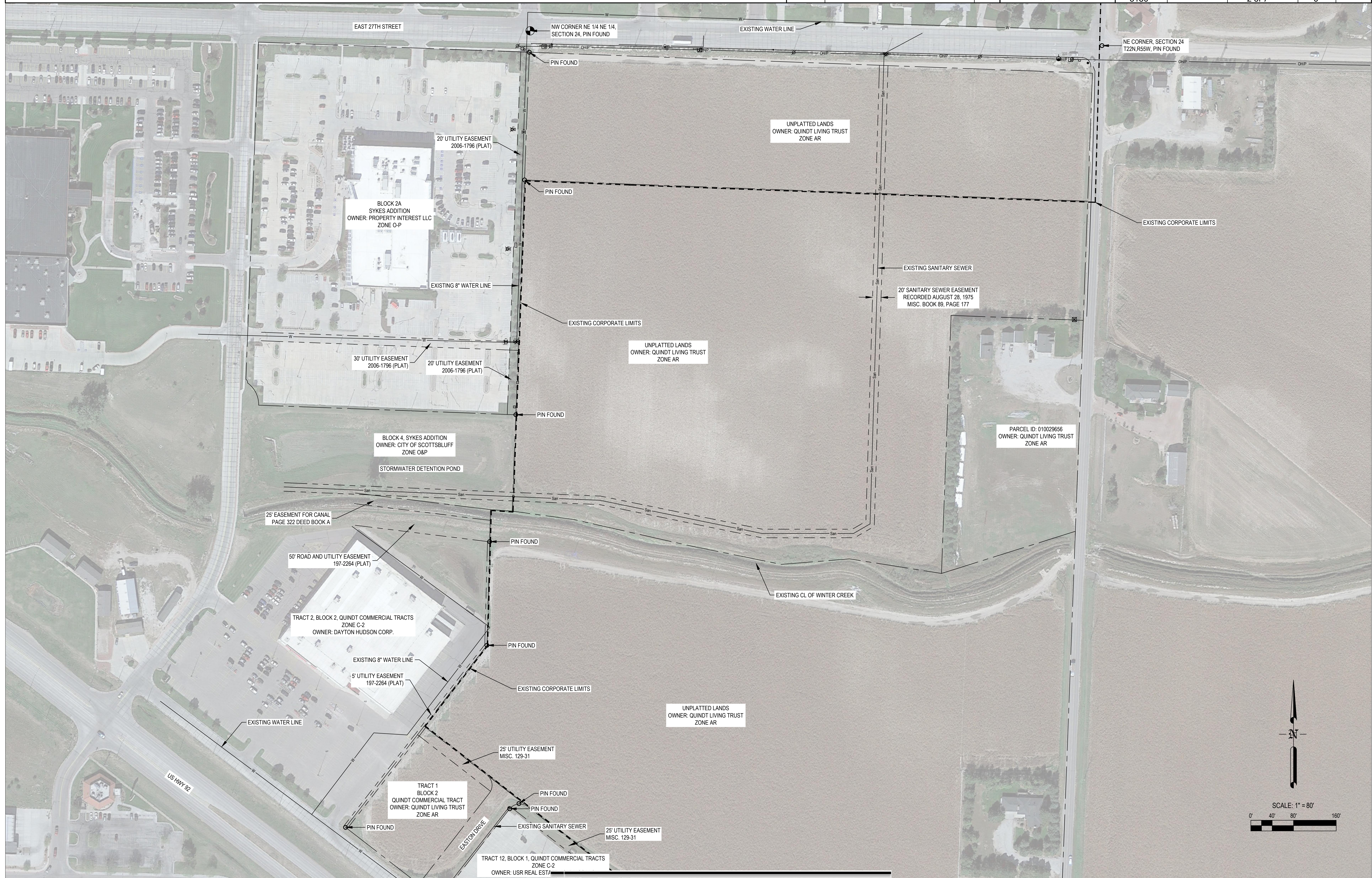
## Sheet Revisions

Date	Description	Initials
10-06-23	PRELIMINARY PLAT	KLJ
10-23-23	PRELIMINARY PLAT	BAS
10-26-23	REVISE UTILITIES	BAS
11-3-23	ADD SEWER EASEMENT NOTE	BEG

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## PRELIMINARY PLAT SURVEY

EXISTING SITE PLAN			
Baker Project Number: 5186-002-23			
Project Location: CITY OF SCOTTSBLUFF (SCOTTS BLUFF COUNTY, NEBRASKA)			
Project Code	Last Mod. Date	Subset	Sheet No.
5186		2 of 7	6





# PRELIMINARY PLAT

LOTS 1-3, BLOCK 1, TRIPLE PEAKS SUBDIVISION, SCOTTS BLUFF COUNTY, NEBRASKA  
 SITUATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE  
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## PRELIMINARY PLAT SURVEY

### PROPOSED SITE PLAN

Baker Project Number: 5186-002-23			
Project Location: CITY OF SCOTTSBLUFF (SCOTTS BLUFF COUNTY, NEBRASKA)			
Project Code	Last Mod. Date	Subset	Sheet No.
5186		3 of 7	3



SCALE: 1" = 80'  
 0' 40' 80' 160'



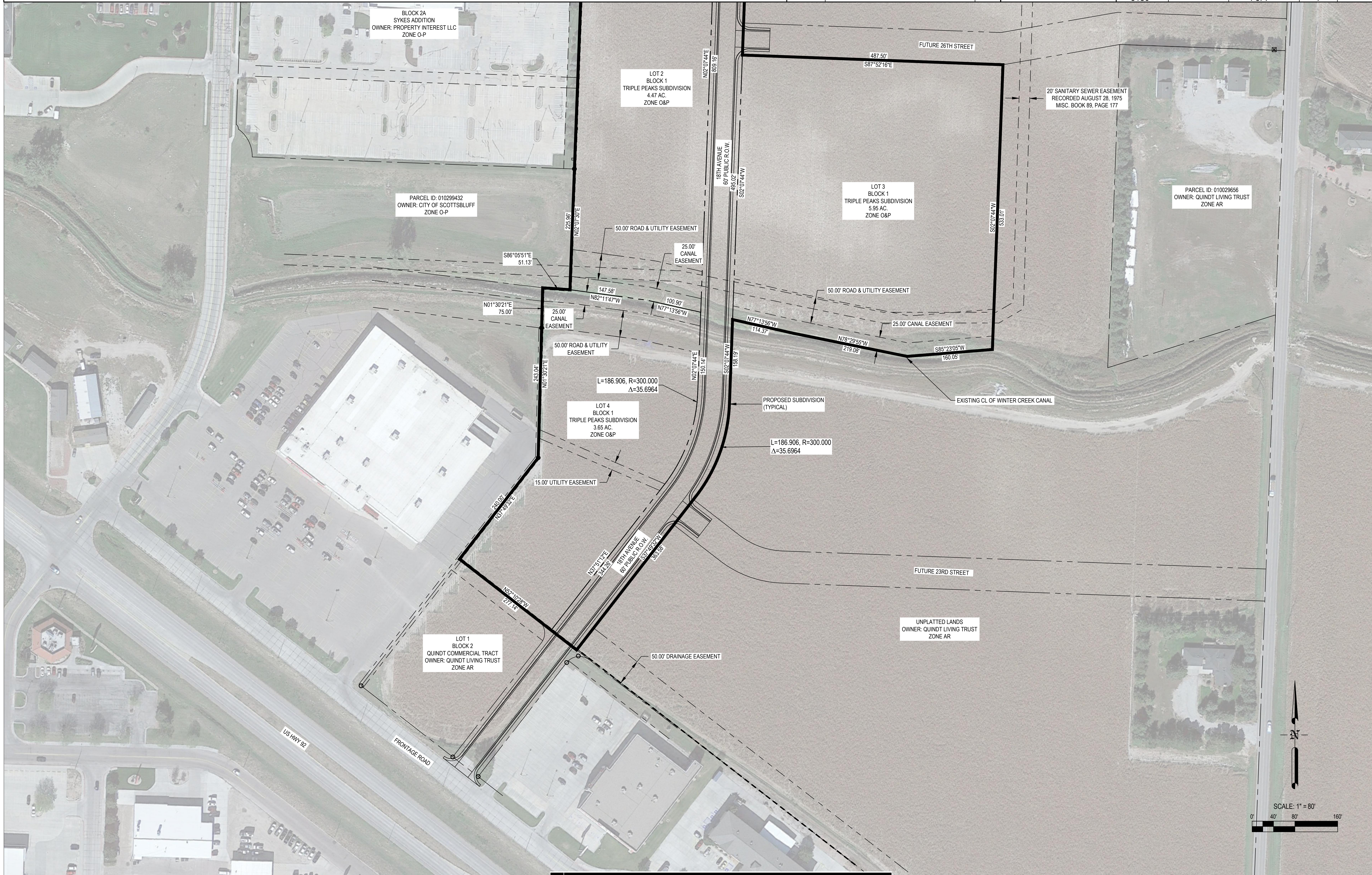
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PRELIMINARY PLAT SURVEY			
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Project Location: CITY OF SCOTTSBLUFF (SCOTTS BLUFF COUNTY, NEBRASKA)			
Project Code	Last Mod. Date	Subset	Sheet No.
5186		4 of 7	4





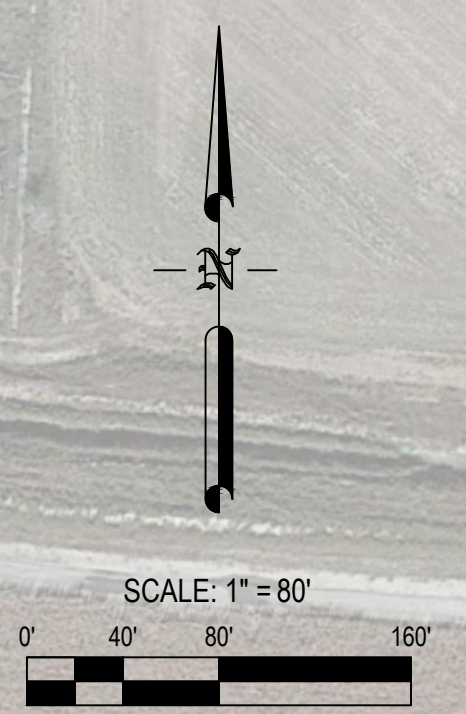
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PRELIMINARY PLAT SURVEY			
UTILITY PLAN			
Baker Project Number: 5186-002-23			
Project Location: CITY OF SCOTTSBLUFF (SCOTTS BLUFF COUNTY, NEBRASKA)			
Project Code	Last Mod. Date	Subset	Sheet No.
5186		5 of 7	5





# PRELIMINARY PLAT

LOTS 1-3, BLOCK 1, TRIPLE PEAKS SUBDIVISION, SCOTTS BLUFF COUNTY, NEBRASKA  
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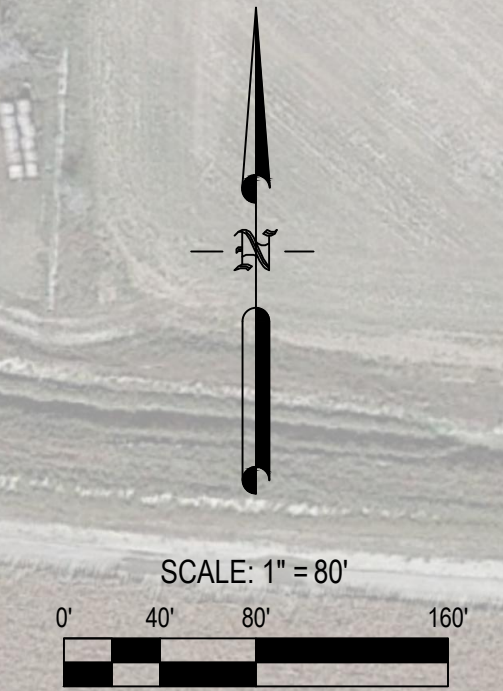
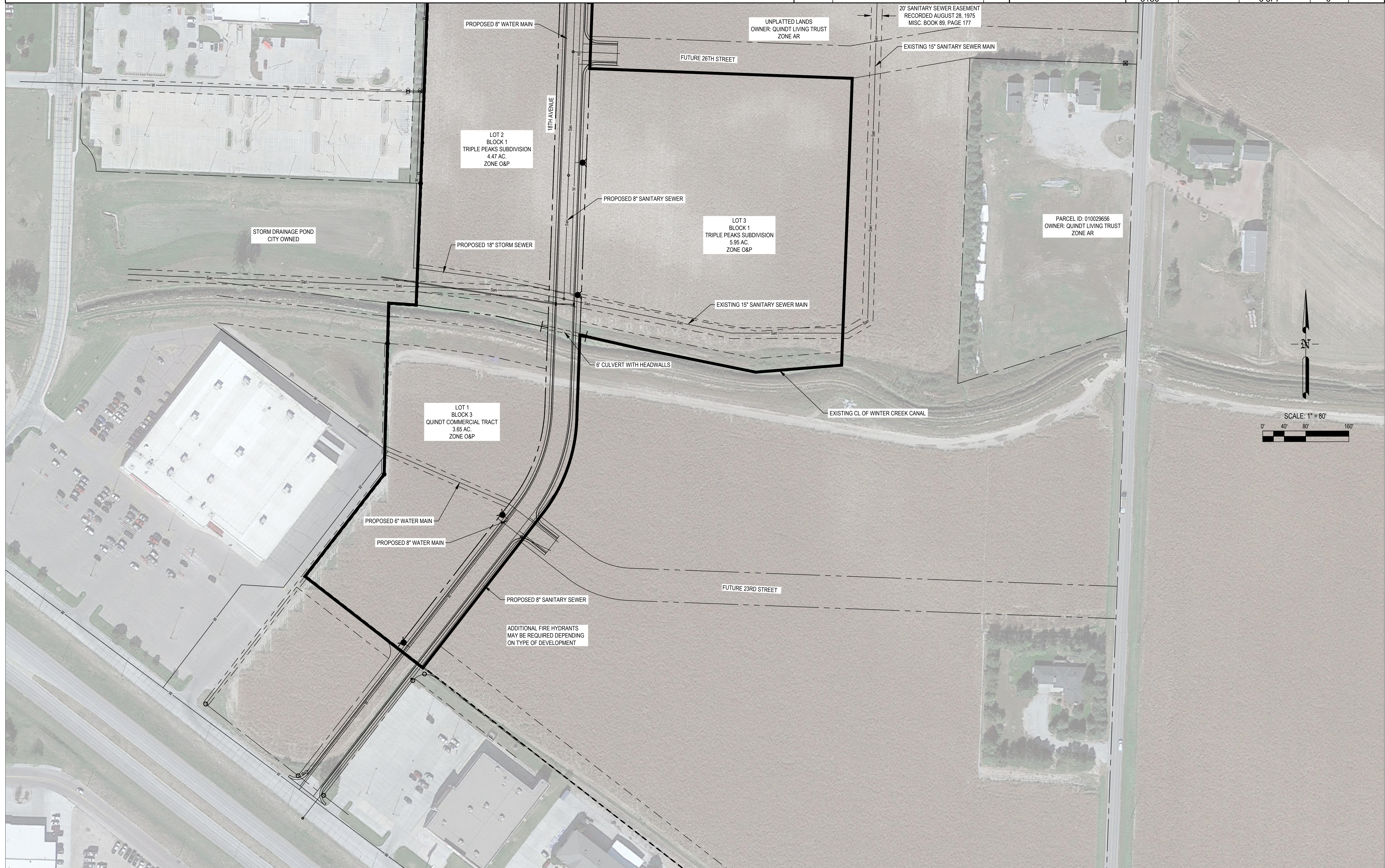
## PRELIMINARY PLAT SURVEY

### UTILITY PLAN

Baker Project Number: 5186-002-23

Project Location: CITY OF SCOTTSBLUFF  
 (SCOTTS BLUFF COUNTY, NEBRASKA)

Project Code	Last Mod. Date	Subset	Sheet No.
5186		6 of 7	6





# PRELIMINARY PLAT

LOTS 1-3, BLOCK 1, TRIPLE PEAKS SUBDIVISION, SCOTTS BLUFF COUNTY, NEBRASKA  
 SITUATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE  
 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA

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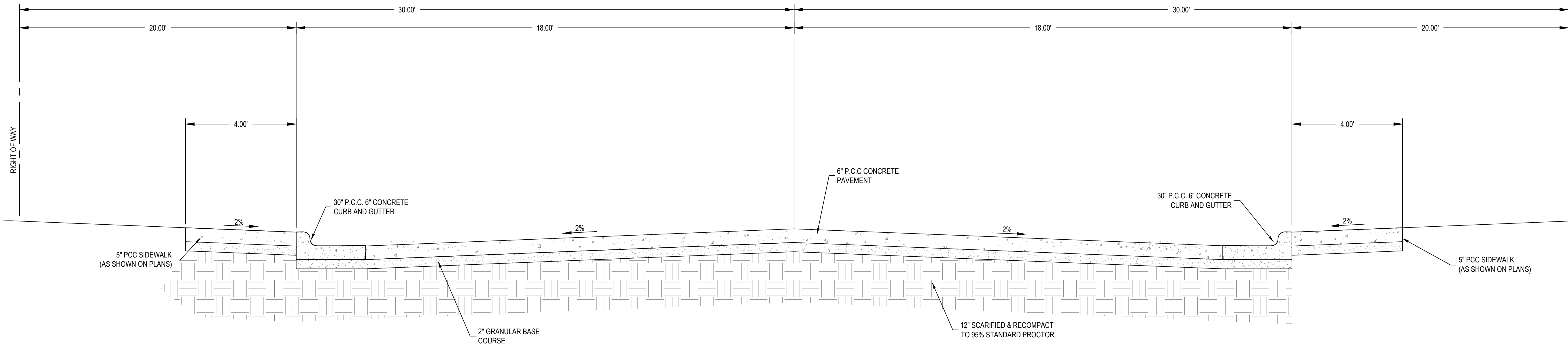
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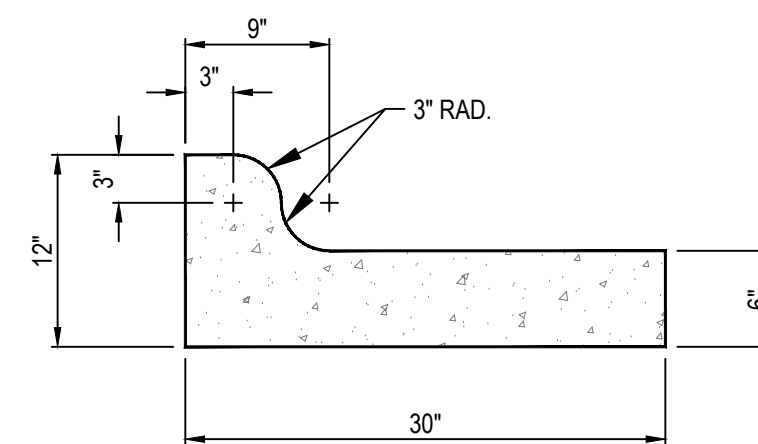
## PRELIMINARY PLAT SURVEY

### R.O.W. CROSS-SECTION

Baker Project Number: 5186-002-23			
Project Location: CITY OF SCOTTSBLUFF (SCOTTS BLUFF COUNTY, NEBRASKA)			
Project Code	Last Mod. Date	Subset	Sheet No.
5186		7 of 7	7



TYPICAL 60.00' R.O.W. CROSS SECTION



6" STANDARD CURB & GUTTER (STREETS)

# Triple Peaks Subdivision

## Drainage Report

For:  
Bruner Family

Prepared by:

Baker & Associates  
120 E 16<sup>th</sup> Street, Suite A  
Scottsbluff, NE 69361

November 2023





## VICINITY MAP

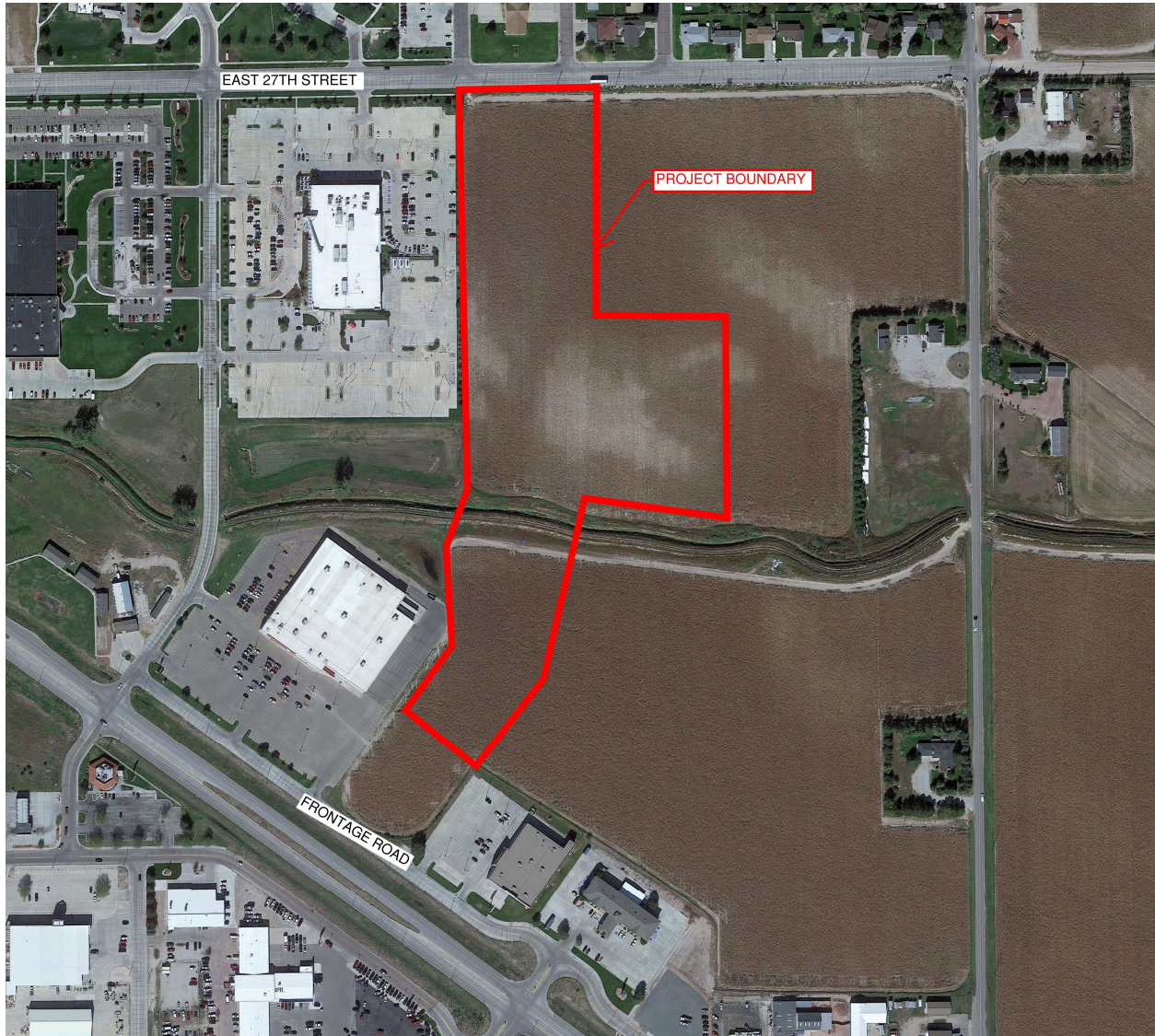
# TABLE OF CONTENTS

<b>Introduction.....</b>	<b>1</b>
<b>Design Criteria &amp; Approach.....</b>	<b>2</b>
<b>Existing Site.....</b>	<b>2</b>
<b>Off-Site Drainage .....</b>	<b>3</b>
<b>Proposed Site &amp; Design</b>	
<b>Overview .....</b>	<b>3</b>
<b>Runoff.....</b>	<b>3</b>
<b>Detention.....</b>	<b>3</b>
<b>Conclusions.....</b>	<b>4</b>
<b>DRAINAGE CALCUATIONS &amp; SUMMARY.....</b>	<b>APPENDIX A</b>
<b>PROPOSED SITE PLAN.....</b>	<b>APPENDIX B</b>
<b>REFERENCE DOCUMENTATION .....</b>	<b>APPENDIX C</b>



**Introduction:**

This report outlines the design concept for grading and drainage facilities for the Triple Peaks Subdivision Preliminary Plat which is a new plat of unplatted lands in the City of Scottsbluff. This project includes the development of an area of approximately 18.22 acres. The site will consist of 4 commercial lots with an average lot size of 3.94 acres. This report addresses the potential impacts of the site with the plan that all lots within the proposed development will provide their own storm water management plan in accordance with the City of Scottsbluff requirements.



**Design Criteria**

The design standards for drainage are based on the City of Scottsbluff standards. The City of Scottsbluff Drainage Ordinance is attached in Appendix C. The City’s regulations essentially require limited or controlling peak runoff levels from a new development to the pre-existing 5-year storm peak flow. Any new development must detain or retain the balance of runoff that exceeds this pre-developed 5-year peak flow.

The drainage calculations are based on the TR-55 Urban Hydrology for Small Watersheds developed by the United States Department of Agriculture, NRCS, Conservation Engineering Division.

**Existing Site:**

The existing site is currently cultivated farm-land. The site slopes generally from the north to the south. The average slope of the site is approximately 1.6%. Runoff from the site currently flows to the south and into a dedicated canal easement. The existing canal easement is a 25.0’ easement from the centerline of the canal on each side.

The portion of the site to be platted and developed at this point consists of the south and west portion or approximately 18 acres of land from Frontage Road on the south to 27<sup>th</sup> Street North and SWBC commercial building to the west.

The site is surrounded by existing developments including the Sykes development on the west, Quindt Commercial Tracts to the south, and 27<sup>th</sup> Street ROW on the north.

The existing site plan is shown in Appendix B.

## **Off-site Drainage**

The site currently receives little or no offsite drainage. Drainage for the north is currently stopped by curb and gutter on 27<sup>th</sup> street. To the west is an existing commercial lot which controls all its own runoff and generally slopes from the north to south. To the east will remain unplatted agricultural farm ground. There is no evidence of any significant off-site drainage flowing onto this property.

## **Proposed Site and Design:**

### Overview:

The proposed development includes the construction of street, water, sewer and storm drain infrastructure for the purpose of supporting the commercial subdivision. The development will consist of 4 commercial lots with an average lot size of 3.94 acres.

The commercial lots are speculative as to the exact type of development but are planned to be marketed as neighborhood friendly business such as light commercial centers, professional offices, restaurants and or other similar type developments.

### Runoff and Detention:

The intent of the design is to reduce the amount of runoff from the site and limit the peak flow levels of any storm up to a 25-year storm, to at or below the pre-existing 5-year storm levels. The topography of the site allows for all runoff to be directed to the south and to discharge in a collection system into Block 4, Sykes Addition which is a regional storm water retention basin.

Each individual lot is to require onsite detention. The sites would be required to meet all of the City of Scottsbluff requirements for storm water runoff and each lot would act as an independent property with privately controlled, maintained measures to hold and release storm water according to City requirement.

We calculated the storage volume the proposed Street ROW will contribute to the regional retention basin to hold the flow for the approximate duration of a typical storm. In this case, the calculated volumes were for peak flows levels for a post development 25-year storm.

The area south of the canal is included in all calculations. The street right-of-way in this area will drain south into a new regional retention basin north of Tract 12, Block 1, Quindt Commercial Tract. The intent of this regional retention basin is to be expanded as future expansion occurs within the unplatted lands north of the basin. This includes the unplatted lands south of the canal, and east of this platted area to 21<sup>st</sup> Avenue.

The existing retention area described in the proposed design has been sized for a regional retention for the City of Scottsbluff, the proposed development will contribute an additional 12,200 cf of storage volume. These calculations are shown in Appendix A.

**Conclusions:**

All of the proposed improvements will adequately control the storm water runoff for up to a 25-year storm. The regional retention facilities typically can handle most storms but do on occasion reach capacity. As part of this development, it is proposed to expand the regional facility to accommodate the added flow from 18<sup>th</sup> Avenue. The proposed development only contributes 12,200 cf of volume in the post development 25-year storm event. All proposed improvements have taken into consideration of future construction of the remaining nearby property.

**Attached Documentation:**

Appendix A - Drainage Calculations and Summary

Appendix B – Storm Drain Exhibit Map

Appendix C – Reference Documentation



# APPENDIX A - DRAINAGE CALCUATIONS & SUMMARY

Triple Peaks Subdivision  
Drainage Report

Baker & Associates, Inc.  
November 2023

**CURVE NUMBER RUNOFF AND STORAGE CALCULATIONS**



Project: Site Drainage Calculations  
Triple Peaks Subdivision

Engineers - Architects - Surveyors  
Since 1977

Date: 11/9/2023

**SCS Runoff Curve Number Method**

**Pre-Developed - Entire Site**

Known Variables

CN = 78 \* Table 2-2c Type B Soil  
 Ia = 0.564 \* Table 4-1  
 S = 2.8205 Eq. 2.4  
 A(acres) = 18.22 \*  
 Am = 0.02847 Area - sq. miles  
 q(u) = Varies \* Exhibit 4-II  
 V (ft/s) = 2 \* Figure 3-1  
 Tc = 0.15417 \* T = L/(3600\*V), Figure 3-1, V = 2.0 ft/s, L = 1110  
 P = Varies Figures B-4.5,6 (app B)  
 Type II rainfall

Return Time (Storm - yrs)	CN	Ia	S	P (inches)	Ia/P	Am (area- miles)	Q (inches)	V (ft/sec)	Tc (hr)	q(u) (csm/in)	q(p) (cfs)	Vr (acre-ft)	q(o) (cfs)	q(o)/q(l) (Fig 6-1)	Vs/Vr (Fig 6-1)	Vs (cf)
5 Yr	78	0.564	2.8205	2.8	0.2014	0.0284688	0.99	2	0.1542	850	23.92					
10 Yr	78	0.564	2.8205	3.3	0.1735	0.0284688	1.31	2	0.1542	860	32.08					
25 Yr	78	0.564	2.8205	4.3	0.1327	0.0284688	2.09	2	0.1542	875	52.01					

CN= Curve Number  
 Ia= Initial Abstraction  
 S= Potential max retention  
 P= Rainfall (inches, Appendix B)  
 Am= Area (miles)  
 Q= runoff (inches)  
 V= velocity (ft/sec, Figure 3-1)  
 Tc= time of concentration (hr, chapter 3)  
 q(u)= unit peak discharge (csm/in)  
 q(p)= peak discharge (cfs)  
 Vr= volume of total runoff (acre-ft)  
 Runoff = volume of total runoff (cf)  
 q(o) = discharge from storage

$Q = (P - 0.2S)^2 / (P + 0.8S)$  Eq. 2-3  
 $S = 1000 / CN - 10$  Eq. 2-4  
 $q(p) = q(u) * Am * Q$  Eq. 4-1  
 $Vr = 53.33 * Q * Am$  Eq. 6-1  
 $Vs = Vr(Vs/Vr)$  Eq. 6-2

**CURVE NUMBER RUNOFF AND STORAGE CALCULATIONS**



Project: Site Drainage Calculations  
Triple Peaks Subdivision

Engineers - Architects - Surveyors  
Since 1977

Date: 11/9/2023

**SCS Runoff Curve Number Method**

**Pre-Developed - Street ROW**

Known Variables

CN = 78 \* Table 2-2c Type B Soil  
 Ia = 0.564 \* Table 4-1  
 S = 2.8205 Eq. 2.4  
 A(acres) = 1.94 \*  
 Am = 0.00303 Area - sq. miles  
 q(u) = Varies \* Exhibit 4-II  
 V (ft/s) = 2 \* Figure 3-1  
 Tc = 0.15417 \* T = L/(3600\*V), Figure 3-1, V = 2.0 ft/s, L = 1110  
 P = Varies Figures B-4.5,6 (app B)  
 Type II rainfall

Return Time (Storm - yrs)	CN	Ia	S	P (inches)	Ia/P	Am (area- miles)	Q (inches)	V (ft/sec)	Tc (hr)	q(u) (csm/in)	q(p) (cfs)	Vr (acre-ft)	q(o) (cfs)	q(o)/q(l)	Vs/Vr (Fig 6-1)	Vs (cf)
5 Yr	78	0.564	2.8205	2.8	0.2014	0.0030313	0.99	2	0.1542	850	2.55					
10 Yr	78	0.564	2.8205	3.3	0.1735	0.0030313	1.31	2	0.1542	860	3.42					
25 Yr	78	0.564	2.8205	4.3	0.1327	0.0030313	2.09	2	0.1542	875	5.54					

CN= Curve Number  
 Ia= Initial Abstraction  
 S= Potential max retention  
 P= Rainfall (inches, Appendix B)  
 Am= Area (miles)  
 Q= runoff (inches)  
 V= velocity (ft/sec, Figure 3-1)  
 Tc= time of concentration (hr, chapter 3)  
 q(u)= unit peak discharge (csm/in)  
 q(p)= peak discharge (cfs)  
 Vr= volume of total runoff (acre-ft)  
 Runoff = volume of total runoff (cf)  
 q(o) = discharge from storage

$Q = (P-0.2S)^2 / (P+0.8*S)$  Eq. 2-3  
 $S = 1000 / CN - 10$  Eq. 2-4  
 $q(p) = q(u) * Am * Q$  Eq. 4-1  
 $Vr = 53.33 * Q * Am$  Eq. 6-1  
 $Vs = Vr(Vs/Vr)$  Eq. 6-2

**CURVE NUMBER RUNOFF AND STORAGE CALCULATIONS**



Project: Site Drainage Calculations  
Triple Peaks Subdivision

Engineers - Architects - Surveyors  
Since 1977

Date: 11/9/2023

**SCS Runoff Curve Number Method**

**Post Development - Street ROW**

Known Variables

CN = 98 \* Table 2-2a Type B Soil  
 Ia = 0.041 \* Table 4-1  
 S = 0.20408 Eq. 2.4  
 Area Basin A = 1.94 \* (acres)  
 Am (A)= 0.00303 Area (Sq miles)  
 q(u) = Varies \* Exhibit 4-II  
 V (ft/s)= 2.6 \* Figure 3-1  
 Tc (A) = 0.14 \* T = L/(3600\*V), Figure 3-1, V = 2.6 ft/s, L = 1110  
 P Varies Figures B-4,5,6 (app B)  
 Type II rainfall

Return Time (Storm - yrs)	CN	Ia	S	P (inches)	Ia/P	Am (area- miles)	Q (inches)	V (ft/sec)	Tc (hr)	q(u) (csm/in)	q(p) (cfs)	Vr (acre-ft)	q(o) (cfs)	q(o)/q(l)	Vs/Vr (Fig 6-1)	Vs (cf)
5 Yr	98	0.041	0.2041	2.8	0.0146	0.0030281	2.57	2.6	0.1442	900	7.00	0.41	2.547	0.36	0.34	6,144.73
10 Yr	98	0.041	0.2041	3.3	0.0126	0.0030281	3.02	2.6	0.1442	910	8.31	0.49	2.547	0.31	0.37	7,853.33
25 Yr	98	0.041	0.2041	4.3	0.0096	0.0030281	4.01	2.6	0.1442	920	11.18	0.65	2.547	0.23	0.43	12,143.32

CN= Curve Number  
 Ia= Initial Abstraction  
 S= Potential max retention  
 P= Rainfall (inches, Appendix B)  
 Am= Area (miles)  
 Q= runoff (inches)  
 V= velocity (ft/sec, Figure 3-1)  
 Tc= time of concentration (hr, chapter 3)  
 q(u)= unit peak discharge (csm/in)  
 q(p)= peak discharge (cfs)  
 Vr= volume of total runoff (acre-ft)  
 Runoff = volume of total runoff (cf)  
 q(o) = discharge from storage  
 Vs = Volume of storage needed

$Q = (P - 0.2S)^2 / (P + 0.8S)$  Eq. 2-3  
 $S = 1000 / CN - 10$  Eq. 2-4  
 $q(p) = q(u) * Am * Q$  Eq. 4-1  
 $Vr = 53.33 * Q * Am$  Eq. 6-1  
 $T = L / (3600 * V)$ , Figure 3-1, V = 4.1ft/s, L = 1850  
 $Vs = Vr(Vs/Vr)$  Eq. 6-2

\*Storage needed from the following storms. Regional Basin would need expanded at minimum 12,500 cf.

# APPENDIX B – EXISTING & PROPOSED SITE PLAN

Triple Peaks Subdivision  
Drainage Report

Baker & Associates, Inc.  
November 2023



# PRELIMINARY PLAT

LOTS 1-3, BLOCK 1, TRIPLE PEAKS SUBDIVISION, SCOTTS BLUFF COUNTY, NEBRASKA  
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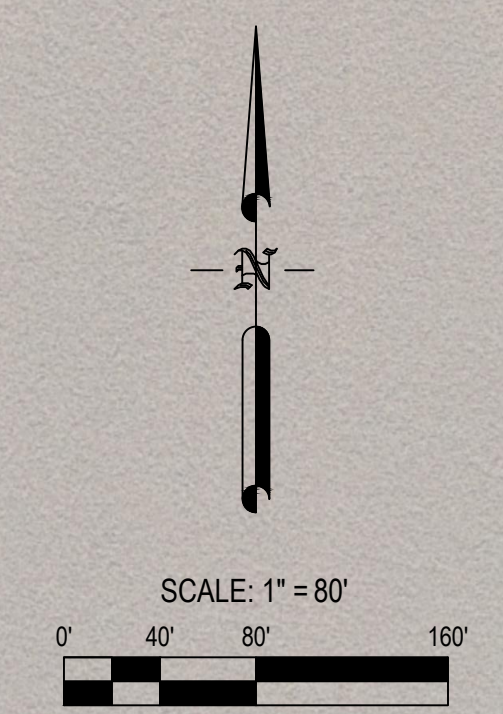
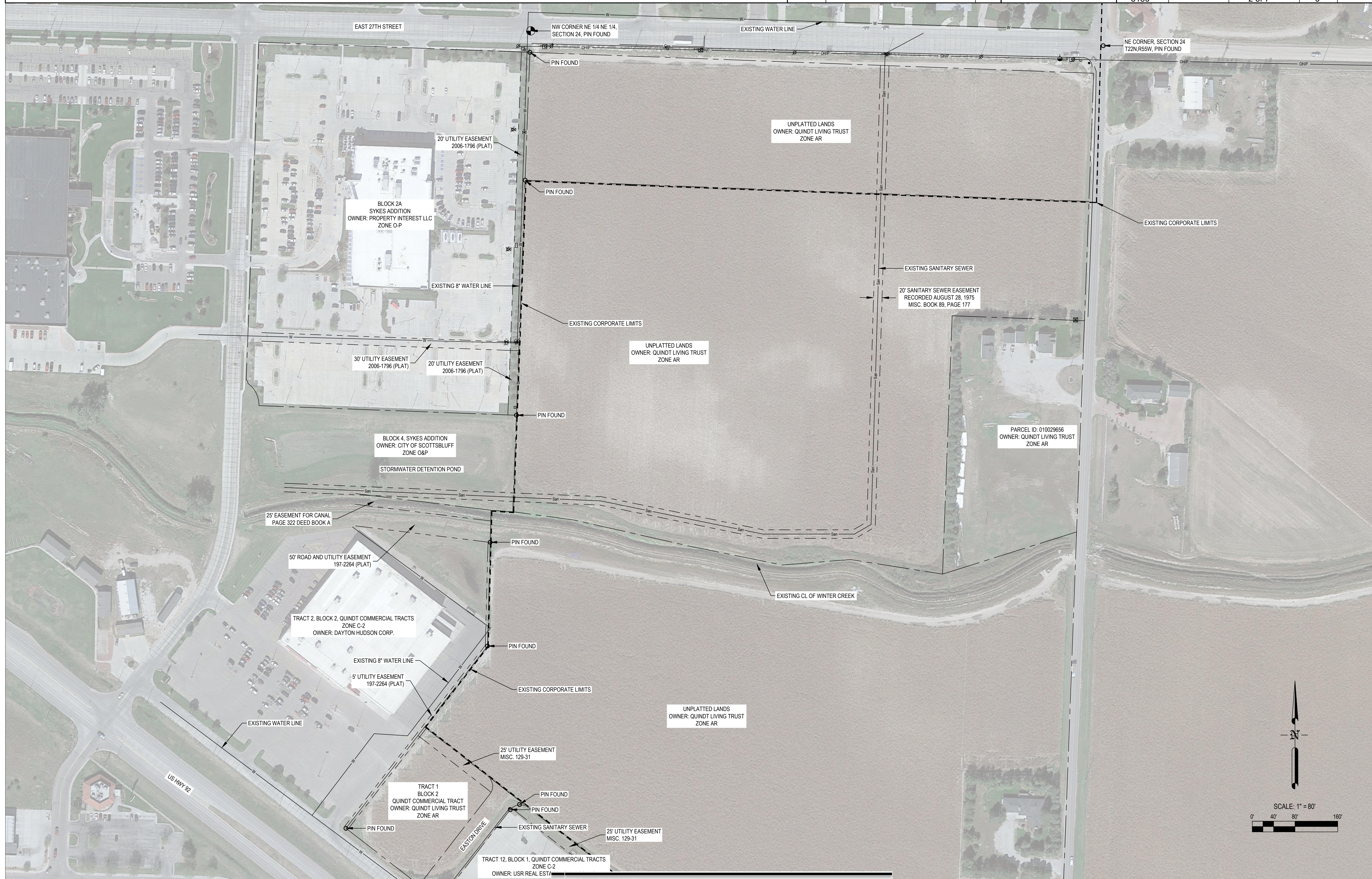
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11-3-23	ADD SEWER EASEMENT NOTE	BEG

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## PRELIMINARY PLAT SURVEY

EXISTING SITE PLAN			
Baker Project Number: 5186-002-23			
Project Location: CITY OF SCOTTSBLUFF (SCOTTS BLUFF COUNTY, NEBRASKA)			
Project Code	Last Mod. Date	Subset	Sheet No.
5186		2 of 7	6





# PRELIMINARY PLAT

LOTS 1-3, BLOCK 1, TRIPLE PEAKS SUBDIVISION, SCOTTS BLUFF COUNTY, NEBRASKA  
 SITUATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE  
 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA

Sheet Revisions		
Date	Description	Initials
10-06-23	PRELIMINARY PLAT	KLJ
10-23-23	PRELIMINARY PLAT	BAS
10-26-23	REVISE UTILITIES	BAS
11-3-23	ADD SEWER EASEMENT NOTE	BEG

**Baker & Associates Inc.**  
 www.baker-eng.com  
 Engineers \* Architects \* Surveyors  
 COPYRIGHT

PRELIMINARY PLAT SURVEY			
PROPOSED SITE PLAN			
Baker Project Number: 5186-002-23			
Project Location: CITY OF SCOTTSBLUFF (SCOTTS BLUFF COUNTY, NEBRASKA)			
Project Code	Last Mod. Date	Subset	Sheet No.
5186		3 of 7	3





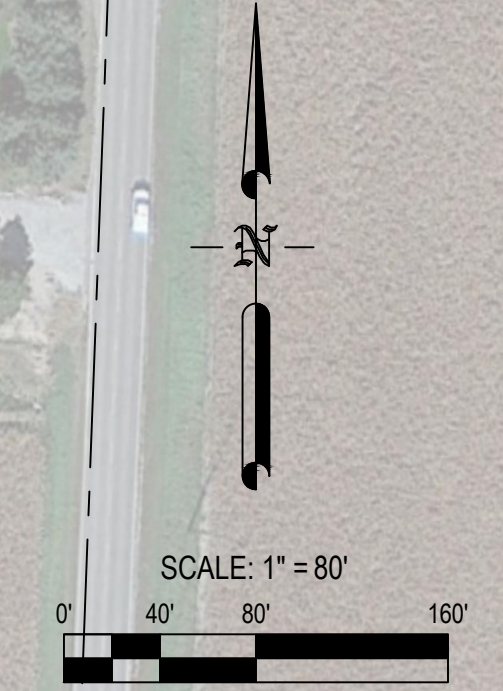
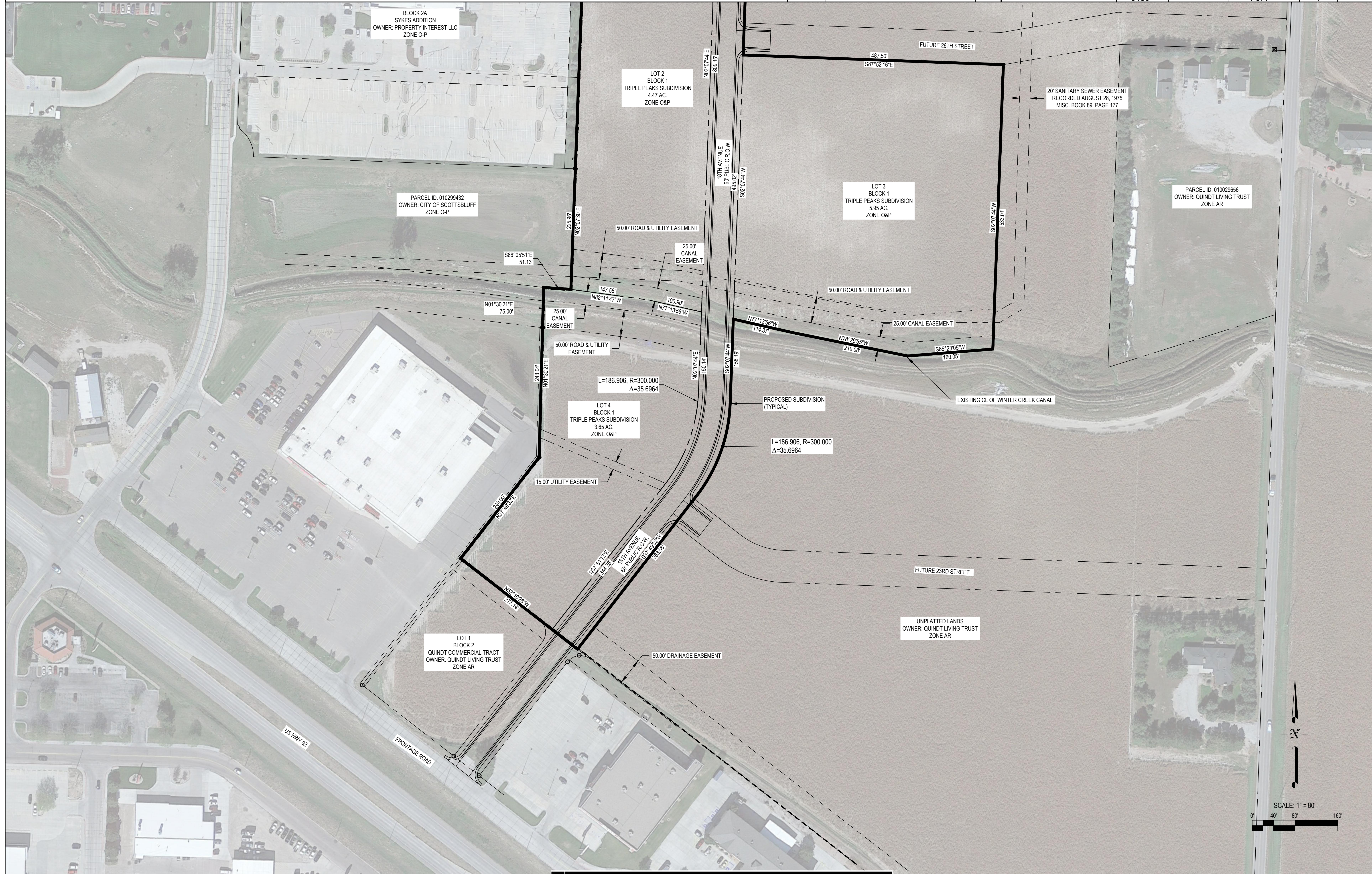
# PRELIMINARY PLAT

LOTS 1-3, BLOCK 1, TRIPLE PEAKS SUBDIVISION, SCOTTS BLUFF COUNTY, NEBRASKA  
 SITUATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE  
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PRELIMINARY PLAT SURVEY			
PROPOSED SITE PLAN			
Baker Project Number: 5186-002-23			
Project Location: CITY OF SCOTTSBLUFF (SCOTTS BLUFF COUNTY, NEBRASKA)			
Project Code	Last Mod. Date	Subset	Sheet No.
5186		4 of 7	4





# APPENDIX C - REFERENCE DOCUMENTATION

Triple Peaks Subdivision  
Drainage Report

Baker & Associates, Inc.  
November 2023

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Scottsbluff

Regular Meeting - 12/11/2023

Page 25 / 37

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Scottsbluff

Regular Meeting - 2/5/2024

Page 91 / 133

**§ 21-1-39 DRAINAGE SYSTEM; REQUIRED; STANDARDS.**

(A) An adequate system to control the adverse impacts associated with increased stormwater runoff shall be constructed.

(B) The minimum stormwater controls shall require that all developments provide management measures necessary to maintain the post-developed peak discharge at a level that is equal to or less than the pre-developed peak discharge for the design storm. The (m) year storm is defined as a storm event which, over a long period of time, will be equaled or exceeded on the average of once every (m) years.

(C) Site specific facilities shall be designed to restrict stormwater discharge to that generated from the pre-developed site during a five-year storm. The facilities shall be designed to limit the Q5 discharge up through the ten-year storm event. The facility shall be designed to prevent uncontrolled overflow for storms having a frequency of 25 years or less.

(D) Regional facilities shall be designed to allow a maximum controlled discharge of Q5 pre-development through the 25-year storm. The minimum uncontrolled overflow should be based on the 100-year storm.

(E) Site grading and drainage for all sites shall be designed to prevent stormwater from outside of the design area from entering the area.

(F) All conveyance systems for proposed projects shall be analyzed, designed, and constructed for existing tributary off-site runoff and developed on-site runoff from the proposed project. Conveyance systems in residential areas shall be designed to carry a two-year intensity storm. A ten-year intensity storm shall be used to check the hydraulic grade of the pipe system. The hydraulic grade line shall be limited to five inches of water in the gutter.

(G) In commercial and industrial areas, the design storm intensity shall be a storm of five-year frequency, the check intensity for hydraulic grade calculations shall be a ten-year frequency with the hydraulic grade limited to the gutter elevation.

(Ord. 3669, passed - -2001)

**§ 21-1-40 PLANNED UNIT DEVELOPMENT; WAIVER; MODIFICATION.**

Anything in the preceding sections of this article to the contrary notwithstanding, if a proposed subdivision comprises, or is wholly comprised within, an area with respect to which the Planning Commission shall have issued a special permit authorizing a planned unit development as provided in Article 9 of Chapter 25 of this code, the City Council may, with respect to such subdivision, or a part thereof, waive or modify the requirements in this article concerning the design of streets, street right-of-way width, width of construction of streets, length of streets, length or width of blocks, design of cul-de-sacs, necessity or location of curb, gutter and sidewalks, type of construction of streets and sidewalks, utilities design, and public facilities design.

(Ord. 1116, passed 2-25-1957; Ord. 2489, passed - -1979)

**§ 21-1-41 ADDITIONAL REGULATIONS; CITY COUNCIL AUTHORITY; CONFORMANCE REQUIRED.**

The City Council, prior to approving a proposed subdivision, may impose requirements set forth in the foregoing sections of this article, and compliance with such additional requirements shall also be necessary to warrant approval of the subdivision. Provided, notwithstanding the fact that a proposed subdivision may comply with the requirements set forth in the foregoing sections of this article, the City Council may refuse to approve it if, in the judgment of the City Council, platting and development of the site for the purposes or in the manner proposed, or for other reasons, would not be in the public interest.

(Ord. 1116, passed 2-25-1957; Ord. 1225, passed - -1959)



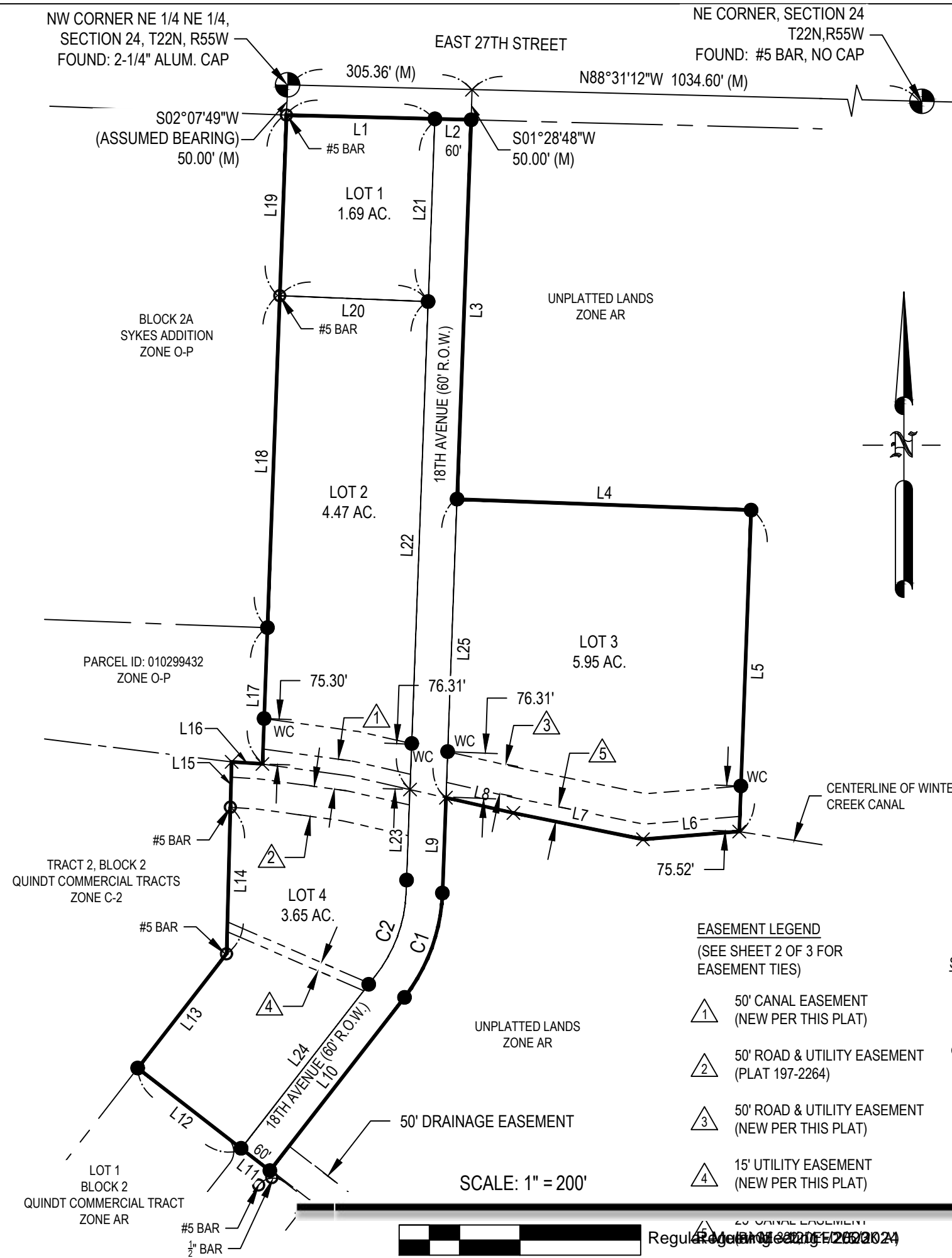
NW CORNER NE 1/4 NE 1/4,  
SECTION 24, T22N, R55W  
FOUND: 2-1/4" ALUM. CAP

NE CORNER, SECTION 24  
T22N, R55W  
FOUND: #5 BAR, NO CAP

**LOTS 1-4, BLOCK 1, TRIPLE PEAKS SUBDIVISION**  
**AN ADDITION TO THE CITY OF SCOTTSBLUFF,**  
**SCOTTS BLUFF COUNTY, NEBRASKA**

SHEET 1 OF 3

SITUATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE  
55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA



Parcel Line Table		
Line #	Length	Direction
L1	245.93	N88° 31' 12"W
L2	60.00	N88° 31' 12"W
L3	629.04	N2° 07' 44"E
L4	487.50	N87° 52' 16"W
L5	533.01	N2° 07' 44"E
L6	160.05	N85° 23' 05"E
L7	219.08	S78° 29' 55"E
L8	114.37	S77° 13' 56"E
L9	158.19	N2° 07' 44"E
L10	363.58	N37° 49' 32"E
L11	60.17	S52° 10' 28"E
L12	216.98	S52° 10' 28"E
L13	240.00	S37° 49' 32"W

Parcel Line Table		
Line #	Length	Direction
L14	243.04	S1° 30' 21"W
L15	75.00	S1° 30' 21"W
L16	51.13	N86° 05' 51"W
L17	225.96	S2° 07' 30"W
L18	550.50	S2° 07' 30"W
L19	299.58	S2° 08' 11"W
L20	245.95	N87° 44' 01"W
L21	302.95	N2° 07' 45"E
L22	809.16	N2° 07' 44"E
L23	169.46	N2° 07' 46"E
L24	363.58	N37° 51' 05"E
L25	495.02	S2° 07' 44"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	186.91	300.00	35.70	N19° 58' 38"E	183.90
C2	149.52	240.00	35.70	N19° 58' 38"E	147.12

**EASEMENT LEGEND**  
(SEE SHEET 2 OF 3 FOR  
EASEMENT TIES)

- △ 1 50' CANAL EASEMENT (NEW PER THIS PLAT)
- △ 2 50' ROAD & UTILITY EASEMENT (PLAT 197-2264)
- △ 3 50' ROAD & UTILITY EASEMENT (NEW PER THIS PLAT)
- △ 4 15' UTILITY EASEMENT (NEW PER THIS PLAT)

**SURVEY LEGEND**

- (M) = MEASURED DISTANCE
- = FOUND PROPERTY CORNER (AS NOTED)
- = SET PROPERTY CORNER 5/8" x 24" REBAR WITH PLASTIC CAP STAMPED "BORCHERS 766"
- WC = SET WITNESS CORNER 5/8" x 24" REBAR WITH PLASTIC CAP
- × = TEMPORARY POINT

SCALE: 1" = 200'



Regular Agency Survey No. 2692024

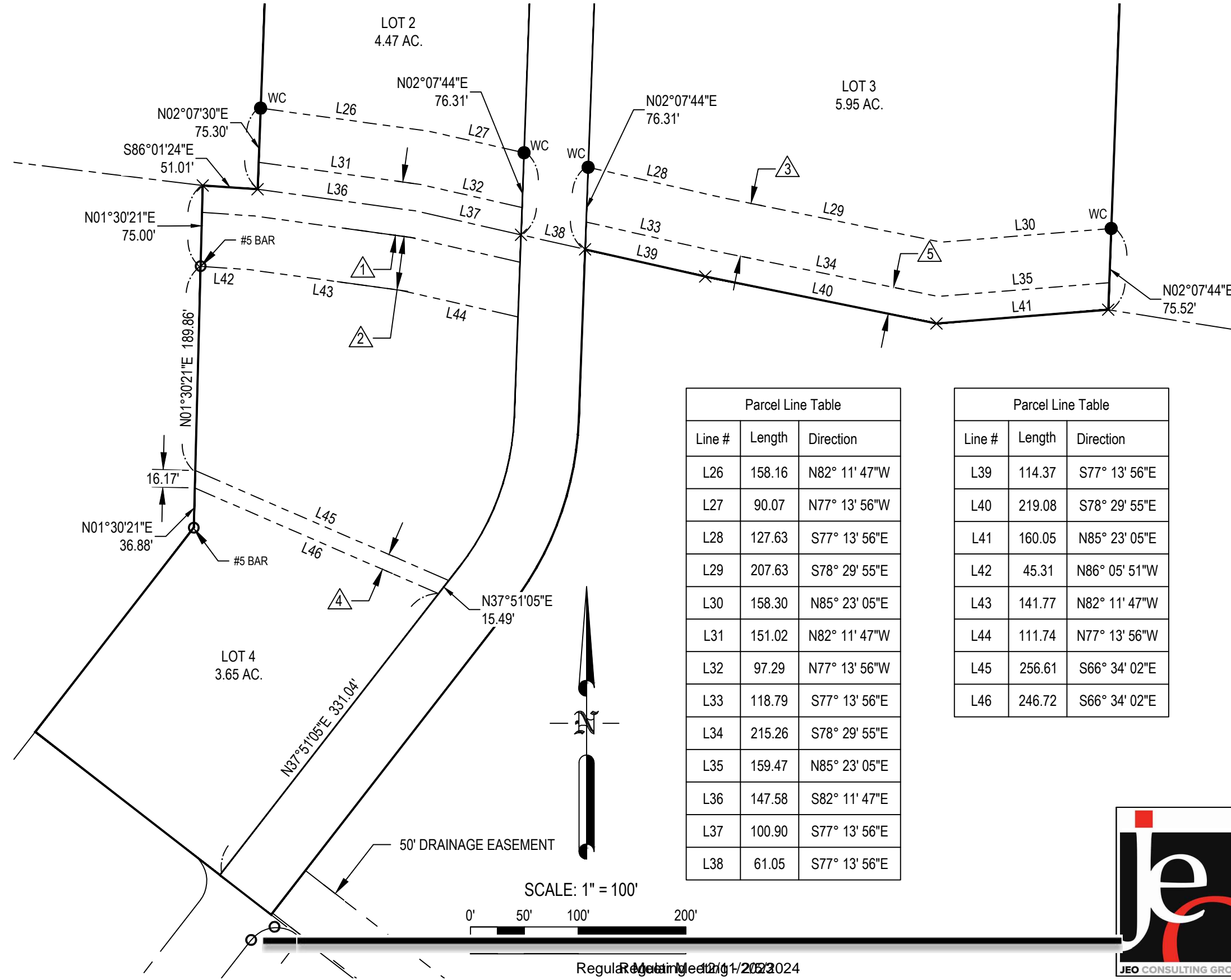


120 EAST 16TH STREET, SUITE 'A'  
SCOTTSBLUFF, NEBRASKA 69361

PHONE: (308) 632-3123

DECEMBER 1, 2023

**LOTS 1-4, BLOCK 1, TRIPLE PEAKS SUBDIVISION** SHEET 2 OF 3  
**AN ADDITION TO THE CITY OF SCOTTSBLUFF,**  
**SCOTTS BLUFF COUNTY, NEBRASKA**  
 SITUATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE  
 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA



**EASEMENT LEGEND**

- △ 1 50' CANAL EASEMENT (NEW PER THIS PLAT)
- △ 2 50' ROAD & UTILITY EASEMENT (PLAT 197-2264)
- △ 3 50' ROAD & UTILITY EASEMENT (NEW PER THIS PLAT)
- △ 4 15' UTILITY EASEMENT (NEW PER THIS PLAT)
- △ 5 25' CANAL EASEMENT (PAGE 322, DEED BOOK 'A')
- △ 6 20' SANITARY SEWER EASEMENT (MISC. BOOK 89, PAGE 177)

**SURVEY LEGEND**

- (M) = MEASURED DISTANCE
- = FOUND PROPERTY CORNER (AS NOTED)
- = SET PROPERTY CORNER 5/8" x 24" REBAR WITH PLASTIC CAP STAMPED "BORCHERS 766"
- WC = SET WITNESS CORNER 5/8" x 24" REBAR WITH PLASTIC CAP STAMPED "BORCHERS 766"
- × = TEMPORARY POINT

Parcel Line Table		
Line #	Length	Direction
L26	158.16	N82° 11' 47"W
L27	90.07	N77° 13' 56"W
L28	127.63	S77° 13' 56"E
L29	207.63	S78° 29' 55"E
L30	158.30	N85° 23' 05"E
L31	151.02	N82° 11' 47"W
L32	97.29	N77° 13' 56"W
L33	118.79	S77° 13' 56"E
L34	215.26	S78° 29' 55"E
L35	159.47	N85° 23' 05"E
L36	147.58	S82° 11' 47"E
L37	100.90	S77° 13' 56"E
L38	61.05	S77° 13' 56"E

Parcel Line Table		
Line #	Length	Direction
L39	114.37	S77° 13' 56"E
L40	219.08	S78° 29' 55"E
L41	160.05	N85° 23' 05"E
L42	45.31	N86° 05' 51"W
L43	141.77	N82° 11' 47"W
L44	111.74	N77° 13' 56"W
L45	256.61	S66° 34' 02"E
L46	246.72	S66° 34' 02"E



120 EAST 16TH STREET, SUITE 'A'  
 SCOTTSBLUFF, NEBRASKA 69361

PHONE: (308) 632-3123

DECEMBER 1, 2023

**LEGAL DESCRIPTION - TRIPLE PEAKS SUBDIVISION**

A TRACT OF LAND SITUATED IN SECTION 24, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6<sup>TH</sup> P.M., SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULAR DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE S 02°07'49" W (ASSUMED BEARING), A DISTANCE OF 50.00 TO THE NORTHEAST CORNER OF BLOCK 2A, SYKES ADDITION, AND THE POINT OF BEGINNING; THENCE S 88°31'12" E ON THE SOUTH RIGHT OF WAY LINE OF 27<sup>TH</sup> STREET, A DISTANCE OF 305.93 FEET; THENCE S 2°07'44" W A DISTANCE OF 629.04 FEET; THENCE S 87°52'16" E A DISTANCE OF 487.50 FEET; THENCE S 2°07'44" W A DISTANCE OF 533.01 FEET TO THE CENTERLINE OF WINTER CREEK CANAL; THENCE S85°23'05" W ON SAID CENTERLINE A DISTANCE OF 160.05 FEET; THENCE N 78°29'55" W CONTINUING ON SAID CENTERLINE, A DISTANCE OF 219.08 FEET; THENCE N 77°13'56" W CONTINUING ON SAID CENTERLINE A DISTANCE OF 114.37 FEET; THENCE S 2°07'44" W, A DISTANCE OF 158.19 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ON A 300.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 186.91 FEET, THE CHORD OF SAID CURVE BEARS S 19°58'38" W, A DISTANCE OF 183.90 FEET; THENCE S 37°49'32" W, A DISTANCE OF 363.58 FEET TO THE NORTH LINE OF QUINDT COMMERCIAL TRACTS; THENCE N 52°10'28" W ON SAID NORTH LINE, A DISTANCE OF 277.14 FEET ,TO A POINT ON THE EASTERLY LINE OF TRACT 2, OF SAID QUINDT COMMERCIAL TRACTS; THENCE N 37°49'32" E ON SAID EASTERLY LINE, A DISTANCE OF 240.00 FEET; THENCE N 1°30'21" E CONTINUING ON SAID EAST LINE, A DISTANCE OF 318.04 FEET TO THE NORTHEAST CORNER OF SAID TRACT 2; THENCE S 86°05'51" E ON SAID CENTERLINE, A DISTANCE OF 51.13 FEET TO THE SOUTHEAST CORNER OF BLOCK 4, OF SYKES ADDITION; THENCE N 2°07'30" E ON THE EAST LINE OF SAID BLOCK 4, A DISTANCE OF 225.96 FEET TO THE SOUTHEAST CORNER OF BLOCK 2A, OF SAID SYKES ADDITION, A REPLAT OF BLOCKS 2 AND 3, SYKES ADDITION; THENCE CONTINUING N 2°07'30" E ON THE EAST LINE OF SAID BLOCKS 2 AND 3, A DISTANCE OF 550.50 FEET; THENCE N 2°08'11" E, CONTINUING ON SAID EAST LINE, A DISTANCE OF 299.58 FEET TO THE POINT OF BEGINNING; SAID TRACT OF LAND CONTAINING 793,679.99 SQUARE FEET, OR 18.22 ACRES, MORE OR LESS.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA; THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE LAND SURVEYORS REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY; THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

\_\_\_\_\_  
JOSHUA D. BORCHERS, LS 766

**OWNER'S STATEMENT AND DEDICATION**

I, THE UNDERSIGNED, BEING THE OWNER OF THE PROPERTY TO BE PLATTED AS LOTS 1, 2 AND 3, BLOCK 1, TRIPLE PEAKS SUBDIVISION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE UNDERSIGNED OWNER AND THAT THE UTILITY AND ACCESS EASEMENTS ARE HEREBY DEDICATED FOR THE USE AND BENEFIT OF THE PUBLIC AS SHOWN ON THE FOREGOING PLAT.

BY: \_\_\_\_\_  
DEIDRA BRUNER

**ACKNOWLEDGEMENT:**

STATE OF NEBRASKA )  
 ) SS  
COUNTY OF SCOTTS BLUFF )

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME DEIDRA BRUNER, KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED TO THE FOREGOING "OWNER'S STATEMENT" AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY NOTARIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

**LOTS 1-4, BLOCK 1, TRIPLE PEAKS SUBDIVISION  
AN ADDITION TO THE CITY OF SCOTTSBLUFF,  
SCOTTS BLUFF COUNTY, NEBRASKA  
SITUATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE  
55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA**

**OWNER'S STATEMENT AND DEDICATION**

I, THE UNDERSIGNED, BEING THE OWNER OF THE PROPERTY TO BE PLATTED AS LOT 4, BLOCK 1, TRIPLE PEAKS SUBDIVISION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE UNDERSIGNED OWNER AND THAT THE UTILITY AND ACCESS EASEMENTS ARE HEREBY DEDICATED FOR THE USE AND BENEFIT OF THE PUBLIC AS SHOWN ON THE FOREGOING PLAT.

BY: \_\_\_\_\_  
WILBER L. QUINDT

**ACKNOWLEDGEMENT:**

STATE OF NEBRASKA )  
 ) SS  
COUNTY OF SCOTTS BLUFF )

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME WILBER L. QUINDT, KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED TO THE FOREGOING "OWNER'S STATEMENT" AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY NOTARIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

**APPROVAL AND ACCEPTANCE**

THE FOREGOING PLAT OF LOTS 1-4, BLOCK 1, TRIPLE PEAKS SUBDIVISION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, WAS APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SCOTTSBLUFF, NEBRASKA, BY RESOLUTION DULY PASSED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BY: \_\_\_\_\_  
JEANNE MCKERRIGAN, MAYOR

ATTESTED: \_\_\_\_\_  
CITY CLERK



120 EAST 16TH STREET, SUITE 'A'  
SCOTTSBLUFF, NEBRASKA 69361

PHONE: (308) 632-3123

DECEMBER 1, 2023

**City of Scottsbluff Planning Commission**

Development Services Staff Report – Zachary Glaubius

Prepared on: December 5, 2023

For Hearing of: December 11, 2023



**I. GENERAL INFORMATION**

**A. Applicant:** Deidra Bruner  
3302 Verbena Place  
Scottsbluff, NE 69361

**B. Property**

**Owner:** Wilbert Quindt Living Trust & Vicki Quindt Trust  
429 W Lakeshore Drive  
Lincoln, NE 68528

**C. Proposal:** Preliminary Plat and Final, Lots 1-4, Block 1, Triple Peaks Subdivision

**D. Legal Description:** See Preliminary Plat

**E. Location:** Tract of land south of E. 27<sup>th</sup> Street and east of SWBC building

**F. Existing Zoning & Land Use:** AR Agricultural Residential – Farmland

**Size of Site:** Approximately 18.22 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	Residential	R-1A Single Family Residential	Church and Single-Family Dwellings
East	Residential	A - Agricultural	Farmland
South	Highway 26 Commercial	AR – Agricultural Residential	Farmland
West	WNCC and Surrounding Area	O-P Office and Professional / C-2 Neighborhood and Retail Commercial	Commercial Buildings (SWBC Building and Target)

**B. Relevant Case History**

1. Planning Commission made a positive recommendation on Approval of Rezone to O-P District on November 13, 2023

2. Planning Commission tabled the preliminary plat on November 13, 2023 in order for staff to further review stormwater drainage in the subdivision (south of the canal)

### III. **ANALYSIS**

**A. Comprehensive Plan:** The Future Land Use Map of the Comprehensive Plan currently shows the site as WNCC and Surrounding Area.

**B. Traffic & Access:**

1. Access to the subdivision will be via 27<sup>th</sup> Street and the newly proposed 18<sup>th</sup> Avenue.
2. Intersections for 26<sup>th</sup> Street and 23<sup>rd</sup> Street are shown.
3. A cross-section of 18<sup>th</sup> Avenue is included in the plat.

**C. Utilities:**

1. Water mains will be located in 18<sup>th</sup> Avenue Right-of-Way and Utility Easements on Lot 2 and Lot 4.
2. Sewer mains will be/ is located in 18<sup>th</sup> Avenue Right-of-Way and Canal Utility/Access Easement
3. A Stormwater Main will be located in the Canal Utility/Access Easement on Lot 4 which will drain 18<sup>th</sup> Avenue (north of the canal) into the City-owned retention pond south of the SWBC building.
4. A stormwater easement will be dedicated on the unplatted land northeast of Staples which 18<sup>th</sup> Avenue (south of the canal) will drain into.

### IV. **STAFF COMMENTS**

- A. A Developer's Agreement/Contract for Public Improvements will be necessary as part of the Final Plat. Staff and the Applicant are currently working on this
- B. The drainage study for the subdivision is included with the preliminary plat.
- C. A letter of understanding is included which states the Winters Creek Canal Company will allow 18<sup>th</sup> Avenue to cross the Winters Creek Canal.
- D. The subdivision will be annexed into the corporate limits of the City.
- E. An ordinance will be necessary to change the name of Easton Drive to 18<sup>th</sup> Avenue. The City requested the street be named 18<sup>th</sup> Avenue.
- F. The subdivision will be annexed into the City of Scottsbluff.

### V. **FINDINGS OF FACT**

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

1. The Comprehensive Plan identifies the area as WNCC and Surrounding Areas and the proposed subdivision is intended to be commercial which aligns with the future land use map.
2. The minimum lot size requirement for the O-P zoning district is 7,000 square feet, and the smallest proposed lot is 1.69 acres.

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

1. None



**VI. STAFF RECCOMENDATION**

- A.** Staff recommends Planning Commission make a positive recommendation on approval of the preliminary plat and final plat for Lots 1-4, Block 1, Triple Peaks Subdivision, on the condition the City Council finds the contract for public improvements acceptable.

**RESOLUTION NO. 24-\_\_**

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

**WHEREAS, BE IT RESOLVED,** the Final Plat of Lots 1, 2, 3, and 4, Block 1, Triple Peaks Subdivision as Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska, situated in the Northeast Quarter of Section 24, Township 22 North, Range 55 West of the 6<sup>th</sup> Principal Meridian, Scotts Bluff County, Nebraska, dated February 5, 2024 duly made, acknowledged and certified, is approved. Approval is made on the condition that a Contract for Public Improvements be signed by the Owner and approved by the City Council for construction of a street, curb, sidewalk, water, sanitary sewer and storm sewer mains as improvements and providing a payment or performance bond to secure the cost of the construction. 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 5<sup>th</sup> day of February, 2024.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

## Contract for Public Improvements

This Contract for Public Improvements (“Agreement”) is made on \_\_\_\_\_, 2024 among the City of Scottsbluff, Nebraska, a Municipal Corporation, (the “City”); Bruner Bunch, LLC, a Nebraska Limited Liability Company (the “Developer”); and Wilbert L. Quindt and Vicki S. Quindt, Trustees of the Wilbert L. Quindt Living Trust, dated March 4, 2014 and Vicki S. Quindt and Wilbert L. Quindt, Trustees of the Vicki S. Quindt Living Trust, dated March 4, 2014 (together, “Quindts”). The Developer and Quindts are referred to together in this Agreement as the “Owners.”

1. In this Agreement, “Triple Peaks Subdivision” means the proposed subdivision:

Lots 1 through 4, Block 1, Triple Peaks Subdivision, an Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska, situated in the Northeast Quarter of Section 24, Township 22 North, Range 55 West of the 6<sup>th</sup> Principal Meridian, Scotts Bluff County, Nebraska.
2. The Developer owns Lots 1, 2 and 3, Block 1 of Triple Peaks Subdivision (the “Bruner Property”).
3. Quindts own Lot 4, Block 1 of Triple Peaks Subdivision (“Lot 4”). Quindts also own Tract 1, Block 2, Quindt Commercial Tracts (Replat), an Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska (the “Quindt Property”).
4. The City requires certain public improvements to be constructed as a condition of the City’s approval of Triple Peaks Subdivision. This Agreement is the parties’ agreement regarding the construction of those improvements
5. By December 1, 2025, the Developer will construct the public improvements shown on the proposed plat of Triple Peaks Subdivision and as listed on Exhibit A of this Agreement, including the street (18<sup>th</sup> Avenue), curb, sidewalk, and water, sanitary sewer, and storm sewer mains (the “Improvements”). The quantities described on Exhibit A may change when the final plans and specifications are approved. The Developer must pay for the cost of all of these Improvements.
6. The Developer must construct the Improvements according to the City’s ordinances and codes and plans and specifications approved by the City, which approval will not be unreasonably withheld.
7. All of the Improvements will become the property of the City immediately upon the City Council’s acceptance of the Improvements. The Developer warrants the Improvements for a period of one year after the date the City Council’s accepts the Improvements.
8. If the Developer fails to construct the Improvements, the City may construct the Improvements. The Developer shall, upon the City’s demand, reimburse the City for all of the City’s costs of constructing the Improvements.

9. To secure the Developer's obligations in this Agreement, the Developer will provide security consistent with the policies established by the City. The estimated cost of the Improvements is \$1,600,000.00. The parties contemplate that the Developer will enter into a contract for the construction of the Improvements. The actual cost of the Improvements will be determined by the provisions of such contract. The security furnished by the Developer will be for the entire amount of the actual cost of the Improvements. If the security furnished by the Developer is a performance/payment bond or letter of credit, the performance/payment bond or letter of credit shall provide that upon demand by the City, the City shall be paid all sums which the City is entitled to collect from the Developer under this Agreement to construct the Improvements. If the sums collected by the City under the performance/payment bond or letter of credit are not sufficient to satisfy the Developer's liability to the City, the Developer will remain liable for the balance.
10. The City may, at its option, assess all or any part of the unreimbursed cost of the Improvements against the Bruner Property. When any installment of special assessments is unpaid for a period of six (6) months after it becomes delinquent, the City may mail written notice to the Developer and demand that the Developer pay such installment. If the Developer fails to do so within thirty (30) days after such notice is mailed, the City may proceed by appropriate action to enforce the Developer's liability as described in this section. In any such action, the City shall not be limited to the installments that are currently due, but shall be entitled to collect the City's entire cost of the Improvements, plus interest, less sums previously paid. Quindts are not responsible for unreimbursed costs of the Improvements and no lien will be filed against Lot 4 or the Quindt Property by the City in connection with such unreimbursed costs. Any notice under this section shall be deemed given if sent by certified U.S. mail, postage prepaid, to the Developer at the following address:

Bruner Bunch, LLC  
c/o Deidra Bruner  
3302 Verbena Drive  
Scottsbluff, NE 69361

11. Any forbearance by the City to exercise any right granted to it in this Agreement shall not be considered a waiver of the City's rights.
12. The Owners agree to participate in and not object to the creation of any special improvement districts that may be subsequently created to construct and improve Triple Peaks Subdivision and the Quindt Property as provided for in this Agreement. This paragraph will not be deemed a waiver of an 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 property.
13. This Agreement shall run with the land in the Triple Peaks Subdivision and the Quindt Property and shall bind the parties and their respective successors in interest.
14. 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 Agreement has been executed. The Developer will reimburse the City for the costs of filing this Memorandum of Contract.

By signing below, the parties signify their agreement to the terms of this Agreement.

CITY OF SCOTTSSLUFF, NEBRASKA

\_\_\_\_\_  
Jeanne McKerrigan, Mayor

Dated: \_\_\_\_\_, 2024

Attest:

\_\_\_\_\_  
City Clerk

Bruner Bunch, LLC

By:   
Deidra Bruner

Title: Owner

Dated: 1-30-2024, 2024

Wilbert L. Quindt Living Trust,  
dated March 4, 2014

By:   
Wilbert L. Quindt, Trustee

By:   
Vicki S. Quindt, Trustee

Dated: 1/26, 2024

Vicki S. Quindt Living Trust  
dated March 4, 2014

By:   
Vicki S. Quindt, Trustee

By:   
Wilbert L. Quindt, Trustee

Dated: 1/26, 2024

WATER	6" Water Main	141	327	168	116	246		.998 L.F.		
	8" Water Main	1140	74	658				1872 L.F.		
	Fire Hydrants	4	2					6 EA.		
	Connection To Existing	2						2 EA.		
	90 Bend	1						1 EA.		
	8" x 8" Tee	1						1 EA.		
	8" x 6" Tee	1						1 EA.		
	SANITARY SEWER	8" Sewer Main	400	460	87	431	56	61	332	1827 L.F.
		Manhole	3	2						5 EA.
STORM SEWER	18" Main	327	36						363 L.F.	
	Inlets	2							2 EA.	
	6' culvert	86							86 L.F.	
	Headwalls	2							2 EA.	
STREET	8" P.C.C.	70915							70915 S.F.	
CURB	30" P.C.C.	2163	667	967	687				4484 L.F.	
SIDEWALK	5" P.C.C.	10037	2890	3844	2722				19493 S.F.	



MEMORANDUM OF CONTRACT

The City of Scottsbluff, Nebraska, a Municipal Corporation; Bruner Bunch, LLC, a Nebraska Limited Liability Company; and Wilbert L. Quindt and Vicki S. Quindt, Trustees of the Wilbert L. Quindt Living Trust, dated March 4, 2014 and Vicki S. Quindt and Wilbert L. Quindt, Trustees of the Vicki S. Quindt Living Trust, dated March 4, 2014 give notice that they have executed a Contract for Public Improvements dated \_\_\_\_\_, 2024. This contract involves the following described real estate:

Lots 1 through 4, Block 1, Triple Peaks Subdivision an Addition to the City of Scottsbluff, Scottsbluff, Nebraska, situated in the Northeast Quarter of Section 24, Township 22 North, Range 55 West of the 6<sup>th</sup> Principal Meridian, Scotts Bluff County, Nebraska and

Tract 1, Block 2, Quindt Commercial Tracts (Replat), an Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska

The contract generally provides for the development of a portion of the real estate described above including the construction of improvements including street, curb, sidewalk, and water, storm sewer and sanitary sewer mains. Parties interested in the real estate described above should inform themselves concerning the details of this contract.

[The next page is the signature page]

City of Scottsbluff, Nebraska

Bruner Bunch, LLC, a Nebraska Limited Liability Company

By \_\_\_\_\_  
Jeanne McKerrigan, Mayor

By [Signature]  
Deidra Bruner

Title: Owner

Wilbert L. Quindt Living Trust, dated March 4, 2014

Vicki S. Quindt Living Trust, dated March 4, 2014

By: [Signature]  
Wilbert L. Quindt, Trustee

By: [Signature]  
Vicki S. Quindt, Trustee

By: [Signature]  
Vicki S. Quindt, Trustee

By: [Signature]  
Wilbert L. Quindt, Trustee

STATE OF NEBRASKA; COUNTY OF SCOTTS BLUFF ss.

The foregoing Memorandum of Contract was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2024 by Jeanne McKerrigan, the Mayor of the City of Scottsbluff, Nebraska, after being duly authorized and on behalf of the City.

\_\_\_\_\_  
Notary Public

STATE OF NEBRASKA; COUNTY OF SCOTTS BLUFF ss.

The foregoing Memorandum of Contract was acknowledged before me this 30 day of January, 2024 by Deidra Bruner, the owner [title] of Bruner Bunch, LLC, a Nebraska Limited Liability Company, on behalf of the Company.



[Signature]  
Notary Public

STATE OF Hawaii; COUNTY OF Maui ss.

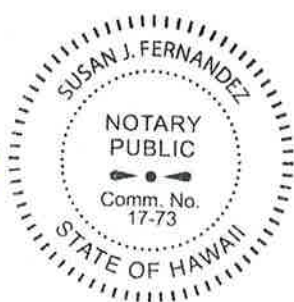
The foregoing Memorandum of Contract was acknowledged before me this 26<sup>th</sup> day of January, 2024 by Wilbert L. Quindt and Vicki S. Quindt as Trustees of the Wilbert L. Quindt Living Trust, dated March 4, 2014 and as Trustees of the Vicki S. Quindt Living Trust, dated March 4, 2014.

[Signature]  
Notary Public

My Commission Expires: 03/19/2025



Doc Date: 1/26/2024 # Pages: 3  
Notary Name: S. Fernandez Circuit  
Doc. Description: Memorandum of Contract (Stamp or Seal)  
[Signature] 1/26/2024  
Notary Signature Date





# **City of Scottsbluff, Nebraska**

**Monday, February 5, 2024**

**Regular Meeting**

## **Item Resolut.4**

**Council to discuss and consider vote on approving request of  
Annexation of Triple Peaks Subdivision.**

**Staff Contact: Thomas Schingle, Fire Chief**

December 6, 2023

City of Scottsbluff  
2525 Circle Drive  
Scottsbluff, NE 69361

RE: Request for Annexation

To Whom It May Concern:

Please accept this letter as a request from the undersigned owner for the annexation of Lots 1-3, Block 1 Triple Peaks Subdivision.

Please contact me with further questions.

Sincerely,



Deidra Bruner

December 5, 2023

City of Scottsbluff  
2525 Circle Drive  
Scottsbluff, NE 69361

RE: Request for Annexation

To Whom It May Concern:

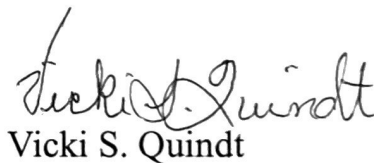
Please accept this letter as a request from the undersigned owner for the annexation of Lot 4, Block 1 Triple Peaks Subdivision.

Please do not hesitate to contact us if you have any questions or need additional information.

Sincerely,



Wilbert L. Quindt Living Trust  
Living Trust



Vicki S. Quindt

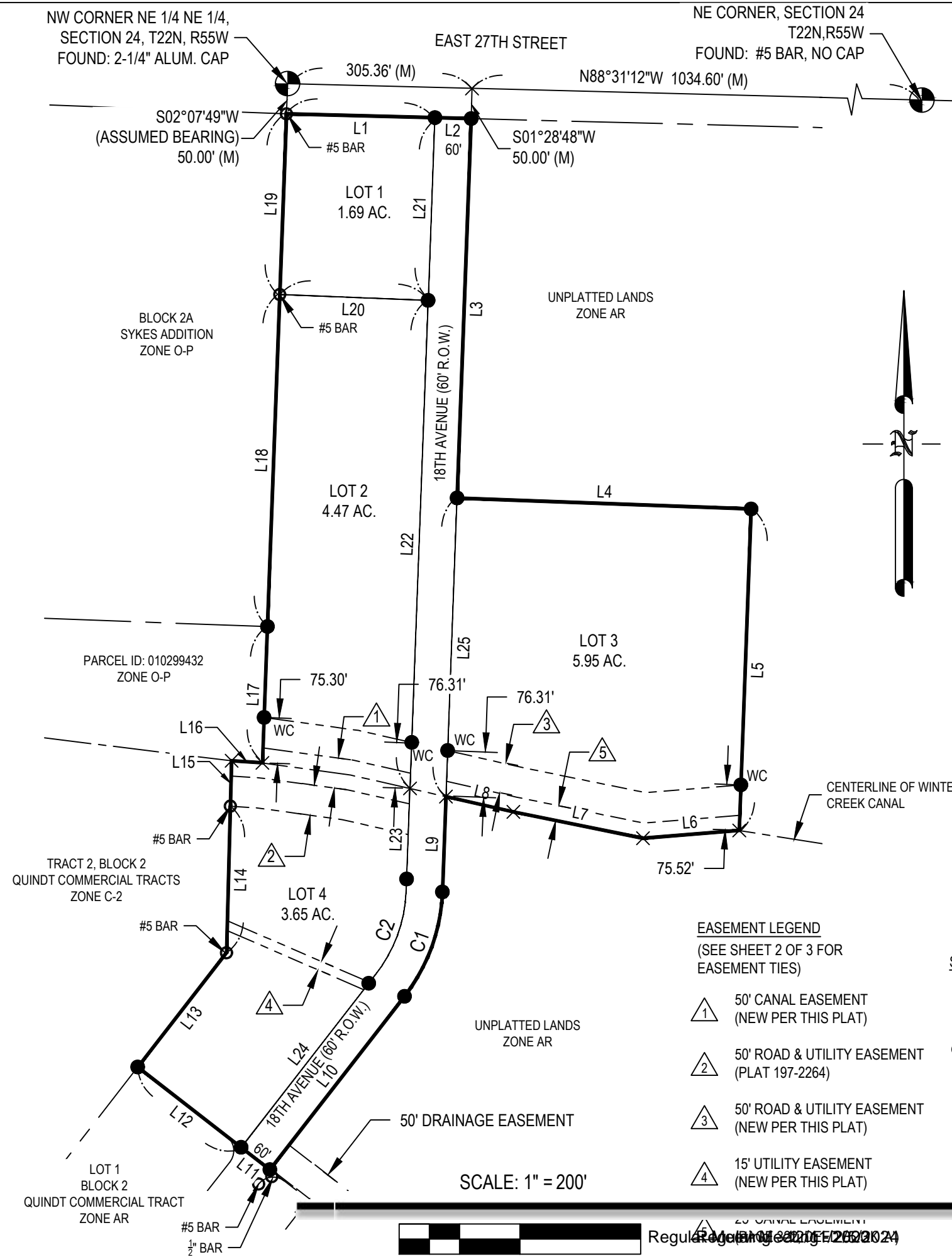
NW CORNER NE 1/4 NE 1/4,  
SECTION 24, T22N, R55W  
FOUND: 2-1/4" ALUM. CAP

NE CORNER, SECTION 24  
T22N, R55W  
FOUND: #5 BAR, NO CAP

**LOTS 1-4, BLOCK 1, TRIPLE PEAKS SUBDIVISION**  
**AN ADDITION TO THE CITY OF SCOTTSBLUFF,**  
**SCOTTS BLUFF COUNTY, NEBRASKA**

SHEET 1 OF 3

SITUATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE  
55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA



Parcel Line Table		
Line #	Length	Direction
L1	245.93	N88° 31' 12"W
L2	60.00	N88° 31' 12"W
L3	629.04	N2° 07' 44"E
L4	487.50	N87° 52' 16"W
L5	533.01	N2° 07' 44"E
L6	160.05	N85° 23' 05"E
L7	219.08	S78° 29' 55"E
L8	114.37	S77° 13' 56"E
L9	158.19	N2° 07' 44"E
L10	363.58	N37° 49' 32"E
L11	60.17	S52° 10' 28"E
L12	216.98	S52° 10' 28"E
L13	240.00	S37° 49' 32"W

Parcel Line Table		
Line #	Length	Direction
L14	243.04	S1° 30' 21"W
L15	75.00	S1° 30' 21"W
L16	51.13	N86° 05' 51"W
L17	225.96	S2° 07' 30"W
L18	550.50	S2° 07' 30"W
L19	299.58	S2° 08' 11"W
L20	245.95	N87° 44' 01"W
L21	302.95	N2° 07' 45"E
L22	809.16	N2° 07' 44"E
L23	169.46	N2° 07' 46"E
L24	363.58	N37° 51' 05"E
L25	495.02	S2° 07' 44"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	186.91	300.00	35.70	N19° 58' 38"E	183.90
C2	149.52	240.00	35.70	N19° 58' 38"E	147.12

**EASEMENT LEGEND**  
(SEE SHEET 2 OF 3 FOR  
EASEMENT TIES)

- △ 1 50' CANAL EASEMENT (NEW PER THIS PLAT)
- △ 2 50' ROAD & UTILITY EASEMENT (PLAT 197-2264)
- △ 3 50' ROAD & UTILITY EASEMENT (NEW PER THIS PLAT)
- △ 4 15' UTILITY EASEMENT (NEW PER THIS PLAT)

**SURVEY LEGEND**

- (M) = MEASURED DISTANCE
- = FOUND PROPERTY CORNER (AS NOTED)
- = SET PROPERTY CORNER 5/8" x 24" REBAR WITH PLASTIC CAP STAMPED "BORCHERS 766"
- WC = SET WITNESS CORNER 5/8" x 24" REBAR WITH PLASTIC CAP
- × = TEMPORARY POINT

SCALE: 1" = 200'



Regular Agency Survey 2023-2024



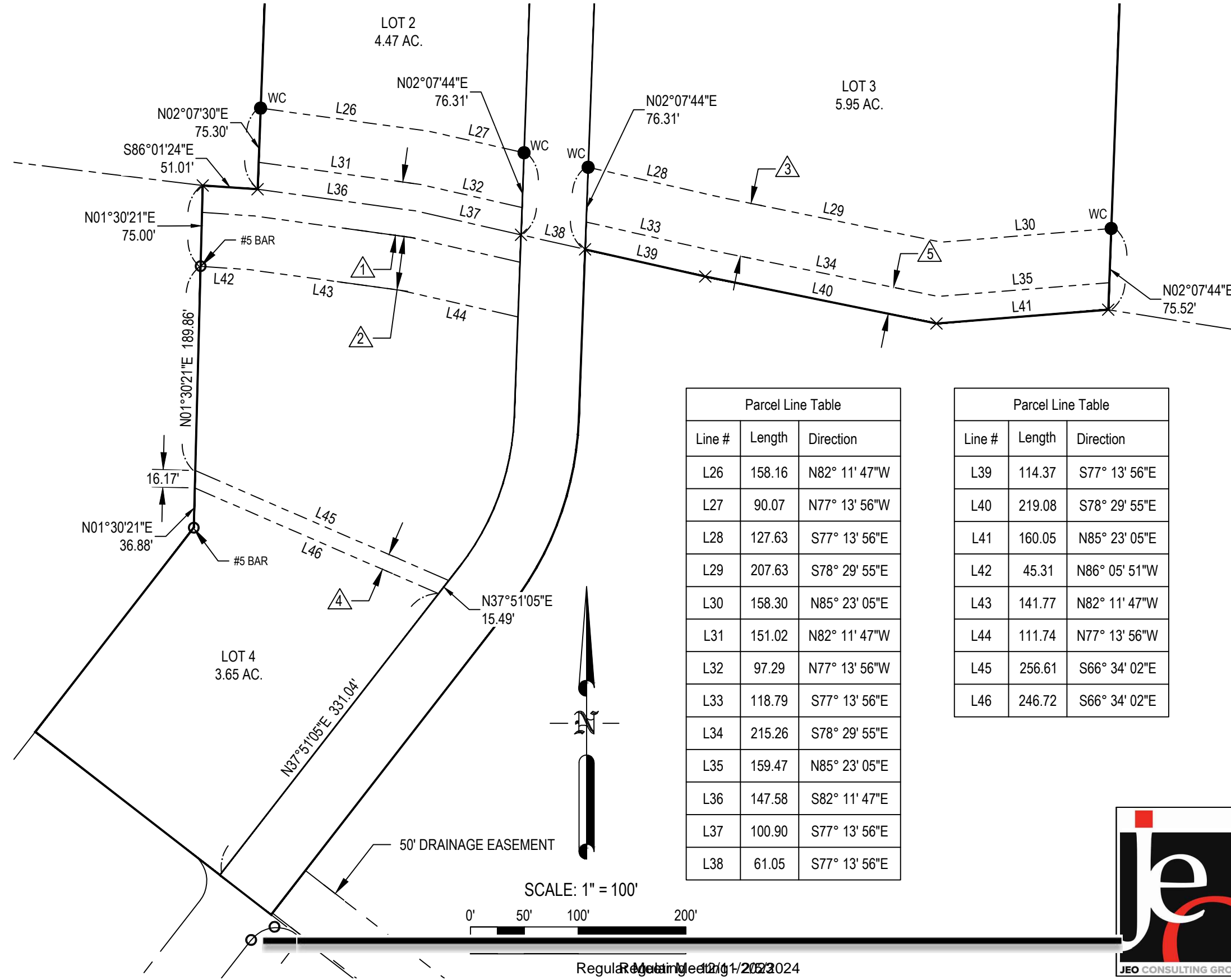
120 EAST 16TH STREET, SUITE 'A'  
SCOTTSBLUFF, NEBRASKA 69361

PHONE: (308) 632-3123

DECEMBER 1, 2023



**LOTS 1-4, BLOCK 1, TRIPLE PEAKS SUBDIVISION** SHEET 2 OF 3  
**AN ADDITION TO THE CITY OF SCOTTSBLUFF,**  
**SCOTTS BLUFF COUNTY, NEBRASKA**  
 SITUATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE  
 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA



- EASEMENT LEGEND**
- △1 50' CANAL EASEMENT (NEW PER THIS PLAT)
  - △2 50' ROAD & UTILITY EASEMENT (PLAT 197-2264)
  - △3 50' ROAD & UTILITY EASEMENT (NEW PER THIS PLAT)
  - △4 15' UTILITY EASEMENT (NEW PER THIS PLAT)
  - △5 25' CANAL EASEMENT (PAGE 322, DEED BOOK 'A')
  - △6 20' SANITARY SEWER EASEMENT (MISC. BOOK 89, PAGE 177)

- SURVEY LEGEND**
- (M) = MEASURED DISTANCE
  - = FOUND PROPERTY CORNER (AS NOTED)
  - = SET PROPERTY CORNER 5/8" x 24" REBAR WITH PLASTIC CAP STAMPED "BORCHERS 766"
  - WC = SET WITNESS CORNER 5/8" x 24" REBAR WITH PLASTIC CAP STAMPED "BORCHERS 766"
  - × = TEMPORARY POINT

Parcel Line Table		
Line #	Length	Direction
L26	158.16	N82° 11' 47"W
L27	90.07	N77° 13' 56"W
L28	127.63	S77° 13' 56"E
L29	207.63	S78° 29' 55"E
L30	158.30	N85° 23' 05"E
L31	151.02	N82° 11' 47"W
L32	97.29	N77° 13' 56"W
L33	118.79	S77° 13' 56"E
L34	215.26	S78° 29' 55"E
L35	159.47	N85° 23' 05"E
L36	147.58	S82° 11' 47"E
L37	100.90	S77° 13' 56"E
L38	61.05	S77° 13' 56"E

Parcel Line Table		
Line #	Length	Direction
L39	114.37	S77° 13' 56"E
L40	219.08	S78° 29' 55"E
L41	160.05	N85° 23' 05"E
L42	45.31	N86° 05' 51"W
L43	141.77	N82° 11' 47"W
L44	111.74	N77° 13' 56"W
L45	256.61	S66° 34' 02"E
L46	246.72	S66° 34' 02"E



120 EAST 16TH STREET, SUITE 'A'  
 SCOTTSBLUFF, NEBRASKA 69361  
 PHONE: (308) 632-3123  
 DECEMBER 1, 2023

**LEGAL DESCRIPTION - TRIPLE PEAKS SUBDIVISION**

A TRACT OF LAND SITUATED IN SECTION 24, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6<sup>TH</sup> P.M., SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULAR DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE S 02°07'49" W (ASSUMED BEARING), A DISTANCE OF 50.00 TO THE NORTHEAST CORNER OF BLOCK 2A, SYKES ADDITION, AND THE POINT OF BEGINNING; THENCE S 88°31'12" E ON THE SOUTH RIGHT OF WAY LINE OF 27<sup>TH</sup> STREET, A DISTANCE OF 305.93 FEET; THENCE S 2°07'44" W A DISTANCE OF 629.04 FEET; THENCE S 87°52'16" E A DISTANCE OF 487.50 FEET; THENCE S 2°07'44" W A DISTANCE OF 533.01 FEET TO THE CENTERLINE OF WINTER CREEK CANAL; THENCE S85°23'05" W ON SAID CENTERLINE A DISTANCE OF 160.05 FEET; THENCE N 78°29'55" W CONTINUING ON SAID CENTERLINE, A DISTANCE OF 219.08 FEET; THENCE N 77°13'56" W CONTINUING ON SAID CENTERLINE A DISTANCE OF 114.37 FEET; THENCE S 2°07'44" W, A DISTANCE OF 158.19 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ON A 300.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 186.91 FEET, THE CHORD OF SAID CURVE BEARS S 19°58'38" W, A DISTANCE OF 183.90 FEET; THENCE S 37°49'32" W, A DISTANCE OF 363.58 FEET TO THE NORTH LINE OF QUINDT COMMERCIAL TRACTS; THENCE N 52°10'28" W ON SAID NORTH LINE, A DISTANCE OF 277.14 FEET ,TO A POINT ON THE EASTERLY LINE OF TRACT 2, OF SAID QUINDT COMMERCIAL TRACTS; THENCE N 37°49'32" E ON SAID EASTERLY LINE, A DISTANCE OF 240.00 FEET; THENCE N 1°30'21" E CONTINUING ON SAID EAST LINE, A DISTANCE OF 318.04 FEET TO THE NORTHEAST CORNER OF SAID TRACT 2; THENCE S 86°05'51" E ON SAID CENTERLINE, A DISTANCE OF 51.13 FEET TO THE SOUTHEAST CORNER OF BLOCK 4, OF SYKES ADDITION; THENCE N 2°07'30" E ON THE EAST LINE OF SAID BLOCK 4, A DISTANCE OF 225.96 FEET TO THE SOUTHEAST CORNER OF BLOCK 2A, OF SAID SYKES ADDITION, A REPLAT OF BLOCKS 2 AND 3, SYKES ADDITION; THENCE CONTINUING N 2°07'30" E ON THE EAST LINE OF SAID BLOCKS 2 AND 3, A DISTANCE OF 550.50 FEET; THENCE N 2°08'11" E, CONTINUING ON SAID EAST LINE, A DISTANCE OF 299.58 FEET TO THE POINT OF BEGINNING; SAID TRACT OF LAND CONTAINING 793,679.99 SQUARE FEET, OR 18.22 ACRES, MORE OR LESS.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA; THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE LAND SURVEYORS REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY; THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

\_\_\_\_\_  
JOSHUA D. BORCHERS, LS 766

**OWNER'S STATEMENT AND DEDICATION**

I, THE UNDERSIGNED, BEING THE OWNER OF THE PROPERTY TO BE PLATTED AS LOTS 1, 2 AND 3, BLOCK 1, TRIPLE PEAKS SUBDIVISION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE UNDERSIGNED OWNER AND THAT THE UTILITY AND ACCESS EASEMENTS ARE HEREBY DEDICATED FOR THE USE AND BENEFIT OF THE PUBLIC AS SHOWN ON THE FOREGOING PLAT.

BY: \_\_\_\_\_  
DEIDRA BRUNER

**ACKNOWLEDGEMENT:**

STATE OF NEBRASKA            )  
  )SS  
COUNTY OF SCOTTS BLUFF    )

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME DEIDRA BRUNER, KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED TO THE FOREGOING "OWNER'S STATEMENT" AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY NOTARIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

**LOTS 1-4, BLOCK 1, TRIPLE PEAKS SUBDIVISION  
AN ADDITION TO THE CITY OF SCOTTSBLUFF,  
SCOTTS BLUFF COUNTY, NEBRASKA  
SITUATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE  
55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA**

**OWNER'S STATEMENT AND DEDICATION**

I, THE UNDERSIGNED, BEING THE OWNER OF THE PROPERTY TO BE PLATTED AS LOT 4, BLOCK 1, TRIPLE PEAKS SUBDIVISION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE UNDERSIGNED OWNER AND THAT THE UTILITY AND ACCESS EASEMENTS ARE HEREBY DEDICATED FOR THE USE AND BENEFIT OF THE PUBLIC AS SHOWN ON THE FOREGOING PLAT.

BY: \_\_\_\_\_  
WILBER L. QUINDT

**ACKNOWLEDGEMENT:**

STATE OF NEBRASKA            )  
  )SS  
COUNTY OF SCOTTS BLUFF    )

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME WILBER L. QUINDT, KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED TO THE FOREGOING "OWNER'S STATEMENT" AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY NOTARIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

**APPROVAL AND ACCEPTANCE**

THE FOREGOING PLAT OF LOTS 1-4, BLOCK 1, TRIPLE PEAKS SUBDIVISION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, WAS APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SCOTTSBLUFF, NEBRASKA, BY RESOLUTION DULY PASSED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BY: \_\_\_\_\_  
JEANNE MCKERRIGAN, MAYOR

ATTESTED: \_\_\_\_\_  
CITY CLERK



120 EAST 16TH STREET, SUITE 'A'  
SCOTTSBLUFF, NEBRASKA 69361

PHONE: (308) 632-3123

DECEMBER 1, 2023

# City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: December 5, 2023 For Meeting of: December 11, 2023



## I. GENERAL INFORMATION

- A. Deidra Bruner, owner of the proposed Lots 1-3, Block 1, Triple Peaks Subdivision, and the Wilbert L Quindt Living Trust and Vicki S Quindt Living Trust, owner of the proposed Lot 4, Block 1, Triple Peaks Subdivision have requested annexation by the City of Scottsbluff.

## II. STAFF COMMENTS

- A. The reference Nebraska Revised Statutes below have been summarized for this agenda item. The complete statutes are included in the packet
- B. According Nebraska Revised Statute § 18-3301, an owner of territory contiguous to the corporate limits of a city desire to be annexed, the owner shall prepare a plat of the territory. A copy of the plat shall be filed with the city with a written request for annexation. The City Council shall at the next regular meeting after filing and request vote on the annexation. If the request is approved, an ordinance shall be prepared declaring the territory as within the corporate limits of the city.
- C. However, according Nebraska Revised Statute § 19-929, the city council shall not take final action on matters relating annexation of territory until it has received the recommendation of the planning commission
- D. Furthermore, according to Nebraska Revised Statute § 16-117 (7), when any owner of property contiguous to a city of the first class may by petition request that such property be included within the corporate limits of the city. The city council may include such property within the corporate limits without complying to subsection 3-6.
  - i. Subsection 3-6 require a resolution for annexation, public notice in the newspaper, and a public hearing.
- E. To summarize, a property owner next to the city may request annexation, and when this occurs a public hearing on the annexation is not necessary.

## III. STAFF RECCOMENDATION

- A. Staff recommends the Planning Commission make a positive recommendation on approval by City Council on annexation of Lots 1-4, Block 1, Triple Peaks Subdivision.

# **City of Scottsbluff, Nebraska**

**Monday, February 5, 2024**

**Regular Meeting**

## **Item Resolut.5**

**Council to consider action on the first reading of the Ordinance amending §20-1-3, changing name of Easton Drive to 18th Avenue in the Quindt Commercial Tracts.**

**Staff Contact: Thomas Schingle, Fire Chief**



ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY OF SCOTTSBLUFF, NEBRASKA AMENDING THE MUNICIPAL CODE TO UPDATE §20-1-3 DEALING WITH A CHANGE IN THE NAME OF A STREET, ADJACENT TO TRACT 1, BLOCK 2, QUINDT COMMERCIAL TRACT FROM EASTON DRIVE TO 18<sup>TH</sup> AVENUE, AND PROVIDING FOR AN EFFECTIVE DATE AND PROVIDING FOR PUBLICATION IN PAMPHLET FORM.**

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

Section 1. Chapter 20, Article 1, Section 3 of the Scottsbluff Municipal Code is amended by repealing the existing language and substituting with the following language:

**“20-1-3. Names, platted streets, alleys, ways, names changed.**

The names of the following streets and alleys, or part of a street or alley, as shown in plats thereof are hereby changed to read as follows:

- (1) in Idlewyld Addition, Blocks 6 and 7, Larkspur Drive is renamed Larkspur Court,
- (2) in James Tracts, James Street is renamed Avenue R,
- (3) in Willana Park Second Addition, Larkspur Drive is renamed Sunrise Drive,
- (4) in Northeast Second Addition and Fifth and Twenty-seventh Addition, respectively, 7th Avenue is renamed Circle Drive,
- (5) in Sample Subdivision, Service Road is renamed West 11th Street,
- (6) in Leeling Subdivision, Hackberry Avenue is renamed Paradise Haven.
- (7) in Sitzman Subdivision, Broadway Avenue is renamed Ross Avenue,
- (8) in Quindt Commercial Tracts, Frontage Road is renamed Circle Avenue,
- (9) the name of that portion of 7th Avenue as platted between 26th and 27th Streets is renamed Circle Drive,
- (10) that portion of Frontage Road located north and east of U.S. Highway No. 26 is renamed North Frontage Road.
- (11) that portion of Frontage Road located south and west of U.S. Highway No. 26 is renamed South Frontage Road.
- (12) Ruory Drive is renamed as and made a part of 34th Street.
- (13) The remaining remnant of West 39<sup>th</sup> Street is renamed as Burlington Boulevard.
- (14) in Hilltop Estates Subdivision, Hilltop Drive is renamed Hilltop Estate Place.
- (15) that unimproved street West of Quindt Commercial Tract, Tract 1, Block 2, named Easton Drive is renamed 18<sup>th</sup> Avenue.”

Section 2. Previously existing Section 20-1-3 and all other ordinances and parts of ordinances in conflict herewith are repealed. Provided, however, this Ordinance shall not be construed to effect any rights, liabilities, duties or causes of action, either criminal or civil, existing or actions pending at the time when this Ordinance becomes effective.

Section 3. This Ordinance shall become effective upon its passage and approval and publication shall be in pamphlet form.

PASSED AND APPROVED on \_\_\_\_\_, 2024.

Attest:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk (Seal)

Approved as to form:

\_\_\_\_\_  
City Attorney



# **City of Scottsbluff, Nebraska**

**Monday, February 5, 2024**

**Regular Meeting**

## **Item Resolut.6**

**Council to consider action on the first reading of the Ordinance to consider a Plat Vacation of Block 2, Residency Addition, commonly identified as 2204 Circle Drive, Scottsbluff, NE.**

**Staff Contact: Thomas Schingle, Fire Chief**



**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF SCOTTSBLUFF, NEBRASKA, VACATING BLOCK 2, RESIDENCY ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA A SUBDIVISION AND REPLAT OF BLOCK 5, NORTHEAST SECOND ADDITION REPLAT NO. 2, AN ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, AND PROVIDING FOR PUBLICATION IN PAMPHLET FORM.**

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

Section 1. Northfield Retirement Communities, Inc., through its Chief Executive officer Bill Johnson (“Northfield”) as the owner of the property involved, has requested the City of Scottsbluff (“City”) vacate the following property to allow for a replat:

Block 2, Residency Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska, a Subdivision and Replat of Block 5, Northeast Second Addition Replat No. 2, an Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska:

Beginning at the northwest corner of Block One, Residency Addition, thence bearing N01°59'00"E, a distance of 380.46 feet, thence westerly along the north line of Lot 10, Block 6, Northeast Addition, bearing N88°00'13"W, a distance of 330.91 feet to the point of intersection with the east line of a 20 foot alley, thence northerly on the east line of said alley, bearing N01°59'10"E, a distance of 370.47 feet, to the point of intersection with the south right of way line of 24th Street, thence bearing S88°27'05"E, on said south right of way, a distance of 18.87 feet, to the point of intersection with a non-tangent curve turning to the left, said curve having a radius of 306.36 feet, a central angle of 38°26'16", a chord bearing of N72°33'31"E and a chord distance of 201.69, thence easterly on the south right of way line and said curve, a distance of 205.53 feet, thence bearing N53°18'34"E, on said south right of way line, a distance of 41.84 feet, to the point of intersection with a non-tangent curve to the right, said curve having a radius of 20.00 feet, a central angle of 93°32'11", a chord bearing of S79°59'29"E and a chord distance of 29.14 feet, thence easterly on said right of way line, a distance of 32.65 feet, to the point of intersection with a non-tangent curve to the left, said curve having a radius of 794.64 feet, a central angle of 06°26'52", a chord bearing of S36°30'46"E and a chord distance of 89.38 feet, thence southeasterly on the west right of way line of Circle Drive and the arc of said curve, a length of 89.42 feet, thence bearing S40°07'24"E, on the west right of way line of Circle Drive, a distance of 574.69 feet to the point of intersection with the north line of Block 1, Residency Addition, thence bearing S49°52'58"W, on the north line of Block 1, Residency Addition, a distance of 513.08 feet, to the Point of Beginning, said tract containing an area of 280,764 Square Feet, more or less.

Section 2. The City Council finds that Northfield is the Owner and it is in the best interests of the City the property be vacated as requested.

Section 3. Block 2, Residency Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska, a Subdivision and Replat of Block 5, Northeast Second Addition Replat No. 2, an Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska and more fully described above, is hereby vacated to allow for a replat of the property.

Section 4. This Ordinance shall become effective upon its passage, approval and publication in pamphlet form, as provided by law.

PASSED AND APPROVED on \_\_\_\_\_, 2024.



\_\_\_\_\_  
Jeanne McKerrigan, Mayor

ATTEST:

\_\_\_\_\_  
Kimberley Wright, City Clerk

(Seal)

Approved as to form:

\_\_\_\_\_  
City Attorney





**City of Scottsbluff**  
**Subdivision Application**  
Permit Identifier 2023-11SD

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Type: Plat Vacation

Applicant Name Survey Dept MC Schaff Applicant Address 818 S BELTLINE HWY  
E SCOTTSBLUFF,  
Nebraska

Applicant Email survey@mcschaff.com Applicant Phone 3086351926

Contact Name Northfield Retirement Contact Address 2100 Circle Drive  
Communities

Contact Email Contact Phone 308-632-4342

Subdivision Information

Proposed Name of Subdivision Vacation of Block 2, Residency

General Location/Address 2100 CIRCLE DR

Legal Description BLK 1, RESIDENCY ADD

Current Zoning District(s) R-1A

Total Area (square feet or acre)

Number of Past Replat/Plat Amendments 2

Describe the reason for the subdivision

Plat Vacation of Block 2 in order to replat

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# Northfield Retirement Communities

www.northfieldretirement.net



December 14, 2023

Zachary Glaubius  
City of Scottsbluff, NE

RE: Vacation of  
Block 2,  
Residency Addition

Dear Mr. Glaubius;

I, Bill Johnson, as CEO of Northfield Retirement Communities, Inc. and owner of BLOCK 2, RESIDENCY ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, A SUBDIVISION AND REPLAT OF BLOCK 5, NORTHEAST SECOND ADDITION REPLAT NO. 2, AN ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA am requesting that BLOCK 2, RESIDENCY ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, A SUBDIVISION AND REPLAT OF BLOCK 5, NORTHEAST SECOND ADDITION REPLAT NO. 2, AN ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA to be vacated.

Legal Description of lot to be vacated;

BLOCK 2, RESIDENCY ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, A SUBDIVISION AND REPLAT OF BLOCK 5, NORTHEAST SECOND ADDITION REPLAT NO. 2, AN ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA

Beginning at the northwest corner of Block One, Residency Addition, thence bearing N01°59'00"E, a distance of 380.46 feet, thence westerly along the north line of Lot 10, Block 6, Northeast Addition, bearing N88°00'13"W, a distance of 330.91 feet to the point of intersection with the east line of a 20 foot alley, thence northerly on the east line of said alley, bearing N01°59'10"E, a distance of 370.47 feet, to the point of intersection with the south right of way line of 24th Street, thence bearing S88°27'05"E, on said south right of way, a distance of 18.87 feet, to the point of intersection with a non-tangent curve turning to the left, said curve having a radius of 306.36 feet, a central angle of 38°26'16", a chord bearing of N72°33'31"E and a chord distance of 201.69, thence easterly on the south right of way line and said curve, a distance of 205.53 feet, thence bearing N53°18'34"E, on said south right of way line, a distance of 41.84 feet, to the point of intersection with a non-tangent curve to the right, said curve having a radius of 20.00 feet, a central angle of 93°32'11", a chord bearing of S79°59'29"E and a chord distance of 29.14 feet, thence easterly on said right of way line, a distance of 32.65 feet, to the point of intersection with a non-tangent curve to the left, said curve having a radius of 794.64 feet, a central angle of 06°26'52", a chord bearing of S36°30'46"E and a chord distance of 89.38 feet, thence southeasterly on the west right of way line of Circle Drive and the arc of said curve, a length of 89.42 feet, thence bearing S40°07'24"E, on the west right of way line of Circle Drive, a distance of 574.69 feet to the point of intersection with the north line of Block 1, Residency Addition, thence bearing S49°52'58"W, on the north line of Block 1, Residency Addition, a



## Northfield Retirement Communities

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more or less.



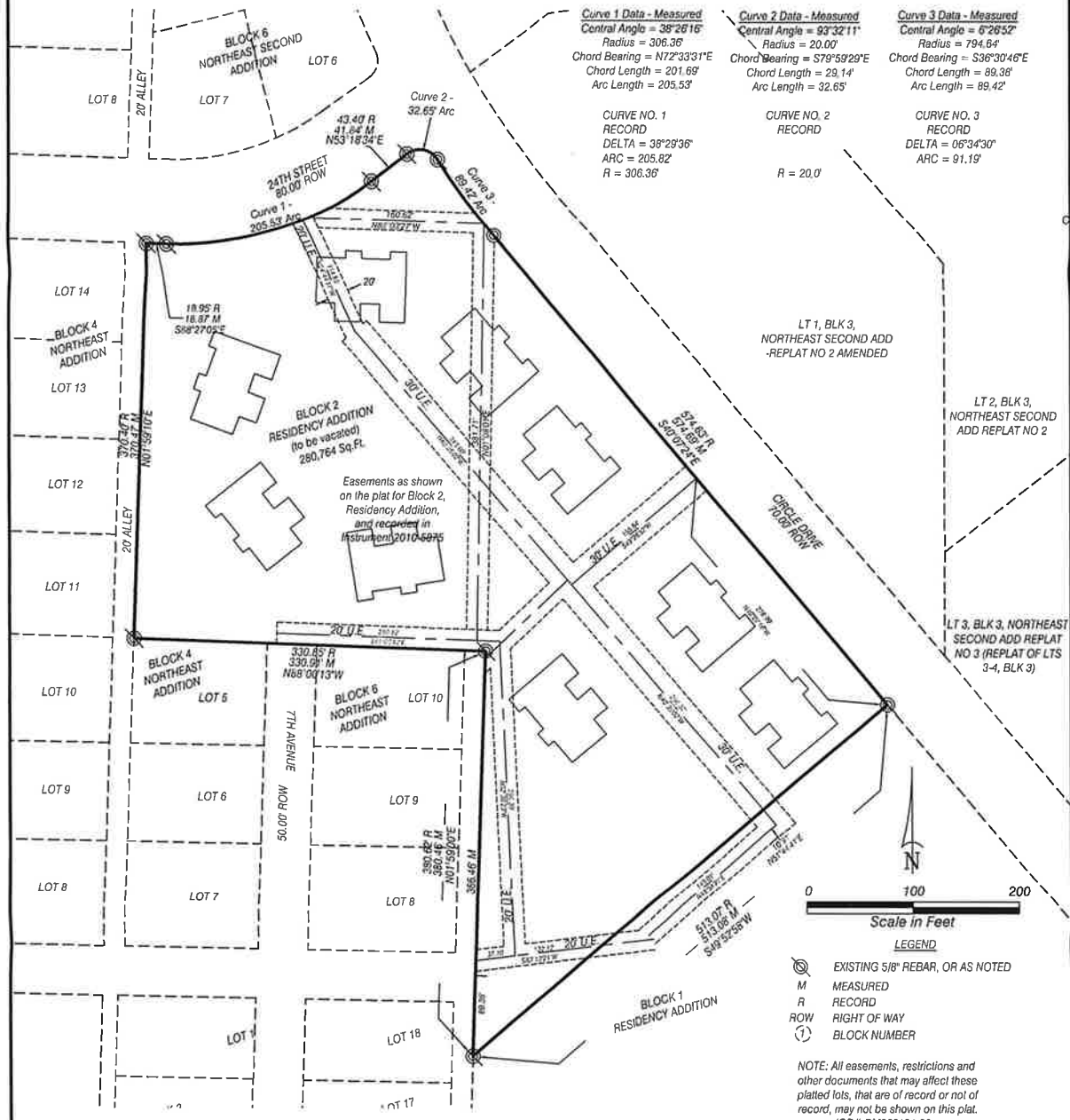
Respectfully submitted,

Bill Johnson  
CEO  
of Northfield Retirement Communities, Inc.



**FOR INFORMATIONAL PURPOSES ONLY  
VACATION OF BLOCK 2, RESIDENCY ADDITION  
TO THE CITY OF SCOTTSBLUFF,  
SCOTTS BLUFF COUNTY, NEBRASKA**

A SUBDIVISION AND REPLAT OF BLOCK 5, NORTHEAST  
SECOND ADDITION REPLAT NO. 2, AN ADDITION TO THE CITY  
OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA



**TO BE VACATED**

A REPLAT OF BLOCK 2, RESIDENCY ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA A SUBDIVISION AND REPLAT OF BLOCK 5, NORTHEAST SECOND ADDITION REPLAT NO. 2, AN ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA

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# City of Scottsbluff Planning Commission

Development Services Staff Report – Taylor Stephens

Prepared on: December 26, 2023 For Hearing of: January 8, 2024



## I. GENERAL INFORMATION

- A. **Applicant:** Northfield Retirement Communities  
2100 Circle Drive  
Scottsbluff, NE 69361
  
- B. **Property**  
**Owner:** Same as applicant
  
- C. **Proposal:** Vacate Block 2, Residency Addition in order to replat
  
- D. **Legal Description:** Block 2, Residency Addition
  
- E. **Location:** 2204 Circle Drive
  
- F. **Existing Zoning & Land Use:** R-1A Single-Family Residential
  
- G. **Size of Site:** Approximately 280,764 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	Highway 26 Commercial	R-1A Single-Family Residential	Single-Family Dwelling & Vacant Lot
East	Highway 26 Commercial	PBC Planned Business Center	Uptown Scottsbluff Mall & Vacant Lot
South	Highway 26 Commercial	R-1A Single-Family Residential and R-4 Heavy Density Multiple Family	Single-Family Dwellings and The Residency
West	Residential	R-1A Single-Family Residential	Single-Family Dwellings

### B. Relevant Case History

1. The applicant is desiring to replat Block 2, Residency Addition. Per 21-1-68, a subdivision may only be replatted twice. Therefore, a vacation of the current subdivision is required to subdivide the property.



**III. ANALYSIS**

**A. Comprehensive Plan:** The Future Land Use Map of the Comprehensive Plan currently shows the site as Highway 26 Commercial and according to Comprehensive Plan this area suggests the appropriate zones C-2, PBC, O-P, and R-4. While this property is currently zoned R-1A, there is minimal difference between R-1A and R-4.

**B. Traffic & Access:**

1. Block 2 is accessible via Circle Drive, 24<sup>th</sup> Street, 7<sup>th</sup> Avenue, and 22<sup>nd</sup> Street.
2. A private driveway also provides access through the property.

**C. Utilities:**

1. Block 2 has access to water, sewer, and stormwater.

**IV. STAFF COMMENTS**

**A.** §21-1-68 requires a plat vacation in order to replat a third time. The applicant will submit an administrative replat in the future.

**V. FINDINGS OF FACT**

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

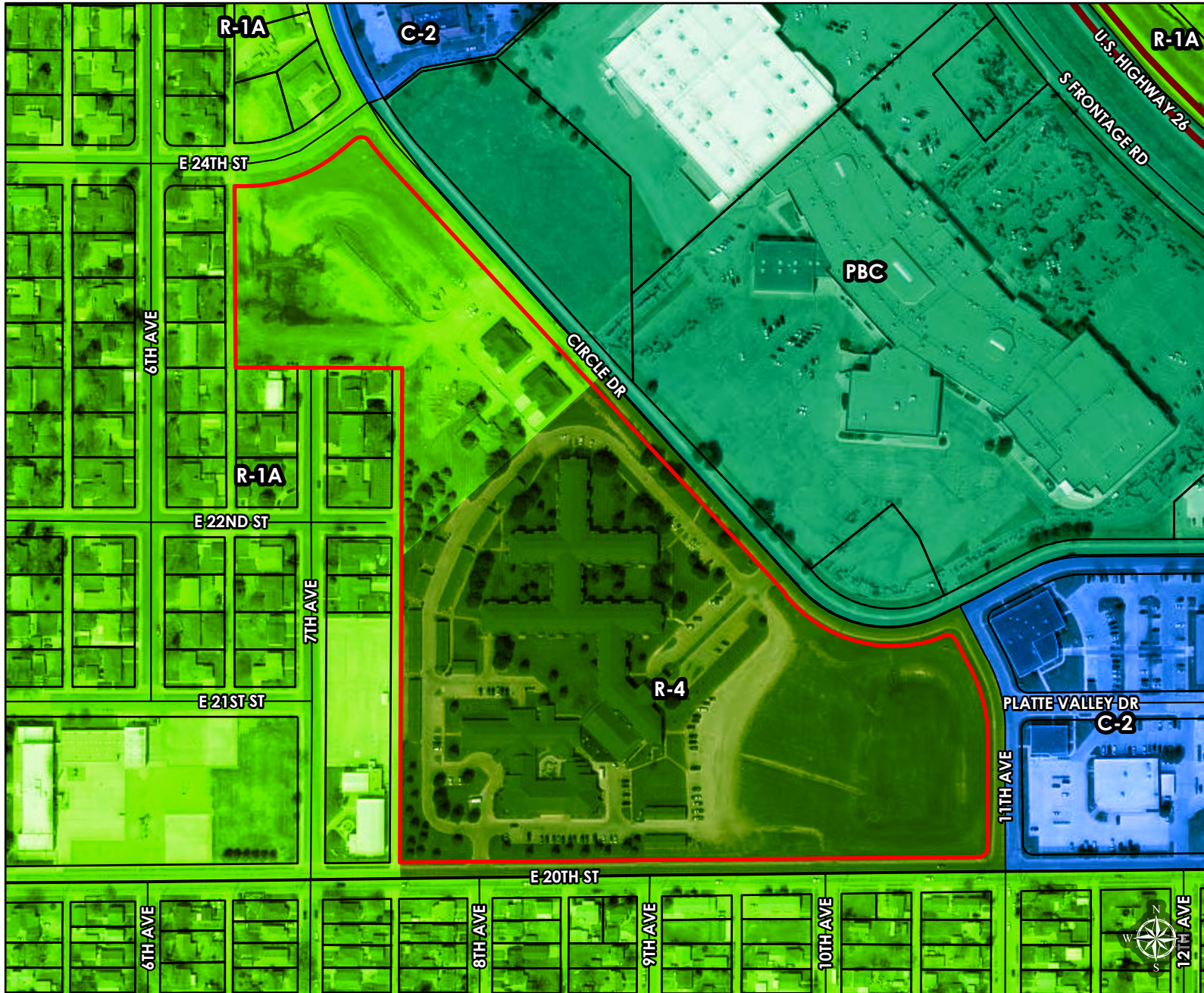
1. §21-1-68 requires a plat vacation in order to replat a third time.
2. The property has all public improvements necessary at this time.

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

1. None

**VI. STAFF RECCOMENDATION**

**A.** Staff recommends the Planning Commission make a positive recommendation to City Council to approve vacation of Block 2, Residency Addition.

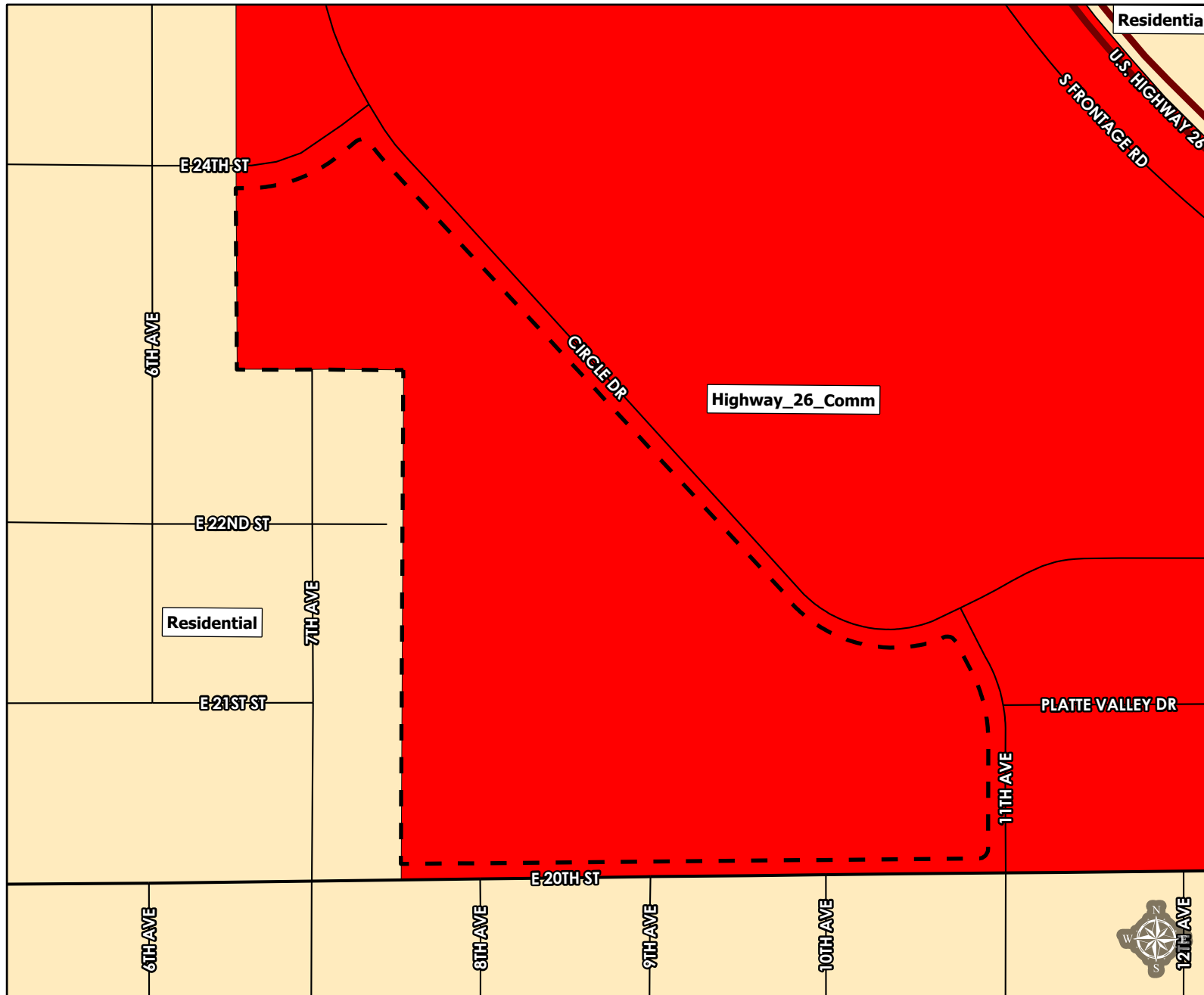


- Property Location(s)
- Corporate Limits
- Extended Jurisdiction
- Street Centerlines
- Highway
- Main Road
- Residential/Rural
- Official City Zoning
- (A) Agriculture
- (AR) Agriculture Residential
- (C-1) Central Business District
- (C-2) Neighborhood Commercial
- (C-3) Heavy Commercial
- (M-1) Light 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

Taylor Stephens  
 City of Scottsbluff GIS  
 Created on 12/21/2023  
 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.

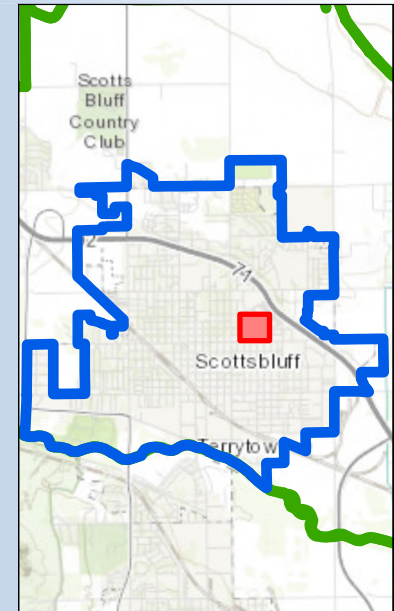





- Proposed Changes
- 2016 Comp. Plan Land Use**
- Automobile Commercial
- Avenue B and Hospital Campus
- Central Business District
- East Overland
- Highway 26 Commercial
- Northwest Commercial
- Residential
- Rural
- Rural Residential
- SE Industrial and Commercial
- South Broadway
- WNCC and Surrounding 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)

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 Proposed Changes

Street Centerlines

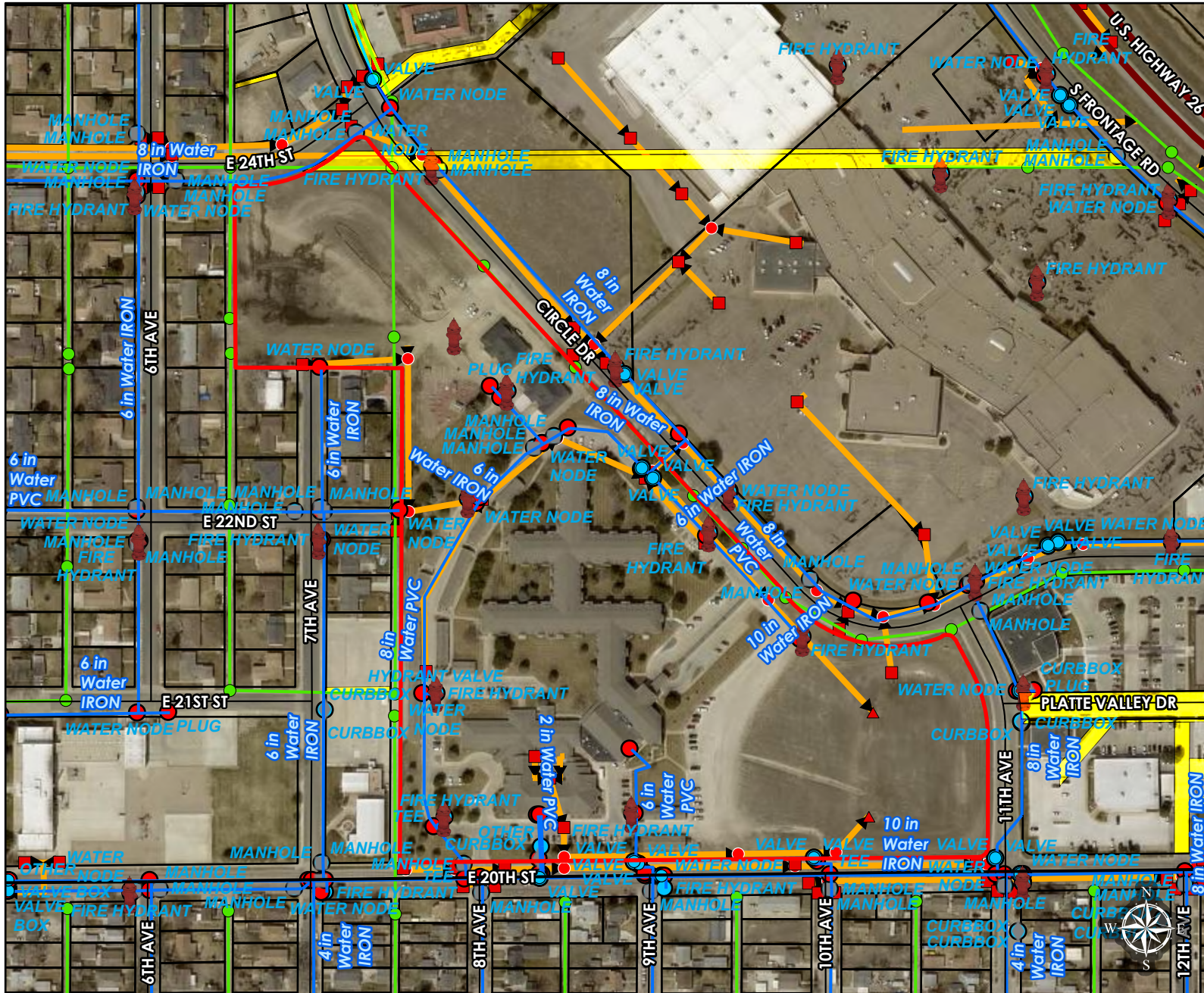
CLASS

-  Highway
-  Main Road
-  Residential/Rural
-  Parcels

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- Highway
- Main Road
- Residential/Rural
- Wastewater MH
- Wastewater Lines
- ▲ Outfall
- Stormwater Inlet
- Stormwater Manhole
- Stormwater Arc
- Proposed Property
- Parcels
- Corporate Limits
- Water\_Lines
- Easements

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# **City of Scottsbluff, Nebraska**

**Monday, February 5, 2024**

**Regular Meeting**

## **Item Public Inp1**

**Council to discuss and consider action on a Special Designated Liquor License for NEXT Young Professionals to serve beer, wine and distilled spirits at the 18th Street Plaza on June 22nd from 3:00 p.m. to 10:00 p.m. for a Beer & Wine Fest.**

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

**NEXT Young Professionals**

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

1517 Broadway #104, Scottsbluff, NE 69361

Retail Liquor License Address or Non-Profit Business Address

27-3842195

Retail License Number or Non-Profit Federal ID #

Consecutive Dates only

Event Date(s):

6/22/24

Event Start Time(s):

3:00 pm

Event End Time(s):

10:00 pm

Alternate Date: N/A

Alternate Location Building & Address: N/A

Event Building Name: 18th Street Plaza

Event Street Address/City: 1801 Broadway, Scottsbluff, NE 69361

Indoor area to be licensed in length & width:      X     

Outdoor area to be licensed in length & width: 255 X 160 (Diagram Form #109 must be attached)

Type of Event: Beer & Wine Fest Estimate # of attendees: 500

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: Taylor Eckman Event Contact Phone Number: 308-641-0097

Event Contact Email: taylor.strong7717@gmail.com

\*Signature Authorized Representative:  Printed Name Taylor Eckman

*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 Scottsbluff **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

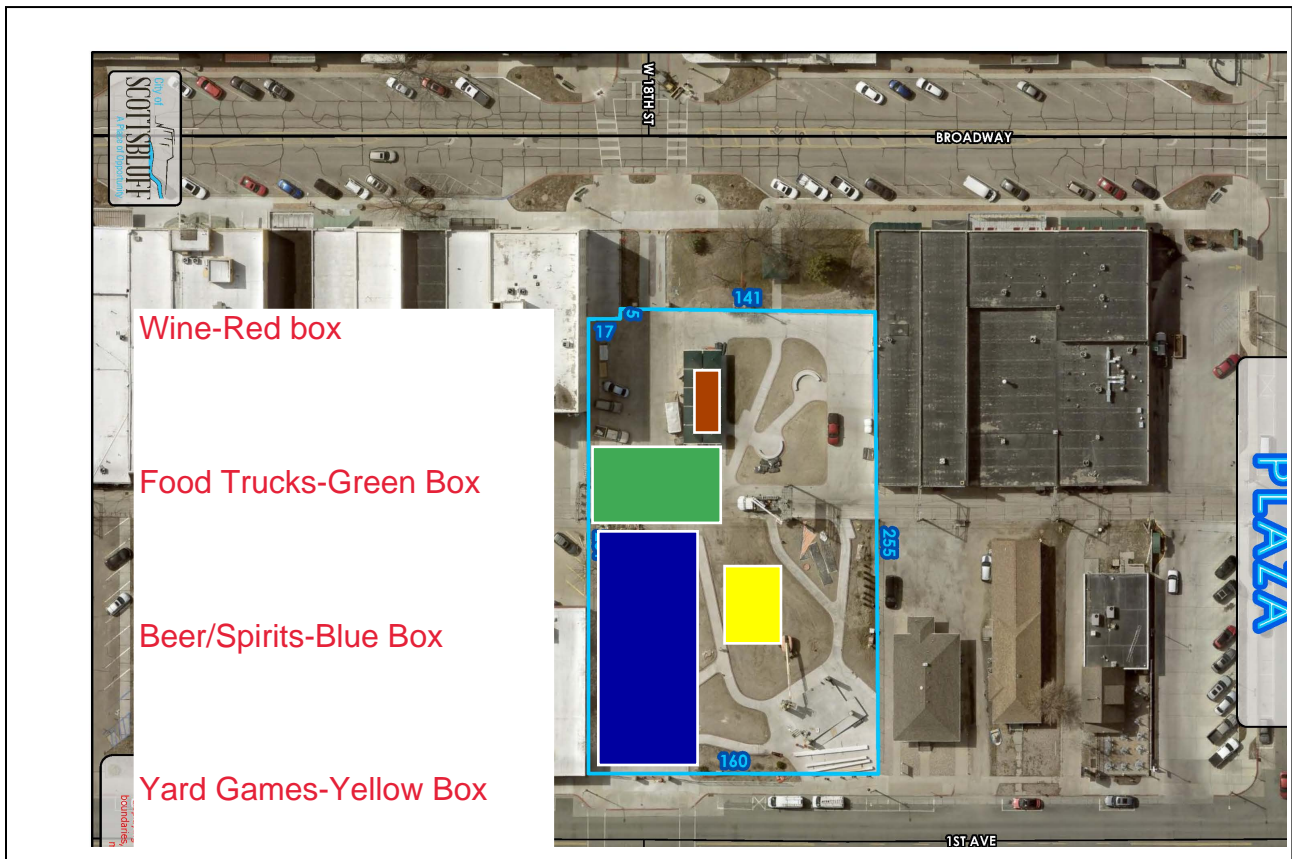
Date

# OUTDOOR AREA DIAGRAM

HOW AREA WILL BE PATROLLED \_\_\_\_\_

- 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



## REQUEST FOR EXEMPTION WAIVER OF DOUBLE FENCING RULE

### RULES AND REGULATIONS CHAPTER 2 - 013 SPECIAL DESIGNATED LICENSES

<https://lcc.nebraska.gov/sites/lcc.nebraska.gov/files/doc/013%20SPECIAL%20DESIGNATED%20LICENSES%20RULES%20%26%20REGS.pdf>

WHY DOUBLE FENCING IS NOT AVAILABLE Established fences already on the property

TYPE OF FENCING TO BE USED Built-in Metal Fence

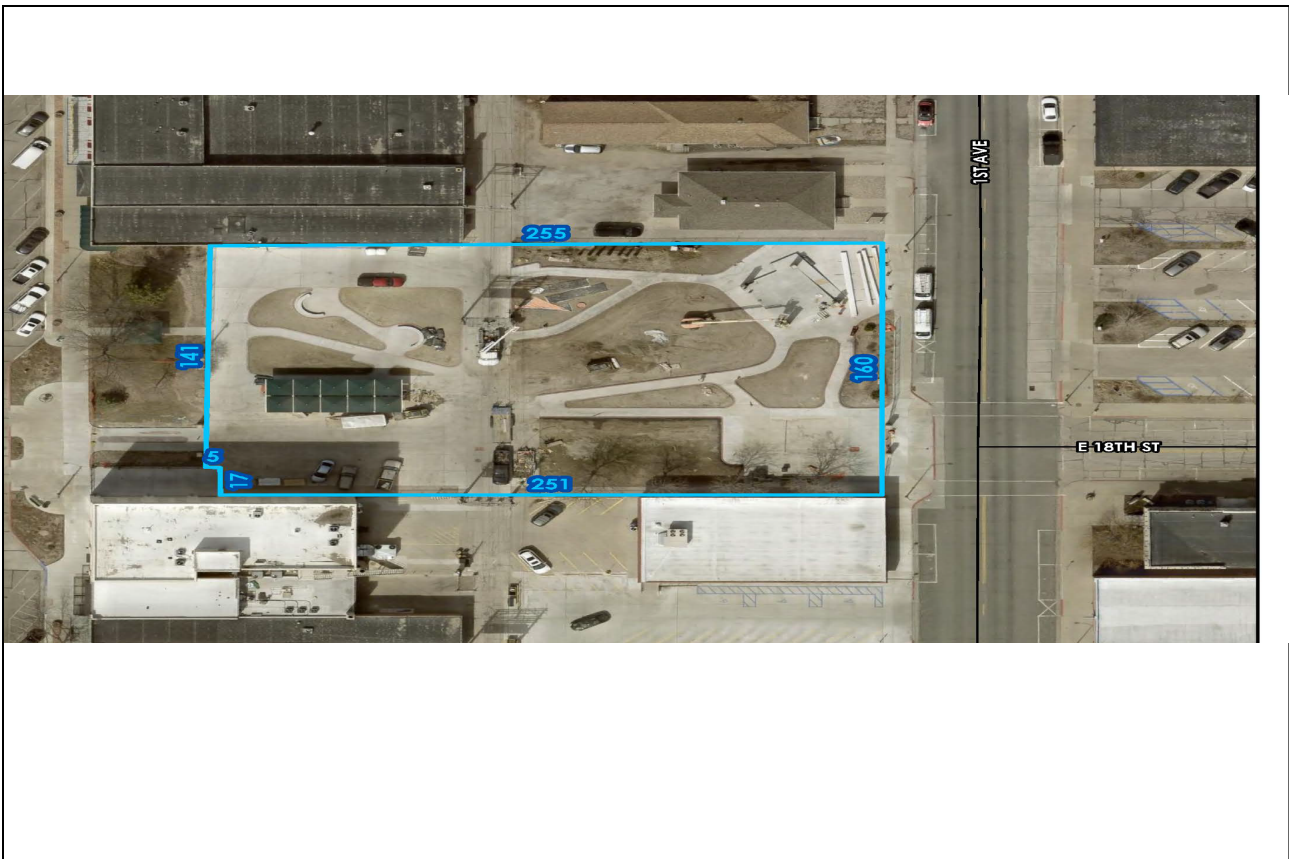
HEIGHT OF FENCING TO BE USED 6 feet

HOW AREA WILL BE PATROLLED Volunteer security

NUMBER OF SECURITY PERSONNEL Minimum of 4

EXPECTED NUMBER OF ATTENDEES 500

PLEASE DRAW DIAGRAM WITH MEASUREMENTS SHOWING THE METHODS OF FENCING OR MATERIALS BEING USED



Form 140  
Rev JULY 2021

**MEMORANDUM**

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**TO:** Mayor and City Council

**FROM:** Kevin Spencer, City Manager/Chief of Police

**CC:** Kimberly Wright, City Clerk

**DATE:** February 2, 2024

**RE:** Request for a Special Designated License (SDL) – Next Young Professionals (Non-Profit) 18<sup>th</sup> Street Plaza

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Regarding the Next Young Professionals SDL application, for June 22, 2024, there will be sufficient law enforcement officers on duty to handle regular patrol duties in the city and to respond to the fundraiser in the event of a problem. As always, we would insist that management have adequate staff on hand to closely monitor the event and take steps to ensure minors do not drink. We would encourage the hiring of SPD officers to patrol the event.

The police department does not object to issuing the Special Designated License.



Kevin Spencer  
Chief of Police