

**CITY OF SCOTTSBLUFF**  
**Scottsbluff City Council Chambers**  
**2525 Circle Drive**  
**CITY COUNCIL AGENDA**

**Regular Meeting**  
**October 20, 2014**  
**6:00 PM**

1. Roll Call
2. Pledge of Allegiance.
3. **For public information, a copy of the Nebraska Open Meetings Act is available for review.**
4. Notice of changes in the agenda by the city clerk (Additions may not be made to this agenda less than 24 hours before the beginning of the meeting unless added under Item 5 of this agenda.)
5. Citizens with business not scheduled on the agenda (As required by state law, no matter may be considered under this item unless council determines that the matter requires emergency action.)
6. Consent Calendar:
  - a) Approve the minutes of the October 6, 2014 Regular Meeting.
  - b) Council to acknowledge the claim from Platte Valley Bank in the amount of \$594.71 for a broken window.
7. Claims:
  - a) October 20, 2014 Claims
8. Public Hearings:
  - a) Council to conduct a public hearing at 6:05 p.m. as scheduled for this date to consider a Class C Liquor License for Soft-tail Hospitality Co. LLC dba Dented Fender Bar and Grille, 1722 Broadway.
  - b) Council to consider approval of Catherine Reynolds as manager of the Soft-tail Hospitality Co. LLC dba Dented Fender Bar liquor license.
9. Petitions, Communications, Public Input:
  - a) Council discussion and direction regarding code enforcement and special trash collection expansion.
  - b) Council to receive an update and general discussion from the Scottsbluff/Gering United Chamber of Commerce regarding the renewal of the City's Sales Tax.
  - c) Council to remove from the table the item regarding the addition to the Silver Saddle Lounge Class C Liquor License.
  - d) Council to consider an addition to the Silver Saddle Lounge Class C Liquor License and submit a recommendation to the Nebraska Liquor Commission.

10. Reports from Staff, Boards & Commissions:
  - a) Council to consider a bridge agreement with Thomas P. Miller and Associates for Economic Development Consultant services and authorize the Mayor to execute the agreement.
  - b) Council to receive an update and general discussion from the LB840 Chair on Economic Development programs.
11. Subdivisions & Public Improvements:
  - a) Council to consider an Ordinance to Vacate Lot 12, Block 2, Northern Heights Addition to the City of Scottsbluff, as well as vacating a part of a 20' alley in Block 2, of Northern Heights Addition all in the City of Scottsbluff, South of 35th St. and East of Ave. B.
  - b) Council to consider a Final Plat of Lot 12A, Block 2, Northern Heights Addition and approve the Resolution.
  - c) Council to consider an Ordinance to Vacate Lots 1-8, Block 263, and Lots 1-8, Block 264, Section F, a replat of part of Third Addition Section F, replat number 3, located in Fairview Cemetery, City of Scottsbluff.
  - d) Council to consider a Final Plat of Lots A1 through J-8, Blocks 1 and 2, and Blocks 3 and 4, Columbarium Addition to Fairview Cemetery and approve the Resolution.
12. Resolution & Ordinances:
  - a) Council to consider an Ordinance regarding proposed text changes to zoning districts C-2, PBC, R-1B, and R-4, regarding height requirements (second reading).
  - b) Council to consider an Ordinance regarding a zone change request for proposed Lots 1-9, Block 1; & Lots 1 -3, Block 2, Premier Estates Subdivision - 40.9 acres, from A - Agricultural to R-1B Rural Residential (second reading).
13. Executive Session
  - a) Council reserves the right to enter into closed session if deemed necessary if the item is on the agenda.
14. Public Comments: The purpose of this agenda item is to allow for public comment of items for potential discussion at a future Council Meeting. Comments brought to the Council are for information only. The Council will not take any action on the item except for referring it to staff to address or placement on a future Council Agenda. This comment period will be limited to three (3) minutes per person
15. Council reports (informational only):
16. Scottsbluff Youth Council Representative report (informational only):
17. Adjournment.

# **City of Scottsbluff, Nebraska**

**Monday, October 20, 2014**

**Regular Meeting**

## **Item Consent1**

**Approve the minutes of the October 6, 2014 Regular Meeting.**

**Staff Contact: Cindy Dickinson, City Clerk**

The Scottsbluff City Council met in a regular meeting on Monday, October 6, 2014 at 6:00 p.m. in the Council Chambers of City Hall, 2525 Circle Drive, Scottsbluff. A notice of the meeting had been published on October 3, 2014, in the Star Herald, a newspaper published and of general circulation in the city. The notice stated the date, hour and place of the meeting, that the meeting would be open to the public. That anyone with a disability desiring reasonable accommodations to attend the council meeting should contact the city clerk's office, and that an agenda of the meeting kept continuously current was available for public inspection at the office of the city clerk in City Hall; provided, the city council could modify the agenda at the meeting if it determined that an emergency so required. A similar notice, together with a copy of the agenda, also had been delivered to each council member, made available to radio stations KNEB, KMOR, KOAQ, and television stations KSTF and KDUH, and the Star Herald. The notice was also available on the City's website on October 3, 2014. An agenda kept continuously current was available for public inspection at the office of the city clerk at all times from publication of the notice to the time of the meeting.

Mayor Randy Meininger presided and City Clerk Dickinson recorded the proceedings. The Pledge of Allegiance was recited. Mayor Meininger welcomed everyone in attendance and encouraged all citizens to participate in the council meeting asking those wishing to speak to come to the microphone and state their name and address for the record. Mayor Meininger informed those in attendance that a copy of the Nebraska Open Meetings Act is posted in the back of the room on the west wall for the public's review. The following Council Members were present: Raymond Gonzales, Mark McCarthy, Liz Hilyard, Randy Meininger, and Scott Shaver. Absent: None.

Mayor Meininger asked if there were any changes to the agenda. City Clerk Dickinson informed the Council of the following changes: Under Consent Calendar, the Regular Minutes need to be voted on separately and moved to item 7b. Also item 6e – specifications for the purchase of a new sweeper needs to be removed and bid later in the year when the state bid is available. In addition, Items 11b and 11c regarding the zip line event during Harvest Night need to be pulled as the feature has been cancelled due to insurance issues. Moved by Mayor Meininger, seconded by Council Member Shaver, "to make the following changes to the agenda: Move the Regular Minutes, which have been amended, from Consent Calendar to item 7b; pull item 6e Sweeper Specifications and authorization to bid; and remove items 11b and 11c dealing with the zip line event," "YEAS", Gonzales, McCarthy, Meininger, Shaver and Hilyard, "NAYS" None. Absent: None.

Mayor Meininger asked if any citizens with business not scheduled on the agenda wished to include an item providing the City Council determines the item requires emergency action. There were none.

Moved by Mayor Meininger, seconded by Council Member McCarthy, that:

- a) "Liz Hilyard be excused from the September 15, 2014 Regular Meeting,"
- b) "A public hearing be set for October 20, 2014 to consider a Class C Liquor License for Soft-tail Hospitality Co. LLC dba Dented Fender Bar and Grille,"
- c) "The City Managers appointments to various boards and commissions be approved,"  
"YEAS", Gonzales, McCarthy, Meininger and Hilyard, "NAYS" Shaver. Absent: None.

Moved by Council Member Shaver, seconded by Council Member Gonzales, "that the following claims be and hereby are approved and should be paid as provided by law out of the respective funds designated in the list of claims dated October 6, 2014, as on file with the City Clerk and submitted to the City Council," "YEAS", Gonzales, Shaver, McCarthy, Meininger and Hilyard, "NAYS" None. Absent: None.



## CLAIMS

ACTION COMMUNICATION INC.,EQUIP MAINT,119; ADVANCE AUTO PARTS,EQP MTC,32.56; ALAMAR CORP,EQUIP MAINT,1154.31; ALLO COMMUNICATIONS,LLC,LOCAL TELEPHONE CHARGES,4771.05; AMAZON.COM HEADQUARTERS,DEP SUP,205.45; ANITA'S GREENSCAPING INC,DEPT CNTRCL SRVCS,175; BAKER & ASSOCIATES INC,RADIOLOGICAL CONTAM STUDY,11944.13; BARNES & NOBLE BOOKSELLERS,BKS,1491.17; BECHTOLD, JANIE,LEGAL FEES,20; BLUFFS SANITARY SUPPLY INC.,JAN SUP,463.16; BRETT HERBST 4190.00, SPECIAL EVENT-HARVEST NIGHT; CARLSON, DEBRA,DEP SUP,73.72; CARR TRUMBULL LBR INC.,EQUIP MTNC,5.99; CEMENTER'S INC,CONCRETE,549.46; CENTRAL TECHNICAL COMMUNITY,CLASS FEES,250; CENTURY MFG,OTHER FUEL,568.44; CITIBANK N.A.,SUPP - PHONE,465.39; CITY OF SCB,PETTY CASH,166.3; CLARK PRINTING LLC,DEP SUP,343.65; CLAUSSEN, JOSHUA,LEGAL FEES,23.26; COLONIAL LIFE & ACCIDENT INSURANCE COMPANY,SUPP INS,48.7; COMMUNITY HEALTH-RWMC,CONSULTING,87; COMPUTER CONNECTION INC,SUPPLIES,213; CONSOLIDATED MANAGEMENT,SCHOOLS & CONF,540; CONTRACTORS MATERIALS INC.,SUPP - PLATE COMPACTOR,2903.61; CREDIT MANAGEMENT SERVICES INC.,WAGE ATT,306.06; CULLIGAN OF SCOTTSBLUFF,BLDG MAINT,56.7; CYNTHIA GREEN,DEPT SUPPL,3536.17; D & H ELECTRONICS,BUILDING SUPPL,12.93; DALE A HOPKINS,CMP RFD,60; DALE'S TIRE & RETREADING, INC.,VEHICLE MTNC,3045.14; DINGES, WILLIAM,LEGAL FEES,23.26; DOUG KENT,TREE REBATE,279.95; ED. ROEHR AUTO RADIO CO INC,FIREARMS SUPPLY,206.34; ELLIOTT EQUIPMENT COMPANY INC.,VEHICLE MTNC,1537.07; ENNIS, SEAN,LEGAL FEES,20; FASTENAL COMPANY,DEPT SUP,28.73; FAT BOYS TIRE AND AUTO,TIRES FOR GRADER,5401; FEDERAL EXPRESS CORPORATION,SHIPPING FEES,218.93; FELSBURG HOLT & ULLEVIG, INC,DEPT CNTRCL SRVCS,398.06; FERRER, DANIEL,LEGAL FEES,32.32; FLOYD'S TRUCK CENTER, INC,VEHICLE MTNC,225; FRANK IMPLEMENT CO,EQP MTC,59.09; FRED PRYOR SEMINARS,SEMINAR,159; FREMONT MOTOR SCOTTSBLUFF,LLC,PARTS FOR PICKUP,119.6; FYR-TEK,TRUCK REPAIRS,49.24; GARTON, LYNN,CONFERENCE,1151.75; GENERAL ELECTRIC CAPITAL CORPORATION,AV,2503.66; H D SUPPLY WATERWORKS LTD,METERS,930.51; HANSEN, JOSH,SCHOOLS & CONF,72; HAWKINS, INC.,CHEMICALS,4984.8; HEILBRUN'S INC.,PARTS,783.75; HENWIL CORPORATION,CHEMICALS,5198; HIGH PLAINS SCUBA,FOUR WET SUITS,1000; HOA SOLUTIONS, INC,EQUIP MAINT,2128.12; HOLIDAY INN-DOWNTOWN LINCOLN,ROOMS FOR MURPHY,328; HOME DEPOT CREDIT SERVICES,DEPT SUP,123.79; HONEY WAGON EXPRESS,CON SRV,310; HYDRONIC WATER MANAGEMENT,EQUIP MAIN,425; HYDROTEX,OIL,1993.18; ICMA RETIREMENT TRUST-457,DEF COMP,1325.14; IDEAL LAUNDRY AND CLEANERS, INC.,SUPP,869.88; INFRARED SYSTEMS GROUP,ISG PART,45; INGRAM LIBRARY SERVICES INC,BKS,1918.47; INLAND TRUCK PARTS,REPAIRS,76.24; INTERNAL REVENUE SERVICE,PYRL W/H,68914.37; INVENTIVE WIRELESS OF NE, LLC,DEP SUP,62.95; J G ELLIOTT CO.INC.,BOND,945; JEFF JOPLIN,TREE REBATE,109.98; JOHN DEERE FINANCIAL,DEP SUP,477.9; JOHN DEERE FINANCIAL,DEPT SUP,131.9; JOHN DEERE FINANCIAL,GRD MTC,128.9; JOHN DEERE FINANCIAL,SUPP,19.98; JOHN DEERE FINANCIAL,DEP SUP,5.53; KIMBALL MIDWEST,SUPP,246.08; KING, TONY,RE-IMBURSEMENT FOR CDL,57.5; KRIZ-DAVIS COMPANY,DEPT SUPPLIES,33.72; LAMONT, SKYLER,LEGAL FEES,23.26; LLOYD A WARNER,BK,14; M.C. SCHAFF & ASSOCIATES,

INC, CONTRACTUAL SVC, 24414.75; MADER, PERRY, SCH CON, 117.52; MAILFINANCE  
 INC, EQUIP LEASE, 106.76; MARKETING CONSULTANTS, DEPT SUP, 104; MENARDS, INC, DEP  
 SUP, 1718.87; MICHAEL B KEMBEL, DOOR REPRS, 120; MUNICIPAL PIPE TOOL CO,  
 LLC, EQUIP MAINT, 450.73; NATHAN JOHNSON, CONF, 980.5; NAT'L LEAGUE OF  
 CITIES, DUES, 1489; NE CHILD SUPPORT PAYMENT CENTER, NE CHILD SUPPORT  
 PYBLE, 2137.81; NE COLORADO CELLULAR, INC, CONTRACTUAL SVC, 36.2; NE DEPT OF  
 REVENUE, SALES & USE TAX, 21552.34; NEBRASKA SAFETY & FIRE EQUIPEMENT  
 INC., BLDG MAIN., 443; NEBRASKA PUBLIC POWER DISTRICT, ELECTRIC, 29334.96;  
 NEBRASKALAND TIRE, VEH MAINT, 14.5; NORTHWEST PIPE FITTINGS, INC. OF  
 SCOTTSBLUFF, DEP SUP, 44.54; PANHANDLE CONCRETE PRODUCTS, INC, DEPT SUP, 704.75;  
 PANHANDLE ENVIRONMENTAL SERVICES INC, SAMPLES, 195; PANHANDLE HUMANE  
 SOCIETY, CONTRCTL SVC, 4964.31; PLATTE VALLEY BANK, DEBT SERVICE, 48888.63;  
 POSTMASTER, POSTAGE, 1005.56; POWERPLAN, EQP MTC, 1577.77; PRO OVERHEAD  
 DOOR, BLD MTC, 968; PROTEX CENTRAL, INC., CONTRACTUAL SVC, 571.29; QUALITY INN &  
 SUITES, CONF, 67.99; QUILL CORP, INVEST SUPPL, 135.88; QUIROZ, MARIA, LEGAL  
 FEES, 23.26; REAMS SPRINKLER SUPPLY CO., GRD MTC, 1380.58; REGION I OFFICE OF  
 HUMAN DEVELOPMENT, CONTRACTUAL SERVICES, 825; REGIONAL CARE INC, HEALTH  
 INS. PREM., 92141.48; RICHARD CELLI, DEP SUP, 39.95; RICHARD JOHNSON, CON SRV, 800;  
 RIVERSIDE ZOOLOGICAL FOUNDATION, CONTRCTL SVC, 87500; ROBERTA J BOYD, PSTG  
 REIM, 6.57; ROOSEVELT PUBLIC POWER DISTRICT, ELECTRIC, 1815.98; RS VENTURES  
 LLC, VEH MAINT, 384.46; S M E C, SMEC EE DEDUCTION, 226; SABRINA SOSA, LEGAL  
 FEES, 31.2; SANDBERG IMPLEMENT, INC, CONTRACTUAL SVC, 303.92; SARGENT  
 IRRIGATION INC., MONITORING WELLS, 37604; SCB FIREFIGHTERS UNION LOCAL  
 1454, FIRE EE DUES, 210; SCHLEUNING, BILL, TREE REBATE, 144.98; SCHOOL-TECH,  
 INC, DEPT SUPPL, 187.08; SCOTTSBLUFF BODY & PAINT, INC, VEH MAINT, 1015;  
 SCOTTSBLUFF POLICE OFFICERS ASSOCIATION, POLICE EE DUES, 396; SCOTTSBLUFF  
 SCREENPRINTING & EMBROIDERY, LLC, DEPT SUPPL, 10; SCOTTSBLUFF SENIOR  
 CENTER, CONTRACT, 5750; SCOTTSBLUFF WINNELSON COMPANY, BUILDING MAIN, 319;  
 SEEDLINGS BRAILLE BOOKS FOR CHILDREN, BKS, 357; SHERIFF'S OFFICE, LEGAL FEES, 355;  
 SHERWIN WILLIAMS, PAINT BEADS, 1060; SIMON CONTRACTORS, CONCRETE, 13319.07;  
 SNELL SERVICES INC., BLDG MAIN, 70; SOURCE GAS, MONTHLY ENERGY FUEL, 743.75;  
 SOURCE ONE ENVIRONMENTAL, DEPT SUP, 568; SPENCER MCMURTRY, SUPPLIES, 1400;  
 STATE HEALTH LAB, SAMPLES, 1659; STATE OF NE., CONTRACTUAL, 630; STATE OF NEBR-  
 DEPT OF ADMIN SVC, MONTHLY LONG DISTANCE, 126.8; STATE OF WYOMING, SCHOOLS &  
 CONF, 1000; STERKEL, LEE, RE-IMBURSEMENT FOR CDL, 57.5; SUHOR INDUSTRIES,  
 INC., SML CPT, 9900; TERRY D SCOTT, VEH MAINT, 431.05; THE CHICAGO LUMBER  
 COMPANY OF OMAHA INC, GRD MTC, 8.78; THE PEAVEY CORP, INVEST SUPPL, 82.2;  
 THOMAS P MILLER & ASSOC, LLC, CONTRCTL SVC, 16633.35; TOMMY'S JOHNNYS INC, CON  
 SRV, 1305; TOTAL FUNDS BY HASLER, PSTGE, 800; TOTAL LANDSCAPE CONCEPTS, DEPT  
 SUP, 9459.57; TRAFFIC SAFETY CORPORATION, DEPT SUP, 5233; TRI-STATE SPRINKLER  
 SYSTEMS, LLC, CONTRACTUAL SVC, 6537.57; TWIN CITY AUTO, INC, SNOW PLOW, 6195.5;  
 TWIN CITY ROOFING & SHEETMETAL, INC, SERVICES, 70568; TYLER TECHNOLOGIES,  
 INC, FEES, 348; UPSTART ENTERPRISES, LLC, DEPT SUPPL, 182.18; US BANK, SPC  
 EVT, 2379.87; VAN PELT FENCING CO, INC, COMPOST FACILITY UPGRADE, 68130; VERIZON  
 WIRELESS, CELL PHONES, 712.92; VOGEL WEST, INC, SUPP - PUMPS, 23.35; WELLS FARGO

BANK N.A.,RETIREMENT,31839.81; WESTERN SURETY COMPANY,BOND,875; WHOLESALE MOTIVE SERVICE INC.,DEP SUP,91.77; WTG MIDWEST, INC,DEPT SUP,1550.34; WYOMING FIRST AID & SAFETY SUPPLY, LLC,FIRST AID KIT SUPP,55.62; YELLMAN, ABBIGAIL,REIM,24.93; UTILITY REFUNDS: KOREY SPENCER, 6.57; JERRY DARNELL 8.01; JERRY L. DARNES 1.46; CHRIS & TIFFANY GEARY, 7.14; FRED & JACOB KRIEG, .21; RICK KUCKKAHN, 8.12; PLATTE VALLEY BANK, 104.40; RICHARD RODRIGUEZ, 87.83; DORIS SCHANEMAN, 6.24; DIANE VANDENBERGE, 2.18; SHARON METCALF, 2.20.

Moved by Mayor Meininger, seconded by Council Member Shaver “to approve the September 15, 2014 Regular minutes as amended,” “YEAS”, Gonzales, McCarthy, Meininger, Shaver and Hilyard, “NAYS” None. Absent: None.

Council reviewed the August 2014 Financial Report.

Mayor Meininger opened the Public Hearing at 6:05 p.m. as scheduled for this date to consider proposed text changes to zoning districts C-2, PBC, R-1B, and R-4, regarding height requirements. City Planner, Annie Folck, explained that there were some discrepancies in our current code regarding the maximum height of buildings in the C-2 zones. Our current code has a maximum height of 25’ for C-2 zones, and the Planning Commission recommended changing this to 35’ to match the residential code and include a maximum height of 45’ for hotels and apartments. She explained that many hotels now are requiring a minimum of three stories, with a special exception for hotels and apartments up to 45’. Anything higher than 45’ will require a special use permit. In addition, the proposed Ordinance includes corrections to clean up the code and make it more user friendly. There were no public comments. The public hearing closed at 6:12 p.m.

Council Member Shaver commented that he would like to require all hotels get a special permit so that surrounding neighborhoods have a chance to comment on the effect of the development on their views.

Mayor Meininger introduced the Ordinance which was read by title on first reading: **AN ORDINANCE OF THE CITY OF SCOTTSBLUFF, NEBRASKA AMENDING AND REVISING CHAPTER 25, ARTICLE 3 OF THE SCOTTSBLUFF MUNICIPAL CODE AND CHAPTER 25, ARTICLE 3 PART OF THE SCOTTSBLUFF ZONING CODE TO REVISE AND AMEND SECTIONS 25-3-4, RURAL RESIDENTIAL ESTATE ZONING (R-1b), SECTION 25-3-7, HEAVY DENSITY MULTIPLE FAMILY DISTRICT (R-4), SECTION 25-3-12, PLANNED BUSINESS CENTER DISTRICT (PBC), AND SECTION 25-3-14, NEIGHBORHOOD COMMERCIAL DISTRICT (C-2), ALL RELATING TO HEIGHT LIMITATIONS BY ADDING NEW HEIGHT LIMITATIONS AND CORRECTING HEIGHT LIMITATIONS IN THE ABOVE NAMED DISTRICTS, REPEALING ALL PRIOR SECTIONS AND PROVIDING FOR AN EFFECTIVE DATE THEREOF.** Council agreed that this Ordinance should have additional readings.

Mayor Meininger opened the public hearing at 6:12 p.m. as advertised for this date to consider a zone change request for proposed Lots 1 - 9, Block 1; & Lots 1 -3, Block 2, Premier Estates Subdivision, 40.9 acres, from A - Agricultural to R-1B Rural Residential. Annie Folck, Planner, explained that this area is located northwest of the Scottsbluff Country Club. The development will be divided into large lots with their own wells and septic systems. The owners have submitted a preliminary plat, and the Planning Commission made a positive recommendation of the zone change at their September 8, 2014 meeting. There were no comments from the public. Mayor Meininger closed the Public Hearing at 6:16 p.m.

Ms. Folck explained that this development is in line with the Comprehensive Master Plan and it makes sense to have septic systems in this area, as it would be difficult to extend city sewer to this area.

Mayor Meininger introduced the Ordinance which was read by title on first reading: **AN ORDINANCE DEALING WITH ZONING, AMENDING SECTION 25-1-4 BY UPDATING THE**

**OFFICIAL ZONING DISTRICT MAP TO SHOW THAT REAL ESTATE PROPOSED TO BE DESCRIBED LOTS 1, 2, 3, 4, 5, 6, 7, 8 AND 9, BLOCK 1, AND LOTS 1, 2 AND 3, PREMIER ESTATES ADDITION CONTAINING AN AREA OF 40.9 ACRES, MORE OR LESS, WHICH IS CURRENTLY ZONED AS AGRICULTURAL (A), WILL NOW BE INCLUDED IN THE RURAL RESIDENTIAL ESTATE ZONE (R-1b) , AND REPEALING PRIOR SECTION 25-1-4.** Council agreed that this Ordinance should have additional readings.

Mayor Meininger opened the Public Hearing at 6:15 p.m. to consider a Class C liquor license application from Racks Sports Bar, LLC dba Backaracks Bar & Grill. Robert Scriptor and Tom Watson, owners, and Police Captain Brian Wasson were sworn in to testify on the liquor license. Moved by Council Member McCarthy, seconded by Council Member Gonzales, "That the following exhibits, presented on behalf of the City Council, be entered into the record: 1) Liquor License Application for Racks Sports Bar, LLC dba Backaracks Bar & Grill; 2) City Council Check List for Section 53-132 (Reissue 2010); 3) Written Statement of Police Chief Kevin Spencer; 4) Written Statement of City Clerk Dickinson; 5) Written Statement of Planning Administrator Urdiales," "YEAS", Gonzales, Shaver, McCarthy, Meininger and Hilyard, "NAYS" None. Absent: None.

Mr. Scriptor explained that they have developed an LLC for the business and are separating the liquor licenses so the Liquor Store and the Bar and Grille have separate licenses. They explained that only the owners will have access to the inventory. They currently have a no-tolerance policy regarding the sale of alcohol to minors, and will result in termination. All employees have a 60 day period to complete their alcohol training course either through the State Patrol or on-line. City Attorney Howard Olsen asked Mr. Watson about any previous licenses he has held. He has a license at his business in Morrill. He explained that approximately a year ago there was a violation at his business, and the employee who sold to a minor was terminated. His experience in serving alcohol includes the past year he has worked at Racks. He has taken the server training classes.

Captain Wasson explained to the Council that the Police Department's investigation did not show any issues that would prevent a positive recommendation regarding the liquor license. He explained that they have received calls from the owners when there were issues with customers, which the Police Department encourages. The owners have been very good to work with in the past. There were no additional comments from the public .

Mayor Meininger closed the public hearing at 6:22 p.m. Moved by Council Member Shaver, seconded by Council Member Gonzales, "to forward a positive recommendation to the Nebraska Liquor License Commission regarding the Class C liquor license application from Racks Sports Bar, LLC dba Backaracks Bar & Grill, 1402 East 20<sup>th</sup> Street, Suite B," "YEAS", Gonzales, Shaver, McCarthy, Meininger and Hilyard, "NAYS" None. Absent: None.

#### **RESOLUTION NO. 14-10-01**

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

1. On October 6, 2014 the matter of the application of Kimberly & Robert Scriptor and Tom Watson, doing business as "Racks Sports Bar, LLC dba Backaracks Bar & Grill" for a Retail Class C liquor license at 1402 East 20<sup>th</sup> St., Scottsbluff, Nebraska, came on for consideration by the Council. The following exhibits were offered and received:

Exhibit 1 - Application of Kimberly & Robert Scriptor and Tom Watson, doing business as "Backaracks Bar & Grill, C 108552"

Exhibit 2 - City Council Check List for Section 53-132 R.R.S. (1984)

Exhibit 3 - Written statement of Police Chief dated October 3, 2014

Exhibit 4 - Written statement of City Clerk dated October 1, 2014

Exhibit 5 - Written statement of Planning Administrator dated September 16, 2014

2. Witnesses were sworn and testimony was received in support of the application at the public hearing on this date from proposed managers and partners in the partnership Robert Scripter and Tom Watson, Chief Kevin Spencer spoke on behalf of the City of Scottsbluff.
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. (Reissue 2010) 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.
5. Based on the above findings, the City Council approves the application and recommends to the Nebraska Liquor Control Commission that a Retail Class C liquor license be issued to Kimberly & Robert Scripter and Tom Watson, doing business as "Backaracks Bar & Grill" at the premises described in the application.
6. The City Clerk shall transmit a copy of this Resolution to the Commission.
7. Cost of publication: \$16.41.

Passed and approved this 6<sup>th</sup> day of October 2014.

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Mayor

ATTEST:

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City Clerk

"seal"

Moved by Mayor Meininger, seconded by Council Member McCarthy, "to forward a positive recommendation to the Nebraska Liquor License Commission naming Robert Scripter as Manager of the Racks Sports Bar, LLC dba Backaracks Bar & Grill, 1402 East 20<sup>th</sup> Street, Suite B, Liquor License," "YEAS", Gonzales, Shaver, McCarthy, Meininger and Hilyard, "NAYS" None. Absent: None.

Moved by Council Member Gonzales, seconded by Council Member Shaver, "to approve the deletion of the Backaracks Sports Bar, 1402 East 20<sup>th</sup> St., Suite B, portion of the Racks Wine and Spirits Liquor License, 1402 East 20<sup>th</sup> St., Suite A, and submit this recommendation to the Nebraska Liquor License Commission," "YEAS", Gonzales, Shaver, McCarthy, Meininger and Hilyard, "NAYS" None. Absent: None.

The item regarding the addition to the Silver Saddle Lounge Class C Liquor License was not discussed as the owner and license manager was not present. Moved by Mayor Meininger, seconded by Council Member McCarthy, "to table the item considering an addition to the Silver Saddle Lounge Class

C Liquor License,” “YEAS”, Gonzales, Shaver, McCarthy, Meininger and Hilyard, “NAYS” None. Absent: None.

Eleanor McNight, FT Express #459 Manager, approached the Council regarding her appointment as liquor license manager at the store located at 121 West 27<sup>th</sup> St., Scottsbluff. She explained that she has been in this type of business since the 1980’s. She has received all alcohol server training classes and said all employees will have the same training. They have 60 days to complete the training after they are hired. The policy regarding sales to minors is no-tolerance and employees are terminated. Mr. Olsen, City Attorney, asked about any liquor sales violations since she has been at FT Express. Ms. McNight said there was one at this location previous to her employment. Her philosophy is no ID, no sales. Moved by Council Member Gonzales, seconded by Council Member Hilyard, “to approve the Liquor License Manager appointment of Eleanor McKnight as the manager of the FT Express #459 liquor license, 121 West 27<sup>th</sup> St., Scottsbluff, and submit a positive recommendation to the Nebraska Liquor Commission,” “YEAS”, Gonzales, Shaver, McCarthy, Meininger and Hilyard, “NAYS” None. Absent: None.

Mayor Meininger asked that the item supporting the Scottsbluff Public Schools Bond issue be placed on the agenda. During his time as the Mayor of Scottsbluff, he has made sure that we work in conjunction with other cities and the school districts. He feels very strongly that the Career Academy is the future of the education component portion of the Economic Development report. The Career Academy building meets the need of this goal. Mayor Meininger said he feels it is time for the Council to support the Scottsbluff Public School District bond efforts. Moved by Mayor Meininger, “to support the Scottsbluff Public School District bond efforts for improvements and addition to the Scottsbluff High School,” “YEAS”, Gonzales, McCarthy, Meininger and Hilyard, “NAYS” Shaver. Absent: None.

Mark Bohl, Public Works Director, gave Council a report on a few changes regarding the snow removal process. Broadway will be cleared from the curb to the center of the road, then all snow removed from the center. In order to accomplish this, the pedestrian crossing signs will need to be removed. The nodes and landscaping which will soon be added to Broadway will also change the snow collection method on Broadway. They would like businesses on Broadway to clear the sidewalk into the street, prior to the snow plow clearing the road. The department has purchased new equipment which will help clear the snow more efficiently. Mr. Kuckkahn added that, hopefully, the driving habits on Broadway have changed with the removal of the traffic lights, so we can feel comfortable about taking out the median pedestrian crossing signs.

Captain Wasson reported on the two digital signs which were purchased by the Business Improvement District, which will hopefully deter speeding downtown. Since the signs flash, it serves as a reminder to other drivers to follow the speed limit. These signs can also generate reports which track traffic counts and speeds. Mayor Meininger expressed his appreciation to the BID for taking the lead on this project.

Regarding the installation of LED lighting, City Manager Kuckkahn reported on the continuation of energy efficiency of our community for the present and the long term. While LED lighting is more expensive initially, the long term cost of installing LED lighting in the new development of 12<sup>th</sup> Avenue will be less. The plan is to start with the new subdivision on 12<sup>th</sup> Avenue and test the efficiency and illumination. The cost is \$2880 for fifteen lights, which is about twice that of sodium. Council Member Shaver commented about the halo effect of LED lights. He added that this was an economical way to test the effects and the efficiency. Mr. Bohl added that these lights should go in around spring of 2015 once grading of new road is complete. Mayor Meininger said he’s met with NPPD many times to discuss replacing the existing street lighting with LED. They have an LED product that fits into the housing of existing lights. He has asked them to replace the sodium lights when they go out with the LED.

Moved by Council Member Shaver, seconded by Council Member Hilyard, “to approve the installation of LED lighting on the new portion of 12<sup>th</sup> Ave.,” “YEAS”, Gonzales, Shaver, McCarthy, Meininger and Hilyard, “NAYS” None. Absent: None.

Captain Wasson presented the Memorandum of Agreement to allow the Police Department to conduct tobacco compliance checks. Moved by Council Member McCarthy, seconded by Council Member Hilyard, "to approve the Memorandum of Agreement between Panhandle Public Health District and the Scottsbluff Police Department to provide tobacco compliance checks and authorize the Mayor to execute the Agreement," "YEAS", Gonzales, Shaver, McCarthy, Meininger and Hilyard, "NAYS" None. Absent: None.

City Manager Kuckkahn reported on the Economic Development Report. The Steering Committee has been reviewing the reports over the past several months and discussing any changes with the consultant. They felt the report was solid and provided the conceptual guidance we needed. There were some concerns regarding the time frame and recommended that we slow the process a little rather than rush to complete the report. The report should be ready to review by October 17<sup>th</sup>, with meetings in November to review and finalize. It was suggested that the Steering Committee expand to include representatives from the School District, Chamber of Commerce and Western Nebraska Community College.

On November 21<sup>st</sup>, consultants will be here to reveal the report to the community. Mr. Kuckkahn suggested the need for a "bridge contract" which will enable the consultants to enhance parts of the report to include charts, etc. to provide a user friendly document. This contract will be presented at the next City Council meeting for consideration.

Mayor Meininger commended City Manager Kuckkahn on the progress of the report and emphasized how important it is to not lose the momentum of this project. He feels strongly that Mr. Kuckkahn needs to take the lead to make sure this report doesn't sit on the shelf. Moved by Mayor Meininger, seconded by Council Member Gonzales that "City Manager Rick Kuckkahn be directed to take the lead implementing the Economic Development Plan and coordinating with the other entities affected by the plan," "YEAS", Gonzales, Shaver, McCarthy, Meininger and Hilyard, "NAYS" None. Absent: None.

Council Member Shaver asked what changes were made to the report. Mr. Kuckkahn responded that they generalized the agency assignment rather than listing specific agencies. Council Member Hilyard commented that they also added reports dealing with oil and gas sustainability and the excellent access to the railroad. There were no substantive changes to the report.

Council Member Gonzales commented that Mr. Kuckkahn was an important part of this process, and his extensive Economic Development background will be captured and utilized so the City can take a larger role in Economic Development.

Under Council Reports, Mayor Meininger reported that representatives from the Federal Reserve will be at the Civic Center Wednesday night at 5:30 p.m. Mr. Kuckkahn reported that vendors are receiving their payments electronically, however some don't realize their payments have been received, one of which is the Senior Center. Staff will help vendors with this new process. Council Member Shaver reported on the emergency table top exercise he attended and commended the excellent emergency response staff.

Moved by Council Member Shaver, seconded by Council Member McCarthy, "to adjourn the meeting at 6:55 p.m.," "YEAS", Gonzales, Shaver, McCarthy, Meininger and Hilyard, "NAYS" None. Absent: None.

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Mayor

ATTEST:

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City Clerk  
"SEAL"

# **City of Scottsbluff, Nebraska**

**Monday, October 20, 2014**

**Regular Meeting**

## **Item Consent2**

**Council to acknowledge the claim from Platte Valley Bank in the amount of \$594.71 for a broken window.**

**Staff Contact: Cindy Dickinson, City Clerk**



## Cindy Dickinson

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**From:** Galen Larson <glarson@pvbank.com>  
**Sent:** Monday, September 08, 2014 7:43 AM  
**To:** Cindy Dickinson  
**Subject:** PVB broken window  
**Attachments:** window close up.JPG; window wood chip.JPG; window.JPG

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good morning Cindy,

A little commentary on the events of Wednesday Sept. 3, 2014. (Short version)

About 2 pm on Wednesday Sept. 3, a wood chip was thrown from an orange grass mower and hit the East window in my office. The chip was thrown from the wood chips surrounding a blue spruce tree in the park between Platte Valley Bank and Carr Trumbull Lumber building. The distance is estimated to be around 120-140 feet.

Rick Deeds and the gentleman on the mower come over to investigate on Thursday morning as well.

We have called Thompson Glass to come and replace the window.

I would ask that the City of Scottsbluff reimburse PVB on the unfortunate damage.

Thank you Cindy and if you need anything more please contact me.



**Galen Larson**

Senior Vice President

**Platte Valley Bank**

P.O. Box 2308/1212 Circle Drive

Scottsbluff, NE 69363-2308

308-635-7733

[glarson@pvbank.com](mailto:glarson@pvbank.com)

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## Thompson Glass, Inc. Federal ID# 91-1829090

Federal ID# 91-1829090

## JOB INVOICE

No 73726

1702 Avenue B

Scottsbluff, NE 69361

308-635-3350 • fax 308-632-8111

CUSTOMER ORDER NO.	DATE ORDERED	10/3/14
ORDER TAKEN BY	DATE PROMISED	<input type="checkbox"/> A.M. <input type="checkbox"/> P.M.
	PHONE H	
	PHONE W	
601	COMPLETED BY	
John: Haylen Larsen		<input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> CONTRACT <input type="checkbox"/> AUTO

QUANT.	DESCRIPTION OF MATERIAL USED	PRICE	AMOUNT
1	47 1/4 x 67 1/16 x 1 insulated unit w 1/4 bronze heat strengthened over 1/4 clear e-clear glass.		413.75
	Flavor 4.5. Call		142.05

Terms - Net cash by 10th of the month following purchase. Your finance charge is computed by a single periodic rate of 1 1/2 % per month on balances past due and unpaid on the 25th of the month which is an annual percentage rate of 18%.

*Thank You  
We Appreciate Your Business*

I hereby acknowledge the satisfactory completion of the above work.

SIGNATURE	DATE COMPLETED / /	TOTAL	594
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WHITE - CUSTOMER COPY

YELLOW - OFFICE COPY

PINK - OFFICE COPY

# **City of Scottsbluff, Nebraska**

**Monday, October 20, 2014**

**Regular Meeting**

## **Item Claims1**

### **October 20, 2014 Claims**

**Staff Contact: Renae Griffiths, Finance Director**



City of Scottsbluff, NE

# Open Payable Report

As Of 10/20/2014

Summarized by Payable Account

Payable Number	Description	Vendor	Post Date	Payable Amount	Di	Shi	Ta	Net Amount
					sc	ppi	x	
<b>Payable Account:</b>	<b><u>713-21111 - ACCOUNTS PAYABLE</u></b>							
<a href="#">0000348104</a>	Cont svcs	OCLC ONLINE COMPUTER L	09/30/2014	300.85	0	0	0	300.85
<a href="#">00094268</a>	RADIOLOGICAL CONTAMINANT	IN-SITU, INC	09/30/2014	8083.34	0	0	0	8083.34
<a href="#">0248144</a>	CON SRV	IDEAL LAUNDRY AND CLEAN	09/30/2014	8.99	0	0	0	8.99
<a href="#">025-107022</a>	FEES	TYLER TECHNOLOGIES, INC	09/30/2014	966.25	0	0	0	966.25
<a href="#">02601</a>	DEP SUP	GENERAL ELECTRIC CAPITAL	09/30/2014	57.94	0	0	0	57.94
<a href="#">0260467</a>	CON SRV	IDEAL LAUNDRY AND CLEAN	09/30/2014	9.53	0	0	0	9.53
<a href="#">057367</a>	vehicle mtnc	DALE'S TIRE & RETREADING	09/30/2014	7	0	0	0	7
<a href="#">09.30.14</a>	dept. dues	NEBRASKA STATE VOLUNTE	09/30/2014	380	0	0	0	380
<a href="#">09-30-14</a>	CONTRACT	COREY FULLER	09/30/2014	264.6	0	0	0	264.6
<a href="#">09302014</a>	data modem	DIGITAL HIGHWAY, INC	09/30/2014	1018.65	0	0	0	1018.65
<a href="#">0930-24</a>	DEPT CNTRCL SRVCS	SCOTTSBLUFF LANDSCAPIN	09/30/2014	2325	0	0	0	2325
<a href="#">0930-25</a>	DEPT CNTRCL SRVCS	SCOTTSBLUFF LANDSCAPIN	09/30/2014	2483	0	0	0	2483
<a href="#">10/6/2014 HSA FEES</a>	CONTRACT	PLATTE VALLEY BANK	09/30/2014	710	0	0	0	710
<a href="#">11484</a>	Equip. main.	INTRALINKS, INC	09/30/2014	37.5	0	0	0	37.5
<a href="#">125-435964</a>	CONDUIT	CRESCENT ELECT. SUPPLY C	09/30/2014	27.23	0	0	0	27.23
<a href="#">13104185</a>	LEGAL PUB	MIDLANDS NEWSPAPERS, II	09/30/2014	17.94	0	0	0	17.94
<a href="#">141008</a>	SAMPLES	PANHANDLE ENVIRONMEN	09/30/2014	45	0	0	0	45
<a href="#">141020</a>	SAMPLES	PANHANDLE ENVIRONMEN	09/30/2014	54	0	0	0	54
<a href="#">141028</a>	SAMPLES	PANHANDLE ENVIRONMEN	09/30/2014	19	0	0	0	19
<a href="#">141871674</a>	CONSULTING-INVESTIGATION	CELLCO PARTNERSHIP	09/30/2014	100	0	0	0	100
<a href="#">14309</a>	DEP SUP	JIRDON AGRI CHEM.INC.	09/30/2014	3902.01	0	0	0	3902.01
<a href="#">14378</a>	BELTLINE WATER MAIN PROJEC	M.C. SCHAFF & ASSOCIATES	09/30/2014	8035	0	0	0	8035
<a href="#">14379</a>	COMPOST FACILITY ENGINEERI	M.C. SCHAFF & ASSOCIATES	09/30/2014	5352	0	0	0	5352
<a href="#">156590</a>	TOW SERVICE	SCOTTSBLUFF BODY & PAI	09/30/2014	105	0	0	0	105
<a href="#">159058</a>	RENT-MACH	COMPUTER CONNECTION II	09/30/2014	51.38	0	0	0	51.38
<a href="#">1610881-20140930</a>	CONSULTING	LEXISNEXIS RISK DATA MAN	09/30/2014	100	0	0	0	100
<a href="#">195094</a>	DEP SUP	CONTRACTORS MATERIALS	09/30/2014	136.22	0	0	0	136.22
<a href="#">195178</a>	DEP SUP	CONTRACTORS MATERIALS	09/30/2014	26.46	0	0	0	26.46
<a href="#">19840</a>	Dept Supp	CULLIGAN OF SCOTTSBLUFF	09/30/2014	24.3	0	0	0	24.3
<a href="#">199805</a>	SCH CON	HOLIDAY INN EXPRESS-KEA	09/30/2014	169.9	0	0	0	169.9
<a href="#">2014 4463</a>	LEG FEE	REGISTER OF DEEDS	09/30/2014	16	0	0	0	16
<a href="#">2014 Sept</a>	Legal Fees	NE DEPT OF REVENUE	09/30/2014	361.53	0	0	0	361.53
<a href="#">2014 Sept</a>	Legal Publishing	MIDLANDS NEWSPAPERS, II	09/30/2014	2210.58	0	0	0	2210.58
<a href="#">206010</a>	SCHOOLS & CONF	CONSOLIDATED MANAGEM	09/30/2014	106.75	0	0	0	106.75
<a href="#">215014</a>	contractual services	REGION I OFFICE OF HUMA	09/30/2014	825	0	0	0	825
<a href="#">21968</a>	Veh Maint	SCOTTSBLUFF MOTOR CO, I	09/30/2014	207.58	0	0	0	207.58
<a href="#">259913</a>	UNIFORMS	IDEAL LAUNDRY AND CLEAN	09/30/2014	96.39	0	0	0	96.39
<a href="#">272039</a>	Cont svcs	UNIQUE MANAGEMENT SEI	09/30/2014	590.7	0	0	0	590.7
<a href="#">33623</a>	VEH MAINT	SCOTTSBLUFF BODY & PAI	09/30/2014	80.98	0	0	0	80.98
<a href="#">337916</a>	EQP MTC	GERING VALLEY PLUMBING	09/30/2014	3500	0	0	0	3500
<a href="#">3396</a>	DEPT CNTRCL SRVCS	ANITA'S GREENSCAPING IN	09/30/2014	175	0	0	0	175
<a href="#">3397</a>	DEPT CNTRCL SRVCS	ANITA'S GREENSCAPING IN	09/30/2014	106	0	0	0	106
<a href="#">3398</a>	DEPT CNTRCL SRVCS	ANITA'S GREENSCAPING IN	09/30/2014	175	0	0	0	175
<a href="#">3399</a>	DEPT CNTRCL SRVCS	ANITA'S GREENSCAPING IN	09/30/2014	150	0	0	0	150
<a href="#">364994</a>	CONCRETE	SIMON CONTRACTORS	09/30/2014	735.75	0	0	0	735.75
<a href="#">364995</a>	CONCRETE	SIMON CONTRACTORS	09/30/2014	237.5	0	0	0	237.5
<a href="#">364996</a>	CONCRETE	SIMON CONTRACTORS	09/30/2014	475	0	0	0	475
<a href="#">364997</a>	CONCRETE	SIMON CONTRACTORS	09/30/2014	237.5	0	0	0	237.5
<a href="#">364998</a>	CONCRETE	SIMON CONTRACTORS	09/30/2014	617.5	0	0	0	617.5
<a href="#">365484</a>	CONCRETE	SIMON CONTRACTORS	09/30/2014	237.5	0	0	0	237.5
<a href="#">369722</a>	CONCRETE	SIMON CONTRACTORS	09/30/2014	163.5	0	0	0	163.5
<a href="#">37803</a>	SUPP - REBAR	B&C STEEL CORPORATION	09/30/2014	7.56	0	0	0	7.56
<a href="#">39634</a>	Dept sup	CLARK PRINTING LLC	09/30/2014	177.05	0	0	0	177.05
<a href="#">40438</a>	Equip repairs	ACTION COMMUNICATION	09/30/2014	387	0	0	0	387
<a href="#">40665</a>	Business Trvl	SCOTTSBLUFF/GERING CHA	09/30/2014	120	0	0	0	120
<a href="#">4090168</a>	Contrl Svc	ONE CALL CONCEPTS	09/30/2014	197.45	0	0	0	197.45
<a href="#">40920</a>	Equip repairs	ACTION COMMUNICATION	09/30/2014	400	0	0	0	400
<a href="#">40921</a>	Equip repairs	ACTION COMMUNICATION	09/30/2014	475	0	0	0	475

<a href="#">415</a>	VEH MAINT	RS VENTURES LLC	09/30/2014	29	0	0	0	29
<a href="#">421</a>	Bks	KAREN L SCHUTTE	09/30/2014	34	0	0	0	34
<a href="#">4360-4360</a>	SERVICES	TWIN CITY ROOFING & SHE	09/30/2014	10347	0	0	0	10347
<a href="#">449</a>	VEH MAINT	RS VENTURES LLC	09/30/2014	29	0	0	0	29
<a href="#">450</a>	VEH MAINT	RS VENTURES LLC	09/30/2014	29	0	0	0	29
<a href="#">454290</a>	uniforms	ALAMAR CORP	09/30/2014	804.18	0	0	0	804.18
<a href="#">460409</a>	uniforms	ALAMAR CORP	09/30/2014	1874.28	0	0	0	1874.28
<a href="#">472405</a>	copy main	CAPITAL BUSINESS SYSTEM:	09/30/2014	146.71	0	0	0	146.71
<a href="#">472406</a>	Equip Maint	CAPITAL BUSINESS SYSTEM:	09/30/2014	70.93	0	0	0	70.93
<a href="#">4730</a>	EQP MTC	MOWER SHOP, THE	09/30/2014	6.26	0	0	0	6.26
<a href="#">4753</a>	EQP MTC	MOWER SHOP, THE	09/30/2014	183.98	0	0	0	183.98
<a href="#">5318</a>	motel for training	HOLIDAY INN EXPRESS BELL	09/30/2014	996	0	0	0	996
<a href="#">575212</a>	Schools/conf	PANHANDLE COOPERATIVE	09/30/2014	-4.53	0	0	0	-4.53
<a href="#">58380-2</a>	DEPT CNTRCL SRVCS	RUSHMORE MEDIA COMPA	09/30/2014	300	0	0	0	300
<a href="#">58383-2</a>	DEPT CNTRCL SRVCS	RUSHMORE MEDIA COMPA	09/30/2014	12.5	0	0	0	12.5
<a href="#">58384-2</a>	DEPT CNTRCL SRVCS	RUSHMORE MEDIA COMPA	09/30/2014	12.5	0	0	0	12.5
<a href="#">6011</a>	DEPT CNTRCL SRVCS	SCB COUNTY	09/30/2014	199	0	0	0	199
<a href="#">68312</a>	BLD MTC	MENARDS, INC	09/30/2014	61.07	0	0	0	61.07
<a href="#">68332</a>	DEP SUP	MENARDS, INC	09/30/2014	13.7	0	0	0	13.7
<a href="#">68702</a>	SUPP - CONDUIT	MENARDS, INC	09/30/2014	119.97	0	0	0	119.97
<a href="#">68722</a>	dept supplies	MENARDS, INC	09/30/2014	164.66	0	0	0	164.66
<a href="#">765440</a>	CONTRACT	NEBRASKA INTERACTIVE, LL	09/30/2014	3	0	0	0	3
<a href="#">80695000</a>	Bks	INGRAM LIBRARY SERVICES	09/30/2014	236.29	0	0	0	236.29
<a href="#">80800022</a>	Bks	INGRAM LIBRARY SERVICES	09/30/2014	291.17	0	0	0	291.17
<a href="#">86261</a>	DEP SUP	ZM LUMBER INC	09/30/2014	40.93	0	0	0	40.93
<a href="#">8704</a>	CIP	BOX ELDER VALLEY, INC	09/30/2014	24500	0	0	0	24500
<a href="#">9.30.14</a>	fuel	PANHANDLE COOPERATIVE	09/30/2014	1121.04	0	0	0	1121.04
<a href="#">955459</a>	EQP MTC	HEILBRUN'S INC.	09/30/2014	2.59	0	0	0	2.59
<a href="#">9661-9</a>	supplies	FYR-TEK	09/30/2014	980	0	0	0	980
<a href="#">9668-9</a>	supplies	FYR-TEK	09/30/2014	4318.6	0	0	0	4318.6
<a href="#">9732862142</a>	CELL PHONE	VERIZON WIRELESS	09/30/2014	129.75	0	0	0	129.75
<a href="#">9733031128</a>	CELL PHONE	VERIZON WIRELESS	09/30/2014	15.85	0	0	0	15.85
<a href="#">985049</a>	vehicle mtnc	WALTON, BIRUTA D	09/30/2014	200	0	0	0	200
<a href="#">A29699</a>	DEP SUP	JOHN DEERE FINANCIAL	09/30/2014	69.26	0	0	0	69.26
<a href="#">Culligan09.28.14</a>	Dept sup	CULLIGAN OF SCOTTSBLUFF	09/30/2014	89.1	0	0	0	89.1
<a href="#">CW080914</a>	VEH MAINT	WESTERN TRAVEL TERMINA	09/30/2014	13	0	0	0	13
<a href="#">CW080914 WTR</a>	VEH MAINT	WESTERN TRAVEL TERMINA	09/30/2014	39	0	0	0	39
<a href="#">Dev S. 09/14</a>	DEPT FUEL	PANHANDLE COOPERATIVE	09/30/2014	298.02	0	0	0	298.02
<a href="#">INV0000999</a>	disposal fees	CITY OF GERING	09/30/2014	42022.08	0	0	0	42022.08
<a href="#">INV0001000</a>	dept supplies	HEILBRUN'S INC.	09/30/2014	964.09	0	0	0	964.09
<a href="#">INV0001001</a>	dept supplies	CULLIGAN OF SCOTTSBLUFF	09/30/2014	43.4	0	0	0	43.4
<a href="#">INV0001002</a>	dept supplies	IDEAL LAUNDRY AND CLEAN	09/30/2014	180.45	0	0	0	180.45
<a href="#">INV0001016</a>	GASOLINE	PANHANDLE COOPERATIVE	09/30/2014	4649.91	0	0	0	4649.91
<a href="#">INV0001017</a>	Legal Fees	SCOTTS BLUFF COUNTY COI	09/30/2014	340	0	0	0	340
<a href="#">INV0001021</a>	Legal Fees	SHERIFF'S OFFICE	09/30/2014	571.52	0	0	0	571.52
<a href="#">INV0001022</a>	Electric	NEBRASKA PUBLIC POWER	09/30/2014	45922.5	0	0	0	45922.5
<a href="#">INV0001036</a>	Contcl Svc	SIMMONS OLSEN LAW FIRM	09/30/2014	12942.12	0	0	0	12942.12
<a href="#">INV0001038</a>	Schools/Conf	PANHANDLE COOPERATIVE	09/30/2014	86.61	0	0	0	86.61
<a href="#">INV0001039</a>	gasoline	PANHANDLE COOPERATIVE	09/30/2014	11067.18	0	0	0	11067.18
<a href="#">INV0001041</a>	SPLASH EXP	SCOTTSBLUFF PUBLIC SCHC	09/30/2014	14163.22	0	0	0	14163.22
<a href="#">IV55771</a>	FILTER FOR MILLER	SANDBERG IMPLEMENT, IN	09/30/2014	28.18	0	0	0	28.18
<a href="#">LSM-0930-20</a>	GRD MTC	SCOTTSBLUFF LANDSCAPIN	09/30/2014	425	0	0	0	425
<a href="#">N105-00401</a>	ems class fee	US BANK	09/30/2014	125	0	0	0	125
<a href="#">N105-N5316</a>	EMS class fee	US BANK	09/30/2014	125	0	0	0	125
<a href="#">PLS Inv. 10.07.14</a>	Equip main	PANHANDLE LIBRARY SYSTE	09/30/2014	19	0	0	0	19
<a href="#">r00026787</a>	PRK RFN	BRIAN HANNAWALD	09/30/2014	25	0	0	0	25
<a href="#">S64955</a>	EQP MTC	FRANK IMPLEMENT CO	09/30/2014	240.55	0	0	0	240.55
<a href="#">S65000</a>	EQP MTC	FRANK IMPLEMENT CO	09/30/2014	443.83	0	0	0	443.83
<a href="#">S65040</a>	EQP MTC	FRANK IMPLEMENT CO	09/30/2014	78.75	0	0	0	78.75
<a href="#">S65094</a>	EQP MTC	FRANK IMPLEMENT CO	09/30/2014	521.1	0	0	0	521.1
<a href="#">S65133</a>	EQP MTC	FRANK IMPLEMENT CO	09/30/2014	243.06	0	0	0	243.06
<a href="#">S65956</a>	EQP MTC	FRANK IMPLEMENT CO	09/30/2014	432.51	0	0	0	432.51
<a href="#">SBDN0240</a>	disposal fees	GOLD WATCH LLC	09/30/2014	1500	0	0	0	1500
<a href="#">SC 100566</a>	CONTRACT	WESTERN PATHOLOGY COM	09/30/2014	102	0	0	0	102
<a href="#">SEPT 2014</a>	FUEL	PANHANDLE COOPERATIVE	09/30/2014	3390.88	0	0	0	3390.88
<a href="#">SEPT 2014</a>	REFUND	SHERRYL GREEN	09/30/2014	27.23	0	0	0	27.23
<a href="#">SEPT 2014 WTR</a>	FUEL	PANHANDLE COOPERATIVE	09/30/2014	1915.42	0	0	0	1915.42
<a href="#">SEPT.1</a>	UNLEADED GASOLINE	PANHANDLE COOPERATIVE	09/30/2014	1647.98	0	0	0	1647.98
<a href="#">SEPT.2</a>	DIESEL FUEL	PANHANDLE COOPERATIVE	09/30/2014	1343.67	0	0	0	1343.67

<a href="#">SEPTEMBER 2014</a>	COMPOST FACILITY UPGRADE	VAN PELT FENCING CO, INC	09/30/2014	2290	0	0	0	2290
<a href="#">SEPTEMBER 2014 W/</a>	FUEL	PANHANDLE COOPERATIVE	09/30/2014	2851.35	0	0	0	2851.35
<a href="#">SO252306</a>	JAN SUP	IDEAL LAUNDRY AND CLEA	09/30/2014	79.57	0	0	0	79.57
<a href="#">SO253047</a>	DEP SUP	IDEAL LAUNDRY AND CLEA	09/30/2014	121.68	0	0	0	121.68
<a href="#">SO255613</a>	JAN SUP	IDEAL LAUNDRY AND CLEA	09/30/2014	30.15	0	0	0	30.15
<a href="#">SO255694</a>	JAN SUP	IDEAL LAUNDRY AND CLEA	09/30/2014	28.44	0	0	0	28.44
<a href="#">SO256183</a>	JAN SUP	IDEAL LAUNDRY AND CLEA	09/30/2014	3.8	0	0	0	3.8
<a href="#">SO256855</a>	JAN SUP	IDEAL LAUNDRY AND CLEA	09/30/2014	75.23	0	0	0	75.23
<a href="#">SO262554</a>	DEP SUP	IDEAL LAUNDRY AND CLEA	09/30/2014	72.6	0	0	0	72.6
<a href="#">SO263072</a>	DEP SUP	IDEAL LAUNDRY AND CLEA	09/30/2014	133.97	0	0	0	133.97
<a href="#">StrmWtr 09/14</a>	DEPT FUEL	PANHANDLE COOPERATIVE	09/30/2014	47.49	0	0	0	47.49
<a href="#">TotalfundsbyHaslerO</a>	Pstg	TOTAL FUNDS BY HASLER	09/30/2014	500	0	0	0	500
<a href="#">WO59468</a>	REPAIR SWEEPER	SANDBERG IMPLEMENT, IN	09/30/2014	987.42	0	0	0	987.42
<a href="#">109</a>	TREE REBATE	MOSCRIP, KAREN	10/06/2014	109.98	0	0	0	109.98
<a href="#">0262487</a>	CONTRACTUAL SVC	IDEAL LAUNDRY AND CLEA	10/20/2014	27.55	0	0	0	27.55
<a href="#">04153</a>	UNIFORM & CLOTHING	GENERAL ELECTRIC CAPITAI	10/20/2014	42.23	0	0	0	42.23
<a href="#">05024</a>	DEP SUP	GENERAL ELECTRIC CAPITAI	10/20/2014	385.26	0	0	0	385.26
<a href="#">05601</a>	DEP SUP	GENERAL ELECTRIC CAPITAI	10/20/2014	222.68	0	0	0	222.68
<a href="#">057627</a>	EQP MTC	DALE'S TIRE & RETREADING	10/20/2014	332	0	0	0	332
<a href="#">057641</a>	VEH MTC	DALE'S TIRE & RETREADING	10/20/2014	15	0	0	0	15
<a href="#">057704</a>	VEH MAINT	DALE'S TIRE & RETREADING	10/20/2014	25	0	0	0	25
<a href="#">059555</a>	Equip repairs	SANDBERG IMPLEMENT, IN	10/20/2014	67.66	0	0	0	67.66
<a href="#">08601</a>	DEP SUP	GENERAL ELECTRIC CAPITAI	10/20/2014	225.79	0	0	0	225.79
<a href="#">10.1.14</a>	assc. dues	NEBRASKA FIRE CHIEFS' ASS	10/20/2014	50	0	0	0	50
<a href="#">10.12.14</a>	NFA training	ANTHONY J MURPHY	10/20/2014	1107.18	0	0	0	1107.18
<a href="#">1000003262</a>	Dtbs sbscrp	EBSCO INDUSTRIES, INC	10/20/2014	3645	0	0	0	3645
<a href="#">10418886</a>	DEPT.SUPPL.	ACTION COMMUNICATION	10/20/2014	55	0	0	0	55
<a href="#">1149 Dev S.</a>	DEPT CNTRCL SRVCS	BEEHIVE INDUSTRIES,LLC	10/20/2014	8425	0	0	0	8425
<a href="#">1149 S.W.</a>	DEPT CNTRCL SRVCS	BEEHIVE INDUSTRIES,LLC	10/20/2014	5625	0	0	0	5625
<a href="#">1149 WTR</a>	CONTRACTUAL SVC	BEEHIVE INDUSTRIES,LLC	10/20/2014	5625	0	0	0	5625
<a href="#">1149 WW</a>	CONTRACTUAL SVC	BEEHIVE INDUSTRIES,LLC	10/20/2014	5625	0	0	0	5625
<a href="#">121076</a>	TRAINING RENEWAL	FRED PRYOR SEMINARS	10/20/2014	199	0	0	0	199
<a href="#">1220486</a>	Bks	CENTER POINT INC	10/20/2014	1545.54	0	0	0	1545.54
<a href="#">1242760047</a>	vehicle mtnc	FLOYD'S TRUCK CENTER, IN	10/20/2014	296.55	0	0	0	296.55
<a href="#">128865</a>	GRD MTC	CITY OF GERING	10/20/2014	12	0	0	0	12
<a href="#">14450</a>	DEP SUP	JIRDON AGRI CHEM.INC.	10/20/2014	65	0	0	0	65
<a href="#">1657360453</a>	SUPP	AUTOZONE STORES, INC	10/20/2014	4.97	0	0	0	4.97
<a href="#">170073</a>	DEPT SUP	WYOMING FIRST AID & SAF	10/20/2014	84.73	0	0	0	84.73
<a href="#">195232</a>	SUPP	CONTRACTORS MATERIALS	10/20/2014	208.98	0	0	0	208.98
<a href="#">2014 10/3</a>	Postage	NEOPOST	10/20/2014	1000	0	0	0	1000
<a href="#">203502</a>	equipment mtnc	POWERPLAN	10/20/2014	218.45	0	0	0	218.45
<a href="#">206045</a>	SCHOOLS & CONF	CONSOLIDATED MANAGEM	10/20/2014	97.25	0	0	0	97.25
<a href="#">206089</a>	DEPT SUP	NORTHWEST PIPE FITTINGS	10/20/2014	20.01	0	0	0	20.01
<a href="#">206215</a>	DEP SUP	NORTHWEST PIPE FITTINGS	10/20/2014	21.46	0	0	0	21.46
<a href="#">207867</a>	PARTS FOR GRADER	POWERPLAN	10/20/2014	592.64	0	0	0	592.64
<a href="#">2091</a>	Dept Supp	CHRIS REYES	10/20/2014	470	0	0	0	470
<a href="#">211278</a>	PARTS FOR GRADER	POWERPLAN	10/20/2014	-1.92	0	0	0	-1.92
<a href="#">261624</a>	SUPP	IDEAL LAUNDRY AND CLEA	10/20/2014	43.53	0	0	0	43.53
<a href="#">264775</a>	SUPP	IDEAL LAUNDRY AND CLEA	10/20/2014	43.53	0	0	0	43.53
<a href="#">3029120</a>	DEPT SUPPL	SCOTTSBLUFF SCREENPRIN	10/20/2014	85	0	0	0	85
<a href="#">307011</a>	Janitorial Supp	BLUFFS SANITARY SUPPLY II	10/20/2014	12.72	0	0	0	12.72
<a href="#">307106</a>	DEPT SUP	BLUFFS SANITARY SUPPLY II	10/20/2014	62.43	0	0	0	62.43
<a href="#">307197</a>	DEPT & JANIT SUPPL	BLUFFS SANITARY SUPPLY II	10/20/2014	263.41	0	0	0	263.41
<a href="#">307338</a>	DEP SUP	BLUFFS SANITARY SUPPLY II	10/20/2014	43.34	0	0	0	43.34
<a href="#">307345</a>	DEP SUP	BLUFFS SANITARY SUPPLY II	10/20/2014	4.16	0	0	0	4.16
<a href="#">307366</a>	Dept Supp	BLUFFS SANITARY SUPPLY II	10/20/2014	67.05	0	0	0	67.05
<a href="#">312155</a>	RENT-LAND	RAILROAD MANAGEMENT C	10/20/2014	146.16	0	0	0	146.16
<a href="#">312156</a>	RENT - LAND	RAILROAD MANAGEMENT C	10/20/2014	146.16	0	0	0	146.16
<a href="#">35564</a>	BUILDING MAINT	NELSON ELECTRIC MOTOR S	10/20/2014	108.39	0	0	0	108.39
<a href="#">371442</a>	CONCRETE	SIMON CONTRACTORS	10/20/2014	855	0	0	0	855
<a href="#">371443</a>	CONCRETE	SIMON CONTRACTORS	10/20/2014	500	0	0	0	500
<a href="#">3785867</a>	FEES	US BANK	10/20/2014	1450	0	0	0	1450
<a href="#">38911</a>	DEP SUP	CITIBANK N.A.	10/20/2014	35.27	0	0	0	35.27
<a href="#">39265</a>	DEPT SUP	CITIBANK N.A.	10/20/2014	288.65	0	0	0	288.65
<a href="#">40664</a>	DEPT SUPPL	UPSTART ENTERPRISES, LLC	10/20/2014	86.99	0	0	0	86.99
<a href="#">459944</a>	UNIFORMS	ALAMAR CORP	10/20/2014	30	0	12	0	42.1
<a href="#">50198</a>	CONCRETE	CEMENTER'S INC	10/20/2014	420	0	0	0	420
<a href="#">50213</a>	DEPT SUP	CEMENTER'S INC	10/20/2014	192.6	0	0	0	192.6
<a href="#">53089106</a>	UNIFORM & CLOTHING	JOHN DEERE FINANCIAL	10/20/2014	94.94	0	0	0	94.94



<a href="#">53090942</a>	DEP SUP	JOHN DEERE FINANCIAL	10/20/2014	224.5	0	0	0	224.5
<a href="#">53091075</a>	DEP SUP	JOHN DEERE FINANCIAL	10/20/2014	269.4	0	0	0	269.4
<a href="#">53091110</a>	UNIFORM CLOTHING	JOHN DEERE FINANCIAL	10/20/2014	221.53	0	0	0	221.53
<a href="#">53091381</a>	UNIFORM CLOTHING	JOHN DEERE FINANCIAL	10/20/2014	31.64	0	0	0	31.64
<a href="#">56811</a>	PARTS - PUMP	WESTERN COOPERATIVE CC	10/20/2014	191.86	0	0	0	191.86
<a href="#">57571</a>	VEH MTC	DALE'S TIRE & RETREADING	10/20/2014	15.5	0	0	0	15.5
<a href="#">57609</a>	VEH MTC	DALE'S TIRE & RETREADING	10/20/2014	15	0	0	0	15
<a href="#">68482</a>	SCHOOLS & CONF	WIN INVESTMENTS INC	10/20/2014	242.85	0	0	0	242.85
<a href="#">68797</a>	VEHICLE MAINT	MENARDS, INC	10/20/2014	12.99	0	0	0	12.99
<a href="#">68820</a>	DEP SUP	MENARDS, INC	10/20/2014	51.45	0	0	0	51.45
<a href="#">68954</a>	DEPT SUP	MENARDS, INC	10/20/2014	8.56	0	0	0	8.56
<a href="#">68981</a>	DEP SUP	MENARDS, INC	10/20/2014	16.02	0	0	0	16.02
<a href="#">6918</a>	Volunteer Ins.	J G ELLIOTT CO.INC.	10/20/2014	210	0	0	0	210
<a href="#">69293</a>	DEP SUP	MENARDS, INC	10/20/2014	62.98	0	0	0	62.98
<a href="#">69388</a>	DEP SUP	MENARDS, INC	10/20/2014	56.91	0	0	0	56.91
<a href="#">71912</a>	UNIFORM CLOTHING	BROWN'S SHOE FIT, CO.	10/20/2014	192.59	0	0	0	192.59
<a href="#">71941</a>	UNIFORM & CLOTHING	BROWN'S SHOE FIT, CO.	10/20/2014	162	0	0	0	162
<a href="#">71942</a>	UNIFORM & CLOTHING	BROWN'S SHOE FIT, CO.	10/20/2014	159.99	0	0	0	159.99
<a href="#">71944</a>	UNIFORM & CLOTHING	BROWN'S SHOE FIT, CO.	10/20/2014	197.99	0	0	0	197.99
<a href="#">71945</a>	UNIFORM & CLOTHING	BROWN'S SHOE FIT, CO.	10/20/2014	180	0	0	0	180
<a href="#">7255 LIABILITY</a>	PREMIUMS	LEAGUE ASSOCIATION OF R	10/20/2014	120154	0	0	0	120154
<a href="#">7255 PROP</a>	PREMIUM	LEAGUE ASSOCIATION OF R	10/20/2014	123066.88	0	0	0	123066.88
<a href="#">7255 VEHICLES</a>	PREMIUMS	LEAGUE ASSOCIATION OF R	10/20/2014	77781	0	0	0	77781
<a href="#">7255 WORK COMP</a>	PREMIUMS	LEAGUE ASSOCIATION OF R	10/20/2014	288270.43	0	0	0	288270.43
<a href="#">76366</a>	BLD MTC	ASSOCIATED SUPPLY CO, IN	10/20/2014	1179.02	0	0	0	1179.02
<a href="#">768-001</a>	Dept Supp	CYNTHIA GREEN	10/20/2014	129.28	0	0	0	129.28
<a href="#">768-002</a>	Dept Supp	CYNTHIA GREEN	10/20/2014	20.98	0	0	0	20.98
<a href="#">86271</a>	DEP SUP	ZM LUMBER INC	10/20/2014	48.75	0	0	0	48.75
<a href="#">86317</a>	DEP SUP	ZM LUMBER INC	10/20/2014	22.92	0	0	0	22.92
<a href="#">86342</a>	DEP SUP	ZM LUMBER INC	10/20/2014	13.75	0	0	0	13.75
<a href="#">889-001</a>	DEPT SUPPL	CYNTHIA GREEN	10/20/2014	14.99	0	0	0	14.99
<a href="#">957729</a>	SUPP	HEILBRUN'S INC.	10/20/2014	10.32	0	0	0	10.32
<a href="#">957874</a>	SUPP	HEILBRUN'S INC.	10/20/2014	59.5	0	0	0	59.5
<a href="#">959117</a>	FILTERS	HEILBRUN'S INC.	10/20/2014	20.77	0	0	0	20.77
<a href="#">959423</a>	FILTER	HEILBRUN'S INC.	10/20/2014	40.63	0	0	0	40.63
<a href="#">959466</a>	FILTER	HEILBRUN'S INC.	10/20/2014	25.52	0	0	0	25.52
<a href="#">959845</a>	SYNGEAR OIL	HEILBRUN'S INC.	10/20/2014	111.31	0	0	0	111.31
<a href="#">959894</a>	PARTS	HEILBRUN'S INC.	10/20/2014	43.91	0	0	0	43.91
<a href="#">960313</a>	SUPP - LAMPS	HEILBRUN'S INC.	10/20/2014	19.84	0	0	0	19.84
<a href="#">960356</a>	PARTS - FILTERS	HEILBRUN'S INC.	10/20/2014	32.11	0	0	0	32.11
<a href="#">A30019</a>	UNIFORM & CLOTHING	JOHN DEERE FINANCIAL	10/20/2014	160.49	0	0	0	160.49
<a href="#">A30399</a>	UNIFORM & CLOTHING	JOHN DEERE FINANCIAL	10/20/2014	128.96	0	0	0	128.96
<a href="#">A30427</a>	UNIFORM & CLOTHING	JOHN DEERE FINANCIAL	10/20/2014	139.09	0	0	0	139.09
<a href="#">A30491</a>	UNIFORM & CLOTHING	JOHN DEERE FINANCIAL	10/20/2014	171.18	0	0	0	171.18
<a href="#">A30529</a>	UNIFORM & CLOTHING	JOHN DEERE FINANCIAL	10/20/2014	87.97	0	0	0	87.97
<a href="#">A30531</a>	UNIFORM & CLOTHING	JOHN DEERE FINANCIAL	10/20/2014	99.98	0	0	0	99.98
<a href="#">A30534</a>	UNIFORM & CLOTHING	JOHN DEERE FINANCIAL	10/20/2014	119.98	0	0	0	119.98
<a href="#">A30535</a>	UNIFORM & CLOTHING	JOHN DEERE FINANCIAL	10/20/2014	124.97	0	0	0	124.97
<a href="#">A30547</a>	UNIFORM & CLOTHING	JOHN DEERE FINANCIAL	10/20/2014	160.49	0	0	0	160.49
<a href="#">A31455</a>	DEP SUP	JOHN DEERE FINANCIAL	10/20/2014	0.65	0	0	0	0.65
<a href="#">A31497</a>	UNIFORMS & CLOTHING	JOHN DEERE FINANCIAL	10/20/2014	187.24	0	0	0	187.24
<a href="#">A32000</a>	UNIFORM & CLOTHING	JOHN DEERE FINANCIAL	10/20/2014	224.97	0	0	0	224.97
<a href="#">A32325-18</a>	DEP SUP	JOHN DEERE FINANCIAL	10/20/2014	84.99	0	0	0	84.99
<a href="#">ES OCT'14</a>	UNIT RENTAL	CULLIGAN OF SCOTTSBLUFF	10/20/2014	18	0	0	0	18
<a href="#">FM15000386</a>	CONTRACTUAL SVC	SENSUS METERING SYSTEM	10/20/2014	1784.47	0	0	0	1784.47
<a href="#">INV0001019</a>	Schools/Conf	SATUR, JACK	10/20/2014	104	0	0	0	104
<a href="#">INV0001020</a>	Schools/Conf	GARTON, LYNN	10/20/2014	80	0	0	0	80
<a href="#">INV0001040</a>	QUITCLAIM	JERI ROBINSON BAMRICK	10/20/2014	160	0	0	0	160
<a href="#">INV0001042</a>	CONTRACTUAL	MONUMENT PREVENTION I	10/20/2014	939.94	0	0	0	939.94
<a href="#">INV0001043</a>	RENT-MACH	TOYOTA FINANCIAL SVCS	10/20/2014	383.99	0	0	0	383.99
<a href="#">INVMT026611</a>	Cont. srvc	SIRSIDYNIX #774271	10/20/2014	851.11	0	0	0	851.11
<a href="#">JRNLA#A30490/18</a>	UNIFORMS/CLOTHING	JOHN DEERE FINANCIAL	10/20/2014	339.89	0	0	0	339.89
<a href="#">JRNLA#A30495/18</a>	UNIFORMS/CLOTHING	JOHN DEERE FINANCIAL	10/20/2014	362.87	0	0	0	362.87
<a href="#">JRNLA#A30503/18</a>	UNIFORMS/CLOTHING	JOHN DEERE FINANCIAL	10/20/2014	-164.96	0	0	0	-164.96
<a href="#">JRNLA#A30511/18</a>	UNIFORMS/CLOTHING	JOHN DEERE FINANCIAL	10/20/2014	239.93	0	0	0	239.93
<a href="#">JRNLA#A30520/18</a>	UNIFORMS/CLOTHING	JOHN DEERE FINANCIAL	10/20/2014	397.91	0	0	0	397.91
<a href="#">JRNLA#A30542/18</a>	UNIFORMS/CLOTHING	JOHN DEERE FINANCIAL	10/20/2014	453.85	0	0	0	453.85
<a href="#">JRNLA#A30622/18</a>	UNIFORMS/CLOTHING	JOHN DEERE FINANCIAL	10/20/2014	357.89	0	0	0	357.89
<a href="#">JRNLA#A30638/18</a>	UNIFORMS/CLOTHING	JOHN DEERE FINANCIAL	10/20/2014	-5	0	0	0	-5

<a href="#">KP-00440</a>	Mag rnwls	SHAFFER PUBLICATONS	10/20/2014	2139.53	0	0	0	2139.53
<a href="#">N7140813</a>	FILTER FOR SWEEPER	TRANS IOWA EQUIPMENT L	10/20/2014	64	0	0	0	64
<a href="#">N7140829</a>	PARTS FOR SWEEPER - BROOM	TRANS IOWA EQUIPMENT L	10/20/2014	1194.54	0	0	0	1194.54
<a href="#">NE Life Mag. 09.12.14</a>	Renewal	NE LIFE MAGAZINE	10/20/2014	24	0	0	0	24
<a href="#">OCTOBER 2014 WTR</a>	SCHOOL & CONF	NWEA	10/20/2014	100	0	0	0	100
<a href="#">OCTOBER 2014 WW</a>	SCHOOL & CONF	NWEA	10/20/2014	100	0	0	0	100
<a href="#">OCTOBER, 2014</a>	MEMBERSHIPS	US COMPOSTING COUNCIL	10/20/2014	250	0	0	0	250
<a href="#">P80626</a>	EQP MTC	FRANK IMPLEMENT CO	10/20/2014	54.65	0	0	0	54.65
<a href="#">P80840</a>	SEAL KIT	FRANK IMPLEMENT CO	10/20/2014	5.32	0	0	0	5.32
<a href="#">R00027135</a>	PRK REF	SHERRY RUTTER	10/20/2014	25	0	0	0	25
<a href="#">SBDN0241</a>	disposal fees	GOLD WATCH LLC	10/20/2014	750	0	0	0	750
<a href="#">SBDN0242</a>	disposal fees	GOLD WATCH LLC	10/20/2014	750	0	0	0	750
<a href="#">SV000000167930</a>	MONTHLY SERV. FOR GPS	NETWORKFLEET, INC	10/20/2014	18.95	0	0	0	18.95
<a href="#">W059590</a>	EQP MTC	SANDBERG IMPLEMENT, IN	10/20/2014	29.46	0	0	0	29.46
	retirement	Wells Fargo	10/09/2014					29644.61
	deferred comp	ICMA	10/09/2014					1325.14
	disability ins	Madison Ntl Life	10/09/2014					641.19
	child support	St of NE	10/09/2014					2137.81
	YMCA		10/09/2014					1441.05
	health savings	Platte Valley Bank	10/09/2014					14115.96
	life ins	Madison Ntl life	10/09/2014					757.15
	medical claims	RCI	10/17/2014					71746.22
	flex claims	RCI	10/14/2014					252.22
	disability insurance	Madison National Life	10/09/2014					393.89
	postage	USPS	10/09/2014					654.58
	Medicare w/h	IRS	10/09/2014					7355.88
	FICA w/h	IRS	10/09/2014					27651.68
	Fed w/h	IRS	10/09/2014					27763.57
	Pol Union Dues		10/09/2014					396
	Fire Union Dues		10/09/2014					210
	SMEC		10/09/2014					226
	Wage attach	Cr Mngt Svc	10/09/2014					193.1
	Wage attach	Accelerated Svc	10/09/2014					317.18
	life ins	Madison Ntl Life	10/09/2014					37.2
	life ins	Assurity Life	10/09/2014					34.36

Payable Account 713-21111 Payable Count: (279) Total: **1104294.84**

**NOTE:** This report was used for this council meeting due to the functionality of the software. With year end, the reports we were providing were not able to pull the data out correctly due to how we had to enter for proper accounting at year end. Software support was called to verify no other options and we were told their system isn't set up yet to handle any other options. This issue will likely occur with next claims as well. After that time, we will be done paying claims out of 9-30-14 fiscal year and can go back to the same reports you have seen in the past. Please call Renae at 308-630-6212 with any questions.



Refund Review

Close Form Print Screen

Packet: UBPKT00522 – Refunds 4 UBPKT00521 Disconnect

Add Edit Delete

Account #	Status	Contact	Service Address	Refund Amount
<u>035-4316-02</u>	Inactive	BUMPER TO BUMPER	122 W OVERLAND SCOTTSBLUFF NE 69361	6.90
<u>005-2091-03</u>	Inactive	BRENDA R GAUB	2434 AVE C SCOTTSBLUFF NE 69361	46.89
<u>015-5372-03</u>	Inactive	TAWNI A MILLER	1214 MOCKINGBIRD DR SCOTTSBLUFF NE	56.22
<u>030-4319-07</u>	Inactive	DWIGHT J RALSTON	1514 AVE L SCOTTSBLUFF NE 69361	74.47
<u>060-5803-05</u>	Inactive	OSMAN J ARUETA	1012 E 8TH ST SCOTTSBLUFF NE 69361	30.33
<u>035-1309-04</u>	Inactive	DARLENE KOVARIK	1102 AVE E SCOTTSBLUFF NE 69361	3.30
<u>015-5593-03</u>	Inactive	HIDE MARK LLC	4615 BLUE JAY CT SCOTTSBLUFF NE 69361	18.90
<u>015-6143-01</u>	Inactive	JOSEPH M O'DONNELL	513 W 40TH ST SCOTTSBLUFF NE 69361	6.24
<u>070-4975-06</u>	Inactive	KELCEY R WETZEL	1923 E 32ND ST SCOTTSBLUFF NE 69361	3.12
<u>045-2622-01</u>	Inactive	PAT A MITCHELL	1521 15TH AVE SCOTTSBLUFF NE 69361	87.34
<u>045-5579-01</u>	Inactive	DELORES NELSON	1321 14TH AVE SCOTTSBLUFF NE 69361	36.28
Total				
11				5369.99

# **City of Scottsbluff, Nebraska**

**Monday, October 20, 2014**

**Regular Meeting**

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

**Council to conduct a public hearing at 6:05 p.m. as scheduled for this date to consider a Class C Liquor License for Soft-tail Hospitality Co. LLC dba Dented Fender Bar and Grille, 1722 Broadway.**

Staff Contact: Cindy Dickinson, City Clerk

## Agenda Statement

Item No.

For meeting of: October 20, 2014

**AGENDA TITLE:** Council to hold a public hearing as advertised for this date at 6:05 p.m. for a Class C Liquor License for Soft-Tail Hospitality DBA Dented Fender Bar and Grill.

**SUBMITTED BY DEPARTMENT/ORGANIZATION:** Administration

**PRESENTATION BY:** Applicant

**SUMMARY EXPLANATION:**

**BOARD/COMMISSION RECOMMENDATION:**

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

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### EXHIBITS

Resolution ☒ Ordinance ☐ Contract ☐ Minutes ☐ Plan/Map ☐

Other (specify) ☐ Application, Memorandums, Exhibits

Exhibit #1 – Application of Soft-Tail Hospitality DBA Dented Fender Bar and Grill, 1722 Broadway Scottsbluff, NE 69361.

Exhibit #2 – City Council Check List for Neb. Rev. Stat. §53-132 Cum Supp 2002

Exhibit #3 – Written Statement of Police Chief

Exhibit #4 – Written Statement of City Clerk

Exhibit #5 – Written Statement of Planning Administrator

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**NOTIFICATION LIST:** Yes ☒ No ☐ Further Instructions ☐

Soft-Tail Hospitality DBA Dented Fender Bar and Grill  
1722 Broadway  
Scottsbluff, NE 69361

**APPROVAL FOR SUBMITTAL:** \_\_\_\_\_  
City Manager

Rev 3/1/99CClerk

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

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

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

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

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

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\*OTHER COUNCIL CONCERNS

# Memorandum

**To:** THE HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL  
**From:** Kevin Spencer, Chief of Police  
**Date:** 10/14/2014  
**Re:** Application for a Class C Liquor License number C-110035, Soft-Tail Hsptlty Co LLC dba Dented Fender Bar & Grill 1722 Broadway Scottsbluff, Nebraska

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

## COMMENTARY

### **53-132: Section 2**

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

On July 2, 2014 a background check was conducted on Catherine Reynolds as a means to determine her fitness to hold a liquor license. Catherine reported not having a criminal history meaning no conviction(s) for any felonies, misdemeanors, violations of federal or state laws; violations of local laws, ordinances or resolutions. During this background investigation we found that Catherine Reynolds did not have any convictions.

I met with both Catherine and Shane Reynolds July 1<sup>st</sup>, 2014 at 1300 hours in my office to discuss this license. I asked Catherine and Shane about previous experience in the industry. Both Catherine and Shane reported previous experience tending bar.

On September 2, 2014 Catherine Reynolds made a new application as she is changing the bar name to the "Dented Fender Bar & Grill." I called Catherine during the afternoon of September 30 inquiring if anything had changed in the business. Catherine told me that she did hire her sister who has 13 years of experience in the liquor industry, to assist her in running the business. I asked Catherine if there have been any problems at the bar since she took over. Catherine told me that Shane found narcotics in the bathroom one morning while he was cleaning and they called law enforcement right away.

I'm not aware of any problems at the business since Catherine Reynolds took over.

Considering all the information gathered I find no reason to believe the applicant is not fit to hold a liquor license.

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

Any operator must adhere to the existing laws while doing business in the community and adhere to acceptable business practices. Catherine told me that both Shane and she have attending the Nebraska State Patrol's training as have most of their employees. Catherine said that they will require all of the employees to attend the training prior to handling any alcohol. Catherine told me if there is a violation the offender will be terminated.

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

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

Catherine Reynolds reported that the business has a locked room in the basement of the business that is used to store the alcohol. Catherine stated that she inventories the alcohol daily. Catherine explained that employees are not allowed to dispose of empty bottles, that she is the one that counts them as part of her inventory and throws them away.

The applicant stated that the business does have video cameras on the interior of the business that run all of the time as well as an intrusion alarm for after hours. The applicant stated that they will allow under aged customers into the business when the grill is open. The applicant stated that once the grill is closed anyone under the age of 21 will have to leave. Catherine stated that anyone served alcohol will be required to have identification on them no matter their age.

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

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

The establishment will be opened six days a week closed on Sundays.

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

**SPECIFIC ISSUES COMMISSION MAY CONSIDER**

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

There have been no known citizen protests of this business.

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

The business is located at 1722 Broadway Scottsbluff, NE. It is a business that will attract customers during the lunch and dinner hours six days a week Monday through Saturday. Its location is easily accessible and convenient for customers. I would not anticipate any issues with location.

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

There are no other businesses of this nature in the immediate area.

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

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

- (I) The adequacy of existing law enforcement:**

The Scottsbluff Police Department is allowed 32 full time officers in the department and handled approximately 15,000 incidents, not including traffic citations during 2013. The number of liquor licenses within the jurisdictional boundaries of the Police Department, regardless of the class, continues to be a concern to the Police Department and even routine monitoring of their business practices is difficult. Compliance checks continue to remain a concern to those businesses that sell alcohol to minors. The Nebraska State Patrol has assumed liquor law enforcement duties and their wide jurisdiction generally precludes any particular focus in the city.

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

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

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

**EXHIBIT IV**

# Memo

**Date:** October 20, 2014

**To:** Honorable Mayor Meininger and Members of the City Council

**From:** Cindy Dickinson, City Clerk

**CC:** Rick Kuckkahn, City Manager

**Re:** Application of Soft-Tail Hospitality LLC, dba Dented Fender Bar & Grille, 1722 Broadway, Scottsbluff - Class C-110035

The city clerk is required by ordinance to report specific information to the city council whenever a liquor license application hearing is held.

Following are the existing licenses, their class, address and proximity to other licensed premises:

**Class of License**

Class A	Beer only, for consumption on premises
Class B	Beer only, for consumption off premises
Class C	Alcoholic liquors, for consumption on and off premises
Class D	Alcoholic liquors, including beer, for consumption off premises
Class I	Alcoholic liquors, for consumption on the premises
Class W	Wholesale beer
Catering	Alcohol permitted by licensee's retail license, sold or served at events covered by special designated licenses

**Class A Licenses**

**Restaurants**

Pizza Hut of Scottsbluff, Inc.  
Mast Enterprises, Inc. dba Godfather Pizza

726 West 27<sup>th</sup> Street  
2203-07 Broadway

**Total Class A Licenses** 2

**Class B Licenses**

**Convenience Stores**

**Total Class B Licenses** 0



### **Class C Licenses**

#### **Restaurants**

El Charrito Restaurant & Lounge, Inc.  
Woodshed, Inc.

802 21<sup>st</sup> Avenue  
18 East 16<sup>th</sup> Street

#### **Hotel/Motel**

Holiday Inn Express  
Candlelight Inn & Lounge

1821 Frontage Rd.  
1822 East 20<sup>th</sup> Place

#### **Taverns/Lounges**

Hight's Tavern  
Silver Saddle Lounge  
18<sup>th</sup> Street Bar and Grille  
Bob's Garage & Bar  
Lucky Keno LLC dba FrontSide  
El Tequila  
Backaracks (IN PROCESS)

20 West 18<sup>th</sup> Street  
1901-B 21<sup>st</sup> Ave.  
1722 Broadway  
1907 Broadway  
1001 Avenue I  
1619 East Overland  
1402 East 20<sup>th</sup> St.- Suite B

#### **Retail**

Racks (Catering)  
Panhandle Cooperative Assn. (Catering)

1402 East 20<sup>th</sup> St.  
401 S. Beltline Hwy West

#### **Clubs**

Elks BPO Lodge 1367  
The Sugar Club

1614 1<sup>st</sup> Avenue  
705 East Overland

#### **Bowling Alleys**

Valley Bowl Fun Center

1702 17<sup>th</sup> Ave.

**TOTAL CLASS C LICENSES            15**

### **Class D Licenses**

#### **Grocery Stores**

Safeway of Western Nebraska

601 Broadway

#### **Convenience Stores**

5<sup>th</sup> & O Eastco  
Family Thrift #459  
Sinclair Super Shop  
Panhandle Coop Assn.  
Git N Split  
Cheema's Gas & Liquor  
Route 26 Mart  
Maverik Stores Inc.,  
La Bamba  
Walgreens

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

#### **Liquor Stores**

Dermer's  
Liquor Cabinet (Catering)  
Cigarette Chain

1311 E Overland Dr.  
817 West 27<sup>th</sup> Street  
323 East Overland

#### **Discount/Grocery Stores**

Big Kmart #7024  
Wal-Mart Supercenter #867

802 East 27<sup>th</sup> Street  
3322 Avenue I

**TOTAL CLASS D LICENSES            16**

## **CLASS I LICENSES**

### **Restaurants**

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

### **Theater**

### **Hotel/Motel**

Hampton Inn & Suites	301 W Hwy 26
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**TOTAL CLASS I LICENSES                      14**

## **Class W Licenses**

### **Wholesale**

High Plains Budweiser	2810 Ave M
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**TOTAL CLASS W LICENSES                      1**

## **TOTAL LICENSES**

Class A	2
Class B	0
Class C	16
Class D	16
Class I	14
Class W	1
<b>TOTAL LICENSES</b>	<b>49</b>

# Memo

**Date:** October 6, 2014  
**To:** Honorable Mayor and City Council  
**From:** Annie Urdiales, Planning Administrator, Development Services  
**CC:** Rick Kuckkahn  
**Re:** Class "C" Liquor License Application  
Soft-Tail Hospitality CO LLC *dba Dented Fender Bar & Grille*  
1722 Broadway  
Scottsbluff, NE 69361

**Action:**

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

- (1) The property is situated in a C-1 (Central Business District) zoning district where the proposed uses as a restaurant/tavern is allowed by right pursuant to the City's Zoning Ordinance, Chapter 25, of the City's Municipal Code of Ordinances.
- (2) The restaurant/tavern operation is not required to have off-street parking in a C-1 District. Several lots located in close proximity to the building provide municipal parking.
- (3) The use of the premises is consistent with the surrounding neighborhood, which is generally commercial in nature. The properties surrounding the subject property are all mercantile uses.
- (4) The property is situated on an arterial street (Broadway).
- (5) Occupancy of the building as a tavern and restaurant would not adversely affect the surrounding neighborhood, as there are no public or private institutions in close proximity to the subject property.
- (6) The existing population of Scottsbluff is approximately 15,039.

# **City of Scottsbluff, Nebraska**

**Monday, October 20, 2014**

**Regular Meeting**

## **Item Pub. Hear.2**

**Council to consider approval of Catherine Reynolds as manager of the Soft-tail Hospitality Co. LLC dba Dented Fender Bar liquor license.**

**Staff Contact: Cindy Dickinson, City Clerk**

# **City of Scottsbluff, Nebraska**

**Monday, October 20, 2014**

**Regular Meeting**

## **Item Public Inp1**

**Council discussion and direction regarding code enforcement and special trash collection expansion.**

**Staff Contact: Mayor Meininger**

# **City of Scottsbluff, Nebraska**

**Monday, October 20, 2014**

**Regular Meeting**

## **Item Public Inp2**

**Council to receive an update and general discussion from the Scottsbluff/Gering United Chamber of Commerce regarding the renewal of the City's Sales Tax.**

**Staff Contact: Rick Kuckkahn, City Manager**

# **City of Scottsbluff, Nebraska**

**Monday, October 20, 2014**

**Regular Meeting**

## **Item Public Inp3**

**Council to remove from the table the item regarding the addition to the Silver Saddle Lounge Class C Liquor License.**

**Staff Contact: Cindy Dickinson, City Clerk**

# **City of Scottsbluff, Nebraska**

**Monday, October 20, 2014**

**Regular Meeting**

## **Item Public Inp4**

**Council to consider an addition to the Silver Saddle Lounge Class C Liquor License and submit a recommendation to the Nebraska Liquor Commission.**

**Staff Contact: Cindy Dickinson, City Clerk**



# STATE OF NEBRASKA

Dave Heineman  
Governor

NEBRASKA LIQUOR CONTROL COMMISSION  
Hobert B. Rupe Executive Director  
301 Centennial Mall South, 5th Floor  
P.O. Box 95046  
Lincoln, Nebraska 68509-5046  
Phone (402) 471-2571  
Fax (402) 471-2814  
TRS USER 800 833-7352 (TTY)

October 2, 2014

SCOTTSBLUFF CITY CLERK  
2525 CIRCLE DRIVE  
SCOTTSBLUFF NE 69361

Dear Clerk,

Please present this request to you city/village/county board and send us a copy of their recommendation. If recommendation of denial or no recommendation is made the Commission has no alternative but to cease processing this request.

**RE: ADDITION**

**LICENSE #:** C-057774

**LICENSEE/TRADE NAME:** WOODS, DICK /SILVER SADDLE LOUNGE

**ADDRESS:** 1901-B 21<sup>ST</sup> AVE

**CITY/COUNTY:** SCOTTSBLUFF/ SCOTTS BLUFF

**PREMISE PHONE:** 308-220-4411

**CURRENT DESCRIPTION:** IRREGULAR SHAPED AREA ON THE EAST END OF A SINGLE STORY BLDG  
APPROX 60'X 55'INCLUDING OUTDOOR AREA APPROX 24'X 30'

**NEW DESCRIPTION:** IRREGULAR SHAPED AREA ON THE EAST END OF A SINGLE STORY BLDG  
APPROX 60'X 55'INCLUDING OUTDOOR AREA APPROX 24'X 30' AND BANQUET ROOM APPROX 55'X 65'

Randy Seybert  
Licensing Division  
Nebraska Liquor Control Commission

rs  
cc: file

Janice Wiebusch  
Commissioner

Bob Batt  
Chairman  
An Equal Opportunity/Affirmative Action Employer

William Austin  
Commissioner

FORM 35-4001  
REV. 12/99

**APPLICATION FOR ADDITION  
TO LIQUOR LICENSE**

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

**Application:**

- Must include processing fee of \$45.00 checks made payable to Nebraska Liquor Control Commission (NLCC)

- Must include a copy of the lease or deed showing ownership of area to be added. This is still required even if it's the same as on file with original application

- Must include simple hand drawn sketch showing existing licensed area and area to be added, must include outside dimensions in feet (not square feet), show direction north.

**NO BLUE PRINTS**

- May include approval from the local governing body; no addition shall be approved unless endorsed by the local governing body

- Check with your local governing body for any additional requirements that may be necessary in making this request for addition

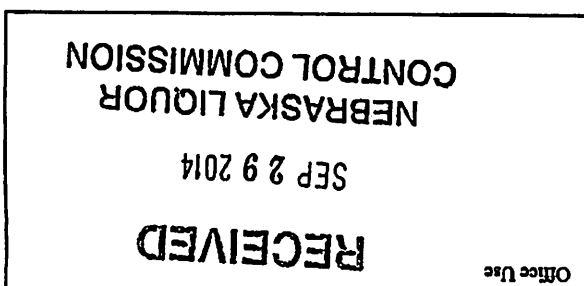
LIQUOR LICENSE # 57774 CLASS TYPE C  
 LICENSEE NAME Dick L. Woods  
 TRADE NAME Silver Saddle Lounge  
 PREMISE ADDRESS 1900 E. 21st  
 CITY Scottsbluff Neb  
 CONTACT PERSON Dick Woods  
 PHONE NUMBER OF CONTACT PERSON 308-641-5454  
 EMAIL ADDRESS OF CONTACT PERSON \_\_\_\_\_



FORM 110  
REV 11/2013  
Page 1 of 2

OK 1362  
#45-mm

RECEIVED



1. What is being added?

Explain the type of addition that is being requested, i.e. beer garden, adding to building

MEETING Rm. or BANQUET Rm.

2. Include a sketch of the area to be added showing:

- ✓ existing licensed area with length & width in feet
- ✓ area to be added with length & width in feet
- ✓ direction north

3. If adding an outdoor area explain:

- ✓ type of fencing
- ✓ height of fence
- ✓ length & width of outdoor area in feet

RECEIVED

SEP 29 2014

NEBRASKA LIQUOR  
CONTROL COMMISSION

12.07 Outdoor area shall mean an outdoor area included in licensed premises, which is used for the service and consumption of alcoholic liquors and which is contained by a permanent fence, wall or other barrier approved by the Commission and shall be in compliance with all building and fire, or other applicable local ordinances. Rule Chapter 2-012.07

I acknowledge under oath that the premises as added to comply in all respects with the requirements of the act.  
Neb Rev Stat §53-129

*Dick L Woods*

Signature of Licensee or Officer

State of Nebraska  
County of

*Scotts Bluff*

The foregoing instrument was acknowledged before me this

*September 22 2014*

Date

by

*Dick L Woods*

name of person acknowledged (individual(s) signing document)

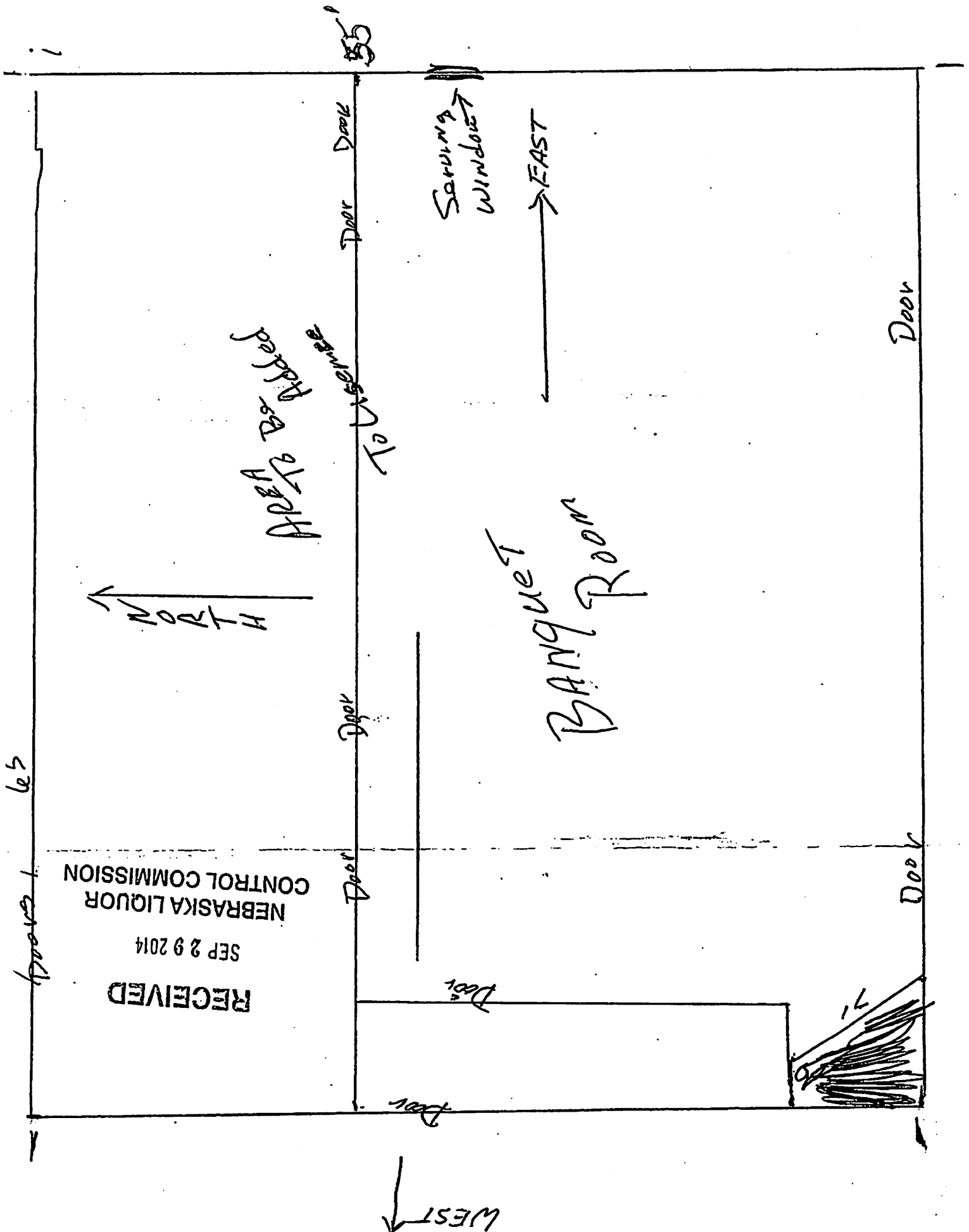
*Erika Moreno*

Notary Public signature

Affix Seal



FORM 110  
REV 11/2013  
Page 2 of 2



RECEIVED

RECEIVED

SEP 11 2013

NEUMANN LIQUOR  
CONTROL COMMISSION

# LEASE AGREEMENT

LEASE AGREEMENT, entered into by and between Aarna Hospitality LLC dba Motel 6 ("LANDLORD") and Dick Woods ("Teanant").

For good and valuable consideration the parties agree as follows:

1. Landlord hereby leases and lets to teanant the premises described as

Follow: 1901 21<sup>st</sup> ave

Scottsbluff NE ( Restaurent and Bar Only.)

2. This Lease shall be for a term of 10 years beginning on August 31, 2013 and ending on August 30, 2023. Teanant shall pay to Landlord rent in the amount of \$100.00 Per month during said term, payable on the 1<sup>st</sup> day of each Month in advance.

3. Teanant shall pay a security deposit of \$2000.00 To be kept by Landlord in accordance with state law, and to be returned Upon termination of this Lease and the payment of all rents due and Performance of all other obligations. Lease will be void if state does not Allow the transfer of location of liquor license.

4. Tenant shall at his/her own expense provide the following utilities:

ELECTRICITY-GAS-WATER-AND ALL PERMITS

INSURANCE-MAINTANCE AT OWN EXPENSE

Maintain city and state fire code.

5. Tenant further agrees that:

a) Upon the expiration of the Lease, Tenant will return possession of the leased premises to Landlord in its present condition, except for reasonable wear and tear. Tenant shall commit no waste to the leased premises.

b) Tenant shall not assign or sublet the premises or allow any other person to occupy the leased premises without Landlord's prior written consent. No sublease of any nature.

c) Tenant shall not make any material or structural alternations to the premises or change locks on the premises without Landlord's prior written consent.

d) Tenant shall comply with all building, zoning, and health codes and other applicable laws for the use of said leased premises.

e) Motel not responsible for any injury or death at bar.

f) Premises are given possession As Is - NO FIXING NO RENOVATING NO WARRENTIES.

g) Lease transfer with new terms. Landlord has rights to transfer or not.

h) NO loud music to the point of disturbing motel guests.

RECEIVED  
 SEP 1 2 014  
 NEWMAN-LANDLORD  
 CONTROL COMMISSION

- l) Tenant shall not conduct on any activity deemed by Landlord in its sole discretion hazardous, a requiring an increase in fire or hazard insurance premiums.
- j) In the event of any breach of the payment of rent, or any other breach of this Lease, Landlord shall have full rights to terminate this Lease in accordance with state law and re-enter and reclaim possession of the premises, in addition to such other remedies which are available to Landlord as a result of said breach.
- k) This Lease shall be binding upon and inure to the parties, and their respective successors, agents, Personal representatives, and assigns.
- l) This Lease shall be subordinate to all present or future mortgages against the property.
- m) Additional Lease terms:
- a) Owner has joint rights to meeting rooms.
- b) Tenant has the right to cancel LEASE at any time and take what is there...(HIS).
- c) Deposit will not be refunded for breach of contract or early termination.

Signed this 30th day of August, 2013

\_\_\_\_\_  
 WITNESS

\_\_\_\_\_  
 WITNESS

\_\_\_\_\_  
 LANDLORD

\_\_\_\_\_  
 TENANT

# **City of Scottsbluff, Nebraska**

**Monday, October 20, 2014**

**Regular Meeting**

## **Item Reports1**

**Council to consider a bridge agreement with Thomas P. Miller and Associates for Economic Development Consultant services and authorize the Mayor to execute the agreement.**

**Staff Contact: Rick Kuckkahn, City Manager**



Thomas P. Miller and Associates

## **Thomas P. Miller & Associates, LLC Professional Services Agreement**

This Agreement, entered into by and between The City of Scottsbluff ("Client") located at 2525 Circle Drive, Scottsbluff, NE 69361, and Thomas P. Miller and Associates, LLC ("Contractor"), located at 1630 N. Meridian St., Suite 430, Indianapolis, Indiana 46202.

WITNESSETH THAT:

WHEREAS, Client has the need and desire to obtain the services of a contractor; and

WHEREAS, Contractor desires to perform said services detailed in the attached 'Scope of Work' for Client and is able to do so in a professional manner; and

WHEREAS, Client has selected Contractor to perform these services.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, the parties agree as follows:

1. TERM. The term of this Agreement shall be October 2, 2014 to October 31, 2014.
2. SERVICES TO BE RENDERED: Scope of Work as outlined in Attachment A: General Scope of Services.
3. COMPENSATION. Client shall pay Contractor \$16,120.00 inclusive of expenses during the term of this Agreement for the satisfactory completion of the services to be rendered.
4. PAYMENT TERMS. Invoices will be submitted to Client in lump sum:  
October 30, 2014: \$16,120.00
5. CLIENT'S OBLIGATIONS. Client shall provide Contractor, at no charge, all existing information, data, and documents, available and necessary for the carrying out of services under this agreement. Client shall cooperate with Contractor in every way possible in carrying out the scope of this agreement.
6. TERMINATION. In the event that the services of Contractor are unsatisfactory or that support rendered by Client is inadequate, either party shall have seven (7) business days after delivery of written notice of such unsatisfactory or inadequate services to rectify or correct the problem. If either party fails to correct the problem, either may terminate this Agreement with 30

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Agreement: The City of Scottsbluff and  
Thomas P. Miller and Associates, LLC

Page 1



days notice in writing, delivered to the business address of the other party. Contractor shall be compensated for services provided to the date such termination becomes effective.

7. INDEMNIFICATION. Both parties shall indemnify and hold harmless each other, their respective officers, employees, and agents from any and all loss, liability, claims, judgments, and liens, including costs and expenses, arising out of any negligent act or omission of Client or Contractor or any of their officers, agents, employees, or subcontractors in the performance of this Agreement.

8. CONFIDENTIALITY Contractor's work product generated during the performance of this Agreement is confidential to Contractor. Failure to comply with this section shall constitute a material breach of this Agreement.

9. NOTICE. Any notice, invoice, order or other correspondence required to be sent under this Agreement shall be sent to the addresses outlined in the first paragraph of this Agreement.

10. APPLICABLE LAWS. This Agreement shall be governed by the laws of State of Nebraska, as the same shall be in force and effect upon the date this Agreement is executed.

11. NON-DISCRIMINATION. Contractor and its subcontractors shall not discriminate against any employee or applicant for employment to be employed in the performance of this Agreement, with respect to firing, tenure, terms, conditions, or privileges of employment, or any matter directly or indirectly related to employment because of race, religion, color, sex, age, handicap, disability, national origin, ancestry, disabled veteran status, or Vietnam-era veteran status. Breach of this section shall constitute a material breach of this Agreement.

12. NECESSARY DOCUMENTATION. Contractor certifies that it will furnish Client, if requested, any and all documentation, certification, authorization, license, permit or registration required by the laws or rules and regulations of units of local, state, and federal government. Contractor further certifies that it is now in and will maintain its good standing with governmental agencies and will maintain its license, permit, registration, authorization, or certification in force during the term of this Agreement. Failure of Contractor to comply with this paragraph constitutes a material breach of this Agreement.

13. WAIVER. Client's delay or inaction in pursuing its remedies as set forth in this Agreement, or available by law, shall not operate as a waiver of any of Client's rights or remedies contained herein or available by law.

14. PERSONAL LIABILITY. Nothing in this Agreement shall be construed as creating any personal liability on the part of any officer, director, agency, or employee of Client or any public body, which may be a party to this Agreement.

15. SEVERABILITY. If any provision of this Agreement is held to be invalid, illegal, or unenforceable by a court of competent jurisdiction, the provision shall be stricken, and all other

provisions of this Agreement, which can operate independently of such stricken provision, shall continue in full force and effect.

16. CONFLICT OF INTEREST. Contractor certifies and warrants to Client that neither it nor any of its agents, representatives, or employees who will participate in performance of any services required by this Agreement have or will have any conflict of interest, directly or indirectly with Client.

17. AMENDMENTS. This Agreement may be amended, modified, renewed, or supplemented only by a written instrument signed by each of the parties hereto, and any such amendment may pertain to one or more of the provisions of this Agreement without affecting the other provisions of this Agreement.

18. INTEGRATION. This Agreement represents the entire understanding between Client and the Contractor and supercedes all prior negotiations, representations, and/or contracts, either written or oral.

19. TAXES. Contractor agrees that it is an independent contractor as that term is commonly used and is not an employee of Client. As such, the Contractor is solely responsible for all taxes and none shall be withheld from the sums paid to the Contractor. The Contractor acknowledges that it is not insured by Client in any manner for any loss of any kind whatsoever. The Contractor is covered by public and general liability insurance in the amount of \$1,000,000. The Contractor has no authority, express or implied, to bind or obligate Client in any way.

IN WITNESS WHEREOF, Client and Contractor, by their respective officers hereunto duly authorized, have executed this Agreement on the dates shown below.

Thomas P. Miller & Associates, LLC

Name of Organization

By: Tom Miller  
Thomas P. Miller  
President & CEO

By: \_\_\_\_\_

Date: October 2, 2014

Date: \_\_\_\_\_

## ATTACHMENT A GENERAL SCOPE OF SERVICES

### Scope of Services – Bridge Contract

The City of Scottsbluff is seeking additional enhancements and alterations to the Regional Economic Development Strategic Plan. TPMA has outlined the following scope of services according to recent discussions with the City Manager of Scottsbluff.

#### 1. Task 1 – Plan Rollout Additional Expenses

Due to the postponement of the public and other events associated with the rollout of the regional economic development plan, TPMA incurred additional expenses not covered by the budget in the original contract. These primarily include cancellation fees by airlines and a small amount of administrative labor to reschedule travel and logistics.

***Deliverable:*** Non-refundable cancellation fees and labor

***Cost:*** \$2,763

#### 2. Task 2 – Plan Enhancements

TPMA will create additional graphic elements and enhance the aesthetic appeal of the plan document and associated presentation tools to be used for the anticipated rollout events. These will include up to four additional original graphics as well as other proprietary photographs and visual representations of improvements recommended in the plan. Additional art may be provided by the client as desired. The purpose of the enhancements is to generate additional interest in the plan, create buy-in by helping community leaders visualize the potential impact of implementation, and build momentum for action items proposed in the document.

***Deliverable:*** Revised plan document, including up to four (4) new original graphics and additional photographs and other aesthetic improvements.

***Cost:*** \$4,530

#### 3. Task 3 – Implementation Oversight Concept

TPMA will develop a model for a regional implementation oversight organization to drive implementation of the recommendations in the strategic plan. The model will be based on best practices from other communities and the experience of TPMA subject matter experts. TPMA will reference the interviews, focus groups, steering committee

members and other intelligence gained during the planning process to identify individuals, organizations, opinion leaders, and stakeholder groups who should be represented.

The model will include a recommended structure, method for original appointments, sustainability of membership, funding, administrative support and initial organizational activities and responsibilities. A diagram and narrative describing essential relationships with existing agencies, organizations and groups will be provided. A draft charter for the organization will also be provided for the organization to consider for modification and adoption at its initial meeting. TPMA will provide a recruitment strategy and draft letters of invitation to join. These documents will be submitted to the Steering Committee for review. Based on feedback from this review the model will be revised and a final draft submitted.

TPMA will facilitate the initial meeting of the oversight organization during the site visit for the rollout of the plan. This facilitation will be limited to several administrative functions required for the organization to determine its leadership structure (officers and executive committee), at that point, TPMA will assume a support role to assist the new leadership with conduct of business during the initial meeting.

Within one week of the initial meeting, TPMA will follow up with the chair or executive committee to determine immediate support needs.

***Deliverables:*** Organization Membership Recommendations, draft and final versions of Organization Model, recruitment strategy, draft recruitment letter, initial meeting facilitation, follow up.

***Cost:*** \$1,787

#### 4. Task 4 – Plan Brief

To assure that newly elected officials and others understand the plan elements, recommendations and aggressive public and stakeholder engagement process involved in the plan, TPMA will create a one or two page brief about the plan. The brief will be developed for printing as well as electronic distribution. A draft will be submitted to the Steering Committee for review. Based on feedback from this review the brief will be revised and a final draft submitted. Steering Committee members will be encouraged to meet with newly elected officials in the region in small groups or as individuals to explain the planning process and recommendations and request support.

***Deliverable:*** Draft and final versions of plan brief.

***Cost:*** \$2,540

## 5. Task 5 – Blackstone Grant Proposal

To accelerate the implementation of entrepreneurship development and benefit the Scottsbluff-Gering Region, TPMA will provide grant preparation, facilitation, and grant writing services in response to the Blackstone Charitable Foundation Innovation Grant. Working in coordination with the City of Scottsbluff, Twin Cities Development Association, Inc. (TCD), and the Panhandle Area Development District (PADD), the scope of work includes a project launch call, program framing and design, grant application preparation, and submission.

***Deliverable:*** Blackstone Grant Application Submission

***Cost:*** \$4,500

## 6. Cost: Task 1-5 \$16,120.00

# **City of Scottsbluff, Nebraska**

**Monday, October 20, 2014**

**Regular Meeting**

## **Item Reports2**

**Council to receive an update and general discussion from the LB840 Chair on Economic Development programs.**

**Staff Contact: Rick Kuckkahn, City Manager**

# **City of Scottsbluff, Nebraska**

**Monday, October 20, 2014**

**Regular Meeting**

## **Item Subdiv.1**

**Council to consider an Ordinance to Vacate Lot 12, Block 2, Northern Heights Addition to the City of Scottsbluff, as well as vacating a part of a 20' alley in Block 2, of Northern Heights Addition all in the City of Scottsbluff, South of 35th St. and East of Ave. B.**

**Staff Contact: Annie Folck, City Planner**

# Agenda Statement

Item No.

For meeting of: October 20, 2014

**AGENDA TITLE:** Ordinance to Vacate – Lot 12, Block 2, Northern Heights Addition to the City of Scottsbluff, as well as vacating a part of a 20' alley in Block 2, of Northern Heights Addition all in the City Scotts Bluff County, Nebraska.

**SUBMITTED BY DEPARTMENT/ORGANIZATION:** Development Services

**PRESENTATION BY:** Rick Kuckkahn

**SUMMARY EXPLANATION:**

Property Owner(s) Steve Herron (Torrington Town Homes, LLC) requested an ordinance to vacate lot 12, Block 2, Northern Heights Addition, and part of a 20' alley in Block 2, Northern Heights Addition. This ordinance to vacate is done along with a final plat of a replat for lot 12. The change will realign the new lot 12A with lots to the west.

**BOARD/COMMISSION RECOMMENDATION:** The Planning Commission approved the ordinance to vacate at their regular meeting of October 13, 2014.

**STAFF RECOMMENDATION:** Staff recommends City Council approve the ordinance to vacate.

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**EXHIBITS**

Resolution      Ordinance x      Contract      Minutes x      Plan/Map ☐

Other (specify) ☐ \_\_\_\_\_

**NOTIFICATION LIST:** Yes x No ☐ Further Instructions ☐

M.C. Schaff & Associates, 818 South Beltline Hwy East 16<sup>th</sup> Street, Scottsbluff, NE 69361  
Steve Herron, 2019 Avenue A, Scottsbluff, NE 69361

**APPROVAL FOR SUBMITTAL:** \_\_\_\_\_  
City Manager

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**Planning Commission Minutes  
Regular Scheduled Meeting  
October 13, 2014  
Scottsbluff, Nebraska**

The Planning Commission of the City of Scottsbluff, Nebraska met in a regular scheduled meeting on Monday, October 13, 2014, 6:00 p.m. in the City Hall Council Chambers, 2525 Circle Drive, Scottsbluff, Nebraska. A notice of the meeting had been published in the Star-Herald, a newspaper of general circulation in the City, on October 3, 2014. The notice stated the date, hour and place of the meeting, that the meeting would be open to the public, that anyone with a disability desiring reasonable accommodation to attend the Planning Commission meeting should contact the Development Services Department, and that an agenda of the meeting kept continuously current was available for public inspection at Development Services Department office; provided, the City Planning Commission could modify the agenda at the meeting if the business was determined that an emergency so required. A similar notice, together with a copy of the agenda, also had been delivered to each Planning Commission member. An agenda kept continuously current was available for public inspection at the office of the Development Services Department at all times from publication to the time of the meeting.

**ITEM 1:** Chairman, Becky Estrada called the meeting to order. Roll call consisted of the following members: Anita Chadwick, Callan Wayman, Angie Aguallo, Jim Zitterkopf, David Gompert, and Becky Estrada. Absent: Dana Weber, Mark Westphal, and Henry Huber. City officials present: Annie Folck, City Planner, and Gary Batt, Code Administrator II.

**ITEM 2:** Chairman Estrada informed all those present of the Nebraska Open Meetings Act and that a copy of such is posted on the bulletin board in the back area of the City Council Chamber, for those interested parties.

**ITEM 3:** Acknowledgment of any changes in the agenda: None.

**ITEM 4:** Business not on agenda: None

**ITEM 5:** Citizens with items not scheduled on regular agenda: None

**ITEM 6:** The minutes of September 8<sup>th</sup>, 2014 were reviewed and approved. A motion was made to accept the minutes by Wayman, and seconded by Chadwick. "YEAS": Wayman, Aguallo, Gompert, Chadwick, and Estrada. "NAYS": None. ABSTAIN: Zitterkopf. ABSENT: Huber, Westphal, and Weber. Motion carried.

**ITEM 7A:** The Planning Commission opened a public hearing to review a request for a special permit submitted by Nevco Wireless representing Verizon. The request is for a 198' monopole type tower and supporting equipment, to be located on City property north of Highway 92 and east of County Road 19. Verizon has signed an agreement with the City of Scottsbluff, which owns the land on which they are placing the tower. This is located in our two mile extra territorial jurisdiction and is zoned A-Agricultural. The tower will be a 198' monopole structure with no guy wires. It will look like a light standard at a ball field. The tower will be fenced with 6' chain link fence with two strand barbed wire. There will be a prefab concrete building adjacent to the tower that will house the radio equipment and the compound will have a stoop light for added security.

Representative Jeffrey Skinner for Nevco Wireless was present to answer questions. He stated that they had checked with the FAA and the Nebraska Department of Aeronautics to make sure that the height of the tower was within compliance with regulations. Commissioner Gompert asked what color the pole was, because there have been some issues with cell towers not being visible to crop dusters. Skinner stated that the pole would be stainless steel, and there are no requirements to paint the pole. These towers are only required to be lit at a height of 200' or more, so at a height of 198', it is not required to be lit. Gompert asked if it would be possible to put a light on it, and Skinner stated that to do so would cost \$30,000.

**Conclusion:** A motion was made by Zitterkopf and seconded by Wayman to approve the special use permit to allow a Wireless Communication Facility - 198' cell tower to Nevco Wireless, d/b/a Verizon Wireless to be located at

100175 County Road 19. **"YEAS"**: Wayman, Chadwick, Zitterkopf, Aguallo, and Estrada. **"NAYS"**: Gompert. **ABSTAIN**: None. **ABSENT**: Huber, Weber, and Westphal. Motion carried.

**ITEM 7B:** The Planning Commission opened a public hearing for a request from property owner(s) Steve Herron, represented by M.C. Schaff and Associates for a final plat of Lot 12A, Block 2, Northern Heights Addition and a replat of vacated Lot 12, Block 2, Northern Heights Addition, and part of vacated 20' alley, an addition to the City of Scottsbluff, Scotts Bluff County, Nebraska. The final plat will re-align lot 12A with lots to the west by lining up the south property line and will straighten property line behind the lot.

Troy Dondelinger and Dennis Sullivan from M.C. Schaff and Associates were in attendance to answer questions. They stated that this would eliminate the alley behind the property, leaving an easement which would then line up with the easement behind the property to the west. The parcels to the south are preliminary platted and will be revised when the lots are final platted. This plat includes an ordinance to vacate lot 12 and part of the 20' alley which will also be submitted to City Council for approval.

**Conclusion:** A motion was made by Aguallo and seconded by Gompert to approve the final plat of Lot 12A, Block 2, Northern Heights Addition, a replat of vacated Lot 12, Block 2, Northern Heights Addition, and part of vacated 20' alley, an addition to the City of Scottsbluff, Scotts Bluff County, Nebraska situated in the SE ¼ of Section 14, T22N, R55W of the 6<sup>th</sup> P.M., City of Scottsbluff, Scotts Bluff County, Nebraska. **"YEAS"**: Wayman, Chadwick, Zitterkopf, Aguallo, Gompert, and Estrada. **"NAYS"**: None. **ABSTAIN**: None. **ABSENT**: Huber, Weber, and Westphal. Motion carried.

**ITEM 7C:** The Planning Commission opened a public hearing for a request from property owner(s) City of Scottsbluff, represented by M.C. Schaff and Associates for a replat of Section F of Fairview Cemetery, to allow for the addition of a columbarium for human remains. This plat will be done with an ordinance to vacate Blocks 263 and 264.

Troy Dondelinger and Dennis Sullivan from M.C. Schaff and Associates were in attendance to answer questions. Dondelinger stated that each shelf in the columbarium would be considered its own lot for recording purposes. Commissioner Gompert asked how many shelves were in each columbarium. Dondelinger stated that there would be 80 in each, with two of them being installed immediately. There may be one more installed in the future that would be identical to the two currently being installed.

**Conclusion:** A motion was made by Chadwick and seconded by Zitterkopf to approve the final plat of Lots A-1 through J-8, Blocks 1 & 2, and Blocks 3 & 4, Columbarium Addition to Fairview Cemetery, a replat of vacated Lots 1-8, Block 263 & Lots 108, Block 264, replat # Three of Section F, replat # Two of Section E & F, and part of Section D, all part of Third Addition to Fairview Cemetery, City of Scottsbluff, Scotts Bluff County, Nebraska. **"YEAS"**: Wayman, Chadwick, Zitterkopf, Aguallo, Gompert, and Estrada. **"NAYS"**: None. **ABSTAIN**: None. **ABSENT**: Huber, Weber, and Westphal. Motion carried.

**ITEM 8. Unfinished Business:** Annie Folck stated that it is time for the annual election of officers. The term lengths for each office are one year, and in the past it has been customary for each officer to serve for three consecutive one-year terms.

**Conclusion:** A nomination was made by Wayman and seconded by Zitterkopf for Estrada to continue serving as chair. **"YEAS"**: Wayman, Chadwick, Zitterkopf, Aguallo, Gompert, and Estrada. **"NAYS"**: None. **ABSTAIN**: None. **ABSENT**: Huber, Weber, and Westphal. Motion carried.

A nomination was made by Wayman and seconded by Chadwick for Aguallo to continue serving as vice-char. **"YEAS"**: Wayman, Chadwick, Zitterkopf, Aguallo, Gompert, and Estrada. **"NAYS"**: None. **ABSTAIN**: None. **ABSENT**: Huber, Weber, and Westphal. Motion carried.

A nomination was made by Estrada and seconded by Wayman for Annie Urdiales to continue serving as secretary. **"YEAS"**: Wayman, Chadwick, Zitterkopf, Aguallo, Gompert, and Estrada. **"NAYS"**: None. **ABSTAIN**: None. **ABSENT**: Huber, Weber, and Westphal. Motion carried.

Annie Folck also stated that the Panhandle Planning Workshop was held on October 10<sup>th</sup>, and there was a good turnout. Gompert, Estrada, and Chadwick were all able to attend, and all felt that it was very beneficial to them. Gompert stated that next year it might be helpful if some of the sessions were a little longer. Folck stated that they are hoping to make this an annual event.

There being no further business, a motion to adjourn was made by Gompert and seconded by Aguallo. The meeting was adjourned at 6:30 p.m. **"YEAS"**: Wayman, Chadwick, Zitterkopf, Aguallo, Gompert, and Estrada. **"NAYS"**: None. **ABSTAIN**: None. **ABSENT**: Huber, Weber, and Westphal. Motion carried.

\_\_\_\_\_  
Becky Estrada, Chairperson

Attest: \_\_\_\_\_  
Annie Folck

ORDINANCE RECORD

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

AN ORDINANCE OF THE CITY OF SCOTTSSLUFF, NEBRASKA VACATING LOT 12, BLOCK 2, NORTHERN HEIGHTS ADDITION TO THE CITY OF SCOTTSSLUFF AS WELL AS VACATING A PART OF A 20' ALLEY IN BLOCK 2 OF NORTHERN HEIGHTS ADDITION, ALL IN THE CITY OF SCOTTSSLUFF, SCOTTS BLUFF COUNTY, NEBRASKA.

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

Section 1. The owner of the property involved, Steve Herron, has requested that the City of Scottsbluff vacate the following property to allow for a replat:

Lot 12, Block 2, Northern Heights Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska, situated in the southeast quarter of Section 14, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, including property described:

Commencing at the southwest corner of Lot 12, Block 2, Northern Heights Addition, as monumented by a 5/8" Rebar with cap, thence bearing S88°14'07"E, a distance of 24.46 feet, thence bearing S60°14'07"E, a distance of 21.30 feet, to the Point of Beginning, thence continuing on said bearing S60°14'07"E, a distance of 25.00 feet, thence bearing N60°56'48"E, a distance of 20.71 feet, thence bearing N02°07'44"E, a distance of 1.13 feet, thence bearing N88°14'07"W, a distance of 39.86 feet, to the Point of Beginning, containing an area of 244 square feet, more or less; and

Part of a 20' alley in Block 2, Northern Heights Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska, situated in the southeast quarter of Section 14, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, including property described:

Beginning at the southwest corner of Lot 12, Block 2, Northern Heights Addition, as monumented by a 5/8" Rebar with cap, thence bearing S02°07'44"W, a distance of 10.00 feet, thence bearing S88°14'07"E, a distance of 43.33 feet, thence bearing N60°14'07"W, a distance of 21.30 feet, thence bearing N88°14'07"W, a distance of 24.46 feet, to the Point of Beginning, containing an area of 339 square feet, more or less; and

Beginning at the southwest corner of Lot 12, Block 2, Northern Heights Addition, as monumented by a 5/8" Rebar with cap, thence bearing S02°07'44"W, a distance of 10.00 feet, thence bearing S16°24'27"W, a distance of 10.34 feet, thence bearing S88°14'07"E, a distance of 22.15 feet, thence bearing S60°14'07"E, a distance of 71.78 feet, thence bearing N02°07'44"E, a distance of 42.58 feet, thence bearing S60°56'48"W, a distance of 20.71 feet, thence bearing N60°14'07"W, a distance of 46.30 feet, thence bearing N88°14'07"W, a distance of 24.46 feet, to the Point of Beginning, containing an area of 2,011 square feet, more or less;

as more fully set forth on the attached map, marked as Exhibit A and incorporated by this reference.

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

Section 3. Lot 12, Block 2, Northern Heights Addition to the City of Scottsbluff, along with portions of the alley as set forth above, are hereby vacated to allow for a replat of the property.

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

PASSED AND APPROVED on \_\_\_\_\_, 2014.

Attest:

\_\_\_\_\_  
Mayor

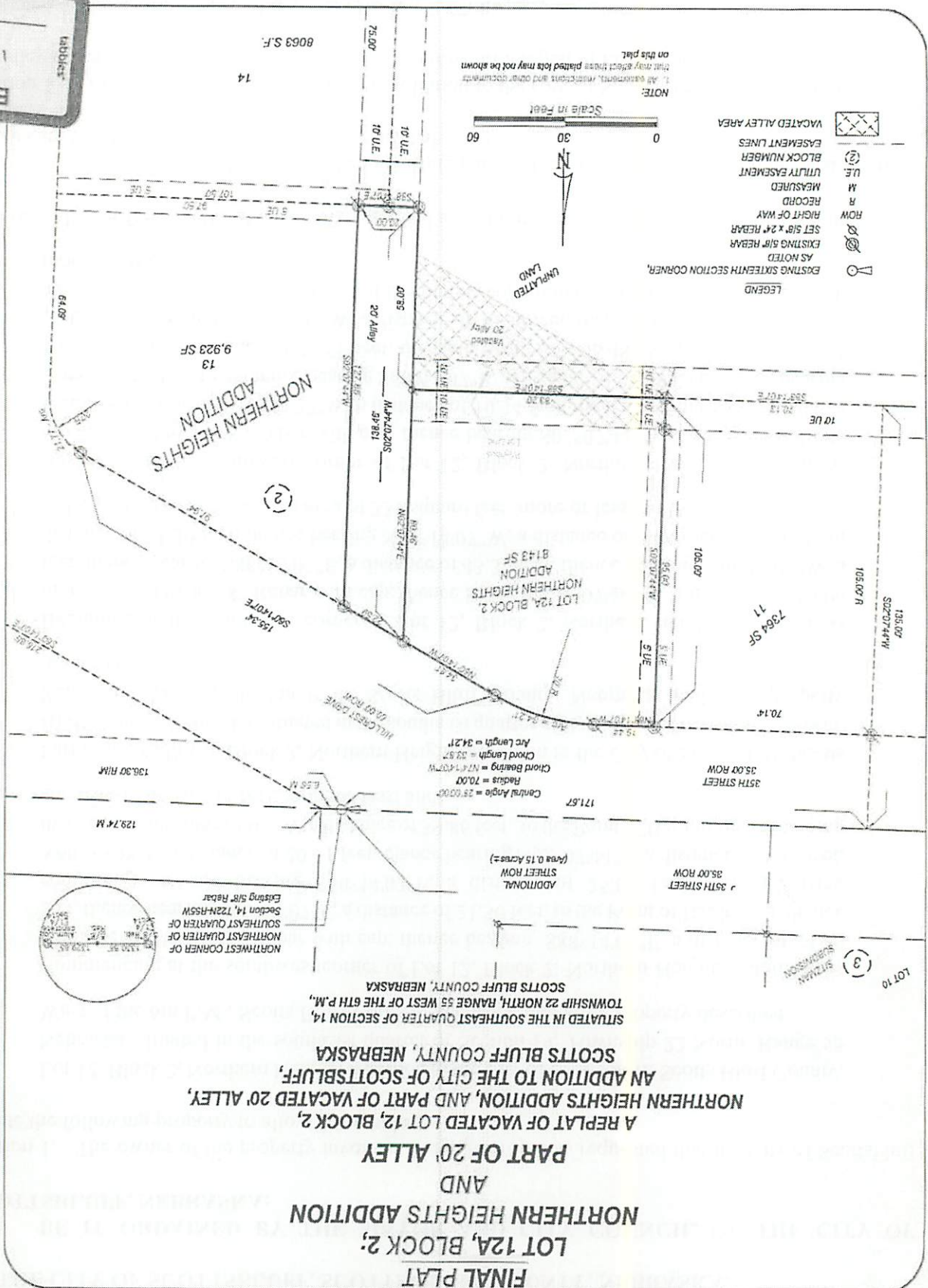
\_\_\_\_\_  
City Clerk (Seal)

Approved as to form:

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



# ORDINANCE RECORD



EXHIBIT

rabbits.

# **City of Scottsbluff, Nebraska**

**Monday, October 20, 2014**

**Regular Meeting**

## **Item Subdiv.2**

**Council to consider a Final Plat of Lot 12A, Block 2, Northern Heights Addition and approve the Resolution.**

**Staff Contact: Annie Folck, City Planner**

# Agenda Statement

Item No.

For meeting of: October 20, 2014

**AGENDA TITLE:** Final Plat of Lot 12A, Block 2, Northern Heights Addition a replat of vacated Lot 12, Block 2, Northern Heights Addition, and part of vacated 20' alley, an addition to the City of Scottsbluff, Scotts Bluff County, Nebraska, situated in the SE 1/3 of Section 14, T22N, R55W of the 6<sup>th</sup> p.m., Scotts Bluff County.

**SUBMITTED BY DEPARTMENT/ORGANIZATION:** Development Services

**PRESENTATION BY:** Rick Kuckkahn

**SUMMARY EXPLANATION:** Property owner(s), Steve Herron, represented by M.C, Schaff and Associates for a final plat of the above stated property. The final plat includes an ordinance to vacate Lot 12, Block 2, and a portion of a 20' alley, behind lot 12. The final plat will re-align the new lot 12A with lots to the west by lining up the south property line and will straighten the property line behind lot 12A.

**BOARD/COMMISSION RECOMMENDATION:** The Planning Commission approved the final plat at their regular meeting of October 13, 2014.

**STAFF RECOMMENDATION:** Staff recommends City Council approve the Final Plat of Lot 12A, Block 2, Northern Heights Addition with ordinance to vacate.

---

## EXHIBITS

Resolution      Ordinance      Contract      Minutes x      Plan/Map x

Other (specify) ☐ \_\_\_\_\_

**NOTIFICATION LIST:** Yes ☒ No ☐ Further Instructions ☐

M.C. Schaff & Associates, 818 South Beltline Hwy East 16<sup>th</sup> Street, Scottsbluff, NE 69361

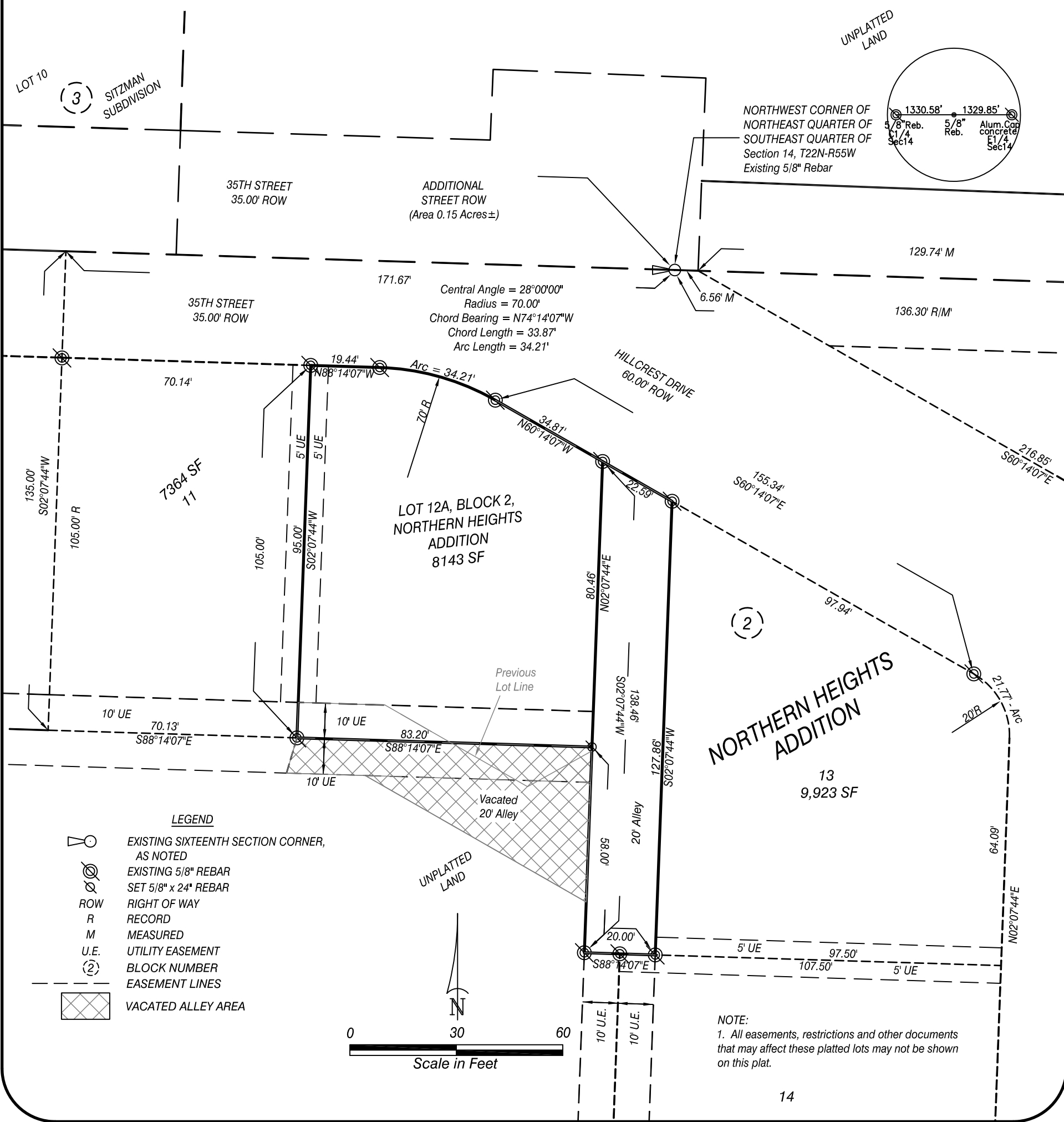
**APPROVAL FOR SUBMITTAL:** \_\_\_\_\_  
City Manager

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**FINAL PLAT**  
**LOT 12A, BLOCK 2;**  
**NORTHERN HEIGHTS ADDITION**

**A REPLAT OF VACATED LOT 12, BLOCK 2,  
NORTHERN HEIGHTS ADDITION, AND PART OF VACATED 20' ALLEY,  
AN ADDITION TO THE CITY OF SCOTTSBLUFF,  
SCOTTS BLUFF COUNTY, NEBRASKA**

**SITUATED IN THE SOUTHEAST QUARTER OF SECTION 14,  
TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M.,  
SCOTTS BLUFF COUNTY, NEBRASKA**





RESOLUTION NO. \_\_\_\_\_

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

That the final plat of Lot 12A, Block 2; Northern Heights Addition a replat of vacated Lot 12, Block 2, Northern Heights Addition, and part of vacated 20' alley, an Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska situated in the SE ¼ of Section 14, T22N, R55W of the 6th P.M., Scotts Bluff County, Nebraska dated October 8, 2014, duly made, acknowledged and certified, is approved. Such Plat is ordered filed and recorded in the office of the Register of Deeds, Scotts Bluff County, Nebraska.

Passed and approved this 20th day of October 2014.

\_\_\_\_\_  
Mayor

Attest:

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

SEAL

# **City of Scottsbluff, Nebraska**

**Monday, October 20, 2014**

**Regular Meeting**

## **Item Subdiv.3**

**Council to consider an Ordinance to Vacate Lots 1-8, Block 263, and Lots 1-8, Block 264, Section F, a replat of part of Third Addition Section F, replat number 3, located in Fairview Cemetery, City of Scottsbluff.**

**Staff Contact: Annie Folck, City Planner**

# Agenda Statement

Item No.

For meeting of: October 20, 2014

**AGENDA TITLE:** Ordinance to Vacate – Lots 1-8, Block 263, and Lots 1-8, Block 264, Section F, A replat of part of Third Addition Section F, replat number 3, within the City of Scottsbluff, Scotts Bluff County, Nebraska.

**SUBMITTED BY DEPARTMENT/ORGANIZATION:** Development Services

**PRESENTATION BY:** Rick Kuckkahn

**SUMMARY EXPLANATION:**

The City of Scottsbluff is re-platting an area in Fairview cemetery to allow for a columbarium. This ordinance to vacate is included is part of the final plat for Columbarium Addition.

**BOARD/COMMISSION RECOMMENDATION:** The Planning Commission approved the ordinance to vacate at their regular meeting of October 13, 2014.

**STAFF RECOMMENDATION:** Staff recommends City Council approve the ordinance to vacate.

---

## EXHIBITS

Resolution      Ordinance x      Contract      Minutes x      Plan/Map ☐

Other (specify) ☐ \_\_\_\_\_

**NOTIFICATION LIST:** Yes x No ☐ Further Instructions ☐

M.C. Schaff & Associates, 818 South Beltline Hwy East 16<sup>th</sup> Street, Scottsbluff, NE 69361

**APPROVAL FOR SUBMITTAL:** \_\_\_\_\_

City Manager

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ORDINANCE RECORD

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

AN ORDINANCE OF THE CITY OF SCOTTSBLUFF, NEBRASKA VACATING LOTS 1, 2, 3, 4, 5, 6, 7, AND 8, BLOCK 263 AND LOTS 1, 2, 3, 4, 5, 6, 7, AND 8, BLOCK 264, SECTION F, A REPLAT OF PART OF THIRD ADDITION, SECTION F, REPLAT NUMBER 3, WITHIN THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA.

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

Section 1. The City of Scottsbluff, Nebraska (“City”) as the owners of the property involved, have requested that the City vacate the following property to allow for a replat:

Lots 1, 2, 3, 4, 5, 6, 7, and 8, Block 263 and Lots 1, 2, 3, 4, 5, 6, 7, and 8, Block 264, Section F, a replat of part of THIRD ADDITION, Section F, Replat Number 3, an Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska.

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

Section 3. Lots 1 through 8, Block 263, and Lots 1 through 8, Block 264, Section F, a replat of part of Third Addition, Section F, Replat Number 3, are hereby vacated to allow for a replat of the property to be used as a columbarium in the City cemetery.

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

PASSED AND APPROVED on \_\_\_\_\_, 2014.

\_\_\_\_\_  
Mayor

Attest:

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

Approved as to form:

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

**ORDINANCE RECORD**

# **City of Scottsbluff, Nebraska**

**Monday, October 20, 2014**

**Regular Meeting**

## **Item Subdiv.4**

**Council to consider a Final Plat of Lots A1 through J-8, Blocks 1 and 2, and Blocks 3 and 4, Columbarium Addition to Fairview Cemetery and approve the Resolution.**

**Staff Contact: Annie Folck, City Planner**

# Agenda Statement

Item No.

For meeting of: October 20, 2014

**AGENDA TITLE:** Final Plat of Lots A1 through J-8, Blocks 1 and 2, and Blocks 3 and 4, Columbarium Addition to Fairview Cemetery, a replat of vacated Lots 1 through 8, Block 263, and Lots 1-8, Block 264, replat No. Three of Section F, replat of replat No. Two of Section E & F, and part of Section D, all part of Third Addition to Fairview Cemetery an addition to the City of Scottsbluff, Scotts Bluff County, Nebraska.

**SUBMITTED BY DEPARTMENT/ORGANIZATION:** Development Services

**PRESENTATION BY:** Rick Kuckkahn

**SUMMARY EXPLANATION:** The final plat of the above stated property is to allow for a section of the Fairview cemetery to be used for a columbarium. The final plat includes an ordinance to vacate Blocks 263 and 264.

**BOARD/COMMISSION RECOMMENDATION:** The Planning Commission approved the final plat at their regular meeting of October 13, 2014.

**STAFF RECOMMENDATION:** Staff recommends City Council approve the Final plat of Lots A-1 through J-8, Blocks 1 & 2, 3, and 4, Columbarium Addition to Fairview Cemetery with ordinance to vacate.

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## EXHIBITS

Resolution      Ordinance      Contract      Minutes x      Plan/Map x

Other (specify) ☐ \_\_\_\_\_

**NOTIFICATION LIST:** Yes ☒ No ☐ Further Instructions ☐

M.C. Schaff & Associates, 818 South Beltline Hwy East 16<sup>th</sup> Street, Scottsbluff, NE 69361

**APPROVAL FOR SUBMITTAL:** \_\_\_\_\_  
City Manager

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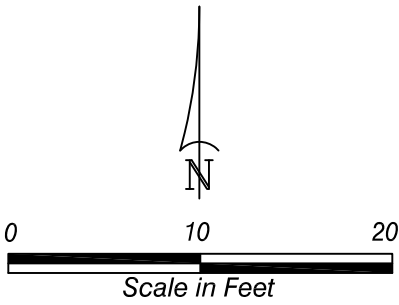
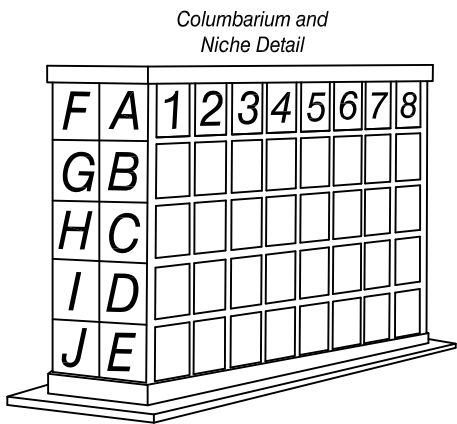
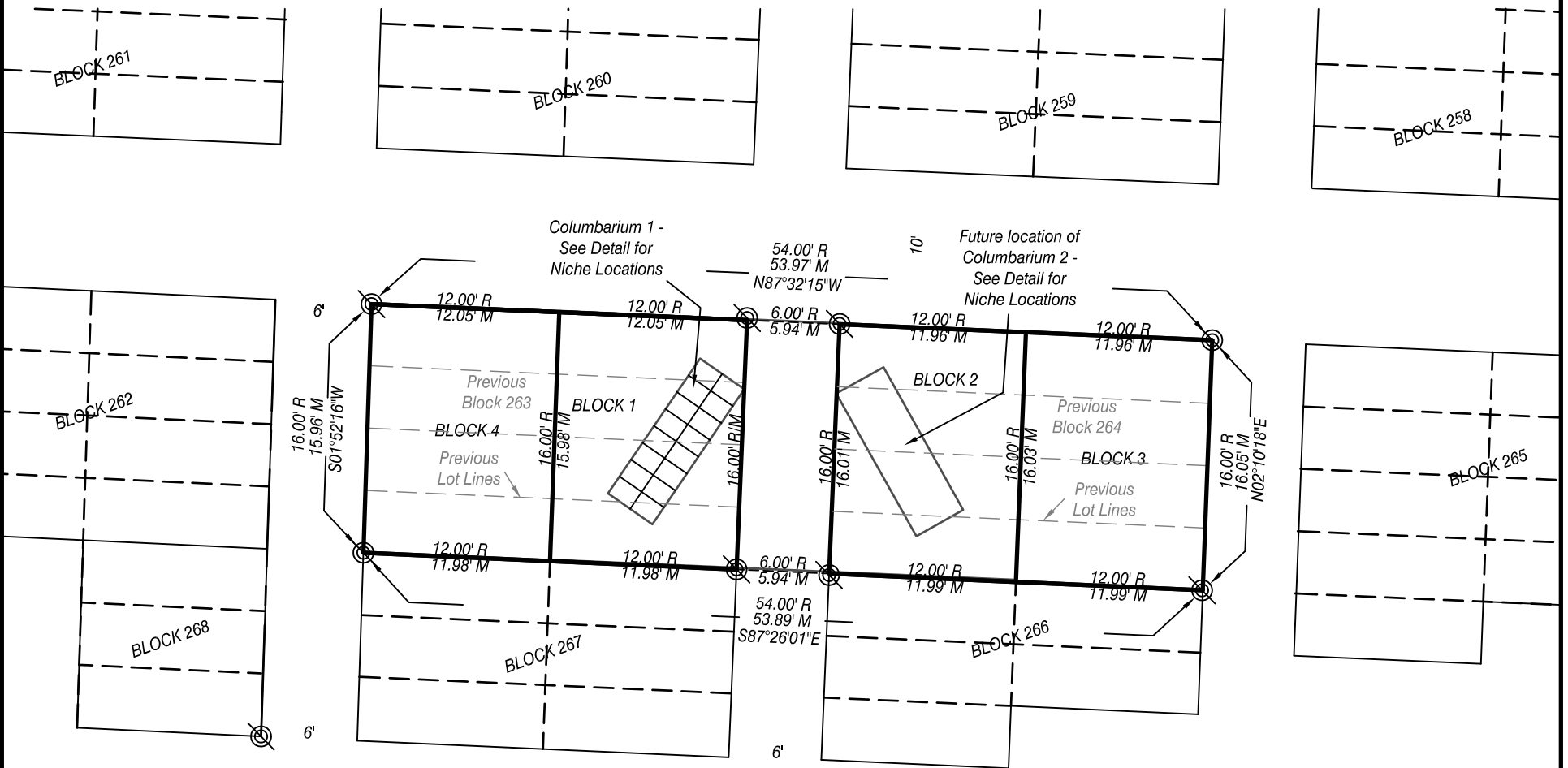
**FINAL PLAT**

**LOTS A-1 THROUGH J-8,  
BLOCKS 1 AND 2,  
AND BLOCKS 3 AND 4,  
COLUMBARIUM ADDITION TO FAIRVIEW CEMETERY,**

**A REPLAT OF VACATED LOTS 1 THROUGH 8, BLOCK 263  
AND LOTS 1 THROUGH 8, BLOCK 264, REPLAT NO. THREE OF SECTION F,  
REPLAT OF REPLAT NO. TWO OF SECTION E AND F, AND PART OF SECTION D, ALL  
PART OF THIRD ADDITION TO FAIRVIEW CEMETERY**

**AN ADDITION TO THE CITY OF SCOTTSBLUFF,  
SCOTTS BLUFF COUNTY, NEBRASKA**

**SITUATED IN THE NORTHWEST QUARTER OF SECTION 13,  
TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M.,  
SCOTTS BLUFF COUNTY, NEBRASKA**



- LEGEND**
- ⊙ EXISTING 1/2" ROD
  - ⊗ SET 5/8" x 24" REBAR, OR AS NOTED
  - M MEASURED
  - R RECORD
  - ROW RIGHT OF WAY
  - ① BLOCK NUMBER

NOTE: All easements, restrictions and other documents that may affect these platted lots, that are of record or not of record, may not be shown on this plat.



RESOLUTION NO. \_\_\_\_\_

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

That the final plat of Lots A-1 through J-8, Blocks 1& 2, and  
Blocks 3 & 4, Columbarium Addition to Fairview Cemetery, a replat of  
vacated Lots 1 through 8, Block 263, and Lots 1 through 8, Block 264,  
Replat No. Three of Section F, replat of Replat No. Two of Section E and  
F, and part of Section D, all part of Third Addition to Fairview Cemetery  
an addition to the City of Scottsbluff, Scotts Bluff County, Nebraska  
situated in the NW ¼ of Section 13, T22N, R55W of the 6th P.M., Scotts  
Bluff County, Nebraska dated October 8, 2014, duly made, acknowledged  
and certified, is approved. Such Plat is ordered filed and recorded in the  
office of the Register of Deeds, Scotts Bluff County, Nebraska.

Passed and approved this 13th day of October 2014.

\_\_\_\_\_  
Mayor

Attest:

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

SEAL

# **City of Scottsbluff, Nebraska**

**Monday, October 20, 2014**

**Regular Meeting**

## **Item Resolut.1**

**Council to consider an Ordinance regarding proposed text changes to zoning districts C-2, PBC, R-1B, and R-4, regarding height requirements (second reading).**

**Staff Contact: Annie Folck, City Planner**

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

**AN ORDINANCE OF THE CITY OF SCOTTSBLUFF, NEBRASKA AMENDING AND REVISING CHAPTER 25, ARTICLE 3 OF THE SCOTTSBLUFF MUNICIPAL CODE AND CHAPTER 25, ARTICLE 3 PART OF THE SCOTTSBLUFF ZONING CODE TO REVISE AND AMEND SECTIONS 25-3-4, RURAL RESIDENTIAL ESTATE ZONING (R-1b), SECTION 25-3-7, HEAVY DENSITY MULTIPLE FAMILY DISTRICT (R-4), SECTION 25-3-12, PLANNED BUSINESS CENTER DISTRICT (PBC), AND SECTION 25-3-14, NEIGHBORHOOD COMMERCIAL DISTRICT (C-2), ALL RELATING TO HEIGHT LIMITATIONS BY ADDING NEW HEIGHT LIMITATIONS AND CORRECTING HEIGHT LIMITATIONS IN THE ABOVE NAMED DISTRICTS, REPEALING ALL PRIOR SECTIONS AND PROVIDING FOR AN EFFECTIVE DATE THEREOF.**

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

1. Section 25-3-4, Rural Residential Estate Zone (R-1b) is amended as follows:

**25-3-4. R-1b Rural Residential Estate Zone.**

Intent: The intent of an R-1b rural residential estate district is to:

1. Provide for low density residential areas with larger lot sizes where the predominant uses are single family detached dwellings.
2. Protect these areas from incompatible uses.

Principle Permitted Uses.

1. Church
2. Community Center
3. Crop production and orchards
4. Family child care home
5. Home occupations
6. Irrigation facilities that are incidental to ag use on premises
7. Municipal Uses
8. Rooming/boarding house with no more than two (2) guests
9. School
10. Single family detached dwelling units

Special Permit Uses.

1. Hospital
2. Library
3. Livestock-Horses and other livestock used solely for non-business recreation of occupier are permissible in the quantity of one (1) animal per lot or, if a lot comprises one (1) acre or more, one (1) animal per each whole acre. Shelters for such animals shall be situated not less than fifty (50) feet from the property line and not less than fifty (50) feet from a residence on another lot or tract.
4. Nursery school or day care center.

5. Public utility facilities
6. Rooming/boarding house with no more than six guests
7. Temporary building or contractor's storage and construction yard, incidental to the construction of a residential development or a real estate sales office to be used in marketing lots in a new subdivision, may be permitted if such a building or structure complies with all height and area requirements for the zone in which it is located.
8. Tourist information booth
9. Utility plants
10. Water storage

### Performance Standards.

#### 1. Area & bulk regulations.

Use	Minimum Lot Size (sq.ft.)	Minimum Lot Width (ft.)	Maximum Coverage (%)	Maximum # Dwelling Units	Setbacks			Side Street (ft.)	Floor Area Min. (sq.ft.)	Height (ft.)
					Front (ft.)	Rear (ft.)	Interior Side (ft.)			
Single Family	3 acres	200	30	1	50	50	20	15	900	35'
Accessory Building						3	2	15	900	1 story
Garage						3	2	15	900	25'

#### 2. Accessory building; detached

##### A. A detached accessory building must be located:

- (1) to the rear of the main building,
- (2) at least ten (10) feet from the main building, or a distance of at least five (5) feet from the main dwelling building if the interior wall of the accessory building adjacent to the main building complies with the international 1&2 Family Dwelling Code Section 309.2, which has been adopted by this Municipal Code, provided a detached accessory building constructed prior to June 26, 1974, to the rear of and at a distance not less than five (5) feet from the main building shall not be deemed to be in violation of this requirement;
- (3) at least three (3) feet from the rear lot line if the lot line is a common lot line abutting a lot;
- (4) at least two (2) feet from the interior side lot line; provided, this requirement shall not apply where the interior side lot lines is over which the main building extends. If the lot abuts a side street, an accessory building must comply with the setback requirements applicable to the lot or tract of land upon which the main building is located. Setbacks shall be measured from the nearest eve of the building or buildings; and
- (5) Minimum rear yard setback to a garage with an alley entrance shall be five (5) feet.

##### B. On an existing reversed corner lot, a detached accessory building or garage may project into the side yard nearest the rear lot line if it does not extend beyond the front yard setback of the main structure, and if entrance to the garage is from the side street the garage must be set back from the side street property line a distance of not less than twenty (20 ) feet.

##### C. A detached garage may be located in the side yard if the following requirements are met:

- (1) The garage must meet the performance guidelines in the residential zone.
- (2) The garage must observe the same front yard setbacks required for the main structure.
- (3) Garages shall not be placed over easements.
- (4) Lot coverage will meet requirements in the zoning district.

2. Section 25-3-7, Heavy Density Multiple Family District (R-4) is amended as follows:

**25-3-7. R-4 Heavy Density Multiple Family.**

Intent: The intent of an R-4 heavy density multiple family zone is to:

1. Provide for a variety of carefully designed housing types at high densities.
2. Provide for a mix of other uses consistent with the needs of the residential occupants.
3. Encourage the development of affordable housing for young families, low and moderate income families and the elderly.

Principle Permitted Uses.

1. Church
2. Community Center
3. Educational/Charitable institutions.
4. Family child care home
5. Fraternities, sororities, dormitories.
6. Home occupations
7. Multi-family dwelling units
8. Municipal Uses
9. Rooming/boarding house with no more than two (2) guests
10. School
11. Single family detached dwelling units
12. Two family dwelling

Special Permit Uses.

1. Cluster housing, condominiums and townhouses provided all planned unit development standards are met pursuant to Article 7 and the density does not exceed the density level permitted in the zoning district in which the planned unit development is proposed to be located.
2. Crop production & orchards
3. Hospital
4. Irrigation facilities that are incidental to agricultural use of the premises.
5. Library
6. Lodge/club.
7. Nursery school or day care center.
8. Public utility facilities
9. Rooming or boarding house for not more than six (6) roomers or boarders.
10. Temporary building or contractor's storage and construction yard, incidental to the construction of a residential development or a real estate sales office to be used in marketing

lots in a new subdivision, may be permitted if such a building or structure complies with all height and area requirements for the zone in which it is located.

11. Tourist information booth
12. Utility plants
13. Water storage

### Performance Standards.

#### 1. Area & bulk regulations.

Use	Minimum Lot Size (sq.ft.)	Minimum Lot Width (ft.)	Maximum Coverage (%)	Maximum # Dwelling Units	Front (ft.)	Setbacks Rear (ft.)	Interior (ft.)	Side (ft.)	Side Street	Floor Area (sq.ft.)	Maximum Height (ft.)
Single Family	7,000	70	50	1	25	25	5	12.5			35
Two Family	7,000	70	50	2	25	25	5	12.5	600/DU		35
LD Multi Family	7,000	70	50		25	25	5	12.5	400/DU		35
HD Multi Family	7,000	70	A		25	25	B	B	A		70
Accessory Building							3	2	12.5	900	1 story
Garage (MF)								3	2	12.5	300/DU
											1 story
Garage (SF)						3	2	12.5	900		18

#### A. Minimum floor area per dwelling unit and maximum lot coverage:

##### Minimum Floor Area

##### Maximum Lot Coverage

500 sq. ft.	70% lot coverage
450 sq. ft.	76% lot coverage
400 sq. ft.	60% lot coverage
350 sq. ft.	55% lot coverage
300 sq. ft.	45% lot coverage

- B. The minimum side yard setback is five (5) feet for buildings and structures not more than three stories high. For buildings more than three (3) stories high, the required minimum side yard setback is increased one foot for each additional story over three (3). Provided, in the case of a residential building extending across a common interior lot line of abutting lots which are in common ownership, the above minimum side yard setback requirements do not apply to such lot line, but there shall be a minimum side yard setback of (1) five (5) feet from the lot line on the opposite side of each of the lots in zones R-1, R-1a, R-1b, and (2) ten (10) feet from the lot line on the opposite side of each of the lots in zones R-4 and OP.

- C. If buildings have been built on lots which comprise more than twenty-five (25) percent of the front footage of any block, no building or structure may be built or structurally altered which projects beyond the average front yard setback already established.

If the only building is one on an adjoining lot, the minimum front yard setback shall be the greater of twenty (20) feet or the setback of such building. If buildings have been built on lots which comprise twenty-five (25) or less percent of the front footage of any block, the minimum front yard setback shall be twenty (20) feet.

No front yard setback shall exceed fifty (50) feet.

#### 2. Accessory building/garage; detached

- A. A detached accessory building must be located:

- (1) to the rear of the main building,
  - (2) at least ten (10) feet from the main building, or a distance of at least five (5) feet from the main dwelling building if the interior wall of the accessory building adjacent to the main building complies with the International 1&2 Family Dwelling Code Section 309.2, which has been adopted by this Municipal Code, provided a detached accessory building constructed prior to June 26, 1974, to the rear of and at a distance not less than five (5) feet from the main building shall not be deemed to be in violation of this requirement;
  - (3) at least three (3) feet from the rear lot line if the lot line is a common lot line abutting a lot;
  - (4) at least two (2) feet from the interior side lot line; provided, this requirement shall not apply where the interior side lot lines is over which the main building extends. If the lot abuts a side street, an accessory building must comply with the setback requirements applicable to the lot or tract of land upon which the main building is located. Setbacks shall be measured from the nearest eve of the building or buildings.
  - (5) Minimum rear yard setback to a garage with an alley entrance shall be five feet (5').
- B. The setback from a side street line must be at least five (5) feet. Provided, further, a garage with access from a side street must be set back from the right-of-way line of such street a distance of at least twenty (20) feet. The setbacks herein referred to shall be measured from the nearest wall of the garage, except the setback from the side street line, which shall be measured from the nearest eave. (Ord. 3985, 2009)

3. Section 25-3-12, Planned Business Center District (BPC) is amended as follows:

**25-3-12. PBC Planned Business Center.**

Intent: The intent of a planned business center zone is to:

1. Provide an area for a unified commercial center which provides goods and services to a regional trading area.
2. Provide for joint or grouped parking facilities serving several retail stores.
3. Coordinate a vehicular and pedestrian traffic circulation system and carefully design access that is compatible with surrounding uses.

Principle Permitted Uses.

1. Accounting, auditing, bookkeeping services
2. Ambulance service
3. Amusement centers, indoor only
4. Animal clinic, indoor only
5. Arts & crafts studio
6. Automated or coin-operated car wash
7. Bakery or bakery goods store
8. Bank automated teller facilities, outdoor
9. Bank automated teller facilities, indoor
10. Bank & savings & loan

11. Barber, beauty shop
12. Book & stationary store
13. Business college, trade school
14. Church
15. Cleaning, laundry agency
16. Clinic
17. Communication facilities including communication tower, such tower not to exceed one hundred fifty (150) feet in height. No guy wires, outrigging, or other supporting structures may extend beyond the foundation of the tower.
18. Community center (public)
19. Confectionery stores
20. Convenience stores w/o dispensing gasoline
21. Convenience stores with dispensing gasoline
22. Dance, music or voice studio
23. Day care center (child care center) or preschool
24. Delicatessen
25. Drive-thru photo facility
26. Drive-thru (fast food) restaurant
27. Educational and scientific research service
28. Florist
29. Food store, delicatessen
30. Furniture/appliance store
31. Gift shop
32. Grocery store
33. Hardware store
34. Hospital
35. Insurance agency/services
36. Jewelry store
37. Laboratory, medical, dental, optical
38. Laundromat, self-service
39. Library
40. Marriage and family counseling
41. Mortuary
42. Multi-family dwelling units. Living quarters for watchman of commercial or industrial use property, or for hotels and motels, are the only permitted residential uses in this zone.
43. Municipal Uses
44. Offices, professional and service
45. Pharmacy
46. Photographic studio
47. Printing & blueprinting
48. Professional membership organizations
49. Professional schools
50. Reducing/Suntanning
51. Restaurant, bar, tavern
52. Retail stores and services



53. Service station-full service
54. Service station-mixed use
55. Single family dwelling units. Living quarters for watchman of commercial or industrial use property, or for hotels and motels, are the only permitted residential uses in this zone.
56. Shoe store
57. Theater, indoor
58. Tire shop, recapping
59. Utility business offices

#### Special Permit Uses.

1. Adult book store. No such use shall be located within three hundred (300) linear feet of any school, public or private, place of worship, public park, day care center, child nursery, library, or residential district. No such use shall be located within 1,000 linear feet of any existing adult book store. No such use may be allowed in combination with the sale or consumption of alcoholic beverages.
2. Lodge or club
3. Public Utility facilities
4. Temporary building or contractor's storage and construction yard, incidental to the construction of a residential development or a real estate sales office to be used in marketing lots in a new subdivision, may be permitted if such a building or structure complies with all height and area requirements for the zone in which it is located.
5. Temporary building may be permitted if such building complies with all height and area requirements, and the use complies, except for the fact that the building is a temporary one.
6. Utility Plants
7. Water storage

#### Performance Standards.

##### 1. Area & bulk regulations.

Use	Minimum Lot Size (sq.ft.)	Minimum Lot Width (ft.)	Maximum Coverage (%)	Maximum # Dwelling Units	Front (ft.)	Setbacks Rear (ft.)	Interior Side (ft.)	Floor Side Street (ft.)	Maximum Area (sq.ft.)	Height (ft.)
Accessory Building	5 acres	See below		none						*
Garage						12.5				

\* = Height requirement listed in #4 of Design Requirements: Buildings, structures; height.

2. Accessory building/garage; detached
  - A. A detached accessory building must be located at least ten (10) feet from the main building
  - B. On an existing reversed corner lot, a detached accessory building or garage may project into the side yard nearest the rear lot line if it does not extend beyond the front yard setback of the main structure, and if entrance to the garage is from the side street the garage must be set back from the side street property line a distance of not less than twenty (20 ) feet.
3. Accessory building, attached.

- A. A building which if detached from the main building would constitute an accessory building may be connected to the main building by a breezeway or similar structure, and in such event shall meet all requirements for the main building.

4. Design Requirements:

Buffer strips; R Zones.

A buffer strip, at least twenty-five (25) feet in width, sodded, and planted with shrubs or other greenery, and with a permanent screen at least ten (10) feet high, must be established and maintained adjacent to the boundary line of any abutting lot or tract of land located in whole or part in an R Zone.

Buildings, structures; height.

No building or structure, except for an elevator, penthouse water tower, or decorative building projection, may exceed three (3) stories or forty-five (45) feet in height, whichever is lower.

Dwellings.

No building in a center may be used as dwelling except for a paid custodian, caretaker, or watchman living in the center.

General design.

A center must be laid out and developed as a unit in accordance with an integrated or coordinated overall design that complies with the provisions of this Article. Buildings, structures, parking areas, walks, lighting, and appurtenant facilities must be located and arranged with due regard for surrounding land uses. Any part of a center not used for buildings, structures, access ways, parking and loading or unloading areas must be landscaped with grass, trees, shrubs, or pedestrian walks.

Loading facilities.

A center must provide adequate areas for motor vehicles to load or unload merchandise, materials, or equipment without interfering with the use of any public street or alley.

Location.

A center may be located only in a PBC Zone established in accordance with this Article, and only on a lot or tract of land abutting one (1) or more arterial streets.

Off-street parking.

Adequate off-street parking must be provided in a center to accommodate all motor vehicles of employees, customers, and other persons reasonably expected to use the center, and for vehicles used in the conduct of businesses in the center. At least one (1) parking space must be provided for each two hundred (200) square feet of floor area used for selling or offices. Areas designed primarily for loading and unloading or standing space are not parking spaces within the meaning of this section. Floor area designed for selling or office may not include areas used for storage, utilities or restrooms. Parking spaces and areas must meet the requirements of Chapter 25, Article 5.

Setbacks.

No building or structure may be constructed or maintained in a center within one hundred (100) feet of the boundary line of an abutting lot or tract of land located in an R Zone nor within twenty-five (25) feet of the right-of-way of a public street or road. No roadway or parking area in a center may be constructed or maintained within twenty-five (25) feet of the right-of-way line.

Storage; outdoor; restrictions.

Merchandise, materials or equipment may not be stored in an open area except for immediate sale or temporary display not exceeding seven (7) days.(Ord. 4072, 2012)

4. Section 25-3-14, Neighborhood and Retail Commercial District (C-2) is amended as follows:

### **25-3-14. C-2 Neighborhood and Retail Commercial.**

Intent: The intent of a C-2 Neighborhood and Retail Commercial Zone is to provide a zone consisting of retail stores and service establishments

#### Principle Permitted Uses.

1. Accounting, auditing, bookkeeping services
2. Ambulance service
3. Amusement centers, indoor only
4. Animal clinic, indoor only
5. Arts & crafts studio
6. Automated or coin-operated car wash
7. Bakery or bakery goods store
8. Bank automated teller facilities, outdoor
9. Bank automated teller facilities, indoor
10. Bank & savings & loan
11. Barber, beauty shop
12. Book & stationary store
13. Church
14. Cleaning, laundry agency
15. Clinic
16. Communication facilities including communication tower, such tower not to exceed one hundred fifty (150) feet in height. No guy wires, outrigging, or other supporting structures may extend beyond the foundation of the tower.
17. Community center (public)
18. Confectionery stores
19. Convenience stores with dispensing gasoline
20. Convenience stores w/o dispensing gasoline
21. Convenience warehouse storage facilities
22. Dance, music or voice studio
23. Day care center (child care center) or preschool
24. Delicatessen
25. Domestic violence shelter
26. Drive-through (fast food) restaurant
27. Educational and charitable institutions
28. Educational and scientific research service
29. Equipment rental and sales yard
30. Florist
31. Food store, delicatessen
32. Furniture refinishing. The entire business must be conducted within a building.
33. Furniture/appliance store
34. Gift shop
35. Gymnasium, private
36. Grocery store
37. Hardware store

38. Hospital
39. Hotels/motels
40. Insurance agency/services
41. Jewelry store
42. Laboratory, medical, dental, optical
43. Laundromat, self-service
44. Library
45. Lodge or club
46. Marriage and family counseling
47. Municipal Uses
48. Nursery for children
49. Offices, professional and service
50. Pharmacy
51. Photographic studio
52. Printing & blueprinting
53. Professional membership organizations
54. Professional schools
55. Reducing/Suntanning
56. Restaurant, bar, tavern
57. Retail stores and services
58. Rooming/boarding house. Residential use is permitted above the ground floor and within the ground floor if to the back or side of a business building.
59. School
60. Service station-full service
61. Service station-mixed use
62. Shoe store
63. Temporary medical housing
64. Theater, indoor
65. Tourist information booth
66. Upholstery Shop provided all work is completed within the building.
67. Utility business offices
68. Warehousing, wholesaling

Special Permit Uses.

1. Auto sales and service
2. Billboards
3. Emergency shelter
4. Hardware stores selling lumber
5. Multi-family dwellings. Residential use is permitted above the ground floor and within the ground floor to the back or side of a business building.
6. Single family dwelling. Residential use is permitted above the ground floor and within the ground floor to the back or side of a business building.
7. Temporary building or contractor's storage and construction yard, incidental to the construction of a residential development or a real estate sales office to be used in marketing

lots in a new subdivision, may be permitted if such a building or structure complies with all height and area requirements for the zone in which it is located.

8. Temporary building may be permitted if such building complies with all height and area requirements, and the use complies, except for the fact that the building is a temporary one.
9. Two family dwelling. Residential use is permitted above the ground floor and within the ground floor to the back or side of a business building.
10. Any hotels or apartments higher than the maximum 45' will require a special permit approved by the Planning Commission.

### Performance Standards.

#### 1. Area & bulk regulations.

Use	Minimum Lot Size (sq.ft.)	Minimum Lot Width (ft.)	Maximum Coverage (%)	Maximum # Dwelling Units	Front (ft.)	Setbacks Rear (ft.)	Interior Side (ft.)	Floor Side Street (ft.)	Maximum Area (sq.ft.) PRTFA	Height (ft.)
Garage	None	-	-	C or 25	A	B	12.5 12.5			35'
Minimum Lot Area / Dwelling Unit - 2,800 sq.ft.										45'
Hotels and Apartments-Except with Special Permit Use										
PRTFA = Parking Ratio to Floor Area										

- A. No minimum rear yard setback is required except for a lot abutting the side of a lot in either an R or OP Zone, in which case the minimum rear yard setback is fifteen (15) feet. If a public alley separates such lots, no rear yard is required.
- B. No minimum interior side yard setback is required except for a lot whose side abuts the side of a lot in either an R or OP Zone, in which latter case the minimum interior side yard setback is five (5) feet. If a public alley separates such lots, no side yard is required.
- C. The required minimum R Zone setback applies if the frontage between two (2) streets separates an R Zone and either a C Zone. If all frontage between two (2) streets is in a C Zone no front setback is required.

#### 2. Accessory building/garage; detached

- A. A detached accessory building must be located at least ten (10) feet from the main building.
- B. On an existing reversed corner lot, a detached accessory building or garage may project into the side yard nearest the rear lot line if it does not extend beyond the front yard setback of the main structure, and if entrance to the garage is from the side street the garage must be set back from the side street property line a distance of not less than twenty (20 ) feet.

#### 3. Accessory building, attached.

- A. A building which if detached from the main building would constitute an accessory building may be connected to the main building by a breezeway or similar structure, and in such event shall meet all requirements for the main building.(Ord 3965, 2008; Ord. 3985, 2009)

Section 5. Previously existing Sections 25-3-4; 25-3-7; 25-3-12; and 25-3-14 and sections of the Scottsbluff Municipal Code inconsistent herewith are now repealed.

Section 6. This Ordinance shall become effective upon its passage and approval as provided by law.

PASSED AND APPROVED on \_\_\_\_\_, 2014.

\_\_\_\_\_  
Mayor

ATTEST:

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

Approved by:

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

# **City of Scottsbluff, Nebraska**

**Monday, October 20, 2014**

**Regular Meeting**

## **Item Resolut.2**

**Council to consider an Ordinance regarding a zone change request for proposed Lots 1-9, Block 1; & Lots 1 -3, Block 2, Premier Estates Subdivision - 40.9 acres, from A - Agricultural to R-1B Rural Residential (second reading).**

**Staff Contact: Annie Folck, City Planner**

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

**AN ORDINANCE DEALING WITH ZONING, AMENDING SECTION 25-1-4 BY UPDATING THE OFFICIAL ZONING DISTRICT MAP TO SHOW THAT REAL ESTATE PROPOSED TO BE DESCRIBED LOTS 1, 2, 3, 4, 5, 6, 7, 8 AND 9, BLOCK 1, AND LOTS 1, 2 AND 3, BLOCK 2, PREMIER ESTATES ADDITION CONTAINING AN AREA OF 40.9 ACRES, MORE OR LESS, WHICH IS CURRENTLY ZONED AS AGRICULTURAL (A), WILL NOW BE INCLUDED IN THE RURAL RESIDENTIAL ESTATE ZONE (R-1b) , AND REPEALING PRIOR SECTION 25-1-4.**

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 October, 2014.

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 as provided by law.

PASSED AND APPROVED on \_\_\_\_\_, 2014.

\_\_\_\_\_  
Mayor

ATTEST:

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



# **City of Scottsbluff, Nebraska**

**Monday, October 20, 2014**

**Regular Meeting**

## **Item Exec1**

**Council reserves the right to enter into closed session if deemed necessary if the item is on the agenda.**

**Staff Contact: City Council**