

THE OFFICIAL PROCEEDINGS OF THE REGULAR MEETING OF THE GERING CITY COUNCIL, APRIL 13, 2026

A regular meeting of the City Council of Gering, Nebraska was held in open session on April 13, 2026 at 6:00 p.m. at Gering City Hall, 1025 P Street, Gering, NE. Present were Mayor Ewing and Councilmembers Shields, Gillen, Cecil, Kinsey, Wiedeman, O'Neal, Morrison, Jackson. Also present were City Administrator Pat Heath, City Clerk Kathy Welfl, and City Attorney Jim Ellison. All proceedings hereafter were taken while the meeting was open to the attendance of the public except as otherwise indicated.

CALL TO ORDER

Mayor Ewing called the meeting to order at 6:00 p.m. and stated that a quorum of the Council was present and City business could be conducted.

1. Recital of the Pledge of Allegiance and Prayer
2. Roll Call
3. Excuse Council Member absence

Motion by Councilmember Shields to approve the absence of Councilmember Gillen from the March 23, 2026 regular City Council meeting. Second by Councilmember O'Neal. There was no discussion. Mayor Ewing called for the vote. "AYES": Shields, Gillen, Cecil, Kinsey, Wiedeman, O'Neal, Morrison, Jackson. "NAYS": None. Abstaining: None. Absent: None. Motion carried.

OPEN MEETINGS ACT - NEB.REV.STAT. CHAPTER 84, ARTICLE 14

Mayor Ewing stated: As required by State Law, public bodies shall make available at least one current copy of the Open Meetings Act posted in the meeting room. Agenda items may be moved up or down on the agenda at the discretion of the Mayor. As required by State Law, additions may not be made to this agenda less than 24 hours before the beginning of the meeting unless they are considered under this section of the agenda and the Council determines that the matter requires emergency action.

CONSENT AGENDA:

(Items under the Consent Agenda are proposed for adoption by one action for all items unless any member of Council requests that an item be considered separately.)

1. Approve minutes of the March 23, 2026 regular City Council Meeting
2. Approve Claims
3. File for record NPDES (National Pollutant Discharge Elimination System) Annual Report for the Cities of Gering and Terrytown, Nebraska

CLAIMS 3-24-26 TO 4-13-26

307 TINTING LLC \$147.00, A & A PORTA POTTIES \$150.00, AC ELECTRIC MOTOR SERVICE \$538.89, ACE HARDWARE \$166.64, ACTION COMMUNICATIONS, INC. \$2,997.44, ACUSHNET COMPANY \$4,120.41, ADIDAS AMERICA, INC \$3,764.11, ADVANCED SERVICES, INC. \$2,072.83, ALLO COMMUNICATIONS \$3,654.34, AL'S TOWING, INC \$250.00, ALTEC INDUSTRIES, INC. \$4,773.70, AMAZON CAPITAL SERVICES \$1,713.02, AMERITAS LIFE INSURANCE CORP. \$622.84, ANDRES TORRES \$380.00, ASHLEY MASCHMEIER \$100.00, AT&T MOBILITY \$384.27, B & B SUPPLY \$112.26, BENZEL PEST CONTROL \$418.27, BLACK HILLS ENERGY \$4,544.14, BLUFFS FACILITY SOLUTIONS \$595.88, BORDER STATES INDUSTRIES, INC \$112,115.09, BRANDON NEIGER \$229.00, CALLAWAY GOLF COMPANY \$7,162.41, CAMSPOT \$539.31, CELLI'S CYCLE CENTER \$347.94, CENGAGE LEARNING/GAGE \$331.37, CENTRAL IRRIGATION DISTRICT \$3,588.00, CENTURY BUSINESS PRODUCTS, INC \$145.06, CHASE DANIELZUK \$229.00, CITY OF GERING \$19,212.83, CLARK PRINTING LLC \$616.28, CNA SURETY DIRECT BILL \$40.00, COLUMN SOFTWARE, PBC \$1,224.43, CONNECTING POINT \$29.24, CONTRACTORS MATERIALS, INC. \$2,299.40, COZAD SIGNS, LLC \$123.00, CROELL, INC \$1,185.96, DEARBORN LIFE INSURANCE COMPAN \$237.36, DOCU-SHRED LLC \$70.00, DOOLEY OIL \$663.83, DUTTON-LAINSON COMPANY \$5,521.84, EAKES INC \$749.06, ECOLAB \$344.55, ELLISON, KOVARIK & TURMAN LAW \$10,250.00, ENTERPRISE IRRIGATION DISTRICT \$2,165.26, EUROFINs ENVIRONMENTAL TESTING NORTH CENTRAL, LLC \$2,172.00, FASTENAL COMPANY \$274.56, FAT BOYS TIRE & AUTO \$283.49, FIRST NATIONAL BANK OF OMAHA \$12,751.53, FIRST NATIONAL BANK OMAHA - POLICE \$584.00, FLOYD'S TRUCK CENTER, INC. \$772.88, FRANK PARTS COMPANY \$907.28, FRONTIER OVERHEAD DOOR \$2,005.70, FYR-TEK, INC. \$2,182.35, GALLS, AN ARAMARK COMPANY 183.98, GENERAL TRAFFIC CONTROLS, INC. \$1,361.00, GERING FT-LARAMIE IRRIGATION \$10,957.80, GERING IRRIGATION DISTRICT \$1,297.40, GERING VOLUNTEER FIRE DEPT. \$460.00, GFSI LLC \$5,000.56, GRAINGER \$272.94, GREATAMERICA FINANCIAL SERVICE \$229.83, GROTE EXCAVATION, LLC \$9,846.84, GROUND UP CONSTRUCTION & CLEAN \$4,752.13, HACH COMPANY \$760.00, HEALTHBREAK, INC. \$625.00, HEIMAN FIRE EQUIPMENT \$13,748.10, HOLIDAY OUTDOOR DECOR \$4,408.63, HOME DEPOT CREDIT SERVICES \$277.97, IDEAL LAUNDRY AND CLEANERS, INC. \$1,123.59, INDOFF INCORPORATED \$415.08, INGRAM LIBRARY SERVICES \$264.52, INTERNAL REVENUE SERVICE \$59,076.64, INTRALINKS, INC. \$8,373.69, IRBY TOOL & SAFETY \$19,792.41, J & A TRAFFIC PRODUCTS \$1,419.15, J RODZ \$310.00, JC GOLF ACCESSORIES \$1,302.44,

JEO CONSULTING GROUP \$13,903.00, JIRDON AGRI CHEMICALS, INC \$3,085.80, JOHN HANCOCK USA \$20,467.54, JOHN HANCOCK USA FIRE \$1,075.74, JOHN HANCOCK USA POLICE \$11,455.33, JOHNSON CASHWAY CO. \$35.59, JUSTIN BERNHARDT \$200.00, KNAUB, INC \$7,386.02, KRISTEN VOGEL \$109.99, L.L. JOHNSON DISTRIBUTING \$355.18, LAWSON PRODUCTS \$34.14, LEAGUE ASSOC./RISK MANAGEMENT \$2,561.72, LEGACY COOPERATIVE \$7,690.26, LEGACY WIRE & SUPPLY \$10,310.86, LOGOZ LLC \$10.00, LONG DRAW PRODUCTIONS \$500.00, LUCKY KENO \$100.00, MACQUEEN EQUIPMENT, LLC \$22.93, MANUEL BARRAZA \$5,100.00, MASEK DISTRIBUTING INC \$5,100.00, MATHESON TRI-GAS INC \$106.70, MENARDS \$961.39, MIDWEST CONNECT \$3,940.79, MIZUNO USA, INC. \$39.28, MOBIUS COMMUNICATIONS COMPANY \$10,352.64, MUNICIPAL SUPPLY, INC. OF NE. \$6,858.91, MUTUAL OF OMAHA \$5,924.50, NC CHILD SUPPORT CENTRALIZED COLLECTIONS \$105.82, NEBRASKA CHILD SUPPORT PAYMENT CENTE \$714.93, NEBRASKA DEPARTMENT OF REV (PR) \$17,479.20, NEBRASKA GOLF ASSOCIATION \$30.00, NEBRASKA PUBLIC HEALTH ENVIRO LAB \$36.00, NEBRASKA PUBLIC POWER DISTRICT \$2,157.99, NEBRASKA STATE FIRE SCHOOL \$900.00, NEBRASKA STATE VOLUNTEER FIREFIGHTER \$60.00, NKC TIRE \$1,760.96, NORTHWEST PIPE FITTINGS, INC \$706.49, ONE CALL CONCEPTS, INC \$107.33, O'REILLY AUTOMOTIVE STORE \$346.70, PANHANDLE ENVIRONMENTAL SERVICE, INC. \$889.00, PAUL REED CONSTRUCTION & SUPP \$200.00, PETE'S QUICK LUBE \$54.54, PING INC \$1,501.35, POMP'S TIRE SERVICE INC \$52.00, POWERPLAN OIB \$9.37, PRAISE WINDOWS \$1,050.00, PRECISION AIR \$210.00, PT HOSE AND BEARING \$108.57, QUADIENT LEASING USA \$840.00, QUADIENT POSTAGE FUNDING \$1,626.26, R & R PRODUCTS, INC. \$63.69, REGIONAL CARE INC. \$2,546.25, REGIONAL WEST HEALTH SERVICES \$435.00, RIVERSIDE DISCOVERY CENTER \$5,000.00, RIVERSTONE BANK \$644.08, RON'S TOWING & RECOVERY, LLC \$200.00, SANDBERG IMPLEMENT, INC. \$993.94, SAVIAN MARQUEZ \$229.00, SCOTTS BLUFF COUNTY COURT \$331.06, SCOTTS BLUFF COUNTY TREASURER \$7,104.23, SCOTTSBLUFF/GERING STATE GOLF C/O OTCF \$2,000.00, SCOTTSBLUFF-GERING UNITED WAY \$226.34, SE MUNICIPAL SOLAR (NE), LLC \$16,486.92, SETH DEBOER \$229.00, SHAWN FULK \$229.00, SHERWIN WILLIAMS \$9,569.50, SIMON CONTRACTORS \$5,652.87, TEAM CHEVROLET \$600.00, TERESA TOSH \$14,493.30, THE TORO COMPANY \$315.00, TITAN MACHINERY INC. \$148.49, TWIN CITY DEVELOPMENT ASSOC \$12,500.00, UTILITY BILL REFUNDS \$742.04, VALLEY AUTO LOCATORS LLC \$742.04, VERIZON CONNECT \$25.90, VERIZON WIRELESS SERVICES, LLC \$553.69, VETS & MILITARY FAMILIES \$1,427.36, WESTERN COOPERATIVE COMPANY \$13,055.29, TOTAL CLAIMS \$614,298.56

Motion by Councilmember Wiedeman to approve the Consent Agenda. Second by Councilmember Gillen. There was no discussion. Mayor Ewing called for the vote. "AYES": Shields, Gillen, Cecil, Kinsey, Wiedeman, O'Neal, Morrison, Jackson. "NAYS": None. Abstaining: None. Absent: None. Motion carried.

CURRENT BUSINESS:

1. Receive the 2025 Annual Audit Report from BerganKDV

Brianna Schlicht, Auditor with BerganKDV, joined the meeting via Zoom and briefly reviewed the Annual Audit Report with the Mayor and Council. Ms. Schlicht reported that the Independent Auditor's Report states that the financial statements are presented fairly in all material aspects, the financial position, and change in financial position of the governmental activities, each major fund and aggregate remaining funds. This report also states that the management is responsible for financial statements and the auditor is responsible to express an opinion on those financial statements. They gave the City an unmodified opinion again this year which is the best they can give as an auditor. There was one internal control finding this year which was a lack of segregation of accounting duties; the City has had this finding in the past just due to the size of the City. The final report they issued this year is a new report for the City - it's a report regarding Uniform Guidance stating they performed a single audit because the City was over \$1,000,000 in federal expenditures. There were no findings associated with the single audit. The 2025 Audit Report is on file at the Office of the City Clerk.

Motion by Councilmember Kinsey to accept and approve the 2025 Annual Audit Report from BerganKDV. Second by Councilmember Wiedeman.

Discussion: Pat thanked BerganKDV staff for their work on the audit as well as City staff for their work; he added that they did a great job.

Mayor Ewing called for the vote. "AYES": Shields, Gillen, Cecil, Kinsey, Wiedeman, O'Neal, Morrison, Jackson. "NAYS": None. Abstaining: None. Absent: None. Motion carried.

2. Consider approving a Final Plat of Lots 1, 2, and 3, Kinnaman Addition, to the City of Gering, Scotts Bluff County, Nebraska

City Engineer, Annie Folck, stated that the City received an application to divide a lot. She showed the general location on the overhead screens. It's located at the corner of M Street and 8th Street. The applicant is requesting to divide it into three lots. The corner lot (Lot 2) will have frontage on M Street and 8th Street; Lot 1 will have frontage on 8th Street, and lot three will have frontage on M Street. Staff has worked with the applicant and the City's utility departments to get access to all the utilities; all of these lots are now served by water and sewer. The Planning Commission met and recommended approval with the condition that the lots either need to be served by utilities before final approval of the plat or put a development agreement in place which is typical when lots are subdivided. She checked with the Public Works Director and all of these lots are served by public utilities now. Staff recommends final approval of the plat as did the Planning Commission.

Mayor Ewing clarified that there is one building on the property now. Engineer Folck replied yes, Lot 2 has an existing building. Councilmember Gillen asked about the setback for the existing building. Engineer Folck explained that this is zoned C2; in the C2 zone, there are no required side or rear setbacks unless it's up against residential, which these are not.

Motion by Councilmember Gillen to approve a Final Plat of Lots 1, 2, and 3, Kinnaman Addition, to the City of Gering, Scotts Bluff County, Nebraska. Second by Councilmember O'Neal. There was no discussion. Mayor Ewing called for the vote. "AYES": Shields, Gillen, Cecil, Kinsey, Wiedeman, O'Neal, Morrison, Jackson. "NAYS": None. Abstaining: None. Absent: None. Motion carried.

3. Consider approving and authorizing the Mayor to sign an Addendum to Lease Agreement for Oregon Trail Park Stadium by and between the City of Gering and HF Baseball, LLC

Motion by Councilmember Morrison to approve and authorize the Mayor to sign an Addendum to Lease Agreement for Oregon Trail Park Stadium by and between the City of Gering and HF Baseball, LLC. Second by Councilmember Cecil.

Discussion: Councilmember Gillen asked if Mr. Heeman sought approval with the City before he made the announcement about the second team; were there any discussions with the City prior to making a public announcement about a second team? Administrator Heath replied that he believes the meeting was held just after the announcement was made; he thinks the announcement was made before the City knew they were planning a second team - before there were any discussions with the City. Councilmember Gillen asked if there was ongoing dialogue about the need to have improved communication between Mr. Heeman and the City regarding the usage of City facilities for future organizational games, etc. He added that it puts the City in a tough spot when the cats out of the bag and suddenly the City has to try to backfill to see how staff can try to accommodate something when it's a City property that's being impacted by its use. Amy Seiler, Director of Parks and Recreation, stated that it's always important to have ongoing dialogue. City staff continually work on making sure they're connecting and communicating. This was an instance where the City was not made aware of that; she added that "We are constantly working on that relationship and moving forward. We are working to make sure we know what is going on so that we can make decisions together." Councilmember Gillen asked if staff believe that the amount being asked for each additional game will be sufficient to cover the City's costs associated with the increased wear and tear and trash removal (mentioned in the agenda summary). Administrator Heath replied that the current contract is contracted for 32 home games, one all-star game and five post-season games. The new schedule is 40 games; it's only three additional. At this time, with only a few added games, this compensation is okay. If it gets to be more games, then something will need to be done. Additionally, it's only for this year as there will be negotiations later this year for a new contract with HF Baseball. Ms. Seiler added that they have the potential of play-off games as well; that could add a few more games. Councilmember Gillen asked if that also accommodates all the fund raiser games that are also held there. Ms. Seiler replied that those events are not taken into consideration. Administrator Heath added that under the current contract, Mr. Heeman is allowed to have those games/events. Again, the additional games will be addressed in next year's contract.

Mayor Ewing called for the vote. "AYES": Shields, Cecil, Kinsey, Wiedeman, O'Neal, Morrison. "NAYS": Gillen, Jackson. Abstaining: None. Absent: None. Motion carried.

ORDINANCES:

1. Consider moving the third reading and passage of ordinance 2180 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GERING, NEBRASKA; AMENDING THE ZONING DISTRICT OF CERTAIN LAND WITHIN THE CITY OF GERING, NEBRASKA; AND AMENDING THE ZONING DISTRICT MAP OF THE CITY OF GERING, NEBRASKA; PROVIDING WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT; AND PROVIDING FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM

Mayor Ewing clarified that this ordinance deals with the zone change at the corner of Five Rocks Road and Country Club Road.

Councilmember Morrison made a motion to move the third reading and passage of Ordinance No. 2180 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GERING, NEBRASKA; AMENDING THE ZONING DISTRICT OF CERTAIN LAND WITHIN THE CITY OF GERING, NEBRASKA; AND AMENDING THE ZONING DISTRICT MAP OF THE CITY OF GERING, NEBRASKA; PROVIDING WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT; AND PROVIDING FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM. Seconded by Councilmember Jackson. There was no discussion. Mayor Ewing called for the vote. “AYES”: Gillen, Cecil, Kinsey, Morrison, Jackson. “NAYS”: Shields, Wiedeman, O’Neal. Abstaining: None. Absent: None. Motion carried.

PUBLIC HEARINGS:

1. Public Hearing to consider a Zone Change from RH Residential High-Density to C-3 General Commercial District for Lot 2, Block 2, Shadow Lane Estates, City of Gering, Nebraska

Mayor Ewing opened a public hearing to consider a Zone Change from RH Residential High-Density to C-3 General Commercial District for Lot 2, Block 2, Shadow Lane Estates, City of Gering, Nebraska at 6:17 p.m.

Engineer Folck reported that this zone change was proposed when the applicant inquired about constructing storage units on the property. During the review process, staff discovered that although the site appears to be part of the same property when viewed from the street, it is actually platted as a separate lot and is zoned High density Residential. She noted that the property in question is the former “OT” building located on M Street and is surrounded by Evergreen Estates. She further explained that the parcels are legally separate lots and include an alleyway that appears to have never been developed, though it remains part of the official plat. The applicant asked her what it would take to get it all zoned C3, after which they submitted an application to change it to C3 zoning which would match the adjacent property.

She stated this application is a little tricky, it's a unique situation because the Comp Plan did not anticipate any additional commercial in this area. That being said, it's definitely better to have a buffer between residential and commercial, such as a street or alley or something like that – to create some sort of separation. This is really a clean up item to get it all to match. The property owner has expressed interest in also vacating the alleyway that is platted there as well and turning it all into a level lot which she thinks is possible, but shouldn't be done unless it's rezoned first.

She further explained that there could be arguments made in both directions; if Council finds they would not like to do this, the argument could be made that the finding of fact is that it's not anticipated by the Comprehensive Plan. Findings of fact in favor would include that the property is already commercial in nature and has essentially been part of the parking lot for many years, and that it would be better practice to have the streets as the boundary between the two different zoning districts. Planning Commission did recommend in favor of the zone change.

Councilmembers Morrison and Wiedeman asked why it's an odd corner and an odd shape. Mayor Ewing replied that the corner had a mobile home on it for years which was used for band members. In 2008, when he purchased that property, the trailer was blown away by a microburst. The lot was later just used as parking. Administrator Heath added that he thinks it's an odd shape because there's an alley there for utilities; most likely the sanitation trucks. They probably went from drive-way to drive-way which might be why someone came up with that lot line.

Mayor Ewing asked if anyone in the Council Chambers wished to speak regarding the public hearing. Vladimir Castro, owner of the lot, addressed the Council and stated that mainly they want to clean up the area; that area is just weeds right now. His goal is to eventually have two different buildings and start on the corner along N Street. He talked to the people that own the apartment complex and they were positive about having storage closer to the apartment complex. Councilmember Morrison asked how many units he planned to build there. Mr. Castro replied he's going to start with 24 units; there will be 10 x 20s and 10 x 10s. His goal is to bring more business.

With no further comments, the administrative record was closed and the public hearing closed at 6:24 p.m.

1a. Consider approving Ordinance 2185 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GERING, NEBRASKA; AMENDING THE ZONING DISTRICT OF CERTAIN LAND WITHIN THE CITY OF GERING, NEBRASKA; AND AMENDING THE ZONING DISTRICT MAP OF THE CITY OF GERING, NEBRASKA; PROVIDING WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT; AND PROVIDING FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM

Councilmember Morrison made a motion to introduce Ordinance No. 2185 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GERING, NEBRASKA; AMENDING THE ZONING DISTRICT OF CERTAIN LAND WITHIN THE CITY OF GERING, NEBRASKA; AND AMENDING THE ZONING DISTRICT MAP OF THE CITY OF GERING, NEBRASKA; PROVIDING WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT; AND PROVIDING FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM. Seconded by Councilmember Jackson. There was no discussion. Mayor Ewing called for the vote. “AYES”: Shields, Gillen Cecil, Kinsey, Wiedeman, O’Neal, Morrison, Jackson. “NAYS”: None. Abstaining: None. Absent: None. Motion carried.

Councilmember Shields moved that the ordinance be designated as Ordinance No. 2185 and the title thereof approved, and that the statutory rule requiring ordinances to be fully and distinctly read on three different days be dispensed with, and that the ordinance be passed as read, which motion was seconded by Councilmember Gillen. There was no discussion. The Clerk called the roll. “AYES”: Shields, Gillen, Cecil, Kinsey, Wiedeman, O’Neal, Morrison, Jackson. “NAYS”: None. Abstaining: None. Absent: None. Motion carried.

2. Public Hearing to consider a Redevelopment Plan submitted by Paul and Adam, LLC for the Scotts Bluff County DMV Project, generally located near the intersection of Country Club Road and 12th Street

Mayor Ewing opened a public hearing to consider a Redevelopment Plan submitted by Paul and Adam, LLC for the Scotts Bluff County DMV Project, generally located near the intersection of Country Club Road and 12th Street at 6:26 p.m.

City Engineer, Annie Folck, stated that the City received an application for TIF and explained that while this project is for the State DMV facility, the developer would have a long-term lease with the State of Nebraska on the property. It will be a taxable property (making tax increment financing work). The facility is proposed to be located on Country Club Road just west of 10th Street. The applicant proposes to put in a cul-de-sac. It would provide access for semi-trucks to be able to turn in off of Country Club Road and be able to pull through and then back out on the new 12th Street – this would be one of the eligible TIF expenses.

The following public facilities and utilities will be constructed as part of this plan:

- A new paved street intersection at 12th Street and Country Club Road;
- A new paved segment of 12th Street with a cul-de-sac;
- New sidewalks;
- New alley right of way;
- Sewer extension from 10th Street to the new alley right of way; and
- Water line extension.

She then reviewed the Cost-Benefit Analysis, as was also done at the CDA meeting just prior to this Council meeting,

Tax Revenues and Tax Shifts Resulting from the Division of Taxes: The property is currently valued at \$67,629.00. The estimated value of the project at completion is \$2.6 million. That would create an estimated TIF available of \$799,134.62. The project costs stated above are estimated at \$588,241 in eligible TIF expenses; the developer is not intending to use the entire TIF available. Total projects costs would be \$2,638,851.00 keeping in mind that the total assessed value doesn't always match what it costs to build the property.

The current "base" value of the Project Site is estimated at \$67,629.00, which generates tax revenues of approximately \$1,423.00. Taxes from base value of the Project Site will be available and distributed to the local taxing jurisdictions regardless of the tax increment financing. The local taxing jurisdictions are the City, Scotts Bluff County, Gering Public Schools, WNCC, ESU 13, and North Platte NRD.

Engineer Folck noted that there are certain criteria Council needs to consider such as if this project meets the requirements of the Comprehensive Plan and is in conformance with the Comp Plan. The Planning Commission met and recommended that it is in conformance with the Comp Plan. It meets what the Comp Plan envisioned for this section of town. The next criteria is determining whether it conforms with Community Development Law. The area was previously deemed as blighted and substandard which means it does comply with Community Development Law. The third item is the Cost-Benefit Analysis which was reviewed and recommended by the CDA just prior to this meeting. And the final criteria is the "But For" test whereby the Council determines that the project would not be feasible or would not occur in that area without the use of TIF. If Council feels all the standards have been met, then the project should be approved.

Councilmember Gillen stated that the Tax Increment Financing is over a 15 year period. He asked for clarification if after the TIF is paid off, if they decide they want to sell it to the County or the State, a non-profit entity, then there wouldn't be taxes coming in for that property if it's a tax-exempt organization after that period. Engineer Folck replied, that is correct. Typically, in the contract there's a provision that they can't do that prior to the TIF being completed, but after it has been completed, that's a possibility.

Mayor Ewing asked if there was anyone in the Council Chambers wishing to speak regarding this public hearing. Hearing none, he asked if there were any questions from Council. Councilmember Kinsey asked, regarding where they're going to put the cul-de-sac on 12th Street, will there still be access to the alleyway that continues on through? He noted that other businesses use that as a truck route. Engineer Folck replied there will still be access for businesses to use it and the City needs access as well to get to the Central Water Plant. She further explained where the pavement will stop.

With no further comments, the administrative record was closed and the public hearing closed at 6:33 p.m.

2a. Review and take action on Resolution 4-26-1 to approve a Redevelopment Plan submitted by Paul and Adam, LLC for the Scotts Bluff County DMV Project

RESOLUTION NO. 4-26-1

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

Recitals:

a. Pursuant to the Community Development Law, NEB. REV. STAT. § 18-2101 *et seq.*, a redevelopment plan for the *Scotts Bluff County DMV Project* submitted by Paul and Adam, L.L.C. (the "Redevelopment Plan") has been submitted to the Gering Community Development Agency (the "Authority"). The Redevelopment Plan proposes to redevelop an area of the City which the City Council has declared to be blighted and substandard and in need of redevelopment. The Redevelopment Plan includes the use of tax increment financing.

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

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

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

e. On April 13, 2026, the City Council held a public hearing on the proposal to approve the Redevelopment Plan.

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

Resolved:

1. The Redevelopment Plan is determined to be feasible and in conformity with the Comprehensive Plan and with the legislative declarations and determinations set forth in the Act.
2. The project as proposed in the Redevelopment Plan would not be economically feasible or occur in the project area without the use of tax increment financing and the costs and benefits of the project, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services, having been analyzed by the City Council, are in the long-term best interests of the community impacted by the project.
3. The City Council approves the Redevelopment Plan.
4. In accordance with NEB. REV. STAT. § 18-2147, and as proposed in the Redevelopment Plan, the City Council provides that any ad valorem tax on the Project Site, or any portion thereof, as set forth in the Redevelopment Plan, for the benefit of any public body be divided for a period of 15 years after the effective date as provided in § 18-2147, which effective dates shall be determined in a Redevelopment Contract entered into between the Redeveloper and the Authority. Said tax shall be divided as follows:
 - (a) That proportion of the ad valorem tax which is produced by levy at the rate fixed each year by or for each public body upon the redevelopment project valuation (as defined in the Act) shall be paid into the funds of each such public body in the same proportion as all other taxes collected by or for the bodies;
 - (b) That proportion of the ad valorem tax on real property in the redevelopment project in excess of such amount, if any, shall be allocated to and, when collected, paid into a special fund of the Authority to be used solely to pay the principal of, the interest on, and any premiums due in connection with the bonds of, loans, notes or advances of money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, the Authority for financing or refinancing, in whole or in part, the project set forth in the Redevelopment Plan. When such bonds, loans, notes, advances of money, or indebtedness, including interest and premiums due have been paid, the Authority shall so notify the County Assessor and County Treasurer and all ad valorem taxes upon taxable real property in the redevelopment project shall be paid into the funds of the respective public bodies; and
 - (c) Any interest and penalties due for delinquent taxes shall be paid in the funds of each public body in the same proportion as are all other taxes collected by or for the public body.
5. The Mayor and Clerk are authorized and directed to execute such documents and take such further actions as are necessary to carry out the purposes and intent of this Resolution and the Redevelopment Plan.
6. This Resolution shall become effective immediately upon its adoption.

PASSED and APPROVED on April 13, 2026

Mayor

ATTEST:

City Clerk (Seal)

TIF Attorney, John Selzer, explained that this resolution approves the Redevelopment Plan as well as the redevelopment contract and TIF note that the CDA approved.

Motion by Councilmember Shields to approve Resolution 4-26-1 to approve a Redevelopment Plan submitted by Paul and Adam, LLC for the Scotts Bluff County DMV Project. Second by Councilmember Kinsey. There was no discussion. Mayor Ewing called for the vote. "AYES": Shields, Gillen, Cecil, Kinsey, Wiedeman, O'Neal, Morrison, Jackson. "NAYS": None. Abstaining: None. Absent: None. Motion carried.

BIDS/PROPOSALS: None.

CLOSED SESSION: (Council reserves the right to enter into closed session if deemed necessary.) None.

REPORTS:

1. Liaison Report – RDC (Riverside Discovery Center), Councilmember Gillen

Councilmember Gillen reported:

- The RCD saw a total of 33,220 visitors in 2025 (6% decrease compared to 2024)

- 15.3% of these visitors were from Gering (5,300)
- The average visit time was 83 minutes
- An average of 1.71 visits per guest
- 52.2% were female visitors vs. 47.8% male visitors
- Biggest visitor groups were:
 - Ages 5-14: 13.9%
 - Ages 30-34: 7.2%
 - Ages 25-29: 7%
- A total of 655 memberships were sold (44% increase from 2024)
- 102 educational visits conducted (32 visits in 2024)
- Plant Nebraska Accredited Arboretum status was achieved
- One Mountain lion was placed at the zoo through the Mountain Lion SSP
- \$105,901.50 was secured in grant funding

Councilmember Gillen noted that the Zoo Director, Kei Hodgson, has been working with City of Gering Director of Tourism, Tina Worthman, to enhance ways to draw visitors to the zoo and to create tourism opportunities when there are other events in town. Zoo Director, Kei Hodgson, addressed Council and thanked Councilmembers Gillen and O'Neal for their liaison participation with the RDC Board.

OPEN COMMENT: Discussion or action by Council regarding unscheduled business will not take place. This section is for citizen comment only.

Rick Kinnaman, 2030 Sioux Court, stated that Council had just approved a replat of his property which he appreciated. He went on to say that the property will be re-platted into commercial lots and the City will be collecting commercial billings on the utilities, sanitation, etc. He had to pay for the water taps and for moving the sewer and the City is going to keep collecting from him and from those that may build on those lots on and on. He's concerned that he's getting charged the amount he getting charged to do that and now he's going to still keep on paying. He stated that he just wanted to bring that to Council's attention; he thinks that's something Council may want to reconsider.

ADJOURN:

Motion by Councilmember Gillen to adjourn. Second by Councilmember Cecil. There was no discussion. Mayor Ewing called for the vote. AYES": Shields, Gillen, Cecil, Kinsey, Wiedeman, O'Neal, Morrison, Jackson. "NAYS": None. Abstaining: None. Absent: None. Motion carried.

Meeting adjourned at 6:43 p.m.



 Kent E. Ewing, Mayor

ATTEST:



 Kathleen J. Welfl, City Clerk

