

CITY OF GERING
CITY COUNCIL REGULAR MEETING NOTICE AND AGENDA

Regular meeting of the Gering City Council, October 27, 2025 at 6:00 p.m., at Gering City Hall, 1025 P Street, Gering, NE.

All agenda items are for discussion and action will be taken as deemed appropriate.

CALL TO ORDER:

1. Recital of the Pledge of Allegiance
2. Roll Call
3. Excuse Council Member Absence

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

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 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 October 13, 2025 Regular City Council meeting
2. Approve Claims

ORDINANCES:

1. Consider third reading and passage of Ordinance No. 2168 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GERING, NEBRASKA AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF GERING, NEBRASKA; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF
2. Consider third reading and passage of Ordinance No. 2169 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GERING, NEBRASKA AMENDING SECTION 3.11 OF THE ZONING ORDINANCE OF THE CITY OF GERING, NEBRASKA; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF
3. Consider second reading of Ordinance No. 2171 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GERING, NEBRASKA AMENDING SECTION 2.2.1.D OF THE CITY OF GERING ZONING ORDINANCE REGARDING PROTEST REQUIREMENTS OF ZONE CHANGES OF THE CITY OF GERING, NEBRASKA; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF
4. Consider approval of Ordinance No. 2172 - AN ORDINANCE OF THE CITY OF GERING, NEBRASKA, AMENDING TITLE VII, TRAFFIC CODE; CHAPTER 76, EMERGENCY SNOW REMOVAL, OF THE CITY OF GERING CODE OR ORDINANCES; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF
5. Consider approval of Ordinance No. 2173 - AN ORDINANCE OF THE CITY OF GERING, NEBRASKA, TO AMEND CHAPTER 72, SECTION 72.09 OF THE CITY OF GERING CODE OF ORDINANCES; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR PUBLICATION IN PAMPLHET FORM; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

BIDS AND PROPOSALS:

CURRENT BUSINESS:

PUBLIC HEARINGS:

REPORTS:

1. Liaison Report – Gering Library Board, Councilmember Frye

CLOSED SESSION:

(Council reserves the right to enter into closed session if deemed necessary).

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

ADJOURN

THE OFFICIAL PROCEEDINGS OF THE REGULAR MEETING OF THE GERING CITY COUNCIL, OCTOBER 13, 2025.

A regular meeting of the City Council of Gering, Nebraska was held in open session on October 13, 2025 at 6:00 p.m. at Gering City Hall, 1025 P Street, Gering, NE. Present were Mayor Ewing and Councilmembers Shields, Gillen, Frye, Kinsey, Wiedeman, O'Neal, Morrison. Also present were City Administrator Pat Heath, City Clerk Kathy Welfl, and City Attorney Matt Turman. Absent was Councilmember Jackson. Notice of the meeting was given in advance by publication in the Star-Herald, the designated method of giving notice. 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 (None)

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 September 22, 2025 Special City Council meeting
2. Approve minutes of the September 22, 2025 Regular City Council meeting
3. File for record TCD Quarterly Report
4. Approve Claims

Claims 9/23/25 – 10/13/25

21ST CENTURY EQUIPMENT \$256.30, ACE HARDWARE \$2,080.70, ACUSHNET COMPANY \$813.59, AIR MED CARE NETWORK \$9,525.00, ALL BUSINESS & COMMERCIAL RECYCLING, LLC \$38,505.65, ALLO COMMUNICATIONS \$3,388.21, AL'S TOWING, INC \$150.00, AMAZON CAPITAL SERVICES \$4,247.18, AMERITAS LIFE INSURANCE CORP. \$592.48, APPLIED CONTROL EQUIPMENT LLLP \$1,153.84, BENCHMARK GOVERNMENT SOLUTIONS, LLC \$63.70, BLACK HILLS ENERGY \$793.42, BLUE OX \$1,671.00, BLUFFS FACILITY SOLUTIONS \$588.46, BOK FINANCIAL \$750.00, BORDER STATES INDUSTRIES, INC \$137,177.51, BROWN'S SHOE FIT COMPANY \$703.89, CALLAWAY GOLF COMPANY \$303.90, CALVARY MEMORIAL CHURCH \$300.00, CAMPSHOT \$557.39, CARL VAN VELSON \$20.00, CELLI'S CYCLE CENTER \$817.91, CENTRAL RESTAURANT PRODUCTS \$2,499.00, CENTURY BUSINESS PRODUCTS, INC \$8,395.00, CHERI HUTCHISON \$42.88, CITY OF GERING \$23,970.66, CITY OF SCOTTSBLUFF \$5,880.00, CLARK PRINTING LLC \$218.20, COLUMN SOFTWARE, PBC \$465.22, CONTRACTORS MATERIALS, INC. \$891.40, CORE & MAIN LP \$6,223.27, DANKO EMERGENCY EQUIPMENT CO \$3,047.00, DEARBORN LIFE INSURANCE COMPAN \$99.76, DETROIT INDUSTRIAL TOOL \$1,991.66, DIRT STIX NURSERY \$188.57, DOCU-SHRED LLC \$30.00, DOOLEY OIL \$732.14, DUTTON-LAINSON COMPANY \$3,409.19, EAKES INC \$501.09, ECOLAB \$491.96, EDSON VICHARA \$368.15, EJS SUPPLY, LLC \$2,799.00, ELLICOTT DREDGE TECHNOLOGIES \$51,200.00, ELLIOTT EQUIPMENT CO. \$457.02, ELLISON, KOVARIK & TURMAN LAW \$10,000.00, ERIC REICHERT CONSTRUCTION \$162,467.76, EUROFINS ENVIRONMENTAL TESTING NORTH CENTRAL, LLC \$354.00, FASTENAL COMPANY \$416.62, FAT BOYS TIRE & AUTO \$21.00, FEDEX \$373.02, FELSBURG HOLT & ULLEVIG INC \$1,106.25, FIRST NATIONAL BANK OF OMAHA \$8,464.93, FIRST NATIONAL BANK OMAHA - POLICE \$584.00, FLOYD'S TRUCK CENTER, INC. \$2,746.20, FRANCISCOS BUMPER TO BUMPER IN \$400.00, FRANK PARTS COMPANY \$2,278.52, FRONTIER OVERHEAD DOOR \$600.00, FYR-TEK, INC. \$1,467.28, GERING VALLEY PLUMBING & HTG., INC. \$10,000.00, GERING VOLUNTEER FIRE DEPT. \$1,190.00, GFSI LLC \$2,300.60, GOLDSTAR PRODUCTS INC \$2,784.75, GORSUCH & SONS \$5,364.51, GRAINGER \$1,382.18, GREATAMERICA FINANCIAL SERVICE \$100.00, GROUND UP CONSTRUCTION & CLEAN \$5,757.50, HDR ENGINEERING, INC. \$10,695.21, HENNING BROTHERS \$83.00, HERSTEAD MONUMENT CO. \$1,500.00, HIGH PLAINS SCUBA CENTER \$1,355.00, IDEAL LAUNDRY AND CLEANERS, INC. \$2,013.12, INGRAM LIBRARY SERVICES \$1,785.46, INLAND TRUCK PARTS CO. \$1,508.61, INTERNAL REVENUE SERVICE 54,563.99, INTRALINKS, INC. \$18,011.27, IRBY TOOL & SAFETY \$3,843.66, ITRON, INC. \$179.23, J & A TRAFFIC PRODUCTS \$4,560.50, J RODZ \$85.00, JARED SHEPARD \$154.00, JEO CONSULTING GROUP \$12,615.55, JIRDON AGRI CHEMICALS, INC \$33,868.64, JOHN HANCOCK USA \$17,677.22, JOHN HANCOCK USA FIRE \$1,442.48, JOHN HANCOCK USA POLICE \$11,370.08, JOHNSON CASHWAY CO. \$1,007.89, KANSAS GOLF & TURF INC \$230.48, KENT EWING \$155.60, LAWSON PRODUCTS \$515.36, LEAGUE ASSOC./RISK MANAGEMENT \$3,512.43, LEAGUE OF NE. MUNICIPALITIES \$1,134.00, LEE ENTERPRISES \$452.29, LEGACY COOPERATIVE \$2,158.02, LIGHTHOUSE ELECTRICAL \$24,597.00, LINCOLN MARRIOTT CORNHUSKER \$336.00, LOGOZ LLC \$1,132.00, LOIS CECAVA \$1,268.27, LONG DRAW PRODUCTIONS \$1,200.00, LOST RIVER SAND & GRAVEL, INC \$5,950.56, MACQUEEN EQUIPMENT, LLC \$9,775.22, MAIN STREET APPLIANCE \$2,250.00, MANUEL BARRAZA \$7,520.00, MATHESON TRI-GAS INC \$343.28, MATTY B'S HVAC \$250.00, MENARDS \$281.47, MICHAEL FREDERICK \$50.00, MICHAEL

TODD & COMPANY, INC. \$826.95, MIDWEST CONNECT \$3,951.20, MOBIUS COMMUNICATIONS COMPANY \$30.00, MUNICIPAL SUPPLY, INC. OF NE. \$11,741.31, MUTUAL OF OMAHA \$5,150.39, NC CHILD SUPPORT CENTRALIZED COLLECTIONS \$50.24, NEBRASKA CHILD SUPPORT PAYMENT CENTE \$714.93, NEBRASKA DEPT OF ENVIRONMENT AND EN \$28,195.15, NEBRASKA DEPT OF REVENUE \$811.26, NEBRASKA DEPT OF REVENUE \$25.00, NEBRASKA DEPT. OF REVENUE \$77,175.69, NEBRASKA GOLF ASSOCIATION \$25.00, NEBRASKA LIBRARY COMMISSION \$847.80, NEBRASKA PUBLIC HEALTH ENVIRO LAB \$686.00, NEBRASKA STATE VOLUNTEER FIREFIGHTER \$100.00, NEBRASKA STATEWIDE ARBORETUM \$250.00, NKC TIRE \$5,195.37, NMC INCORPORATED \$1,392.44, NORTHWEST PIPE FITTINGS, INC \$363.49, ONE CALL CONCEPTS, INC \$121.86, O'NEILL WOOD RESOURCES, LLC \$39,156.25, OPEN A NINE, LLC \$3,354.87, OREGON TRAIL COMMUNITY FOUNDATION/OLD WEST BALLOON FEST \$6,000.00, O'REILLY AUTOMOTIVE STORE \$534.38, PANHANDLE AREA DEVELOPMENT \$7,536.32, PANHANDLE ENVIRONMENTAL SERVICE, INC. \$589.00, PATTLEN ENTERPRISES, INC \$140.94, PAUL REED CONSTRUCTION & SUPP \$2,066.15, PEACEFUL PRAIRIE NURSERY, INC.1,225.91, PING INC \$117.36, PIPE WORKS PLUMBING LLC \$7,600.00, PLAYAWAY PRODUCTS LLC \$671.38, POWER SCREENING, LLC \$5,460.86, POWERPLAN OIB \$21,742.28, PRAISE WINDOWS \$350.00, PRECISION AIR \$320.07, PRINT BROKER \$359.13, PT HOSE AND BEARING \$244.15, QUADIENT LEASING USA \$840.00, QUADIENT POSTAGE FUNDING \$857.99, RAPID FIRE PROTECTION \$264.00, REGIONAL CARE INC. \$167,998.10, RELENTLESS LLC \$768.90, RESCO \$41,631.53, RIVERSTONE BANK \$596.02, ROGERS SPRAYERS INC. \$574.95, SAFEWASTE USA LLC \$752.96, SAMUEL PATTISON \$254.46, SANDBERG IMPLEMENT, INC. \$10,437.93, SCB. COUNTY SHERIFF OFFICE \$184.88, SCHANK ROOFING SERVICE \$2,744.00, SCOTT FREE BREWING COMPANY LLC \$12,500.00, SCOTTSBLUFF LANDSCAPING \$3,275.25, SCOTTSBLUFF/GERING STATE GOLF C/O OTCF \$2,000.00, SCOTTSBLUFF-GERING UNITED WAY \$273.02, SCS ENGINEERS \$5,207.75, SE MUNICIPAL SOLAR (NE), LLC \$8,822.17, SIMON CONTRACTORS \$12,028.26, STRYKER SALES \$302.64, TAYLOR MADE GOLF COMPANY \$329.99, TEAM CHEVROLET \$600.00, TERESA TOSH \$17,519.20, THE MIXING BOWL \$40.00, THE TORO COMPANY \$315.00, TORRINGTON SOD FARMS \$1,230.13, TOUCH OF GREY PAINTING \$4,160.94, TWIN CITY DEVELOPMENT ASSOC \$12,500.00, TYLER TECHNOLOGIES \$1,052.00, TYNDALE \$626.62, USERFUL CORPORATION \$3,496.00, UTILITY BILL REFUNDS \$741.13, VALLEY AUTO LOCATORS LLC \$1,080.45, VERIZON CONNECT \$51.80, VERIZON WIRELESS SERVICES, LLC \$552.91, WESCO RECEIVABLES CORP. \$675.64, WESTERN COOPERATIVE COMPANY \$14,683.33, WESTERN PATHOLOGY CONSULTANTS \$359.00, WNCC FOUNDATION- \$6,000.00, ZIMCO SUPPLY CO \$5,250.00, TOTAL \$1,358,654.39

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

CURRENT BUSINESS:

1. Presentation of proclamation to DOVES for Domestic Violence Awareness Month

Mayor Ewing read a Domestic Violence Awareness Month Proclamation and presented it to the Director of DOVES, Hilary Wasserburger, and DOVES Board Member, Lane Miller.

2. Approve emergency expenditure for leasing a Mud Cat Dredge from Ellicott Dredge Technologies, LLC for the Wastewater Department

Motion by Councilmember Morrison to approve an emergency expenditure for leasing a Mud Cat Dredge from Ellicott Dredge Technologies, LLC for the Wastewater Department in the amount of \$51,200. Second by Councilmember Wiedeman. There was no discussion. Mayor Ewing called for the vote. "AYES": Shields, Gillen, Frye, Kinsey, Wiedeman, O'Neal, Morrison. "NAYS": None. Abstaining: None. Absent: Jackson. Motion carried.

3. Approve and authorize the Mayor to sign Equipment Use Agreement by and between the City of Gering and Scotts Bluff County CERT

Motion by Councilmember Shields to approve and authorize the Mayor to sign Equipment Use Agreement by and between the City of Gering and Scotts Bluff County CERT. Second by Councilmember Gillen. There was no discussion. Mayor Ewing called for the vote. "AYES": Shields, Gillen, Frye, Kinsey, Wiedeman, O'Neal, Morrison. "NAYS": None. Abstaining: None. Absent: Jackson. Motion carried.

4. Approve amendments to Personnel Policies: 1.9, 1.10, 1.12, 2.2, 2.8, 2.14, 4.3, 5.1, 5.4, 6.1, 6.4, 7.2, 7.3

Motion by Councilmember Morrison to approve amendments to Personnel Policies: 1.9, 1.10, 1.12, 2.2, 2.8, 2.14, 4.3, 5.1, 5.4, 6.1, 6.4, 7.2, 7.3 as presented in the packet. Second by Councilmember O'Neal. There was no discussion. Mayor Ewing called for the vote. "AYES": Shields, Gillen, Frye,

Kinsey, Wiedeman, O'Neal, Morrison. "NAYS": None. Abstaining: None. Absent: Jackson. Motion carried.

5. Approve request for Public Safety meeting agenda item: 1.) Discuss code changes regarding living in recreational vehicles

Motion by Councilmember O'Neal to approve a request for a Public Safety meeting agenda item: 1.) Discuss code changes regarding living in recreational vehicles. Second by Councilmember Kinsey. There was no discussion. Mayor Ewing called for the vote. "AYES": Shields, Gillen, Frye, Kinsey, Wiedeman, O'Neal, Morrison. "NAYS": None. Abstaining: None. Absent: Jackson. Motion carried.

6. Consider a motion to ratify all actions of Pat Heath, City of Gering LARM Representative, identified in the minutes of the Annual Members Meeting of the League Association of Risk Management on September 24, 2025, including the election of nominees to the LARM Board of Directors

Motion by Councilmember Wiedeman to ratify all actions of Pat Heath, City of Gering LARM Representative, identified in the minutes of the Annual Members Meeting of the League Association of Risk Management on September 24, 2025, including the election of nominees to the LARM Board of Directors. Second by Councilmember Gillen. There was no discussion. Mayor Ewing called for the vote. "AYES": Shields, Gillen, Frye, Kinsey, Wiedeman, O'Neal, Morrison. "NAYS": None. Abstaining: None. Absent: Jackson. Motion carried.

PUBLIC HEARINGS:

1. Public hearing to consider recommending the issuance or denial of a Class C Liquor License for El Charro, LLC at 1675 10th Street, Gering, NE

Mayor Ewing opened a public hearing to consider recommending the issuance or denial of a Class C Liquor License for El Charro, LLC at 1675 10th Street, Gering, NE at 6:08 p.m.

Jerry Ostdiek, attorney for the applicants, as well as Nathaniel Vargas, proposed Liquor License Manager for El Charro, LLC, and Morisol Avalos were present and addressed Council. Mr. Ostdiek asked Mr. Vargas a series of questions.

Mr. Vargas resides at 612 E. 9th Street, Scottsbluff, NE. He attended college for Electrical Apprentice. He has a background of working in restaurants since the age of 13 until he graduated from high school. He continued to work at restaurants "every now and then" after becoming an Electrical Apprentice and working with HVAC. He has been working at El Charro for half a year as a co-manager/waiter. El Charro has been in business for about one year. He requested Council approval of the liquor license as the managing member of El Charro, LLC. He also asked for approval by Council for him to act as the corporate manager. Business is up and down; he feels the liquor license would help. Customers have requested them to have liquor sales at El Charro. He believes he is fit, willing and able to properly provide the services and meet the requirements of the liquor license. He believes he can conform to all the provisions and requirements of the Nebraska Liquor Control Act. He noted that he is almost done completing the "service" class. Marisol Avalos will be managing with Mr. Vargas; she has concluded the responsible server training. The servers will also complete the "liquor seller" class. Mr. Ostdiek asked Mr. Vargas how he intended to be in compliance with the Liquor Control Act. Mr. Vargas replied that they'll be on top of all the I.D.s, making sure everything is good. They'll monitor how people react and how they're enjoying their meal; they all want to go back to their families in one piece. It was noted that prior to El Charro, this location was a bar.

Mayor Ewing entertained public comment regarding this public hearing. With no further comments, the administrative record was closed and the public hearing closed at 6:13 p.m.

1a. Recommend approving or denying the issuance of a Class C Liquor License for El Charro, LLC at 1675 10th Street, Gering, NE

Motion by Councilmember Wiedeman to approve the issuance of a Class C Liquor License for El Charro, LLC located at 1675 10th Street in Gering. Second by Councilmember Gillen. There was no discussion. Mayor Ewing called for the vote. "AYES": Shields, Gillen, Frye, Kinsey, Wiedeman, O'Neal, Morrison. "NAYS": None. Abstaining: None. Absent: Jackson. Motion carried.

2. Public hearing regarding the FY 25/26 One and Six Year Street Improvement Plan

Mayor Ewing opened a public hearing regarding the FY 25/26 One and Six Year Street Improvement Plan at 6:14 p.m. Transportation Superintendent, Casey Dahlgren, presented the One and Six Year Street Plan.

Completed Projects for 2025

One Year Plan – Completed Projects for 2025

Project/Priority #	Street/Description	Act. Cost
GER (8-2020)	Arroyo Road 2" Mill and Overlay of Existing Deteriorated Asphalt Pavement Including Installation of 5 ADA Handicap Ramps	
GER (9-2020)	Hackberry Drive from Old Oregon Trail Road North to Cross Pan 2" Mill and Overlay of Existing Deteriorated Asphalt Pavement	
Total:		\$ 299,795

One and Six Year Street Program for 2026

One Year Plan - 2026

Project/Priority #	Street/Description	Est. Cost
FUT	Future Development Intersections	\$50,000
GER (25-1)	10th & M St. Southwest/Southeast Corners Install ADA Radius	\$40,000
GER (25-2)	10th & Q St. Northeast/Southeast Corners Install ADA Radius	\$20,000
GER (25-3)	Kimball Ave. & Dogwood St. Remove & Replace Intersection	\$30,000
GER (25-4)	Kimball Ave. & Elm St. Remove & Replace Intersection	\$30,000
GER (25-5)	Pacific Blvd. Box Culvert Rehab Deck on Box Culvert	\$170,000
Total:		\$340,000

Six Year Plan

Project/Priority #	Street/Description	Est. Cost
GER (26-1)	10th Street from Union Pacific Railroad Tracks to Stable Club Road 2" Mill and Overlay of Existing Deteriorated Asphalt Pavement Including Installation of New Curb/Gutter and Sidewalk	\$2,605,000
GER (26-2)	7th Street from M Street South to Concrete Pavement 2" Mill and Overlay of Existing Deteriorated Asphalt Pavement Including Installation of 10 ADA Handicap Ramps	\$290,000
GER (27-1)	Nelson Avenue 2" Mill and Overlay of Existing Deteriorated Asphalt Pavement Including Installation of 9 ADA Handicap Ramps	\$236,000
GER (27-2)	Q Street from 15th to 19th Street 2" Mill and Overlay of Existing Deteriorated Asphalt Pavement Including Installation of 20 ADA Handicap Ramps	\$350,000
GER (28-1)	M Street from 11th Street East to City Limits 2" Mill and Overlay of Existing Deteriorated Asphalt Pavement Including Installation of 19 ADA Handicap Ramps Including Preformed Pavement Marking	\$2,778,000
GER (29-1)	Lockwood Road from Old Oregon Trail Road South to City Limit 2" Mill and Overlay of Existing Deteriorated Asphalt Pavement	\$358,000
GER (30-1)	Country Club Road West of Five Rocks 2" Mill and Overlay of Existing Deteriorated Asphalt Pavement Including Installation of 11 ADA Handicap Ramps Including Preformed Pavement Marking	\$875,000
GER (31-1)	5th Street from A St. to D St. 2" Mill and Overlay of Existing Deteriorated Asphalt Pavement Including Installation of 4 ADA Handicap Ramps	\$129,000
GER (31-2)	5th Street from H St. to I St. 2" Mill and Overlay of Existing Deteriorated Asphalt Pavement Including Installation of 4 ADA Handicap Ramps	\$96,000.00
Total:		\$7,717,000

Transportation Superintendent Dahlgrin noted that the six-year plan is not cut in stone. Some of those projects involve doing groundwork for grants (such as GER 26-1). The 5th Street project (GER 31-2) will probably come up in next year's budget on the one-year plan because there was recently an infrastructure update there and that street is gone; there's nothing left.

Councilmember Morrison asked, regarding P and 12th, there's a big swale there. It's very steep. Will that ever get fixed? Mr. Dahlgrin replied he would take a look. He thinks that's where the storm sewer went bad and a cross pan had to be installed for drainage. He doesn't think anything can be done there without a storm sewer being installed. Engineer Folck added that it's all surface drainage there, there's no place to take the water right now.

Councilmember Wiedeman commented on an area between 19th and 20th on R Street, there was a water leak and the road was dug up and filled with dirt but nothing has been done. Mr. Dahlgrin will check on that.

Mayor Ewing entertained public comment.

Lonnie O'Bryan, 2830 21st Street, Gering, addressed the Council and stated that west on Country Club Road from Five Rocks Road was talked about – to do a mill and overcoat of some type. He understands it has been somewhat approved for the zoning to be more commercial. That's a hill coming down to that intersection and there's 45 mph traffic crossing on Five Rocks Road. This time of year, that hill is not too much of a problem. But when there's a little ice, to stop on that might become a major problem especially early in the morning when school traffic and "into town business traffic" is coming. Also, a little after dark if there's early evening ice, going home traffic will be the same way. He has seen the hill from the underpass on up to that intersection when it has been impassable for cars that are not able to make the hill. He further described what he has seen due to icy road conditions. He wanted the City to be aware and to consider if there's anything the City can do to alleviate that sliding problem when it's icy. He requested that the City make sure it's sanded and well cared for during the wintertime or there could be some major accidents with 45 mph cross traffic. He thanked the Council.

With no further comments, the administrative record was closed and the public hearing closed at 6:27 p.m.

2a. Approve Resolution 10-25-1 authorizing the Mayor to sign the Municipal Annual Certification of Program Compliance to the Nebraska Board of Public Roads Classifications and Standards 2025

RESOLUTION 10-25-1

Signing of the Municipal Annual Certification of Program Compliance 2025

Whereas: State of Nebraska Statutes, sections 39-2115, 39-2119, 39-2120, 39-2121, and 39-2520(2), requires an annual certification of program compliance to the Nebraska Board of Public Roads Classifications and Standards; and

Whereas: State of Nebraska Statute, Section 39-2120 also requires that the annual certification of program compliance by each municipality shall be signed by the Mayor or Village Board Chairperson and shall include the resolution of the governing body of the municipality authorizing the signing of the certification.

Be it resolved that the Mayor of Gering is hereby authorized to sign the Municipal Annual Certification of Program Compliance.

Adopted this ____ day of _____, 2025 at Gering, Nebraska.

City Council Members:

Rebecca Shields	Susan Wiedeman
Michael Gillen	Pam O'Neal
Tamera Frye	Julie Morrison
B.J. Kinsey	James Jackson

City Councilmember _____ moved the adoption of said resolution. Member _____ seconded the motion. Roll call: ___Yes ___No ___Abstained ___Absent. Resolution adopted, signed and billed as adopted.

Attest:

(Signature of Clerk)

3. Public hearing to consider changing Section 2.2.1.D of the City of Gering Zoning Ordinance Regarding Protest Requirements for Zone Changes

Prior to opening the third public hearing, Mayor Ewing reminded everyone of the following guidelines:

1. Anyone wishing to address Council will have five minutes to speak. Timers are provided in the Council Chambers.
2. Anyone wishing to address the Council will come to the podium, print their name and address, and speak into the microphone.
3. Anyone wishing to speak will have one opportunity to come to the mic.
4. All comments must pertain to the public hearing agenda item at hand.
5. Council will listen to all comments given by the public before asking questions or making comments.
6. This meeting is being recorded so it's important that all comments can be heard clearly without disruption.

Mayor Ewing opened a public hearing to consider changing Section 2.2.1.D of the City of Gering Zoning Ordinance regarding Protest Requirements for Zone Changes at 6:29 p.m.

Engineer Folck stated that it has come to staff's attention that a certain portion of the City's Zoning Code is not consistent with State Statute which is Section 2.2.D.1 regarding protesting a recommendation made by the Planning Commission. Right now, people can protest for any reason if they don't agree with the recommendation the Planning Commission made. They can make a protest to City Council, and if they get 20% or more of the property owners within 300 feet to sign the protest, then Council cannot pass the zone change with fewer than a three-fourths vote of the entire Council (super majority which is six votes of the Council). The way the Zoning Code is currently written, people can protest on any zone change. The way State Statute reads, there is similar language allowing for a protest of the Planning Commission's recommendation, but it only allows a protest in situations where the recommendation is for a zone change that would be out of accordance with the City's Comprehensive Plan. That protest would trigger the requirement of a three-fourths vote of the Council to pass the zone change (in Gering's case, six votes of Council). She explained that City legal feels it's important that the City gets in compliance with State Statute. Staff are proposing mirroring the language of the State Statute. The biggest change is stating that this protest would be allowed when the proposed zone change is not in accordance with the Comprehensive Plan. Other changes (using the same language as State Statute) include how the 300 feet is measured.

2.2.1.D. PROTEST. Regardless of whether or not the Planning Commission approves or disapproves a proposed zoning amendment or fails to ~~recommend~~ make a recommendation, if a protest against such amendment be filed in the office of the City Clerk within fourteen (14) days after the date of the conclusion of the public hearing pursuant to said publication notice, duly signed and acknowledged by the owners of twenty percent (20%) or more of either the area of the lots included in such proposed change, or of those immediately adjacent on the sides and in the rear thereof extending three hundred feet therefrom, and of those directly opposite thereto extending three hundred feet from the street frontage of such opposite lots, and such change is not in accordance with the comprehensive development plan, ~~any real property proposed to be rezoned or by the owners of 20% (20%) of the total area excepting public streets and ways, located within or without the corporate limits of the municipality and located within three hundred (300) feet of boundaries of the property proposed to be rezoned, the recommendation of the Planning Commission shall not be affirmed~~ such proposed zoning amendment shall not become effective except by the favorable vote of ~~at least~~ three-fourths (3/4) vote of all members of the City Council.

Engineer Folck explained that the more material change is allowing for protests that would trigger the three-fourths majority requirement *only when* the proposed change is not in accordance with the Comprehensive Plan. This doesn't mean people can't protest something, they can still come to public hearings, write letters, and speak in front of the Planning Commission and City Council at public hearings at both of those levels. It's not that the City is not allowing residents to protest a zone change, it's just that the trigger for requiring a three-fourths majority vote will be changed somewhat because they would only be able to do that in cases where the proposed zone change is out of step with what the Comprehensive Plan recommends.

Mayor Ewing entertained public comment.

Lonnie O'Bryan, 2830 21st Street, Gering, addressed Council and clarified that it's 20% of the homes within 300 feet of across the street. Engineer Folck explained of the property owners within 300 feet of the property. He clarified that the 300 feet should start across the street from that property. Engineer Folck replied affirmatively. He asked how long would people have to get that (protest) in. Engineer Folck replied, two weeks.

Mayor Ewing entertained questions from the Council. Councilmember Shields stated she doesn't like doing this change, she feels like the City is taking away the voice from the citizens. Because with the Comprehensive Plan, "We try to do the best we can but we might still miss things and if they don't have the chance to come voice their opinions, how do we know what we thought was in the Comprehensive Plan really is right?". Councilmember Gillen commented that the clarifying thing is that people will still have the ability to speak to Council, it just wouldn't require the super majority of the Council to approve something. It could pass by a simple majority of the Council as opposed

to a super majority. But they'd still have the ability, every time there is a public hearing, to come and address their Council Members, voice their concerns, get a group of their constituents together to still protest what they feel is a change; it just wouldn't require a super majority of the Council to approve it.

Councilmember Morrison added, regarding thinking that the Comprehensive Plan isn't any good or changes, this is an ongoing document and it's up to the Council and the City Engineer to make sure it's up to date and the City follows State Statutes to get it done.

Councilmember O'Neal stated she thinks it's important to clarify that this is recommended so that it matches what the State actually says. In focusing on it being a Comprehensive Plan, something she thinks would be better to focus on is this actually gives property owners a better opportunity and more latitude because it increases the protest area that the City's plan had. Engineer Folck responded that's true, yes. Councilmember O'Neal added that she thinks it's important to emphasize that all the changes that are being made are going to match the State, and not just focus on the Comprehensive Plan.

Engineer Folck explained that the reason for the State Statute is typically zoning decisions should weigh very heavily the Comprehensive Plan and "if you're not going to do that, then it is completely appropriate that it *should* be held to a higher standard, that there should be a higher number of people that have to vote for it." She thinks the intent of the Statute was to make sure that if Councils were to decide to do something that was not in agreement with the plan, they better be well in agreement that it's a good idea.

Councilmember Shields asked for clarification as she thought Engineer Folck said that if the property wasn't in the Comprehensive Plan, they could not do a protest to do the majority vote. Engineer Folck explained that all properties are shown somewhere within the Comprehensive Plan. Every area of Gering is identified. It also identifies future land use for each of those properties. If that future land use, for example, is multi-family residential and someone wants to come in and do heavy industrial, in that case if Planning Commission were to recommend that change, then people could protest Planning Commission's recommendation and Council would be held to the three-quarters super majority in order to make that pass. She further explained that if the Comp Plan says it should be multi-family residential and the Planning Commission recommended changing the zoning to multi-family residential, then the neighboring property owners could not submit that protest that would require a three-quarters majority vote.

Councilmember Gillen commented that regardless, the City has to get in compliance with State Statute. There's no way around it. That's the overarching document the City has to get to. City Attorney, Matt Turman, added that's correct. The City can be more restrictive than State Statute but it cannot be less restrictive. Currently, the City's Zoning Code is less restrictive than State Statute and allowing things potentially that State Statute would not allow. At a minimum, the City needs to adopt the language in State Statute which is what is being proposed with this change. The two changes, as were noted, are the reference to the Comprehensive Plan and also how the circle is drawn of who's included in the protest. As Councilmember O'Neal referenced, this actually extends out the circle and would include more people that would want to potentially participate in a protest for a future zone change.

Councilmember Morrison asked about the 20% figure. Attorney Turman explained that is 20% of the owners of the area. It's based on land mass - that's State Statute, it's not a choice the City made. Councilmember Gillen clarified that if somebody was renting, they are not considered an owner of the property; it would have to be an owner of the property that would have to sign, not a renter. Mr. Turman replied, correct. Councilmember Morrison stated or if this was close to an Ag area, then if somebody owns 67 acres on the other side of the road, then they could have the majority. Mr. Turman replied, that's correct. If that individual owned more than 20% themselves, they would have the right to protest as an individual (assuming it was not in compliance with the Comprehensive Plan).

Councilmember Shields ask for further clarification on the 300 feet. Engineer Folck explained that the requirement has always been 300 feet. When staff do the notices, they measure 300 feet from the property boundary which is State Statute. In looking at the language for the protest, it says 300 feet from the property on the sides and the rear, but in front of the property it's from the other side of the street before the 300 feet starts. Typically, street

rights of ways are anywhere from 60 to 80 feet. That takes the area out another 60-80 feet past the area that would have been covered prior to this change.

With no further comments, the administrative record was closed and the public hearing closed at 6:43 p.m.

3a. First reading of Ordinance No. 2171 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GERING, NEBRASKA AMENDING SECTION 2.2.1.D OF THE CITY OF GERING ZONING ORDINANCE REGARDING PROTEST REQUIREMENTS OF ZONE CHANGES OF THE CITY OF GERING, NEBRASKA; REPEALING ALL ORDINANCES IN CONFLICT HERewith; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

Councilmember Gillen made a motion to introduce Ordinance No. 2171 as a first reading – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GERING, NEBRASKA AMENDING SECTION 2.2.1.D OF THE CITY OF GERING ZONING ORDINANCE REGARDING PROTEST REQUIREMENTS OF ZONE CHANGES OF THE CITY OF GERING, NEBRASKA; REPEALING ALL ORDINANCES IN CONFLICT HERewith; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF. Seconded by Councilmember Frye. There was no discussion. Mayor Ewing called for the vote. “AYES”: Gillen, Frye, Kinsey, Wiedeman, O’Neal, Morrison. “NAYS”: Shields. Abstaining: None. Absent: Jackson. Motion carried.

ORDINANCES:

1. Second reading of Ordinance No. 2168 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GERING, NEBRASKA AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF GERING, NEBRASKA; REPEALING ALL ORDINANCES IN CONFLICT HERewith; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

Councilmember Gillen made a motion to move the second reading of Ordinance No. 2168 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GERING, NEBRASKA AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF GERING, NEBRASKA (as presented to include Option #1); REPEALING ALL ORDINANCES IN CONFLICT HERewith; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF. Seconded by Councilmember Frye. There was no discussion. Mayor Ewing called for the vote. “AYES”: Gillen, Frye, Kinsey, Morrison. “NAYS”: Shields, Wiedeman, O’Neal. Abstaining: None. Absent: Jackson. Mayor Ewing voted “AYE” creating a majority vote. Motion carried.

2. Second reading of Ordinance No. 2169 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GERING, NEBRASKA AMENDING SECTION 3.11 OF THE ZONING ORDINANCE OF THE CITY OF GERING, NEBRASKA; REPEALING ALL ORDINANCES IN CONFLICT HERewith; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

Councilmember Morrison made a motion to move the second reading of Ordinance No. 2169 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GERING, NEBRASKA AMENDING SECTION 3.11 OF THE ZONING ORDINANCE OF THE CITY OF GERING, NEBRASKA; REPEALING ALL ORDINANCES IN CONFLICT HERewith; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF. Seconded by Councilmember Shields. There was no discussion. Mayor Ewing called for the vote. “AYES”: Shields, Gillen, Frye, Kinsey, Wiedeman, O’Neal, Morrison. “NAYS”: None. Abstaining: None. Absent: Jackson. Motion carried.

REPORTS:

1. Liaison Report - Central Irrigation District, Councilmember Kinsey

Councilmember Kinsey reported:

- It was a successful season.
- There was a substantial repair that had to be made at the diversion dam. They had to repair a washout. What’s become now the annual silt run or the environmental high waters for protection of waterfowl, does

a lot of erosion to the diversion dam so it has been repaired and repacked with riprap to prevent further erosion.

- There's a motor that has been included in the City Transportation Superintendent's budget for the automatic weir.

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

OPEN COMMENT: Discussion or action by Council regarding unscheduled business will not take place. This section is for citizen comment only. None.

ADJOURN:

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

Meeting adjourned at 6:48 p.m.

Kent E. Ewing, Mayor

ATTEST:

Kathleen J. Welfl, City Clerk



City of Gering, NE

CLAIMS REPORT

By Vendor Name

Post Dates 9/30/2025 - 10/27/2025
Payment Dates 10/15/2025 - 11/13/2025

Description (Payable)	Account Name	Amount
Vendor: 999442 - ACE HARDWARE		
Fund: 101 - GENERAL		
Department: 31 - Fire		
Battiers for flow meter	DEPT OPERATING SUPPLIES	37.98
Department 31 - Fire Total:		37.98
Department: 32 - Police		
TOTES FOR EVIDENCE SHIPPI...	DEPT OPERATING SUPPLIES	7.99
TOTE FOR EVIDENCE SHIPPING	DEPT OPERATING SUPPLIES	7.99
Department 32 - Police Total:		15.98
Department: 34 - Cemetery		
ADHESIVE	DEPT OPERATING SUPPLIES	36.97
TIN SNIPS	DEPT OPERATING SUPPLIES	23.99
SHOP TOOLS	DEPT OPERATING SUPPLIES	70.94
Department 34 - Cemetery Total:		131.90
Fund 101 - GENERAL Total:		185.86
Fund: 201 - ELECTRIC		
Department: 06 - Expense		
hanger	DEPT OPERATING SUPPLIES	12.58
tape	DEPT OPERATING SUPPLIES	49.49
screw driver	DEPT OPERATING SUPPLIES	19.95
tarp	DEPT OPERATING SUPPLIES	64.78
tarp	DEPT OPERATING SUPPLIES	64.78
cutting wheel	DEPT OPERATING SUPPLIES	20.67
organizer	DEPT OPERATING SUPPLIES	17.99
Department 06 - Expense Total:		250.24
Fund 201 - ELECTRIC Total:		250.24
Vendor 999442 - ACE HARDWARE Total:		436.10
Vendor: 998228 - ACUSHNET COMPANY		
Fund: 205 - GOLF		
Department: 06 - Expense		
PRO SHOP MERCHANDISE	PRO SHOP MERCHANDISE	281.52
PRO SHOP MERCHANDISE	PRO SHOP MERCHANDISE	123.99
PRO SHOP MERCHANDISE	PRO SHOP MERCHANDISE	331.63
PRO SHOP MERCHANDISE	PRO SHOP MERCHANDISE	-474.00
PRO SHOP MERCHANDISE	PRO SHOP MERCHANDISE	-168.00
Department 06 - Expense Total:		95.14
Fund 205 - GOLF Total:		95.14
Vendor 998228 - ACUSHNET COMPANY Total:		95.14
Vendor: 998780 - ADIDAS AMERICA, INC		
Fund: 205 - GOLF		
Department: 06 - Expense		
PRO SHOP MERCHANDISE	PRO SHOP MERCHANDISE	60.00
Department 06 - Expense Total:		60.00
Fund 205 - GOLF Total:		60.00
Vendor 998780 - ADIDAS AMERICA, INC Total:		60.00

CLAIMS REPORT

Post Dates: 9/30/2025 - 10/27/2025 Payment Dates: 10/15/2025 - 11/13/2025

Description (Payable)	Account Name	Amount
Vendor: 10563 - ALAN MUNOZ		
Fund: 110 - RV PARK		
Department: 02 - Liability		
DEPOSIT REFUND	COMM ROOM DEPOSITS	75.00
Department 02 - Liability Total:		75.00
Fund 110 - RV PARK Total:		75.00
Vendor 10563 - ALAN MUNOZ Total:		75.00
Vendor: 118810 - ALTEC INDUSTRIES, INC.		
Fund: 201 - ELECTRIC		
Department: 06 - Expense		
truck repair	VEH & EQUIPMENT MAINT	3,541.75
Department 06 - Expense Total:		3,541.75
Fund 201 - ELECTRIC Total:		3,541.75
Vendor 118810 - ALTEC INDUSTRIES, INC. Total:		3,541.75
Vendor: 118900 - AMAZON CAPITAL SERVICES		
Fund: 101 - GENERAL		
Department: 10 - Administration		
BINDER CLIPS/TONER/POST IT...	OFFICE & BUILDING SUPPLIES	25.07
PENS/TAPE/DUSTERS/LEGAL ...	OFFICE & BUILDING SUPPLIES	91.32
Department 10 - Administration Total:		116.39
Department: 22 - Eng/Bldg Inspection		
BINDER CLIPS/TONER/POST IT...	DEPT OPERATING SUPPLIES	100.83
Department 22 - Eng/Bldg Inspection Total:		100.83
Department: 32 - Police		
UNIFORM SHIRTS	UNIFORMS/PPE	106.56
UNIFORM SHIRTS	UNIFORMS/PPE	106.40
SHOT CLOCK FOR FIREARMS	FIREARM SUPPLIES	156.49
Department 32 - Police Total:		369.45
Department: 44 - Library		
HP Tower to use as server for ...	IT SUPPORT	1,704.24
2 youth movies, 2 youth video...	AV SUPPLIES	125.83
Items for programming and fo...	DEPT OPERATING SUPPLIES	798.44
Items for Storytime Backpacks	DEPT OPERATING SUPPLIES	302.71
Door counter batteries	OFFICE & BUILDING SUPPLIES	17.95
Book label protectors	DEPT OPERATING SUPPLIES	16.55
Book for Pirates storytime bac...	DEPT OPERATING SUPPLIES	13.99
Office supplies	OFFICE & BUILDING SUPPLIES	61.20
Returned item not as described	DEPT OPERATING SUPPLIES	-9.99
Department 44 - Library Total:		3,030.92
Fund 101 - GENERAL Total:		3,617.59
Fund: 109 - TOURISM		
Department: 06 - Expense		
Zoom meeting and office supp...	DEPT OPERATING SUPPLIES	613.36
Department 06 - Expense Total:		613.36
Fund 109 - TOURISM Total:		613.36
Fund: 130 - STREETS		
Department: 06 - Expense		
Tow Rope	DEPT OPERATING SUPPLIES	439.99
Department 06 - Expense Total:		439.99
Fund 130 - STREETS Total:		439.99
Fund: 201 - ELECTRIC		
Department: 06 - Expense		
tools	DEPT OPERATING SUPPLIES	73.44
Department 06 - Expense Total:		73.44
Fund 201 - ELECTRIC Total:		73.44

CLAIMS REPORT

Post Dates: 9/30/2025 - 10/27/2025 Payment Dates: 10/15/2025 - 11/13/2025

Description (Payable)	Account Name	Amount
Fund: 202 - WATER		
Department: 06 - Expense		
Tires	VEH & EQUIPMENT MAINT	1,516.44
5 sided sockets	DEPT OPERATING SUPPLIES	98.29
Department 06 - Expense Total:		1,614.73
Fund 202 - WATER Total:		1,614.73
Vendor 118900 - AMAZON CAPITAL SERVICES Total:		6,359.11
Vendor: 999332 - AMERICAN ASSOCIATION OF POLICE POLYGRAPHISTS		
Fund: 101 - GENERAL		
Department: 32 - Police		
MEMBERSHIP DUES DEC 25- D...	DUES & SUBSCRIPTIONS	125.00
Department 32 - Police Total:		125.00
Fund 101 - GENERAL Total:		125.00
Vendor 999332 - AMERICAN ASSOCIATION OF POLICE POLYGRAPHISTS Total:		125.00
Vendor: 999613 - AT&T MOBILITY		
Fund: 101 - GENERAL		
Department: 31 - Fire		
phone FD	PHONE & INTERNET	88.74
Department 31 - Fire Total:		88.74
Department: 32 - Police		
CELL PHONES AND DATA FOR...	PHONE & INTERNET	1,573.74
Department 32 - Police Total:		1,573.74
Fund 101 - GENERAL Total:		1,662.48
Vendor 999613 - AT&T MOBILITY Total:		1,662.48
Vendor: 135200 - B & C STEEL		
Fund: 201 - ELECTRIC		
Department: 01 - Asset		
bullards	INVENTORY	2,945.52
Department 01 - Asset Total:		2,945.52
Fund 201 - ELECTRIC Total:		2,945.52
Vendor 135200 - B & C STEEL Total:		2,945.52
Vendor: 163150 - BENZEL PEST CONTROL		
Fund: 101 - GENERAL		
Department: 31 - Fire		
pest control FD	VEH & EQUIPMENT MAINT	56.71
Department 31 - Fire Total:		56.71
Fund 101 - GENERAL Total:		56.71
Fund: 204 - SANITATION		
Department: 06 - Expense		
PEST CONTROL IN ALL BUILDI...	BUILDING/GROUND MAINT	165.00
Department 06 - Expense Total:		165.00
Fund 204 - SANITATION Total:		165.00
Vendor 163150 - BENZEL PEST CONTROL Total:		221.71
Vendor: 997725 - BIG MACK HEATING & COOLING		
Fund: 101 - GENERAL		
Department: 10 - Administration		
HEATING AND COOLING MAI...	BUILDING/GROUND MAINT	3,650.00
Department 10 - Administration Total:		3,650.00
Fund 101 - GENERAL Total:		3,650.00

CLAIMS REPORT

Post Dates: 9/30/2025 - 10/27/2025 Payment Dates: 10/15/2025 - 11/13/2025

Description (Payable)	Account Name	Amount
Fund: 207 - CIVIC CENTER		
Department: 06 - Expense		
HEATING AND AC MAINTENA...	BUILDING/GROUNDS MAINT	5,567.00
Department 06 - Expense Total:		5,567.00
Fund 207 - CIVIC CENTER Total:		5,567.00
Vendor 997725 - BIG MACK HEATING & COOLING Total:		9,217.00
Vendor: 998680 - BLACK HILLS ENERGY		
Fund: 101 - GENERAL		
Department: 31 - Fire		
GAS - FIRE/PLAZA	UTILITIES	88.26
GAS - FIRE	UTILITIES	53.28
Department 31 - Fire Total:		141.54
Department: 42 - Parks		
GAS - PARKS 900 OVERLAND T...	UTILITIES	165.11
GAS - PARKS - 760 13TH ST	UTILITIES	73.13
Department 42 - Parks Total:		238.24
Department: 44 - Library		
GAS - LIBRARY	UTILITIES	74.88
Department 44 - Library Total:		74.88
Fund 101 - GENERAL Total:		454.66
Fund: 108 - DOWNTOWN DEVELOPMENT		
Department: 06 - Expense		
GAS - FIRE/PLAZA	UTILITIES	50.62
Department 06 - Expense Total:		50.62
Fund 108 - DOWNTOWN DEVELOPMENT Total:		50.62
Fund: 130 - STREETS		
Department: 06 - Expense		
GAS - STREETS	UTILITIES	118.89
Department 06 - Expense Total:		118.89
Fund 130 - STREETS Total:		118.89
Fund: 201 - ELECTRIC		
Department: 06 - Expense		
GAS -ELEC	UTILITIES	181.12
GAS - ELEC BLDG	UTILITIES	151.54
Department 06 - Expense Total:		332.66
Fund 201 - ELECTRIC Total:		332.66
Fund: 204 - SANITATION		
Department: 06 - Expense		
GAS = LANDFILL	UTILITIES	217.57
Department 06 - Expense Total:		217.57
Fund 204 - SANITATION Total:		217.57
Vendor 998680 - BLACK HILLS ENERGY Total:		1,174.40
Vendor: 999209 - BLUFFS FACILITY SOLUTIONS		
Fund: 101 - GENERAL		
Department: 10 - Administration		
TOILET TISSUE	OFFICE & BUILDING SUPPLIES	42.00
Department 10 - Administration Total:		42.00
Department: 32 - Police		
TOILET TISSUE	OFFICE & BUILDING SUPPLIES	42.00
Department 32 - Police Total:		42.00
Department: 42 - Parks		
OFFICE BATH TISSUE	OFFICE & BUILDING SUPPLIES	102.92
Department 42 - Parks Total:		102.92
Fund 101 - GENERAL Total:		186.92

CLAIMS REPORT

Post Dates: 9/30/2025 - 10/27/2025 Payment Dates: 10/15/2025 - 11/13/2025

Description (Payable)	Account Name	Amount
Fund: 110 - RV PARK		
Department: 06 - Expense		
CLEANING SUPPLIES	DEPT OPERATING SUPPLIES	273.55
Department 06 - Expense Total:		273.55
Fund 110 - RV PARK Total:		273.55
Fund: 205 - GOLF		
Department: 06 - Expense		
RESTROOM/CLEANING SUPPLI...	DEPT OPERATING SUPPLIES	243.20
Department 06 - Expense Total:		243.20
Fund 205 - GOLF Total:		243.20
Fund: 207 - CIVIC CENTER		
Department: 06 - Expense		
GLASS CLEANER/GLOVES/PAP...	OFFICE & BUILDING SUPPLIES	228.61
Department 06 - Expense Total:		228.61
Fund 207 - CIVIC CENTER Total:		228.61
Vendor 999209 - BLUFFS FACILITY SOLUTIONS Total:		932.28
Vendor: 998841 - BORDER STATES INDUSTRIES, INC		
Fund: 201 - ELECTRIC		
Department: 01 - Asset		
transformers	INVENTORY	18,243.83
lights	INVENTORY	1,271.36
Department 01 - Asset Total:		19,515.19
Department: 06 - Expense		
bushing	DISTRIBUTION MAINTENANCE	868.46
bushing	DISTRIBUTION MAINTENANCE	3,721.98
lamp	DEPT OPERATING SUPPLIES	28.34
Department 06 - Expense Total:		4,618.78
Fund 201 - ELECTRIC Total:		24,133.97
Vendor 998841 - BORDER STATES INDUSTRIES, INC Total:		24,133.97
Vendor: 10564 - BRENDA STRAUB		
Fund: 110 - RV PARK		
Department: 02 - Liability		
DEPOSIT REFUND-CANCELATI...	COMM ROOM DEPOSITS	37.50
Department 02 - Liability Total:		37.50
Fund 110 - RV PARK Total:		37.50
Vendor 10564 - BRENDA STRAUB Total:		37.50
Vendor: 999336 - BRIAN EADS		
Fund: 101 - GENERAL		
Department: 32 - Police		
PER DIEM FOR OMAHA TRIP T...	INVESTGATIVE EXPENSES	145.00
Department 32 - Police Total:		145.00
Fund 101 - GENERAL Total:		145.00
Vendor 999336 - BRIAN EADS Total:		145.00
Vendor: 230150 - CALLAWAY GOLF COMPANY		
Fund: 205 - GOLF		
Department: 06 - Expense		
PRO SHOP MERCHANDISE	PRO SHOP MERCHANDISE	286.58
PRO SHOP MERCHANDISE	PRO SHOP MERCHANDISE	284.40
PRO SHOP MERCHANDISE	PRO SHOP MERCHANDISE	257.52
Department 06 - Expense Total:		828.50
Fund 205 - GOLF Total:		828.50
Vendor 230150 - CALLAWAY GOLF COMPANY Total:		828.50

CLAIMS REPORT

Post Dates: 9/30/2025 - 10/27/2025 Payment Dates: 10/15/2025 - 11/13/2025

Description (Payable)	Account Name	Amount
Vendor: 396325 - CENGAGE LEARNING/GAGE		
Fund: 101 - GENERAL		
Department: 44 - Library		
1 book-adult services LP	BOOKS	21.44
Department 44 - Library Total:		21.44
Fund 101 - GENERAL Total:		21.44
Vendor 396325 - CENGAGE LEARNING/GAGE Total:		21.44
Vendor: 252625 - CITY OF GERING		
Fund: 110 - RV PARK		
Department: 02 - Liability		
OCC TAX - SEPT 2025	OCCUPATION TAX PAYABLE	543.90
Department 02 - Liability Total:		543.90
Fund 110 - RV PARK Total:		543.90
Vendor 252625 - CITY OF GERING Total:		543.90
Vendor: 252675 - CITY OF SCOTTSBLUFF		
Fund: 203 - WASTEWATER		
Department: 06 - Expense		
TRI-CITY STORMWATER	STORMWATER MS4	4,000.00
Department 06 - Expense Total:		4,000.00
Fund 203 - WASTEWATER Total:		4,000.00
Vendor 252675 - CITY OF SCOTTSBLUFF Total:		4,000.00
Vendor: 996808 - COBRA PUMA GOLF, INC.		
Fund: 205 - GOLF		
Department: 06 - Expense		
PRO SHOP MERCHANDISE	PRO SHOP MERCHANDISE	180.47
Department 06 - Expense Total:		180.47
Fund 205 - GOLF Total:		180.47
Vendor 996808 - COBRA PUMA GOLF, INC. Total:		180.47
Vendor: 10286 - COLUMN SOFTWARE, PBC		
Fund: 101 - GENERAL		
Department: 10 - Administration		
CC SPECIAL MEETING 9/22/25	PUBLICATIONS	39.27
CC CONDENSED MINUTES 9/2...	PUBLICATIONS	397.05
Department 10 - Administration Total:		436.32
Department: 22 - Eng/Bldg Inspection		
PLUMBING BOARD MEETING ...	OTHER PROFESSIONAL SERVIC...	13.09
Department 22 - Eng/Bldg Inspection Total:		13.09
Fund 101 - GENERAL Total:		449.41
Vendor 10286 - COLUMN SOFTWARE, PBC Total:		449.41
Vendor: 272450 - CONNECTING POINT		
Fund: 101 - GENERAL		
Department: 44 - Library		
Canon copier overages	DEPT OPERATING SUPPLIES	36.35
Annual copier service contract	EQUIP MAINTENANCE	240.00
Department 44 - Library Total:		276.35
Fund 101 - GENERAL Total:		276.35
Vendor 272450 - CONNECTING POINT Total:		276.35

CLAIMS REPORT

Post Dates: 9/30/2025 - 10/27/2025 Payment Dates: 10/15/2025 - 11/13/2025

Description (Payable)	Account Name	Amount
Vendor: 10560 - CONNER PSYCHOLOGICAL SERVICES		
Fund: 101 - GENERAL		
Department: 32 - Police		
SUP REFERRAL AND FFDE	OTHER PROFESSIONAL SERVIC...	3,125.00
Department 32 - Police Total:		3,125.00
Fund 101 - GENERAL Total:		3,125.00
Vendor 10560 - CONNER PSYCHOLOGICAL SERVICES Total:		3,125.00
Vendor: 272700 - CONTRACTORS MATERIALS, INC.		
Fund: 130 - STREETS		
Department: 06 - Expense		
Steel Stakes	STREET MAINTENANCE & REP...	105.00
Department 06 - Expense Total:		105.00
Fund 130 - STREETS Total:		105.00
Fund: 201 - ELECTRIC		
Department: 06 - Expense		
sonotube	DEPT OPERATING SUPPLIES	43.50
Department 06 - Expense Total:		43.50
Fund 201 - ELECTRIC Total:		43.50
Vendor 272700 - CONTRACTORS MATERIALS, INC. Total:		148.50
Vendor: 10559 - COP SMART		
Fund: 101 - GENERAL		
Department: 32 - Police		
IT'S LEGAL. NOW WHAT TRAIN...TRAINING & CONFERENCES		540.00
Department 32 - Police Total:		540.00
Fund 101 - GENERAL Total:		540.00
Vendor 10559 - COP SMART Total:		540.00
Vendor: 289500 - CRESCENT ELECTRIC SUPPLY CO.		
Fund: 130 - STREETS		
Department: 06 - Expense		
Shop Lights	BUILDING/GROUND MAINT	998.87
Department 06 - Expense Total:		998.87
Fund 130 - STREETS Total:		998.87
Vendor 289500 - CRESCENT ELECTRIC SUPPLY CO. Total:		998.87
Vendor: 998707 - CROELL, INC		
Fund: 130 - STREETS		
Department: 06 - Expense		
Concrete	STREET MAINTENANCE & REP...	1,960.00
Department 06 - Expense Total:		1,960.00
Fund 130 - STREETS Total:		1,960.00
Fund: 201 - ELECTRIC		
Department: 06 - Expense		
concrete	BUILDING/GROUND MAINT	3,045.00
Department 06 - Expense Total:		3,045.00
Fund 201 - ELECTRIC Total:		3,045.00
Vendor 998707 - CROELL, INC Total:		5,005.00
Vendor: 319150 - DEMCO, INC		
Fund: 101 - GENERAL		
Department: 44 - Library		
Spine labels	DEPT OPERATING SUPPLIES	87.43
Department 44 - Library Total:		87.43
Fund 101 - GENERAL Total:		87.43
Vendor 319150 - DEMCO, INC Total:		87.43

CLAIMS REPORT

Post Dates: 9/30/2025 - 10/27/2025 Payment Dates: 10/15/2025 - 11/13/2025

Description (Payable)	Account Name	Amount
Vendor: 998045 - DITCH WITCH UNDERCON		
Fund: 201 - ELECTRIC		
Department: 06 - Expense		
muffler	VEH & EQUIPMENT MAINT	172.67
Department 06 - Expense Total:		172.67
Fund 201 - ELECTRIC Total:		172.67
Vendor 998045 - DITCH WITCH UNDERCON Total:		172.67
Vendor: 997120 - DOOLEY OIL		
Fund: 101 - GENERAL		
Department: 42 - Parks		
ANTI FREEZE	BUILDING/GROUND MAINT	270.27
Department 42 - Parks Total:		270.27
Fund 101 - GENERAL Total:		270.27
Vendor 997120 - DOOLEY OIL Total:		270.27
Vendor: 337880 - DUTTON-LAINSON COMPANY		
Fund: 201 - ELECTRIC		
Department: 01 - Asset		
feed thrus	INVENTORY	1,833.61
Department 01 - Asset Total:		1,833.61
Department: 06 - Expense		
meter reading	DEPT OPERATING SUPPLIES	2,472.50
Department 06 - Expense Total:		2,472.50
Fund 201 - ELECTRIC Total:		4,306.11
Vendor 337880 - DUTTON-LAINSON COMPANY Total:		4,306.11
Vendor: 999002 - EAKES INC		
Fund: 101 - GENERAL		
Department: 44 - Library		
Imprinted business envelopes	OFFICE & BUILDING SUPPLIES	87.98
Department 44 - Library Total:		87.98
Fund 101 - GENERAL Total:		87.98
Vendor 999002 - EAKES INC Total:		87.98
Vendor: 343295 - ECOLAB		
Fund: 101 - GENERAL		
Department: 10 - Administration		
PEST CONTROL - CITY HALL	BUILDING/GROUND MAINT	72.90
Department 10 - Administration Total:		72.90
Fund 101 - GENERAL Total:		72.90
Fund: 201 - ELECTRIC		
Department: 06 - Expense		
pest control	BUILDING/GROUND MAINT	100.88
Department 06 - Expense Total:		100.88
Fund 201 - ELECTRIC Total:		100.88
Fund: 203 - WASTEWATER		
Department: 06 - Expense		
Pest control	DEPT OPERATING SUPPLIES	89.82
Department 06 - Expense Total:		89.82
Fund 203 - WASTEWATER Total:		89.82
Vendor 343295 - ECOLAB Total:		263.60

CLAIMS REPORT

Post Dates: 9/30/2025 - 10/27/2025 Payment Dates: 10/15/2025 - 11/13/2025

Description (Payable)	Account Name	Amount
Vendor: 352165 - ENVIRONMENTAL COMPLIANCE SOLUTIONS, LLC		
Fund: 201 - ELECTRIC		
Department: 06 - Expense		
PCB audit	PCB TESTING AND DISPOSAL	1,650.00
Department 06 - Expense Total:		1,650.00
Fund 201 - ELECTRIC Total:		1,650.00
Vendor 352165 - ENVIRONMENTAL COMPLIANCE SOLUTIONS, LLC Total:		1,650.00
Vendor: 341075 - ESRI		
Fund: 101 - GENERAL		
Department: 22 - Eng/Bldg Inspection		
ARC/GIS SOFTWARE	SOFTWARE LICENSING	291.74
Department 22 - Eng/Bldg Inspection Total:		291.74
Fund 101 - GENERAL Total:		291.74
Fund: 130 - STREETS		
Department: 06 - Expense		
ARC/GIS SOFTWARE	SOFTWARE LICENSING	291.38
Department 06 - Expense Total:		291.38
Fund 130 - STREETS Total:		291.38
Fund: 201 - ELECTRIC		
Department: 06 - Expense		
ARC/GIS SOFTWARE	SOFTWARE LICENSING	291.72
Department 06 - Expense Total:		291.72
Fund 201 - ELECTRIC Total:		291.72
Fund: 202 - WATER		
Department: 06 - Expense		
ARC/GIS SOFTWARE	SOFTWARE LICENSING	291.72
Department 06 - Expense Total:		291.72
Fund 202 - WATER Total:		291.72
Fund: 203 - WASTEWATER		
Department: 06 - Expense		
ARC/GIS SOFTWARE	SOFTWARE LICENSING	291.72
Department 06 - Expense Total:		291.72
Fund 203 - WASTEWATER Total:		291.72
Fund: 204 - SANITATION		
Department: 06 - Expense		
ARC/GIS SOFTWARE	SOFTWARE LICENSING	291.72
Department 06 - Expense Total:		291.72
Fund 204 - SANITATION Total:		291.72
Vendor 341075 - ESRI Total:		1,750.00
Vendor: 10190 - EUROFINS ENVIRONMENTAL TESTING NORTH CENTRAL, LLC		
Fund: 204 - SANITATION		
Department: 06 - Expense		
WATER SAMPLES FOR CURRE...	OTHER PROFESSIONAL SERVIC...	1,686.00
Department 06 - Expense Total:		1,686.00
Fund 204 - SANITATION Total:		1,686.00
Vendor 10190 - EUROFINS ENVIRONMENTAL TESTING NORTH CENTRAL, LLC Total:		1,686.00
Vendor: 363755 - FASTENAL COMPANY		
Fund: 201 - ELECTRIC		
Department: 06 - Expense		
gloves,eyewear	DEPT OPERATING SUPPLIES	475.67
Department 06 - Expense Total:		475.67
Fund 201 - ELECTRIC Total:		475.67
Vendor 363755 - FASTENAL COMPANY Total:		475.67

CLAIMS REPORT

Post Dates: 9/30/2025 - 10/27/2025 Payment Dates: 10/15/2025 - 11/13/2025

Description (Payable)	Account Name	Amount
Vendor: 363850 - FAT BOYS TIRE & AUTO		
Fund: 101 - GENERAL		
Department: 42 - Parks		
TIRE REPAIR	VEH & EQUIPMENT MAINT	86.52
Department 42 - Parks Total:		86.52
Fund 101 - GENERAL Total:		86.52
Vendor 363850 - FAT BOYS TIRE & AUTO Total:		86.52
Vendor: 364200 - FEDEX		
Fund: 202 - WATER		
Department: 06 - Expense		
Shipping	LAB SERVICE	269.33
Department 06 - Expense Total:		269.33
Fund 202 - WATER Total:		269.33
Vendor 364200 - FEDEX Total:		269.33
Vendor: 365500 - FERGUSON SIGNS		
Fund: 205 - GOLF		
Department: 06 - Expense		
PARTS FOR CORNER SIGN	BUILDING/GROUND MAINT	250.00
Department 06 - Expense Total:		250.00
Fund 205 - GOLF Total:		250.00
Vendor 365500 - FERGUSON SIGNS Total:		250.00
Vendor: 998633 - FIRST NATIONAL BANK OMAHA - POLICE		
Fund: 997 - PAYROLL FUND		
Department: 02 - Liability		
PAYROLL CLAIMS	POLICE UNION DUES PAYABLE	584.00
Department 02 - Liability Total:		584.00
Fund 997 - PAYROLL FUND Total:		584.00
Vendor 998633 - FIRST NATIONAL BANK OMAHA - POLICE Total:		584.00
Vendor: 374900 - FLOYD'S TRUCK CENTER, INC.		
Fund: 204 - SANITATION		
Department: 06 - Expense		
LED BRAKE LAMPS FOR TRUCK...COLLECTIONS EQUIP MAINT		48.36
Department 06 - Expense Total:		48.36
Fund 204 - SANITATION Total:		48.36
Vendor 374900 - FLOYD'S TRUCK CENTER, INC. Total:		48.36
Vendor: 998694 - FRANK PARTS COMPANY		
Fund: 130 - STREETS		
Department: 06 - Expense		
Filters & Couplers	VEH & EQUIPMENT MAINT	163.26
Trailer Plug	VEH & EQUIPMENT MAINT	43.49
Trailer Wire	VEH & EQUIPMENT MAINT	31.99
Department 06 - Expense Total:		238.74
Fund 130 - STREETS Total:		238.74
Fund: 201 - ELECTRIC		
Department: 06 - Expense		
filters	VEH & EQUIPMENT MAINT	59.25
filters,battery	VEH & EQUIPMENT MAINT	211.89
filters	VEH & EQUIPMENT MAINT	67.44
chain oil	VEH & EQUIPMENT MAINT	28.60
pump	BUILDING/GROUND MAINT	17.40
Department 06 - Expense Total:		384.58
Fund 201 - ELECTRIC Total:		384.58

CLAIMS REPORT

Post Dates: 9/30/2025 - 10/27/2025 Payment Dates: 10/15/2025 - 11/13/2025

Description (Payable)	Account Name	Amount
Fund: 202 - WATER		
Department: 06 - Expense		
202-103	VEH & EQUIPMENT MAINT	24.26
returned	VEH & EQUIPMENT MAINT	-101.57
Air compressor	VEH & EQUIPMENT MAINT	103.97
Air compressor	VEH & EQUIPMENT MAINT	57.26
Department 06 - Expense Total:		83.92
Fund 202 - WATER Total:		83.92
Fund: 203 - WASTEWATER		
Department: 06 - Expense		
WWTP bolts	REPAIRS-WWTP	18.40
Department 06 - Expense Total:		18.40
Fund 203 - WASTEWATER Total:		18.40
Fund: 204 - SANITATION		
Department: 06 - Expense		
BOLTS FOR DUMPSTERS	CONTAINERS	176.00
OIL AND FILTERS FOR 04 CHEV...	FUEL, FILTERS & TIRES	227.12
BELT FOR G12	COLLECTIONS EQUIP MAINT	71.80
Department 06 - Expense Total:		474.92
Fund 204 - SANITATION Total:		474.92
Fund: 205 - GOLF		
Department: 06 - Expense		
SOLENOID	GOLF EQUIPMENT REPAIR	58.44
Department 06 - Expense Total:		58.44
Fund 205 - GOLF Total:		58.44
Vendor 998694 - FRANK PARTS COMPANY Total:		1,259.00
Vendor: 997389 - FRESH FOODS INC.		
Fund: 101 - GENERAL		
Department: 10 - Administration		
EMPLOYEE APPRECIATION GIF...	OTHER EMPLOYEE BENEFITS	35.28
Department 10 - Administration Total:		35.28
Department: 22 - Eng/Bldg Inspection		
EMPLOYEE APPRECIATION GIF...	OTHER EMPLOYEE BENEFITS	20.16
Department 22 - Eng/Bldg Inspection Total:		20.16
Department: 31 - Fire		
EMPLOYEE APPRECIATION GIF...	OTHER EMPLOYEE BENEFITS	10.08
Department 31 - Fire Total:		10.08
Department: 32 - Police		
EMPLOYEE APPRECIATION GIF...	OTHER EMPLOYEE BENEFITS	85.68
Department 32 - Police Total:		85.68
Department: 34 - Cemetery		
EMPLOYEE APPRECIATION GIF...	OTHER EMPLOYEE BENEFITS	10.08
Department 34 - Cemetery Total:		10.08
Department: 42 - Parks		
EMPLOYEE APPRECIATION GIF...	OTHER EMPLOYEE BENEFITS	55.44
Department 42 - Parks Total:		55.44
Department: 44 - Library		
EMPLOYEE APPRECIATION GIF...	OTHER EMPLOYEE BENEFITS	45.36
Items for program	DEPT OPERATING SUPPLIES	8.21
Department 44 - Library Total:		53.57
Fund 101 - GENERAL Total:		270.29

CLAIMS REPORT

Post Dates: 9/30/2025 - 10/27/2025 Payment Dates: 10/15/2025 - 11/13/2025

Description (Payable)	Account Name	Amount
Fund: 109 - TOURISM		
Department: 06 - Expense		
EMPLOYEE APPRECIATION GIF... OTHER EMPLOYEE BENEFITS		5.04
	Department 06 - Expense Total:	5.04
	Fund 109 - TOURISM Total:	5.04
Fund: 110 - RV PARK		
Department: 06 - Expense		
EMPLOYEE APPRECIATION GIF... OTHER EMPLOYEE BENEFITS		5.04
	Department 06 - Expense Total:	5.04
	Fund 110 - RV PARK Total:	5.04
Fund: 130 - STREETS		
Department: 06 - Expense		
EMPLOYEE APPRECIATION GIF... OTHER EMPLOYEE BENEFITS		25.20
	Department 06 - Expense Total:	25.20
	Fund 130 - STREETS Total:	25.20
Fund: 201 - ELECTRIC		
Department: 06 - Expense		
EMPLOYEE APPRECIATION GIF... OTHER EMPLOYEE BENEFITS		45.36
	Department 06 - Expense Total:	45.36
	Fund 201 - ELECTRIC Total:	45.36
Fund: 202 - WATER		
Department: 06 - Expense		
EMPLOYEE APPRECIATION GIF... OTHER EMPLOYEE BENEFITS		40.32
	Department 06 - Expense Total:	40.32
	Fund 202 - WATER Total:	40.32
Fund: 204 - SANITATION		
Department: 06 - Expense		
EMPLOYEE APPRECIATION GIF... OTHER EMPLOYEE BENEFITS		70.56
	Department 06 - Expense Total:	70.56
	Fund 204 - SANITATION Total:	70.56
Fund: 205 - GOLF		
Department: 06 - Expense		
DISTILLED WATER	DEPT OPERATING SUPPLIES	11.94
EMPLOYEE APPRECIATION GIF... OTHER EMPLOYEE BENEFITS		50.40
	Department 06 - Expense Total:	62.34
	Fund 205 - GOLF Total:	62.34
	Vendor 997389 - FRESH FOODS INC. Total:	524.15
Vendor: 391600 - FYR-TEK, INC.		
Fund: 101 - GENERAL		
Department: 31 - Fire		
CO monitor	DEPT OPERATING SUPPLIES	256.08
fire extinguisher gauge	DEPT OPERATING SUPPLIES	41.00
	Department 31 - Fire Total:	297.08
	Fund 101 - GENERAL Total:	297.08
	Vendor 391600 - FYR-TEK, INC. Total:	297.08
Vendor: 998905 - GARRETT TIRES & TREADS		
Fund: 204 - SANITATION		
Department: 06 - Expense		
9 TRECAP TIRES FOR GARBAGE.. FUEL, FILTERS & TIRES		2,219.47
	Department 06 - Expense Total:	2,219.47
	Fund 204 - SANITATION Total:	2,219.47
	Vendor 998905 - GARRETT TIRES & TREADS Total:	2,219.47

CLAIMS REPORT

Post Dates: 9/30/2025 - 10/27/2025 Payment Dates: 10/15/2025 - 11/13/2025

Description (Payable)	Account Name	Amount
Vendor: 405850 - GERING VALLEY PLUMBING & HTG., INC.		
Fund: 204 - SANITATION		
Department: 06 - Expense		
FALL HEATERS INSPECTION AL...	BUILDING/GROUND MAINT	432.00
Department 06 - Expense Total:		432.00
Fund 204 - SANITATION Total:		432.00
Vendor 405850 - GERING VALLEY PLUMBING & HTG., INC. Total:		432.00
Vendor: 405900 - GERING VOLUNTEER FIRE DEPT.		
Fund: 101 - GENERAL		
Department: 31 - Fire		
trvl expnses NSVFA Conf Vance	TRAINING & CONFERENCES	334.00
Department 31 - Fire Total:		334.00
Fund 101 - GENERAL Total:		334.00
Vendor 405900 - GERING VOLUNTEER FIRE DEPT. Total:		334.00
Vendor: 10380 - HAWKINS & COMPANY		
Fund: 202 - WATER		
Department: 06 - Expense		
electrode assembly	CAPITAL OUTLAY EQUIPMENT	69,660.90
Department 06 - Expense Total:		69,660.90
Fund 202 - WATER Total:		69,660.90
Vendor 10380 - HAWKINS & COMPANY Total:		69,660.90
Vendor: 459400 - HAWKINS, INC.		
Fund: 203 - WASTEWATER		
Department: 06 - Expense		
E-coli treatment	CHEMICALS	5,222.97
Department 06 - Expense Total:		5,222.97
Fund 203 - WASTEWATER Total:		5,222.97
Vendor 459400 - HAWKINS, INC. Total:		5,222.97
Vendor: 441003 - HDR ENGINEERING, INC.		
Fund: 204 - SANITATION		
Department: 06 - Expense		
ENGINEERING FOR NEW LAND...	ENGINEERING	6,155.28
Department 06 - Expense Total:		6,155.28
Fund 204 - SANITATION Total:		6,155.28
Vendor 441003 - HDR ENGINEERING, INC. Total:		6,155.28
Vendor: 10057 - HEALTHBREAK, INC.		
Fund: 800 - HEALTH INSURANCE		
Department: 06 - Expense		
WELLNESS PLAN ADMINISTRA...	WELLNESS	625.00
Department 06 - Expense Total:		625.00
Fund 800 - HEALTH INSURANCE Total:		625.00
Vendor 10057 - HEALTHBREAK, INC. Total:		625.00
Vendor: 996405 - HOLIDAY INN KEARNEY		
Fund: 101 - GENERAL		
Department: 42 - Parks		
HOTEL FOR NERPA	TRAINING & CONFERENCES	235.90
Department 42 - Parks Total:		235.90
Fund 101 - GENERAL Total:		235.90
Vendor 996405 - HOLIDAY INN KEARNEY Total:		235.90

CLAIMS REPORT

Post Dates: 9/30/2025 - 10/27/2025 Payment Dates: 10/15/2025 - 11/13/2025

Description (Payable)	Account Name	Amount
Vendor: 10144 - HOMETOWN LEASING		
Fund: 101 - GENERAL		
Department: 44 - Library		
Monthly copier lease	RENT - EQUIPMENT	157.23
Department 44 - Library Total:		157.23
Fund 101 - GENERAL Total:		157.23
Vendor 10144 - HOMETOWN LEASING Total:		157.23
Vendor: 510400 - IDEAL LAUNDRY AND CLEANERS, INC.		
Fund: 101 - GENERAL		
Department: 10 - Administration		
MATS - CITY HALL	BUILDING/GROUND MAINT	70.89
MATS - CITY HALL	BUILDING/GROUND MAINT	70.89
Department 10 - Administration Total:		141.78
Department: 44 - Library		
Monthly door mats, cleaning c...	OFFICE & BUILDING SUPPLIES	36.59
Department 44 - Library Total:		36.59
Fund 101 - GENERAL Total:		178.37
Fund: 204 - SANITATION		
Department: 06 - Expense		
RUGS FOR BALER BUILDING O...	BUILDING/GROUND MAINT	59.02
Department 06 - Expense Total:		59.02
Fund 204 - SANITATION Total:		59.02
Fund: 207 - CIVIC CENTER		
Department: 06 - Expense		
LINENS	DEPT OPERATING SUPPLIES	148.76
LINENS	DEPT OPERATING SUPPLIES	23.38
DRY CLEANING OF TABLECLO...	DEPT OPERATING SUPPLIES	352.57
Department 06 - Expense Total:		524.71
Fund 207 - CIVIC CENTER Total:		524.71
Vendor 510400 - IDEAL LAUNDRY AND CLEANERS, INC. Total:		762.10
Vendor: 512270 - INGRAM LIBRARY SERVICES		
Fund: 101 - GENERAL		
Department: 44 - Library		
3 books-adult services	BOOKS	61.43
1 book-adult services	BOOKS	26.10
Department 44 - Library Total:		87.53
Fund 101 - GENERAL Total:		87.53
Vendor 512270 - INGRAM LIBRARY SERVICES Total:		87.53
Vendor: 512618 - INTERNAL REVENUE SERVICE		
Fund: 997 - PAYROLL FUND		
Department: 02 - Liability		
941 Deposit	FICA PAYABLE	32,471.66
941 Deposit	FEDERAL W/H PAYABLE	22,716.24
941 Deposit	FICA PAYABLE	7,720.54
Department 02 - Liability Total:		62,908.44
Fund 997 - PAYROLL FUND Total:		62,908.44
Vendor 512618 - INTERNAL REVENUE SERVICE Total:		62,908.44
Vendor: 998607 - INTERNATIONAL INST OF MUNICIPAL		
Fund: 101 - GENERAL		
Department: 10 - Administration		
MEMBERSHIP DUES - WELFL	DUES & SUBSCRIPTIONS	195.00

CLAIMS REPORT

Post Dates: 9/30/2025 - 10/27/2025 Payment Dates: 10/15/2025 - 11/13/2025

Description (Payable)	Account Name	Amount
MEMBERSHIP DUES - MARTIN	DUES & SUBSCRIPTIONS	135.00
Department 10 - Administration Total:		330.00
Fund 101 - GENERAL Total:		330.00
Vendor 998607 - INTERNATIONAL INST OF MUNICIPAL Total:		330.00
Vendor: 512910 - INTERSTATE BATTERY		
Fund: 202 - WATER		
Department: 06 - Expense		
Core	VEH & EQUIPMENT MAINT	-80.00
Department 06 - Expense Total:		-80.00
Fund 202 - WATER Total:		-80.00
Vendor 512910 - INTERSTATE BATTERY Total:		-80.00
Vendor: 996492 - IRBY TOOL & SAFETY		
Fund: 201 - ELECTRIC		
Department: 01 - Asset		
clamp	INVENTORY	529.44
Department 01 - Asset Total:		529.44
Fund 201 - ELECTRIC Total:		529.44
Vendor 996492 - IRBY TOOL & SAFETY Total:		529.44
Vendor: 996704 - ITRON, INC.		
Fund: 201 - ELECTRIC		
Department: 06 - Expense		
software Maint.	SOFTWARE LICENSING	3,715.06
subscription	DUES & SUBSCRIPTIONS	9,800.00
Department 06 - Expense Total:		13,515.06
Fund 201 - ELECTRIC Total:		13,515.06
Vendor 996704 - ITRON, INC. Total:		13,515.06
Vendor: 515150 - JC GOLF ACCESSORIES		
Fund: 205 - GOLF		
Department: 06 - Expense		
PRO SHOP MERCHANDISE	PRO SHOP MERCHANDISE	409.25
Department 06 - Expense Total:		409.25
Fund 205 - GOLF Total:		409.25
Vendor 515150 - JC GOLF ACCESSORIES Total:		409.25
Vendor: 999144 - JEROLD E HIGEL		
Fund: 201 - ELECTRIC		
Department: 06 - Expense		
trAFFIC SIGNAL	TRAFFIC CONTROL SIGNALS	4,162.59
Department 06 - Expense Total:		4,162.59
Fund 201 - ELECTRIC Total:		4,162.59
Vendor 999144 - JEROLD E HIGEL Total:		4,162.59
Vendor: 999393 - JOHN HANCOCK USA FIRE		
Fund: 997 - PAYROLL FUND		
Department: 02 - Liability		
PAYROLL CLAIMS	PENSION PAYABLE	1,075.74
Department 02 - Liability Total:		1,075.74
Fund 997 - PAYROLL FUND Total:		1,075.74
Vendor 999393 - JOHN HANCOCK USA FIRE Total:		1,075.74

CLAIMS REPORT

Post Dates: 9/30/2025 - 10/27/2025 Payment Dates: 10/15/2025 - 11/13/2025

Description (Payable)	Account Name	Amount
Vendor: 999136 - JOHN HANCOCK USA POLICE		
Fund: 997 - PAYROLL FUND		
Department: 02 - Liability		
PAYROLL CLAIMS	PENSION PAYABLE	11,465.85
Department 02 - Liability Total:		11,465.85
Fund 997 - PAYROLL FUND Total:		11,465.85
Vendor 999136 - JOHN HANCOCK USA POLICE Total:		11,465.85
Vendor: 996767 - JOHN HANCOCK USA		
Fund: 997 - PAYROLL FUND		
Department: 02 - Liability		
PAYROLL CLAIMS	PENSION PAYABLE	79.10
PAYROLL CLAIMS	PENSION PAYABLE	18,451.82
Department 02 - Liability Total:		18,530.92
Fund 997 - PAYROLL FUND Total:		18,530.92
Vendor 996767 - JOHN HANCOCK USA Total:		18,530.92
Vendor: 10562 - JOHN LABREC		
Fund: 101 - GENERAL		
Department: 32 - Police		
REIMBURSE K-9 HANDLER EN...	INVESTGATIVE EXPENSES	258.02
Department 32 - Police Total:		258.02
Fund 101 - GENERAL Total:		258.02
Vendor 10562 - JOHN LABREC Total:		258.02
Vendor: 525500 - JOHNSON CASHWAY CO.		
Fund: 101 - GENERAL		
Department: 34 - Cemetery		
DRYWALL FOR OFFICE	BUILDING/GROUND MAINT	39.87
Department 34 - Cemetery Total:		39.87
Fund 101 - GENERAL Total:		39.87
Vendor 525500 - JOHNSON CASHWAY CO. Total:		39.87
Vendor: 527910 - JOHNSON SERVICES		
Fund: 203 - WASTEWATER		
Department: 06 - Expense		
12" cipp	REPAIRS-LINES/LIFT STATIONS	42,500.00
Department 06 - Expense Total:		42,500.00
Fund 203 - WASTEWATER Total:		42,500.00
Vendor 527910 - JOHNSON SERVICES Total:		42,500.00
Vendor: 10471 - JULIET KELLER		
Fund: 101 - GENERAL		
Department: 32 - Police		
WITNESS FEES J.KELLER	STATE & COURT FEES	24.20
Department 32 - Police Total:		24.20
Fund 101 - GENERAL Total:		24.20
Vendor 10471 - JULIET KELLER Total:		24.20
Vendor: 10565 - KEN FRITZGERALD		
Fund: 110 - RV PARK		
Department: 02 - Liability		
DEPOSIT REFUND-CANCELLAT...	COMM ROOM DEPOSITS	75.00
Department 02 - Liability Total:		75.00
Fund 110 - RV PARK Total:		75.00
Vendor 10565 - KEN FRITZGERALD Total:		75.00

CLAIMS REPORT

Post Dates: 9/30/2025 - 10/27/2025 Payment Dates: 10/15/2025 - 11/13/2025

Description (Payable)	Account Name	Amount
Vendor: 998769 - KRISTEN MASSIE		
Fund: 101 - GENERAL		
Department: 32 - Police		
PER DIEM FOR OMAHA TRIP T...	INVESTGATIVE EXPENSES	145.00
CIT TRAINING = ALLIANCE NO...	TRAINING & CONFERENCES	95.00
Department 32 - Police Total:		240.00
Fund 101 - GENERAL Total:		240.00
Vendor 998769 - KRISTEN MASSIE Total:		240.00
Vendor: 996401 - LAWSON PRODUCTS		
Fund: 130 - STREETS		
Department: 06 - Expense		
Glass Cleaner & Dash Cleaner	DEPT OPERATING SUPPLIES	91.44
Department 06 - Expense Total:		91.44
Fund 130 - STREETS Total:		91.44
Vendor 996401 - LAWSON PRODUCTS Total:		91.44
Vendor: 703450 - LEGACY COOPERATIVE		
Fund: 101 - GENERAL		
Department: 01 - Asset		
gasoline	INVENTORY - UNLEADED GAS	2,253.60
gasoline	INVENTORY - UNLEADED GAS	6,967.50
Department 01 - Asset Total:		9,221.10
Fund 101 - GENERAL Total:		9,221.10
Vendor 703450 - LEGACY COOPERATIVE Total:		9,221.10
Vendor: 278600 - LINCOLN MARRIOTT CORNHUSKER		
Fund: 101 - GENERAL		
Department: 10 - Administration		
CONFERENCE HOTEL - EWING	COUNCIL CONF & TRAVEL	169.00
Department 10 - Administration Total:		169.00
Fund 101 - GENERAL Total:		169.00
Vendor 278600 - LINCOLN MARRIOTT CORNHUSKER Total:		169.00
Vendor: 997302 - LOGOZ LLC		
Fund: 101 - GENERAL		
Department: 42 - Parks		
CITY HATS	UNIFORMS & CLOTHING	90.00
Department 42 - Parks Total:		90.00
Fund 101 - GENERAL Total:		90.00
Vendor 997302 - LOGOZ LLC Total:		90.00
Vendor: 999169 - MACQUEEN EQUIPMENT, LLC		
Fund: 101 - GENERAL		
Department: 31 - Fire		
structural ff boots	UNIFORMS/PPE	1,207.07
Department 31 - Fire Total:		1,207.07
Fund 101 - GENERAL Total:		1,207.07
Fund: 203 - WASTEWATER		
Department: 06 - Expense		
Vactor Sensor	VEH & EQUIPMENT MAINT	182.55
Department 06 - Expense Total:		182.55
Fund 203 - WASTEWATER Total:		182.55
Vendor 999169 - MACQUEEN EQUIPMENT, LLC Total:		1,389.62

CLAIMS REPORT

Post Dates: 9/30/2025 - 10/27/2025 Payment Dates: 10/15/2025 - 11/13/2025

Description (Payable)	Account Name	Amount
Vendor: 10014 - MARK CHRISMAN TRUCKING		
Fund: 203 - WASTEWATER		
Department: 06 - Expense		
STORMSEWER IMPROVEMENT.. CAPITAL IMPROVEMENTS		84,398.40
Department 06 - Expense Total:		84,398.40
Fund 203 - WASTEWATER Total:		84,398.40
Vendor 10014 - MARK CHRISMAN TRUCKING Total:		84,398.40
Vendor: 10368 - MATT HOLCOMB		
Fund: 101 - GENERAL		
Department: 32 - Police		
PER DIEM FOR OMAHA TRIP T... INVESTGATIVE EXPENSES		145.00
Department 32 - Police Total:		145.00
Fund 101 - GENERAL Total:		145.00
Vendor 10368 - MATT HOLCOMB Total:		145.00
Vendor: 10429 - MATTY B'S HVAC		
Fund: 201 - ELECTRIC		
Department: 06 - Expense		
hvac service BUILDING/GROUND MAINT		100.00
Department 06 - Expense Total:		100.00
Fund 201 - ELECTRIC Total:		100.00
Vendor 10429 - MATTY B'S HVAC Total:		100.00
Vendor: 602010 - MB KEM OVERHEAD DOORS		
Fund: 101 - GENERAL		
Department: 42 - Parks		
REPAIR TO GARAGE DOORS BUILDING/GROUND MAINT		284.33
Department 42 - Parks Total:		284.33
Fund 101 - GENERAL Total:		284.33
Vendor 602010 - MB KEM OVERHEAD DOORS Total:		284.33
Vendor: 996404 - MENARDS		
Fund: 101 - GENERAL		
Department: 22 - Eng/Bldg Inspection		
SURVEY STAKES DEPT OPERATING SUPPLIES		17.56
Department 22 - Eng/Bldg Inspection Total:		17.56
Department: 34 - Cemetery		
TOLIETS BUILDING/GROUND MAINT		319.98
OFFICE CABINETS BUILDING/GROUND MAINT		377.40
OFFICE CABINETS BUILDING/GROUND MAINT		503.50
INSULATION BUILDING/GROUND MAINT		50.99
Department 34 - Cemetery Total:		1,251.87
Department: 42 - Parks		
2" FITTING REAMER COMMUNITY FORESTRY		11.99
POTTING SOIL COMMUNITY FORESTRY		17.45
SHOP SUPPLIES/TRIMMER PA... DEPT OPERATING SUPPLIES		280.65
SHOP SUPPLIES/TRIMMER PA... VEH & EQUIPMENT MAINT		44.94
SHOP TOOLS DEPT OPERATING SUPPLIES		279.35
LIGHTS FOR SHOP BUILDING/GROUND MAINT		118.21
ZIP TIES/AIR COMPRESSOR PA... DEPT OPERATING SUPPLIES		59.15
Department 42 - Parks Total:		811.74
Fund 101 - GENERAL Total:		2,081.17
Fund: 130 - STREETS		
Department: 06 - Expense		
Anti-Seize, Lock Nut, Cap Scre... VEH & EQUIPMENT MAINT		13.72
Department 06 - Expense Total:		13.72
Fund 130 - STREETS Total:		13.72

CLAIMS REPORT

Post Dates: 9/30/2025 - 10/27/2025 Payment Dates: 10/15/2025 - 11/13/2025

Description (Payable)	Account Name	Amount
Fund: 201 - ELECTRIC		
Department: 06 - Expense		
trash cans	BUILDING/GROUND MAINT	81.94
power strip	OFFICE & BUILDING SUPPLIES	36.99
Department 06 - Expense Total:		118.93
Fund 201 - ELECTRIC Total:		118.93
Fund: 205 - GOLF		
Department: 06 - Expense		
CONNECTORS FOR IRRIGATIO...	BUILDING/GROUND MAINT	39.45
Department 06 - Expense Total:		39.45
Fund 205 - GOLF Total:		39.45
Vendor 996404 - MENARDS Total:		2,253.27
Vendor: 10566 - MONICA DE LOS SANTOS		
Fund: 110 - RV PARK		
Department: 02 - Liability		
DEPOSIT REFUND	COMM ROOM DEPOSITS	75.00
Department 02 - Liability Total:		75.00
Fund 110 - RV PARK Total:		75.00
Vendor 10566 - MONICA DE LOS SANTOS Total:		75.00
Vendor: 671400 - MOTOR FUELS DIVISION		
Fund: 101 - GENERAL		
Department: 31 - Fire		
MOTOR FUELS RETURN	FUEL	122.00
Department 31 - Fire Total:		122.00
Fund 101 - GENERAL Total:		122.00
Fund: 130 - STREETS		
Department: 06 - Expense		
MOTOR FUELS RETURN	DIESEL FUEL	212.00
Department 06 - Expense Total:		212.00
Fund 130 - STREETS Total:		212.00
Fund: 201 - ELECTRIC		
Department: 06 - Expense		
MOTOR FUELS RETURN	FUEL	195.00
Department 06 - Expense Total:		195.00
Fund 201 - ELECTRIC Total:		195.00
Fund: 203 - WASTEWATER		
Department: 06 - Expense		
MOTOR FUELS RETURN	FUEL	208.00
Department 06 - Expense Total:		208.00
Fund 203 - WASTEWATER Total:		208.00
Fund: 204 - SANITATION		
Department: 06 - Expense		
MOTOR FUELS RETURN	FUEL, FILTERS & TIRES	1,500.00
Department 06 - Expense Total:		1,500.00
Fund 204 - SANITATION Total:		1,500.00
Vendor 671400 - MOTOR FUELS DIVISION Total:		2,237.00
Vendor: 674300 - MUNICIPAL ENERGY AGENCY OF NE		
Fund: 201 - ELECTRIC		
Department: 06 - Expense		
training & safety	SAFETY	629.50
power bill	PURCHASED POWER - WAPA	102,288.82

CLAIMS REPORT

Post Dates: 9/30/2025 - 10/27/2025 Payment Dates: 10/15/2025 - 11/13/2025

Description (Payable)	Account Name	Amount
power bill	PURCHASED POWER - MEAN	299,252.34
Department 06 - Expense Total:		402,170.66
Fund 201 - ELECTRIC Total:		402,170.66
Vendor 674300 - MUNICIPAL ENERGY AGENCY OF NE Total:		402,170.66
Vendor: 10526 - NC CHILD SUPPORT CENTRALIZED COLLECTIONS		
Fund: 997 - PAYROLL FUND		
Department: 02 - Liability		
REMIT ID 0006198367-BIBER...	CHILD SUPPORT PAYABLE	104.58
Department 02 - Liability Total:		104.58
Fund 997 - PAYROLL FUND Total:		104.58
Vendor 10526 - NC CHILD SUPPORT CENTRALIZED COLLECTIONS Total:		104.58
Vendor: 679090 - NEBRASKA CHILD SUPPORT PAYMENT CENTE		
Fund: 997 - PAYROLL FUND		
Department: 02 - Liability		
CHILD SUPPORT PAYMENT	CHILD SUPPORT PAYABLE	252.00
CHILD SUPPORT PAYMENT	CHILD SUPPORT PAYABLE	462.93
Department 02 - Liability Total:		714.93
Fund 997 - PAYROLL FUND Total:		714.93
Vendor 679090 - NEBRASKA CHILD SUPPORT PAYMENT CENTE Total:		714.93
Vendor: 679600 - NEBRASKA DEPT OF REVENUE		
Fund: 110 - RV PARK		
Department: 02 - Liability		
LODGING TAX - SEPT 2025	LODGING TAX PAYABLE	685.85
Department 02 - Liability Total:		685.85
Fund 110 - RV PARK Total:		685.85
Vendor 679600 - NEBRASKA DEPT OF REVENUE Total:		685.85
Vendor: 679605 - NEBRASKA DEPT. OF REVENUE		
Fund: 101 - GENERAL		
Department: 02 - Liability		
SALES TAX - SEPT 25	SALES TAX PAYABLE	49.98
Department 02 - Liability Total:		49.98
Fund 101 - GENERAL Total:		49.98
Fund: 110 - RV PARK		
Department: 02 - Liability		
SALES TAX - SEPT 25	SALES TAX PAYABLE	1,089.78
Department 02 - Liability Total:		1,089.78
Fund 110 - RV PARK Total:		1,089.78
Fund: 201 - ELECTRIC		
Department: 02 - Liability		
SALES TAX - SEPT 25	SALES TAX PAYABLE	53,751.28
Department 02 - Liability Total:		53,751.28
Department: 06 - Expense		
SALES TAX - SEPT 25	DEPT OPERATING SUPPLIES	23.75
Department 06 - Expense Total:		23.75
Fund 201 - ELECTRIC Total:		53,775.03
Fund: 202 - WATER		
Department: 02 - Liability		
SALES TAX - SEPT 25	SALES TAX PAYABLE	1,207.61
Department 02 - Liability Total:		1,207.61
Department: 06 - Expense		
SALES TAX - SEPT 25	DEPT OPERATING SUPPLIES	2,360.78
Department 06 - Expense Total:		2,360.78
Fund 202 - WATER Total:		3,568.39

CLAIMS REPORT

Post Dates: 9/30/2025 - 10/27/2025 Payment Dates: 10/15/2025 - 11/13/2025

Description (Payable)	Account Name	Amount
Fund: 203 - WASTEWATER		
Department: 02 - Liability		
SALES TAX - SEPT 25	SALES TAX PAYABLE	8,349.13
Department 02 - Liability Total:		8,349.13
Fund 203 - WASTEWATER Total:		8,349.13
Fund: 205 - GOLF		
Department: 02 - Liability		
SALES TAX - SEPT 25	SALES TAX PAYABLE	5,377.69
Department 02 - Liability Total:		5,377.69
Fund 205 - GOLF Total:		5,377.69
Fund: 207 - CIVIC CENTER		
Department: 02 - Liability		
SALES TAX - SEPT 25	SALES TAX PAYABLE	1,805.58
Department 02 - Liability Total:		1,805.58
Fund 207 - CIVIC CENTER Total:		1,805.58
Vendor 679605 - NEBRASKA DEPT. OF REVENUE Total:		74,015.58
Vendor: 997289 - NEBRASKA PUBLIC HEALTH ENVIRO LAB		
Fund: 101 - GENERAL		
Department: 32 - Police		
BLOOD ALCOHOL TESTING 08...	STATE & COURT FEES	630.00
Department 32 - Police Total:		630.00
Fund 101 - GENERAL Total:		630.00
Vendor 997289 - NEBRASKA PUBLIC HEALTH ENVIRO LAB Total:		630.00
Vendor: 681250 - NEBRASKA RURAL WATER ASSOC.		
Fund: 101 - GENERAL		
Department: 10 - Administration		
FALL CONFERENCE	TRAINING & CONFERENCES	275.00
Department 10 - Administration Total:		275.00
Fund 101 - GENERAL Total:		275.00
Fund: 202 - WATER		
Department: 06 - Expense		
FALL CONFERENCE	TRAINING & CONFERENCES	1,537.50
Department 06 - Expense Total:		1,537.50
Fund 202 - WATER Total:		1,537.50
Fund: 203 - WASTEWATER		
Department: 06 - Expense		
FALL CONFERENCE	TRAINING & CONFERENCES	512.50
Department 06 - Expense Total:		512.50
Fund 203 - WASTEWATER Total:		512.50
Fund: 204 - SANITATION		
Department: 06 - Expense		
FALL CONFERENCE	TRAINING & CONFERENCES	275.00
Department 06 - Expense Total:		275.00
Fund 204 - SANITATION Total:		275.00
Vendor 681250 - NEBRASKA RURAL WATER ASSOC. Total:		2,600.00
Vendor: 681940 - NEBRASKALAND MAGAZINE		
Fund: 109 - TOURISM		
Department: 06 - Expense		
Promotional ad for Gering	GVB ADVERTISING	400.00
Department 06 - Expense Total:		400.00
Fund 109 - TOURISM Total:		400.00
Vendor 681940 - NEBRASKALAND MAGAZINE Total:		400.00

CLAIMS REPORT

Post Dates: 9/30/2025 - 10/27/2025 Payment Dates: 10/15/2025 - 11/13/2025

Description (Payable)	Account Name	Amount
Vendor: 681950 - NKC TIRE		
Fund: 101 - GENERAL		
Department: 31 - Fire		
rotate tires 99	VEH & EQUIPMENT MAINT	392.39
Department 31 - Fire Total:		392.39
Fund 101 - GENERAL Total:		392.39
Fund: 204 - SANITATION		
Department: 06 - Expense		
FLAT REPAIR ON TOOLCAT.	FUEL, FILTERS & TIRES	48.15
SWITCH TIRES WITH SPARES ...	FUEL, FILTERS & TIRES	38.52
Department 06 - Expense Total:		86.67
Fund 204 - SANITATION Total:		86.67
Vendor 681950 - NKC TIRE Total:		479.06
Vendor: 680700 - NMC INCORPORATED		
Fund: 204 - SANITATION		
Department: 06 - Expense		
REAR BRAKES ON G12.	COLLECTIONS EQUIP MAINT	3,095.46
Department 06 - Expense Total:		3,095.46
Fund 204 - SANITATION Total:		3,095.46
Vendor 680700 - NMC INCORPORATED Total:		3,095.46
Vendor: 997798 - O'REILLY AUTOMOTIVE STORE		
Fund: 204 - SANITATION		
Department: 06 - Expense		
FUSES FOR TRUCKS AND EQUI...	DEPT OPERATING SUPPLIES	32.78
BODY BOLT G13	DEPT OPERATING SUPPLIES	4.99
Department 06 - Expense Total:		37.77
Fund 204 - SANITATION Total:		37.77
Vendor 997798 - O'REILLY AUTOMOTIVE STORE Total:		37.77
Vendor: 703800 - PANHANDLE HUMANE SOCIETY		
Fund: 101 - GENERAL		
Department: 32 - Police		
MONTHLY SUPPORT	ANIMAL CONTROL	3,168.50
Department 32 - Police Total:		3,168.50
Fund 101 - GENERAL Total:		3,168.50
Vendor 703800 - PANHANDLE HUMANE SOCIETY Total:		3,168.50
Vendor: 527500 - PATTLEN ENTERPRISES, INC		
Fund: 205 - GOLF		
Department: 06 - Expense		
PARTS FOR SURROUND	GOLF EQUIPMENT REPAIR	2,053.19
Department 06 - Expense Total:		2,053.19
Fund 205 - GOLF Total:		2,053.19
Vendor 527500 - PATTLEN ENTERPRISES, INC Total:		2,053.19
Vendor: 758700 - PAUL REED CONSTRUCTION & SUPP		
Fund: 101 - GENERAL		
Department: 42 - Parks		
BOULDERS	BUILDING/GROUND MAINT	882.62
Department 42 - Parks Total:		882.62
Fund 101 - GENERAL Total:		882.62
Vendor 758700 - PAUL REED CONSTRUCTION & SUPP Total:		882.62

CLAIMS REPORT

Post Dates: 9/30/2025 - 10/27/2025 Payment Dates: 10/15/2025 - 11/13/2025

Description (Payable)	Account Name	Amount
Vendor: 10453 - PAUL REED		
Fund: 106 - DEBT SERVICE		
Department: 06 - Expense		
TIF PASS THRU PAYMENT - MI...	TIF PASS THROUGH PAYMENT	3,597.78
Department 06 - Expense Total:		3,597.78
Fund 106 - DEBT SERVICE Total:		3,597.78
Vendor 10453 - PAUL REED Total:		3,597.78
Vendor: 998137 - PEACEFUL PRAIRIE NURSERY,INC.		
Fund: 101 - GENERAL		
Department: 42 - Parks		
PERENNIAL GRASSES/TREES/S...	COMMUNITY FORESTRY	1,569.10
Department 42 - Parks Total:		1,569.10
Fund 101 - GENERAL Total:		1,569.10
Vendor 998137 - PEACEFUL PRAIRIE NURSERY,INC. Total:		1,569.10
Vendor: 730500 - PLATTE VALLEY BANK		
Fund: 800 - HEALTH INSURANCE		
Department: 06 - Expense		
EMPLOYEE WELLNESS GIFT C...	WELLNESS	39,260.00
Department 06 - Expense Total:		39,260.00
Fund 800 - HEALTH INSURANCE Total:		39,260.00
Vendor 730500 - PLATTE VALLEY BANK Total:		39,260.00
Vendor: 738470 - POWERPLAN OIB		
Fund: 204 - SANITATION		
Department: 06 - Expense		
HOUSING ON JD 750L DOZER.	LANDFILL EQUIP MAINT	-277.17
Department 06 - Expense Total:		-277.17
Fund 204 - SANITATION Total:		-277.17
Vendor 738470 - POWERPLAN OIB Total:		-277.17
Vendor: 998154 - PT HOSE AND BEARING		
Fund: 101 - GENERAL		
Department: 42 - Parks		
PARTS FOR AIR COMPRESSOR	VEH & EQUIPMENT MAINT	120.23
Department 42 - Parks Total:		120.23
Fund 101 - GENERAL Total:		120.23
Fund: 205 - GOLF		
Department: 06 - Expense		
HAUDRAULIC FITTINGS	GOLF EQUIPMENT REPAIR	8.07
Department 06 - Expense Total:		8.07
Fund 205 - GOLF Total:		8.07
Vendor 998154 - PT HOSE AND BEARING Total:		128.30
Vendor: 999033 - PVB VISA		
Fund: 101 - GENERAL		
Department: 10 - Administration		
EMPLOYEE APPRECIATION GIF...	OTHER EMPLOYEE BENEFITS	9.80
EMPLOYEE APPRECIATION GIF...	OTHER EMPLOYEE BENEFITS	9.80
EMPLOYEE APPRECIATION GIF...	OTHER EMPLOYEE BENEFITS	4.90
EMPLOYEE APPRECIATION GIF...	OTHER EMPLOYEE BENEFITS	34.30
EMPLOYEE APPRECIATION GIF...	OTHER EMPLOYEE BENEFITS	7.84
EMPLOYEE APPRECIATION GIF...	OTHER EMPLOYEE BENEFITS	6.86
MONTHLY SUBSCRIPTION	DUES & SUBSCRIPTIONS	16.99
MONTHLY SUBSCRIPTION	DUES & SUBSCRIPTIONS	4.00
LEAGUE CONFERENCE - PARKI...	TRAINING & CONFERENCES	40.50
LEAGUE CONFERENCE FUEL	TRAINING & CONFERENCES	30.15
LEAGUE CONFERENCE HOTEL	COUNCIL CONF & TRAVEL	197.29
LEAGUE CONFERENCE HOTEL -...	COUNCIL CONF & TRAVEL	309.48

CLAIMS REPORT

Post Dates: 9/30/2025 - 10/27/2025 Payment Dates: 10/15/2025 - 11/13/2025

Description (Payable)	Account Name	Amount
LEAGUE CONFERENCE - FUEL	TRAINING & CONFERENCES	25.25
LEAGUE CONFERENCE - FUEL	TRAINING & CONFERENCES	34.40
ADOBE SUBSCRIPTION - R RO...	SOFTWARE LICENSING	167.57
Department 10 - Administration Total:		899.13
Department: 22 - Eng/Bldg Inspection		
EMPLOYEE APPRECIATION GIF...	OTHER EMPLOYEE BENEFITS	5.60
EMPLOYEE APPRECIATION GIF...	OTHER EMPLOYEE BENEFITS	5.60
EMPLOYEE APPRECIATION GIF...	OTHER EMPLOYEE BENEFITS	2.80
EMPLOYEE APPRECIATION GIF...	OTHER EMPLOYEE BENEFITS	19.60
EMPLOYEE APPRECIATION GIF...	OTHER EMPLOYEE BENEFITS	4.48
EMPLOYEE APPRECIATION GIF...	OTHER EMPLOYEE BENEFITS	3.92
Hotel- Annie SWANA	TRAINING & CONFERENCES	317.06
Fuel- Annie to SWANA confer...	TRAINING & CONFERENCES	30.39
Department 22 - Eng/Bldg Inspection Total:		389.45
Department: 31 - Fire		
EMPLOYEE APPRECIATION GIF...	OTHER EMPLOYEE BENEFITS	2.80
EMPLOYEE APPRECIATION GIF...	OTHER EMPLOYEE BENEFITS	2.80
EMPLOYEE APPRECIATION GIF...	OTHER EMPLOYEE BENEFITS	1.40
EMPLOYEE APPRECIATION GIF...	OTHER EMPLOYEE BENEFITS	9.80
EMPLOYEE APPRECIATION GIF...	OTHER EMPLOYEE BENEFITS	2.24
EMPLOYEE APPRECIATION GIF...	OTHER EMPLOYEE BENEFITS	1.96
Fingerprnting new member	DEPT OPERATING SUPPLIES	32.50
Department 31 - Fire Total:		53.50
Department: 32 - Police		
POSTAGE FOR EVIDENCE	POSTAGE	41.20
EMPLOYEE APPRECIATION GIF...	OTHER EMPLOYEE BENEFITS	23.80
EMPLOYEE APPRECIATION GIF...	OTHER EMPLOYEE BENEFITS	23.80
EMPLOYEE APPRECIATION GIF...	OTHER EMPLOYEE BENEFITS	11.90
EMPLOYEE APPRECIATION GIF...	OTHER EMPLOYEE BENEFITS	83.30
MEAL - T.MOSBY -	DEPT OPERATING SUPPLIES	12.61
FUEL	FUEL	49.00
EMPLOYEE APPRECIATION GIF...	OTHER EMPLOYEE BENEFITS	19.04
FUEL	FUEL	22.36
FUEL	FUEL	29.96
FUEL	FUEL	26.44
POSTAGE FOR EVIDENCE	POSTAGE	41.20
EMPLOYEE APPRECIATION GIF...	OTHER EMPLOYEE BENEFITS	16.66
BOTTLE OF WATER	DEPT OPERATING SUPPLIES	6.00
FUEL	FUEL	16.25
FUEL	FUEL	31.47
DOUBLE PISTOL MAG EXPANS...	UNIFORMS/PPE	31.25
POSTAGE FOR EVIDENCE	POSTAGE	20.60
STOP, SEARCH AND SEIZURE T...	TRAINING & CONFERENCES	150.00
FUEL	FUEL	30.04
MEAL - TRAINING 703	TRAINING & CONFERENCES	17.19
FUEL	FUEL	34.31
MEAL - TRAINING	TRAINING & CONFERENCES	17.42
MEAL - K9 TRAINING	TRAINING & CONFERENCES	11.71
HOTEL FOR K-9 TRAINING B....	TRAINING & CONFERENCES	220.00
POSTAGE TO MAIL EVIDENCE ...	POSTAGE	20.60
FUEL	FUEL	50.29
ADOBE PROGRAM	DEPT OPERATING SUPPLIES	21.49
K-9 SUPPLIES	K-9 EXPENSES	256.42
Department 32 - Police Total:		1,336.31
Department: 34 - Cemetery		
EMPLOYEE APPRECIATION GIF...	OTHER EMPLOYEE BENEFITS	2.80
EMPLOYEE APPRECIATION GIF...	OTHER EMPLOYEE BENEFITS	2.80
EMPLOYEE APPRECIATION GIF...	OTHER EMPLOYEE BENEFITS	1.40
EMPLOYEE APPRECIATION GIF...	OTHER EMPLOYEE BENEFITS	9.80

CLAIMS REPORT

Post Dates: 9/30/2025 - 10/27/2025 Payment Dates: 10/15/2025 - 11/13/2025

Description (Payable)	Account Name	Amount
EMPLOYEE APPRECIATION GIF... OTHER EMPLOYEE BENEFITS		2.24
EMPLOYEE APPRECIATION GIF... OTHER EMPLOYEE BENEFITS		1.96
Department 34 - Cemetery Total:		21.00
Department: 42 - Parks		
EMPLOYEE APPRECIATION GIF... OTHER EMPLOYEE BENEFITS		15.40
EMPLOYEE APPRECIATION GIF... OTHER EMPLOYEE BENEFITS		15.40
EMPLOYEE APPRECIATION GIF... OTHER EMPLOYEE BENEFITS		7.70
EMPLOYEE APPRECIATION GIF... OTHER EMPLOYEE BENEFITS		53.90
EMPLOYEE APPRECIATION GIF... OTHER EMPLOYEE BENEFITS		12.32
EMPLOYEE APPRECIATION GIF... OTHER EMPLOYEE BENEFITS		10.78
trimmers	VEH & EQUIPMENT MAINT	31.95
BACKGROUND CHECK - NEW H...	OTHER PROFESSIONAL SERVIC...	30.00
DRIVERS LICENSE REPORT - N...	OTHER PROFESSIONAL SERVIC...	15.00
FLOAT WATERFALL	BUILDING/GROUND MAINT	74.98
TRAVEL TO NERPA	TRAINING & CONFERENCES	46.50
MOWER SHOP	DEPT OPERATING SUPPLIES	299.99
Department 42 - Parks Total:		613.92
Department: 44 - Library		
Baggage fees for flight to ARSL...	TRAINING & CONFERENCES	210.00
EMPLOYEE APPRECIATION GIF... OTHER EMPLOYEE BENEFITS		12.60
EMPLOYEE APPRECIATION GIF... OTHER EMPLOYEE BENEFITS		12.60
EMPLOYEE APPRECIATION GIF... OTHER EMPLOYEE BENEFITS		6.30
EMPLOYEE APPRECIATION GIF... OTHER EMPLOYEE BENEFITS		44.10
EMPLOYEE APPRECIATION GIF... OTHER EMPLOYEE BENEFITS		10.08
EMPLOYEE APPRECIATION GIF... OTHER EMPLOYEE BENEFITS		8.82
Uber from airport to hotel-AR...	TRAINING & CONFERENCES	18.94
Uber from hotel to airport-AR...	TRAINING & CONFERENCES	21.99
Hotel for C. Clarke-ARSL confe...	TRAINING & CONFERENCES	781.64
Hotel for H. Grams-ARSL confe...	TRAINING & CONFERENCES	781.64
Hotel for S.Preston-ARSL conf...	TRAINING & CONFERENCES	781.64
Department 44 - Library Total:		2,690.35
Fund 101 - GENERAL Total:		6,003.66
Fund: 109 - TOURISM		
Department: 06 - Expense		
Airline tickets for ABA in Reno,...	GVB TRAINING AND CONFERE...	529.47
Email newsletter service for A...	GVB ADVERTISING	45.00
Promotional postcards	GVB ADVERTISING	155.96
Email newsletter for promotion	GVB ADVERTISING	45.00
Facebook ads for Heirlooms a...	GVB ADVERTISING	200.00
EMPLOYEE APPRECIATION GIF... OTHER EMPLOYEE BENEFITS		1.40
EMPLOYEE APPRECIATION GIF... OTHER EMPLOYEE BENEFITS		1.40
EMPLOYEE APPRECIATION GIF... OTHER EMPLOYEE BENEFITS		0.70
EMPLOYEE APPRECIATION GIF... OTHER EMPLOYEE BENEFITS		4.90
EMPLOYEE APPRECIATION GIF... OTHER EMPLOYEE BENEFITS		1.12
Gering Visitor Guides printing	GVB ADVERTISING	403.79
EMPLOYEE APPRECIATION GIF... OTHER EMPLOYEE BENEFITS		0.98
Registration for the Agritouri...	GVB TRAINING AND CONFERE...	175.00
Business Card printing	GVB ADVERTISING	56.58
ABA Dues - bus tours	GVB DUES & SUBSCRIPTIONS	760.00
Promotional items for ABA	GVB ADVERTISING	1,801.53
Promotional items for ABA - s...	GVB ADVERTISING	60.00
Department 06 - Expense Total:		4,242.83
Fund 109 - TOURISM Total:		4,242.83
Fund: 110 - RV PARK		
Department: 06 - Expense		
EMPLOYEE APPRECIATION GIF... OTHER EMPLOYEE BENEFITS		1.40
EMPLOYEE APPRECIATION GIF... OTHER EMPLOYEE BENEFITS		1.40
EMPLOYEE APPRECIATION GIF... OTHER EMPLOYEE BENEFITS		0.70

CLAIMS REPORT

Post Dates: 9/30/2025 - 10/27/2025 Payment Dates: 10/15/2025 - 11/13/2025

Description (Payable)	Account Name	Amount
EMPLOYEE APPRECIATION GIF...	OTHER EMPLOYEE BENEFITS	4.90
EMPLOYEE APPRECIATION GIF...	OTHER EMPLOYEE BENEFITS	1.12
EMPLOYEE APPRECIATION GIF...	OTHER EMPLOYEE BENEFITS	0.98
tv	DEPT OPERATING SUPPLIES	548.00
Department 06 - Expense Total:		558.50
Fund 110 - RV PARK Total:		558.50

Fund: 130 - STREETS**Department: 06 - Expense**

EMPLOYEE APPRECIATION GIF...	OTHER EMPLOYEE BENEFITS	7.00
EMPLOYEE APPRECIATION GIF...	OTHER EMPLOYEE BENEFITS	7.00
EMPLOYEE APPRECIATION GIF...	OTHER EMPLOYEE BENEFITS	3.50
EMPLOYEE APPRECIATION GIF...	OTHER EMPLOYEE BENEFITS	24.50
EMPLOYEE APPRECIATION GIF...	OTHER EMPLOYEE BENEFITS	5.60
EMPLOYEE APPRECIATION GIF...	OTHER EMPLOYEE BENEFITS	4.90
Printer Ink	DEPT OPERATING SUPPLIES	163.96
Department 06 - Expense Total:		216.46
Fund 130 - STREETS Total:		216.46

Fund: 201 - ELECTRIC**Department: 01 - Asset**

bollard covers	INVENTORY	1,944.11
Department 01 - Asset Total:		1,944.11

Department: 06 - Expense

EMPLOYEE APPRECIATION GIF...	OTHER EMPLOYEE BENEFITS	12.60
EMPLOYEE APPRECIATION GIF...	OTHER EMPLOYEE BENEFITS	12.60
EMPLOYEE APPRECIATION GIF...	OTHER EMPLOYEE BENEFITS	6.30
EMPLOYEE APPRECIATION GIF...	OTHER EMPLOYEE BENEFITS	44.10
EMPLOYEE APPRECIATION GIF...	OTHER EMPLOYEE BENEFITS	10.08
EMPLOYEE APPRECIATION GIF...	OTHER EMPLOYEE BENEFITS	8.82
pump	DEPT OPERATING SUPPLIES	76.49
shop heaters	BUILDING/GROUND MAINT	11,368.13
Department 06 - Expense Total:		11,539.12
Fund 201 - ELECTRIC Total:		13,483.23

Fund: 202 - WATER**Department: 06 - Expense**

EMPLOYEE APPRECIATION GIF...	OTHER EMPLOYEE BENEFITS	11.20
EMPLOYEE APPRECIATION GIF...	OTHER EMPLOYEE BENEFITS	11.20
EMPLOYEE APPRECIATION GIF...	OTHER EMPLOYEE BENEFITS	5.60
EMPLOYEE APPRECIATION GIF...	OTHER EMPLOYEE BENEFITS	39.20
Chlortec Units	DEPT OPERATING SUPPLIES	211.47
EMPLOYEE APPRECIATION GIF...	OTHER EMPLOYEE BENEFITS	8.96
Gueck wells	REPAIRS - WELLS	948.54
EMPLOYEE APPRECIATION GIF...	OTHER EMPLOYEE BENEFITS	7.84
Winter clothing for staff	SAFETY SUPPLIES & UNIFORMS	1,059.82
Department 06 - Expense Total:		2,303.83
Fund 202 - WATER Total:		2,303.83

Fund: 203 - WASTEWATER**Department: 06 - Expense**

Sewer jet	VEH & EQUIPMENT MAINT	41.28
Department 06 - Expense Total:		41.28
Fund 203 - WASTEWATER Total:		41.28

Fund: 204 - SANITATION**Department: 06 - Expense**

DUAL OVER CENTER VALVE B...	COLLECTIONS EQUIP MAINT	730.00
EMPLOYEE APPRECIATION GIF...	OTHER EMPLOYEE BENEFITS	19.60
EMPLOYEE APPRECIATION GIF...	OTHER EMPLOYEE BENEFITS	19.60
EMPLOYEE APPRECIATION GIF...	OTHER EMPLOYEE BENEFITS	9.80
EMPLOYEE APPRECIATION GIF...	OTHER EMPLOYEE BENEFITS	68.60

CLAIMS REPORT

Post Dates: 9/30/2025 - 10/27/2025 Payment Dates: 10/15/2025 - 11/13/2025

Description (Payable)	Account Name	Amount
EMPLOYEE APPRECIATION GIF... OTHER EMPLOYEE BENEFITS		15.68
SWANA FALL CONFERENCE FE... TRAINING & CONFERENCES		225.00
EMPLOYEE APPRECIATION GIF... OTHER EMPLOYEE BENEFITS		13.72
FUEL FOR PICKUP RECYCLING ... FUEL, FILTERS & TIRES		86.56
MOTEL PARKING FOR RECYCL... TRAINING & CONFERENCES		12.00
Department 06 - Expense Total:		1,200.56
Fund 204 - SANITATION Total:		1,200.56

Fund: 205 - GOLF

Department: 06 - Expense

PARK & REC CONFERENCE	TRAINING & CONFERENCES	250.00
EMPLOYEE APPRECIATION GIF... OTHER EMPLOYEE BENEFITS		14.00
EMPLOYEE APPRECIATION GIF... OTHER EMPLOYEE BENEFITS		14.00
EMPLOYEE APPRECIATION GIF... OTHER EMPLOYEE BENEFITS		7.00
EMPLOYEE APPRECIATION GIF... OTHER EMPLOYEE BENEFITS		49.00
EMPLOYEE APPRECIATION GIF... OTHER EMPLOYEE BENEFITS		11.20
EMPLOYEE APPRECIATION GIF... OTHER EMPLOYEE BENEFITS		9.80
Department 06 - Expense Total:		355.00
Fund 205 - GOLF Total:		355.00

Fund: 207 - CIVIC CENTER

Department: 06 - Expense

CIVIC CENTER IPAD	DEPT OPERATING SUPPLIES	349.00
Department 06 - Expense Total:		349.00
Fund 207 - CIVIC CENTER Total:		349.00
Vendor 999033 - PVB VISA Total:		28,754.35

Vendor: 760389 - REGIONAL CARE INC.

Fund: 800 - HEALTH INSURANCE

Department: 06 - Expense

CLAIMS FOR WEEK OF 10/14/...	CLAIMS EXPENSE	25,170.13
FLEX CARD CLAIMS WEEK OF ...	FLEX BENEFIT EXPENSE	37.38
Department 06 - Expense Total:		25,207.51
Fund 800 - HEALTH INSURANCE Total:		25,207.51
Vendor 760389 - REGIONAL CARE INC. Total:		25,207.51

Vendor: 10105 - RESCO

Fund: 201 - ELECTRIC

Department: 01 - Asset

transformers	INVENTORY	21,221.58
transformers	INVENTORY	40,991.90
Department 01 - Asset Total:		62,213.48
Fund 201 - ELECTRIC Total:		62,213.48
Vendor 10105 - RESCO Total:		62,213.48

Vendor: 369890 - RIVERSTONE BANK

Fund: 997 - PAYROLL FUND

Department: 02 - Liability

PAYROLL CLAIMS	IBEW UNION DUES PAYABLE	628.75
Department 02 - Liability Total:		628.75
Fund 997 - PAYROLL FUND Total:		628.75
Vendor 369890 - RIVERSTONE BANK Total:		628.75

Vendor: 998146 - ROBERT GLEIM

Fund: 101 - GENERAL

Department: 32 - Police

TRAINING - DALLAS TX NOVE...	TRAINING & CONFERENCES	252.00
Department 32 - Police Total:		252.00
Fund 101 - GENERAL Total:		252.00
Vendor 998146 - ROBERT GLEIM Total:		252.00

CLAIMS REPORT

Post Dates: 9/30/2025 - 10/27/2025 Payment Dates: 10/15/2025 - 11/13/2025

Description (Payable)	Account Name	Amount
Vendor: 999762 - RON'S TOWING & RECOVERY, LLC		
Fund: 204 - SANITATION		
Department: 06 - Expense		
PULL GARBAGE TRUCK OUT OF..DEPT OPERATING SUPPLIES		1,125.00
Department 06 - Expense Total:		1,125.00
Fund 204 - SANITATION Total:		1,125.00
Vendor 999762 - RON'S TOWING & RECOVERY, LLC Total:		1,125.00
Vendor: 10250 - RVW INC		
Fund: 201 - ELECTRIC		
Department: 06 - Expense		
sub engineering	7200V CONVERSION	193.00
pro services	OTHER PROFESSIONAL SERVIC...	1,038.00
Department 06 - Expense Total:		1,231.00
Fund 201 - ELECTRIC Total:		1,231.00
Vendor 10250 - RVW INC Total:		1,231.00
Vendor: 793200 - SANDBERG IMPLEMENT, INC.		
Fund: 101 - GENERAL		
Department: 42 - Parks		
CHAINSAW PARTS	VEH & EQUIPMENT MAINT	192.78
SCREW DRIVERS	DEPT OPERATING SUPPLIES	19.80
Department 42 - Parks Total:		212.58
Fund 101 - GENERAL Total:		212.58
Vendor 793200 - SANDBERG IMPLEMENT, INC. Total:		212.58
Vendor: 794090 - SARGENT DRILLING CO.		
Fund: 202 - WATER		
Department: 06 - Expense		
Gueck wells	REPAIRS - WELLS	8,552.50
Department 06 - Expense Total:		8,552.50
Fund 202 - WATER Total:		8,552.50
Vendor 794090 - SARGENT DRILLING CO. Total:		8,552.50
Vendor: 803601 - SCB COUNTY REGISTER OF DEEDS		
Fund: 101 - GENERAL		
Department: 34 - Cemetery		
FILING FEE	FILING FEES	10.00
FILING FEE	FILING FEES	10.00
FILING FEE	FILING FEES	10.00
FILING FEE	FILING FEES	10.00
Department 34 - Cemetery Total:		40.00
Fund 101 - GENERAL Total:		40.00
Vendor 803601 - SCB COUNTY REGISTER OF DEEDS Total:		40.00
Vendor: 803125 - SCB. COUNTY AMBULANCE SERVICE		
Fund: 101 - GENERAL		
Department: 39 - Ambulance & Emerg Mgmt		
AMBULANCE CONTRACT	AMBULANCE	316.23
Department 39 - Ambulance & Emerg Mgmt Total:		316.23
Fund 101 - GENERAL Total:		316.23
Vendor 803125 - SCB. COUNTY AMBULANCE SERVICE Total:		316.23
Vendor: 803350 - SCOTTS BLUFF COUNTY COURT		
Fund: 101 - GENERAL		
Department: 32 - Police		
COUNTY COURT COSTS (AUG ... STATE & COURT FEES		95.00

CLAIMS REPORT

Post Dates: 9/30/2025 - 10/27/2025 Payment Dates: 10/15/2025 - 11/13/2025

Description (Payable)	Account Name	Amount
COUNTY COURT COSTS	STATE & COURT FEES	91.00
Department 32 - Police Total:		186.00
Fund 101 - GENERAL Total:		186.00
Vendor 803350 - SCOTTS BLUFF COUNTY COURT Total:		186.00
Vendor: 791005 - SCS ENGINEERS		
Fund: 204 - SANITATION		
Department: 06 - Expense		
CONCEPTUAL DESIGN NEW T...	CAPITAL IMPROVEMENTS	4,579.19
3RD QTR. METHANE MONITO...	OTHER PROFESSIONAL SERVIC...	3,189.25
Department 06 - Expense Total:		7,768.44
Fund 204 - SANITATION Total:		7,768.44
Vendor 791005 - SCS ENGINEERS Total:		7,768.44
Vendor: 808600 - SENIOR CITIZENS CENTER		
Fund: 101 - GENERAL		
Department: 10 - Administration		
FINANCIAL SUPPORT	SENIOR CITIZEN CENTER	1,500.00
Department 10 - Administration Total:		1,500.00
Fund 101 - GENERAL Total:		1,500.00
Vendor 808600 - SENIOR CITIZENS CENTER Total:		1,500.00
Vendor: 820400 - SIMMONS OLSEN LAW FIRM, P.C.		
Fund: 101 - GENERAL		
Department: 32 - Police		
SEPT 25 PROSECUTIONS	STATE & COURT FEES	1,500.00
ORDINANCE UPDATES	LEGAL SERVICES	675.00
Department 32 - Police Total:		2,175.00
Fund 101 - GENERAL Total:		2,175.00
Vendor 820400 - SIMMONS OLSEN LAW FIRM, P.C. Total:		2,175.00
Vendor: 820550 - SIMON CONTRACTORS		
Fund: 130 - STREETS		
Department: 06 - Expense		
Crushed Concrete	STREET MAINTENANCE & REP...	918.61
Department 06 - Expense Total:		918.61
Fund 130 - STREETS Total:		918.61
Fund: 201 - ELECTRIC		
Department: 06 - Expense		
concrete	BUILDING/GROUND MAINT	6,524.00
Department 06 - Expense Total:		6,524.00
Fund 201 - ELECTRIC Total:		6,524.00
Vendor 820550 - SIMON CONTRACTORS Total:		7,442.61
Vendor: 875990 - TAYLOR MADE GOLF COMPANY		
Fund: 205 - GOLF		
Department: 06 - Expense		
PRO SHOP MERCHANDISE	PRO SHOP MERCHANDISE	394.44
Department 06 - Expense Total:		394.44
Fund 205 - GOLF Total:		394.44
Vendor 875990 - TAYLOR MADE GOLF COMPANY Total:		394.44
Vendor: 878145 - TEAM CHEVROLET		
Fund: 101 - GENERAL		
Department: 10 - Administration		
REAPIRS ON ACADIA	VEH & EQUIPMENT MAINT	2,156.34
Department 10 - Administration Total:		2,156.34
Fund 101 - GENERAL Total:		2,156.34
Vendor 878145 - TEAM CHEVROLET Total:		2,156.34

CLAIMS REPORT

Post Dates: 9/30/2025 - 10/27/2025 Payment Dates: 10/15/2025 - 11/13/2025

Description (Payable)	Account Name	Amount
Vendor: 10557 - TECHNOLOGY INSPECTIONS		
Fund: 201 - ELECTRIC		
Department: 06 - Expense		
pole inspections	CONTRACTED SERVICES	3,555.00
Department 06 - Expense Total:		3,555.00
Fund 201 - ELECTRIC Total:		3,555.00
Vendor 10557 - TECHNOLOGY INSPECTIONS Total:		3,555.00
Vendor: 10266 - TERESA TOSH		
Fund: 207 - CIVIC CENTER		
Department: 06 - Expense		
CATERING THRU 10/23/25	CATERING COSTS	33,995.50
MANAGEMENT CONTRACT	MANAGEMENT CONTRACT	5,625.00
Department 06 - Expense Total:		39,620.50
Fund 207 - CIVIC CENTER Total:		39,620.50
Vendor 10266 - TERESA TOSH Total:		39,620.50
Vendor: 236300 - TERRY CARPENTER, INC.		
Fund: 202 - WATER		
Department: 06 - Expense		
WATER WELL LAND RENT	LEASE EXPENSE	650.00
Department 06 - Expense Total:		650.00
Fund 202 - WATER Total:		650.00
Vendor 236300 - TERRY CARPENTER, INC. Total:		650.00
Vendor: 887900 - THOMPSON GLASS, INC.		
Fund: 205 - GOLF		
Department: 06 - Expense		
REPAIR TO S DOOR	CLUBHOUSE BUILDING REPAIR	140.00
Department 06 - Expense Total:		140.00
Fund 205 - GOLF Total:		140.00
Vendor 887900 - THOMPSON GLASS, INC. Total:		140.00
Vendor: 999286 - TITAN MACHINERY INC.		
Fund: 130 - STREETS		
Department: 06 - Expense		
Fuel Cap	VEH & EQUIPMENT MAINT	71.40
Fuel Cap Return	VEH & EQUIPMENT MAINT	-71.40
Cab Filters	VEH & EQUIPMENT MAINT	102.05
Fuel Cap, Cab Filter	VEH & EQUIPMENT MAINT	86.00
Department 06 - Expense Total:		188.05
Fund 130 - STREETS Total:		188.05
Vendor 999286 - TITAN MACHINERY INC. Total:		188.05
Vendor: 999112 - TROY & LISA WEBORG		
Fund: 106 - DEBT SERVICE		
Department: 06 - Expense		
TIF PASS THRU - WEBORG HO...	TIF PASS THROUGH PAYMENT	63,823.48
TIF PASS THRU PAYMENT - W...	TIF PASS THROUGH PAYMENT	16,261.06
Department 06 - Expense Total:		80,084.54
Fund 106 - DEBT SERVICE Total:		80,084.54
Vendor 999112 - TROY & LISA WEBORG Total:		80,084.54
Vendor: 999600 - TYLER TECHNOLOGIES		
Fund: 101 - GENERAL		
Department: 10 - Administration		
TIME & ATTENDANCE SOFTW...	SOFTWARE LICENSING	49.07
Department 10 - Administration Total:		49.07

CLAIMS REPORT

Post Dates: 9/30/2025 - 10/27/2025 Payment Dates: 10/15/2025 - 11/13/2025

Description (Payable)	Account Name	Amount
Department: 22 - Eng/Bldg Inspection		
TIME & ATTENDANCE SOFTW...	SOFTWARE LICENSING	36.80
Department 22 - Eng/Bldg Inspection Total:		36.80
Department: 32 - Police		
TIME & ATTENDANCE SOFTW...	SOFTWARE LICENSING	220.46
Department 32 - Police Total:		220.46
Department: 34 - Cemetery		
TIME & ATTENDANCE SOFTW...	SOFTWARE LICENSING	24.53
Department 34 - Cemetery Total:		24.53
Department: 42 - Parks		
TIME & ATTENDANCE SOFTW...	SOFTWARE LICENSING	61.25
Department 42 - Parks Total:		61.25
Department: 44 - Library		
TIME & ATTENDANCE SOFTW...	SOFTWARE LICENSING	49.07
Department 44 - Library Total:		49.07
Fund 101 - GENERAL Total:		441.18
Fund: 130 - STREETS		
Department: 06 - Expense		
TIME & ATTENDANCE SOFTW...	SOFTWARE LICENSING	61.25
Department 06 - Expense Total:		61.25
Fund 130 - STREETS Total:		61.25
Fund: 201 - ELECTRIC		
Department: 06 - Expense		
TIME & ATTENDANCE SOFTW...	SOFTWARE LICENSING	98.05
Department 06 - Expense Total:		98.05
Fund 201 - ELECTRIC Total:		98.05
Fund: 202 - WATER		
Department: 06 - Expense		
TIME & ATTENDANCE SOFTW...	SOFTWARE LICENSING	73.52
Department 06 - Expense Total:		73.52
Fund 202 - WATER Total:		73.52
Fund: 203 - WASTEWATER		
Department: 06 - Expense		
TIME & ATTENDANCE SOFTW...	SOFTWARE LICENSING	12.27
Department 06 - Expense Total:		12.27
Fund 203 - WASTEWATER Total:		12.27
Fund: 204 - SANITATION		
Department: 06 - Expense		
TIME & ATTENDANCE SOFTW...	SOFTWARE LICENSING	159.30
Department 06 - Expense Total:		159.30
Fund 204 - SANITATION Total:		159.30
Fund: 205 - GOLF		
Department: 06 - Expense		
TIME & ATTENDANCE SOFTW...	SOFTWARE LICENSING	24.43
Department 06 - Expense Total:		24.43
Fund 205 - GOLF Total:		24.43
Vendor 999600 - TYLER TECHNOLOGIES Total:		870.00

CLAIMS REPORT

Post Dates: 9/30/2025 - 10/27/2025 Payment Dates: 10/15/2025 - 11/13/2025

Description (Payable)	Account Name	Amount
Vendor: 998106 - UNANIMOUS, INC.		
Fund: 101 - GENERAL		
Department: 32 - Police		
WEBSITE SUPPORT - ADDED I...	OTHER PROFESSIONAL SERVIC...	30.00
Department 32 - Police Total:		30.00
Fund 101 - GENERAL Total:		30.00
Vendor 998106 - UNANIMOUS, INC. Total:		30.00
Vendor: 10567 - UNITED HEALTH CARE		
Fund: 800 - HEALTH INSURANCE		
Department: 06 - Expense		
HEALTH INSURANCE PREMIU...	PREMIUM EXPENSE	282,516.12
Department 06 - Expense Total:		282,516.12
Fund 800 - HEALTH INSURANCE Total:		282,516.12
Vendor 10567 - UNITED HEALTH CARE Total:		282,516.12
Vendor: 999019 - VALLEY AUTO LOCATORS LLC		
Fund: 101 - GENERAL		
Department: 32 - Police		
PATROL CAR REPAIR R. SMITH	VEH & EQUIP MAINTANCE	1,353.85
FLAT TIRE REPAIR	VEH & EQUIP MAINTANCE	20.00
FLAT REPAIR X 2	VEH & EQUIP MAINTANCE	40.00
Department 32 - Police Total:		1,413.85
Fund 101 - GENERAL Total:		1,413.85
Vendor 999019 - VALLEY AUTO LOCATORS LLC Total:		1,413.85
Vendor: 777035 - W J R INC.		
Fund: 110 - RV PARK		
Department: 06 - Expense		
ELECTRICAL PEDESTALS	BUILDING/GROUND MAINT	1,920.00
Department 06 - Expense Total:		1,920.00
Fund 110 - RV PARK Total:		1,920.00
Vendor 777035 - W J R INC. Total:		1,920.00
Vendor: 942300 - WESCO RECEIVABLES CORP.		
Fund: 201 - ELECTRIC		
Department: 01 - Asset		
conduit	INVENTORY	1,995.47
conduit	INVENTORY	7,981.88
Department 01 - Asset Total:		9,977.35
Fund 201 - ELECTRIC Total:		9,977.35
Vendor 942300 - WESCO RECEIVABLES CORP. Total:		9,977.35
Vendor: 942350 - WESTERN COOPERATIVE COMPANY		
Fund: 101 - GENERAL		
Department: 01 - Asset		
diesel	INVENTOY - DIESEL FUEL	2,137.95
diesel	INVENTOY - DIESEL FUEL	1,433.03
Department 01 - Asset Total:		3,570.98
Fund 101 - GENERAL Total:		3,570.98
Fund: 130 - STREETS		
Department: 06 - Expense		
Right of Way Grass Mix	STREET MAINTENANCE & REP...	805.00
Department 06 - Expense Total:		805.00
Fund 130 - STREETS Total:		805.00

CLAIMS REPORT

Post Dates: 9/30/2025 - 10/27/2025 Payment Dates: 10/15/2025 - 11/13/2025

Description (Payable)	Account Name	Amount
Fund: 201 - ELECTRIC		
Department: 06 - Expense		
propane	VEH & EQUIPMENT MAINT	34.65
Department 06 - Expense Total:		34.65
Fund 201 - ELECTRIC Total:		34.65
Fund: 204 - SANITATION		
Department: 06 - Expense		
853.9 GALLONS OF DIESEL FU...	FUEL, FILTERS & TIRES	2,347.37
270 GALLON TOTE OF DEF FLU...	FUEL, FILTERS & TIRES	640.55
Department 06 - Expense Total:		2,987.92
Fund 204 - SANITATION Total:		2,987.92
Fund: 205 - GOLF		
Department: 06 - Expense		
DIESEL	FUEL	253.06
FUEL	FUEL	321.06
Department 06 - Expense Total:		574.12
Fund 205 - GOLF Total:		574.12
Vendor 942350 - WESTERN COOPERATIVE COMPANY Total:		7,972.67
Vendor: 998765 - WESTERN NEBRASKA TOURISM COALI		
Fund: 109 - TOURISM		
Department: 06 - Expense		
Promotional bags for the NWSS GVB ADVERTISING		540.00
Department 06 - Expense Total:		540.00
Fund 109 - TOURISM Total:		540.00
Vendor 998765 - WESTERN NEBRASKA TOURISM COALI Total:		540.00
Vendor: 762750 - WYOMING FIRST AID & SAFETY		
Fund: 201 - ELECTRIC		
Department: 06 - Expense		
first aid	SAFETY SUPPLIES & UNIFORMS	139.26
Department 06 - Expense Total:		139.26
Fund 201 - ELECTRIC Total:		139.26
Vendor 762750 - WYOMING FIRST AID & SAFETY Total:		139.26
Grand Total:		1,538,768.27

Report Summary

Fund Summary

Fund	Expense Amount	Payment Amount
101 - GENERAL	56,551.06	171.98
106 - DEBT SERVICE	83,682.32	0.00
108 - DOWNTOWN DEVELOPMENT	50.62	0.00
109 - TOURISM	5,801.23	0.00
110 - RV PARK	5,339.12	1,775.63
130 - STREETS	6,684.60	212.00
201 - ELECTRIC	613,615.80	53,970.03
202 - WATER	88,566.66	3,568.39
203 - WASTEWATER	145,827.04	8,557.13
204 - SANITATION	29,778.85	1,500.00
205 - GOLF	11,153.73	5,377.69
207 - CIVIC CENTER	48,095.40	1,805.58
800 - HEALTH INSURANCE	347,608.63	307,723.63
997 - PAYROLL FUND	96,013.21	96,013.21
Grand Total:	1,538,768.27	480,675.27

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
101-01-1611	INVENTORY - UNLEADED...	9,221.10	0.00
101-01-1612	INVENTOY - DIESEL FUEL	3,570.98	0.00
101-02-2070	SALES TAX PAYABLE	49.98	49.98
101-10-6160	OTHER EMPLOYEE BENEF..	108.78	0.00
101-10-6213	TRAINING & CONFEREN...	405.30	0.00
101-10-6215	COUNCIL CONF & TRAVEL	675.77	0.00
101-10-6225	DUES & SUBSCRIPTIONS	350.99	0.00
101-10-6305	OFFICE & BUILDING SUP...	158.39	0.00
101-10-6327	SOFTWARE LICENSING	216.64	0.00
101-10-6340	VEH & EQUIPMENT MAI...	2,156.34	0.00
101-10-6350	BUILDING/GROUND MA...	3,864.68	0.00
101-10-6563	SENIOR CITIZEN CENTER	1,500.00	0.00
101-10-6645	PUBLICATIONS	436.32	0.00
101-22-6160	OTHER EMPLOYEE BENEF..	62.16	0.00
101-22-6213	TRAINING & CONFEREN...	347.45	0.00
101-22-6300	DEPT OPERATING SUPPL...	118.39	0.00
101-22-6327	SOFTWARE LICENSING	328.54	0.00
101-22-6640	OTHER PROFESSIONAL S...	13.09	0.00
101-31-6160	OTHER EMPLOYEE BENEF..	31.08	0.00
101-31-6213	TRAINING & CONFEREN...	334.00	0.00
101-31-6300	DEPT OPERATING SUPPL...	367.56	0.00
101-31-6310	PHONE & INTERNET	88.74	0.00
101-31-6320	FUEL	122.00	122.00
101-31-6330	UTILITIES	141.54	0.00
101-31-6340	VEH & EQUIPMENT MAI...	449.10	0.00
101-31-6410	UNIFORMS/PPE	1,207.07	0.00
101-32-6160	OTHER EMPLOYEE BENEF..	264.18	0.00
101-32-6213	TRAINING & CONFEREN...	1,303.32	0.00
101-32-6225	DUES & SUBSCRIPTIONS	125.00	0.00
101-32-6300	DEPT OPERATING SUPPL...	56.08	0.00
101-32-6301	K-9 EXPENSES	256.42	0.00
101-32-6305	OFFICE & BUILDING SUP...	42.00	0.00
101-32-6307	POSTAGE	123.60	0.00
101-32-6308	INVESTGATIVE EXPENSES	693.02	0.00
101-32-6310	PHONE & INTERNET	1,573.74	0.00
101-32-6320	FUEL	290.12	0.00
101-32-6327	SOFTWARE LICENSING	220.46	0.00
101-32-6340	VEH & EQUIP MAINTEA...	1,413.85	0.00
101-32-6410	UNIFORMS/PPE	244.21	0.00

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
101-32-6415	FIREARM SUPPLIES	156.49	0.00
101-32-6515	STATE & COURT FEES	2,340.20	0.00
101-32-6633	LEGAL SERVICES	675.00	0.00
101-32-6640	OTHER PROFESSIONAL S...	3,155.00	0.00
101-32-6670	ANIMAL CONTROL	3,168.50	0.00
101-34-6160	OTHER EMPLOYEE BENEF..	31.08	0.00
101-34-6300	DEPT OPERATING SUPPL...	131.90	0.00
101-34-6327	SOFTWARE LICENSING	24.53	0.00
101-34-6350	BUILDING/GROUND MA...	1,291.74	0.00
101-34-6515	FILING FEES	40.00	0.00
101-39-6665	AMBULANCE	316.23	0.00
101-42-6160	OTHER EMPLOYEE BENEF..	170.94	0.00
101-42-6213	TRAINING & CONFEREN...	282.40	0.00
101-42-6300	DEPT OPERATING SUPPL...	938.94	0.00
101-42-6305	OFFICE & BUILDING SUP...	102.92	0.00
101-42-6322	COMMUNITY FORESTRY	1,598.54	0.00
101-42-6327	SOFTWARE LICENSING	61.25	0.00
101-42-6330	UTILITIES	238.24	0.00
101-42-6340	VEH & EQUIPMENT MAI...	476.42	0.00
101-42-6350	BUILDING/GROUND MA...	1,630.41	0.00
101-42-6410	UNIFORMS & CLOTHING	90.00	0.00
101-42-6640	OTHER PROFESSIONAL S...	45.00	0.00
101-44-6160	OTHER EMPLOYEE BENEF..	139.86	0.00
101-44-6213	TRAINING & CONFEREN...	2,595.85	0.00
101-44-6230	IT SUPPORT	1,704.24	0.00
101-44-6300	DEPT OPERATING SUPPL...	1,253.69	0.00
101-44-6305	OFFICE & BUILDING SUP...	203.72	0.00
101-44-6327	SOFTWARE LICENSING	49.07	0.00
101-44-6330	UTILITIES	74.88	0.00
101-44-6340	EQUIP MAINTENANCE	240.00	0.00
101-44-6342	RENT - EQUIPMENT	157.23	0.00
101-44-6420	AV SUPPLIES	125.83	0.00
101-44-6651	BOOKS	108.97	0.00
106-06-6569	TIF PASS THROUGH PAY...	83,682.32	0.00
108-06-6330	UTILITIES	50.62	0.00
109-06-6160	OTHER EMPLOYEE BENEF..	15.54	0.00
109-06-6214	GVB TRAINING AND CO...	704.47	0.00
109-06-6226	GVB DUES & SUBSCRIPT...	760.00	0.00
109-06-6300	DEPT OPERATING SUPPL...	613.36	0.00
109-06-6649	GVB ADVERTISING	3,707.86	0.00
110-02-2070	SALES TAX PAYABLE	1,089.78	1,089.78
110-02-2072	LODGING TAX PAYABLE	685.85	685.85
110-02-2073	OCCUPATION TAX PAYA...	543.90	0.00
110-02-2200	COMM ROOM DEPOSITS	262.50	0.00
110-06-6160	OTHER EMPLOYEE BENEF..	15.54	0.00
110-06-6305	DEPT OPERATING SUPPL...	821.55	0.00
110-06-6350	BUILDING/GROUND MA...	1,920.00	0.00
130-06-6160	OTHER EMPLOYEE BENEF..	77.70	0.00
130-06-6300	DEPT OPERATING SUPPL...	695.39	0.00
130-06-6325	DIESEL FUEL	212.00	212.00
130-06-6327	SOFTWARE LICENSING	352.63	0.00
130-06-6330	UTILITIES	118.89	0.00
130-06-6345	VEH & EQUIPMENT MAI...	440.51	0.00
130-06-6350	BUILDING/GROUND MA...	998.87	0.00
130-06-6932	STREET MAINTENANCE &..	3,788.61	0.00
201-01-1270	INVENTORY	98,958.70	0.00
201-02-2070	SALES TAX PAYABLE	53,751.28	53,751.28
201-06-6160	OTHER EMPLOYEE BENEF..	139.86	0.00

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
201-06-6225	DUES & SUBSCRIPTIONS	9,800.00	0.00
201-06-6300	DEPT OPERATING SUPPL...	3,443.93	23.75
201-06-6305	OFFICE & BUILDING SUP...	36.99	0.00
201-06-6320	FUEL	195.00	195.00
201-06-6326	SAFETY	629.50	0.00
201-06-6327	SOFTWARE LICENSING	4,104.83	0.00
201-06-6330	UTILITIES	332.66	0.00
201-06-6345	VEH & EQUIPMENT MAI...	4,116.25	0.00
201-06-6350	BUILDING/GROUND MA...	21,237.35	0.00
201-06-6542	DISTRIBUTION MAINTEN...	4,590.44	0.00
201-06-6545	7200V CONVERSION	193.00	0.00
201-06-6561	SAFETY SUPPLIES & UNI...	139.26	0.00
201-06-6565	TRAFFIC CONTROL SIGN...	4,162.59	0.00
201-06-6615	PCB TESTING AND DISPO...	1,650.00	0.00
201-06-6640	OTHER PROFESSIONAL S...	1,038.00	0.00
201-06-6660	CONTRACTED SERVICES	3,555.00	0.00
201-06-6720	PURCHASED POWER - W...	102,288.82	0.00
201-06-6725	PURCHASED POWER - M...	299,252.34	0.00
202-02-2070	SALES TAX PAYABLE	1,207.61	1,207.61
202-06-6160	OTHER EMPLOYEE BENEF..	124.32	0.00
202-06-6213	TRAINING & CONFEREN...	1,537.50	0.00
202-06-6300	DEPT OPERATING SUPPL...	2,670.54	2,360.78
202-06-6326	SAFETY SUPPLIES & UNF...	1,059.82	0.00
202-06-6327	SOFTWARE LICENSING	365.24	0.00
202-06-6344	CAPITAL OUTLAY EQUIP...	69,660.90	0.00
202-06-6345	VEH & EQUIPMENT MAI...	1,520.36	0.00
202-06-6355	REPAIRS - WELLS	9,501.04	0.00
202-06-6475	LEASE EXPENSE	650.00	0.00
202-06-6615	LAB SERVICE	269.33	0.00
203-02-2070	SALES TAX PAYABLE	8,349.13	8,349.13
203-06-6213	TRAINING & CONFEREN...	512.50	0.00
203-06-6300	DEPT OPERATING SUPPL...	89.82	0.00
203-06-6320	FUEL	208.00	208.00
203-06-6327	SOFTWARE LICENSING	303.99	0.00
203-06-6345	VEH & EQUIPMENT MAI...	223.83	0.00
203-06-6356	REPAIRS-WWTP	18.40	0.00
203-06-6372	REPAIRS-LINES/LIFT STAT..	42,500.00	0.00
203-06-6374	STORMWATER MS4	4,000.00	0.00
203-06-6460	CAPITAL IMPROVEMENTS	84,398.40	0.00
203-06-6527	CHEMICALS	5,222.97	0.00
204-06-6160	OTHER EMPLOYEE BENEF..	217.56	0.00
204-06-6213	TRAINING & CONFEREN...	512.00	0.00
204-06-6300	DEPT OPERATING SUPPL...	1,162.77	0.00
204-06-6320	FUEL, FILTERS & TIRES	7,107.74	1,500.00
204-06-6327	SOFTWARE LICENSING	451.02	0.00
204-06-6330	UTILITIES	217.57	0.00
204-06-6350	BUILDING/GROUND MA...	656.02	0.00
204-06-6460	CAPITAL IMPROVEMENTS	4,579.19	0.00
204-06-6541	COLLECTIONS EQUIP MA...	3,945.62	0.00
204-06-6542	LANDFILL EQUIP MAINT	-277.17	0.00
204-06-6575	CONTAINERS	176.00	0.00
204-06-6600	ENGINEERING	6,155.28	0.00
204-06-6640	OTHER PROFESSIONAL S...	4,875.25	0.00
205-02-2070	SALES TAX PAYABLE	5,377.69	5,377.69
205-06-6160	OTHER EMPLOYEE BENEF..	155.40	0.00
205-06-6213	TRAINING & CONFEREN...	250.00	0.00
205-06-6300	DEPT OPERATING SUPPL...	255.14	0.00
205-06-6320	FUEL	574.12	0.00

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
205-06-6327	SOFTWARE LICENSING	24.43	0.00
205-06-6345	GOLF EQUIPMENT REPA...	2,119.70	0.00
205-06-6350	BUILDING/GROUND MA...	289.45	0.00
205-06-6355	CLUBHOUSE BUILDING R...	140.00	0.00
205-06-6360	PRO SHOP MERCHANDISE	1,967.80	0.00
207-02-2070	SALES TAX PAYABLE	1,805.58	1,805.58
207-06-6106	MANAGEMENT CONTRA...	5,625.00	0.00
207-06-6300	DEPT OPERATING SUPPL...	873.71	0.00
207-06-6305	OFFICE & BUILDING SUP...	228.61	0.00
207-06-6350	BUILDING/GROUNDS MA..	5,567.00	0.00
207-06-6700	CATERING COSTS	33,995.50	0.00
800-06-6131	PREMIUM EXPENSE	282,516.12	282,516.12
800-06-6132	CLAIMS EXPENSE	25,170.13	25,170.13
800-06-6318	WELLNESS	39,885.00	0.00
800-06-6320	FLEX BENEFIT EXPENSE	37.38	37.38
997-02-2300	FEDERAL W/H PAYABLE	22,716.24	22,716.24
997-02-2301	FICA PAYABLE	40,192.20	40,192.20
997-02-2330	IBEW UNION DUES PAY...	628.75	628.75
997-02-2346	POLICE UNION DUES PA...	584.00	584.00
997-02-2376	CHILD SUPPORT PAYABLE	819.51	819.51
997-02-2380	PENSION PAYABLE	31,072.51	31,072.51
Grand Total:		1,538,768.27	480,675.27

Project Account Summary

Project Account Key	Expense Amount	Payment Amount
None	1,538,768.27	480,675.27
Grand Total:	1,538,768.27	480,675.27

Utility Bill Refunds	415.28
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Total Claims	1,539,183.55
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UTILITY BILL REFUNDS

Account #	Contact	Refund Amount
24-0890-18	BEN ISKE	\$ 45.34
20-1720-07	BROOKE SAMUELSON	\$ 45.28
27-0975-00	EDER GONZALEZ	\$ 293.65
13-0030-10	KENDRA PETERS	\$ 31.01
		\$ 415.28

PROTEST & DEMAND FOR RESPECTFUL ACTION

We, the following declare to be property owners in the vicinity of 2270 Country Club Rd (Empty portion which is the property of subject & will be referred as 'R1' in this text) and/or the intersection of Five Rocks Road and Country Club Rd, Gering Ne. We feel neglected/insulted by the actions of the Gering City Council of which several members of such are working to circumvent our neighborhood opposition to the spot zoning of 'R1'. There are a number of ordinance issues on the agendas of the City Council now and in the future which are designed to declare such parcel a commercial entity and each of us is against that. We feel there are several reasons why the parcel must be zoned residential., these multiple reasons include the unsafe nature of the entry onto Country Club Road and nearby Five Rocks Road intersection and also the already evident subservience of rights of the general owners of residential property which have established comprehensive upscale or otherwise residential development with the understanding that 'R1' would be residential and compatible with the neighboring properties. We respectfully demand that proposed ordinances 2171, 2168, & 2169 all require a vote of at least 75% of the council members for passage and that any other measures which favor 'R1' being commercial be reversed to the residential status in March of 2025. The Gering planning commission denied the commercial development after an advertised public hearing.

PRINTED NAME ↓	SIGNATURE ↓	ADDRESS OF OWNED PROPERTY ↓	Date ↓
1 Lonnie O'Brien	Lonnie O'Brien	2830 21ST ST GERING	10-16-2025
2 Cheyanna Stumpf	Cheyanna Stumpf	22 Toluca Ln, Gering	10/16/25
3 Marjorie Stucky	Marjorie Stucky	19 Toluca Lane	10/16/25
4 JESS WALKER	Jess Walker	16 Toluca Lane	10-16-25
5 Lynette Bauer	Lynette Bauer	14 Toluca Ln	10-16-25
Jean A. Bauer	Jean A. Bauer	14 Toluca Ln	10-21-25
6 Jessica Black	Jessica Black	17 Toluca Ln	10-16-25
7 Scott Marsh	Scott Marsh	2010 Davis Ave	10/18/25
8 Gilbert Schledens	Gilbert Schledens	12 Toluca	10/18/25

turn over for page 2



Printed Name	Signature	Address of owned Property	Date
9 Duane M. Vucich	<i>Duane M. Vucich</i>	946 Locust Ave	10-18-25
10 Margaret Fegler	<i>Margaret Fegler</i>	120 Buffalo Circle Gering	10-19-25
11 Constance J. Niedan Constance Niedan	<i>Constance Niedan</i>	30 Buffalo Circle Gering, NE	10-19-25
12	<i>Constance Niedan</i>		
13 ROGER R. WILLIAMS	<i>R. Williams</i>	80 BUFFALO CIRCLE GERING, NE 69341	10-19-25
14 Karol Stricker	<i>Karol Stricker</i>	110 Buffalo Cir Gering, NE 69341	10-19-25
15 JAY VOOK	<i>Jay Vook</i>	2315 Country Club	10-19-25
16 Dan Marestica 3rd house not on list	<i>Dan Marestica</i>	2335 Country Club	10-19-25
17 Alvena Hughes	<i>Alvena Hughes</i>	20 Buffalo Circle 6934 GERING, NEBRASKA	10-19-25
18 Jason Sessano	<i>Jason Sessano</i>	2305 Country Club Rd	10/19/25
19 Mindy A. Larson	<i>Mindy A. Larson</i>	10 Buffalo Circle Gering, NE 69341	10/19/25
20 Patricia K. Fullmer	<i>Patricia K. Fullmer</i>	100 Buffalo Circle Gering, Nebraska 69341	10-20-25
21 GAIL MAGERS	<i>Gail Magers</i>	80 BUFFALO CIRCLE GERING, NE 69341	10/20/25
22 Sherri A. Bloha A. Bloha	<i>Sherri A. Bloha</i>	2015 COUNTRY CLUB Road	10/20/25
23			
24			

Agenda Item Summary

For the meeting of: October 27, 2025

Agenda item title: Consider third reading and passage of Ordinance No. 2168 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GERING, NEBRASKA AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF GERING, NEBRASKA; REPEALING ALL ORDINANCES IN CONFLICT HERewith; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

Submitted by: **Annie Folck, City Engineer**

Explanation of the agenda item: This ordinance has been read two times. This will be the third reading.

Board/Commission/Staff recommendation:

Does this item require the expenditure of funds?	<u> </u> Yes	<u> </u> X	<u> </u> no
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Are funds budgeted?	<u> </u> Yes	<u> </u> X	<u> </u> no
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If no, comments:

Estimated Amount

Amount Budgeted

Department

Account

Account Description

Approval of funds available:

City Treasurer/Finance Director

Does this item require a resolution or an ordinance?	<u> </u> X	<u> </u> yes	<u> </u> no
---	--------------------------------------	--	---------------------------------------

If a resolution or ordinance is required, it must be attached.

Please list all names and addresses of those to be notified.

Approved for submittal:

Annie Folck, City Engineer

Mayor, City Administrator or City Department Head

Referred to: Planning Commission & City Council **Committee**

All Agenda Item Summaries and the required attachments are due by Noon on the Wednesday prior to the Council meeting. If the Wednesday prior to the City Council is a holiday, the deadline is Tuesday at Noon.

ORDINANCE NO. 2168

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GERING, NEBRASKA AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF GERING, NEBRASKA; REPEALING ALL ORDINANCES IN CONFLICT HERewith; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.

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

Section 1. That the Comprehensive Plan of the City of Gering, also known as Plan Gering, as adopted on November 25, 2019, is hereby amended and revised, which Comprehensive Plan shall hereafter be read in full as set forth in attached Exhibit A, attached hereto and incorporated fully herein by reference.

Section 2. That All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict, and should any part or Section of this Ordinance be declared void and unenforceable, such declaration shall not render any other part void and unenforceable.

Section 3. That this ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form according to law.

PASSED AND APPROVED this _____ day of _____, 2025.

Kent Ewing, Mayor

ATTEST:

Kathleen J. Welfl, City Clerk

EXHIBIT “A”

CITY OF GERING COMPREHENSIVE PLAN

Gering, Nebraska Comprehensive Plan



Acknowledgements

Steering Committee:

Eli Aguilar
Daniel Bennett
Brent Holliday
Jamie Meisner
Cinda Munoz
Stephanie Rask
Dell Weber

Elected Officials:

Mayor Tony Kaufman
Councilor Ben Backus
Councilor Troy Cowan
Councilor Michael Gillen
Councilor Phillip Holliday
Councilor Julie Morrison
Councilor Pam O'Neal
Councilor Dan Smith
Councilor Susan Wiedeman

Planning Commission:

Jeff Allen
Mary Bowman
Craig Erdman
Dale Hauck
Cathy Kaufman
Paul Marietta
Terry Rajewich
Jeremy Rechsteiner
Jana Shimic

Project Technical Group:

Annie Folck, City Engineer, City of Gering

Consultants:

Ayres Associates
DPlanit

Table of Contents

Acknowledgements	2	4.2 Transportation Framework	76
Table of Contents	5	4.3 Parks & Open Space Framework	94
1 Purpose and Process		4.4 Energy Framework	103
1.1 Introduction	7	5 Vision to Action	
1.2 Need for a Comprehensive Plan	8	5.1 Strategies & Action Plan	112
1.3 Plan Framework	9	5.2 Monitoring & Review	119
1.4 How you built Plan Gering	10	Appendices	
2 Gering Today		Appendix A: Public Facilities	
2.1 Snapshot	16		
2.2 Challenges	17		
2.3 Priorities	18		
3 Gering Tomorrow			
3.1 Community Vision	20		
3.2 Community Values and Policies	23		
4 Shaping Gering			
4.1 District Framework	49		
Northwest Monument Neighborhood District	54		
West Gering Neighborhood District	56		
Southwest Gering Neighborhood District	58		
East Gering Neighborhood District	60		
Five Rocks Agriculture/ Residential District	62		
Gering Valley Agriculture/ Residential District	64		
North Platte River Residential District	66		
Downtown Gering District	68		
10th Street Commerce & Industry District	70		
Gering Employment District	72		
East Gering Industrial District	74		



01 Purpose & Process

1.1

Introduction

Plan Gering is a comprehensive, long range plan that guides decision makers on issues related to where new jobs and homes should go, how to strengthen our neighborhoods, where to invest new infrastructure and amenities, and how to improve our transportation system. This plan gathered the values and vision regarding Gering's future into a narrative that tells a story about where the community is going. The purpose of Plan Gering is to provide our community with a path toward our best outcomes for managing growth and change.

A fundamental concept in the preparation of this Plan is how to preserve what we have while continuing to evolve to realize our future vision. Plan Gering provides a blueprint for how to manage future growth while maintaining the small-town feel we all have come to cherish. The Plan makes recommendations based on a shared vision and expresses our community values through long range policies for land use, transportation, economic development, and natural resources. Ultimately, Plan Gering is a guide that will help us implement our community vision and shape the future of our City in a way that honors our unique needs, values and traditions. The Plan is an umbrella covering a broad spectrum of issues and achieves the following:

- Identifies a common vision and articulates community values to help guide decision making related to future growth, development, policy, and capital improvements.
- Provides clarity for the community about priority programs.
- Defines and prioritizes strategies for key elements addressed in the Plan.
- Supports the development of realistic and achievable work plans.
- Guides small area planning through a District Framework.
- Meets statutory prerequisite enabling the City to administer zoning codes.

Plan Gering is your plan. It was created by the community, for the community, and reflects where we want to go and lights the path to get us there.

1.2

Need for a Comprehensive Plan

As mentioned above, one legal rationale for adopting a Comprehensive Plan is to enable the City to administer zoning codes. These codes provide for a predictable framework that impacts the use of property along with property values. A plan is important because it enables the community's vision to carry on despite changes in personnel and elected officials over time. While specific projects and issues may change quickly, the broad principles and values that frame our perspectives can carry on for decades or more. Because managing a municipality is unpredictable, the Comprehensive Plan works to provide clear direction on issues we can anticipate, while providing a decision-making framework to help officials as they consider unforeseen challenges.

Plan Gering represents a bit of a hybrid approach to comprehensive planning. In years past, a comprehensive plan functioned as an encyclopedia of municipal information. Population demographics, utility maps, and other critical information was housed in the plan. With the advent of online resources, digital mapping and other technical advances, the pace of information availability has diminished the role of the comprehensive plan as a data clearinghouse.

Today's comprehensive plan serves to tell a story about the future of a place and strategies that can be employed to get us there. In the case of Plan Gering, we've retooled the traditional approach to storytelling to encompass the guiding principles that will serve as sidebars for decision making over time. Using this method, we've worked to personalize the policies into a vernacular that's unique to Gering.

Plan Gering was adopted on November 25, 2019. The Plan will be administered by City staff as proposed development projects are reviewed, as well as Planning Commissioners, City Council Members, community members and others. Over time the Plan may require updates or amendments due to changing market forces and other factors. Amendments to the Plan must be adopted by City Council.

As with any voyage, most start with a destination and route in mind. Yet detours can crop up, requiring recalibration of your route. The same happens with comprehensive plans— changing conditions can impact your vision. It is recommended that this Plan be reviewed every 5-years or less to keep the vision relevant and fresh.

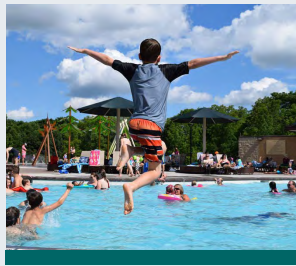
1.3

Plan Framework



Gering Today 02

Gering Today summarizes the unique attributes of Gering and the people that live there.



Gering Tomorrow 03

Gering Tomorrow describes the vision for Gering's future, including community values, principles and policies.



Shaping Gering 04

Shaping Gering provides land use, transportation, parks and energy recommendations for the community.



Vision to Action 05

Vision to Action provides strategies for implementing the Plan.



1.4 How You Built Plan Gering

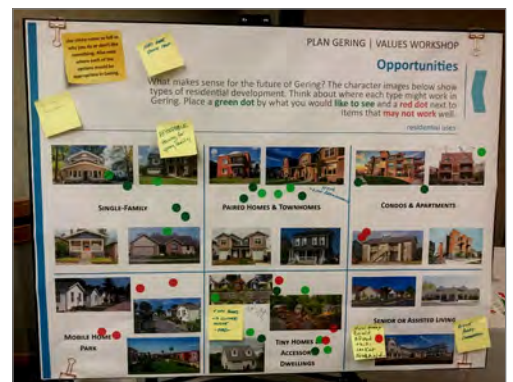
The Plan Gering Process

Plan Gering was developed through an extensive public engagement process with the goal of translating the values of our community into a growth management and land use strategy. Over the course of a 9-month period with multiple in-person public workshops, focus group meetings, and online information and surveys, more than 400 participants had the opportunity to engage with the Plan and provide feedback on their vision for the future.

Key Events and Activities

Community Workshop #1

The first community workshop took place in October 2018, which structured community conversations around developing a cohesive vision. At this workshop, residents described the unique qualities of Gering and their aspirations for the City's future. This meeting served as the backbone of Plan Gering and informed future phases of the project. Four community values resulted from the meeting that express community members' beliefs about the most important and desirable characteristics of Gering. These values describe how Gering can position itself by reflecting on the heritage of the community and prospectus for the future. We appreciate the historic origins, but also want to continue to look to the future where innovators are pushing boundaries and challenging assumptions.



Community Workshop #2

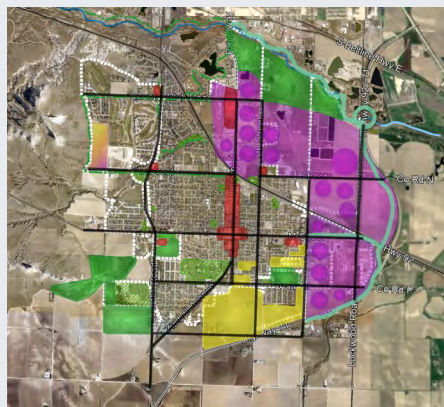
The second workshop held on January 29, 2019 distilled the stories and values heard during the Values workshop. Statements for each of the values were developed and vetted by the public. These statements serve as the basis of the Plan and helped arrange the recommendations, policies, physical projects, and capital investments. In addition, several mapping exercises were structured to get feedback on physical growth elements valued by the community. Three distinct scenario maps were created to illustrate alternative approaches to accommodating future growth and funding priorities. Good ideas were mixed up with challenging ideas to ensure there wasn't one "right" scenario. Participants were then able to pull the best concepts from each scenario. The three scenarios are described below:

Scenarios



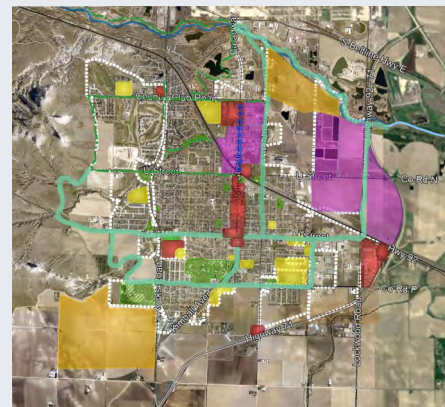
Destination Scenario

The first scenario focused on positioning Gering as a **destination**. In this scenario, the focus is on accommodating the visitor and the provision of activities and events. The community is open for business and desires to draw visitors to the area. The energy of the community is based on the movement of people in, around and through Gering.



Home Scenario

The second scenario positioned Gering as a **home**. In this scenario, Gering is focused on daily living and community lifestyle. Quality of life and enhanced daily experiences are emphasized. As we conduct even the most mundane of our daily activities, we see our values reflected in the quality of housing and neighborhoods, new commercial and industrial development, and public facilities and services.



Livelihood Scenario

The final scenario looked at Gering through a **livelihood** lens. In this scenario, Gering is focused on the economy and the environment. While supportive of businesses that create jobs, the physical environment is enhanced. Natural resources, outdoor spaces and cultural places are highlighted and highly visible components of our community serving as an inspiration for the creation of new jobs and business activity.

- **INFRASTRUCTURE** - Regional approach to utilities with the goal of reducing visual clutter. Green infrastructure will be encouraged to improve efficiencies and storm water quality will be addressed through best management practices.
- **ECONOMIC DEVELOPMENT** - The City will focus efforts on developing home grown and small businesses and will support the development of commercial retail and services that support the residential and employment-based elements of the community.

Community Workshop #3

The third workshop held on August 26, 2019 presented the Draft Plan to community members. The meeting began with a brief presentation of Plan Gering. Following the presentation, participants were given the opportunity to review the Plan and share their feedback. The Plan was also posted to the City's website for public comment and review.

After the public identified desired elements from the three maps, a final scenario map was created to illustrate how Gering should grow in the next 20 years. Participants generally preferred elements and policies consistent with Scenario 1.

The final scenario map was then converted into a District Framework which breaks up the City into 11 districts based on character, context, development patterns, natural features, and types of destinations. Existing and desired character is described for each district which will help residents understand differences in land use and built form, and will also help City staff adapt strategies to encourage development that is appropriate in location and type. The District Framework is described in more detail in Chapter 4.

Key findings that resulted from the scenario preferences are as follows:

- **GENERAL GROWTH DIRECTION** - The City will focus on infill of vacant properties and directing growth within current city limits.
- **DOWNTOWN** - Downtown will serve as the primary hub for visitor-oriented commerce. There is also a desire to preserve the small-town Main Street character.
- **COMMERCIAL DEVELOPMENT PATTERN** - Commercial development will be primarily concentrated downtown near civic uses.
- **NEIGHBORHOODS & RESIDENTIAL DEVELOPMENT** - There should be a variety of housing styles and types integrated within neighborhoods. Medium density housing can be blended with single-family housing while higher density housing should be located along major roadways.
- **INDUSTRIAL DEVELOPMENT** - New industrial development should be located within existing and new Industrial Parks with buffering requirements to mitigate impacts.
- **PARKS & RECREATION** - Resources should be used to improve connections between recreational destinations and the enhancement of existing facilities.
- **MOBILITY & TRANSPORTATION** - The transportation network should be context-based with improvements based on supporting employment activities. Primary corridors will have a multi-modal approach with some streetscape enhancements.

Outreach Methods

Several methods were used to inform residents about the planning process to increase participation. Promotion for the public workshops included TV interviews, Facebook posts, meeting announcements posted in downtown businesses, and project updates posted to the project website.

Online Survey

Beyond in-person meetings, the consultant team deployed an online survey to provide another way for Gering residents to share their views and perceptions on issues related to growth and development. The survey was posted online from September 5, 2018 to October 22, 2018 and resulted in 420 responses. The survey provided important input and a deepened understanding of key themes that emerged from the responses, including but not limited to economic health, environmental stewardship, affordability, transportation, and community amenities.

Plan Gering Project Team

Plan Gering was led by the City's Planning Department, with assistance from other City staff and a Steering Committee. These two groups were fundamental to the Plan's development and are described below.

Project Technical Group

This committee was made up of the key City staff representatives who provided assistance in getting interested people and groups to participate in the engagement activities and events, and also reviewed and commented on draft deliverables for the project.

Steering Committee

This eight member group was established to meet periodically throughout the planning process. The committee functioned as a "sounding board" for thoughts and ideas related to the creation of Plan Gering. Members of the committee discussed ideas and issues and helped guide the consultant team in synthesizing public input. This group also provided advice and recommendations at key points throughout the process.

02

Gering Today



2.1

Snapshot

Gering is closely connected to nearby Scottsbluff and Terrytown, which has played a major role in shaping its economy. What affects one community, by and large, affects the others. Therefore, it is important that key issues are tackled in a collaborative manner with solutions that are mutually beneficial for all three communities.

Trends

Gering's population saw significant growth at 9.7% from 2000 to 2010 compared to Scottsbluff's 2.1% growth rate. From 2010 to 2016, both cities experienced slight decreases in their population. Yet during this time period, Scottsbluff's taxable sales increased while Gering saw a decrease in net taxable sales. This trend is likely attributed to Gering residents spending their dollars in Scottsbluff which offers a more diverse mix of retail and services. As Gering continues to grow, there will continue to be demand for commercial services and the potential to capture more sales tax from eating and drinking establishments, which is one of the largest growing sales tax generators nationwide. Moving forward, Gering needs to build upon its entertainment base and leverage new types of businesses that will support and enhance the overall experience for residents and visitors alike. Attracting businesses that provide services and one-of-a-kind retail will help strengthen Gering's position in the regional market.

Household incomes for Gering residents are higher on average when compared to those of Scottsbluff residents. According to the 2017 American Community Survey, Gering's Median Household Income was \$56,010 compared to \$41,143 for Scottsbluff. This difference is likely the result of a higher percentage of Gering residents holding technical and professional positions. Gering's largest job sector is in educational services, health care and social assistance at 28.20% with large job increases occurring in the professional, manufacturing, and construction sectors. Gering should capitalize on this asset and find new growth in sectors that require higher levels of education and work to have a larger concentration of higher wage jobs. While Gering should also look to grow its service-oriented sector to keep pace with the demands of new residents, the growth of professional and higher paying jobs should be Gering's primary focus.

Home values in Gering have continued to rise and housing costs are increasing throughout the region. As a result, households faced with lower paying jobs and increasing housing costs are experiencing greater economic stresses. Providing affordable housing choices for all income and age groups will become increasingly important as Gering continues to grow.

As mentioned previously, finding solutions to these issues should be approached through a regional perspective. As Gering continues to grow, the City should look to partner with its neighbors to improve regional quality of life and economic competitiveness.

2.2

Challenges

In creating a new Comprehensive Plan, Gering identified that the prior document, adopted in 1995, was severely outdated and needed a fresh start to create a modern decision-making framework. Additionally, the existing zoning code has not been systematically reviewed and does not provide the tools that staff needs to respond to changing conditions. This system has severely hampered the ability of elected officials and staff in advancing a predictable regulatory environment.

Starting fresh with a new plan provides the opportunity for residents to weigh in on the greatest challenges and opportunities facing Gering. Once this vision has been established, adjusting the regulatory codes so they support the implementation of this vision is essential to success.

Beyond the rust on the Plan and Code, a few other challenges were identified by stakeholders when the process launched:

- Gering's identity as a community sometimes gets overshadowed because there is not a clear vision of the City's future.
- Predictability of regulatory enforcement is unclear due to a disconnect between the Plan and Code.
- Like many rural communities, Gering is losing younger populations to larger cities.
- Gering is perceived as a bedroom community, with many people choosing to live in Gering, but working in another community.
- Presenting a positive visual impression of Gering while supporting industrial businesses on the 10th Street Corridor.

Despite these and other challenges, Gering is being proactive in identifying solutions. By undertaking a comprehensive planning effort and subsequent code update, the City is able to not only chart a course for success, but also take several important next steps to help realize the vision.

2.3

Priorities

Through the Plan Gering process, many suggestions and ideas were identified by the community that will improve the City over the coming years. One goal of this Plan is to make sure those ideas are documented so that we don't forget these great ideas in the shuffle of our daily lives. Several priority themes came up in discussions time and time again during the process. These items are represented in this Plan and are woven into the vision, policies and strategies. Here's how three community priorities are addressed in the Plan.

OPEN FOR BUSINESS: Gering is a place that is ready and willing to welcome entrepreneurs to sink roots and expand their business. This Plan and subsequent zoning code updates will help to align the vision and codes to remove barriers while providing more flexibility. Additional policies and strategies describe other ways Gering can build a positive reputation as being a great place to set up shop. What's in the Plan?

- **Our Vision** - being "Champions of Commerce" highlights our commitment to welcoming business. (34)
- **Our Policies** - provide additional detail on things we can do to make the vision a reality. (P35-38)
- **Our Land Use Framework** - is structured with a flexible approach so that development proposals consider compatibility, intensity and scale when reviewing appropriate zoning. (P49)

QUALITY OF LIFE: Gering is place where people have chosen to invest their lives, largely because of the parks system. Additional planning and continuing to prioritize parks will help Gering maintain a competitive edge. How does the Plan help?

- **Our Vision** - represented by the theme "Nature Close at Hand," quality of life is a signature focus helping Gering capitalize on the amenities present in the local geography. (P24-33)
- **Our Open Space Framework** - identifies that a diversity of park types and proximity to residents is key to ensuring that amenities continue to be a driving factor attracting residents to Gering. (P94)

FIRST IMPRESSIONS: the experience of arriving in Gering is monumental. We only get one chance to make a first impression. Enhancing the entryways and offering great neighborhoods can help communicate our pride of living in Gering. What does the Plan say?

- **Our Vision** - highlights "Establishing Roots," focusing attention on creating quality places that make Gering a welcoming place. Our gateways, neighborhoods and downtown set the tone for lasting impressions. (P39-42)
- **Our Transportation Framework** - identifies key locations and corridors that should be enhanced. (P93)
- **Our Strategies** - describes steps that can be taken to help support this priority, including gateway beautification, housing diversification, and steps to add vitality to downtown. (P112-118)

03

Gering Tomorrow



3.1

Community Vision



The language of the community vision found on the following pages emerged through multiple community conversations and was presented to and approved by the community during the second planning workshop. The community vision represents the ideals expressed by the community for its continued growth over the next twenty years and serves as a foundation of Plan Gering. The vision is intended to protect and enhance the elements that contribute to Gering's unique sense of place while planning for growth that will positively contribute to the City's quality of life and livability.



Pioneers Welcome

There's a spirit in Gering that draws inspiration from years past and guides our vision for the future. It is timeless and calls each one of us to endure and explore, linking our past with our future.

For generations this spirit has called out over the bristling tallgrass of the prairie and echoed through the ancient land forms that stand watch over all those who have made Gering home. The first native pioneers were guided by this spirit to find herds of buffalo and live a nomadic lifestyle based in adaptation and innovation. A second wave of frontier pioneers were guided by this spirit as they traveled through and settled in the area seeking opportunity.

Today the ancient landforms known as Five Rocks – Saddle, Dome, Eagle, Sentinel and Crown - still serve as iconic guardian landmarks; the North Platte River provides life-giving sustenance; and the wagon ruts, roadways and rail lines connect us beyond the horizon.

Those looking for a better life have long been drawn to Monument Country, attracted by the natural geography and breathtaking vistas. They've discovered a place where cultivating roots is rewarded with unrivaled opportunity, and quality of life is more than just a buzzword. In Gering, it is the spirit of community which overcomes adversity through adaptation, innovation, and creativity. This spirit provides an invitation to everyone to be part of the community through the words - "Pioneers Welcome!"

For those who live here today and those who will come – Pioneers Welcome! - means Gering is a community where exploration is encouraged and perseverance leads to prosperity. Where newcomers and life-timers appreciate the quality of our community and everyone is invited to create lasting connections. Our vision is intimately tied to four themes which reflect what we value most and desire to nurture in the future.



Nature Close at Hand

In Gering, we welcome trailblazers and stewards who not only carve out new trails but also lead others along established trails, exploring and enjoying the numerous outdoor experiences and opportunities offered in the badlands of western Nebraska. Here in Gering, we appreciate and value the natural beauty and resources that are close at hand.



Champions of Commerce

In Gering, we welcome entrepreneurs and commerce based on working an honest day, creating something of value, and building an enterprise that lasts for generations. Here in Gering, we support and champion a culture of thriving commerce, where products and services are delivered with pride.



Establishing Roots

In Gering, we welcome visitors to our community and surroundings as we celebrate friendship, conduct business, and enjoy the natural environment together. Here in Gering, we provide you with a reason to stay a little longer, come back a little sooner and become a future resident.



Meaningful Connections

In Gering, we welcome opportunities that are created via connections with people and places as we develop our neighborhoods and businesses, engage in neighboring and community activities, and move about in-and-out of the community. Here in Gering, we are a socially, physically and technologically connected community.

Whether you're visiting Gering for the first time, part of the legacy of longtime families, or somewhere in between, we welcome you to discover the monumental upside of Gering. Come, explore Nature Close at Hand, become our next Commercial Champion, watch your family flourish when you Establish Roots, and find the rewards of Meaningful Connections. Whatever it is you're seeking, your trail leads to Gering. In Gering, our vision is simply stated – Pioneers Welcome!

3.2

Community Values & Policies

Throughout the planning process, the community articulated a desire to leverage its natural resources, champion a resilient economy, improve connections between people and places, and maintain a unique sense of place. These ideas are expressed in the following community values:

- Nature Close at Hand
- Champions of Commerce
- Establishing Roots
- Meaningful Connections

The following pages describe what we intend to achieve for each value along with supporting policies that the City of Gering can use to help advance the vision embodied by Pioneers Welcome!

The terms “principle” and “policy” are used in this Plan to mean:

Principles articulate the overarching aspirations of the community. These are broad statements that describe how we would like our community to grow.

Policies are statements providing a course of action to move the community towards attainment of the Principle. Policies guide the work of staff in formulating changes to the zoning code and other regulatory documents.

The principles and policies are meant to be flexible to adapt to changing contexts and can help guide decision making, work programs and long-range planning projects, in addition to preparation of the budget and capital improvements program over the coming years.

When facing decisions, use these principles and policies to help identify considerations that can help provide guidance. The Plan helps staff and decision-makers approach topics from a “big picture” perspective.

Nature Close at Hand

Gering's parks and open spaces are major assets that are highly valued by residents and visitors alike. As the city continues to grow, we want to ensure that close access to nature remains a defining attribute of our community. Nature Close at Hand reflects our community's commitment to maintain and protect our natural spaces and provide a connected system that is accessible to the entire community. We will prioritize maintaining and improving our public spaces to ensure they are memorable, interesting, and reinforce our sense of community. Nature Close at Hand will be accomplished by using regulations that will allow growth to occur without compromising the integrity of our natural spaces. The following principles and policies will help to ensure the open spaces we experience today last long into the future.



Glen Park in the City of River Falls shows how native plants can be integrated into the landscape to give a better sense of place.

Principle 1.1: Our community will preserve views of the Scotts Bluff National Monument and other views of significance.

Policy 1.1.A: The geography sets Gering apart from other places. Views to the Monument should be preserved and/or framed from key public locations like parks, public buildings and other key landmarks.

Policy 1.1.B: Preserve and frame views of the Monument whenever possible, while also respecting existing uses and private property rights.

Policy 1.1.C: Encroachment upon the Monument by development should be discouraged. The City should work with community partners to protect lands adjacent to the Monument that have significant environmental and/or historical value.

Principle 1.2: Our community will conserve natural resources.

Policy 1.2.A: Prioritize the conservation of sensitive environmental resources and lands of significance.

Policy 1.2.B: Conserve natural areas in private and public spaces and introduce new ones.

Policy 1.2.C: Integrate and restore waterways, wetlands, and other natural features into site design.

Policy 1.2.D: Preserve significant site features such as trees, whenever possible. When not possible, relocate, replace, or replant site features.

Policy 1.2.E: Promote the design of buildings and landscapes to conserve, store and reuse water.

Policy 1.2.F: Encourage the use of durable building materials that enjoy a long life span.

Principle 1.3: Our community will develop a system of quality open spaces.

Policy 1.3.A: Adopt and implement an Open Space Master Plan.

Policy 1.3.B: Seek and dedicate funding sources for the acquisition and stewardship of public open space.

Policy 1.3.C: Ensure open spaces are accessible, universally designed, and interconnected across developments and neighborhoods.

Policy 1.3.D: Design of open spaces should facilitate public access to and movement along the system.

Policy 1.3.E: Areas along the river and wetlands should be integrated into natural components of development proposals.

Policy 1.3.F: Encourage the creation of new publicly-accessible open spaces with new development using incentives— including, but not limited to, parks, outdoor squares, courtyards and landscaped areas.

Policy 1.3.G: Improve standards for new open spaces by providing guidance on scale, design, maintenance, lighting, landscaping and other amenities.

Policy 1.3.H: Encourage responsible environmental stewardship for existing and new open spaces.

Policy 1.3.I: Maintain and improve physical assets of existing parks.

Policy 1.3.J: Develop new requirements for landscaping or strengthen existing regulations.

Principle 1.4: Our community will embrace the river.

Policy 1.4.A: Protect key views and access points to the North Platte River, treating it as a vital resource for recreation and a means of generating economic development based on quality of life.

Policy 1.4.B: Development proposals should approach the river as an asset rather than turning its back on it. New projects should integrate the river as an amenity.

Policy 1.4.C: Development proposals adjacent the river should preserve and enhance the natural benefits of floodplains and the river's natural environmental value.

Policy 1.4.D: While the river frontage isn't extensive in Gering, the river is a recreation asset. Access along the river should be provided to support recreation and transportation connections.

Principle 1.5: Our community parks will serve all populations.

Policy 1.5.A: All parks should be designed to be accessible, enjoyable, and welcoming to all people regardless of age, ability or geography.

Policy 1.5.B: New parks and trail systems should be built in underserved areas when funding is available in order to ensure all Gering residents live within a 10-minute walk to a park or trail.

Policy 1.5.C: Improve access to existing parks.

Policy 1.5.D: Develop facilities and programs in existing parks to meet community needs.

Principle 1.6: Our community will preserve and improve our tree canopy and urban forest, and provide appealing public right-of-way amenities.

Policy 1.6.A: Establish a program on tree care that provides training and education for all residents.

Policy 1.6.B: Establish programs such as tree giveaways, neighborhood planting programs, and education workshops.

Policy 1.6.C: Seek grant funding for community tree planting to improve City parks, neighborhoods and streets.

Policy 1.6.D: Ensure a healthy tree planting environment along streets by requiring adequate growing space.

Policy 1.6.E: Inventory street trees and develop a tree replacement program.

Principle 1.7: Our community will have trail connections between key open spaces.

Policy 1.7.A: Coordinate capital improvement planning to improve pedestrian and bicycle connections to and within key open spaces, parks and public facilities.

Policy 1.7.B: Address physical barriers to open space access and improve wayfinding to help users find their location and destination.

Policy 1.7.C: Continue to create a series of pathways and greenways that link parks and recreational amenities within Gering and connect them to adjacent lands and natural amenities such as the Monument and North Platte River.

Principle 1.8: Our community will support the use of renewable energy and energy efficient design.

Policy 1.8.A: Harnessing natural resources will help to preserve the natural qualities in and around Gering.

Policy 1.8.B: Alternative energy projects should consider the values of the community when siting facilities to minimize impacts to views.

Policy 1.8.C: Encourage passive solar design by orienting buildings for maximum solar access.

Policy 1.8.D: Encourage energy efficiency for building design.

Principle 1.9: Our community prefers a green infrastructure approach to supporting multi-purpose infrastructure.

Policy 1.9.A: Seek opportunities to integrate stormwater features into parks and open spaces.

Policy 1.9.B: Encourage the use of infiltration best practices to reduce stormwater impacts of surface waters.



Champions of Commerce

Economic opportunity is a large contributing factor to quality of life and well-being. Champions of Commerce reflects our community's commitment to maintain and foster a healthy economy. We will collaborate with our partners to address our community's economic development needs and pursue initiatives that will help local businesses thrive, improve wages, and make our community a great choice for new businesses and young professionals to locate. The following principles and policies seek to advance community-wide economic prosperity that will be felt by individuals, households, businesses and the broader community.



Principle 2.1: Our community will expand and diversify our economic base.

Policy 2.1.A: Support the development of outdoor recreation and experiential tourism.

Policy 2.1.B: Strategically promote industrial park development that leverages the strengths of the community.

Policy 2.1.C: Prioritize investment in infrastructure that supports the economic health of the community.

Policy 2.1.D: Continue to build a creative economy including technology, arts, and agriculture science by nurturing innovation.

Policy 2.1.E: Support job creation by focusing on retention, expansion, incubation, and recruitment efforts.

Policy 2.1.F: Support the creation and growth of local businesses.

Principle 2.2: Our community will develop human capital and a skilled, diverse, and trained workforce to help promote economic growth.

Policy 2.2.A: Explore and implement strategies to increase access and participation in employment training programs.

Policy 2.2.B: Focus resources and efforts on building and maintaining a skilled and employable workforce through education, placement, and training.

Policy 2.2.C: Invest in Gering youths' academic, social, and financial outcomes through high-quality paid employment programs that expose teens and youth to work, education, entrepreneurship, and career pathways.

Policy 2.2.D: Boost educational achievement by partnering with, and supporting community organizations that focus on reducing achievement gaps through extended learning opportunities.

Principle 2.3: Our community will support economic development through City policy, regulations, tools, and programs.

Policy 2.3.A: Explore ways to assist businesses and the workforce through training programs and/or by supporting the work of partner organizations.

Policy 2.3.B: Develop a toolkit of incentives to attract businesses to locate in Gering.

Policy 2.3.C: Clarify and streamline City processes by reducing uncertainty and making it easier to improve properties as well as to start and operate businesses in Gering.

Policy 2.3.D: Encourage local entrepreneurial opportunities and support existing small entrepreneurial businesses.

Policy 2.3.E: Provide incentives for business development to reduce the need for out-of-town shopping trips.

Principle 2.4: Our community will support continued revitalization of the downtown.

Policy 2.4.A: Encourage infill and redevelopment of underutilized properties downtown.

Policy 2.4.B: Encourage the location of activity-generating uses such as retail and restaurants.

Policy 2.4.C: Encourage integration of higher density residential in the downtown to create a critical mass of patrons and increase activity levels.

Policy 2.4.D: Downtown is the center of activity and the place to find everything you need. When considering public facility investments, like City Hall, Library or Post Office, adopting a “Downtown First” approach can ensure that municipal investments support the overall vitality of downtown.

Policy 2.4.E: Encourage rehabilitation and preservation of existing historic structures in the downtown core to preserve Gering’s character and promote community investment.



Establishing Roots



Gering is made up of several neighborhoods that contribute to our community's character and quality of life. As we grow, we want to ensure our neighborhoods are safe, well-maintained, attractive and stable with easy access to schools, shopping, recreation and other community amenities.

Establishing Roots will be accomplished by providing a range of housing options across all parts of the city and creating people-friendly places that enhance the city's attractiveness and can be enjoyed by the entire community. Establishing Roots is also a reminder to us to celebrate our rich history and preserve the important historic buildings and landscapes that have shaped Gering into what it is today. The following principles and policies lay out how we are going to achieve the Establishing Roots value.

Principle 3.1: Our community will create neighborhoods that offer a variety of housing options tailored to individual cycles in life and income levels.

Policy 3.1.A: Increase housing choice and diversity for all lifestyles to meet community's housing needs.

Policy 3.1.B: Promote mixed income housing through City policy, regulations, tools, and programs.

Policy 3.1.C: Promote the integration of multifamily units into neighborhoods with mixes of housing types or in mixed-use development.

Principle 3.2: Our community will continue to develop quality places by maintaining and enhancing our built, historic, and natural environmental assets that project an image of Pioneer Pride.

Policy 3.2.A: Maintain Downtown as the commercial center by directing the greatest share of future commercial development to the downtown.

Policy 3.2.B: Focus commercial development in areas that have good transportation access and support the development of multiple uses.

Policy 3.2.C: Identify and preserve historically significant structures and sites in the community.

Policy 3.2.D: Encourage infill development on vacant and underutilized sites, particularly within the downtown area.

Policy 3.2.E: Promote compatible infill and redevelopment that fits Gering's neighborhoods and is consistent with the desired future character of the area.

Policy 3.2.F: Enhance Gering's gateways and create a common vision for these areas.

Policy 3.2.G: Require mitigation of the impacts of growth on service levels.

Policy 3.2.H: Improve the appearance of the community.

Policy 3.2.I: Create opportunities for neighborhood serving businesses to locate in neighborhood centers.

Policy 3.2.J: Continue to invest in quality city facilities including the Civic Center, Civic Plaza, Amphitheater and Library.

Principle 3.3: Our community will create a network to give our kids a way to find their way back home.

Policy 3.3.A: Promote what's great about Gering to support retention of youth and recruitment of young professionals.

Policy 3.3.B: Develop a diversified economy that supports well-paying jobs and provides jobs at a spectrum of income levels.

Policy 3.3.C: Continue to strengthen partnerships with organizations such as the Library and School District to educate Gering's youth and provide opportunities for growth for future generations.

Meaningful Connections



Meaningful Connections reflects our desire to be a connected community. We want to be physically, technologically, and socially connected. The policies under this value will help to encourage active transportation by promoting infrastructure that accommodates multiple modes; will help expand our technological infrastructure to increase access to information and facilitate better communication, and; will promote social connectivity by creating gathering places and neighborhoods that bring people together. The following principles and policies lay out how we are going to achieve Meaningful Connections.

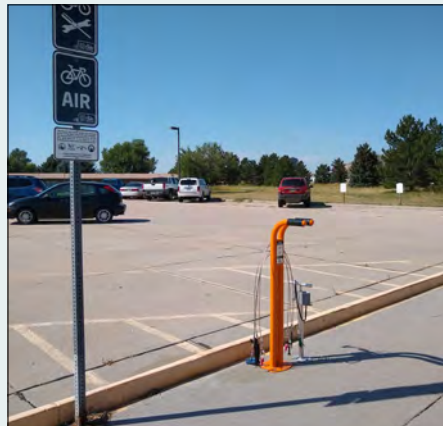


Principle 4.1: Our community will provide a well-connected and balanced transportation system.

Policy 4.1.A: Multiple modes of transportation will be considered for street improvement projects with priority given to routes that enable adults and children to safely ride from home to civic destinations.

Policy 4.1.B: Design streetscapes to support a pedestrian friendly, high-quality and distinctive environment.

Policy 4.1.C: Continue to create opportunities for people to use alternate modes of transportation to reach destinations.



Principle 4.2: Our community will maximize technology platforms to minimize distance between Gering and the world.

Policy 4.2.A: Encourage expansion of technological infrastructure to serve and connect the community.

Policy 4.2.B: Establish a technology platform that connects employers to candidates and allows candidates to find jobs in the community.

Policy 4.2.C: Continue to partner with and support community organizations that invest in technology and provide access to digital resources to further knowledge for members of the community.

Principle 4.3: Our community will improve social connections through support of community gatherings and public spaces that promote the history and culture of Gering.

Policy 4.3.A: Create social opportunities where people can meet, interact, and experience Gering.

Policy 4.3.B: Continue traditions and community events that celebrate the character of Gering and provide a strong sense of community pride for residents.

Policy 4.3.C: Develop a diverse network of public spaces for a variety of activities and user groups.

Policy 4.3.D: Continue to support and partner with community organizations that provide places for people to meet and interact.

Principle 4.4: Our community will ensure that new public facilities and updates to older facilities will consider universal design principles.

Policy 4.4.A: All new community facilities should incorporate universal design principles.

Policy 4.4.B: Encourage the use of universal design principles when updating and remodeling existing facilities.

An aerial photograph of a town at sunset. The sun is low on the horizon, creating a bright glow and long shadows. The town is spread out across a valley, with a large body of water in the center. Mountains are visible in the background.

04

Shaping Gering



4.1

District Framework

One of the goals of Plan Gering is to provide a framework that is flexible enough to respond to changing conditions and needs in the community. The District Framework aims to strike a balance between the need for flexibility and the aspirations of the community regarding future characteristics of the varied places that make up Gering. The District Framework is a context-sensitive approach to implementing the community vision. It divides the community into 11 Districts— areas with similar patterns, functions, and characteristics. Rather than assigning a specific land use designation to each property, the District approach identifies the Existing Characteristics of the area along with Future Desired Characteristics. These statements identify what type and scale of development is currently present, along with patterns that should be reinforced over time. Plan Gering is designed to be flexible and allow variations from Future Desired Characteristics in specific instances when in the best interest of the City of Gering, or to reflect changing characteristics of an area.

Each District also includes a thumbnail land use map which illustrates distinctions of use and intensity within the District more specifically. Designations could include places where higher densities may be appropriate or where distinctive use transitions exist. Some Districts also may include a designation of community Nodes. These locations indicate places that may be more appropriate for a higher intensity and diversity of uses that support the overall character of the District. Nodes located in predominantly residential areas could be considered for neighborhood service uses and other commercial development that fits the scale and intensity of the area. Taken together, the District Framework should illustrate what we want each district to look like and how we expect it to function. The Future Places map found on page 53 is a composite of all of the districts and includes three individual elements— land use, intensity, and nodes— described below.

LAND USE

Residential— Areas where a balanced mix of housing is promoted, allowing for a wide range of housing types.

Mixed Use— Areas where there are a variety of retail, service, employment, entertainment, and cultural destinations with residential development.

Historic Core— The focal point of the community where development encourages preservation of the cultural and historic character of Gering.

Commercial— Areas where there are a range of commercial uses which serve the needs of the community.

Industrial— Areas with uses that have large employment bases and have the potential to create noise, smoke, and/or odor.

INTENSITY LAYER

High Density— Areas where high-density housing is encouraged near major corridors or near a mix of other uses, but exceptions to this general encouragement may be appropriate.

Low Density— Areas where large-lot, single family detached dwelling units are encouraged, but exceptions to this general encouragement may be appropriate.

NODE

Commercial Nodes— Mixed-use places of varying scales. Some commercial nodes are well-connected to nearby neighborhoods and are supported by neighborhood residents while others are larger and attract people from larger geographic areas. Nodes indicated in Plan Gering suggest possible commercial locations. Other commercial locations may be appropriate even if not indicated by a Node.

Zone Changes

The District Framework is intended to help with incremental, site-specific determinations of policy applicability by defining the types of development that may be appropriate within each district. When a new zoning district is being proposed for a site, the Future Places Map should be used along with the land use table from Section 3.11 in the Zoning Regulations to guide which zone districts are appropriate. The scale and form information identified in the land use compatibility table provides a general sense of scale for new development but is not intended to be prescriptive in nature.

When transitioning between different land uses, new development should respect and complement existing development such as adjacent neighborhoods. Establishing harmonious transitions requires looking at the context, building setbacks, heights, and orientation of neighboring areas, as well as design elements such as building massing, lighting, location of parking, and landscaping. The figure below will help to guide compatibility of different land uses and create a land use pattern that prevents conflict between adjacent uses.

COMPATIBILITY CONSIDERATIONS

CONTEXT	• Does the building & use have similar operational characteristics, hours of service, user groups?
SETBACKS	• Is there a distinct setback that all (or nearly all) buildings adhere to? • Are there many different setbacks visible? • Consider buildings next to and across the street.
HEIGHT	• Is the proposed building height within 1-2 stories of existing neighbors? • Are there increased setbacks to minimize the impact of height on neighboring buildings? • Consider buildings adjacent, behind and across the street.
ORIENTATION	• Do buildings access from the street or alley?
MASSING	• Does the level of detail match the character of existing buildings? • Is the bulk of the building similar?
LANDSCAPING	• Does any proposed landscaping help mitigate or buffer the impact of the use?
PARKING	• Is the parking located in a way that minimizes visibility and impact on neighbors? • Is the parking similar in number of spaces to neighbors? • Would demand for parking exhaust the available on-street supply?
LIGHTING	• Does the lighting cause glare beyond the property boundary? • Would shielded lighting mitigate off-site impacts?

Annexations

To ensure future growth is in alignment with the values of the community, Plan Gering seeks to manage growth by prioritizing infill opportunities and directing development to areas that are readily serviceable with utilities or to areas where infrastructure is planned. In order to develop in a way that balances infrastructure opportunities and system management equitably, areas that currently have access to water and sewer utilities should be prioritized for annexation. Additionally, focusing growth in areas that already have access to utilities will help Gering to increase the overall utilization of infrastructure without adding maintenance burden. This can serve to delay possible cost increases that are passed along to customers.

Additional focus should be placed on annexing unincorporated islands that are already served by City services. Annexing these islands can help reduce jurisdictional confusion and improve response times, thereby enhancing public safety.

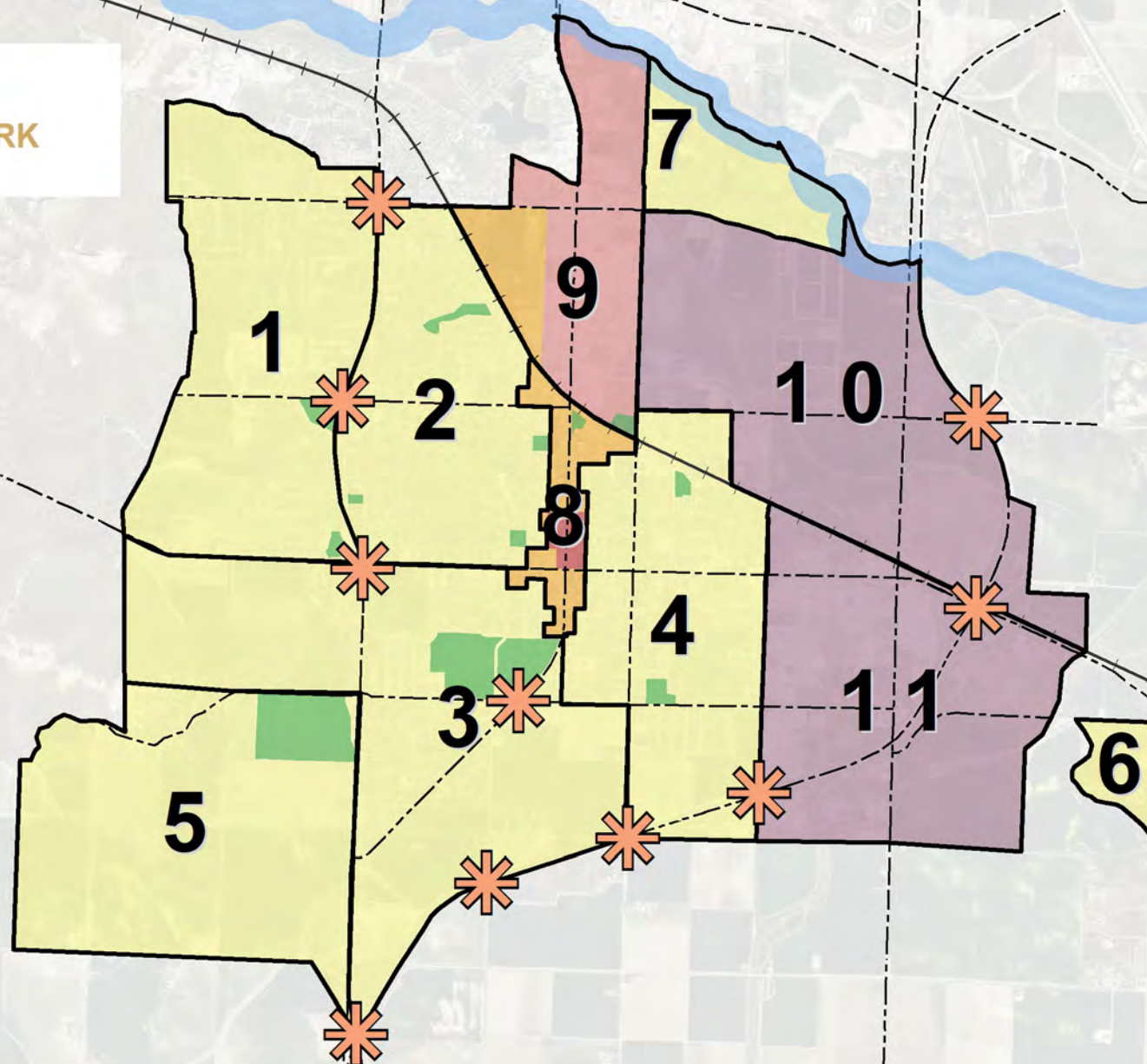
When considering annexation, Gering should consider the following:

1) The potential for enhancing public safety, 2) providing municipal services where water quality is a concern, 3) potential impacts— both positive and negative— on tax base and public services, and 4) whether the annexation enhances the overall efficiency of the infrastructure system.

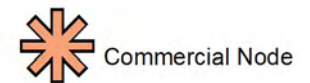
Based upon these recommendations, the following priority areas for annexation have been identified. (See map on next page.)

- **Immediate Term:** These areas include unincorporated islands within existing municipal boundaries where municipal services are currently available. Additional priorities are roads where only half the right-of-way is annexed.
- **Medium Term:** These areas include unincorporated islands where City services are not currently available and areas slated for growth. These growth areas are best optimized for residential, commercial, and industrial development. Annexation of these areas could help encourage and guide investment.
- **Long Term:** These areas are not currently positioned for development but could see investment in the future.

**DISTRICT
FRAMEWORK**

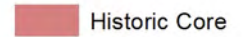


Legend



Districts

Primary



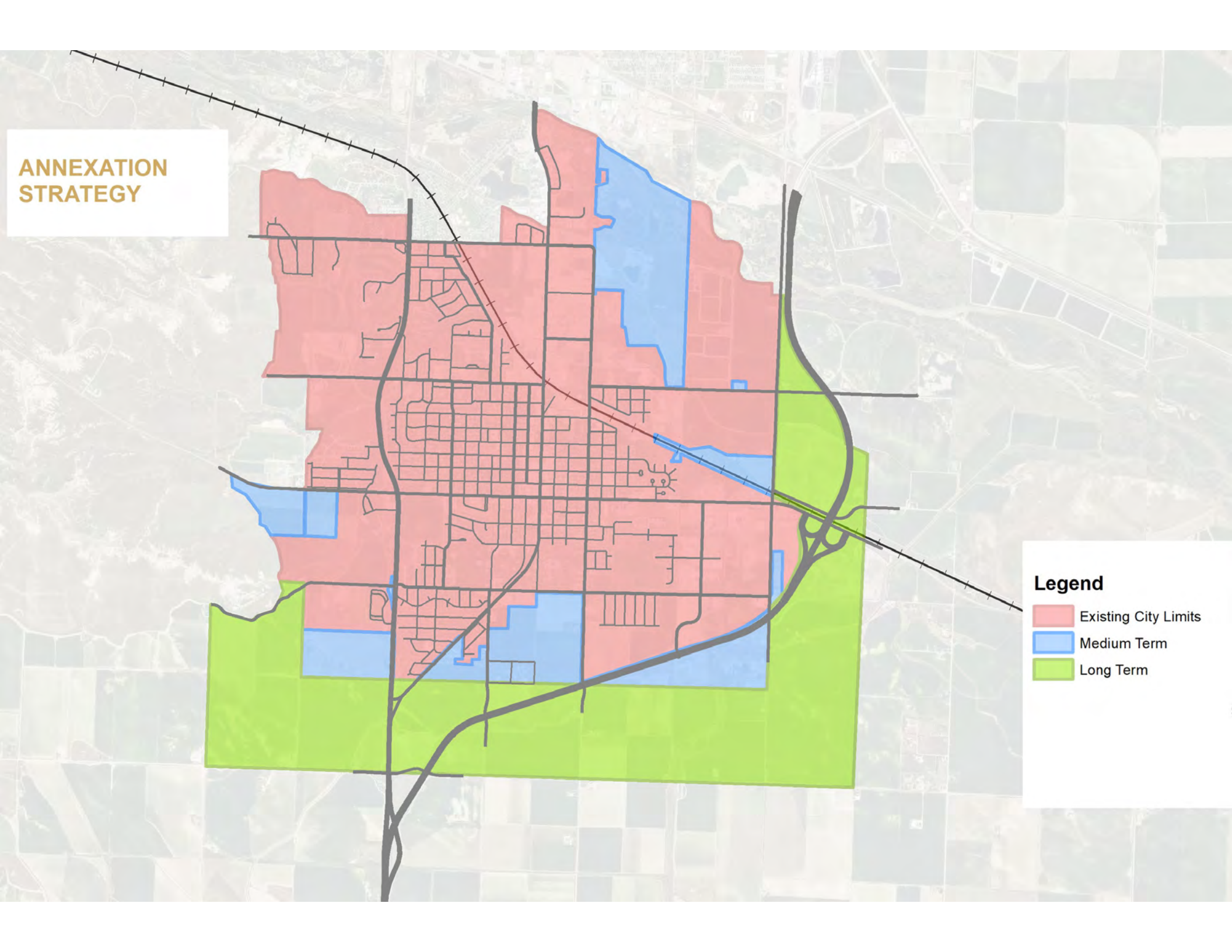
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0 0.25 0.5 1 Miles

ANNEXATION
STRATEGY

- Legend**
- Existing City Limits
 - Medium Term
 - Long Term

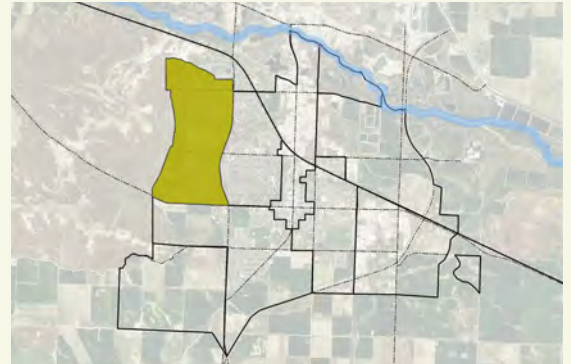


District 1

Northwest Monument Neighborhood District

Existing Characteristics

The Northwest Monument Neighborhood District is characterized by low density, large lot housing, ranging from small to, large-lot subdivisions to large estate properties. The housing in this area is clustered and organized along the golf course with irregular block patterns on curvilinear streets, with little to no connectivity between neighborhood areas. The district contains some medium density housing patterns in the southern portion along M Street.



Access to residences is via driveways with alleys being present in a few of the neighborhoods. There is a mix of attached and detached garage forms. Buildings are set back at varied distances.

Open space is plentiful due to the large golf course and private yards in the front and rear of the residences.

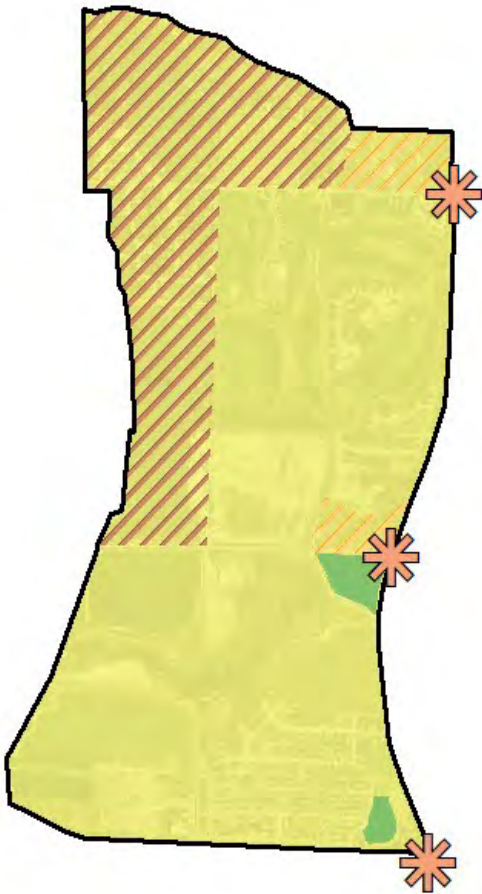
Future Desired Characteristics

A future goal is to maintain the open space feel of the district while promoting single family home development and integrating some denser residential housing forms/formats. Accessory dwelling units and compatible two-unit uses are appropriate and could be thoughtfully integrated into the existing neighborhoods or planned as new clusters. Key intersections in this District may be appropriate for commercial uses such as neighborhood serving retail and/or for higher density housing. Commercial uses should be limited to the needs of the residents with the goal of reducing trips and should be located in small clusters along arterials and at arterial/collector intersections.

Whether small or large, future development should continue to preserve and enhance the natural and scenic resources present in the district. Scenic view sheds that highlight the nearby Monument should be preserved and integrated into the development pattern.

District 1: Northwest Monument Neighborhood District

Future Places



Land Use

Residential

Intensity

Low Density

Higher Density

Node

Commercial Node

Land Use Scale & Form

Primary Zoning

Residential: The predominant use is residential, with an emphasis on Low to Medium intensities. All intensities of residential development can be accommodated, although higher intensity residential uses may not be appropriate in all areas. Appropriate locations to introduce additional intensity are at select sites along arterial and collector streets or intersections.

Commercial Node: Small footprint and lower scale commercial uses that act to support the neighborhood may be appropriate at key intersections and in higher traffic areas. Commercial uses should be consistent with the character of the area in scale and design.

Neighborhood and community based public/semi-public facilities—places of worship; public safety facilities; schools.

Neighborhood parks, trails, and recreational facilities.

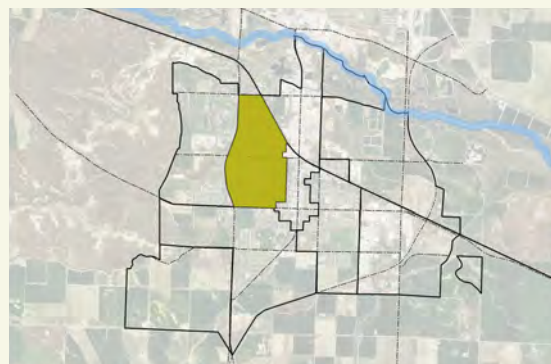
- R1** Low Density Residential
- R2** Medium Density Residential
- R3** High Density Residential
- C1** Neighborhood Commercial

District 2

West Gering Neighborhood District

Existing Characteristics

West Gering is made up of single-family detached residential uses on medium sized lots. In the northern portion of the district, lots are wide and deep and generally rectangular in shape. The southern portion of the district contains smaller lot sizes that are narrow and deep, typical of a traditional urban neighborhood. The district has a mix of suburban and urban block patterns, with streets being long and rectangular in the northern portion, transitioning to a grid in the southern portion.



Access to residences is from driveways with alleys in the rear. Attached garages are predominant in the north while detached garage forms are more typical in the southern portion of the district, with buildings set back from the street. Access is mostly from local streets with good connectivity for all modes.

Open space is in the form of private yards and small parks. Northfield, Legion, Gardner, and Gentry Parks are all located in this district. A trail stretches east-west through the district, connecting 21st Street and Pacific Boulevard.

Neighborhood support uses include parks and open space system elements, schools, retirement centers and assembly type uses.

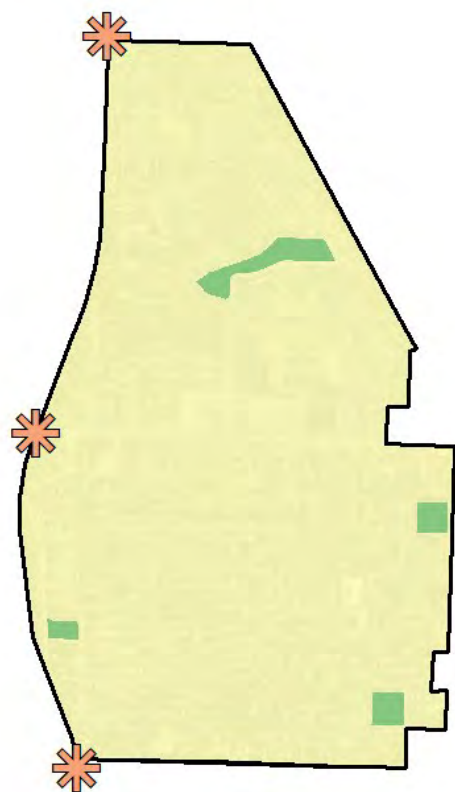
Future Desired Characteristics

A primary focus of the district should be to provide quality multimodal connectivity allowing residents to walk and bike comfortably and safely to neighborhood and near-by destinations. Focus should be on sidewalk enhancements and physical linkages within and between neighborhoods, and design that facilitates pedestrian and bicycle transportation. Street trees should be encouraged throughout the district to enhance neighborhood character and encourage people to walk to nearby destinations. Multimodal options become more important closer to Downtown Gering and along arterials and collectors in this district.

Additional goal should be to maintain and enhance the character of the area. Infill development of vacant lots and reinvestment and improvements to existing homes will help ensure the district continues to be a desirable place to live.

District 2: West Gering Neighborhood District

Future Places



Land Use

Residential

Node

Commercial Node

Land Use Scale & Form

Primary Zoning

Residential: The predominant use is residential, with an emphasis on Medium density. Two-unit residential may be dispersed throughout the district with areas along or at intersections of arterials or collectors being appropriate locations to introduce low- to mid-scale multi-unit residential options.

Commercial Node: Small scale commercial and mixed use may be appropriate at arterial and collector street intersections. Commercial uses should be consistent with the character of the area in scale and design and provide neighborhood based support functions.

Neighborhood and community based public/semi-public facilities– places of worship; public safety facilities; schools.

Neighborhood parks, trails, and recreational facilities.

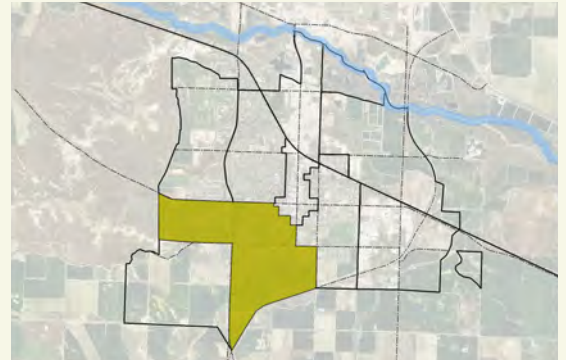
- R1** Low Density Residential
- R2** Medium Density Residential
- R3** High Density Residential
- C1** Neighborhood Commercial

District 3

Southwest Gering Neighborhood District

Existing Characteristics

The Southwest Gering Neighborhood District is predominately single-family detached residential uses on medium sized lots. Several small-scale multifamily uses are located off of M Street with neighborhood serving uses such as medical, schools, parks, and churches embedded throughout the district. Individual lots are wide and deep resulting in longer rectangular blocks. Front loaded driveways with alleys in the rear are typical with buildings set back from the street.



There is a high degree of interconnectedness yet limited multimodal choices. The wider lots and longer blocks make travel by car most convenient for trips due to the separation between land uses. However the proximity of the district to the Downtown, coupled with its relatively low density, should allow pedestrians and cyclists to share roads with vehicles in order to access downtown amenities.

A large community serving park and ball park are located within the district.

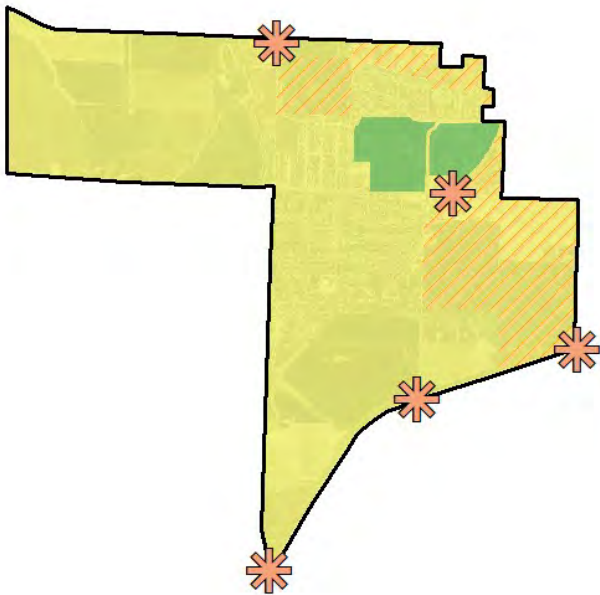
Future Desired Characteristics

The district includes some multifamily uses along M Street but contains predominately single-family detached housing forms. An important goal within the district will be to develop a variety of housing types and densities, including duplexes, tri-plexes and multifamily housing. Generally speaking, higher density housing should be located along major streets or intersections with transit availability, or within or adjacent to commercial or mixed-use areas as a buffer between single-family neighborhoods and areas of commerce activities. Duplexes and tri-plexes can be blended and integrated throughout the neighborhood as part of an overall mix of housing.

New residential development should maintain a gridded street pattern with alleys to shift garage and parking access away from the street. As new residential areas are developed, sidewalks with street trees should be incorporated as well as multimodal linkages so residents can access key community amenities by foot, bike, or transit, including parks, schools, and commercial activity nodes. The intersection of M Street and Five Rocks Road is well suited for a commercial node that includes an assemblage of neighborhood serving uses. Commercial development should be encouraged along Highway 71, with appropriate buffers between new commercial development and nearby residential.

District 3: Southwest Gering Neighborhood District

Future Places



Land Use Scale & Form

Residential: The district is envisioned to contain a variety of residential densities and residential types. Existing residential should be maintained and enhanced whenever possible. New residential development should include a mix of low– to mid-scale multi-unit residential options. Small-scale multi-unit buildings are appropriate to intersperse between single– and two-unit residential with mid-scale multi-unit appropriate along heavier trafficked areas.

Commercial Node: Mixed-use along arterial/collector streets as well as important intersections may be appropriate. Small-scale commercial with a mix of medium and smaller scale buildings may be appropriate near the intersection of M Street and Five Rocks Road. Transitions from the commercial activity node to nearby residential will be an important consideration.

Neighborhood and community based public/semi-public facilities– places of worship; public safety facilities; schools.

Neighborhood parks, trails, and recreational facilities.

Primary Zoning

- R1** Low Density Residential
- R2** Medium Density Residential
- R3** High Density Residential

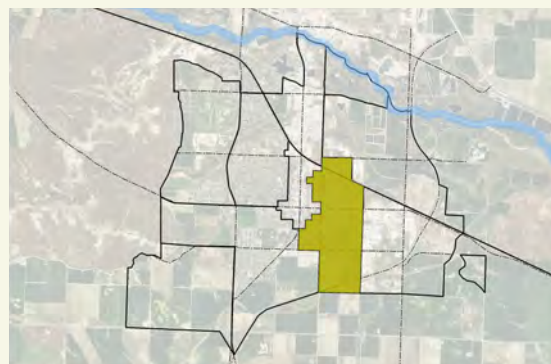
- C1** Neighborhood Commercial

District 4

East Gering Neighborhood District

Existing Characteristics

Eastern Gering neighborhoods consist primarily of single-family detached residential uses on small to medium lots, with a few two – to three-unit uses integrated within several of the neighborhoods. The district also has a mix of low– to mid-scale multi-unit residential options clustered together on select sites throughout the district. The district has urban block patterns close to downtown transitioning to longer block patterns as you move east and south across the district. Detached sidewalks are prevalent in blocks near downtown with attached sidewalks in the newer developed residential areas.



Access to residences are taken from driveways with alleys in the rear. Both attached and detached garage forms are present in the district, with buildings set back from the street. Access is primarily from local and collector streets with good connectivity for all modes.

Open space is in the form of private yards and neighborhood parks.

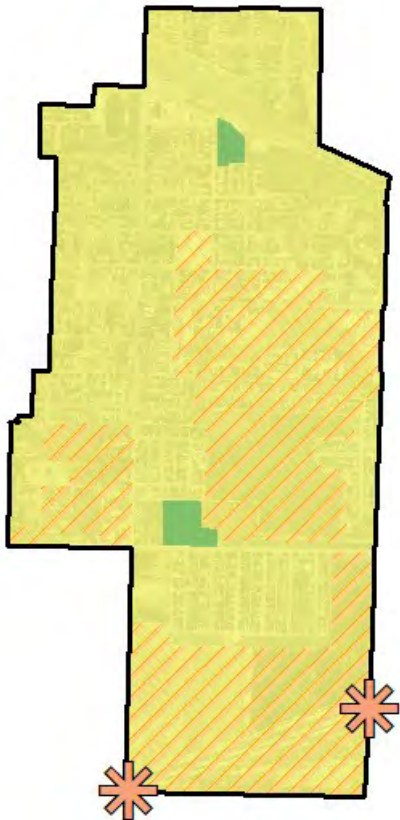
Secondary uses include parks and open space systems, schools, retirement centers and assembly uses.

Future Desired Characteristics

As new neighborhoods are developed, inclusion of a variety of housing types and densities at various price points should be prioritized. The district has a considerable amount of vacant land providing opportunities for new housing, which should include a compatible mix of single-family on different lot sizes, as well as townhomes, condominiums, and apartments that are designed to fit the context of nearby housing and neighborhoods serving a mix of incomes. Higher density housing should be located along major roads such as M Street and 10th Street. Parks should be incorporated into new neighborhoods in addition to other community facilities where appropriate. Alternative transportation connections should be provided to the Downtown area and other key destinations.

District 4: East Gering Neighborhood District

Future Places



Land Use

- Residential
- Intensity**
- Higher Density
- Commercial Node

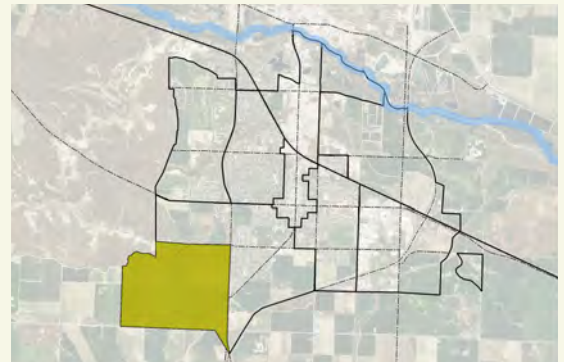
Land Use Scale & Form	Primary Zoning
Residential: New residential development should consist of detached single-family homes on small lots, as well as a range of attached units (duplex, tri-plex, townhomes) and standalone apartments or condominium style buildings with up to four units. Vacant lots located near major roads would be appropriate for higher density housing, including mid-scale apartment buildings of eight units.	R1 Low Density Residential
	R2 Medium Density Residential
	R3 High Density Residential
Neighborhood and community based public/semi-public facilities– places of worship; public safety; schools.	
Neighborhood parks, trails, and recreational facilities.	

District 5

Five Rocks Agriculture/Residential District

Existing Characteristics

The Five Rocks District contains a large amount of undeveloped agricultural area. This area is anchored by the presence of the Five Rocks Amphitheater public use area. This area may remain undeveloped for a long period of time and would not be expected to be served by utilities—lots should be large enough to accommodate wells and septic.

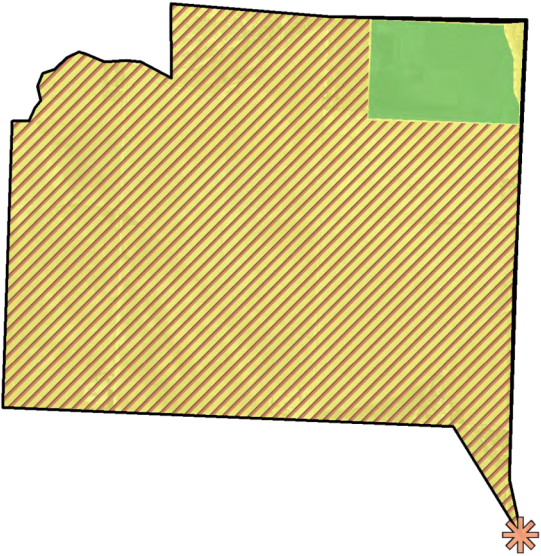


Future Desired Characteristics

The primary future use of this area will remain agricultural and public use oriented as development is not anticipated in the near future. The scale of any future development should be rural in character with large lots or clustered residential neighborhoods that integrate open space. Residential development should be designed to preserve the scenic viewsheds to the west/southwest/south with a priority on maintaining views to the Monument whenever possible. The street network will consist of low volume local streets without any pedestrian or other alternative mode accommodations.

District 5: Five Rocks Agriculture/Residential District

Future Places



Land Use Scale & Form	Primary Zoning
Agricultural	AG Agricultural
Residential: Large-lot, low density single-family residential and residential supportive of agricultural uses.	RR Rural Residential
	R1 Low Density Residential
Commercial Node: Commercial uses at key intersections including Kimball & Five Rocks Road.	C1 Neighborhood Commercial
Public use areas for community activities/events and trail connections.	

Land Use

 Residential

Intensity

 Lower Density

Node

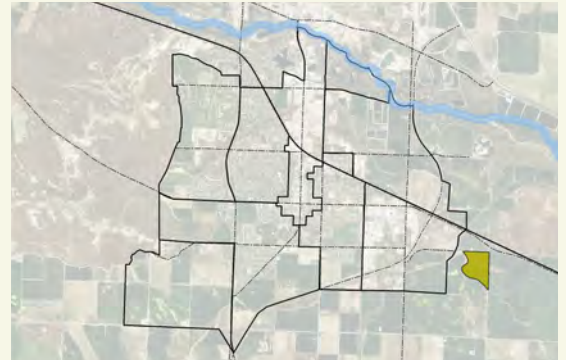
 Commercial Node

District 6

Gering Valley Agriculture/Residential District

Existing Characteristics

The Gering Valley District is characterized by a rural dispersed development pattern with single-family homes on large parcels. The district is removed from the core of the community and is surrounded by agricultural land. The scale of development is rural in character with large portions of the lots being undeveloped. The district is not serviced by city utilities and is not appropriate for expansion.

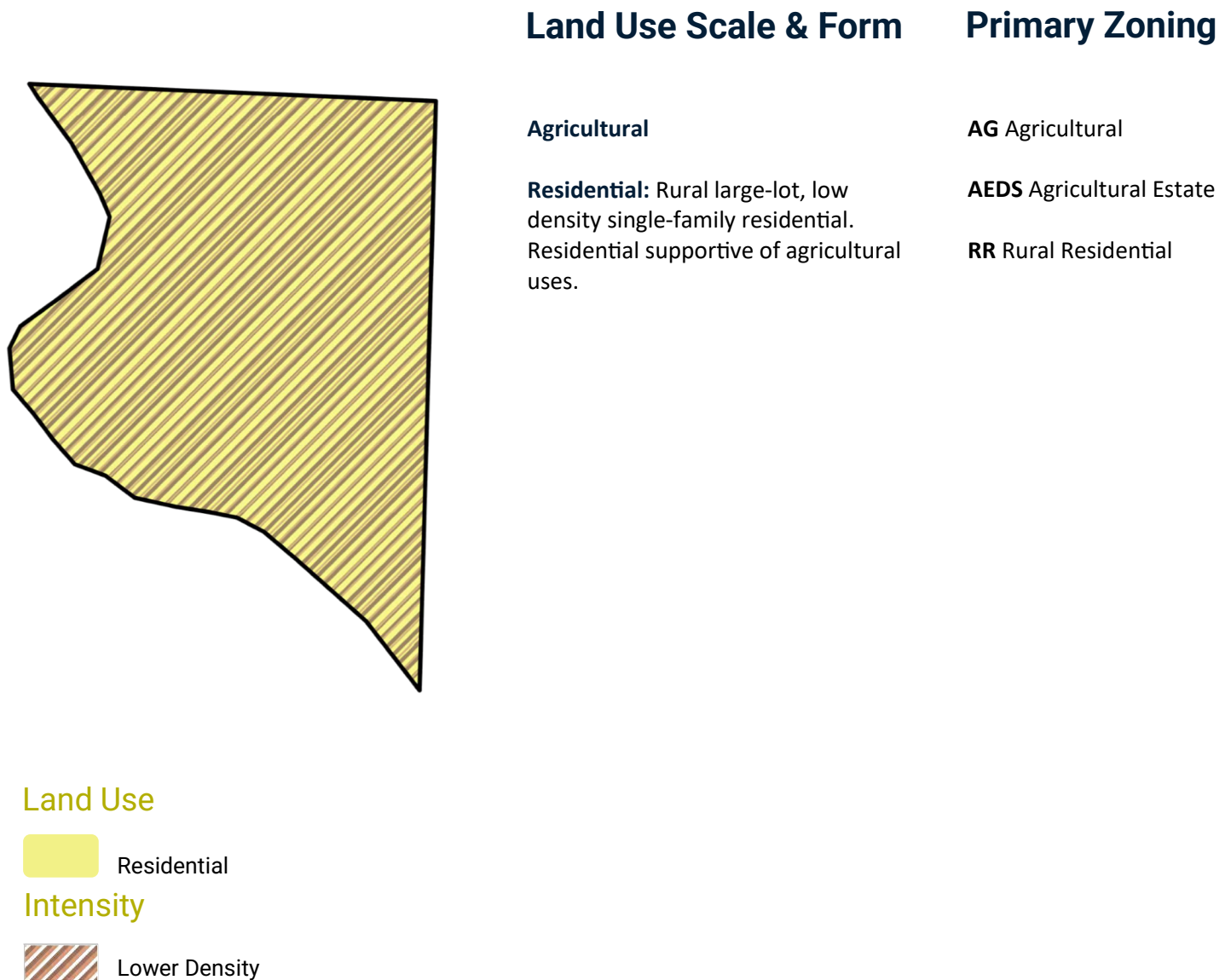


Future Desired Characteristics

The priority of this district is to preserve agricultural land and rural characteristics. Buildings and sites should be designed to complement the character of the surrounding area and should not detract from the open character of the landscape. Accessory buildings, home businesses, contractor and other small-scale agricultural uses that do not detract from the surrounding agricultural character may be appropriate.

While there is no expectation for the provision of urban infrastructure, the City may look to provide a trail connection to the district to provide some form of pedestrian connectivity if strongly desired by residents.

District 6: Gering Valley Agriculture/Residential District Future Places

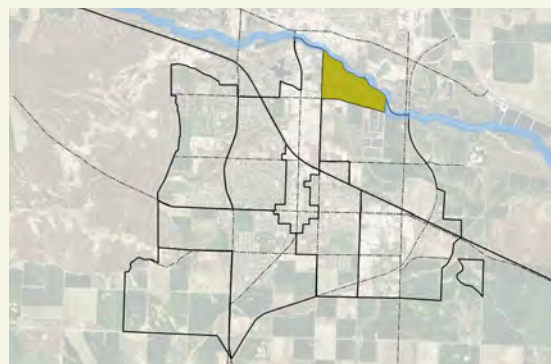


District 7

North Platte River Residential District

Existing Characteristics

The North Platte River District is characterized by single-family residential units on large parcels. The district is adjacent to the River and contains riparian habitat and open spaces which provides a unique physical context. Existing properties are not connected to City water and sewer, and are serviced by individual well and septic systems.



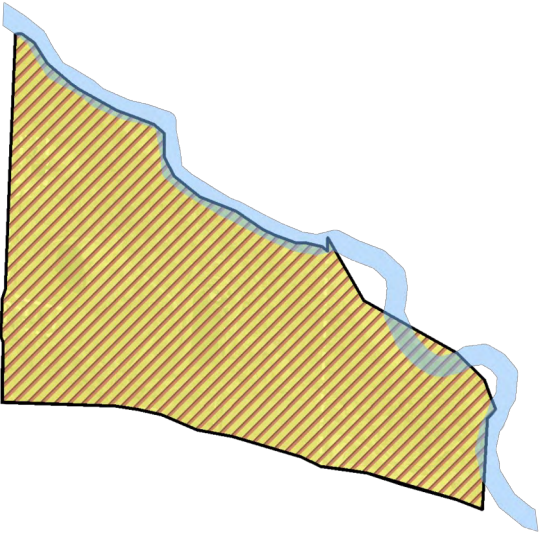
Future Desired Characteristics

Development should be designed to protect and enhance the riparian habitat and should work with the topography and other natural features. New housing should continue to convey a high level of quality and distinctive character by providing variety in the design and placement of homes, and incorporating landscaping; a variety of architectural styles and placement of features, such as garages, that will help distinguish the district. Low density development is desirable in this district and may take the form of large lot development or clustered development patterns which incorporate open space. Development should leverage the benefits of the riparian environment and floodplain as recreation and wetland areas. Best practices should be used to mitigate potential impacts from stormwater runoff. Appropriate development will protect natural features and sensitive areas and help preserve open space. While lower density development is more desirable in the floodplain, all development should be property elevated and properly located, with no development occurring in the floodway.

A future goal within this district is to provide pedestrian connectivity in the form of a trail that connects to the City's existing trail system. Consideration of a water trail along the River would create an additional community amenity. Providing access to and promotion of the River as a recreational asset will further contribute to the City's network of public spaces.

District 7: North Platte River Residential District

Future Places



Land Use Scale & Form

Primary Zoning

Residential: Low density residential which includes a variety of large-lot and/or clustered residential estate properties.

Public open space and trails as part of and connecting the residential development to the city wide trail system.

Rural to suburban level street, sidewalk, stormwater and other infrastructure improvements as appropriate.

RR Rural Residential

R1 Low Density Residential

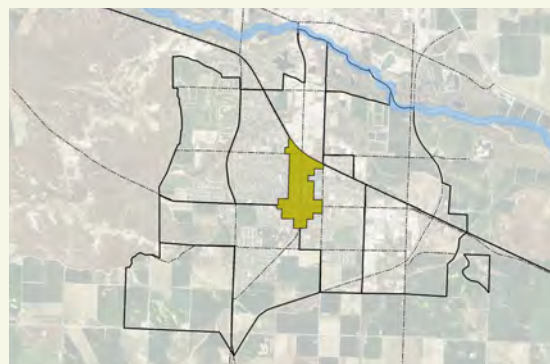


District 8

Downtown Gering District

Existing Characteristics

Downtown Gering represents the center of business and government activity that provides opportunities for shopping, dining, conducting professional business, social gatherings, and experiencing Gering's unique history and culture. The district is organized around 10th Street which is dominated by non-residential uses and surrounded by neighborhoods to the east, west, and south. Downtown Gering is the heart of the community.



Future Desired Characteristics

The goal within this district is to create a vibrant mixed-use area by accommodating a variety of uses and amenities. Commercial uses should be located primarily on the first floor of buildings with residential and office uses appropriate on upper floors above retail storefronts.

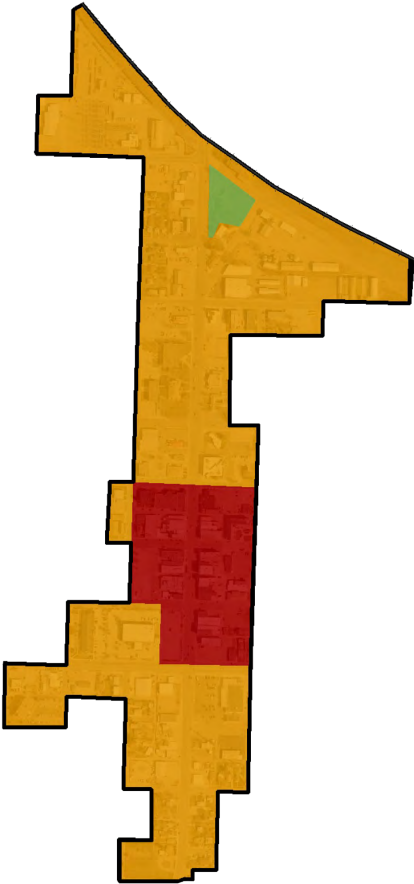
A number of vacant and underutilized properties are present downtown that would benefit from redevelopment, revitalization and reinvestment. Priority should be given to increasing residential opportunities that will help increase activity levels and support local businesses as well as feed uses such as restaurants and retail shops. For new structures, buildings should be consistent in scale and design with a variety of two- and three-story buildings that already exist in this district. Buildings should be located near the street while off-street parking is primarily placed behind or to the side of buildings with minimal street or no frontage along 10th Street on public lots in a manner that supplements the on-street parking pattern. Downtown should have an active street level presence and contain a good mix of commercial, retail, restaurant/entertainment, office and residential uses.

Public realm improvements, such as consistent lighting, streetscape, landscaping and other features that aid in increased pedestrian comfort and safety, are of great importance. Downtown should prioritize pedestrians and enhance pedestrian connections to surrounding residential neighborhoods.

Entryways into the Downtown should be strengthened to reinforce and define the overall identity and image of Downtown. Improvements should include landscaping, signage and other visual features.

District 8: Downtown Gering District

Future Places



- Land Use
- Mixed Use
 - Historic Core

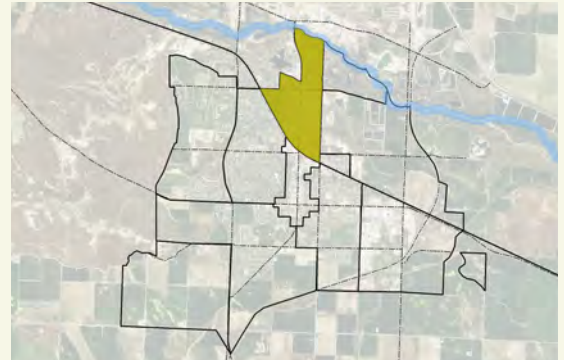
Land Use Scale & Form	Primary Zoning
Mixed Use and Historic Core: Mixed-use center for commerce, government administration, civic venues and spaces, restaurants/entertainment, residential, and tourism uses. Multiple story formats which may include commerce related activities on the first floor and office/residential uses on upper floors. Public parking provided on-street and in off-street parking lots located behind or to the side of buildings with minimum street frontage. Zero setback development pattern. Urban level density and intensity of activity.	C2 Central Business District C1 Neighborhood Commercial

District 9

10th Street Commerce & Industry District

Existing Characteristics

This Commerce and Industry District is the northern gateway into the community from Scottsbluff and serves as a transition area between two downtown areas. The district is and will continue to be defined by its civic, commercial and lighter industrial functions and character. The district is largely built out and consists of lots accommodating a variety of uses along 10th Street. The remainder of the district is influenced by increases in industrial use intensity that requires more land for equipment and material storage.



Future Desired Characteristics

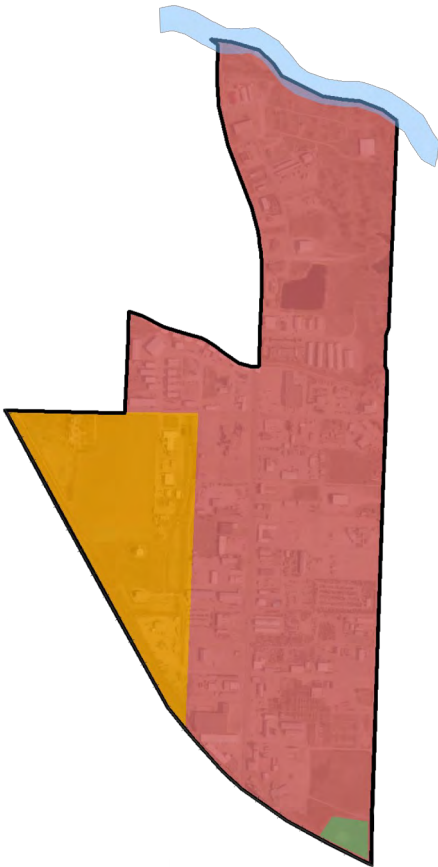
Efforts to enhance the appearance of the district as a part of the northern gateway into Gering should be encouraged. While industrial development is suitable throughout the district, individual lots should have landscaping to mitigate impacts to adjacent uses of lower intensity and provide appropriate buffering along highly travelled roadways.

Streetscape features within the right-of-way will be minimal with an emphasis on reinforcing safety and functional elements related to both motorized and non-motorized movement in the area. Defined streetscape elements such as street lighting, traffic signalization lights, medians, transit furnishings, wide sidewalks with connections to adjacent uses will help create a district 'feel' by improving the functions of facilities in the right-of-way and complementing landscape buffering enhancements along the frontage of property in the district.

As large vacant parcels accommodate industrial and commercial service uses, landscape and distance buffering should be used to separate such uses from adjacent residential uses.

District 9: 10th Street Commerce & Industry District

Future Places



Land Use Scale & Form

Commercial: Auto-oriented and other commercial businesses and restaurants. Municipal uses. Light industrial manufacturing, warehousing distribution uses.

Mixed Use: Commercial services and other uses such as multifamily that help transition the commercial and industrial uses to the existing residential uses in District 2.

Primary Zoning

C3 Regional Commercial

M1 Light Industrial

Land Use

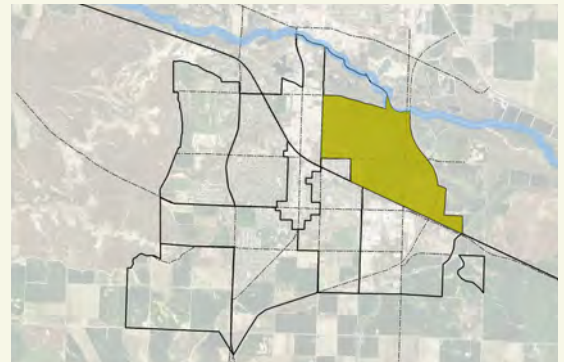
-  Commercial
-  Mixed Use

District 10

Gering Employment District

Existing Characteristics

The Gering Employment District is located on the eastern perimeter of the city and runs north of the railroad. This district consists of a mixture of primarily employment uses and vacant land. The employment uses range from commercial services to office to trucking to warehousing/ distribution to fabrication/ manufacturing. The district has convenient rail and road access to Highways 26, 71, and 92. The district is essential for Gering's economic stability and future growth.



Future Desired Characteristics

This district is intended to accommodate future employment uses seeking adequate space. The goal of the district is to preserve land that has attributes crucial to future industrial development, such as proximity to highway and rail access. A broad range of employment uses including manufacturing, warehousing and distribution, business and office parks, and office/industrial flex buildings are appropriate. New development that is higher in intensity would be concentrated away from residential areas. The district would support commercial uses for the purpose of serving employee and business needs. These commercial uses should be located at key arterial intersections or interchanges within the district. Enhancements in the district should be concentrated on gateway and streetscape features to help strengthen the visual character of Gering's eastern entryway at the Highway 72/ 91 interchange and along M Street. Properties and buildings along M Street should incorporate design features to enhance and improve the visual character of the corridor.

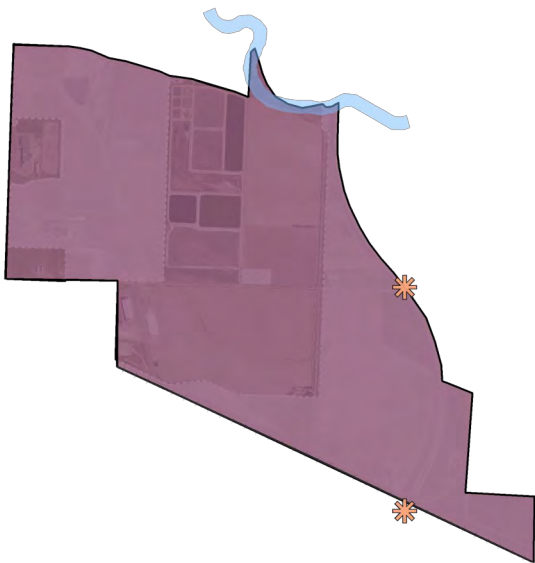
Commercial, office, or retail development is appropriate at the interchange of Highways 92 and 71 and the intersection of Highway 71 and U Street to support and strengthen major employment uses. These commercial nodes will act as the eastern gateway into the City and could include highway commercial as well.

Low maintenance landscaping and screening at the site perimeter and along street exposures is encouraged to mitigate visual and operational impact. This landscape/open space area may also be used to address stormwater quantity and quality issues.

Land uses such as single-family residential, schools, or civic uses are not appropriate within this district.

District 10: Gering Employment District

Future Places



Land Use

 Industrial

Node

 Commercial Node

Land Use Scale & Form

Commercial Node: Commercial uses supporting employment uses at arterial intersections and interchanges.

Commercial services.

Highway commercial at Highway 71/92 and M Street.

Commercial uses at Highway 71 and U Street.

Industrial: Light industrial manufacturing, warehousing, distribution.

Heavy industrial.

Office and other employment uses.

Business and industrial parks.

Primary Zoning

C3 Regional Commercial

M1 Light Industrial

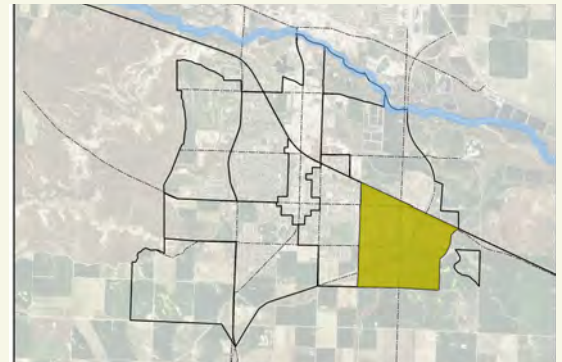
M2 Heavy Industrial

District 11

East Gering Industrial District

Existing Characteristics

The East Gering Industrial District rounds out the priority areas within the City reserved for commercial and industrial uses. The district has great highway access and accommodates industrial uses that are difficult to integrate with less intense uses. The district is bounded on the west by residential, and the north, east, and south by vacant/agricultural land.



Future Desired Characteristics

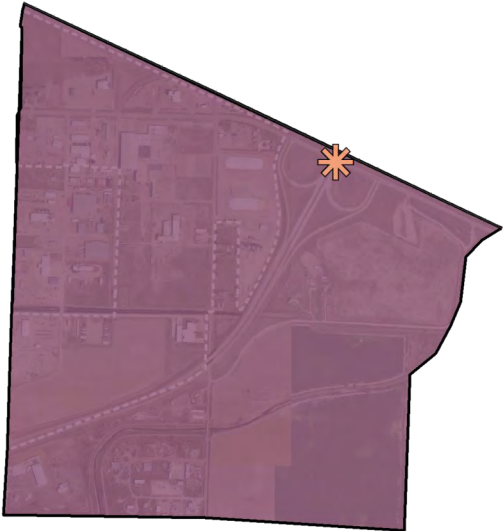
The goal of the district is to preserve land that has attributes crucial to industrial development, such as proximity to highway and rail access. New development that is higher in intensity should be concentrated away from residential areas. While much of the western edge is already developed, mitigation controls should be used to screen the industrial uses from the adjacent residential neighborhood.

Major arterial frontages should be heavily landscaped and buildings along M Street should consider incorporating design features to enhance and improve the visual character of the corridor.

Commercial, office, or retail development is appropriate at the interchange of Highways 92 and 71 to support and strengthen major employment uses. This commercial node will act as the eastern gateway into the City and could include highway commercial uses as well.

District 11: East Gering Industrial District

Future Places



Land Use Scale & Form

Primary Zoning

Commercial Node: Commercial uses supporting employment uses at arterial intersections and interchanges. Commercial services. Highway commercial at Highway 71/92 and M Street.	C3 Regional Commercial
Industrial: Light industrial manufacturing, warehousing, distribution. Heavy industrial. Office and other employment uses. Business and industrial parks.	M1 Light Industrial M2 Heavy Industrial

Land Use

Industrial

Node

Commercial Node

4.2

Transportation Framework

Within the City of Gering we value the ability to move from place-to-place in a convenient and safe manner. Our mobility network is defined by a variety of transportation modes and experiences. In Gering, citizens and visitors should feel comfortable walking, biking, and using public transportation in addition to driving personal vehicles. The mobility network is built upon a desire to have an interconnected system that provides not only convenient and safe options for getting from place-to-place but also enhances the quality of our commerce and employment areas, and residential neighborhoods.

Much of our time and money is spent getting from one place to another. Therefore, it is important to provide a positive functional and visual experience for all users of our mobility network. Impressions regarding our community are formed by what is seen and experienced on the journey to a destination. Commerce in Gering is impacted by the ability to move goods and products in addition to people in, out and through our community. The appropriate design of the mobility network takes into consideration the context of its components balancing aesthetic and functional priorities.

The Principles and Policies in Section 3 – Community Vision provide an outline of several important considerations that relate to transportation. For a full description of each policy and principle, please reference Section 3, but the list below includes the transportation-related highlights:

Policy 1.4.D: While the river frontage isn't extensive in Gering, the river is a recreation asset. Access along the river should be provided to support recreation and transportation connections.

Policy 1.7.A: Coordinate capital improvement planning to improve pedestrian and bicycle connections to and within key open spaces, parks and public facilities.

Policy 1.7.C: Continue to create a series of pathways and greenways that link parks and recreational amenities within Gering and connect them to adjacent lands and natural amenities such as the Monument and North Platte River.

Policy 2.1.C: Prioritize investment in infrastructure that supports the economic health of the community.

Policy 3.2.F: Enhance Gering's gateways and create a common vision for these areas.

Policy 4.1.A: Multiple modes of transportation will be considered for street improvement projects with priority given to routes that enable adults and children to safely ride from home to civic destinations.

Policy 4.1.B: Design streetscapes to support a pedestrian friendly, high-quality and distinctive environment.

Policy 4.1.C: Continue to create opportunities for people to use alternate modes of transportation to reach destinations.

A few of these are critical to advancing Gering's goals related to the foundation of Creating Meaningful Connections. Specifically, Principle 4.1 states: Our community will provide a well-connected and balanced transportation system. The following policies will require support to advance the vision:

Policy 4.1.A: Multiple modes of transportation will be considered for street improvement projects.

What this policy means for Gering: In a community like Gering where large street reconstruction projects only take place once-in-a-while, transportation improvements are more likely to happen incrementally over many years. As yearly maintenance programs are being developed, consider each project from a multi-modal perspective early in the process, and prior to setting a budget. Review whether there are any "quick fixes" that can help to make a project better for cyclists, pedestrians and transit users. For instance:

- A road resurfacing project is a great time to consider the addition of bike lanes and crosswalks.
- When repairing curb & gutter, consider installing missing sidewalk links.
- If repairing traffic signals, consider installing pedestrian countdown timers.

A wide variety of treatments can help to make our transportation network more accessible and functional for many users. Many helpful documents can be found at the Institute of Transportation Engineers.

Policy 4.1.B: Design streetscapes to support a pedestrian friendly, high-quality and distinctive environment.

What this policy means for Gering: Streets are everywhere in Gering, and the goal of improving them all is a bold vision. However, acknowledging the fact that budgets are limited, we have to prioritize our investments. This Plan presents a system of context-based street options. This system is complementary to the traditional functional-classification system. Considering both, the context of a street and the functional classification, is important to help in determining the level of investment necessary in any particular location. Where new streets are constructed, like in the case of a new neighborhood development being added to Gering, new streets should consider the cross-sections included in this Plan for local roads.

Similarly, where new industrial streets are being constructed, designing to meet this policy should be considered. When modifications are made to existing roads in Gering, streetscapes should be evaluated to identify those that will have the greatest impact on users, while presenting a high-quality impression of the community.

Modifying the requirements in the City's code to specify which areas require higher standards is a key next step. Creating a matrix which identifies basic minimums and quality additions will help set the foundation of requirements for streetscapes like sidewalks, street trees, and lighting. Additional options could be presented in a handbook format to help demonstrate the value of these items to property owners.

Policy 4.1.C: Continue to create opportunities for people to use alternate modes of transportation to reach destinations.

What this policy means for Gering: Improving transportation requires a wholistic view of considering the mobility needs of different modes. Putting yourself in the shoes of a cyclist, a walker, a transit-user can be a great way to understand the needs of these community stakeholders.

Consider holding a mobility workshop with each of the alternative modes of transportation. Walk to school with students, join a cyclist on their morning ride to work, hop on the Roadrunner to purchase your weekly groceries. This type of insight can help identify the small (and probably large) elements that are missing from the system.

For cyclists, are there:

- bike racks at key destinations to safely secure their bike?
- repair stations along pathways to fix a flat?
- bike lanes and signs on designated streets to elevate awareness and safety?

For pedestrians, are there:

- direct connections to destinations, connecting public sidewalks with business entrances?
- detached sidewalks with trees to help buffer walkers from traffic, while also providing shade?
- benches at regular intervals offering a place to rest?

For transit users, are there:

- clearly designated stops, with benches, windbreaks, and lighting?
- maps available, clearly defining the route?

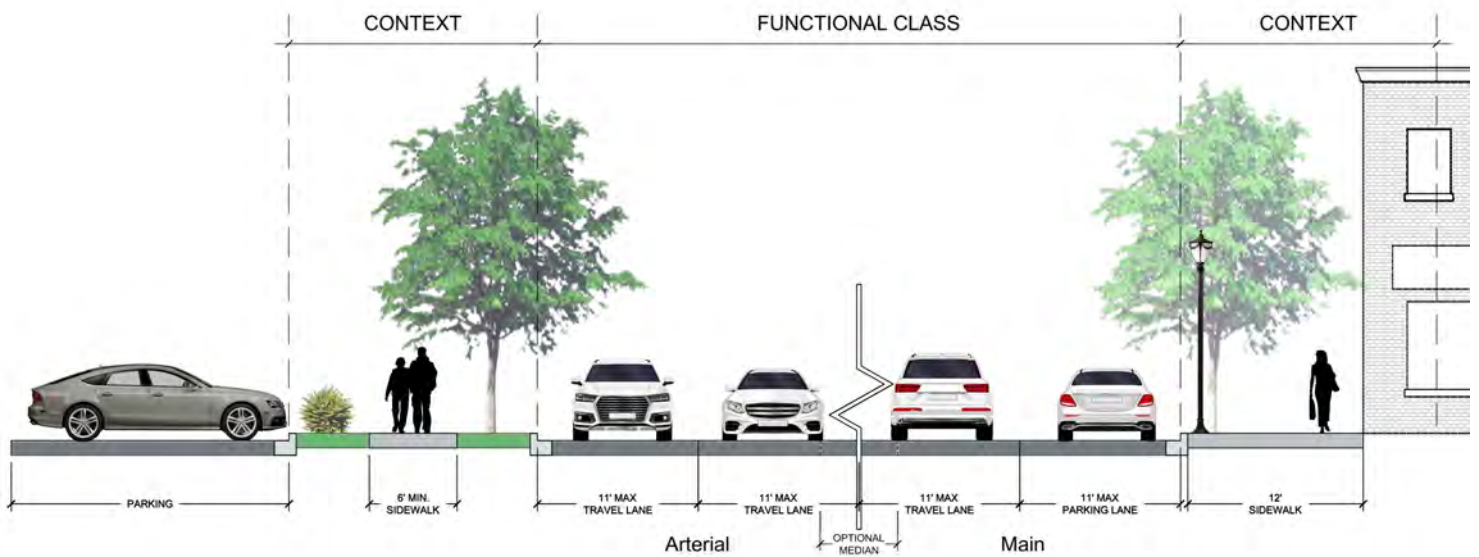
Using this policy during the design process for road projects can help to identify missing elements that will help to make the entire system more efficient for all users.

Mobility Framework

While Gering's slow but steady growth won't likely require the construction of many new roads over the life-cycle of this Comprehensive Plan, there will be some new roads constructed. The following Mobility Framework provides options for Gering to consider in constructing new streets, while also providing considerations for smaller repairs and modifications that may take place over time.

Traditionally, transportation planning uses a Functional Classification System to characterize the intended function of various roadways in the street network. Typical parameters for roadway design within this system include access management practice, number of lanes, mode(s) of transportation, along with the type, speed and volume of traffic to be served. This system is based upon the categorization of the roadways as Arterial, Collector, and/or Local streets. The approach doesn't however consider the context of the street - the land use and development adjacent to the street - as it may change from block-to-block or area to area.

While Functional Classification is used to define what's going on in the street – number of lanes, volumes and to some extent, speeds, this Plan introduces the concept of a Context Classification to better address the unique conditions of adjacent development and what happens behind the curb. At times, the dynamics of the land use/development context and roadway function create undesirable impacts in a specific location or segment of the system. Ultimately, meshing context and function will help to ensure that a one-size-fits-all designation doesn't adversely impact Gering's existing and future neighborhoods. This approach can also help in managing roads that change character as they pass through the community. Tenth Street is an example of a road that changes from Industrial Arterial to Main Street Arterial over the course of a few miles. Using context considerations can also enhance desirable character areas – such as the Central Business District - in a manner that balances community priorities and values with efficient operation of the mobility system throughout Gering.



Functional Classification	Context Classification
Pertains To: Speed, Width, Volume	Pertains To: Site Development, Setbacks, Access
ARTERIAL	Thoroughfare
	Main Street
	Gateway
	Industrial
	Residential
COLLECTOR	Industrial
	Neighborhood
LOCAL	Industrial
	Neighborhood

Providing this approach, enabling both consideration of Functional and Context Classifications, will enable the Gering Zoning Code to better respond to the unique conditions of each specific site. Different elements, or exceptions, may be key to different Context Classifications within the Code. In this way, the Plan and subsequent code can better address more flexibility in the regulatory approach, which is a key goal of this Plan expressed in Policy 2.3.C – (Clarify and streamline City processes.)

The following pages include the Functional Classification Map. Use this map to help identify the overall function of the street, anticipated widths, speeds and volumes. Next is the Context Classification Map, which can be used to help identify tailoring of site development standards, setbacks and other elements further described in the Zoning Code.

Additionally, several cross-section examples have been provided for representative types, illustrating the blend between Functional and Context Classifications. Each provides a description of the Context along with primary elements and how they can be tailored to that specific Context. Watch for elements that vary between Contexts and Function on the following transportation elements:

Movement: Vehicles, Pedestrian, Bicycle, Public Transit

Parking: On-Street, Off-Street

Amenities: Streetscape, Lighting, Character Enhancements

Development Interface: Setbacks

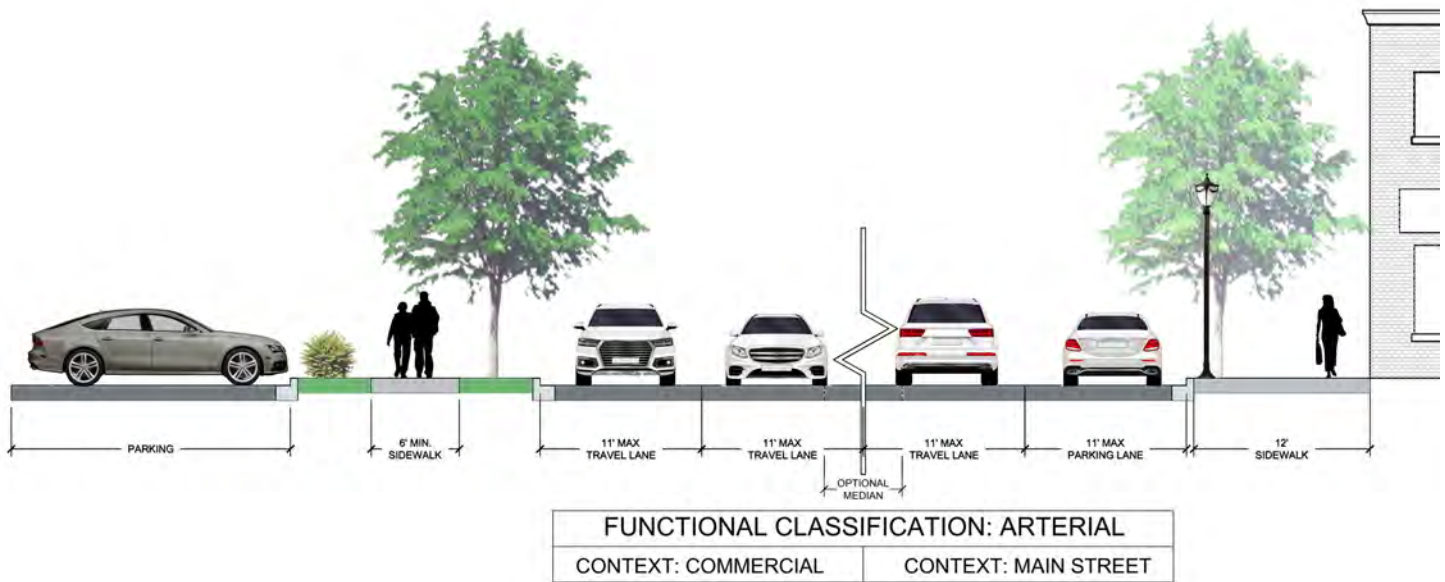
Use these descriptions to help in guiding the creation of a street environment that reflects the individual qualities of a district, while maintaining critical function of the transportation network.

Street Typology

The Mobility Framework Map depicts four primary types of streets. In the case of commerce and residential streets, a differentiation is made between the traditional main street/grid block context and the more automobile oriented arterial/suburban context that exists in Gering. Descriptive and dimensional guidance is provided in the following narrative, but the application of such design guidelines is subject to adjustments based upon the district and context in which the street is located.

(Insert Mobility Framework Map – this map provides the designation of the street types below on particular street segments in Gering.)

(Insert Mobility Framework Map – this map provides the designation of the street types below on particular street segments in Gering.)



Commerce Streets

Commerce streets serve as primary commercial business corridors. Commercial activities may stretch all along the corridor or be concentrated at nodes where major streets intersect with the commerce street. In Gering there are two contexts in which this type of street may occur.

Arterial

This type of commerce street is characterized as an automobile-oriented roadway serving typical commercial development. The primary purpose is to get people and goods from one place to another via vehicular means (automobile, public transit, truck) while accommodating bicyclists and pedestrians. Commercial development along the arterial commerce street generally provides off-street parking and access from the road/sidewalk to the uses adjacent to the street while minimizing the number of access points.

Main

The main street context must accommodate a greater level of pedestrian movement and activity along the street as well as on-street parking. Through traffic, as well as circulating local traffic, is accommodated but slower moving within a commercial development framework in which buildings are closer to the street. These streets should have wider sidewalks and convenient crossings to serve pedestrians, as well as provide a higher amenity level. In this context, a safe and enjoyable pedestrian experience is a high priority.

Movement

- **Vehicle:** up to two (2) lanes on each side of the street, with each lane a maximum of eleven (11) feet wide. In the main street context, one (1) travel lane in each direction may be desirable. Medians may serve as access management tools in the arterial context to allow for left turns onto streets at intersections, and limit left turn access to private property. Medians should be well defined and if used as turn lanes should be eleven (11) feet wide.
- **Pedestrian:** sidewalks intended for pedestrian travel and direct access into businesses should occur on both sides of the street and be a minimum of six (6) feet wide (along commerce arterials) and could expand up to twelve (12) feet wide in the main street context. Note: All sidewalk widths and crossings should meet ADA standards. Additionally, crossings at street intersections and private drives should be designed with pedestrian safety in mind – smaller turning radii to slow vehicle turning movement and the proper placement of landscape materials and signage so not to block sight lines is important.
- **Bicycle:** bike lanes when provided along commerce streets should be six (6) feet wide, located on both sides of the street if possible, and should include a two (2) foot wide strip that separates the bike lane from the adjacent travel lane.
- **Public Transit:** stops should be accommodated within the width of the right-of-way without creating traffic flow interference when possible.

Parking

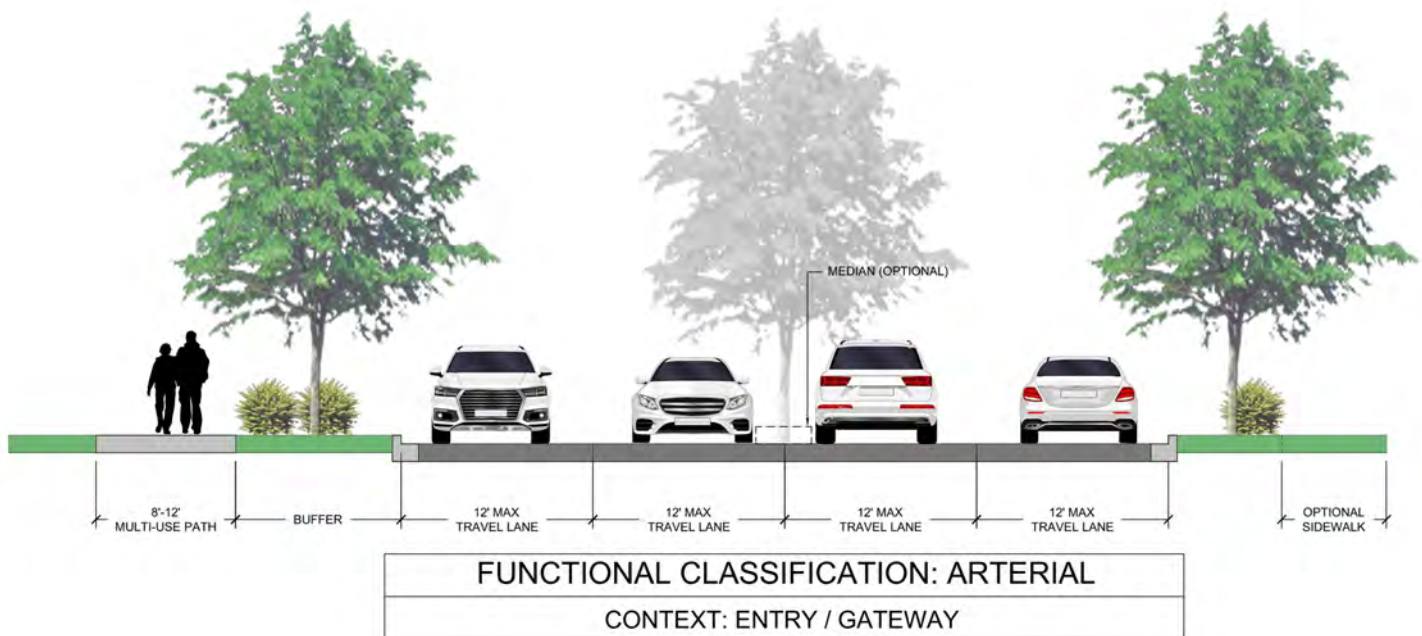
- **On-street:** would not be found along arterial commerce streets. Within the main street context, on-street parking may be provided in a variety of formats – angled (to the side or in the middle between travel lanes) spaces may be designed to back-in or back-out. Parallel parking spaces may be more likely along cross streets within one or two blocks of the main street context.
- **Off-street:** in the main street context, off-street parking should have minimum frontage along the street with the parking area being behind or to the side of buildings and a wall/fence/landscape feature between the sidewalk and the parking area which extends the dominant building setback. Drive access should be from cross streets or alleys in this context. In the commerce arterial context, off-street parking may be located in the front of properties along the sidewalk with a landscape buffer defining the public and private space, and minimal direct drive access points off of the arterial.

Amenities

- **Streetscape:** promoting consistent street character adds to the visual appeal and definition of places in areas of commerce. Trees should be protected and the use of tree grates along sidewalks (especially in main street commerce areas) may be an option depending on tree species and streetscape design. Low maintenance trees and vegetation that are drought resistant, and adaptable and tolerant of the commerce environment are preferred. Median areas and extended corners at intersections may also provide opportunities for enhanced streetscape elements, pedestrian refuge areas at intersections, and enhanced character utilizing accent materials. Medians should have a design width that best suits the purpose and desired design character along the street.
- **Pedestrian Lighting:** intended to provide a well-lit and safe environment along public rights-of-way; may be provided through typical street lighting standards on arterial commerce streets. In areas where an enhanced character is desired, the following, such as the main street context, independent pedestrian light poles, tree lighting, architectural feature lighting, and display window lighting, should be utilized.
- **Character Enhancements:** may include public art, educational/interpretive components, benches/bike racks, planter areas/boxes, banner systems, wayfinding elements, bike racks, newsstands/information kiosks, street vendor stands, outdoor eating areas, and/or other amenities.

Development Interface

- **Setbacks:** the character of building edges and the presence of direct building entrances located along or connected to sidewalks will influence pedestrian activity. Main street areas have minimal building setbacks of zero (0) to five (5) or ten (10) feet and outdoor sales display or sitting/eating areas are encouraged. Typical commerce arterials reflect greater building setbacks allowing for off-street parking and landscape buffering between the public sidewalk and the building.



Gateway Streets

Gateway streets operate as primary entryways into Gering but may also serve a through or around town function. This street type has a parkway feel in that there are minimal access points or intersections along these streets. Additionally, enhanced visual elements provide an inviting experience. Adjacent but separated wide sidewalks and/or trails encourage and support bicycle and pedestrian activity. Enhanced streetscape elements, as well as green infrastructure elements provided along this street type, serve to reinforce the beautification efforts and natural physical context in Gering.

Movement

- **Vehicle:** one (1) or two (2) travel lanes in each direction are a maximum of twelve (12) feet wide. Access management practices minimize the number of private access points and intersections along these streets.
- **Pedestrian/Bicycle:** an enhanced sidewalk/multi-use trail is provided on one or both sides of these streets. The width is eight (8) to twelve (12) feet with a significant separation distance between the path and vehicle travel lanes. Intersection crossings are enhanced to ensure compliance with ADA standards and provision of up-to-date ramps, crosswalks, and signal control that accommodates pedestrians and bicyclists.
- **Public Transit:** likely to be express-oriented service with no stops or minimal stops being accommodated at major intersections only in a manner that does not interfere with traffic flow.

Parking

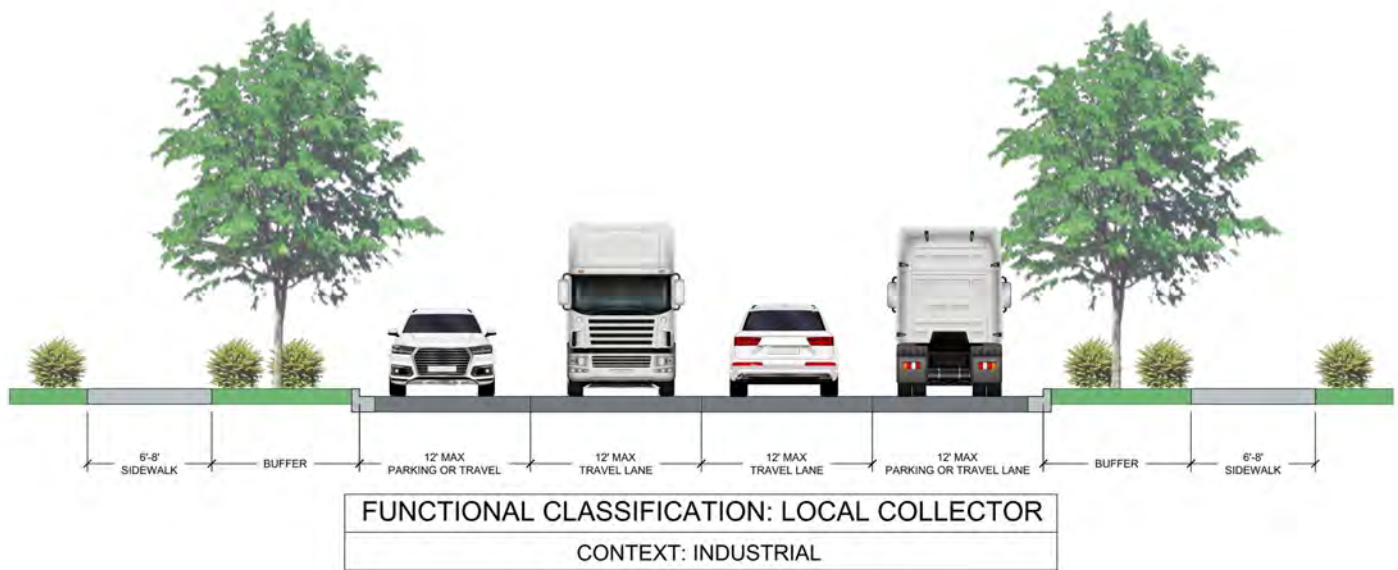
- **On-street:** no on-street parking.
- **Off-street:** access management practices eliminate entry/exit access points so there is no direct access to off-street parking areas or adjacent property.

Amenities

- **Streetscape:** shade trees and landscape enhancements are provided in the ample open space associated with this street type. Landscaping may be incorporated in medians or along the sides of the roadway giving a parkway or boulevard feel. Shade provision along the associated sidewalk/trail is important. The open space area (median and adjacent) may include low maintenance native vegetation that also serves as a green infrastructure element for gathering, filtering and conveying storm water run-off.
- **Pedestrian Lighting:** intended to provide a well-lit and safe environment along the multi-use sidewalk/trail, independent pedestrian lighting is provided.
- **Character Enhancements:** may include public art, educational/interpretive components, entry monuments/fountains, benches, banner systems, wayfinding elements, and/or other amenities.

Development Interface

- **Setbacks:** generally, the side or back of private property will be adjacent to these streets. It is critical that appropriate visual buffering through the use of plant materials, berms and fencing be visually appealing.



Industrial Streets

A significant and important part of Gering is the industrial activity that provides employment opportunities. Such activity generates truck traffic with specific needs for the efficient movement of goods and products. Accommodation of public transit, pedestrians and bicycles is necessary for getting people from where they live to where they work. Wide sidewalks serving as multi-use paths are encouraged to provide alternative means of transportation separate from vehicular traffic. Landscape amenities are provided on private property as buffers between the public corridor and industrial uses. Pedestrian crossings are enhanced to provide greater pedestrian safety.

Movement

- **Vehicle:** should include one (1) or more travel lanes on each side of the street, with each lane a maximum of twelve (12) feet wide. Larger corner radii are desired at intersections and access points to accommodate industrial oriented traffic.
- **Pedestrian:** sidewalks intended for pedestrian travel should occur on both sides of the street (designated arterials) and be a minimum of eight (8) feet wide. On local or collector streets in the industrial context sidewalks, they may be reduced in width to six (6) feet. Sidewalks should be separated from the vehicle lanes for safety purposes utilizing low maintenance methods and materials. Note: all widths and crossings should meet ADA standards.
- **Bicycle:** bicycle use is primarily intended as an alternate means of transportation (not recreational purposes) in industrial areas, thus wider sidewalks are provided to separate bicycle use from vehicle use and intersections should be appropriately signed or signalized for safety purposes.
- **Public Transit:** industrial streets should be adaptable/designed in a manner that can easily accommodate public transit as an alternative means of transportation.

Parking

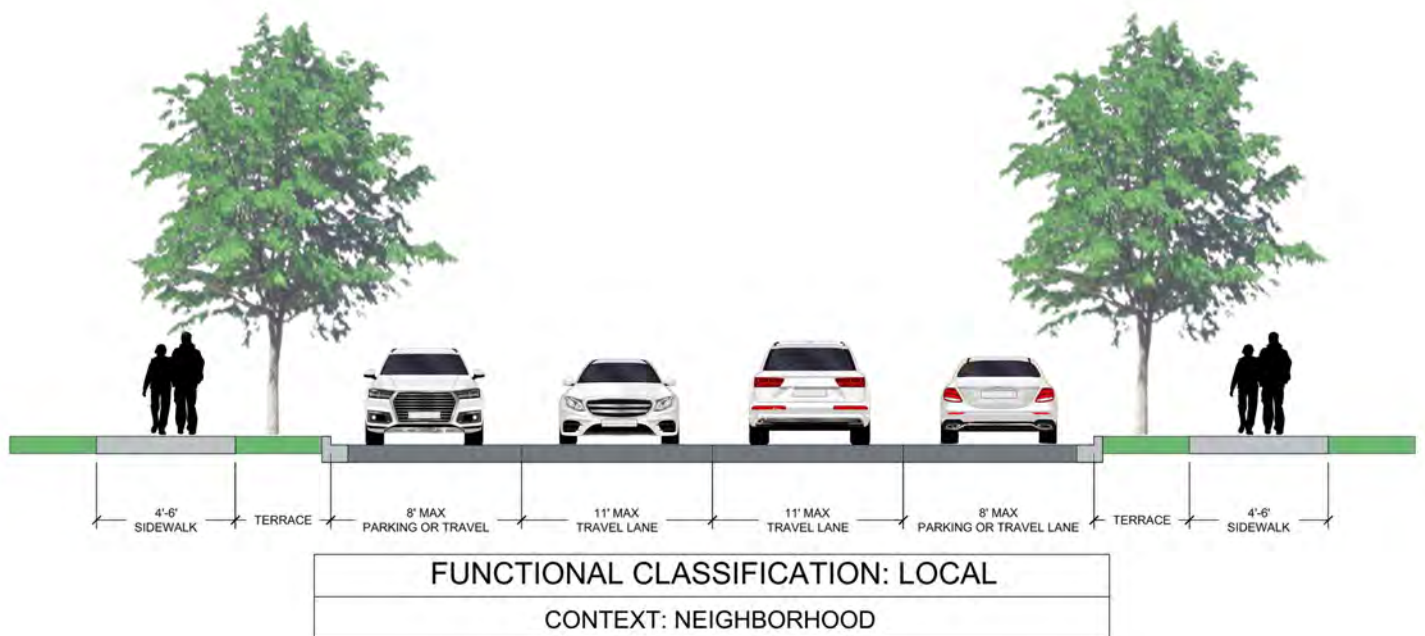
- **On-street:** may be accommodated when it does not interfere with primary traffic movement.
- **Off-street:** lots/structures adjacent to buildings with landscape buffers between the parking areas and public sidewalks. Convenient pedestrian/bicycle connections should be provided from the public sidewalk to the building entry. Landscape buffers may serve as storm water features and incorporate low maintenance native plantings.

Amenities

- **Streetscape:** trees and other plant materials are generally placed on the landscape buffers between parking areas / buildings and the public sidewalk. The area between the public sidewalk and vehicle lanes may include low maintenance native vegetation that also serves as a green infrastructure element for gathering, filtering and conveying storm water run-off.
- **Pedestrian Lighting:** is provided via standard street lighting.

Development Interface

- **Setbacks:** development setbacks will vary depending on the type, intensity and building form of the various industrial uses and settings.



Residential Streets

Residential streets connect Gering's residential neighborhoods to other parts of the community. These streets influence the perceived quality of the neighborhood and serve local bicycle, pedestrian and vehicular traffic. The users of these streets range from very young children to the elderly as they go to and from community activities/events, places of employment and shopping areas, as well as other destinations in and around Gering.

Residential streets exist in two contexts, a grid and a suburban framework. In either context, the residential street serves as a place for neighborhood interaction. These streets also connect neighborhoods and link different parts of the same neighborhood. Such streets should be designed to minimize through traffic and speed while also providing safe and inviting places to move and interact.

Movement

- **Vehicle:** two (2) travel lanes maximum, each a maximum of eleven (11) feet wide.
- **Pedestrian:** sidewalks intended for pedestrian travel should occur on both sides of the street and be a minimum of four (4) to five (5) feet wide. In the suburban context, sidewalks should be six (6) feet wide on both sides of the street. Note: all widths and crossings should meet ADA standards. Wider widths are intended for designated trails that may exist in the neighborhood context as described in other parts of the Comprehensive Plan.
- **Bicycle:** bicycle traffic may take place on the sidewalk (in the case of young families or individuals) and/or roadway (older children and adults for recreational and alternate means of transportation). In the residential context, sharing the road is an expectation. Designated trails or bicycle routes with intentionally designed wider widths may exist within a neighborhood to accommodate pedestrians and bicyclists in and coming through the area.
- **Public Transit:** designated collector streets within the grid or suburban residential context should be designed in a manner that can easily accommodate the provision of public transit.

Parking

- **On-street:** creates a buffer between pedestrians and traffic lanes. On-street parking should consist of a minimum of eight (8) foot lanes on each side of the street.
- **Off-street:** is provided via private residential driveways, and in the case of higher density residential development parking areas, it is provided with landscape buffers between the parking areas and sidewalks.

Amenities

- **Streetscape:** intended to provide shade and promote a consistent street character. Species should be selected that are native to the area, drought tolerant, adaptable to the street environment, and have minimal maintenance requirements. Placement can be determined based on species type and be either in the street right-of-way or on private property along the sidewalk.
- **Pedestrian Lighting:** intended to provide a well-lit and safe environment along public rights-of-way throughout residential areas. Increased levels of pedestrian lighting may be required along sidewalks and pathways that are primary connectors between neighborhoods and other community destinations.

Development Interface

- **Setbacks:** are intended to provide desired separation between the public right-of-way and private development. In areas where the street grid is prevalent, setbacks are likely to be smaller (zero to 20 feet) than suburban areas (25 or more feet).

Gateways and Wayfinding

Although Gering is a small community by population standards, there are many activities, events and destinations that draw visitors to and through Gering. For visitors, the first and most lasting impression of the community they visit or pass through is formulated based on the perceived quality of the travel experience. Many times, this perception is based in the visual aspects of the route and by the ease/convenience of getting from point A to point B.

Wayfinding components, such as thematic entry gateways and directional signage, have a positive influence on the perceptions formed by visitors. While much progress has already been made on wayfinding efforts, the community should continue to build upon previous efforts and determine a thematic for the design of a unified wayfinding system that lends direction in regard to the community's vision statement – Pioneers Welcome!

Gateway areas can provide an opportunity to leverage the unique context and history of Gering by creating highly visible arrival points that define the community and leveraging unique features in and around Gering. Gateways are intended to reflect the character and vision of Gering and can be a community asset for citizens and visitors to experience by:

- Promoting a sense of arrival and anticipation.
- Establishing landscaping, artwork, signage, and other sculptural elements that reflect local history and culture, tell the story of commerce in the area, complement and highlight the natural landscape, as well as define community boundaries.
- Featuring views to landmarks, focal points and significant community features big and small.



4.3

Parks & Open Space Framework

Public parks, open space and pathway corridors can define and enhance the quality of community life in Gering. Residents have access to many recreational experiences provided via a number of public entities. Whether interacting with neighbors in a local park or walking a trail in a national monument, these places are integral to life in Gering.

The framework of public spaces is utilized for both passive and active recreation, as well as organized and self-directed participation. No matter the activity, these spaces offer the potential for unique and memorable experiences for all parts of the community. Trails can be planned as pathways and links to a system of public open spaces, schools, commercial and employment areas, and entertainment locations. By creating a system of diverse public open spaces/parks connected by multi-use pathway corridors, Gering will benefit by enhancing community health/wellness and promoting positive social interaction.

The Principles and Policies in Section 3 – Community Vision include a broad list of items that impact the Parks & Open Space Framework, indicating how important these items are to the community. The vision even included one of the four primary foundations – Nature Close at Hand – to highlight many of the policies associated with Parks & Open Space. For a full description of each Principle and Policy, please reference Section 3.

Many of these policies could be handled through more specific and tactical investigation over the years. However, several are interrelated with the broader vision of the Plan and should be carefully considered to ensure they don't get lost in the shuffle. Additionally, many of the most critical issues are regional in nature and will require broad collaboration between local, regional, state and even federal government, along with community and non-profit partners.

Specifically, the following principles embody the strategic differentiation that Gering can use to leverage natural assets to promote growth and economic investment:

Principle 1.4 – Our community will embrace the river.

What this principle means for Gering: The river is a defining asset for the community, yet the leveraging of its impact is currently limited. As economies shift from resourced-based geographic limitations, quality of life is becoming a predominant factor influencing business site selection. Approaching this issue through an economic development lens will help add strategic focus as well as horsepower to the initiative.

Due to the regional impact of the North Platte River Corridor on the tri-town area, a collaborative approach to planning and enhancement should be considered. Gering can take a leadership role to ensure that this initiative doesn't get caught up in red tape. To help advance this principle, a logical next step would include diving deeper into what it means to the local communities to "Embrace the River." Exploring specific action steps of how the policies in this Comprehensive Plan could be carried out would help define funding needs and specific policy changes to pursue. Additionally, creating a master vision for the River could help in securing funding.

Principle 1.1 – Our community will preserve views of the Scotts Bluff National Monument and other views of significance.

What this principle means for Gering: Views of the rock formations provide a geographic exclamation point to the Gering area. Visitors, prospective residents and business owners, and locals appreciate this diversity in landform, viewing the formations as a key amenity to the area. Preserving views of the Monument will require several different action steps. First, identifying the most important locations that views should be preserved from is essential. While changes over time and new construction may impede views from individual properties, key public locations should be identified where the views are non-negotiable. Once key locations have been agreed upon, a series of guidelines should be created to help future decision-makers evaluate proposals. Specific locations to consider views from may include public buildings and parks.

Additional consideration should be given to the protection of land leading up to the Bluffs. Creation of a buffer area around the base of the Monument and other areas can help to preserve the dramatic quality and function of these areas as public recreation amenities. In addition to purchasing lands, consider exploring a variety of tools, including conservation easements, to help minimize development nearby these landforms.

Principle 1.5 – Our community parks will serve all populations.

What this principle means for Gering: Parks are a beloved asset to the people of Gering. The superior quality of life has resulted in families choosing to establish roots in Gering over other area communities. In order to maintain this competitive advantage, Gering should carefully monitor the types of facilities and experiences its parks offer to ensure that it continues to meet local needs.

To help Gering address the Principle to serve all populations, a Parks Master Plan is recommended to aid in reviewing current assets as well as liabilities. In several instances, there may be too many or too few fields, courts or parks. Considering changing trends is also important to prioritize popular emerging activities – like pickleball – to ensure Gering is meeting the needs of its population.

Additional considerations in a master plan include maintenance. Merging stormwater control facilities can be an effective way to utilize open lands while also reducing the amount of area that needs to be maintained. Adding naturalized landscapes to parks can reduce irrigation requirements as well as mowing operations. Exploring these options in greater detail will help to ensure that assets are managed in an efficient manner.

Parks & Open Space Framework

With many different assets and elements to work with, the Parks & Open Space Framework includes corridors, natural areas, various types of parks, and specialty areas. The following categorization system helps to create a shared classification system ensuring everyone is using the same language to describe the types of facilities. These include:

Parks & Open Space Classification	
Functional Classification	Context
PATHWAY CORRIDORS	Trails
	Bike Lanes
NATURAL AREAS	
PARKS	Community
	Neighborhood
	Pocket Park
	Plaza
	Specialty Areas

Pathway Corridors

Objective: Provide safe access to and connectivity between neighborhoods and community destinations throughout Gering while enhancing opportunities for recreation, interaction, health and wellness, and alternative means of transportation.

Pathway corridors serve as links between areas and places in Gering. Such corridors are based in providing the opportunity to walk, run, bike for recreational, health/wellness, or alternate means of transportation purposes. Two types of pathway corridors have been identified.

Trails

Trails are intended to promote social interaction as people move about the community for recreation, health, and transportation purposes. These links and paths may serve multiple types of users and uses – e.g. green storm water infrastructure, wildlife habitat, walking/hiking, cycling, etc. – and may all coexist in the trail corridor.

Bike Lanes/Routes

Bicycling is an affordable and popular mode of transportation that provides physical activity and produces no pollution. The lane/route network must integrate with and complement the functions of the various street types and trails. In a community like Gering, virtually every street may see bicycle traffic but identifying the best location for bicycle facilities, e.g. designated lanes or routes, requires detailed planning with safety as a top priority.

Natural Areas

Objective: Provide nature-based recreation and environmental education opportunities while protecting and preserving valuable or unique natural resources and open space.

Natural areas serve as places where people can escape the built environment of the community to enjoy natural landscape features and amenities. The area may serve a number of natural functions such as storm water management, wildlife habitat, and flood control. The size and shape of the area is dependent upon the functions, purpose and uses that are associated with the area. Such areas while protecting or conserving natural resources or features also allow public access and support outdoor recreation opportunities that may be unique to the area – trail related activities, bird and wildlife viewing, and environmental education/interpretation.

Trail heads, variations of trail materials, interpretive/informational signage, fishing or water access points, and viewpoints mark the types of low-impact facilities that may be present in natural areas. These areas are easily connected to other community destinations by the overall trail system and mobility network.

Community Parks

Objective: Provide opportunities for multiple types of recreation and community gathering that requires larger open spaces capable of supporting organized activities and events in addition to day-to-day use.

Community parks are usually 15 or more acres of area serving residents from throughout the community. People may come to the park via personal vehicles, walking, biking or even public transit, which ties to the importance of such parks being located on collector or arterial streets and pedestrian/bicycle trail systems as people may be coming to the park for communitywide activities. These types of parks will support active and passive forms of recreation that appeal to a wide range of user groups. Amenities may include group picnic areas/shelters, sport fields/courts, children's play areas, gardens, trail or pathway systems, community festival or event space and green space or natural areas. Additional support facilities such as indoor recreation facilities, off-street parking and restrooms may also be present in these types of parks.

Neighborhood Parks

Objective: Provide green space and recreational opportunities within the neighborhood at the individual, family and small group level for all ages.

Neighborhood parks are typically less than 10 acres in size and serve residents within a ½ mile walking distance of the park but may attract users from further away. Such parks may be associated with school facilities. These close to home recreational opportunities typically include amenities such as playground equipment, outdoor sports courts and fields, picnic facilities, walking paths and open space areas. Users of these parks may be from a wide age range and most activities are non-supervised/non-organized activities. Walkers and bicyclists will frequent these parks so connectivity to the surrounding neighborhood and the larger trail system is important.

Pocket Parks / Plazas

Objective: Provide easily accessible and comfortable green space and/or basic recreation opportunities while contributing to neighborhood, district and community identity.

These smaller spaces are intimately tied to their immediate surroundings. Generally, such facilities are less than three acres in size and meet basic recreational needs or take advantage of a unique context. These parks and plazas are small lots with limited amenities – playground, seating and tables, landscape/public art – which fit the context and primary user needs. Such parks/plazas will make use of vacant land or other unused space and will foster community interaction and civic pride.

Specialty Areas

Objective: Provide regional or citywide opportunities for specialized recreation, social and cultural activities and contribute to community identity and civic pride.

The size of these areas is determined by the type of use. The special use area usually has a single dominant use/purpose such as a sports complex, field or stadium, dog areas, skate park, boat or water-oriented facility, swimming pool, community center, fair grounds, community entertainment/event venues, etc. Because of the specific nature of the facility or area design, consideration must take into account the provision of adequate and appropriate support facilities on the site, as well as access to mobility networks utilized by the user group(s) coming to the specialty area.

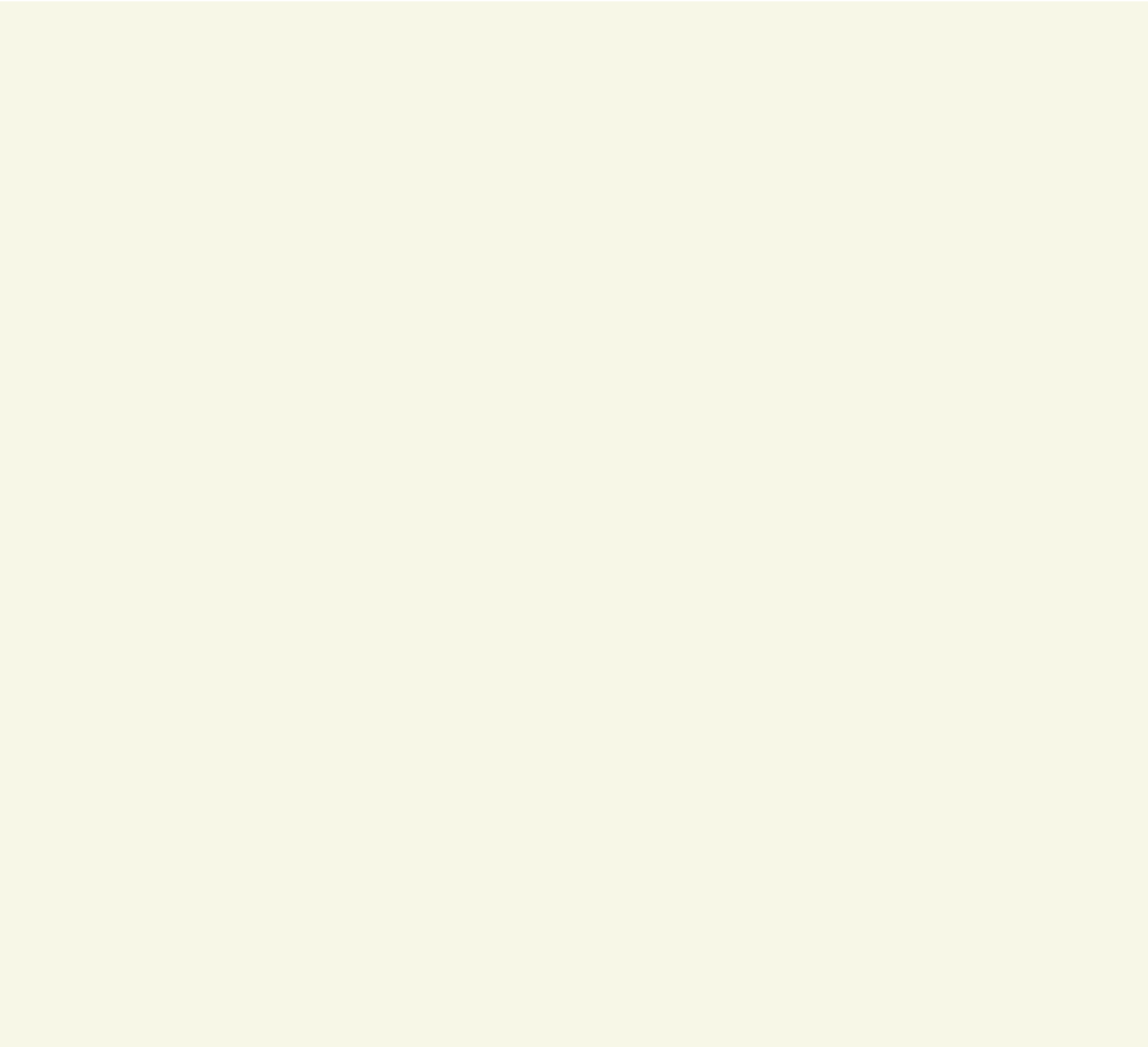
The Service Area Map provides an overview of accessibility to parks and pathways to help identify areas of Gering that may be underserved. A quarter-mile buffer is illustrated around each park (in green) and pathway (in blue). While it is preferable for the majority of residents to be proximate to a park facility, access to a pathway which connects to a park is a beneficial alternative. The map illustrates that a majority of Gering's residential neighborhoods do have reasonable access to parks facilities with a few gaps to consider addressing.

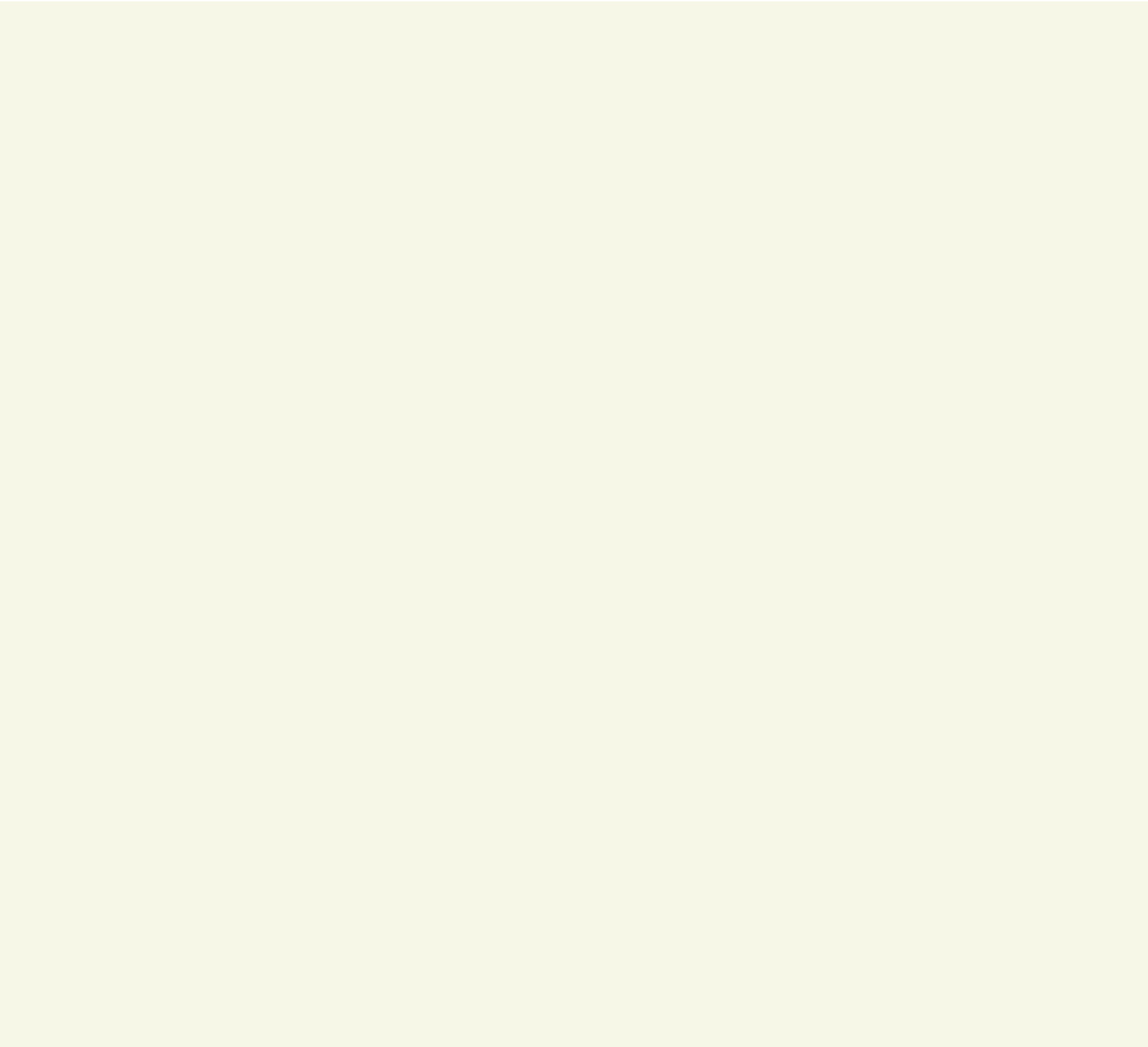
As residential growth occurs, planning for additional parks and pathways should take place in advance of neighborhood buildout to ensure that new gaps are not being created. Phased park development can help to address the timing and balancing of capital investments. The first critical step is identifying the location of future parks. Second, property acquisition ensures that a public facility can be built in the future. A third and possibly much later step is the actual development of the park, which should take place when the demand is present for the facility.

Specific consideration should be given to identifying a property in Gering's south growth area (District 3) north of the bypass and southeast of Kimball Avenue.

Understanding pathway connections are also important to ensuring that both non-motorized transportation and recreation needs are addressed in Gering. The Multi-Modal Connections Map depicts the location of existing pathways (both on-street bike lanes and trail connections) and parks. Proposed pathways identify primary locations for new facilities to be considered in the near-term for Gering. The indication of a Proposed Pathway does not specifically define how that facility might be installed. In some areas, a separated trail may be feasible, providing a separated facility that offers a more recreational experience. In other areas, on-street bike lanes may be necessary due to existing conditions and buildings adjacent to the street. In any instance, additional design plans will be needed to formalize the approach to construction of these pathway facilities.

The Multi-Modal Connections Map also identifies Future Pathways for consideration over time. These routes are located in areas that could possibly be considered but are not as high a priority to serve the community in the near term. As road projects and development of properties along these routes emerge over time, consideration should be given to ensure that the option to install a pathway facility is not eliminated. Preservation of right-of-way is one tool that can help in addressing these segments.





4.4

Energy

Everyday life in Gering is dependent upon the availability of reliable energy to support mobility, employment, education, commerce and agriculture in and around the community. Gering's future growth and development will impact energy sources and systems and the need for affordable energy provision will grow as well. Through proper planning and policy implementation, it is possible for the community to save money, promote a resilient economy, conserve resources, and have a prosperous future. The energy framework for the Gering Comprehensive Plan consists of a summary of Nebraska Energy Policy, a profile of Gering's existing energy use by sector (Residential, Commercial, Industrial, and Transportation), and an overview of renewable energy sources, as well as strategies and actions for Gering.

Recent Energy Policy in Nebraska

The State of Nebraska passed Legislative Bill 997 in 2010 that requires all cities and counties in Nebraska (with the exception of villages) to incorporate an energy element into any new or updated comprehensive plan. Such element must address energy utilization and use by sector, utilization of renewable energy sources and energy conservation measures that benefit the community. This section has been prepared in accordance with Nebraska State Statute 19-903(4).

Additionally, the State has developed an energy plan and adopted an energy code. The 2011 Nebraska Energy Plan identifies three objectives with 14 supporting strategies. The primary objectives are as follows:

- Ensure access to affordable and reliable energy for Nebraskans to use responsibly.
- Advance implementation and innovation of renewable energy in the State.
- Reduce petroleum consumption in Nebraska's transportation sector.

By adopting the International Energy Conservation Code (IEEC), effective August 2011, as the Nebraska Energy Code, the State of Nebraska allows all cities and counties to adopt codes that differ from the Nebraska Energy Code, but state law requires that such codes be equivalent to the Nebraska Energy Code. State Statute Sections 81-1608 to 81-1616 outline the provisions of the Energy Code that are intended to see that new structures and significant renovation of existing structures meet uniform efficiency standards. As stated in the State Statutes:

there is a need to adopt the International Energy Conservation Code in order (1) to ensure that a minimum energy efficiency standard is maintained throughout the state, (2) to harmonize and clarify energy building code statutory references, (3) to ensure compliance with the National Energy Policy Act of 1992, (4) to increase energy savings for all Nebraska consumers, especially low-income Nebraskans, (5) to reduce the cost of state programs that provide assistance to low-income Nebraskans, (6) to reduce the amount of money expended to import energy, (7) to reduce the growth of energy consumption, (8) to lessen the need for new power plants, and (9) to provide training for local code officials and residential and commercial builders who implement the International Energy Conservation Code.

Additional information regarding the Nebraska Energy Code can be found at the Nebraska Energy Office website (http://www.neo.ne.gov/home_const/iecc/counties/gage.htm).

Another piece of impactful energy-related State Legislation is LB 436 which allows for net metering. Through net metering citizens can generate their own energy and send the excess energy they produce back onto the grid. The practice of net metering has many benefits related to the diversifying the use of energy resources, promoting growth in the economy, and providing affordable and reliable energy relate service. The citizen/customer is encouraged to employ renewable energy sources with the utility purchasing the excess energy produced through a credit system.

In addition to net metering legislation, the State of Nebraska has also incorporated easement provisions allowing property owners to create binding solar and wind easements to protect and maintain access to sunlight and wind for energy-related purposes. Local jurisdictions may also develop plans and regulations to protect solar and wind access, as well as grant variances under certain parameters to solar and wind energy systems that would be restricted under current local regulations. Additional information regarding programs, incentives and policies related to energy are summarized on the Database of State Incentives for Renewables & Efficiency (DSIRE) website: <http://www.dsireusa.org/>

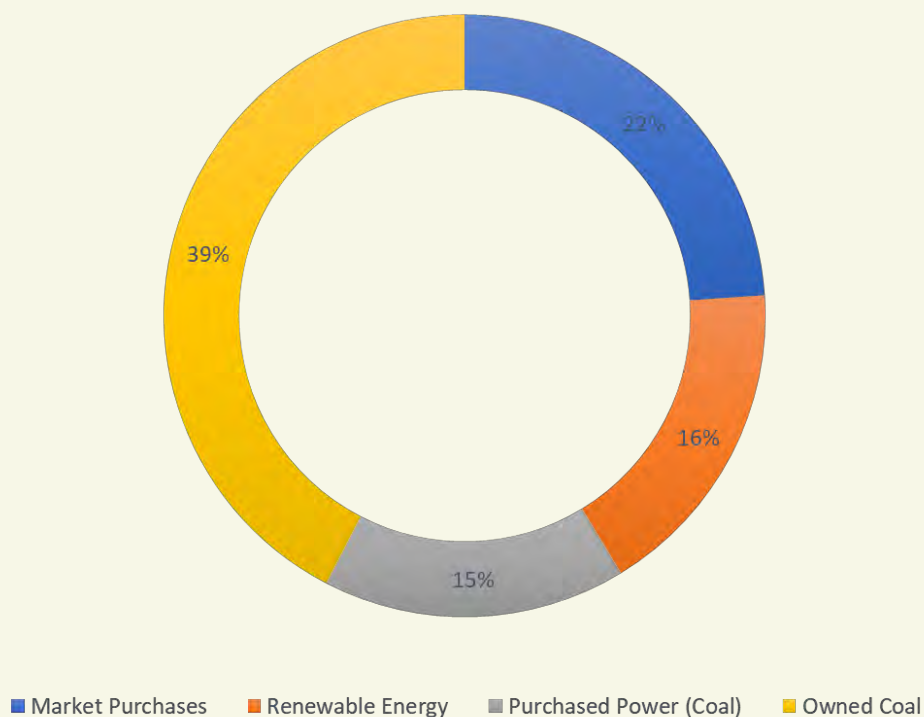
Gering's Energy Infrastructure & Consumption

Energy provision in Gering is primarily provided through the local electrical and natural gas infrastructure systems.

Electricity

In Gering, the electrical system is owned and operated by the City. The City purchases wholesale electricity from MEAN (Municipal Energy Agency of Nebraska). MEAN uses a variety of traditional and renewable energy sources to generate electricity.

MEAN Sources of Energy



Source: MEAN 2017-2018 Annual Report

Natural Gas

Black Hills Energy is a private utility provider of natural gas in Gering. The natural gas infrastructure system consists of a network of service lines of various sizes and ages.

Heating Fuel Sources in Gering

Source: American Community Survey 2017 estimates

	Occupied Housing Units	Percent
Utility Gas	2,623	81.2%
Bottled/Tank or LP Gas	56	1.7%
Electricity	515	15.9%
Other Fuel	30	0.9%

Potential Renewable Energy Sources

Nebraska is a unique state in that it is the only state in which power is provided by public providers only. This has resulted in some of the lowest electricity costs in the nation. Low cost energy provision through traditional means of production has also served as a stumbling block to implementing renewable energy projects in Nebraska at a time when much of the nation is looking to non-traditional renewable energy sources. Yet several renewable energy sources may serve as options for Gering in the future.

Biomass

The use of biological materials (e.g. living or recently living organisms) as an energy source is most recognized or associated with the production of ethanol, biodiesel and methane gas. Indirect energy generation from biomass sources through the fermentation or degradation of agricultural, natural, and municipal wastes, residues or by-products may create a number of fuels. These fuels can be used to produce heat and electricity.

Geothermal

Geothermal energy can be cost effective and environmentally friendly but may be limited in application in the Gering area. The most likely application of geothermal energy would be the use of individual heat pump systems consisting of closed loop piping filled with fluid which circulates underground at a depth where the temperature is constant. In the winter, heat is extracted from the ground and in the summer, waste heat is discharged into the ground. Geothermal systems use less energy to operate than traditional heating/cooling systems.

Solar

Solar power generation may occur at the individual site/user level or as a part of a larger power generating system/arrays for a number of users. Solar power generation also consists of passive and active capture methods. Passive solar methods maximize the use of the sun for lighting and heating purposes related to individual buildings through site planning, building orientation, use of glazing and other building materials in a manner which intentionally lights and heats interior space. Active solar methods utilize solar collector systems that convert sunlight into electricity. Such systems may include the use of photovoltaic or concentrated solar power technology. The National Renewable Energy Laboratory ranks Nebraska as 13th in regard to potential solar energy.

Wind

As with solar, wind power generation consists of both individual site/user applications and larger power generating system (utility scale) applications. Small/individual (less than 100 kilowatts) are generally associated with home, farm or small businesses while utility systems are larger than 100 kilowatts and are associated with electric utility providers.

Nebraska is considered as one of the best wind power generating locations in the nation. Since 2008 Nebraska has increased its amount of wind energy generation which appears to be a trend that will continue. It is estimated that wind power is capable of meeting approximately 120 times the amount of Nebraska's electricity needs.

Gering Energy Education & Savings Efforts

The City of Gering is undertaking several projects to reduce overall energy usage. Currently, the City is in the process of converting their system from a 2400 volt system to a 7200 volt system. This will significantly reduce the amount on line loss, meaning the City should be able to use less than half the amount of wholesale electricity in order to deliver the same amount of retail electricity to consumers. Other energy savings measures include converting all street lights to LEDs which saves a considerable amount of power compared to traditional lighting.

Education Sources

The identification and effective use of proper renewable energy sources and systems depends on educating the public and employing the best methods and systems for the geographic area. Such education can ensure that the dollars spent to employ and maintain such methods and systems at both the individual and community scale are maximized.

In addition to local education provided through the City of Gering and the various websites and agencies identified in this element of the Comprehensive Plan a variety of energy saving tips can be found at (http://www.nppd.com/save-energy/homeenergy_suite/). This resource provides analysis tools for understanding the energy efficiency of a home through a comparison of costs associated with heating, irrigation, lighting, etc. Additional locations for energy savings tips include: <http://www.neo.ne.gov/tips/tips.htm> and http://energy.gov/sites/pro/files/2014/05/f16/Energy_Saver_Guide_PhaseI_Final.pdf

Funding Sources

A variety of funding sources are available to encourage energy efficiency upgrades and renewable energy applications. These sources range from tax credits, to loans, and to grants from both public and private sources. A summary of the various programs and resources in Nebraska can be found at the Database of State Incentives for Renewables & Efficiency (DSIRE) website <http://www.dsireusa.org/>.

Grants may come from a variety of State, Federal, and non-profit, as well as corporate entities. One such program is the Energy Efficiency and Conservation Block Grant (EECBG) program which has provided grants to a number of Nebraska communities. Additionally, energy and weatherization assistance programs are available to assist residents needing help paying their utility bills <http://nebraskaenergyassistance.com/assistance/> and for lower income citizens that desire to lower their utility bills by making their home more energy efficient <http://www.neo.ne.gov/wx/wxindex.htm>.

Below is a brief overview of several programs with corresponding links that can be used to obtain further information on several programs in Nebraska.

Dollar and Energy Savings Loans

Created in 1990, the Nebraska Dollar and Energy Savings Loan program used oil overcharge funds and made low-interest loans available for residential and commercial energy efficiency improvements and renewable energy projects.

A project may be eligible if it is included in a list of prequalified improvements or with the submission of an energy audit that verifies a reasonable payback period for the project / improvement. Additional information can be obtained from <http://www.neo.ne.gov/loan/> or <http://programs.dsireusa.org/system/program/detail/214>

Local Option – Property-Assessed Clean Energy Financing

The Property Assessed Clean Energy Act of 2016 allows communities to create clean energy assessment districts. Through the district cities enter into contracts with qualifying property owners and potentially third-party financing for energy efficiency and renewable energy projects. Assessments added to the owner's property taxes are used to paid back project costs. Additional information can be obtained from <http://programs.dsireusa.org/system/program/detail/5869>

Property Tax Exemption for Renewable Energy Generation Facilities

In 2010, Nebraska created a nameplate capacity tax that replaced the Nebraska Department of Revenue's central assessment and taxation of depreciable tangible personal property associated with wind energy generation facilities (see L.B. 1048). In 2015, eligibility was extended to solar, biomass, and landfill gas (see L.B. 424). Additional information can be obtained from <http://www.revenue.state.ne.us/> or <http://programs.dsireusa.org/system/program/detail/4946>

Renewable Energy Tax Credit (Corporate)

This tax credit provides an opportunity for corporations to reduce their Nebraska income tax liability or state sales and use taxes paid by the corporate entity (via refund) that implements an eligible renewable technology (e.g. solar, landfill gas, wind, hydroelectric, geothermal electric, fuel cells, anaerobic digestion, and fuel cells using renewable fuels). Additional information can be obtained from <http://www.revenue.ne.gov/>

Renewable Energy Tax Credit (Personal)

This tax credit is similar to the Corporate tax credit but is for citizens who implement an eligible renewable technology. Additional information can be obtained from <http://www.revenue.ne.gov/>

Sales and Use Tax Exemption for Renewable Energy Property

With a minimum investment of \$20 million Nebraska provides the opportunity for sales / use taxes paid as part of an eligible renewable energy system used to produce electricity for sale. The first 1.5% of sales tax charged by a municipality is exempt from this refund program. Additional information can be obtained from <http://programs.dsireusa.org/system/program/detail/5427>

04

Vision to Action



5.1

Strategies & Action Plan

Plan Gering includes a strong vision for action. Implementation of the Plan will require time, financial and human resources, as well as coordination between public and private entities. This section is meant to be a pragmatic, action-oriented approach that focuses efforts and limited resources into several strategies to achieve success. The strategies and action plan are organized around the four community values.

The following Action Plan identifies strategies to implement Plan Gering over a period of years. Each strategy or action item is associated with a desired time frame: short-term for the first one to two years, intermediate for years three to five, long-term for years five to 20, and ongoing for implementing actions periodically throughout the planning period. Three categories of actions are identified in the “Type” column. They include: Code Reform, which is a recommendation to change an ordinance; Policy Decision, which will guide day-to-day decisions by staff, Planning Commission, and City Council; and, Program, which is a recommendation for a new program to carry out the goals of this Plan. The “Responsible Party” column lists the partners or groups responsible for implementation.

City staff and planning officials should evaluate the implementation matrix annually to document goals that have been achieved and determine which goals should take priority next.

Nature Close at Hand

Short Term (1-2 years)	Intermediate (3-5 years)	Long Term (5-20 years)	Ongoing	Action	Type	Responsible Party
				Encourage buildings to orient toward the river edge. This means locating entrances, patios, outdoor seating areas to open toward the river.	Code Reform	City
				New development located adjacent the river should be designed to permit public access to the river. An example would be a path connecting a public street to the river through the development.	Code Reform	City
				Encourage development to minimize impacts along the river and on the natural environment. This could mean identifying development standards and management practices such as Low-impact design features.	Code Reform	City
				Encourage development to preserve and enhance visual connections to the river. This could include preserving public viewsheds whenever feasible or designing outdoor spaces to maximize views.	Code Reform	City
				Develop a long-range plan for uses along the river.	Program	City
				Promote recreational uses and programming along the river's edge.	Program	City
				Create informational displays along the river highlighting the geology and ecology of the river.	Program	City
				Encourage site and building design to conform to the natural setting with as little disturbance as possible.	Code Reform	City
				Create an Overlay based on visual impacts and identify viewsheds to which the Overlay will apply.	Code Reform	City
				Identify partners and methods to protect lands adjacent the monument or acquire easements for areas with significant environmental and/or historical value.	Policy Decision	City
				Develop incentives and requirements to ensure development near natural features to minimize adverse impacts.	Code Reform	City
				Promote the use of reclaimed water for large-scale irrigation.	Policy Decision/ Code Reform	City
				Incentivize low water consumptive vegetation for landscaping.	Code Reform	City
				Encourage open spaces to offer low maintenance green space.	Code Reform	City
				Plan for parks to include natural areas.	Policy Decision	City
				Minimize light pollution by evaluating and amending lighting standards based on dark skies best practices.	Code Reform	City
				Design for safety by encouraging park design to include natural surveillance. This can be accomplished by eliminating hiding places and increasing human presence.	Code Reform	City
				Continue to acquire neighborhood park spaces within ½ mile of all residents when funding is available.	Policy Decision	City

		Identify possible connective pathways between parks and open space and pursue opportunities for purchase of land, easements, or other agreements for connectivity.	Policy Decision	City
		Ensure park programming for all ages and abilities of residents.	Policy Decision	City
		Provide incentives to increase residential tree canopy.	Policy Decision	City
		Create a strategy to diversify funding sources for maintenance, operation and development of parks.	Policy Decision	City
		Explore tree preservation programs to encourage good maintenance practices and replanting.	Program	City

Champions of Commerce

Short Term (1-2 years)	Intermediate (3-5 years)	Long Term (5-20 years)	Ongoing	Action	Type	Responsible Party
				Develop incentive programs to support the growth and creation of local businesses. This could include resources for small businesses such as tax increment financing or other financial tools.	Program	City
				Reduce zoning barriers for home businesses.	Code Reform	City
				Explore an organizational structure to lead economic development efforts Downtown. This could include Main Street, Downtown Development Authorities, and Urban Renewal Authorities.	Program	City
				Brand the Downtown as a recognizable identity.	Program	
				Create a “buy local” campaign that leverages Downtown’s brand for collective advertising.	Program	
				Investigate how local permitting and regulatory processes affect business activity and address any bottlenecks.	Code Reform	City
				Inventory and map property available for redevelopment and market opportunities.	Program	
				Communicate funding opportunities to small business owners.	Program	
				Promote local recreation venues, e.g., hiking, rock climbing, fishing, biking, and associated services.	Program	
				Use a varied marketing approach to advertise tourism opportunities.	Program	
				List and promote available sites in industrial parks.	Program	
				Continue to strengthen partnerships with the Chamber of Commerce, PADD, and other economic development agencies to attract and retain businesses.	Program	City
				Support schools in improving student performance.	Policy Decision	
				Develop a brand and identity for the city that promotes the community’s assets. This would include an overhaul of the City’s logo.	Program	City
				Increase tourism and the city’s profile as a vacation destination by publicizing its quality of life, recreational assets, and tourism opportunities.	Program	

Establishing Roots

Short Term (1-2 years)	Intermediate (3-5 years)	Long Term (5-20 years)	Ongoing	Action	Type	Responsible Party
				Develop guidelines that encourage design solutions for transitioning between varying intensities of building types and land uses.	Code Reform	City
				Revise the zoning code to allow for the integration of various residential densities, building types, and styles.	Code Reform	City
				Provide incentives to encourage a mix of compatible housing types that meet the diverse economic needs of the community.	Policy Decision	City
				Develop tools to create and preserve rental and owner-occupied affordable housing.	Program	
				Create an investment strategy that leverages local, regional, state and federal affordable housing resources.	Program	
				Create public/private partnerships to expand workforce housing options and availability.	Program	
				Create and expand rehabilitation programs to stabilize neighborhoods.	Program	
				Coordinate public infrastructure projects with community revitalization.	Policy Decision	City
				Develop and implement a community wide historic preservation plan that seeks to identify, retain, preserve, and revitalize the city's historic, cultural, and architectural resources.	Program	City
				Create a consistent process for the review of projects that involve a historic property.	Program	City
				Develop a system and procedures for code enforcement.	Program	
				Increase landscaping and design requirements in parking areas.	Code Reform	City
				Partner with community organizations to develop initiatives or events focused on cleaning up the community and reducing litter.	Program	City
				Revise or update zoning code to reduce the impact of sign clutter through amortization of signs that do not conform to requirements.	Code Reform	City
				Revise zoning code to promote mixed-use development.	Code Reform	City
				Amend zoning code to require commercial buildings to be built to the street rather than behind a parking lot, or to incorporate screening for large-scale commercial with parking in the front.	Code Reform	City
				Promote the re-use, redevelopment, and revitalization of underperforming buildings and sites by employing financial tools and creating expedited review processes.	Code Reform/ Program	City
				Develop design guidelines for industrial development that address placement of building, screening, landscaping, and buffering treatments.	Code Reform	City

	Develop a list of preferred and discouraged building materials for all zoning districts.	Code Reform	City
	Require large sections of blank walls adjacent to public streets to be broken up using architectural design standards.	Code Reform	City
	Develop a Design Guidelines Handbook that includes examples of successful buildings with desired materials, architectural features, and design elements.	Policy Decision	City

Meaningful Connections

Short Term (1-2 years)	Intermediate (3-5 years)	Long Term (5-20 years)	Ongoing	Action	Type	Responsible Party
				Develop a streetscape framework that guides landscaping, trees, street furnishings, street lighting and other public real improvements.	Code Reform	City
				Require adequately sized sidewalks on both sides of streets where significant pedestrian activity occurs or is expected.	Code Reform	City
				Protect pedestrians from traffic with street trees and other landscaping elements.	Code Reform	City
				Encourage frequent bus service and weekend bus service serving significant destinations in Gering.	Program	City
				Establish programs with funding sources to provide landscaping enhancements along targeted corridors.	Program	City
				Improve pedestrian safety by building missing links in the sidewalk system and replacing sidewalks in poor condition.	Program	City
				Establish clear funding and responsibilities for sidewalk maintenance and replacement.	Code Reform	City
				Create a network of bicycle lanes, trails and routes that connect people to places.	Program	City
				Improve existing trail connections to streets and destinations.	Program	City
				Maintain traditional grid block patterns with frequent intersection, through-streets, and alleys.	Code Reform	City
				Support daily bike travel with ample bicycle facilities that are safe for all users.	Program	City
				Improve pedestrian safety in activity centers using frequent and comfortable pedestrian crossings that can include raised intersections, pedestrian activated signals, curb extensions and refuges.	Code Reform/ Program	City
				Provide bicycle parking and storage facilities near public gathering places.	Program	City
				Require bicycle parking and storage facilities near building entrances for new multi-family and commercial development.	Code Reform	City
				Increase bike lanes by adding lanes to streets with sufficient capacity and including lanes in future road widening or reconstruction projects.	Program	City
				Establish regulations that require pedestrian connections between new commercial development and adjoining residential areas.	Code Reform	City

5.2

Monitoring & Review

Plan Gering includes several strategies and actions to implement the community's vision. A key component to implementing Plan Gering is regular monitoring. In order for the Plan to be successful, the City must establish a method to measure progress. Ongoing monitoring will shed light on strategies in the Plan that are working and items that need improvement. The City will also need to solicit the help of its partners to measure whether the strategies laid out in the Plan are achieving desired results.

It is recommended the City document any progress made with individual action items in an Annual Report. The Annual Report should include a status indicator of each action item and a work program for the following year. In addition, it should identify any new issues that have come up over the year that are in need of consideration by City Council. Along with the Annual Report, the City should implement a longer term performance monitoring report where it looks to assess whether the action items implemented have had a positive result. Indicators should be identified shortly after the adoption of this Plan to make this assessment manageable. As a result of the monitoring program, changes to this Plan may need to occur. Any changes shall be addressed through a public amendment process by the City Council.

An update of the Comprehensive Plan should take place every ten years, unless otherwise directed by City Council. The purpose of the update will be to refresh and reexamine the vision, values, policies and strategies, and develop any new policies if necessary.



Appendices



Appendix A

Public Facilities

Public facilities include the structures and services administered by public and semi-public organizations that provide for the everyday needs of the community. Collectively, public facilities have a significant influence on the quality of life in Gering. This section offers a description of existing facilities.

CITY GOVERNMENT

The City of Gering is comprised of 11 departments that provide municipal services to city residents and businesses.

City Administration Building

The Gering Administration Building is headquartered in Downtown at 1025 P Street. The 12,000 square foot facility was constructed in 1990 and is in good condition. Approximately 8,400 square feet of the building is used for administration, with the facility providing space for the city administrator, city clerk, city engineer, city treasurer and utilities department. The remainder of the space in this building houses the police department.

PUBLIC SAFETY

Gering Police Station

The Police Department is housed in the west end of City Administration Building. The 3,600 square foot facilities, constructed in 1990, is in good condition. The Department provides 24-hour crime prevention, investigation and enforcement services to Gering residents. The Department employs 18 full-time officers, 2 part time officers, 2 clerical support staff, and 1 part-time crossing guard. Jail facilities are provided by the Scotts Bluff County Corrections Department. The average expenditures needed for police protection have averaged \$2,237,000 over the past three years.

Additional office, storage and work space has been identified as a future need for the department.

Gering Fire Department

The Gering Fire Department is a combination department that offers 24 hour, 365 all-hazard response within a 128 square mile area. The department is charged with fire suppression, technical rescue, BLS medical and motor vehicle response, hazardous material emergencies, and fire prevention through programs and ordinance enforcement. Every 4-6 years the department develops and updates their strategic plan.

The department operates from a 9,400 square foot facility that seen an addition in 1995. The facility consists of the apparatus bay, two training rooms, two restrooms with showers and two administrative offices. It is expected to see updates to the training rooms and offices in the future. The department is in need of additional 3,500 square feet of space for equipment and storage. Due to stormwater mandates, the facilities will also need to go through updates to the apparatus bay and exterior concrete finishes.

The fire department added a 3,500 square foot training facility in 2014 to support training needs. This facility is located at 225 D Street and offers live fire training, search and rescue, high angle technical rescue and many unique options for the area. The department plans to add additional training props and outside area to support training and required testing of equipment.

The fire protection within the corporate limits has maintained an ISO rating of 4. The department has 10 firefighting apparatus, 2 command vehicles and 1 technical rescue trailer and maintain a replacement schedule for these vehicles. It has been policy to set aside funds annually to support the replacement schedule. Every year equipment costs increase 3-5% while the funds allocated to the replacement schedule has seen reduction every year. In 2028 the cost of replacing one fire truck will exceed the set aside amount in the sinking fund.

Current staffing model is 1 paid Fire Chief and approximately 32 volunteer firefighters Pro Board certified, with many carrying EMT certification. Average response times meet or exceed NFPA standards. Personnel response does not meet NFPA standards. The department has seen a 24% increase in call volume in the past 10 years and approximately 8% increase every year. Each year the department documents about 12,000 man-hours of training and hosts many state and regional trainings or exercises. With the steady increase of calls for service and community needs, a study should be conducted to determine if the staffing model meets the needs of the community in the foreseeable future.

The department has played a leading role in the county mutual aid association and participates in mutual aid response. Gering FD has an agreement with Scottsbluff to provide automatic aid response to structure fires to meet the ever growing NFPA standards.

The department is also unique as it is the only department in Nebraska that participates in a federal dispatching system to respond to national wildfires. The department intends to continue this process to provide experience to firefighters as well as an additional revenue source.

UTILITIES

Central Stores

The Central Stores Facility is located at 225 D Street. The main building consists of roughly 19,000 square feet and houses the offices and equipment for the Water, Wastewater, and Electric departments. In addition, the Electric Department has another building that consists of about 9,000 square feet that is used to house equipment. A new Streets building was completed in 2018. The building is 14,400 square feet and houses offices, break room, restroom, sign shop, and equipment storage. The Central Stores Facility as a whole currently has adequate space, and does not pose any serious problems at this time.

In the future, improvements will have to be made to the facility to meet the requirements of the City's MS4 NPDES permit.

Water System Infrastructure

The Gering water system has a total pumping capacity of 13.0 million gallons per day with an average daily demand of 2.6 million gallons per day. The peak daily demand is 8.5 million gallons per day. The system has approximately 75 miles of water mains and transmission pipelines ranging from 4-inch to 30-inch.

Through two connections, the City of Gering also provides potable water to the City of Terrytown. The City of Terrytown's annual usage is approximately 150 million gallons with an average daily demand of 410,000 gallons. Terrytown's peak day of 380,000 gallons per day.

The Gering Water System meets all Federal Drinking water regulations. In 2009 The City performed an upgrade on the water system to comply with the new arsenic and uranium standards set by the Environmental Protection Agency. The City located a new groundwater source northwest of Scottsbluff and blends the water with an existing groundwater source located in north Gering. The water is pumped from both well fields to a 1-million-gallon blending reservoir where the water is chlorinated and then pumped to the water system through a pump station. The pump station currently has a total pumping capacity of 14 million gallons per day and has a design capacity of 17 million gallons per day. The pump station site is designed to incorporate a conventional water treatment plant and the city has chosen a lime softening treatment process for a future treatment process.

In 2018 the City had a water system model performed to identified existing hydraulic problems and evaluate effects of additional demands imposed by new development.

This model will assist staff with the proper sizing of water pipelines and replacement of existing pipelines for future growth and subdivision developments.

The City currently has preliminary plans for the water system expansion to serve the Gering Industrial Park and the Highway 71 expressway area from the North Platte River to Five Rocks Road.

The City also has an on-going infrastructure replacement project, where the City is replacing water mains installed prior to 1928. This project will be completed in 2031.

Wastewater System Infrastructure

The Gering wastewater treatment plant has a capacity of 1.2 million gallon per day. The average daily flow is 675,000 gallons per day and our peak flow was 1.1 million gallons per day. The wastewater collection system has approximately 55 miles of sanitary sewer pipelines ranging in size from 6-inch to 24-inch.

The Gering Wastewater Treatment Plant consists of two influent structures. The industrial influent pump station serves the northeast industrial area of the City, east of 10th Street from the Union Pacific Railroad tracks north to Country Club Road. This area used to serve two beef packing facilities until 2005 when the last packing facility closed. The industrial wastewater is pumped through anerobic basins prior to blending with the domestic wastewater. The domestic influent structure serves the remainder of the City. Wastewater enters a bar screen to remove most solids and is then pumped to an accelerated aeration basin, also known as a Sequencing Batch Reactor, (SBR) for primary treatment. After the anerobic process the industrial wastewater also enters the SBR for primary treatment. After primary treatment the wastewater is pumped through three facultative lagoon basins for natural ultraviolet treatment for bacteria and e-Coli remove prior to discharge to the North Platte River.

The anerobic process allows the City the capability to treat higher solids and organic loadings than normal treatment plant processes. There are no odors from the Gering Treatment Plant, the anerobic basins and the SBR have insulated covers to maintain temperature and for odor control.

In 2018 the City had a water system model performed to identified existing hydraulic problems and evaluate effects of additional demands imposed by new development. This model will assist staff with the proper sizing of collection system pipelines and replacement of existing pipelines for future growth and subdivision developments.

The City currently has preliminary plans for the wastewater collection system expansion to serve the Gering Industrial Park and the Highway 71 expressway area from the North Platte River to Five Rocks Road.

Landfill

The Gering Landfill is located at 200531 U Street. The roughly 75 acre facility consists of an equipment/baler building, offices, and a scale, along with the landfill itself. Currently the landfill is on the last cell within the permitted area. At last estimates, the landfill was projected to reach capacity in 2026. The City of Gering is currently working with the City of Scottsbluff to site and construct a new regional landfill, at which time the current landfill facility may continue to be utilized as a transfer station.

PARKS

Department of Parks

The Gering Department of Parks operates and maintains parks, the cemetery, golf course, swimming pool, open spaces, and trail corridors. The Department provides both maintenance to existing parks and facilities, as well as programming and activities at these locations. The Parks Building is located at 900 Overland Trails Road. This building houses offices, a meeting room, break room, and equipment storage. The Department needs additional storage. Their storage building at the RV park is in poor condition and will need replaced, and it would be ideal if the replacement storage could be more centrally located.

Needed Capital Improvements

- **All Parks Departments**
 - Need to make improvements to meet new stormwater requirements under the City's MS4 NPDES permit
 - Need to put all playground equipment on a replacement schedule to ensure it is always safe and in good working order
 - Irrigation system updates to make them more water efficient
- **Legion Park**
 - Bandshell/Bathroom Building needs to be evaluated and a plan made to either remove or renovate the structure

- **RV Park**
 - Bathroom and meeting room facility needs improved/updated and could be expanded
 - Need a storm shelter for guests
 - Need to expand RV park as it is often at capacity during summer months
- **Cemetery**
 - Road needs resurfaced
 - New irrigation system pump and irrigation system updates
- **Five Rocks Amphitheater**
 - Continue ADA updates
 - Create designated vendor area
 - Permanent fencing along D Street
 - Expansion/squaring off of stage to make it more functional
 - Increased seating capacity
- **Golf Course**
 - Line ponds to reduce infiltration, reclaim and fix shoreline/bank
 - New irrigation system for holes #2-8. Current irrigation systems for these holes are over 60 years old.
 - Maintenance Facility Improvements
 - Equipment is becoming increasingly specialized, with larger equipment sizes becoming the norm. Need additional storage space to effectively protect equipment assets.
 - It is now more common for seasonal employees to work part days instead of full days, requiring more staff. This leads to overcrowding of the facility.
 - Clubhouse needs regular maintenance and updating. Foundation issues should be evaluated to determine if settling is a problem.
 - Clubhouse needs expanded to provide storage for restaurant and pro shop
 - Kitchen appliances in clubhouse should be continuously updated to keep in good working condition
 - Awnings or shade structures over the windows of the pro shop and on restaurant patio area
 - Need to evaluate settling issues in the golf car storage building
 - Restrooms on the golf course need upgraded
 - Pump house building needs new siding and new roof

OTHER FACILITIES

Library

The City is served by the Gering Public Library, located at 1055 P Street. The library was originally constructed in 1962 with an addition completed in 1980. The library offers computers for use, WIFI, downloadable audio and e-books, and programming for children and adults.

A Library Study was completed in 2018. This study identified the need for expanded services and a larger facility due to the current library's lack of space and parking shortages during certain time periods. The City should work with library officials to identify sites for a new facility and should prioritize keeping the facility downtown if land is available.

Civic Center

The Gering Civic Center, located at 1050 M Street, was opened in May 1993. The 26,500 square foot multi-function facility accommodates meetings, banquets, reunions, and receptions. The center can entertain up to eight events at one time and offers a full service on-site caterer and full service bar.

The Civic Center has a need for more exhibit space for vendor activities during conferences and large meetings. This is one of the primary destination selection criteria and currently the most limiting factor for drawing more conferences to this facility. The facility is also showing its age and needs to be updated in order to remain competitive. The bathrooms, wallpaper, and wall fixtures are all original to the facility and need to be updated. The carpet is over eight years old and also needs to be replaced due to expected wear and tear. In the future, a funding source and schedule for facility updates and regular maintenance should be put into place.

Department of Tourism-Gering Visitors Bureau

The city-funded destination marketing organization (DMO), Department of Tourism-Gering Visitors Bureau is located at 1050 M Street (inside the Gering Civic Center) and has served Gering since 1992. The Tourism Department and Visitors Bureau coordinates the many constituent elements of Gering's tourism product, provides visitor services and develops and implements comprehensive marketing plans and strategies focusing on convention-meeting, group tour, sports-recreation and leisure markets to increase the number of visitors and tourism revenues coming to Gering.

A long-term goal of the Tourism Department has been to construct a permanent Visitor Information and Interpretive Center in Gering. This facility is envisioned as a year-round, full-service center that would encourage visitors to spend extended time and additional money in the area. While there are various locations where visitors can currently collect information, a stand-alone visitor center could be open weekends and evenings during the main travel season and reduced hours during the off and shoulder seasons. The facility might also include a variety of services and amenities including: interpretive displays highlighting the area's history, culture, tourism attractions and festival-events, adequate parking for private vehicles and motor coaches, public restrooms, a gift shop specializing in locally-made products and souvenirs, comfortable outdoor seating and picnic areas, trained staff and volunteers to offer a variety of services as well as free wi-fi internet access.

Agenda Item Summary

For the meeting of: October 27, 2025

Agenda item title: Consider third reading and passage of Ordinance No. 2169 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GERING, NEBRASKA AMENDING SECTION 3.11 OF THE ZONING ORDINANCE OF THE CITY OF GERING, NEBRASKA; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

Submitted by: Annie Folck, City Engineer

Explanation of the agenda item: This ordinance has been read two times. This will be third reading.

Board/Commission/Staff recommendation:

Does this item require the expenditure of funds?	<u> </u> Yes	<u> </u> X	<u> </u> no
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Are funds budgeted?	<u> </u> Yes	<u> </u> X	<u> </u> no
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If no, comments:

Estimated Amount

Amount Budgeted

Department

Account

Account Description

Approval of funds available:

City Treasurer/Finance Director

Does this item require a resolution or an ordinance?	<u> </u> X	<u> </u> yes	<u> </u> no
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If a resolution or ordinance is required, it must be attached.

Please list all names and addresses of those to be notified.

Approved for submittal:

Annie Folck, City Engineer

Mayor, City Administrator or City Department Head

Referred to: Planning Commission & City Council **Committee**

All Agenda Item Summaries and the required attachments are due by Noon on the Wednesday prior to the Council meeting. If the Wednesday prior to the City Council is a holiday, the deadline is Tuesday at Noon.

ORDINANCE NO. 2169

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GERING, NEBRASKA AMENDING SECTION 3.11 OF THE ZONING ORDINANCE OF THE CITY OF GERING, NEBRASKA; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.

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

Section 1. That the City of Gering Zoning Ordinance, Section 3.11, is hereby amended and revised, which Section shall hereafter be read in full as set forth in Exhibit A, attached hereto and incorporated fully herein by reference.

Section 2. That All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict, and should any part or Section of this Ordinance be declared void and unenforceable, such declaration shall not render any other part void and unenforceable.

Section 3. That this ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form according to law.

PASSED AND APPROVED this _____ day of _____, 2025.

Kent Ewing, Mayor

ATTEST:

Kathleen J. Welfl, City Clerk

EXHIBIT “A”

CITY OF GERING ZONING ORDINANCE

SECTION 3.11, LAND USE TABLE

3.11. LAND USE TABLE. The land use table provides a summary of the land use types allowed within each zoning district. The table is intended for reference and does not necessarily reflect all of the regulations that may apply to particular uses or districts. In the event of conflict between the schedule and the permitted and conditional use regulations found within the individual district sections of this article the text of the individual district regulations shall prevail.

1. Permitted: Uses identified in a particular district column of the land use schedule with a “P” are “permitted by right” and shall be permitted in such district, subject to such all other requirements of this article and these regulations.
2. Conditional permit uses: Uses identified in a particular district column of the land use schedule with an “C” are “conditional permit uses” and shall be permitted in such district if reviewed and approved by the City Council in accordance with the procedures and standards of this article. Conditional permit uses shall be subject to such supplementary use regulations all other requirements of this article and these regulations.
3. Not permitted: Uses not identified in a particular district column of the land use table as permitted or by special use permit are not allowed in such district unless otherwise expressly permitted by other regulations of this article or via the interpretation of such proposed use as comparable to those listed in the table and in keeping with the intent of the applicable zoning district.

P = Permitted

C = Conditional permit use

Certain development types (Section 5.7), as well as development seeking plan exceptions or deviations per (Section 2.2.4) are subject to the development plan review process (Section 2.2.4). All uses and property development is subject to the applicable specific district regulations (Article 3), special district regulations (Article 4) and supplemental regulations (Article 5).

[SEE ATTACHED LAND USE TABLE]

USES	ZONING DISTRICTS									
	AG	RR	RL	RM	RH	C-1	C-2	C-3	ML	MH
	AGG / AEDS	RRE	RL	(RM + RML)	(RMH)	BNC(C-1)	BCB(C-2)	(BHC(C-3)+ BTS(C-4) +BEC(C-5)	ML	MH
AGRICULTURAL										
Agricultural Produce Stand	P	P								
Agricultural Production	P	P								
Agricultural Service	C									
Animal Husbandry	P	P								
Bulk Grain Storage / Grain Elevator	P								P	P
Feed Lots (1st / 2nd / 3rd Class)	C									
Livestock Auction / Sales Barn										P
NATURAL RESOURCE										
Gas / Oil Wells	C									C
Natural Resource Extraction / Processing	C									C
RESIDENTIAL										
Boarding and Rooming Houses / Bed and Breakfasts	C	P	C	C	C		P			
Convalescent / Nursing / Rest Homes					P	P				
Group Home		C	C	C	C					
Group Shelters / Transitional Housing		C			C		C	P		
Home Occupation	P	P	P	P	P					
Independent and Assisted Living Center					P	P				
Live Work / Basement or Loft (Residential / Commercial) Dwelling (not in 1st floor/ basement level)						P	P			
Mobile / Manufactured Home Park					P					
Multi-Family Dwellings - General					P					
Muti-Family Dwellings - Limited (6 units or less)				C	P					
Short-term Residential Rental	P	P	P	P	P	P	P			
Single-Family Dwellings (attached)			C	C	P	P	P			
Single-Family Dwellings (dettached)	P	P	P	P	P					
Accessory Dwelling Unit	P	P		C	P					
Tiny Homes / Tiny Home Community					P					
Two-Family Dwelling (Duplex)			C	P	P					
CIVIC / PUBLIC ASSEMBLY / SEMI-PUBLIC / UTILITY										
Airports / Landing Strips / Heliports	C							C	C	C
Cemetaries	C	C	C	C	C					
Communication Equipment / Structures		C			C	C	P	P	P	P
Communication Towers	C	C	C	C	C	C	C	C	C	C
Community / Cultural / Educational Facilities	C	C	C	C	C	C	C	P	P	
Golf Course	C	C	C	C	C					
Government / Public Service Administrative Facilities				C	C	P	P	P		
Government / Public Service Yards						C	C	P	P	P
Hospital				C	C	P	P	P		
Libraries				C	C	P	P	P		

[illegible]

USES	ZONING DISTRICTS									
	AG	RR	RL	RM	RH	C-1	C-2	C-3	ML	MH
	AGG / AEDS	RRE	RL	(RM + RML)	(RMH)	BNC(C-1)	BCB(C-2)	(BHC(C-3)+ BTS(C-4) +BEC(C-5)	ML	MH
Kennels - indoor	P							P	P	P
Kennels - outdoor	C							C	P	P
Laundries / Dry Cleaning - self service or pick-up / drop off activities only						P	P	P	P	P
Liquor Stores							P	P	P	
Manufacturing / Fabrication / Assembly									P	P
Manufacturing / Fabrication / Assembly - limited						E	C	P	P	P
Meat Locker								P	P	P
Meat and poultry packing, slaughtering, eviscerating and skinning; and the rendering of by-products of slaughtering and killing animals or poultry.										C
Medical Cannabis Cultivator										
Medical Cannabis Dispensary										
Medical Cannabis Product Manufacturer										
Medical Cannabis Transporter										
Medical / Health Facilities						P	P	P	P	
Microbrewery						C	P	P	P	P
Mini / Self- storage Rental Buildings / Units								C	P	P
Music / Dance Studios					C	P	P	P	P	
New / Used Automobile Sales							C	P	P	P
New / Used Automobile Sales with limited repair services								P	P	P
Office / Office Buildings business and professional						P	P	P	P	P
Parking Lot (stand alone - public or private)						P	P	P	P	P
Parcel Delivery Services							P	P	P	P
Pharmacy						C	P	P	P	
Printing Shops							P	P	P	P
Recreational Vehicle Parking Area								P	P	P
Recreational Vehicle Sales / Service / Rentals / Repair								P	P	P
Repair Services - Automobile								P	P	P
Repair Services - Automobile Limited							C	P	P	P
Restaurants - Drive-in / Drive-thru						C	C	P	P	
Restaurants / Cafes						P	P	P	P	
Retail Stores / Shops						P	P	P	P	
Service / Gas Stations - Automobile (with or without minor repair services and/or carwash)							C	P	P	P
Service / Gas Stations - Automobile Limited						C	P	P	P	P
Storage / Warehouse									P	P
Storage / Warehouse - limited						P	P	P	P	P
Tattoo Parlor / Body Piercing / Permanent Cosmetics and Branding							P	P	P	P
Truck Fueling / Repair Services (not including truck / trailer washing facilities)								P	P	P
Truck Fueling / Repair Services (truck / trailer washing facilities)									P	P
Trucking / Distribution									P	P
Veterinary Clinic Limited							C	P	P	P

[illegible]

Agenda Item Summary

For the meeting of: October 27, 2025

Agenda item title: Consider second reading of Ordinance No. 2171 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GERING, NEBRASKA AMENDING SECTION 2.2.1.D OF THE CITY OF GERING ZONING ORDINANCE REGARDING PROTEST REQUIREMENTS OF ZONE CHANGES OF THE CITY OF GERING, NEBRASKA; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

Submitted by: Annie Folck, City Engineer

Explanation of the agenda item: This ordinance was read the first time at the October 13 regular City Council meeting. This will be the second reading.

Board/Commission/Staff recommendation:

Does this item require the expenditure of funds? **Yes** **X** **no**

Are funds budgeted? **Yes** **X** **no**

If no, comments:

Estimated Amount

Amount Budgeted

Department

Account

Account Description

Approval of funds available:

City Treasurer/Finance Director

Does this item require a resolution or an ordinance? **X** **yes** **no**

If a resolution or ordinance is required, it must be attached.

Please list all names and addresses of those to be notified.

Approved for submittal:

Annie Folck, City Engineer

Mayor, City Administrator or City Department Head

Referred to: Planning Commission & City Council **Committee**

All Agenda Item Summaries and the required attachments are due by Noon on the Wednesday prior to the Council meeting. If the Wednesday prior to the City Council is a holiday, the deadline is Tuesday at Noon.

ORDINANCE NO. 2171

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GERING, NEBRASKA TO AMEND ARTICLE 2 “REGULATION ADMINISTRATION” SECTION 2.2.1.D “PROTEST” OF THE CITY OF GERING ZONING ORDINANCE; REPEALING ALL ORDINANCES IN CONFLICT HERewith; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.

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

Section 1. That the City of Gering Zoning Ordinance, Article 2 “Regulation Administration” Section 2.2.1.D “Protest”, be amended, which section shall be read in full as follows:

2.2.1.D. PROTEST. Regardless of whether or not the Planning Commission approves or disapproves a proposed zoning amendment or fails to make a recommendation, if a protest against such amendment be filed in the office of the City Clerk within fourteen (14) days after the date of the conclusion of the public hearing pursuant to said publication notice, duly signed and acknowledged by the owners of twenty percent or more either of the area of the lots included in such proposed change, or of those immediately adjacent on the sides and in the rear thereof extending three hundred feet therefrom, and of those directly opposite thereto extending three hundred feet from the street frontage of such opposite lots, and such change is not in accordance with the comprehensive development plan, such proposed zoning amendment shall not become effective except by the favorable vote of three-fourths of all the members of the City Council.

Section 2. That All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict, and should any part or Section of this Ordinance be declared void and unenforceable, such declaration shall not render any other part void and unenforceable.

Section 3. That this ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form according to law.

PASSED AND APPROVED this _____ day of _____, 2025.

Kent Ewing, Mayor

ATTEST:

Kathleen J. Welfl, City Clerk

Agenda Item Summary

For the meeting of: October 27, 2025

Agenda item title: Consider approval of Ordinance No. 2172 - AN ORDINANCE OF THE CITY OF GERING, NEBRASKA, AMENDING TITLE VII, TRAFFIC CODE; CHAPTER 76: EMERGENCY SNOW REMOVAL; OF THE CITY OF GERING CODE OF ORDINANCES; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

Submitted by: Casey Dahlgren, Street Superintendent

Explanation of the agenda item: The Public Safety Committee met on October 16 to consider adding secondary emergency snow routes to the Emergency Snow Removal Ordinance. Other amendments were also proposed (see attached for all changes). The majority of the proposed secondary routes are around schools. The primary reason staff want citizens to park on one side of the street on secondary routes during a declared snow emergency is because with the equipment the Street Department has, if there are two cars parked on each side, City crews can barely get equipment through and vehicles have gotten damaged. Additionally, per the recommendation of City legal counsel, the following was added:

During a declared snow emergency, snow removal equipment engaged in the process of snow removal shall be considered an emergency vehicle. The driver of any other vehicle shall yield the right of way to snow removal equipment engaged in the process of snow removal.

The penalty was also increased from \$50 to \$250.

Board/Commission/Staff recommendation: The consensus of the Public Safety Committee was to move the amended ordinance to the full Council for approval. It was also the consensus of the Committee to add two additional streets to the secondary routes at the request of the Director of the Scotts Bluff County Transit/Tri-City Roadrunner. Those streets are K Street from 5th Street to 12th Street and 12th Street from K Street to Q Street. Minutes attached.

Does this item require the expenditure of funds?	<u>Yes</u>	<u>X</u>	<u>no</u>
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Are funds budgeted?	<u>Yes</u>	<u>X</u>	<u>no</u>
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If no, comments:

Estimated Amount _____

Amount Budgeted _____

Department _____

Account _____

Account Description _____

Approval of funds available: _____

City Treasurer/Finance Director

Does this item require a resolution or an ordinance?	<u>X</u>	<u>yes</u>	<u>no</u>
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If a resolution or ordinance is required, it must be attached. *Casey Dahlgren, Street Superintendent*

Mayor, City Administrator or City Department Head

Referred to: Public Safety _____ **Committee**

Public Safety Committee Meeting Minutes

October 16, 2025

Present: Councilmembers O'Neal, Kinsey, Frye, as well as City Administrator Pat Heath, Transportation Superintendent Casey Dahlgrin, Transportation Supervisor Erin Hinze, City Engineer Annie Folck, Police Chief George Hotlhus, Police Captain Jason Rogers, Fire Chief Nathan Flowers, City Clerk Kathy Welfl

Call to order by Chairperson O'Neal at 12 noon.

1. Discuss revisions and updates to the snow removal ordinance

Transportation Superintendent, Casey Dahlgrin, reviewed the proposed amendments to the Emergency Snow Route ordinance with the Committee (shown below). Everything in blue is what staff would like to add or change.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF GERING, NEBRASKA, AMENDING TITLE VII, TRAFFIC CODE; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

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

Section 1. That Title VII: Traffic Code be amended by adding the following:

EMERGENCY SNOW REMOVAL

§ 76.01 INTRODUCTION

Due to the location of Gering, Nebraska, snow, ice, or freezing rain can be expected between September through April each year. Snow and ice control is basically emergency work in which City streets must be cleared at any time of the day or night. Since snow and ice removal is considered an emergency service by the City of Gering, the City of Gering shall undertake operations using the methods, resources, and equipment necessary to keep access to the City as open as possible during snow events.

§ 76.02 SNOW EMERGENCY DECLARATION

(A) A snow emergency is defined as a special condition of a snowfall event requiring residents to move their vehicles off the Emergency Snow Routes to accommodate emergency snow removal.

(B) A snow emergency declaration allows for the towing of vehicles from the Emergency Snow Routes. A snow emergency is normally declared after a measurable snowfall of ~~two (2)~~ four (4) inches or more; however, any amount of snow combined with ice, rain, and/or wind can also require a snow emergency to be declared.

(C) The City Administrator or ~~Public Works Director~~ his or her designee may declare a snow emergency. A snow emergency may be declared in advance of an anticipated storm, to start at a specific time; or a snow emergency may be declared anytime during or after a storm. A snow emergency will normally not last more than 72 hours past the end of the last snowfall.

(D) That a snow emergency has been declared will be communicated to the public through mass media outlets and the City's website as deemed appropriate by the City Administrator, Transportation Superintendent or Public Works Director.

(E) During a declared snow emergency, snow removal equipment engaged in the process of snow removal shall be considered an emergency vehicle. The driver of any other vehicle shall yield the right of way to snow removal equipment engaged in the process of snow removal. (added by legal)

§ 76.03 PRIMARY EMERGENCY SNOW ROUTES

(A) A system of marked Emergency Snow Routes has been established to maintain the flow of traffic, goods and services to the City of Gering on thoroughfare streets. The marked Primary Emergency Snow Routes are established as follows:

PRIMARY EMERGENCY SNOW ROUTES

10th Street from J Street to U Street

10th Street (Scottsbluff/Gering Highway) from U Street to the river bridge

M Street/Old Oregon Trail from the Cemetery road east to Highway 71 bypass

Kimball Avenue from Five Rocks Road to J Street
 Five Rocks Road from Robidoux Road to Country Club Road
 U Street from Five Rocks Road to 10th Street
 U Street from 7th Street east to 21st Avenue
 S Street from 10th Street to 7th Street
 7th Street from M Street to Country Club Road
 Country Club Road from 10th Street to 7th Street
 Lockwood Road from Hwy 71 to M Street
 21st Avenue from M Street to the North Platte River bridge

(B) Modifications to Ban. The foregoing prohibition shall be modified within the area of the Downtown Business District designed for parking and more particularly described as follows:

- (1) 10th Street from K Street to S Street;
- (2) M Street from 9th Street to 14th Street.

(C) The foregoing prohibition shall not apply to the above described area during the business hours of six o'clock (6:00) a.m. to seven o'clock (7:00) p.m.

76.04 SECONDARY EMERGENCY SNOW ROUTES AND PARKING LIMITATIONS

(A) A secondary Emergency Snow Route is defined as a well-traveled road that provides access to major streets (primary snow routes) and is plowed after the primary routes, but before less-used residential streets, to maintain essential transportation for emergency services and commuters. These routes are often collector streets or minor arterials and are plowed to allow continued access to neighborhoods.

(B) Once a snow emergency is declared, parking where normally allowed on both sides of a street, is allowed only on the odd or even numbered sides of the street on all Secondary Emergency Snow Routes. Citations may be issued to citizens who have their vehicles parked on the wrong side of the street.

(C) The secondary Emergency Snow Routes are established as follows:

SECONDARY EMERGENCY SNOW ROUTES:

<u>Street</u>	<u>Side of street vehicles should be parked on during a snow emergency event</u>
8 th Street from R Street to S Street	ODD numbered side
9 th Street from K Street to S Street	ODD numbered side
11 th Street from N Street to U Street	ODD numbered side
14 th Street from Q Street to R Street	ODD numbered side
17 th Street from U Street to Kings Road	ODD numbered side
17 th Street from D Street to M Street	ODD numbered side
17 th Street from M Street to U Street	ODD numbered side
Flaten Avenue from Ponder Place to Pacific Blvd.	ODD numbered side
Ponder Place from Flaten Drive to Nelson Avenue	ODD numbered side
Chinoe Road from Country Club Road to Nelson Ave.	ODD numbered side
Q Street from 7 th Street to 17 th Street	ODD numbered side
D Street from Kimball Avenue to Five Rocks Road	ODD numbered side
13 th Street from P Street to U Street	EVEN numbered side
R Street from 12 th Street to 15 th Street	EVEN numbered side
R Street from 8 th Street to 9 th Street	EVEN numbered side
Pacific Blvd. from U Street to Davis Avenue	EVEN numbered side
Nelson Avenue from Pacific Blvd. to Ponder Place	EVEN numbered side
Donna Drive from Flaten Avenue to Nelson Drive	EVEN numbered side

§ 76.05 DRIVEWAYS AND SNOW REMOVAL FROM PRIVATE PROPERTY

(A) City snowplows will not clear private driveways. The snow placed in driveways by City plows is a natural result of clearing the streets and is the responsibility of the property owner to remove.

(B) Only on Emergency Snow Routes, when plowed windrows exceed 24 inches, if time and conditions allow, the City will attempt to plow open private driveways at the curb line.

(C) Snow from a private driveway, private sidewalk, business driveway, or parking lot may not be placed on a City street. Penalty see § 10.99.

(D) City equipment will not be used to remove piled snow or push snow away from private property or businesses. Snow will only be removed from City facilities. Using City equipment to clear snow from private property is a violation of this code unless it is necessary to allow emergency vehicles access to the private property for ambulance, fire or police calls.

§ 76.06 VEHICLE TOWING DURING DECLARED SNOW EMERGENCIES

Vehicles parked on a designated Emergency Snow Route street during a declared snow emergency are subject to tow without notice to the owners, and at the owners' expense. In addition, if a vehicle is left on a public street or alley on a designated snow route in such a fashion as to hinder snow removal, that vehicle may be towed at the expense of the owner of the vehicle, provided that an attempt was made to contact the owner to have the vehicle moved; and that either the owner could not be located, or the owner was contacted, that the owner of the vehicle failed to move the vehicle within fifteen (15) minutes after being contacted.

§ 76.99 ~~PENALTY VIOLATION OF VEHICLES PARKING ON EMERGENCY SNOW ROUTES~~

(A) Violation of this ordinance shall be punishable by a ~~\$50 (fifty dollar)~~ \$250.00 (two hundred fifty dollar) fine.

Section 2. Any ordinance or part of any ordinance in conflict with this ordinance is hereby repealed to the extent of such conflict and should any part or section of this ordinance be declared void and unenforceable, such declaration shall not render any other part void and unenforceable.

Section 3. This Ordinance shall be in full force and effect from and after the date of its passage, approval and publication as provided by law.

PASSED AND APPROVED THIS ____ DAY OF _____, 2025.

Kent E. Ewing, Mayor

ATTEST:

Kathleen J. Welfl, City Clerk

Casey explained that the majority of the secondary routes are around schools. The biggest reason staff want people to park on one side of the street is because with the equipment they have now, if there are two cars parked on each side, they can hardly get the equipment through. Vehicles have gotten damaged. They'd like the Public Safety Committee to consider letting them try this out. Per legals' recommendation, due to an incident that happened a few years ago with City equipment and a vehicle, the following was added:

During a declared snow emergency, snow removal equipment engaged in the process of snow removal shall be considered an emergency vehicle. The driver of any other vehicle shall yield the right of way to snow removal equipment engaged in the process of snow removal.

Captain Rogers asked, regarding defining snow equipment as an emergency vehicle, is there a definition in an ordinance that allows that language to be added? State Statute doesn't define emergency vehicles that way. Casey replied that legal advised that by state law, if Emergency Management is notified of a declared snow emergency, City equipment becomes emergency vehicles.

Casey stated that also per legal's recommendation, the penalty was increased from \$50 to \$250. Councilmember Kinsey agreed with \$250. Casey added that the City needs to be able to cover the tow bill as well. Jason noted that the Police Department is paying anywhere from \$85 to \$275 per tow (depending on if it's a weekend or after hours).

Councilmember Frye asked who is going to prosecute the ordinance. Chief Holthus replied that the City prosecutor is Simmons Olsen Law Firm. That is who the City would refer the violation to, it would ultimately be their decision. Tammy explained that she's asking "what teeth do we have?" because if they're not going to prosecute it, this isn't going to do any good. Administrator Heath stated that most likely, it's going to get towed if they refuse to move it. The City will have to go through the court to get the \$250. Tammy added, if they file it.

Councilmember Kinsey asked where the vehicles are towed. Jason replied in the past, they've been towed to either the Civic Center parking lot or Central Stores. Casey added, but the City has always paid the tow bill on that. B.J. asked what the City will do going forward - he would suggest taking the vehicle to the tow company's lot and the citizen has to pay for the tow to get their vehicle back. The City can stay out of it. Casey commented that the City has to sign the tow ticket. Pat asked if the City is responsible for the vehicle once it's towed. Jason replied that he didn't think so because even when they arrest someone and impound a vehicle, if the tow company takes it, they have to deal directly with the tow company, not the City. They have their own liability coverages to take care of that.

Councilmember O'Neal expressed concern about all the trailers, boats and other things on the streets. Casey agreed saying if they have a snow blower and semi or dump truck beside each other going down a street, there's no room. She stated that the City needs to take care of that issue. Chief Holthus noted that that's on their to do list; they have sample ordinance options from the City prosecutor and will meet as a staff to deal with that.

Curt Richter, Director of Scotts Bluff County Transit/Tri-City Roadrunner, requested that the City consider adding K Street from 5th Street to 12th Street and 12th Street from K to Q Street to the Secondary Snow Route list. He explained why it would be helpful to have those cleared for their busses. They have an issue accessing the apartments in those areas. Pat replied that staff would take it into consideration.

Councilmember O'Neal asked how staff will notify people on the secondary snow routes that this is being done. Casey replied that staff plan to provide public information, door hangers, and use the City newsletter and website to disseminate the information. The City doesn't plan to strictly enforce the secondary routes the first year.

Councilmember Frye expressed concern about prosecuting; what teeth does the City have? B. J. stated that's why he likes the idea of the tow truck taking vehicles to their impound, that will be the penalty right there. Kathy noted that there's a paragraph on towing in the ordinance, just above Penalty:

§ 76.06 VEHICLE TOWING DURING DECLARED SNOW EMERGENCIES

Vehicles parked on a designated Emergency Snow Route street during a declared snow emergency are subject to tow without notice to the owners, and at the owners' expense. In addition, if a vehicle is left on a public street or alley on a designated snow route in such a fashion as to hinder snow removal, that vehicle may be towed at the expense of the owner of the vehicle, provided that an attempt was made to contact the owner to have the vehicle moved; and that either the owner could not be located, or the owner was contacted, that the owner of the vehicle failed to move the vehicle within fifteen (15) minutes after being contacted.

The Committee and staff agreed that the language in 76.06 should be sufficient for towing.

Consensus: Move the amended ordinance to the full Council for approval. Casey will consider adding the two streets Mr. Richter proposed for the bus service. The consensus of the Committee was that it's acceptable to add those. The proposed ordinance will be on the October 27th regular City Council meeting agenda.

2. Discuss code changes regarding living in recreational vehicles and/or tents

City Engineer, Annie Folck, stated that the City has had some complaints recently on a couple different properties, but one in particular was people just moving into an RV on someone's property in a residential area with single-family homes. She clarified that the RVs are on the property, not on the street. Staff was always under the assumption that this was addressed in the code. While there was an ordinance (regarding not living in RVs) adopted in 2004, that was part of the zoning code; it might not have gotten codified or didn't move forward to the new zoning code when it was redone. Ultimately, there is nothing in City Code saying "thou shall not live in an RV". It's still illegal through zoning, however. The problem is again, enforcement. Zoning is not a great vehicle for enforcement because the City can send them a cease and desist and take them to court, but it's going to be a long drawn-out process.

Staff want to get this added to the City Code of Ordinances in order to allow the Police Department to go out and start issuing citations (proposed ordinance shown below). There are two options on the proposed ordinance; there are pros and cons to both. The City can either say that people cannot live in an RV at all *or* there could be a provision for a situation where people can have someone stay in an RV temporarily over Oregon Trail Days, Christmas or Thanksgiving, for example. Sometimes kids want to sleep out in the RV for fun. Either way, she doesn't think the City will be enforcing on those particular situations. From her perspective, it would be nice to have something in the ordinance saying that there are exceptions if it's less than seven days. On the other hand, for Police, it means they're going to have that much more work when someone is actually living in an RV; they're going to have to prove it has been so many days.

B.J. stated common sense should tell them how long someone has been living there. If there's trash around it, if there are chairs or they have it decked out like a permanent habitat, but then there's proving it. Jason noted regarding the one going on now, they're actually having get-togethers around the camper late at night, being loud and bugging neighbors. He added that PD can figure out a process to document the seven days; they can figure it out on their end.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF GERING, NEBRASKA, TO AMEND CHAPTER 72, SECTION 72.09 OF THE CITY OF GERING CODE OF ORDINANCES; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR PUBLICATION IN PAMPHLET FORM; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.

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

Section 1. That the City of Gering Code of Ordinances, Chapter 72, Section 72.09 be amended, which section shall be read in its entirety as follows:

§ 72.09 PARKING, STORAGE, OR USE OF TRAILERS, CAMPER TRAILERS, TRAILER WITH BOATS, AND MOTOR HOMES.

A. Described vehicles shall be: trailers, camper trailers, trailers with boats, and motor homes **not located in an authorized recreational vehicle park or mobile home park**. Described vehicles are not allowed to park within five feet of any driveway or 30 feet from any corner. Described vehicles shall be no wider than eight and one-half feet. Described vehicles must have tires that are fully inflated with air and the vehicle must be usable and properly licensed. All non-motorized vehicles must have reflectors at least three feet above the ground on the street or left side of the trailer. All trailers must also be secured with blocks or a locking device so the trailer cannot be moved. All trailers in such a position must have a tongue lock that reduces the chance of theft. Described vehicles cannot be parked on the street to store junk, unusable items, or items defined as nuisances. Any trailer with sharp, dangerous, or protruding objects cannot be parked on the street. This includes any objects that protrude from the trailer bed, frame, and any objects the trailer is designed to carry. Any objects determined to be dangerous by the Police Department or City Council are not allowed within any described vehicle. All described vehicles are authorized to park along the street so as not to in any way impede the flow of traffic and to park on the street only within the lot lines of property where the owners of such vehicles live.

B. It shall be a violation of this Code for any person or persons to occupy or use a parked or stored described vehicle herein for living, sleeping, or habitation except as permitted within an authorized recreational vehicle park or mobile home park. It is further unlawful for any property owner or occupant to permit a parked or stored described vehicle to be used for living, sleeping, or habitation upon their property.

[alternative language]

B. It shall be a violation of this Code for any person or persons to occupy or use a parked or stored described vehicle herein for living, sleeping, or habitation except as permitted within an authorized recreational vehicle park or mobile home park. It is further unlawful for any property owner or occupant to permit a parked or stored described vehicle to be used for living, sleeping, or habitation upon their property, unless such occupancy is exclusively for sleeping purposes for nonpaying guests of such owner or occupant within a residential district for a period not to exceed 7 consecutive days or 14 total days in any calendar year.

(Prior Code, § 72.09) (Ord. 1765, passed 6-28-2004; Ord. 1934, passed 5-9-2011)

Section 3. All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict, and should any part or Section of this Ordinance be declared void and unenforceable, such declaration shall not render any other part void and unenforceable.

Section 4. This Ordinance shall take effect and be enforced from and after its passage, approval and publication in pamphlet form or as provided by law.

PASSED AND APPROVED THIS ____ DAY OF _____, 2025.

Kent Ewing, Mayor

ATTEST:

City Clerk

Annie asked if everyone was in agreement. Is staff okay bringing this to the Council meeting on the 27th? She also asked what the preference is on having exceptions or not. The blue section is thou shall not *at all*. The green allows for seven consecutive days to be used for sleeping or 14 days within a year. B.J. commented that the 14 days is going to be harder to prove but he doesn't think the City will get a complaint about that one. Jason said they're getting complaints about the one now because it's a prolonged period of time; they've even had Paradise Pumpers come and empty out the tanks for them because they've been there long enough. Pam thinks it needs to have the alternate language in it. BJ was also in favor of the alternate language.

Nathan added there is fire code as well as other codes that regulate, especially when it comes to how they're hooking it up to electrical and sanitation. If they're having somebody come and pump, that's already illegal based off the code that the City adopted. It's based off the Fire Code, Building Code and Electric Code. The situation Jason is talking about cannot be happening. Pam asked if those codes can just take care of this and the City not have to do this ordinance? Nathan replied that it would be better to have it in the code; that would give everybody authority.

Nathan asked what the definition is of a recreational vehicle park. Annie explained that would be like Robidoux RV Park - there are some that live out there throughout the winter. Nathan added that locations like that are rated appropriately for electricity and other things.

There's an RV Park by Circle S. Lodge. They have places to dump and hook up to electric. Councilmember Frye asked if that has all been inspected. She has concerns about them being too close together and the possibility of a fire hazard. Annie explained that in zoning there are defined uses and it can say as defined in the City Zoning Code.

Annie added the other thing staff wanted to touch on is people living in tents. Some City staff have noticed tents popping up in the backyard of some of the problem properties where City staff don't even know if the home is habitable. People living in tents is not a big issue now, but she wanted to touch on it to see if it's something the Committee wants staff to research and pursue. Due to what happened in Scottsbluff last year, the City Attorney said it could be a can of worms because again, kids like to pitch a tent in the backyard and camp - but that's a whole different thing than living in them. George noted the same exception could be used. B.J. suggested making it shorter than seven days, like three days - such as a long weekend.

Annie added that legal said tents would be its own ordinance because the RV ordinance is a parking ordinance and this would not be in that section of the code. Staff will work on drafting an ordinance for that.

Tammy thinks it's important to address it because more and more people are not able to afford living but the City still has to protect everything.

Consensus: The Committee is in agreement with moving the recreational vehicle ordinance forward to Council. They are also okay with staff drafting an ordinance about living in tents, allowing a short window of time for people to pitch a tent for enjoyment. Pat added, unless it's at the RV Park (they can stay much longer there).

OPEN COMMENT: Discussion or action by the Public Safety Committee regarding unscheduled business will not take place. This section is for citizen comment only. None.

Meeting adjourned at 12:30 p.m.

Submitted by,

Kathy Welfl
City Clerk

ORDINANCE NO. 2172

AN ORDINANCE OF THE CITY OF GERING, NEBRASKA, AMENDING TITLE VII, TRAFFIC CODE; CHAPTER 76: EMERGENCY SNOW REMOVAL, OF THE CITY OF GERING CODE OF ORDINANCES REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE HERE OF.

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

Section 1. That Title VII: Traffic Code be amended by adding the following:

EMERGENCY SNOW REMOVAL

§ 76.01 INTRODUCTION

Due to the location of Gering, Nebraska, snow, ice, or freezing rain can be expected between September through April each year. Snow and ice control is basically emergency work in which City streets must be cleared at any time of the day or night. Since snow and ice removal is considered an emergency service by the City of Gering, the City of Gering shall undertake operations using the methods, resources, and equipment necessary to keep access to the City as open as possible during snow events.

§ 76.02 SNOW EMERGENCY DECLARATION

(A) A snow emergency is defined as a special condition of a snowfall event requiring residents to move their vehicles off the Emergency Snow Routes to accommodate emergency snow removal.

(B) A snow emergency declaration allows for the towing of vehicles from the Emergency Snow Routes. A snow emergency is normally declared after a measurable snowfall of ~~two (2)~~ four (4) inches or more; however, any amount of snow combined with ice, rain, and/or wind can also require a snow emergency to be declared.

(C) The City Administrator or ~~Public Works Director~~ his or her designee may declare a snow emergency. A snow emergency may be declared in advance of an anticipated storm, to start at a specific time; or a snow emergency may be declared anytime during or after a storm. A snow emergency will normally not last more than 72 hours past the end of the last snowfall.

(D) That a snow emergency has been declared will be communicated to the public through mass media outlets and the City's website as deemed appropriate by the City Administrator, Transportation Superintendent or Public Works Director.

(E) During a declared snow emergency, snow removal equipment engaged in the process of snow removal shall be considered an emergency vehicle. The driver of any other vehicle shall yield the right of way to snow removal equipment engaged in the process of snow removal. (added by legal)

§ 76.03 PRIMARY EMERGENCY SNOW ROUTES

(A) A system of marked Emergency Snow Routes has been established to maintain the flow of traffic, goods and services to the City of Gering on thoroughfare streets. The marked Primary Emergency Snow Routes are established as follows:

PRIMARY EMERGENCY SNOW ROUTES

10th Street from J Street to U Street
10th Street (Scottsbluff/Gering Highway) from U Street to the river bridge
M Street/Old Oregon Trail from the Cemetery road east to Highway 71 bypass
Kimball Avenue from Five Rocks Road to J Street
Five Rocks Road from Robidoux Road to Country Club Road
U Street from Five Rocks Road to 10th Street
U Street from 7th Street east to 21st Avenue
S Street from 10th Street to 7th Street
7th Street from M Street to Country Club Road
Country Club Road from 10th Street to 7th Street
Lockwood Road from Hwy 71 to M Street
21st Avenue from M Street to the North Platte River bridge

(B) Modifications to Ban. The foregoing prohibition shall be modified within the area of the Downtown Business District designed for parking and more particularly described as follows:

- (1) 10th Street from K Street to S Street;
- (2) M Street from 9th Street to 14th Street.

(C) The foregoing prohibition shall not apply to the above described area during the business hours of six o'clock (6:00) a.m. to seven o'clock (7:00) p.m.

76.04 SECONDARY EMERGENCY SNOW ROUTES AND PARKING LIMITATIONS

(A) A secondary Emergency Snow Route is defined as a well-traveled road that provides access to major streets (primary snow routes) and is plowed after the primary routes, but before less-used residential streets, to maintain essential transportation for emergency services and commuters. These routes are often collector streets or minor arterials and are plowed to allow continued access to neighborhoods.

(B) Once a snow emergency is declared, parking where normally allowed on both sides of a street, is allowed only on the odd or even numbered sides of the street on all Secondary Emergency Snow Routes. Citations may be issued to citizens who have their vehicles parked on the wrong side of the street.

(C) The secondary Emergency Snow Routes are established as follows:

SECONDARY EMERGENCY SNOW ROUTES

<u>Street</u>	<u>Side of street on which vehicles should be parked during a snow emergency event</u>
8 th Street from R Street to S Street	ODD numbered side
9 th Street from K Street to S Street	ODD numbered side
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14 th Street from Q Street to R Street	ODD numbered side
17 th Street from U Street to Kings Road	ODD numbered side
17 th Street from D Street to M Street	ODD numbered side
17 th Street from M Street to U Street	ODD numbered side
Flaten Avenue from Ponder Place to Pacific Blvd.	ODD numbered side
Ponder Place from Flaten Drive to Nelson Avenue	ODD numbered side
Chinoe Road from Country Club Road to Nelson Ave.	ODD numbered side
Q Street from 7 th Street to 17 th Street	ODD numbered side
D Street from Kimball Avenue to Five Rocks Road	ODD numbered side
K Street from 5 th Street to 12 th Street	ODD numbered side
12 th Street from K Street to Q Street	ODD numbered side
13 th Street from P Street to U Street	EVEN numbered side
R Street from 12 th Street to 15 th Street	EVEN numbered side
R Street from 8 th Street to 9 th Street	EVEN numbered side
Pacific Blvd. from U Street to Davis Avenue	EVEN numbered side
Nelson Avenue from Pacific Blvd. to Ponder Place	EVEN numbered side
Donna Drive from Flaten Avenue to Nelson Drive	EVEN numbered side

§ 76.05 DRIVEWAYS AND SNOW REMOVAL FROM PRIVATE PROPERTY

(A) City snowplows will not clear private driveways. The snow placed in driveways by City plows is a natural result of clearing the streets and is the responsibility of the property owner to remove.

(B) Only on Emergency Snow Routes, when plowed windrows exceed 24 inches, if time and conditions allow, the City will attempt to plow open private driveways at the curb line.

(C) Snow from a private driveway, private sidewalk, business driveway, or parking lot may not be

placed on a City street. Penalty see § 10.99.

(D) City equipment will not be used to remove piled snow or push snow away from private property or businesses. Snow will only be removed from City facilities. Using City equipment to clear snow from private property is a violation of this code unless it is necessary to allow emergency vehicles access to the private property for ambulance, fire or police calls.

§ 76.06 VEHICLE TOWING DURING DECLARED SNOW EMERGENCIES

Vehicles parked on a designated Emergency Snow Route street during a declared snow emergency are subject to tow without notice to the owners, and at the owners' expense. In addition, if a vehicle is left on a public street or alley on a designated snow route in such a fashion as to hinder snow removal, that vehicle may be towed at the expense of the owner of the vehicle, provided that an attempt was made to contact the owner to have the vehicle moved; and that either the owner could not be located, or the owner was contacted, that the owner of the vehicle failed to move the vehicle within fifteen (15) minutes after being contacted.

§ 76.99 ~~PENALTY VIOLATION OF VEHICLES PARKING ON EMERGENCY SNOW ROUTES~~

(A) Violation of this ordinance shall be punishable by a ~~\$50 (fifty dollar)~~ \$250.00 (two hundred fifty dollar) fine.

Section 2. Any ordinance or part of any ordinance in conflict with this ordinance is hereby repealed to the extent of such conflict and should any part or section of this ordinance be declared void and unenforceable, such declaration shall not render any other part void and unenforceable.

Section 3. This Ordinance shall be in full force and effect from and after the date of its passage, approval and publication as provided by law.

PASSED AND APPROVED THIS ____ DAY OF _____, 2025.

Kent E. Ewing, Mayor

ATTEST:

Kathleen J. Welfl, City Clerk

Agenda Item Summary

For the meeting of: October 27, 2025

Agenda item title:

Consider approval of Ordinance No. 2173 - AN ORDINANCE OF THE CITY OF GERING, NEBRASKA, TO AMEND CHAPTER 72, SECTION 72.09 OF THE CITY OF GERING CODE OF ORDINANCES; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR PUBLICATION IN PAMPHLET FORM; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

Submitted by:

Annie Folck, City Engineer

Explanation of the agenda item:

Staff has received numerous complaints recently about residents living in recreational vehicles on private property in residential neighborhoods. Residents have concerns about improper use of extension cords, improper disposal of wastewater, and the increase in the number of people living on one lot. While living in an RV is already prohibited through zoning code, it is very difficult to enforce. The proposed change to the City's code is intended to make the prohibition against living in RVs more easily enforceable.

Board/Commission/Staff recommendation:

Public Safety Committee recommended approval of the attached ordinance at their meeting on October 16, 2025. See attached minutes.

Does this item require the expenditure of funds?

Yes X no

Are funds budgeted?

Yes no

If no, comments:

Estimated Amount

Amount Budgeted

Department

Account

Account Description

Approval of funds available:

City Treasurer/Finance Director

Does this item require a resolution or an ordinance?

X **yes** **no**

If a resolution or ordinance is required, it must be attached.

Please list all names and addresses of those to be notified.

Approved for submittal:

Annie Folck, City Engineer

Mayor, City Administrator or City Department Head

Referred to:

Public Safety

Committee

ORDINANCE NO. 2173

AN ORDINANCE OF THE CITY OF GERING, NEBRASKA, TO AMEND CHAPTER 72, SECTION 72.09 OF THE CITY OF GERING CODE OF ORDINANCES; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR PUBLICATION IN PAMPLHET FORM; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.

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

Section 1. That the City of Gering Code of Ordinances, Chapter 72, Section 72.09 be amended, which section shall be read in its entirety as follows:

§ 72.09 PARKING, STORAGE, OR USE OF TRAILERS, CAMPER TRAILERS, TRAILER WITH BOATS, AND MOTOR HOMES.

A. Described vehicles shall be: trailers, camper trailers, trailers with boats, and motor homes not located in an authorized recreational vehicle park or mobile home park. Described vehicles are not allowed to park within five feet of any driveway or 30 feet from any corner. Described vehicles shall be no wider than eight and one-half feet. Described vehicles must have tires that are fully inflated with air and the vehicle must be usable and properly licensed. All non-motorized vehicles must have reflectors at least three feet above the ground on the street or left side of the trailer. All trailers must also be secured with blocks or a locking device so the trailer cannot be moved. All trailers in such a position must have a tongue lock that reduces the chance of theft. Described vehicles cannot be parked on the street to store junk, unusable items, or items defined as nuisances. Any trailer with sharp, dangerous, or protruding objects cannot be parked on the street. This includes any objects that protrude from the trailer bed, frame, and any objects the trailer is designed to carry. Any objects determined to be dangerous by the Police Department or City Council are not allowed within any described vehicle. All described vehicles are authorized to park along the street so as not to in any way impede the flow of traffic and to park on the street only within the lot lines of property where the owners of such vehicles live.

B. It shall be a violation of this Code for any person or persons to occupy or use a parked or stored described vehicle herein for living, sleeping, or habitation except as permitted within an authorized recreational vehicle park or mobile home park. It is further unlawful for any property owner or occupant to permit a parked or stored described vehicle to be used for living, sleeping, or habitation upon their property, unless such occupancy is exclusively for sleeping purposes for nonpaying guests of such owner or occupant within a residential district for a period not to exceed 7 consecutive days or 14 total days in any calendar year.

(Prior Code, § 72.09) (Ord. 1765, passed 6-28-2004; Ord. 1934, passed 5-9-2011)

Section 2. All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict, and should any part or Section of this Ordinance be declared void and unenforceable, such declaration shall not render any other part void and unenforceable.

Section 3. This Ordinance shall take effect and be enforced from and after its passage, approval and publication in pamphlet form or as provided by law.

PASSED AND APPROVED THIS _____ DAY OF _____, 2025.

Kent Ewing, Mayor

(Seal)

ATTEST:

City Clerk

Agenda Item Summary

For the meeting of: October 27, 2025

Agenda item title: Liaison Report – Gering Library Board, Councilmember Frye

Submitted by: Kathy Welfl, City Clerk

Explanation of the agenda item: Mayor Ewing has requested monthly Council Liaison Reports.

Board/Commission/Staff recommendation: _____

Does this item require the expenditure of funds?	<u> </u> Yes	<u> </u> X	<u> </u> no
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Are funds budgeted?	<u> </u> Yes	<u> </u> no
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If no, comments:

Estimated Amount

Amount Budgeted

Department

Account

Account Description

Approval of funds available:

City Treasurer/Finance Director

Does this item require a resolution or an ordinance?	<u> </u> yes	<u> </u> X	<u> </u> no
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If a resolution or ordinance is required, it must be attached.

Approved for submittal:

Mayor Ewing

Mayor, City Administrator or City Department Head

Referred to: _____ **Committee**

All Agenda Item Summaries and the required attachments are due by Noon on the Wednesday prior to the Council meeting. If the Wednesday prior to the City Council is a holiday, the deadline is Tuesday at Noon.