

CITY OF GERING
CITY COUNCIL REGULAR MEETING NOTICE AND AGENDA

Regular meeting of the Gering City Council, September 22, 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 September 8, 2025 Regular City Council meeting
2. Approve minutes of the September 17, 2025 Special City Council meeting
3. File for record Recertification letter to the Nebraska Department of Economic Development
4. Approve Claims
5. Approve August, 2025 Financial Report

CURRENT BUSINESS:

1. Approve and authorize the Mayor to sign an Economic Development Assistance Agreement regarding Scott Free Brewing Company
2. Approve and authorize the Mayor to sign a Services Agreement by and between Intralinks and the City of Gering
3. Approve and authorize the Mayor to sign Agreement between the City of Gering, Nebraska and Local Union No. 1597 International Brotherhood of Electrical Workers AFL-CIO
4. Request for Personnel Committee meeting - Agenda item:1.) Review and consider Policy Updates

ORDINANCES:

1. Approve Ordinance No. 2167 - AN ORDINANCE OF THE CITY OF GERING, NEBRASKA TO ADOPT THE BUDGET STATEMENT TO BE TERMED THE ANNUAL APPROPRIATION BILL FOR FISCAL YEAR BEGINNING OCTOBER 1, 2025; TO APPROPRIATE SUMS FOR NECESSARY EXPENSES AND LIABILITIES; TO PROVIDE FOR AN EFFECTIVE DATE

RESOLUTIONS:

1. Approve Resolution 9-25-1 regarding the Fiscal Year 2025/2026 Property Tax Request
2. Approve Resolution 9-25-2 regarding Enterprise Fund Transfer
3. Approve Resolution 9-25-3 regarding Pay Plan for Officers and Employees of the City of Gering

PUBLIC HEARINGS:

1. Public hearing to consider amending the Comprehensive Plan of the City of Gering, Nebraska

1a. First 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

2. Public hearing to consider amending the Land Use Table found in Section 3.11 of the City Zoning Regulations of the City of Gering, Nebraska

2a. First 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

3. Public hearing to consider amending the Zoning Code of the City of Gering, Nebraska to add supplementary regulations regarding medical cannabis establishments

3a. Approve Ordinance No. 2170 - An ordinance of the City Council of Gering, Nebraska amending the zoning ordinance of the City of Gering, Nebraska to add Section 5.12, medical cannabis establishments; repealing all ordinances in conflict herewith; and providing for an effective date hereof

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, SEPTEMBER 8, 2025.

A regular meeting of the City Council of Gering, Nebraska was held in open session on September 8, 2025 at 6:00 p.m. at Gering City Hall, 1025 P Street, Gering, NE. Present were Mayor Ewing and Councilmembers Shields, Frye, Wiedeman, O'Neal, Morrison, Jackson. Also present were City Administrator Pat Heath, City Clerk Kathy Welfl, and City Attorney Jim Ellison. Absent were Councilmembers Gillen and Kinsey. 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

Motion by Councilmember Morrison to approve the absence of Councilmember Kinsey from the August 25, 2025 regular City Council meeting. Second by Councilmember Wiedeman. There was no discussion. Mayor Ewing called for the vote. "AYES": Shields, Frye, Wiedeman, O'Neal, Morrison, Jackson. "NAYS": None. Abstaining: None. Absent: Gillen, Kinsey. Motion carried.

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

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

CONSENT AGENDA:

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

1. Approve minutes of the August 25, 2025 regular City Council Meeting
2. Approve Claims
3. Approve the July, 2025 Financial Report

Claims 8/26/25 – 9/8/25

308 PLUMBING SOLUTIONS \$225.00, A & A PORTA POTTIES \$585.00, ACE AMERICAN INSURANCE CO \$5.00, ACE HARDWARE \$5.99, ACTION COMMUNICATIONS, INC. \$155.00, ACUSHNET COMPANY \$255.56, ADIDAS AMERICA, INC \$562.50, ALARM SECURITY TECHNICIANS \$38.95, ALLO COMMUNICATIONS \$3,521.67, AMAZON CAPITAL SERVICES \$502.65, AMERICAN BUS ASSOCIATION \$1,850.00, AMERITAS LIFE INSURANCE CORP. \$592.48, AT&T MOBILITY \$341.49, B & H INVESTMENTS, INC \$39.00, BIG MACK HEATING & COOLING \$475.98, BLUFFS FACILITY SOLUTIONS \$383.97, BORDER STATES INDUSTRIES, INC \$14,443.06, BRIAN PICHMAN \$250.00, BRIANA BLANCO \$75.00, CALLAWAY GOLF COMPANY \$1,640.98, CAMPSpot \$886.66, CENGAGE LEARNING/GAGE \$111.75, CENTRAL PROGRAMS, INC \$152.10, CERTIFIED LABORATORIES \$2,217.65, CHIMNEY ROCK PPD \$1,384.50, CITY OF GERING \$60.00, CLARK PRINTING LLC \$438.25, CLIA LABORATORY PROGRAM \$248.00, COLUMN SOFTWARE, PBC \$291.86, CONSUMER REPORTS \$30.00, CORE & MAIN LP \$3,905.51, CROSSCOUNTRY COURIER INC \$318.85, DEARBORN LIFE INSURANCE COMPAN \$113.52, DITCH WITCH UNDERCON \$31.65, DOOLEY OIL \$220.00, DUTTON-LAINSON COMPANY \$4,730.89, EAKES INC \$274.16, ECOLAB \$100.00, ELLISON, KOVARIK & TURMAN LAW \$10,000.00, ERIC REICHERT CONSTRUCTION \$325,926.19, FASTENAL COMPANY \$326.93, FAT BOYS TIRE & AUTO \$66.44, FEDEX \$67.54, FELSBURG HOLT & ULLEVIG INC \$2,872.50, FIRST NATIONAL BANK OF OMAHA \$8,314.93, FIRST NATIONAL BANK OMAHA - POLICE \$584.00, FLOYD'S TRUCK CENTER, INC. \$258,820.38, FRANK PARTS COMPANY \$1,274.87, FYR-TEK, INC. \$82.82, GERING POLICE OFFICERS ASSOCIATION, LODGE #40 \$200.00, GOLF & SPORT SOLUTIONS \$1,858.06, GREY HOUSE PUBLISHING \$216.00, HAWKINS, INC. \$360.00, HEALTHBREAK, INC. \$676.00, HEARTLAND EXPRESSWAY \$60.00, HENNING BROTHERS \$83.00, HOME DEPOT CREDIT SERVICES \$412.65, HORIZON TO HORIZON, INC \$75.00, IDEAL LAUNDRY AND CLEANERS, INC. \$1,016.60, INDOFF INCORPORATED \$312.11, INTERNAL REVENUE SERVICE \$58,295.15, INTRALINKS, INC. \$8,563.06, IRBY TOOL & SAFETY \$580.50, ITRON, INC. \$850.00, J RODZ \$85.00, J.J. KELLER & ASSOCIATES \$752.74, JACK'S REFRIGERATION \$424.00, JEO CONSULTING GROUP \$56,076.20, JIRDON AGRI CHEMICALS, INC \$346.68, JOHN HANCOCK USA \$17,769.80, JOHN HANCOCK USA FIRE

\$873.56, JOHN HANCOCK USA POLICE \$9,730.16, JOHNSON CASHWAY CO. \$300.00, JUSTIN BERNHARDT \$150.00, LAWSON PRODUCTS \$43.20, LEGACY COOPERATIVE \$10,282.36, LOGOZ LLC \$233.00, LONDON FLATS, LLC \$1,293.52, MACQUEEN EQUIPMENT, LLC \$867.10, MAIN STREET APPLIANCE \$3,988.13, MASEK DISTRIBUTING INC \$5,400.00, MATHESON TRI-GAS INC \$78.79, MATTY B'S HVAC \$2,899.60, MENARDS \$88.77, MERCHANT JT&S \$550.00, MIDWEST CONNECT \$4,612.73, MILLER & ASSOCIATES CONSULTING ENGINEERS, P.C. \$3,822.50, MOBIUS COMMUNICATIONS COMPANY \$30.00, MUNICIPAL SUPPLY, INC. OF NE. \$4,253.25, MUTUAL OF OMAHA \$5,105.03, NC CHILD SUPPORT CENTRALIZED COLLECTIONS \$50.24, NEBRASKA CHILD SUPPORT PAYMENT CENTER \$714.93, NEBRASKA GOLF ASSOCIATION \$50.00, NKC TIRE \$322.60, NOREGON SYSTEMS, LLC \$2,199.00, NORTHWEST PIPE FITTINGS, INC \$1,045.49, ONE CALL CONCEPTS, INC \$111.94, O'REILLY AUTOMOTIVE STORE \$23.40, OSWALDO BERAUN \$175.00, PANHANDLE ENVIRONMENTAL SERVICE, INC. \$181.00, PATTLEN ENTERPRISES, INC \$2,159.50, PETE'S QUICK LUBE \$249.21, PHILIP SCHMITT \$401.10, PONY EXPRESS STATION \$300.00, PRAISE WINDOWS \$350.00, PROTEX CENTRAL, INC. \$98.00, PT HOSE AND BEARING \$407.55, QUADIENT POSTAGE FUNDING \$1,600.00, REGION 22 EMERGENCY MANAG \$3,656.59, REGIONAL CARE INC. \$122,163.72, RIVERSIDE DISCOVERY CENTER \$4,166.67, RIVERSTONE BANK \$561.04, RON'S TOWING & RECOVERY, LLC \$225.00, SANDBERG IMPLEMENT, INC. \$914.25, SCOTTSBLUFF-GERING UNITED WAY \$273.02, SE MUNICIPAL SOLAR (NE), LLC \$20,459.12, SIMON CONTRACTORS \$5,502.44, STATE FIRE MARSHAL TRAINING DI \$100.00, STRYKER SALES \$1,082.14, TEAM CHEVROLET \$600.00, TERESA TOSH \$10,400.80, TNE MEC COMPANY, INC. \$1,463.00, TYLER TECHNOLOGIES \$4,640.00, ULINE, INC \$353.94, UNITED INDUSTRIES \$12,696.00, UTILITY BILL REFUNDS \$443.48, VERIZON WIRELESS SERVICES, LLC \$552.62, WESCO RECEIVABLES CORP. \$16,134.46, WESTERN COOPERATIVE COMPANY \$6,941.42, TOTAL \$1,077,184.15

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

CURRENT BUSINESS:

1. Presentation by David Schleve honoring James H. Ray, a Gering Law Enforcement Officer, who died in the line of duty on August 7, 1959

David Schleve presented a plaque to Mayor Ewing and Sargent Brunz of the Gering Police Department in honor of James H. Ray, a Gering Police Officer who died in the line of duty on August 7, 1959. Mr. Schleve wrote a book titled "Tour of Duty, End of Watch" to honor all the fallen Law Enforcement Officers in Nebraska. In his research, he found that while these fallen officers have been honored at the Nebraska Law Enforcement Memorial, not all of them have been honored in their respective departments.

2. Consider recommendation by the Recreation, Leisure Services and Cultural Committee regarding the Gering Library Foundation Capital Campaign

Councilmember Wiedeman, Chairperson of the Recreation, Leisure Services and Cultural Committee, stated that the Committee met on August 18 to discuss the future of the Gering Public Library and to review of a conceptual plan prepared by JEO. Over the years, The Library Foundation has looked at possible locations for a new library, but it became apparent that it would be too expensive to build a new library. The new Library Director, Christie Clarke, and staff have done some creative things to use the existing space really well. Councilmember Wiedeman briefly reviewed the three options that were provided by JEO in the conceptual plan. It is the intention to preserve the mosaic on the west side of the library. She explained the addition that would be added on the west side of the building as well as amenities such as a ramp, elevator and options for a future expansion including a community room. The library would also receive a much-needed electrical upgrade.

She read the Consensus/Recommendation of the Committee: *The Committee recommends to full Council that the Library Foundation move forward with Option 1 with the alternate (which is everything) as the preferred plan and if they can't do the elevator, at least the ramp, and possibly add the shaft so the elevator could be added later. Also, recommend to the Foundation to be mindful of letting donors know that even if they can't raise all the funds through donations and grants, a lesser version of the proposal could still be done.*

Councilmember Morrison inquired about the costs. Councilmember Wiedeman replied the costs are shown in the packet (roughly \$5,000,000 for "everything"). The Foundation is looking at roughly a five-year timeline.

Motion by Councilmember Wiedeman to approve the Recreation, Leisure Services and Cultural Committee's recommendation for the Gering Library Foundation to move forward with a capital campaign for Option 1 with the alternate of the conceptual plan prepared by JEO. If the full amount cannot be raised through donations and grants, it is recommended that at least the ramp be installed and possibly add the shaft so the elevator could be added later. Second by Councilmember Frye. There was no discussion. Mayor Ewing called for the vote. "AYES": Shields, Frye, Wiedeman, O'Neal, Morrison, Jackson. "NAYS": None. Abstaining: None. Absent: Gillen, Kinsey. Motion carried.

3. Consider Approval of Occupation Tax Grant Fund Request for the Historic Midwest Theater for Voices of the High Plains: Cultural Celebrations at Five Rocks Amphitheater and the Gering Plaza

Director of Tourism, Tina Worthman, reported that the Occ Tax Grant Fund Advisory Committee met on August 19 to consider two applications. The first was for the Historic Midwest Theater for Voices of the High Plains Cultural Celebrations at Five Rocks Amphitheater and the Gering Civic Plaza to include Mariachi Divas on September 12, and Many Moccasins Dance Troupe on October 12 (and October 13 for student outreach). Funding will be used to cover essential program costs such as artist fees, regional outreach, youth engagement activities (roughly 1000 youth at the Amphitheater) and production assistance. The Committee voted to recommend \$12,000 of Occ Tax Funds for this request.

Motion by Councilmember Morrison to approve an Occupation Tax Grant Fund request for the Historic Midwest Theater Voices of the High Plains programs in the amount of \$12,000. Second by Councilmember Wiedeman. There was no discussion. Mayor Ewing called for the vote. "AYES": Shields, Frye, Wiedeman, O'Neal, Morrison, Jackson. "NAYS": None. Abstaining: None. Absent: Gillen, Kinsey. Motion carried.

4. Consider Approval of Occupation Tax Grant Fund Request for the Lions Club Annual Basketball Tournament

Tourism Director Worthman explained that the Scottsbluff/Gering Lions Club requested funds to cover costs for their Annual Basketball Tournament including rentals of spaces and officials. The event is held annually during President's Day weekend and attracts over 80 teams to the area. Teams stay in local hotels, including Hotel 21, which hosted 12 rooms. Most participants stay Friday through Sunday. They received a \$9900 grant last year, and asked for \$15,000 this year. The Committee recommended \$10,000 to stay similar to what they received last year.

Councilmember Jackson noted that on the goals for the Occupation Tax Fund, it says "The goal of Occupation Tax Funds are for new business development; not designed to become subsidies for long-standing projects and/or events". Ms. Worthman replied that that was discussed with the applicant; the Committee found this to be a valuable request and recommended it again this year, but from now on they suggested other grants to subsidize this event. This fund is predominately for new events. Councilmember Wiedeman added that they have gotten Keno Funds in the past – it is a big weekend and there are a lot of people in town.

Motion by Councilmember Morrison to approve an Occupation Tax Grant Fund request for the Scottsbluff-Gering Lions Club for a basketball tournament in the amount of \$10,000. Second by Councilmember Wiedeman. There was no discussion. Mayor Ewing called for the vote. "AYES": Shields, Frye, Wiedeman, O'Neal, Morrison, Jackson. "NAYS": None. Abstaining: None. Absent: Gillen, Kinsey. Motion carried.

ORDINANCES:

1. Approve Ordinance No. 2162 - AN ORDINANCE TO AMEND THE FEES CHARGED FOR THE USE OF THE CITY LANDFILL; AND TO PROVIDE FOR AN EFFECTIVE DATE THEREOF

Councilmember Morrison made a motion to introduce Ordinance No. 2162 – AN ORDINANCE TO AMEND THE FEES CHARGED FOR THE USE OF THE CITY LANDFILL; AND TO PROVIDE FOR AN EFFECTIVE DATE THEREOF. Seconded by Councilmember Jackson. There was no discussion.

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

Councilmember Shields moved that the Ordinance be designated as Ordinance No. 2162 and the title thereof approved, and that the Statutory Rule requiring Ordinances to be fully and distinctly read on three different days be dispensed with, and that the ordinance be passed as read, which motion was seconded by Councilmember Frye. There was no discussion. The Clerk called the roll. "AYES": Shields, Frye, Wiedeman, O'Neal, Morrison, Jackson. "NAYS": None. Abstaining: None. Absent: Gillen, Kinsey. Motion carried.

2. Approve Ordinance No. 2163 - AN ORDINANCE TO AMEND THE WATER RATES FOR CITY AND OUT OF CITY LIMITS RESIDENTIAL, COMMERCIAL, BUSINESS AND INDUSTRIAL USERS; AND PROVIDING FOR AN EFFECTIVE DATE THEREOF

Councilmember Wiedeman made a motion to introduce Ordinance No. 2163 – AN ORDINANCE TO AMEND THE WATER RATES FOR CITY AND OUT OF CITY LIMITS RESIDENTIAL, COMMERCIAL, BUSINESS AND INDUSTRIAL USERS; AND PROVIDING FOR AN EFFECTIVE DATE THEREOF. Seconded by Councilmember O'Neal. There was no discussion. Mayor Ewing called for the vote. "AYES": Shields, Frye, Wiedeman, O'Neal, Morrison, Jackson. "NAYS": None. Abstaining: None. Absent: Gillen, Kinsey. Motion carried.

Councilmember Morrison moved that the Ordinance be designated as Ordinance No. 2163 and the title thereof approved, and that the Statutory Rule requiring Ordinances to be fully and distinctly read on three different days be dispensed with, and that the ordinance be passed as read, which motion was seconded by Councilmember Jackson. There was no discussion. The Clerk called the roll. "AYES": Shields, Frye, Wiedeman, O'Neal, Morrison, Jackson. "NAYS": None. Abstaining: None. Absent: Gillen, Kinsey. Motion carried.

3. Approve Ordinance No. 2164 - AN ORDINANCE TO AUTHORIZE AMENDING FEES FOR RESIDENTIAL, COMMERCIAL AND INDUSTRIAL SEWER SERVICE CHARGES, AND TO PROVIDE FOR AN EFFECTIVE DATE THEREOF

Councilmember O'Neal made a motion to introduce Ordinance No. 2164 – AN ORDINANCE TO AUTHORIZE AMENDING FEES FOR RESIDENTIAL, COMMERCIAL AND INDUSTRIAL SEWER SERVICE CHARGES, AND TO PROVIDE FOR AN EFFECTIVE DATE THEREOF. Seconded by Councilmember Morrison. There was no discussion. Mayor Ewing called for the vote. "AYES": Shields, Frye, Wiedeman, O'Neal, Morrison, Jackson. "NAYS": None. Abstaining: None. Absent: Gillen, Kinsey. Motion carried.

Councilmember Jackson moved that the Ordinance be designated as Ordinance No. 2164 and the title thereof approved, and that the Statutory Rule requiring Ordinances to be fully and distinctly read on three different days be dispensed with, and that the ordinance be passed as read, which motion was seconded by Councilmember Shields. There was no discussion. The Clerk called the roll. "AYES": Shields, Frye, Wiedeman, O'Neal, Morrison, Jackson. "NAYS": None. Abstaining: None. Absent: Gillen, Kinsey. Motion carried.

4. Approve Ordinance No. 2165 - AN ORDINANCE TO ADJUST EXISTING ELECTRICAL RATES; REPEALING ORDINANCE NO. 2138; PROVIDING FOR AN EFFECTIVE DATE THEREOF

Councilmember Morrison made a motion to introduce Ordinance No. 2165 – AN ORDINANCE TO ADJUST EXISTING ELECTRICAL RATES; REPEALING ORDINANCE NO. 2138; PROVIDING FOR AN EFFECTIVE DATE THEREOF. Seconded by Councilmember Jackson. There was no discussion. Mayor Ewing called for the vote. "AYES": Shields, Frye, Wiedeman, O'Neal, Morrison, Jackson. "NAYS": None. Abstaining: None. Absent: Gillen, Kinsey. Motion carried.

Councilmember Shields moved that the Ordinance be designated as Ordinance No. 2165 and the title thereof approved, and that the Statutory Rule requiring Ordinances to be fully and distinctly read on three different days be dispensed with, and that the ordinance be passed as read, which motion was seconded by Councilmember Frye. There was no discussion. The Clerk called the roll. "AYES": Shields, Frye, Wiedeman, O'Neal, Morrison, Jackson. "NAYS": None. Abstaining: None. Absent: Gillen, Kinsey. Motion carried.

5. Approve Ordinance No. 2166 - AN ORDINANCE OF THE CITY OF GERING, NEBRASKA TO ESTABLISH FEES FOR RESIDENTIAL, COMMERCIAL AND INDUSTRIAL STORMWATER SURCHARGE, AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

Councilmember O'Neal made a motion to introduce Ordinance No. 2166 – AN ORDINANCE OF THE CITY OF GERING, NEBRASKA TO ESTABLISH FEES FOR RESIDENTIAL, COMMERCIAL AND INDUSTRIAL STORMWATER SURCHARGE, AND PROVIDING FOR AN EFFECTIVE DATE HEREOF. Seconded by Councilmember Morrison. There was no discussion. Mayor Ewing called for the vote. "AYES": Shields, Frye, Wiedeman, O'Neal, Morrison, Jackson. "NAYS": None. Abstaining: None. Absent: Gillen, Kinsey. Motion carried.

Councilmember Jackson moved that the Ordinance be designated as Ordinance No. 2166 and the title thereof approved, and that the Statutory Rule requiring Ordinances to be fully and distinctly read on three different days be dispensed with, and that the ordinance be passed as read, which motion was seconded by Councilmember Shields. There was no discussion. The Clerk called the roll. "AYES": Shields, Frye, Wiedeman, O'Neal, Morrison, Jackson. "NAYS": None. Abstaining: None. Absent: Gillen, Kinsey. Motion carried.

BIDS/PROPOSALS:

REPORTS:

1. Liaison Report - Central Irrigation District, Councilmember Kinsey

Councilmember Kinsey was not present to give a liaison report.

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.

Councilmember Wiedeman commended all the City staff that worked on the Horizon Music Festival. It took a lot of work from the City; she wanted to commend the great job staff did. There were people sitting near her from Cheyenne that were staying the night and people from other areas of Nebraska. There were license plates from all over. It was a great event; she was very impressed and thanked City staff.

ADJOURN:

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

Meeting adjourned at 6:34 p.m.

Kent E. Ewing, Mayor

ATTEST:

Kathleen J. Welfl, City Clerk

THE OFFICIAL PROCEEDINGS OF THE SPECIAL MEETING OF THE GERING CITY COUNCIL, SEPTEMBER 17, 2025

A special meeting of the City Council of Gering, Nebraska was held on September 17, 2025 at 5:15 p.m. at Gering City Hall Council Chambers, 1025 P Street, Gering, NE. Present were Mayor Ewing and Councilmembers Shields, Gillen, Frye, Kinsey, Wiedeman, Morrison, Jackson. Absent was Councilmember O'Neal. Also present were City Administrator Pat Heath, Finance Director Lyndsey Mathews, City Clerk Kathy Welfl and City Attorney Jim Ellison. 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 5:15 p.m. A quorum of the Council was present and City business could be conducted.

1. Pledge of Allegiance
2. Roll Call

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 Council determines that the matter requires emergency action.

PUBLIC HEARING:

1. Public Hearing for the purpose of hearing support, opposition, criticism, suggestions or observations of taxpayers and citizens relating to the City of Gering Fiscal Year 2025/2026 Proposed Budget

Mayor Ewing opened a public hearing for the purpose of hearing support, opposition, criticism, suggestions or observations of taxpayers and citizens regarding the City of Gering Fiscal Year 2025/2026 Proposed Budget at 5:16 p.m.

Mayor Ewing stated the following:

FY26 Budgeted Government-Wide Total Revenues net of transfers \$33,136,495 (decrease due to amount received from Municipal Equalization has decreased, Highway Allocation Revenue has decreased, Federal Grants has decreased due to projected grants to be applied for has decreased)
FY25 Budgeted Government-Wide Total Revenues net of transfers \$33,690,272

FY26 Budgeted Revenues - General Fund only \$6,174,944 (includes enterprise transfer in of \$2,200,000, and \$712,500 sales tax revenue, no transfers in from sinking fund for capital purchases)

FY25 Budgeted Revenues - General Fund only \$5,944,530 (includes enterprise transfer in of \$2 Million, and \$687,500 sales tax revenue, no transfers in from sinking fund for capital purchases)

FY26 Budgeted Property Tax Revenues \$2,246,875
FY25 Budgeted Property Tax Revenues \$2,181,743

FY26 Municipality Levy 0.310520
FY25 Municipality Levy 0.320630

FY26 Budgeted Sales Tax Revenues \$2,625,000 (includes estimated LB357 sales tax of \$500,000)
FY25 Budgeted Sales Tax Revenues \$2,525,000 (includes estimated LB357 sales tax of \$475,000)

FY26 Budgeted Enterprise Transfers \$2,260,000
FY25 Budgeted Enterprise Transfers \$2,060,000

FY26 Budgeted Gov't Wide Total Expenditures \$48,035,018 (includes capital expenditures of \$9,591,010, debt service \$722,665, contingencies \$1,000,000)
FY25 Budgeted Gov't Wide Total Expenditures \$45,504,410 (includes capital expenditures of \$9,787,966, debt service \$855,256, contingencies \$1,000,000)

FY26 Budgeted Total Operating Expenses (excludes debt and capital expense) is \$37,721,343 (the largest increase was payroll and benefits with the COLA Increases of \$381,165). There is an increase of 20% increase in property insurance, 20.0% increase in liability insurance and a 26% increase in workers comp insurance.

FY25 Budgeted Total Operating Expenses (excludes debt and capital expense) is \$31,895,767 (the largest increase was payroll and benefits with COLA Increase of \$745,512). There is an increase of 12.2% increase in property insurance, 13.0% increase in liability insurance and a 29.6% decrease in workers comp insurance.

FY26 Budgeted Expenses - General Fund \$6,810,964 (includes \$56,550 in capital expenditures and \$69,127 in transfers out)

FY25 Budgeted Expenses - General Fund \$6,585,336 (includes \$147,000 in capital expenditures and \$45,421 in transfers out)

FY26 Budgeted operating expense General Fund without capital improvements or contingency
\$6,754,414

FY25 Budgeted operating expense General Fund without capital improvements or contingency
\$6,438,336

Fiscal Year 26 Budgeted Full-time employees authorized is 88

Fiscal Year 25 Budgeted Full-time employees authorized was 88

Mayor Ewing asked if there was anyone in the Council Chambers wishing to speak regarding the proposed FY26 Budget. Hearing none and with no further comments, the administrative record was closed and the public hearing closed at 5:24 p.m.

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

Meeting adjourned at 5:25 p.m.

Kent E. Ewing, Mayor

ATTEST:

Kathleen J. Welfl, City Clerk

Agenda Item Summary

For the meeting of: September 22, 2025

Agenda item title: File for Record Recertification letter to the Nebraska Department of Economic Development

Submitted by: Pat Heath, City Administrator

Explanation of the agenda item:

Per TCD Executive Director, Jordan Diedrich: *The City of Gering is an Economic Development Certified Community (EDCC), a statewide designation that affirms our readiness for business growth and investment. Communities must recertify every five years to maintain this status, which demonstrates our commitment to economic development through infrastructure investment, strategic planning, workforce initiatives, housing, and business retention. Twin Cities Development (TCD) is preparing the recertification application on behalf of the City, and submission requires an official letter from the Mayor confirming Gering's request to renew its certification and designating TCD as the lead economic development agency. The Mayor's signature is therefore essential to finalize the application and ensure Gering continues to benefit from the recognition, credibility, and resources that come with EDCC status. The rectification is due in November.*

Board/Commission/Staff recommendation:

Does this item require the expenditure of funds?	yes	X	no
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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?	yes	X	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:

Pat Heath, City Administrator

Mayor, City Council member, City Administrator, City Clerk

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.



1025 P Street
P.O. Box 687, Gering, Nebraska 69341
(308) 436-5096 | www.gering.org

September 22, 2025

Nebraska Department of Economic Development
245 Fallbrook Blvd Suite 002
Lincoln, NE 68521

Re: Gering Certified Recertification application

To whom it may concern,

The City of Gering, Nebraska, formally requests recertification as an Economic Development Certified Community (EDCC). Our lead agency, Twin Cities Development (TCD), continues to serve as the primary economic development organization for the community. TCD has maintained its commitment to growth, business support, and regional collaboration.

This application demonstrates our continued economic development readiness through infrastructure investment, strategic planning, business retention, marketing, housing initiatives, and workforce efforts.

If you have any questions, please feel free to contact Jordan Diedrich, Executive Director with Twin Cities Development. He is the local contact person for the City of Gering EDCC Recertification application.

Sincerely,

Kent Ewing
Mayor
City of Gering



City of Gering, NE

CLAIMS REPORT

By Vendor Name

Post Dates 9/9/2025 - 9/22/2025
Payment Dates 9/9/2025 - 9/22/2025

Description (Payable)	Account Name	Amount
Vendor: 998460 - 24/7 FITNESS		
Fund: 997 - PAYROLL FUND		
Department: 02 - Liability		
MONTHLY MEMBERSHIP DUES.. 24/7 FITNESS PAYABLE		233.00
	Department 02 - Liability Total:	233.00
	Fund 997 - PAYROLL FUND Total:	233.00
	Vendor 998460 - 24/7 FITNESS Total:	233.00
Vendor: 999442 - ACE HARDWARE		
Fund: 101 - GENERAL		
Department: 31 - Fire		
rivets	DEPT OPERATING SUPPLIES	7.59
rivets	DEPT OPERATING SUPPLIES	17.58
	Department 31 - Fire Total:	25.17
Department: 34 - Cemetery		
BUSHINGS	VEH & EQUIPMENT MAINT	23.96
PARTS FOR TRIMMER	VEH & EQUIPMENT MAINT	28.17
IRRIGATION FITTINGS	SPRINKLER REPAIRS	17.97
SPRINKLER PARTS	SPRINKLER REPAIRS	100.54
	Department 34 - Cemetery Total:	170.64
Department: 42 - Parks		
SHOP RESTOCKING	VEH & EQUIPMENT MAINT	61.38
SPRAY PAINT	DEPT OPERATING SUPPLIES	19.96
OUTLET COVERS	BUILDING/GROUND MAINT	22.77
	Department 42 - Parks Total:	104.11
	Fund 101 - GENERAL Total:	299.92
Fund: 109 - TOURISM		
Department: 06 - Expense		
DUST PAN & BROOM	OFFICE & BUILDING SUPPLIES	18.58
	Department 06 - Expense Total:	18.58
	Fund 109 - TOURISM Total:	18.58
Fund: 110 - RV PARK		
Department: 06 - Expense		
SPRINKLER PARTS	BUILDING/GROUND MAINT	28.68
WAXING KIT	BUILDING/GROUND MAINT	29.97
TAPCONS	BUILDING/GROUND MAINT	2.70
TOILET REPAIR	BUILDING/GROUND MAINT	5.99
IRRIGATION PIPE	BUILDING/GROUND MAINT	23.90
	Department 06 - Expense Total:	91.24
	Fund 110 - RV PARK Total:	91.24
Fund: 130 - STREETS		
Department: 06 - Expense		
Water Sprayer	DEPT OPERATING SUPPLIES	39.98
Batteries	DEPT OPERATING SUPPLIES	17.99
Ant Spray	CHEMICAL SUPPLIES	13.99
Rubber Straps	DEPT OPERATING SUPPLIES	12.76
Gorilla Tape	DEPT OPERATING SUPPLIES	19.26
Plumber Cloth	VEH & EQUIPMENT MAINT	9.18
1" Impact Wrench, 2 Gallon Pa..	DEPT OPERATING SUPPLIES	1,010.98
	Department 06 - Expense Total:	1,124.14
	Fund 130 - STREETS Total:	1,124.14

CLAIMS REPORT

Post Dates: 9/9/2025 - 9/22/2025 Payment Dates: 9/9/2025 - 9/22/2025

Description (Payable)	Account Name	Amount
Fund: 201 - ELECTRIC		
Department: 06 - Expense		
cut wheel	DEPT OPERATING SUPPLIES	33.05
concrete mix	DEPT OPERATING SUPPLIES	15.46
paint	VEH & EQUIPMENT MAINT	9.89
fasteners	DEPT OPERATING SUPPLIES	3.74
concrete mix	DEPT OPERATING SUPPLIES	30.92
Department 06 - Expense Total:		93.06
Fund 201 - ELECTRIC Total:		93.06
Fund: 202 - WATER		
Department: 06 - Expense		
Central Plant	DEPT OPERATING SUPPLIES	39.96
Central Plant	DEPT OPERATING SUPPLIES	30.97
Department 06 - Expense Total:		70.93
Fund 202 - WATER Total:		70.93
Fund: 203 - WASTEWATER		
Department: 06 - Expense		
Gloves	DEPT OPERATING SUPPLIES	19.99
Sewer jet	VEH & EQUIPMENT MAINT	15.14
Gloves	DEPT OPERATING SUPPLIES	19.99
Sewer jet	VEH & EQUIPMENT MAINT	4.99
Department 06 - Expense Total:		60.11
Fund 203 - WASTEWATER Total:		60.11
Fund: 204 - SANITATION		
Department: 06 - Expense		
WASP SPRAY.	DEPT OPERATING SUPPLIES	15.00
WHITE SPRAY PAINT FOR DU...	CONTAINERS	47.92
PLASTIC WIRE TIES	DEPT OPERATING SUPPLIES	15.99
Department 06 - Expense Total:		78.91
Fund 204 - SANITATION Total:		78.91
Fund: 205 - GOLF		
Department: 06 - Expense		
FLAGS, GLUE,GLOVES	DEPT OPERATING SUPPLIES	106.93
Department 06 - Expense Total:		106.93
Fund 205 - GOLF Total:		106.93
Vendor 999442 - ACE HARDWARE Total:		1,943.82
Vendor: 998228 - ACUSHNET COMPANY		
Fund: 205 - GOLF		
Department: 06 - Expense		
PRO SHOP MERCHANDISE	PRO SHOP MERCHANDISE	147.54
PRO SHOP MERCHANDISE	PRO SHOP MERCHANDISE	2,478.92
PRO SHOP MERCHANDISE	PRO SHOP MERCHANDISE	134.51
Department 06 - Expense Total:		2,760.97
Fund 205 - GOLF Total:		2,760.97
Vendor 998228 - ACUSHNET COMPANY Total:		2,760.97
Vendor: 102900 - ADVANCED SERVICES, INC.		
Fund: 204 - SANITATION		
Department: 06 - Expense		
LABOR FOR PICKING TRASH AT...OTHER PROFESSIONAL SERVIC...		750.75
Department 06 - Expense Total:		750.75
Fund 204 - SANITATION Total:		750.75
Vendor 102900 - ADVANCED SERVICES, INC. Total:		750.75

CLAIMS REPORT

Post Dates: 9/9/2025 - 9/22/2025 Payment Dates: 9/9/2025 - 9/22/2025

Description (Payable)	Account Name	Amount
Vendor: 10441 - AFLAC		
Fund: 997 - PAYROLL FUND		
Department: 02 - Liability		
SEPTEMBER PREMIUMS	ADD'L SEC 125 PAYABLE	1,391.56
Department 02 - Liability Total:		1,391.56
Fund 997 - PAYROLL FUND Total:		1,391.56
Vendor 10441 - AFLAC Total:		1,391.56
Vendor: 997096 - ALARM SECURITY TECHNICIANS		
Fund: 101 - GENERAL		
Department: 10 - Administration		
AST MONTHLY SECURITY MON...	DEPT OPERATING SUPPLIES	30.29
Department 10 - Administration Total:		30.29
Department: 32 - Police		
AST MONTHLY SECURITY MON...	DEPT OPERATING SUPPLIES	8.66
Department 32 - Police Total:		8.66
Fund 101 - GENERAL Total:		38.95
Vendor 997096 - ALARM SECURITY TECHNICIANS Total:		38.95
Vendor: 118770 - AL'S TOWING, INC		
Fund: 101 - GENERAL		
Department: 32 - Police		
PD TOW	TOWING & STORAGE	225.00
Department 32 - Police Total:		225.00
Fund 101 - GENERAL Total:		225.00
Vendor 118770 - AL'S TOWING, INC Total:		225.00
Vendor: 118810 - ALTEC INDUSTRIES, INC.		
Fund: 201 - ELECTRIC		
Department: 06 - Expense		
truck repair	VEH & EQUIPMENT MAINT	1,629.74
Department 06 - Expense Total:		1,629.74
Fund 201 - ELECTRIC Total:		1,629.74
Vendor 118810 - ALTEC INDUSTRIES, INC. Total:		1,629.74
Vendor: 118900 - AMAZON CAPITAL SERVICES		
Fund: 101 - GENERAL		
Department: 44 - Library		
5 books-adult services; 1 book...	BOOKS	102.71
Department 44 - Library Total:		102.71
Fund 101 - GENERAL Total:		102.71
Vendor 118900 - AMAZON CAPITAL SERVICES Total:		102.71
Vendor: 997877 - AMERITAS LIFE INSURANCE CORP.		
Fund: 997 - PAYROLL FUND		
Department: 02 - Liability		
PAYROLL CLAIMS	VISION INS PAYABLE	592.48
Department 02 - Liability Total:		592.48
Fund 997 - PAYROLL FUND Total:		592.48
Vendor 997877 - AMERITAS LIFE INSURANCE CORP. Total:		592.48
Vendor: 999613 - AT&T MOBILITY		
Fund: 101 - GENERAL		
Department: 31 - Fire		
mobile data	PHONE & INTERNET	88.70
Department 31 - Fire Total:		88.70

CLAIMS REPORT

Post Dates: 9/9/2025 - 9/22/2025 Payment Dates: 9/9/2025 - 9/22/2025

Description (Payable)	Account Name	Amount
Department: 32 - Police		
CELL PHONES AND DATA FOR...	PHONE & INTERNET	1,573.16
Department 32 - Police Total:		1,573.16
Fund 101 - GENERAL Total:		1,661.86
Vendor 999613 - AT&T MOBILITY Total:		1,661.86
Vendor: 998779 - AXON ENTERPRISE, INC		
Fund: 101 - GENERAL		
Department: 32 - Police		
TASER LEASE	TASER LEASE	10,801.94
CAMERA LEASE	BODY CAMERA LEASES	12,826.27
Department 32 - Police Total:		23,628.21
Fund 101 - GENERAL Total:		23,628.21
Vendor 998779 - AXON ENTERPRISE, INC Total:		23,628.21
Vendor: 135200 - B & C STEEL		
Fund: 106 - DEBT SERVICE		
Department: 06 - Expense		
TIF PASS THRU PAYMENT	TIF PASS THROUGH PAYMENT	1,128.08
Department 06 - Expense Total:		1,128.08
Fund 106 - DEBT SERVICE Total:		1,128.08
Fund: 130 - STREETS		
Department: 06 - Expense		
Metal	DEPT OPERATING SUPPLIES	69.30
Metal	DEPT OPERATING SUPPLIES	375.71
Department 06 - Expense Total:		445.01
Fund 130 - STREETS Total:		445.01
Fund: 201 - ELECTRIC		
Department: 06 - Expense		
steel	VEH & EQUIPMENT MAINT	112.91
Department 06 - Expense Total:		112.91
Fund 201 - ELECTRIC Total:		112.91
Vendor 135200 - B & C STEEL Total:		1,686.00
Vendor: 138650 - BAIRD HOLM LLP		
Fund: 101 - GENERAL		
Department: 32 - Police		
LEGAL FEES FOR RETIREMENT...	LEGAL SERVICES	1,965.00
Department 32 - Police Total:		1,965.00
Fund 101 - GENERAL Total:		1,965.00
Vendor 138650 - BAIRD HOLM LLP Total:		1,965.00
Vendor: 163150 - BENZEL PEST CONTROL		
Fund: 101 - GENERAL		
Department: 31 - Fire		
pest control fire	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 FOR ALL BUILD...	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

CLAIMS REPORT

Post Dates: 9/9/2025 - 9/22/2025 Payment Dates: 9/9/2025 - 9/22/2025

Description (Payable)	Account Name	Amount
Vendor: 999209 - BLUFFS FACILITY SOLUTIONS		
Fund: 101 - GENERAL		
Department: 42 - Parks		
CLEANING SUPPLIES	DEPT OPERATING SUPPLIES	100.08
TOLIET PAPER	DEPT OPERATING SUPPLIES	79.80
Department 42 - Parks Total:		179.88
Fund 101 - GENERAL Total:		179.88
Fund: 109 - TOURISM		
Department: 06 - Expense		
CLEANING SUPPLIES	DEPT OPERATING SUPPLIES	111.70
Plaza bathroom supplies	DEPT OPERATING SUPPLIES	71.45
Department 06 - Expense Total:		183.15
Fund 109 - TOURISM Total:		183.15
Fund: 205 - GOLF		
Department: 06 - Expense		
RESTROOM SUPPLIES	DEPT OPERATING SUPPLIES	187.41
RESTROOM SUPPLIES	DEPT OPERATING SUPPLIES	39.95
Department 06 - Expense Total:		227.36
Fund 205 - GOLF Total:		227.36
Vendor 999209 - BLUFFS FACILITY SOLUTIONS Total:		590.39
Vendor: 10355 - BMI LICENSING DEPARTMENT		
Fund: 109 - TOURISM		
Department: 06 - Expense		
MUSIC PERFORM LICENSE FOR.. ENTERTAINMENT COSTS		446.00
Department 06 - Expense Total:		446.00
Fund 109 - TOURISM Total:		446.00
Vendor 10355 - BMI LICENSING DEPARTMENT Total:		446.00
Vendor: 998841 - BORDER STATES INDUSTRIES, INC		
Fund: 101 - GENERAL		
Department: 32 - Police		
WIRING TO MOVE SERVER TO ...BUILDING/GROUND MAINT		558.06
Department 32 - Police Total:		558.06
Fund 101 - GENERAL Total:		558.06
Fund: 201 - ELECTRIC		
Department: 01 - Asset		
transformer	INVENTORY	2,778.88
street lights	INVENTORY	7,628.16
Department 01 - Asset Total:		10,407.04
Department: 06 - Expense		
knife	DEPT OPERATING SUPPLIES	17.63
Department 06 - Expense Total:		17.63
Fund 201 - ELECTRIC Total:		10,424.67
Vendor 998841 - BORDER STATES INDUSTRIES, INC Total:		10,982.73
Vendor: 10539 - BRANDON NEIGER		
Fund: 201 - ELECTRIC		
Department: 06 - Expense		
school	TRAINING & CONFERENCES	182.00
Department 06 - Expense Total:		182.00
Fund 201 - ELECTRIC Total:		182.00
Vendor 10539 - BRANDON NEIGER Total:		182.00

CLAIMS REPORT

Post Dates: 9/9/2025 - 9/22/2025 Payment Dates: 9/9/2025 - 9/22/2025

Description (Payable)	Account Name	Amount
Vendor: 999336 - BRIAN EADS		
Fund: 101 - GENERAL		
Department: 32 - Police		
PER DIEM POLYGRAPH CONFE... TRAINING & CONFERENCES		217.00
Department 32 - Police Total:		217.00
Fund 101 - GENERAL Total:		217.00
Vendor 999336 - BRIAN EADS Total:		217.00
Vendor: 10542 - BRITTANY HALE		
Fund: 101 - GENERAL		
Department: 02 - Liability		
PLAZA RENTAL DEPOSIT REFU... PLAZA DEPOSITS		300.00
Department 02 - Liability Total:		300.00
Fund 101 - GENERAL Total:		300.00
Vendor 10542 - BRITTANY HALE Total:		300.00
Vendor: 230150 - CALLAWAY GOLF COMPANY		
Fund: 205 - GOLF		
Department: 06 - Expense		
PRO SHOP MERCHANDISE	PRO SHOP MERCHANDISE	494.70
PRO SHOP MERCHANDISE	PRO SHOP MERCHANDISE	885.64
PRO SHOP MERCHANDISE	PRO SHOP MERCHANDISE	108.47
Department 06 - Expense Total:		1,488.81
Fund 205 - GOLF Total:		1,488.81
Vendor 230150 - CALLAWAY GOLF COMPANY Total:		1,488.81
Vendor: 396325 - CENGAGE LEARNING/GAGE		
Fund: 101 - GENERAL		
Department: 44 - Library		
1 book-adult services LP	BOOKS	21.44
2 books-adult services LP	BOOKS	50.40
Department 44 - Library Total:		71.84
Fund 101 - GENERAL Total:		71.84
Vendor 396325 - CENGAGE LEARNING/GAGE Total:		71.84
Vendor: 998071 - CHRISTIE CLARKE		
Fund: 101 - GENERAL		
Department: 44 - Library		
Per Diems for ARSL 2025 conf... TRAINING & CONFERENCES		175.00
Department 44 - Library Total:		175.00
Fund 101 - GENERAL Total:		175.00
Vendor 998071 - CHRISTIE CLARKE Total:		175.00
Vendor: 252625 - CITY OF GERING		
Fund: 109 - TOURISM		
Department: 06 - Expense		
Lunches for Creative District ... DEPT OPERATING SUPPLIES		168.00
Department 06 - Expense Total:		168.00
Fund 109 - TOURISM Total:		168.00
Fund: 204 - SANITATION		
Department: 01 - Asset		
GERING/SCB SINKING FUND-J... CASH - JOINT LANDFILL SINKI...		20,554.43
GERING/SCB SINKING FUND - ... CASH - JOINT LANDFILL SINKI...		19,731.60
Department 01 - Asset Total:		40,286.03
Fund 204 - SANITATION Total:		40,286.03
Vendor 252625 - CITY OF GERING Total:		40,454.03

CLAIMS REPORT

Post Dates: 9/9/2025 - 9/22/2025 Payment Dates: 9/9/2025 - 9/22/2025

Description (Payable)	Account Name	Amount
Vendor: 10286 - COLUMN SOFTWARE, PBC		
Fund: 101 - GENERAL		
Department: 10 - Administration		
CONDENSED CC MINUTES 8/2...	PUBLICATIONS	262.34
CC SPECIAL MEETING NOTICE ...	PUBLICATIONS	13.09
2025 AUCTION NOTICE-OCTO...	PUBLICATIONS	235.57
CC CONDENSED MINUTES 8/2...	PUBLICATIONS	608.12
Department 10 - Administration Total:		1,119.12
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:		1,132.21
Fund: 111 - LB840		
Department: 06 - Expense		
CITIZENS ADVISORY MEETING ...	PUBLICATIONS	17.45
Department 06 - Expense Total:		17.45
Fund 111 - LB840 Total:		17.45
Vendor 10286 - COLUMN SOFTWARE, PBC Total:		1,149.66
Vendor: 272450 - CONNECTING POINT		
Fund: 101 - GENERAL		
Department: 31 - Fire		
copy machine FD	DEPT OPERATING SUPPLIES	13.63
Department 31 - Fire Total:		13.63
Fund 101 - GENERAL Total:		13.63
Vendor 272450 - CONNECTING POINT Total:		13.63
Vendor: 272700 - CONTRACTORS MATERIALS, INC.		
Fund: 130 - STREETS		
Department: 06 - Expense		
Pink Marking Paint	DEPT OPERATING SUPPLIES	14.00
Department 06 - Expense Total:		14.00
Fund 130 - STREETS Total:		14.00
Vendor 272700 - CONTRACTORS MATERIALS, INC. Total:		14.00
Vendor: 272740 - CONTRYMAN ASSOCIATES, P.C.		
Fund: 206 - LEASING CORPORATION		
Department: 06 - Expense		
PREPARATION OF 990 EXEMPT...	ACCOUNTING FEES	1,200.00
Department 06 - Expense Total:		1,200.00
Fund 206 - LEASING CORPORATION Total:		1,200.00
Vendor 272740 - CONTRYMAN ASSOCIATES, P.C. Total:		1,200.00
Vendor: 998961 - COZAD SIGNS, LLC		
Fund: 109 - TOURISM		
Department: 06 - Expense		
Street Banners for promotion	GVB ADVERTISING	8,415.00
Department 06 - Expense Total:		8,415.00
Fund 109 - TOURISM Total:		8,415.00
Vendor 998961 - COZAD SIGNS, LLC Total:		8,415.00
Vendor: 999755 - CROSSROADS COOPERATIVE		
Fund: 106 - DEBT SERVICE		
Department: 06 - Expense		
TIF PASS THRU PAYMENT	TIF PASS THROUGH PAYMENT	27,572.74
Department 06 - Expense Total:		27,572.74
Fund 106 - DEBT SERVICE Total:		27,572.74
Vendor 999755 - CROSSROADS COOPERATIVE Total:		27,572.74

CLAIMS REPORT

Post Dates: 9/9/2025 - 9/22/2025 Payment Dates: 9/9/2025 - 9/22/2025

Description (Payable)	Account Name	Amount
Vendor: 999370 - CS PRECISION MANUFACTURING		
Fund: 106 - DEBT SERVICE		
Department: 06 - Expense		
TIF PASS THRU PAYMENT	TIF PASS THROUGH PAYMENT	21,890.86
Department 06 - Expense Total:		21,890.86
Fund 106 - DEBT SERVICE Total:		21,890.86
Vendor 999370 - CS PRECISION MANUFACTURING Total:		21,890.86
Vendor: 996530 - DOCU-SHRED LLC		
Fund: 108 - DOWNTOWN DEVELOPMENT		
Department: 06 - Expense		
TIF PASS THRU PAYMENT	TIF PASS THROUGH PAYMENT	933.56
Department 06 - Expense Total:		933.56
Fund 108 - DOWNTOWN DEVELOPMENT Total:		933.56
Vendor 996530 - DOCU-SHRED LLC Total:		933.56
Vendor: 997120 - DOOLEY OIL		
Fund: 130 - STREETS		
Department: 06 - Expense		
DEF Fluid	VEH & EQUIPMENT MAINT	672.75
Department 06 - Expense Total:		672.75
Fund 130 - STREETS Total:		672.75
Vendor 997120 - DOOLEY OIL Total:		672.75
Vendor: 337880 - DUTTON-LAINSON COMPANY		
Fund: 201 - ELECTRIC		
Department: 06 - Expense		
meter read equip	DEPT OPERATING SUPPLIES	26,498.75
meter read	DISTRIBUTION MAINTENANCE	107.50
Department 06 - Expense Total:		26,606.25
Fund 201 - ELECTRIC Total:		26,606.25
Fund: 202 - WATER		
Department: 06 - Expense		
Radio reads	METERS	3,593.97
Department 06 - Expense Total:		3,593.97
Fund 202 - WATER Total:		3,593.97
Vendor 337880 - DUTTON-LAINSON COMPANY Total:		30,200.22
Vendor: 999002 - EAKES INC		
Fund: 101 - GENERAL		
Department: 44 - Library		
Date due labels	DEPT OPERATING SUPPLIES	190.65
Department 44 - Library Total:		190.65
Fund 101 - GENERAL Total:		190.65
Vendor 999002 - EAKES INC Total:		190.65
Vendor: 997884 - EASY PICKER GOLF PRODUCTS		
Fund: 205 - GOLF		
Department: 06 - Expense		
OPERATING SUPPLIES	DEPT OPERATING SUPPLIES	1,125.65
Department 06 - Expense Total:		1,125.65
Fund 205 - GOLF Total:		1,125.65
Vendor 997884 - EASY PICKER GOLF PRODUCTS Total:		1,125.65

CLAIMS REPORT

Post Dates: 9/9/2025 - 9/22/2025 Payment Dates: 9/9/2025 - 9/22/2025

Description (Payable)	Account Name	Amount
Vendor: 999057 - ELITE TOTAL FITNESS		
Fund: 997 - PAYROLL FUND		
Department: 02 - Liability		
MONTHLY MEMBERSHIP DUES.. ELITE HEALTH PAYABLE		165.00
	Department 02 - Liability Total:	165.00
	Fund 997 - PAYROLL FUND Total:	165.00
	Vendor 999057 - ELITE TOTAL FITNESS Total:	165.00
Vendor: 997265 - ERIC REICHERT CONSTRUCTION		
Fund: 204 - SANITATION		
Department: 01 - Asset		
OVERPAYMENT ON LANDFILL ... ACCOUNTS RECEIVABLE		501.86
	Department 01 - Asset Total:	501.86
	Fund 204 - SANITATION Total:	501.86
	Vendor 997265 - ERIC REICHERT CONSTRUCTION Total:	501.86
Vendor: 361850 - FAIRBANKS SCALES, INC.		
Fund: 204 - SANITATION		
Department: 06 - Expense		
CALIBRATION OF SCALE. BUILDING/GROUND MAINT		3,128.90
	Department 06 - Expense Total:	3,128.90
	Fund 204 - SANITATION Total:	3,128.90
	Vendor 361850 - FAIRBANKS SCALES, INC. Total:	3,128.90
Vendor: 361870 - FAIRFIELD INN		
Fund: 201 - ELECTRIC		
Department: 06 - Expense		
room TRAINING & CONFERENCES		139.95
	Department 06 - Expense Total:	139.95
	Fund 201 - ELECTRIC Total:	139.95
	Vendor 361870 - FAIRFIELD INN Total:	139.95
Vendor: 363755 - FASTENAL COMPANY		
Fund: 201 - ELECTRIC		
Department: 06 - Expense		
gloves, blades DEPT OPERATING SUPPLIES		289.90
	Department 06 - Expense Total:	289.90
	Fund 201 - ELECTRIC Total:	289.90
	Vendor 363755 - FASTENAL COMPANY Total:	289.90
Vendor: 363850 - FAT BOYS TIRE & AUTO		
Fund: 201 - ELECTRIC		
Department: 06 - Expense		
tire repair VEH & EQUIPMENT MAINT		21.00
	Department 06 - Expense Total:	21.00
	Fund 201 - ELECTRIC Total:	21.00
	Vendor 363850 - FAT BOYS TIRE & AUTO Total:	21.00
Vendor: 364200 - FEDEX		
Fund: 202 - WATER		
Department: 06 - Expense		
Shipping LAB SERVICE		10.21
lab LAB SERVICE		31.92
	Department 06 - Expense Total:	42.13
	Fund 202 - WATER Total:	42.13
	Vendor 364200 - FEDEX Total:	42.13

CLAIMS REPORT

Post Dates: 9/9/2025 - 9/22/2025 Payment Dates: 9/9/2025 - 9/22/2025

Description (Payable)	Account Name	Amount
Vendor: 998632 - FIRST NATIONAL BANK OF OMAHA		
Fund: 997 - PAYROLL FUND		
Department: 02 - Liability		
PAYROLL CLAIMS	HSA PAYABLE	8,314.93
Department 02 - Liability Total:		8,314.93
Fund 997 - PAYROLL FUND Total:		8,314.93
Vendor 998632 - FIRST NATIONAL BANK OF OMAHA Total:		8,314.93
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		
SAFETY VALVE AND BUSHING.	COLLECTIONS EQUIP MAINT	33.10
A/C COOLANT LINE FOR G11.	COLLECTIONS EQUIP MAINT	137.21
BLOWER MOTOR FOR G12.	COLLECTIONS EQUIP MAINT	107.43
Department 06 - Expense Total:		277.74
Fund 204 - SANITATION Total:		277.74
Vendor 374900 - FLOYD'S TRUCK CENTER, INC. Total:		277.74
Vendor: 216375 - FRANCISCOS BUMPER TO BUMPER IN		
Fund: 101 - GENERAL		
Department: 32 - Police		
PD TOW GO KART	TOWING & STORAGE	230.00
PD TOW BLACK MOPED	TOWING & STORAGE	230.00
Department 32 - Police Total:		460.00
Fund 101 - GENERAL Total:		460.00
Vendor 216375 - FRANCISCOS BUMPER TO BUMPER IN Total:		460.00
Vendor: 998694 - FRANK PARTS COMPANY		
Fund: 101 - GENERAL		
Department: 31 - Fire		
headlight switch 120	VEH & EQUIPMENT MAINT	58.43
Department 31 - Fire Total:		58.43
Fund 101 - GENERAL Total:		58.43
Fund: 130 - STREETS		
Department: 06 - Expense		
Motor Oil	VEH & EQUIPMENT MAINT	62.97
Department 06 - Expense Total:		62.97
Fund 130 - STREETS Total:		62.97
Fund: 201 - ELECTRIC		
Department: 06 - Expense		
tir rod	VEH & EQUIPMENT MAINT	-151.19
filter	VEH & EQUIPMENT MAINT	43.47
Department 06 - Expense Total:		-107.72
Fund 201 - ELECTRIC Total:		-107.72

CLAIMS REPORT

Post Dates: 9/9/2025 - 9/22/2025 Payment Dates: 9/9/2025 - 9/22/2025

Description (Payable)	Account Name	Amount
Fund: 202 - WATER		
Department: 06 - Expense		
Shop tools	DEPT OPERATING SUPPLIES	65.99
Department 06 - Expense Total:		65.99
Fund 202 - WATER Total:		65.99
Vendor 998694 - FRANK PARTS COMPANY Total:		79.67
Vendor: 391600 - FYR-TEK, INC.		
Fund: 101 - GENERAL		
Department: 31 - Fire		
repair compressor parts	VEH & EQUIPMENT MAINT	206.00
gauges for compressor	VEH & EQUIPMENT MAINT	150.75
Department 31 - Fire Total:		356.75
Fund 101 - GENERAL Total:		356.75
Vendor 391600 - FYR-TEK, INC. Total:		356.75
Vendor: 913695 - GORSUCH & SONS		
Fund: 204 - SANITATION		
Department: 06 - Expense		
VINYL FENCE PARTS.	DEPT OPERATING SUPPLIES	11.70
Department 06 - Expense Total:		11.70
Fund 204 - SANITATION Total:		11.70
Vendor 913695 - GORSUCH & SONS Total:		11.70
Vendor: 997059 - GREATAMERICA FINANCIAL SERVICE		
Fund: 101 - GENERAL		
Department: 32 - Police		
COPIER LEASE	OTHER PROFESSIONAL SERVIC...	100.00
Department 32 - Police Total:		100.00
Fund 101 - GENERAL Total:		100.00
Vendor 997059 - GREATAMERICA FINANCIAL SERVICE Total:		100.00
Vendor: 997565 - GREGORY'S LOCK SHOP LLC		
Fund: 101 - GENERAL		
Department: 42 - Parks		
KEYS	DEPT OPERATING SUPPLIES	20.00
Department 42 - Parks Total:		20.00
Fund 101 - GENERAL Total:		20.00
Vendor 997565 - GREGORY'S LOCK SHOP LLC Total:		20.00
Vendor: 998413 - GROUND UP CONSTRUCTION & CLEAN		
Fund: 101 - GENERAL		
Department: 10 - Administration		
AUGUST JANITORIAL SERVICES	BUILDING/GROUND MAINT	848.13
Department 10 - Administration Total:		848.13
Department: 44 - Library		
AUGUST JANITORIAL SERVICES	BUILDING/GROUND MAINT	804.00
Department 44 - Library Total:		804.00
Fund 101 - GENERAL Total:		1,652.13
Vendor 998413 - GROUND UP CONSTRUCTION & CLEAN Total:		1,652.13
Vendor: 10225 - HAYLEY GRAMS		
Fund: 101 - GENERAL		
Department: 44 - Library		
Per Diems for ARSL 2025 conf...	TRAINING & CONFERENCES	175.00
Department 44 - Library Total:		175.00
Fund 101 - GENERAL Total:		175.00
Vendor 10225 - HAYLEY GRAMS Total:		175.00

CLAIMS REPORT

Post Dates: 9/9/2025 - 9/22/2025 Payment Dates: 9/9/2025 - 9/22/2025

Description (Payable)	Account Name	Amount
Vendor: 441003 - HDR ENGINEERING, INC.		
Fund: 204 - SANITATION		
Department: 06 - Expense		
NEW LANDFILL EVALUATION ...	CAPITAL IMPROVEMENTS	6,574.86
Department 06 - Expense Total:		6,574.86
Fund 204 - SANITATION Total:		6,574.86
Vendor 441003 - HDR ENGINEERING, INC. Total:		6,574.86
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: 467300 - HENNINGS CONSTRUCTION, INC.		
Fund: 113 - CAPITAL PROJECTS		
Department: 06 - Expense		
2025 Water main	CAPITAL IMPROVEMENTS	34,562.90
Department 06 - Expense Total:		34,562.90
Fund 113 - CAPITAL PROJECTS Total:		34,562.90
Fund: 202 - WATER		
Department: 06 - Expense		
2025 Water main	CAPITAL IMPROVEMENTS	45,657.60
Department 06 - Expense Total:		45,657.60
Fund 202 - WATER Total:		45,657.60
Vendor 467300 - HENNINGS CONSTRUCTION, INC. Total:		80,220.50
Vendor: 997660 - HIGH PLAINS SCUBA CENTER		
Fund: 101 - GENERAL		
Department: 31 - Fire		
SCUBA BC service	VEH & EQUIPMENT MAINT	844.20
SCUBA maintenance	VEH & EQUIPMENT MAINT	834.30
Department 31 - Fire Total:		1,678.50
Fund 101 - GENERAL Total:		1,678.50
Vendor 997660 - HIGH PLAINS SCUBA CENTER Total:		1,678.50
Vendor: 999059 - HOLIDAY INN EXPRESS HOTEL		
Fund: 101 - GENERAL		
Department: 42 - Parks		
TCUSA	COMMUNITY FORESTRY	135.00
Department 42 - Parks Total:		135.00
Fund 101 - GENERAL Total:		135.00
Vendor 999059 - HOLIDAY INN EXPRESS HOTEL Total:		135.00
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

CLAIMS REPORT

Post Dates: 9/9/2025 - 9/22/2025 Payment Dates: 9/9/2025 - 9/22/2025

Description (Payable)	Account Name	Amount
Vendor: 10216 - HORIZON TO HORIZON, INC		
Fund: 109 - TOURISM		
Department: 02 - Liability		
FIVE ROCKS RENTAL DEPOSIT ...	FUNCTION DEPOSITS	500.00
Department 02 - Liability Total:		500.00
Fund 109 - TOURISM Total:		500.00
Vendor 10216 - HORIZON TO HORIZON, INC Total:		500.00
Vendor: 997948 - HYDRO OPTIMIZATION & AUTOMATION		
Fund: 202 - WATER		
Department: 06 - Expense		
Gueck well field	REPAIRS - WELLS	1,400.00
Department 06 - Expense Total:		1,400.00
Fund 202 - WATER Total:		1,400.00
Vendor 997948 - HYDRO OPTIMIZATION & AUTOMATION Total:		1,400.00
Vendor: 510400 - IDEAL LAUNDRY AND CLEANERS, INC.		
Fund: 101 - GENERAL		
Department: 10 - Administration		
MATS - CITY HALL	BUILDING/GROUND MAINT	70.89
Department 10 - Administration Total:		70.89
Fund 101 - GENERAL Total:		70.89
Fund: 201 - ELECTRIC		
Department: 06 - Expense		
mats,mops	BUILDING/GROUND MAINT	146.29
Department 06 - Expense Total:		146.29
Fund 201 - ELECTRIC Total:		146.29
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: 205 - GOLF		
Department: 06 - Expense		
MAT RENTAL	BUILDING/GROUND MAINT	21.00
Department 06 - Expense Total:		21.00
Fund 205 - GOLF Total:		21.00
Fund: 207 - CIVIC CENTER		
Department: 06 - Expense		
LINENS	DEPT OPERATING SUPPLIES	450.09
Department 06 - Expense Total:		450.09
Fund 207 - CIVIC CENTER Total:		450.09
Vendor 510400 - IDEAL LAUNDRY AND CLEANERS, INC. Total:		747.29
Vendor: 511900 - INDEPENDENT PLUMBING & HEATING		
Fund: 101 - GENERAL		
Department: 42 - Parks		
IRRIGATION PARTS	BUILDING/GROUND MAINT	127.50
Department 42 - Parks Total:		127.50
Fund 101 - GENERAL Total:		127.50
Fund: 110 - RV PARK		
Department: 06 - Expense		
IRRIGATION PARTS	BUILDING/GROUND MAINT	255.00

CLAIMS REPORT

Post Dates: 9/9/2025 - 9/22/2025 Payment Dates: 9/9/2025 - 9/22/2025

Description (Payable)	Account Name	Amount
FLANGE	BUILDING/GROUND MAINT	3.57
Department 06 - Expense Total:		258.57
Fund 110 - RV PARK Total:		258.57
Vendor 511900 - INDEPENDENT PLUMBING & HEATING Total:		386.07
Vendor: 512270 - INGRAM LIBRARY SERVICES		
Fund: 101 - GENERAL		
Department: 44 - Library		
39 books-adult services (4 LP)	BOOKS	637.27
14 books-adult services NF	BOOKS	262.83
55 books-youth services	BOOKS	585.01
Department 44 - Library Total:		1,485.11
Fund 101 - GENERAL Total:		1,485.11
Vendor 512270 - INGRAM LIBRARY SERVICES Total:		1,485.11
Vendor: 512618 - INTERNAL REVENUE SERVICE		
Fund: 997 - PAYROLL FUND		
Department: 02 - Liability		
941 Deposit	FICA PAYABLE	29,409.70
941 Deposit	FEDERAL W/H PAYABLE	18,662.91
941 Deposit	FICA PAYABLE	6,987.18
Department 02 - Liability Total:		55,059.79
Fund 997 - PAYROLL FUND Total:		55,059.79
Vendor 512618 - INTERNAL REVENUE SERVICE Total:		55,059.79
Vendor: 996492 - IRBY TOOL & SAFETY		
Fund: 201 - ELECTRIC		
Department: 01 - Asset		
connectors	INVENTORY	603.29
connectors	INVENTORY	301.65
Department 01 - Asset Total:		904.94
Fund 201 - ELECTRIC Total:		904.94
Vendor 996492 - IRBY TOOL & SAFETY Total:		904.94
Vendor: 10399 - JACO COMMODITIES, LLC		
Fund: 130 - STREETS		
Department: 06 - Expense		
Road Salt	SNOW REMOVAL	2,936.70
Ice Slicer	SNOW REMOVAL	4,510.45
Ice Slicer	SNOW REMOVAL	4,629.36
Ice Slicer	SNOW REMOVAL	4,496.37
Department 06 - Expense Total:		16,572.88
Fund 130 - STREETS Total:		16,572.88
Vendor 10399 - JACO COMMODITIES, LLC Total:		16,572.88
Vendor: 778700 - JASON ROGERS		
Fund: 101 - GENERAL		
Department: 32 - Police		
EMERGENCY SUPPLIES FOR D...	DEPT OPERATING SUPPLIES	18.11
Department 32 - Police Total:		18.11
Fund 101 - GENERAL Total:		18.11
Vendor 778700 - JASON ROGERS Total:		18.11
Vendor: 523200 - JIRDON AGRI CHEMICALS, INC		
Fund: 101 - GENERAL		
Department: 42 - Parks		
FERTILIZER	FERTILIZER & CHEMICALS	12,348.28
Department 42 - Parks Total:		12,348.28
Fund 101 - GENERAL Total:		12,348.28

CLAIMS REPORT

Post Dates: 9/9/2025 - 9/22/2025 Payment Dates: 9/9/2025 - 9/22/2025

Description (Payable)	Account Name	Amount
Fund: 205 - GOLF		
Department: 06 - Expense		
FUNGICIDE AND HERBICIDE	FERTILIZER & CHEMICALS	1,990.45
	Department 06 - Expense Total:	1,990.45
	Fund 205 - GOLF Total:	1,990.45
	Vendor 523200 - JIRDON AGRI CHEMICALS, INC Total:	14,338.73
Vendor: 999393 - JOHN HANCOCK USA FIRE		
Fund: 997 - PAYROLL FUND		
Department: 02 - Liability		
PAYROLL CLAIMS	PENSION PAYABLE	873.56
	Department 02 - Liability Total:	873.56
	Fund 997 - PAYROLL FUND Total:	873.56
	Vendor 999393 - JOHN HANCOCK USA FIRE Total:	873.56
Vendor: 999136 - JOHN HANCOCK USA POLICE		
Fund: 997 - PAYROLL FUND		
Department: 02 - Liability		
PAYROLL CLAIMS	PENSION PAYABLE	9,882.93
	Department 02 - Liability Total:	9,882.93
	Fund 997 - PAYROLL FUND Total:	9,882.93
	Vendor 999136 - JOHN HANCOCK USA POLICE Total:	9,882.93
Vendor: 996767 - JOHN HANCOCK USA		
Fund: 997 - PAYROLL FUND		
Department: 02 - Liability		
PAYROLL CLAIMS	PENSION PAYABLE	76.80
PAYROLL CLAIMS	PENSION PAYABLE	17,323.16
	Department 02 - Liability Total:	17,399.96
	Fund 997 - PAYROLL FUND Total:	17,399.96
	Vendor 996767 - JOHN HANCOCK USA Total:	17,399.96
Vendor: 525500 - JOHNSON CASHWAY CO.		
Fund: 130 - STREETS		
Department: 06 - Expense		
Form Board	STREET MAINTENANCE & REP...	16.19
	Department 06 - Expense Total:	16.19
	Fund 130 - STREETS Total:	16.19
	Vendor 525500 - JOHNSON CASHWAY CO. Total:	16.19
Vendor: 999111 - JOHNSON FEED INC		
Fund: 202 - WATER		
Department: 06 - Expense		
Salt	CHEMICALS	7,263.30
	Department 06 - Expense Total:	7,263.30
	Fund 202 - WATER Total:	7,263.30
	Vendor 999111 - JOHNSON FEED INC Total:	7,263.30
Vendor: 527910 - JOHNSON SERVICES		
Fund: 203 - WASTEWATER		
Department: 06 - Expense		
Sewer cleaning	REPAIRS-LINES/LIFT STATIONS	8,917.50
6" CIP	REPAIRS-LINES/LIFT STATIONS	22,750.00
	Department 06 - Expense Total:	31,667.50
	Fund 203 - WASTEWATER Total:	31,667.50
	Vendor 527910 - JOHNSON SERVICES Total:	31,667.50

CLAIMS REPORT

Post Dates: 9/9/2025 - 9/22/2025 Payment Dates: 9/9/2025 - 9/22/2025

Description (Payable)	Account Name	Amount
Vendor: 998793 - JONES & BARTLETT LEARNING		
Fund: 101 - GENERAL		
Department: 31 - Fire		
apparatus class books	TRAINING & CONFERENCES	2,013.99
Department 31 - Fire Total:		2,013.99
Fund 101 - GENERAL Total:		2,013.99
Vendor 998793 - JONES & BARTLETT LEARNING Total:		2,013.99
Vendor: 999080 - KALEB SHAW		
Fund: 201 - ELECTRIC		
Department: 06 - Expense		
IMSA school	TRAINING & CONFERENCES	182.00
Department 06 - Expense Total:		182.00
Fund 201 - ELECTRIC Total:		182.00
Vendor 999080 - KALEB SHAW Total:		182.00
Vendor: 997886 - L.N. CURTIS & SONS		
Fund: 101 - GENERAL		
Department: 32 - Police		
40 MM LAUNCHER	LESS LETHAL SUPPLIES	1,321.29
Department 32 - Police Total:		1,321.29
Fund 101 - GENERAL Total:		1,321.29
Vendor 997886 - L.N. CURTIS & SONS Total:		1,321.29
Vendor: 996401 - LAWSON PRODUCTS		
Fund: 130 - STREETS		
Department: 06 - Expense		
Nitrile Gloves, Lens Towelettes	SAFETY SUPPLIES & UNIFORMS	120.00
Department 06 - Expense Total:		120.00
Fund 130 - STREETS Total:		120.00
Vendor 996401 - LAWSON PRODUCTS Total:		120.00
Vendor: 580350 - LEAGUE OF NE. MUNICIPALITIES		
Fund: 201 - ELECTRIC		
Department: 06 - Expense		
workshop	TRAINING & CONFERENCES	1,050.00
Department 06 - Expense Total:		1,050.00
Fund 201 - ELECTRIC Total:		1,050.00
Vendor 580350 - LEAGUE OF NE. MUNICIPALITIES Total:		1,050.00
Vendor: 703450 - LEGACY COOPERATIVE		
Fund: 101 - GENERAL		
Department: 01 - Asset		
gasoline	INVENTORY - UNLEADED GAS	5,612.31
Department 01 - Asset Total:		5,612.31
Fund 101 - GENERAL Total:		5,612.31
Fund: 204 - SANITATION		
Department: 06 - Expense		
946 GALLON OF #2 RED DIESEL. FUEL, FILTERS & TIRES		2,677.18
Department 06 - Expense Total:		2,677.18
Fund 204 - SANITATION Total:		2,677.18
Fund: 205 - GOLF		
Department: 06 - Expense		
GASOLINE	FUEL	781.76
Department 06 - Expense Total:		781.76
Fund 205 - GOLF Total:		781.76
Vendor 703450 - LEGACY COOPERATIVE Total:		9,071.25

CLAIMS REPORT

Post Dates: 9/9/2025 - 9/22/2025 Payment Dates: 9/9/2025 - 9/22/2025

Description (Payable)	Account Name	Amount
Vendor: 997302 - LOGOZ LLC		
Fund: 101 - GENERAL		
Department: 42 - Parks		
UNIFORMS	UNIFORMS & CLOTHING	45.00
Department 42 - Parks Total:		45.00
Fund 101 - GENERAL Total:		45.00
Vendor 997302 - LOGOZ LLC Total:		45.00
Vendor: 10502 - MACKENZIE WESTPHAL PHOTOGRAPHY		
Fund: 109 - TOURISM		
Department: 06 - Expense		
Photography for advertising a...	GVB ADVERTISING	2,000.00
Department 06 - Expense Total:		2,000.00
Fund 109 - TOURISM Total:		2,000.00
Vendor 10502 - MACKENZIE WESTPHAL PHOTOGRAPHY Total:		2,000.00
Vendor: 10022 - MANUEL BARRAZA		
Fund: 130 - STREETS		
Department: 06 - Expense		
ADA Radius	STREET MAINTENANCE & REP...	2,800.00
Curb, Sidewalk, ADA Ramp	STREET MAINTENANCE & REP...	6,400.00
Department 06 - Expense Total:		9,200.00
Fund 130 - STREETS Total:		9,200.00
Vendor 10022 - MANUEL BARRAZA Total:		9,200.00
Vendor: 997040 - MATHESON TRI-GAS INC		
Fund: 202 - WATER		
Department: 06 - Expense		
shop gas	DEPT OPERATING SUPPLIES	184.04
Department 06 - Expense Total:		184.04
Fund 202 - WATER Total:		184.04
Fund: 203 - WASTEWATER		
Department: 06 - Expense		
Cutting wheels	DEPT OPERATING SUPPLIES	18.73
Department 06 - Expense Total:		18.73
Fund 203 - WASTEWATER Total:		18.73
Fund: 204 - SANITATION		
Department: 06 - Expense		
ACETYLENE TANK RENTAL	DEPT OPERATING SUPPLIES	56.50
ARGON TANK RENTAL.	DEPT OPERATING SUPPLIES	56.50
Department 06 - Expense Total:		113.00
Fund 204 - SANITATION Total:		113.00
Vendor 997040 - MATHESON TRI-GAS INC Total:		315.77
Vendor: 10429 - MATTY B'S HVAC		
Fund: 101 - GENERAL		
Department: 10 - Administration		
REPLACE 2 THERMOSTATS IN C..BUILDING/GROUND MAINT		399.60
Department 10 - Administration Total:		399.60
Fund 101 - GENERAL Total:		399.60
Vendor 10429 - MATTY B'S HVAC Total:		399.60
Vendor: 996404 - MENARDS		
Fund: 101 - GENERAL		
Department: 42 - Parks		
AMP BATHROOM REPAIR/TRI...	DEPT OPERATING SUPPLIES	11.46
Department 42 - Parks Total:		11.46
Fund 101 - GENERAL Total:		11.46

CLAIMS REPORT

Post Dates: 9/9/2025 - 9/22/2025 Payment Dates: 9/9/2025 - 9/22/2025

Description (Payable)	Account Name	Amount
Fund: 109 - TOURISM		
Department: 06 - Expense		
AMP BATHROOM REPAIR/TRI...	DEPT OPERATING SUPPLIES	71.96
Amphitheater supplies	DEPT OPERATING SUPPLIES	53.95
Amphitheater supplies	DEPT OPERATING SUPPLIES	12.98
Department 06 - Expense Total:		138.89
Fund 109 - TOURISM Total:		138.89
Fund: 202 - WATER		
Department: 06 - Expense		
Central Plant	DEPT OPERATING SUPPLIES	5.40
Water trailer tools	DEPT OPERATING SUPPLIES	77.92
Department 06 - Expense Total:		83.32
Fund 202 - WATER Total:		83.32
Vendor 996404 - MENARDS Total:		233.67
Vendor: 895355 - MICHAEL TODD & COMPANY, INC.		
Fund: 130 - STREETS		
Department: 06 - Expense		
Street Brooms	DEPT OPERATING SUPPLIES	170.79
Department 06 - Expense Total:		170.79
Fund 130 - STREETS Total:		170.79
Vendor 895355 - MICHAEL TODD & COMPANY, INC. Total:		170.79
Vendor: 999116 - MILES PARTNERSHIP LLLP		
Fund: 109 - TOURISM		
Department: 06 - Expense		
Nebraska Tourism Travel Guid...	GVB ADVERTISING	5,000.00
Department 06 - Expense Total:		5,000.00
Fund 109 - TOURISM Total:		5,000.00
Vendor 999116 - MILES PARTNERSHIP LLLP Total:		5,000.00
Vendor: 674300 - MUNICIPAL ENERGY AGENCY OF NE		
Fund: 201 - ELECTRIC		
Department: 06 - Expense		
power bill	PURCHASED POWER - WAPA	115,425.09
power bill	PURCHASED POWER - MEAN	228,684.38
Department 06 - Expense Total:		344,109.47
Fund 201 - ELECTRIC Total:		344,109.47
Vendor 674300 - MUNICIPAL ENERGY AGENCY OF NE Total:		344,109.47
Vendor: 674400 - MUNICIPAL SUPPLY, INC. OF NE.		
Fund: 101 - GENERAL		
Department: 41 - Pool		
VALVE FOR POOL	EQUIPMENT MAINT	1,649.74
Department 41 - Pool Total:		1,649.74
Fund 101 - GENERAL Total:		1,649.74
Fund: 202 - WATER		
Department: 06 - Expense		
Inserts	REPAIRS-WTR MAINS/SERVICE...	290.25
Department 06 - Expense Total:		290.25
Fund 202 - WATER Total:		290.25
Vendor 674400 - MUNICIPAL SUPPLY, INC. OF NE. Total:		1,939.99

CLAIMS REPORT

Post Dates: 9/9/2025 - 9/22/2025 Payment Dates: 9/9/2025 - 9/22/2025

Description (Payable)	Account Name	Amount
Vendor: 10526 - NC CHILD SUPPORT CENTRALIZED COLLECTIONS		
Fund: 997 - PAYROLL FUND		
Department: 02 - Liability		
REMIT ID 0006198367-BIBER...	CHILD SUPPORT PAYABLE	99.99
Department 02 - Liability Total:		99.99
Fund 997 - PAYROLL FUND Total:		99.99
Vendor 10526 - NC CHILD SUPPORT CENTRALIZED COLLECTIONS Total:		99.99
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: 996761 - NEBRASKA DEPARTMENT OF REV (PR)		
Fund: 997 - PAYROLL FUND		
Department: 02 - Liability		
STATE WITHHOLDING - SEPT...	STATE W/H PAYABLE	16,988.44
Department 02 - Liability Total:		16,988.44
Fund 997 - PAYROLL FUND Total:		16,988.44
Vendor 996761 - NEBRASKA DEPARTMENT OF REV (PR) Total:		16,988.44
Vendor: 10543 - NEBRASKA DEPARTMENT OF TRANSPORTATION		
Fund: 204 - SANITATION		
Department: 04 - Revenue		
RETURN PAYMENT NOT CITY ...	MISCELLANEOUS INCOME	149.61
Department 04 - Revenue Total:		149.61
Fund 204 - SANITATION Total:		149.61
Vendor 10543 - NEBRASKA DEPARTMENT OF TRANSPORTATION Total:		149.61
Vendor: 997289 - NEBRASKA PUBLIC HEALTH ENVIRO LAB		
Fund: 101 - GENERAL		
Department: 32 - Police		
BLOOD ALCOHOL TESTING	STATE & COURT FEES	420.00
Department 32 - Police Total:		420.00
Fund 101 - GENERAL Total:		420.00
Vendor 997289 - NEBRASKA PUBLIC HEALTH ENVIRO LAB Total:		420.00
Vendor: 996814 - NEBRASKA PUBLIC POWER DISTRICT		
Fund: 202 - WATER		
Department: 06 - Expense		
Gueck wells	UTILITIES	3,972.62
Department 06 - Expense Total:		3,972.62
Fund 202 - WATER Total:		3,972.62
Vendor 996814 - NEBRASKA PUBLIC POWER DISTRICT Total:		3,972.62
Vendor: 681950 - NKC TIRE		
Fund: 204 - SANITATION		
Department: 06 - Expense		
TIRE REPAIRS FOR CASE 821G ...	FUEL, FILTERS & TIRES	427.05
Department 06 - Expense Total:		427.05
Fund 204 - SANITATION Total:		427.05
Vendor 681950 - NKC TIRE Total:		427.05

CLAIMS REPORT

Post Dates: 9/9/2025 - 9/22/2025 Payment Dates: 9/9/2025 - 9/22/2025

Description (Payable)	Account Name	Amount
Vendor: 689915 - NORTHWEST PIPE FITTINGS, INC		
Fund: 101 - GENERAL		
Department: 42 - Parks		
IRRIGATION HEADS	BUILDING/GROUND MAINT	487.68
IRRIGATION TOOL	DEPT OPERATING SUPPLIES	13.37
IRRIGATION PARTS	BUILDING/GROUND MAINT	87.20
Department 42 - Parks Total:		588.25
Fund 101 - GENERAL Total:		588.25
Fund: 110 - RV PARK		
Department: 06 - Expense		
HYDRANT	BUILDING/GROUND MAINT	175.43
Department 06 - Expense Total:		175.43
Fund 110 - RV PARK Total:		175.43
Fund: 204 - SANITATION		
Department: 06 - Expense		
200' OF POLY PIPE.	DEPT OPERATING SUPPLIES	126.00
Department 06 - Expense Total:		126.00
Fund 204 - SANITATION Total:		126.00
Vendor 689915 - NORTHWEST PIPE FITTINGS, INC Total:		889.68
Vendor: 997546 - ONE CALL CONCEPTS, INC		
Fund: 130 - STREETS		
Department: 06 - Expense		
LOCATE FEES-JUNE 2025	OTHER PROFESSIONAL SERVIC...	24.64
LOCATE FEES-JULY 2025	OTHER PROFESSIONAL SERVIC...	32.37
Department 06 - Expense Total:		57.01
Fund 130 - STREETS Total:		57.01
Fund: 201 - ELECTRIC		
Department: 06 - Expense		
LOCATE FEES-JUNE 2025	OTHER PROFESSIONAL SERVIC...	24.66
LOCATE FEES-JULY 2025	OTHER PROFESSIONAL SERVIC...	32.36
Department 06 - Expense Total:		57.02
Fund 201 - ELECTRIC Total:		57.02
Fund: 202 - WATER		
Department: 06 - Expense		
LOCATE FEES-JUNE 2025	OTHER PROFESSIONAL SERVIC...	24.64
LOCATE FEES-JULY 2025	OTHER PROFESSIONAL SERVIC...	32.37
Department 06 - Expense Total:		57.01
Fund 202 - WATER Total:		57.01
Fund: 203 - WASTEWATER		
Department: 06 - Expense		
LOCATE FEES-JUNE 2025	OTHER PROFESSIONAL SERVIC...	24.64
LOCATE FEES-JULY 2025	OTHER PROFESSIONAL SERVIC...	32.37
Department 06 - Expense Total:		57.01
Fund 203 - WASTEWATER Total:		57.01
Vendor 997546 - ONE CALL CONCEPTS, INC Total:		228.05
Vendor: 698220 - OREGON TRAIL DAYS ASSOC.		
Fund: 109 - TOURISM		
Department: 06 - Expense		
Occ Tax Grant 2025	OCC TAX TOURISM PROMO (O...	6,500.00
Department 06 - Expense Total:		6,500.00
Fund 109 - TOURISM Total:		6,500.00
Vendor 698220 - OREGON TRAIL DAYS ASSOC. Total:		6,500.00

CLAIMS REPORT

Post Dates: 9/9/2025 - 9/22/2025 Payment Dates: 9/9/2025 - 9/22/2025

Description (Payable)	Account Name	Amount
Vendor: 997798 - O'REILLY AUTOMOTIVE STORE		
Fund: 101 - GENERAL		
Department: 31 - Fire		
rivet gun FD	DEPT OPERATING SUPPLIES	31.99
lug nut for wheel	VEH & EQUIPMENT MAINT	7.22
Department 31 - Fire Total:		39.21
Fund 101 - GENERAL Total:		39.21
Fund: 204 - SANITATION		
Department: 06 - Expense		
WIPER BLADES FOR 2023 FOR...	LANDFILL EQUIP MAINT	45.98
Department 06 - Expense Total:		45.98
Fund 204 - SANITATION Total:		45.98
Vendor 997798 - O'REILLY AUTOMOTIVE STORE Total:		85.19
Vendor: 352150 - PANHANDLE ENVIRONMENTAL SERVICE, INC.		
Fund: 202 - WATER		
Department: 06 - Expense		
lab	LAB SERVICE	120.00
Department 06 - Expense Total:		120.00
Fund 202 - WATER Total:		120.00
Fund: 203 - WASTEWATER		
Department: 06 - Expense		
Lab	LAB SERVICE	903.00
Lab	LAB SERVICE	572.00
Lab	LAB SERVICE	572.00
Department 06 - Expense Total:		2,047.00
Fund 203 - WASTEWATER Total:		2,047.00
Vendor 352150 - PANHANDLE ENVIRONMENTAL SERVICE, INC. Total:		2,167.00
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: 101 - GENERAL		
Department: 42 - Parks		
CONTROLLER TORO	VEH & EQUIPMENT MAINT	2,446.01
Department 42 - Parks Total:		2,446.01
Fund 101 - GENERAL Total:		2,446.01
Fund: 205 - GOLF		
Department: 06 - Expense		
CONTROLLER FOR MOWER	GOLF EQUIPMENT REPAIR	2,206.01
PINS & PLUGS	GOLF EQUIPMENT REPAIR	89.97
Department 06 - Expense Total:		2,295.98
Fund 205 - GOLF Total:		2,295.98
Vendor 527500 - PATTLEN ENTERPRISES, INC Total:		4,741.99
Vendor: 758700 - PAUL REED CONSTRUCTION & SUPP		
Fund: 150 - KENO		
Department: 06 - Expense		
RIVER ROCK - NORTHFIELD W...	COMMUNITY BETTERMENT	302.90

CLAIMS REPORT

Post Dates: 9/9/2025 - 9/22/2025 Payment Dates: 9/9/2025 - 9/22/2025

Description (Payable)	Account Name	Amount
BOULDERS - NORTHFIELD PAR...	COMMUNITY BETTERMENT	1,425.53
Department 06 - Expense Total:		1,728.43
Fund 150 - KENO Total:		1,728.43
Vendor 758700 - PAUL REED CONSTRUCTION & SUPP Total:		1,728.43
Vendor: 10453 - PAUL REED		
Fund: 106 - DEBT SERVICE		
Department: 06 - Expense		
TIF PASS THRU PAYMENT - MI...	TIF PASS THROUGH PAYMENT	2,377.61
Department 06 - Expense Total:		2,377.61
Fund 106 - DEBT SERVICE Total:		2,377.61
Vendor 10453 - PAUL REED Total:		2,377.61
Vendor: 10180 - PETE'S QUICK LUBE		
Fund: 101 - GENERAL		
Department: 32 - Police		
OIL CHANGE C.THOMPSON	VEH & EQUIP MAINTEANCE	52.15
OIL CHANGE M.HOLCOMB	VEH & EQUIP MAINTEANCE	54.06
OIL CHANGE D. BROWN	VEH & EQUIP MAINTEANCE	94.51
Department 32 - Police Total:		200.72
Fund 101 - GENERAL Total:		200.72
Vendor 10180 - PETE'S QUICK LUBE Total:		200.72
Vendor: 996786 - PING INC		
Fund: 205 - GOLF		
Department: 06 - Expense		
PRO SHOP MERCHANDISE	PRO SHOP MERCHANDISE	206.15
Department 06 - Expense Total:		206.15
Fund 205 - GOLF Total:		206.15
Vendor 996786 - PING INC Total:		206.15
Vendor: 997606 - PIPE WORKS PLUMBING LLC		
Fund: 201 - ELECTRIC		
Department: 06 - Expense		
bore	CONTRACTED SERVICES	2,300.00
Department 06 - Expense Total:		2,300.00
Fund 201 - ELECTRIC Total:		2,300.00
Fund: 205 - GOLF		
Department: 06 - Expense		
RESTROOM REPAIR	CLUBHOUSE BUILDING REPAIR	100.00
RESTROOM REPAIR	CLUBHOUSE BUILDING REPAIR	386.44
Department 06 - Expense Total:		486.44
Fund 205 - GOLF Total:		486.44
Vendor 997606 - PIPE WORKS PLUMBING LLC Total:		2,786.44
Vendor: 738470 - POWERPLAN OIB		
Fund: 130 - STREETS		
Department: 06 - Expense		
Replace O Ring	VEH & EQUIPMENT MAINT	250.07
Department 06 - Expense Total:		250.07
Fund 130 - STREETS Total:		250.07
Vendor 738470 - POWERPLAN OIB Total:		250.07

CLAIMS REPORT

Post Dates: 9/9/2025 - 9/22/2025 Payment Dates: 9/9/2025 - 9/22/2025

Description (Payable)	Account Name	Amount
Vendor: 999785 - PRECISION AIR		
Fund: 207 - CIVIC CENTER		
Department: 06 - Expense		
CIVIC CENTER WALK IN FREEZ...	EQUIP MAINT & REPAIR	296.32
Department 06 - Expense Total:		296.32
Fund 207 - CIVIC CENTER Total:		296.32
Vendor 999785 - PRECISION AIR Total:		296.32
Vendor: 740605 - PRINT BROKER		
Fund: 109 - TOURISM		
Department: 06 - Expense		
Bags for Visitors/Conferences	GVB ADVERTISING	1,581.40
Department 06 - Expense Total:		1,581.40
Fund 109 - TOURISM Total:		1,581.40
Vendor 740605 - PRINT BROKER Total:		1,581.40
Vendor: 998154 - PT HOSE AND BEARING		
Fund: 130 - STREETS		
Department: 06 - Expense		
Hydraulic Hose	VEH & EQUIPMENT MAINT	90.42
Department 06 - Expense Total:		90.42
Fund 130 - STREETS Total:		90.42
Fund: 202 - WATER		
Department: 06 - Expense		
Hydrant testing	DEPT OPERATING SUPPLIES	97.99
Department 06 - Expense Total:		97.99
Fund 202 - WATER Total:		97.99
Fund: 203 - WASTEWATER		
Department: 06 - Expense		
Sewer jet	VEH & EQUIPMENT MAINT	13.20
Department 06 - Expense Total:		13.20
Fund 203 - WASTEWATER Total:		13.20
Fund: 204 - SANITATION		
Department: 06 - Expense		
HYD HOSE G12	COLLECTIONS EQUIP MAINT	80.78
HYD HOSE FOR EXCAVATOR.	LANDFILL EQUIP MAINT	109.28
Department 06 - Expense Total:		190.06
Fund 204 - SANITATION Total:		190.06
Vendor 998154 - PT HOSE AND BEARING Total:		391.67
Vendor: 999033 - PVB VISA		
Fund: 101 - GENERAL		
Department: 10 - Administration		
TAB INSERTS/CORRECTION TA...	OFFICE & BUILDING SUPPLIES	38.77
MONTHLY SUBSCRIPTION	DUES & SUBSCRIPTIONS	16.99
MONTHLY SUBSCRIPTION	DUES & SUBSCRIPTIONS	4.00
Department 10 - Administration Total:		59.76
Department: 22 - Eng/Bldg Inspection		
CO SWANA conference Annie	TRAINING & CONFERENCES	400.00
Colorado SWANA Safety Cour...	TRAINING & CONFERENCES	350.00
Department 22 - Eng/Bldg Inspection Total:		750.00
Department: 32 - Police		
FUEL FOR K9 CALLOUT TO ALL...	FUEL	42.62
FUEL	FUEL	68.63
POSTAGE FOR EVIDENCE TO T...	POSTAGE	20.60
GUNSMITHING	FIREARM SUPPLIES	103.00
POSTAGE FOR EVIDENCE TO T...	POSTAGE	20.60
POSTAGE FOR EVIDENCE TO L...	POSTAGE	20.60

CLAIMS REPORT

Post Dates: 9/9/2025 - 9/22/2025 Payment Dates: 9/9/2025 - 9/22/2025

Description (Payable)	Account Name	Amount
TITLE FOR WING LEASED VEHI...	DEPT OPERATING SUPPLIES	15.00
VEH REG SVC FEE	DEPT OPERATING SUPPLIES	2.00
MAGAZINE POUCHES FOR R.G...	UNIFORMS/PPE	61.00
POSTAGE FOR COE ENFORCE...	POSTAGE	10.48
LEG SHROUD HOLSTER	UNIFORMS/PPE	109.99
POSTAGE FOR EVIDENCE TO L...	POSTAGE	20.60
POSTAGE FOR EVIDENCE TO L...	POSTAGE	10.48
POSTAGE FOR EVIDENCE	POSTAGE	36.20
POSTAGE FOR EVIDENCE	POSTAGE	20.60
ADOBE PROGRAM	DEPT OPERATING SUPPLIES	21.49
BUSINESS CARDS FOR G. HOL...	DEPT OPERATING SUPPLIES	25.98
HOTEL FOR 706	OTHER PROFESSIONAL SERVIC...	136.91
POSTAGE FOR EVIDENCE	POSTAGE	41.20
Department: 41 - Pool		
SCHEDULING APP	DEPT OPERATING SUPPLIES	75.00
Department: 42 - Parks		
NORTHFIELD WATERFALL PRO...	BUILDING/GROUND MAINT	2,084.80
TCUSA TICKETS - PHILIP SCHM...	TRAINING & CONFERENCES	40.00
SIM CARD	BUILDING/GROUND MAINT	188.13
Department: 44 - Library		
Items for adult programs	DEPT OPERATING SUPPLIES	33.06
Gas for city car-Training in Bri...	TRAINING & CONFERENCES	11.08
Homebase subscription rene...	DEPT OPERATING SUPPLIES	120.00
Fund: 108 - DOWNTOWN DEVELOPMENT		
Department: 06 - Expense		
PLAZA LIGHT BULB REPLACEM...	BUILDING/GROUND MAINT	975.38
Fund: 109 - TOURISM		
Department: 06 - Expense		
Promotional materials	GVB ADVERTISING	324.17
Promotional materials	GVB ADVERTISING	643.36
Creative District Assembly regi...	GVB TRAINING AND CONFERE...	25.00
Shipping brochures to visitor c...	DEPT OPERATING SUPPLIES	11.72
Food for parking staff - Horizo...	DEPT OPERATING SUPPLIES	42.96
Food for parking staff - Horizo...	DEPT OPERATING SUPPLIES	51.56
Fund: 201 - ELECTRIC		
Department: 06 - Expense		
ON call phone cover	OFFICE & BUILDING SUPPLIES	71.16
Ink	OFFICE & BUILDING SUPPLIES	101.63
Lunch for crew outage.	DEPT OPERATING SUPPLIES	71.20
ELECTRICAL CLAIM - HOFFMAN	CUSTOMER REIMBURSEMENT	228.00
gas 201-111 school	TRAINING & CONFERENCES	54.17
Fund: 202 - WATER		
Department: 06 - Expense		
DUES - HEATH	DUES & SUBSCRIPTIONS	90.00
Gueck posts	REPAIRS - WELLS	111.96
Gueck well field motor	REPAIRS - WELLS	16,608.75
Department 32 - Police Total:		787.98
Department 41 - Pool Total:		75.00
Department 42 - Parks Total:		2,312.93
Department 44 - Library Total:		164.14
Fund 101 - GENERAL Total:		4,149.81
Department 06 - Expense Total:		975.38
Fund 108 - DOWNTOWN DEVELOPMENT Total:		975.38
Department 06 - Expense Total:		1,098.77
Fund 109 - TOURISM Total:		1,098.77
Department 06 - Expense Total:		526.16
Fund 201 - ELECTRIC Total:		526.16

CLAIMS REPORT

Post Dates: 9/9/2025 - 9/22/2025 Payment Dates: 9/9/2025 - 9/22/2025

Description (Payable)	Account Name	Amount
MEMBERSHIP DUES - HEATH	DUES & SUBSCRIPTIONS	154.00
		<hr/>
Department 06 - Expense Total:		16,964.71
		<hr/>
Fund 202 - WATER Total:		16,964.71
		<hr/>
Fund: 204 - SANITATION		
Department: 06 - Expense		
REGISTRATION FOR RECYCLIN... TRAINING & CONFERENCES		95.00
2 - 8" MONITORING WELL MA... DEPT OPERATING SUPPLIES		181.36
FUEL FOR NEW ROLL-OFF TRU... FUEL, FILTERS & TIRES		95.12
TEST OF VISA MACHINE AT LA... DEPT OPERATING SUPPLIES		1.04
		<hr/>
Department 06 - Expense Total:		372.52
		<hr/>
Fund 204 - SANITATION Total:		372.52
		<hr/>
Vendor 999033 - PVB VISA Total:		24,087.35
Vendor: 10448 - RAPID FIRE PROTECTION		
Fund: 101 - GENERAL		
Department: 41 - Pool		
FIRE EXT INSPECTIONS	DEPT OPERATING SUPPLIES	130.00
		<hr/>
Department 41 - Pool Total:		130.00
		<hr/>
Fund 101 - GENERAL Total:		130.00
		<hr/>
Vendor 10448 - RAPID FIRE PROTECTION Total:		130.00
Vendor: 760389 - REGIONAL CARE INC.		
Fund: 800 - HEALTH INSURANCE		
Department: 06 - Expense		
CLAIMS WEEK OF 9/9/25	CLAIMS EXPENSE	9,252.45
FLEX CARD CLAIMS 9/9/25	FLEX BENEFIT EXPENSE	703.29
CLAIMS WEEK OF 9/16/25	CLAIMS EXPENSE	1,192.87
FLEX CARD CLAIMS 9/16/25	FLEX BENEFIT EXPENSE	831.02
FLEX CARD CREDIT	FLEX BENEFIT EXPENSE	-24.73
		<hr/>
Department 06 - Expense Total:		11,954.90
		<hr/>
Fund 800 - HEALTH INSURANCE Total:		11,954.90
		<hr/>
Vendor 760389 - REGIONAL CARE INC. Total:		11,954.90
Vendor: 767015 - RICH'S WRECKING & USED CARS, I		
Fund: 203 - WASTEWATER		
Department: 06 - Expense		
Tail gate and tail light	VEH & EQUIPMENT MAINT	675.00
Returned	VEH & EQUIPMENT MAINT	-550.00
		<hr/>
Department 06 - Expense Total:		125.00
		<hr/>
Fund 203 - WASTEWATER Total:		125.00
		<hr/>
Vendor 767015 - RICH'S WRECKING & USED CARS, I Total:		125.00
Vendor: 997027 - RIVERSIDE DISCOVERY CENTER		
Fund: 109 - TOURISM		
Department: 06 - Expense		
MONTHLY DONATION - SEPT ... OUTSIDE AGENCY SUPPORT		4,166.67
		<hr/>
Department 06 - Expense Total:		4,166.67
		<hr/>
Fund 109 - TOURISM Total:		4,166.67
		<hr/>
Vendor 997027 - RIVERSIDE DISCOVERY CENTER Total:		4,166.67
Vendor: 369890 - RIVERSTONE BANK		
Fund: 997 - PAYROLL FUND		
Department: 02 - Liability		
PAYROLL CLAIMS	IBEW UNION DUES PAYABLE	563.52
		<hr/>
Department 02 - Liability Total:		563.52
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Fund 997 - PAYROLL FUND Total:		563.52
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Vendor 369890 - RIVERSTONE BANK Total:		563.52

CLAIMS REPORT

Post Dates: 9/9/2025 - 9/22/2025 Payment Dates: 9/9/2025 - 9/22/2025

Description (Payable)	Account Name	Amount
Vendor: 928250 - RPM FITNESS		
Fund: 997 - PAYROLL FUND		
Department: 02 - Liability		
MONTHLY MEMBERSHIP DUES.. WAREHOUSE FITNESS PAYABLE		70.00
	Department 02 - Liability Total:	70.00
	Fund 997 - PAYROLL FUND Total:	70.00
	Vendor 928250 - RPM FITNESS Total:	70.00
Vendor: 793200 - SANDBERG IMPLEMENT, INC.		
Fund: 130 - STREETS		
Department: 06 - Expense		
Replace Fan Fuse	VEH & EQUIPMENT MAINT	304.77
	Department 06 - Expense Total:	304.77
	Fund 130 - STREETS Total:	304.77
Fund: 201 - ELECTRIC		
Department: 06 - Expense		
saw repair	VEH & EQUIPMENT MAINT	26.00
saw repair	VEH & EQUIPMENT MAINT	29.85
	Department 06 - Expense Total:	55.85
	Fund 201 - ELECTRIC Total:	55.85
	Vendor 793200 - SANDBERG IMPLEMENT, INC. Total:	360.62
Vendor: 803601 - SCB COUNTY REGISTER OF DEEDS		
Fund: 101 - GENERAL		
Department: 34 - Cemetery		
DEED FEE	FILING FEES	10.00
	Department 34 - Cemetery Total:	10.00
	Fund 101 - GENERAL Total:	10.00
	Vendor 803601 - SCB COUNTY REGISTER OF DEEDS Total:	10.00
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: 804250 - SCOTTSBLUFF-GERING UNITED WAY		
Fund: 997 - PAYROLL FUND		
Department: 02 - Liability		
PAYROLL CLAIMS	UNITED WAY PAYABLE	273.02
	Department 02 - Liability Total:	273.02
	Fund 997 - PAYROLL FUND Total:	273.02
	Vendor 804250 - SCOTTSBLUFF-GERING UNITED WAY Total:	273.02
Vendor: 808600 - SENIOR CITIZENS CENTER		
Fund: 101 - GENERAL		
Department: 10 - Administration		
MONTHLY FINANCIAL SUPPO...	SENIOR CITIZEN CENTER	1,000.00
	Department 10 - Administration Total:	1,000.00
	Fund 101 - GENERAL Total:	1,000.00
	Vendor 808600 - SENIOR CITIZENS CENTER Total:	1,000.00

CLAIMS REPORT

Post Dates: 9/9/2025 - 9/22/2025 Payment Dates: 9/9/2025 - 9/22/2025

Description (Payable)	Account Name	Amount
Vendor: 998613 - SHERRY PRESTON		
Fund: 101 - GENERAL		
Department: 44 - Library		
Per Diems for ARSL 2025 conf... TRAINING & CONFERENCES		175.00
Department 44 - Library Total:		175.00
Fund 101 - GENERAL Total:		175.00
Vendor 998613 - SHERRY PRESTON Total:		175.00
Vendor: 820400 - SIMMONS OLSEN LAW FIRM, P.C.		
Fund: 101 - GENERAL		
Department: 32 - Police		
AUGUST 25 PROSECUTIONS STATE & COURT FEES		1,500.00
Department 32 - Police Total:		1,500.00
Fund 101 - GENERAL Total:		1,500.00
Vendor 820400 - SIMMONS OLSEN LAW FIRM, P.C. Total:		1,500.00
Vendor: 820550 - SIMON CONTRACTORS		
Fund: 130 - STREETS		
Department: 06 - Expense		
Crushed Concrete STREET MAINTENANCE & REP...		838.93
Crushed Concrete STREET MAINTENANCE & REP...		272.24
Concrete STREET MAINTENANCE & REP...		1,711.00
Concrete STREET MAINTENANCE & REP...		1,679.50
Department 06 - Expense Total:		4,501.67
Fund 130 - STREETS Total:		4,501.67
Vendor 820550 - SIMON CONTRACTORS Total:		4,501.67
Vendor: 844950 - SOUTHWESTERN EQUIPMENT COMPANY		
Fund: 204 - SANITATION		
Department: 06 - Expense		
2 POSITION SWITCH FOR GAR... COLLECTIONS EQUIP MAINT		193.85
PACKER CYLINDERS, LIFT CYL... COLLECTIONS EQUIP MAINT		20,969.32
Department 06 - Expense Total:		21,163.17
Fund 204 - SANITATION Total:		21,163.17
Vendor 844950 - SOUTHWESTERN EQUIPMENT COMPANY Total:		21,163.17
Vendor: 10541 - STEPHANIE GREEVER		
Fund: 110 - RV PARK		
Department: 02 - Liability		
REFUND FOR ROOM COMM ROOM DEPOSITS		75.00
Department 02 - Liability Total:		75.00
Fund 110 - RV PARK Total:		75.00
Vendor 10541 - STEPHANIE GREEVER Total:		75.00
Vendor: 672350 - STEVE MOUNT		
Fund: 204 - SANITATION		
Department: 06 - Expense		
FALL SWANA CONFERENCE IN... TRAINING & CONFERENCES		95.00
TRAVEL EXPENSE FOR FALL RE... TRAINING & CONFERENCES		108.00
Department 06 - Expense Total:		203.00
Fund 204 - SANITATION Total:		203.00
Vendor 672350 - STEVE MOUNT Total:		203.00

CLAIMS REPORT

Post Dates: 9/9/2025 - 9/22/2025 Payment Dates: 9/9/2025 - 9/22/2025

Description (Payable)	Account Name	Amount
Vendor: 999735 - SUNBELT SOLOMON		
Fund: 201 - ELECTRIC		
Department: 01 - Asset		
transformer	INVENTORY	79,281.25
Department 01 - Asset Total:		79,281.25
Fund 201 - ELECTRIC Total:		79,281.25
Vendor 999735 - SUNBELT SOLOMON Total:		79,281.25
Vendor: 998027 - SUNSET LAW ENFORCEMENT		
Fund: 101 - GENERAL		
Department: 32 - Police		
AMMUNITION	FIREARM SUPPLIES	3,492.80
Department 32 - Police Total:		3,492.80
Fund 101 - GENERAL Total:		3,492.80
Vendor 998027 - SUNSET LAW ENFORCEMENT Total:		3,492.80
Vendor: 10266 - TERESA TOSH		
Fund: 101 - GENERAL		
Department: 10 - Administration		
BBQ APPRECIATION LUNCH-E...	OTHER EMPLOYEE BENEFITS	97.02
Department 10 - Administration Total:		97.02
Department: 22 - Eng/Bldg Inspection		
BBQ APPRECIATION LUNCH-E...	OTHER EMPLOYEE BENEFITS	44.10
Department 22 - Eng/Bldg Inspection Total:		44.10
Department: 32 - Police		
BBQ APPRECIATION LUNCH-E...	OTHER EMPLOYEE BENEFITS	61.74
Department 32 - Police Total:		61.74
Department: 34 - Cemetery		
BBQ APPRECIATION LUNCH-E...	OTHER EMPLOYEE BENEFITS	26.46
Department 34 - Cemetery Total:		26.46
Department: 42 - Parks		
BBQ APPRECIATION LUNCH-E...	OTHER EMPLOYEE BENEFITS	123.48
Department 42 - Parks Total:		123.48
Department: 44 - Library		
BBQ APPRECIATION LUNCH-E...	OTHER EMPLOYEE BENEFITS	88.20
Department 44 - Library Total:		88.20
Fund 101 - GENERAL Total:		441.00
Fund: 109 - TOURISM		
Department: 06 - Expense		
BBQ APPRECIATION LUNCH-E...	OTHER EMPLOYEE BENEFITS	17.64
Department 06 - Expense Total:		17.64
Fund 109 - TOURISM Total:		17.64
Fund: 130 - STREETS		
Department: 06 - Expense		
BBQ APPRECIATION LUNCH-E...	OTHER EMPLOYEE BENEFITS	52.92
Department 06 - Expense Total:		52.92
Fund 130 - STREETS Total:		52.92
Fund: 201 - ELECTRIC		
Department: 06 - Expense		
BBQ APPRECIATION LUNCH-E...	OTHER EMPLOYEE BENEFITS	79.38
Department 06 - Expense Total:		79.38
Fund 201 - ELECTRIC Total:		79.38

CLAIMS REPORT

Post Dates: 9/9/2025 - 9/22/2025 Payment Dates: 9/9/2025 - 9/22/2025

Description (Payable)	Account Name	Amount
Fund: 202 - WATER		
Department: 06 - Expense		
BBQ APPRECIATION LUNCH-E...	OTHER EMPLOYEE BENEFITS	105.84
Department 06 - Expense Total:		105.84
Fund 202 - WATER Total:		105.84
Fund: 204 - SANITATION		
Department: 06 - Expense		
BBQ APPRECIATION LUNCH-E...	OTHER EMPLOYEE BENEFITS	123.48
Department 06 - Expense Total:		123.48
Fund 204 - SANITATION Total:		123.48
Fund: 205 - GOLF		
Department: 06 - Expense		
BBQ APPRECIATION LUNCH-E...	OTHER EMPLOYEE BENEFITS	61.74
Department 06 - Expense Total:		61.74
Fund 205 - GOLF Total:		61.74
Fund: 207 - CIVIC CENTER		
Department: 06 - Expense		
CATERING COSTS THRU 9/18/...	CATERING COSTS	14,833.39
MANAGEMENT CONTRACT	MANAGEMENT CONTRACT	5,625.00
Department 06 - Expense Total:		20,458.39
Fund 207 - CIVIC CENTER Total:		20,458.39
Vendor 10266 - TERESA TOSH Total:		21,340.39
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: 999286 - TITAN MACHINERY INC.		
Fund: 204 - SANITATION		
Department: 06 - Expense		
DOUBLE PAYMENT ON SERVIC...	LANDFILL EQUIP MAINT	-950.87
DOUBLE PAYMENT FOR SERVI...	LANDFILL EQUIP MAINT	-682.88
Department 06 - Expense Total:		-1,633.75
Fund 204 - SANITATION Total:		-1,633.75
Vendor 999286 - TITAN MACHINERY INC. Total:		-1,633.75
Vendor: 10537 - TOUCH OF GREY PAINTING		
Fund: 109 - TOURISM		
Department: 06 - Expense		
Painting at Five Rocks Amphit...	DEPT OPERATING SUPPLIES	2,903.00
Painting at Five Rocks Amphit...	DEPT OPERATING SUPPLIES	1,814.35
Painting fence at Five Rocks ...	DEPT OPERATING SUPPLIES	3,600.00
Department 06 - Expense Total:		8,317.35
Fund 109 - TOURISM Total:		8,317.35
Vendor 10537 - TOUCH OF GREY PAINTING Total:		8,317.35
Vendor: 10135 - TRANSWEST		
Fund: 130 - STREETS		
Department: 06 - Expense		
Valve	VEH & EQUIPMENT MAINT	-322.00
Department 06 - Expense Total:		-322.00
Fund 130 - STREETS Total:		-322.00
Vendor 10135 - TRANSWEST Total:		-322.00

CLAIMS REPORT

Post Dates: 9/9/2025 - 9/22/2025 Payment Dates: 9/9/2025 - 9/22/2025

Description (Payable)	Account Name	Amount
Vendor: 998106 - UNANIMOUS, INC.		
Fund: 101 - GENERAL		
Department: 10 - Administration		
WEBSITE SUPPORT-AUG 25	OTHER PROFESSIONAL SERVIC...	30.00
Department 10 - Administration Total:		30.00
Fund 101 - GENERAL Total:		30.00
Vendor 998106 - UNANIMOUS, INC. Total:		30.00
Vendor: 999019 - VALLEY AUTO LOCATORS LLC		
Fund: 101 - GENERAL		
Department: 32 - Police		
OIL CHANGE, TIRE PRESSURE ...	VEH & EQUIP MAINTANCE	558.75
FLAT TIRE REPAIR C.THOMPS...	VEH & EQUIP MAINTANCE	20.00
Department 32 - Police Total:		578.75
Fund 101 - GENERAL Total:		578.75
Vendor 999019 - VALLEY AUTO LOCATORS LLC Total:		578.75
Vendor: 777035 - W J R INC.		
Fund: 114 - PUBLIC SAFETY		
Department: 31 - Fire		
payment on FD generator	CAPITAL OUTLAY EQUIPMENT	9,500.00
Department 31 - Fire Total:		9,500.00
Fund 114 - PUBLIC SAFETY Total:		9,500.00
Fund: 202 - WATER		
Department: 06 - Expense		
Gueck wells	REPAIRS - WELLS	22,272.59
Department 06 - Expense Total:		22,272.59
Fund 202 - WATER Total:		22,272.59
Vendor 777035 - W J R INC. Total:		31,772.59
Vendor: 10538 - WE TRAVEL, LLC		
Fund: 101 - GENERAL		
Department: 32 - Police		
JUVENILE TRANSPORT	OTHER PROFESSIONAL SERVIC...	2,030.00
Department 32 - Police Total:		2,030.00
Fund 101 - GENERAL Total:		2,030.00
Vendor 10538 - WE TRAVEL, LLC Total:		2,030.00
Vendor: 942350 - WESTERN COOPERATIVE COMPANY		
Fund: 101 - GENERAL		
Department: 01 - Asset		
diesel	INVENTOY - DIESEL FUEL	1,768.73
diesel	INVENTOY - DIESEL FUEL	2,231.90
Department 01 - Asset Total:		4,000.63
Department: 42 - Parks		
FUEL	FUEL	825.57
Department 42 - Parks Total:		825.57
Fund 101 - GENERAL Total:		4,826.20
Fund: 109 - TOURISM		
Department: 06 - Expense		
RYEGRASS-FIVE ROCKS PROJE...	CAPITAL IMPROVEMENTS	19.80
Department 06 - Expense Total:		19.80
Fund 109 - TOURISM Total:		19.80
Fund: 130 - STREETS		
Department: 06 - Expense		
Herbicide	CHEMICAL SUPPLIES	1,790.70

CLAIMS REPORT

Post Dates: 9/9/2025 - 9/22/2025 Payment Dates: 9/9/2025 - 9/22/2025

Description (Payable)	Account Name	Amount
Grease, Howes, Washer Fluid	VEH & EQUIPMENT MAINT	151.21
Department 06 - Expense Total:		1,941.91
Fund 130 - STREETS Total:		1,941.91
Fund: 204 - SANITATION		
Department: 06 - Expense		
PROPANE FOR FORKLIFT.	FUEL, FILTERS & TIRES	92.40
Department 06 - Expense Total:		92.40
Fund 204 - SANITATION Total:		92.40
Fund: 205 - GOLF		
Department: 06 - Expense		
DIESEL FUEL	FUEL	466.80
DIESEL FUEL	FUEL	495.84
Department 06 - Expense Total:		962.64
Fund 205 - GOLF Total:		962.64
Vendor 942350 - WESTERN COOPERATIVE COMPANY Total:		7,842.95
Vendor: 943550 - WESTERN PATHOLOGY CONSULTANTS		
Fund: 202 - WATER		
Department: 06 - Expense		
DRUG/ALCOHOL SCREENING	OTHER PROFESSIONAL SERVIC...	68.25
Department 06 - Expense Total:		68.25
Fund 202 - WATER Total:		68.25
Fund: 203 - WASTEWATER		
Department: 06 - Expense		
DRUG/ALCOHOL SCREENING	OTHER PROFESSIONAL SERVIC...	22.75
Department 06 - Expense Total:		22.75
Fund 203 - WASTEWATER Total:		22.75
Vendor 943550 - WESTERN PATHOLOGY CONSULTANTS Total:		91.00
Vendor: 998828 - WINSUPPLY SCOTTSBLUFF NE CO.		
Fund: 130 - STREETS		
Department: 06 - Expense		
Toilet	BUILDING/GROUND MAINT	214.77
Department 06 - Expense Total:		214.77
Fund 130 - STREETS Total:		214.77
Vendor 998828 - WINSUPPLY SCOTTSBLUFF NE CO. Total:		214.77
Vendor: 994100 - YMCA OF SCOTTSBLUFF		
Fund: 997 - PAYROLL FUND		
Department: 02 - Liability		
MONTHLY MEMBERSHIP DUES..YMCA FITNESS PAYABLE		762.00
Department 02 - Liability Total:		762.00
Fund 997 - PAYROLL FUND Total:		762.00
Vendor 994100 - YMCA OF SCOTTSBLUFF Total:		762.00
Grand Total:		1,104,014.32

Report Summary

Fund Summary

Fund	Expense Amount	Payment Amount
101 - GENERAL	86,255.43	0.00
106 - DEBT SERVICE	52,969.29	0.00
108 - DOWNTOWN DEVELOPMENT	1,908.94	0.00
109 - TOURISM	38,571.25	0.00
110 - RV PARK	600.24	0.00
111 - LB840	17.45	0.00
113 - CAPITAL PROJECTS	34,562.90	0.00
114 - PUBLIC SAFETY	9,500.00	0.00
130 - STREETS	35,490.27	0.00
150 - KENO	1,728.43	0.00
201 - ELECTRIC	468,084.12	0.00
202 - WATER	102,960.54	0.00
203 - WASTEWATER	34,011.30	0.00
204 - SANITATION	75,884.47	0.00
205 - GOLF	12,515.88	0.00
206 - LEASING CORPORATION	1,200.00	0.00
207 - CIVIC CENTER	21,204.80	0.00
800 - HEALTH INSURANCE	12,579.90	11,954.90
997 - PAYROLL FUND	113,969.11	113,969.11
Grand Total:	1,104,014.32	125,924.01

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
101-01-1611	INVENTORY - UNLEADED...	5,612.31	0.00
101-01-1612	INVENTOY - DIESEL FUEL	4,000.63	0.00
101-02-2773	PLAZA DEPOSITS	300.00	0.00
101-10-6160	OTHER EMPLOYEE BENEF..	97.02	0.00
101-10-6225	DUES & SUBSCRIPTIONS	20.99	0.00
101-10-6300	DEPT OPERATING SUPPL...	30.29	0.00
101-10-6305	OFFICE & BUILDING SUP...	38.77	0.00
101-10-6350	BUILDING/GROUND MA...	1,318.62	0.00
101-10-6563	SENIOR CITIZEN CENTER	1,000.00	0.00
101-10-6640	OTHER PROFESSIONAL S...	30.00	0.00
101-10-6645	PUBLICATIONS	1,119.12	0.00
101-22-6160	OTHER EMPLOYEE BENEF..	44.10	0.00
101-22-6213	TRAINING & CONFEREN...	750.00	0.00
101-22-6640	OTHER PROFESSIONAL S...	13.09	0.00
101-31-6213	TRAINING & CONFEREN...	2,013.99	0.00
101-31-6300	DEPT OPERATING SUPPL...	70.79	0.00
101-31-6310	PHONE & INTERNET	88.70	0.00
101-31-6340	VEH & EQUIPMENT MAI...	2,157.61	0.00
101-32-6160	OTHER EMPLOYEE BENEF..	61.74	0.00
101-32-6213	TRAINING & CONFEREN...	217.00	0.00
101-32-6300	DEPT OPERATING SUPPL...	91.24	0.00
101-32-6307	POSTAGE	201.36	0.00
101-32-6310	PHONE & INTERNET	1,573.16	0.00
101-32-6320	FUEL	111.25	0.00
101-32-6340	VEH & EQUIP MAINTEN...	779.47	0.00
101-32-6350	BUILDING/GROUND MA...	558.06	0.00
101-32-6410	UNIFORMS/PPE	170.99	0.00
101-32-6415	FIREARM SUPPLIES	3,595.80	0.00
101-32-6416	LESS LETHAL SUPPLIES	1,321.29	0.00
101-32-6445	TASER LEASE	10,801.94	0.00
101-32-6475	BODY CAMERA LEASES	12,826.27	0.00
101-32-6515	STATE & COURT FEES	1,920.00	0.00
101-32-6545	TOWING & STORAGE	685.00	0.00
101-32-6633	LEGAL SERVICES	1,965.00	0.00

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
101-32-6640	OTHER PROFESSIONAL S...	2,266.91	0.00
101-32-6670	ANIMAL CONTROL	3,168.50	0.00
101-34-6160	OTHER EMPLOYEE BENEF..	26.46	0.00
101-34-6340	VEH & EQUIPMENT MAI...	52.13	0.00
101-34-6358	SPRINKLER REPAIRS	118.51	0.00
101-34-6515	FILING FEES	10.00	0.00
101-39-6665	AMBULANCE	316.23	0.00
101-41-6300	DEPT OPERATING SUPPL...	205.00	0.00
101-41-6340	EQUIPMENT MAINT	1,649.74	0.00
101-42-6160	OTHER EMPLOYEE BENEF..	123.48	0.00
101-42-6213	TRAINING & CONFEREN...	40.00	0.00
101-42-6300	DEPT OPERATING SUPPL...	244.67	0.00
101-42-6320	FUEL	825.57	0.00
101-42-6321	FERTILIZER & CHEMICALS	12,348.28	0.00
101-42-6322	COMMUNITY FORESTRY	135.00	0.00
101-42-6340	VEH & EQUIPMENT MAI...	2,507.39	0.00
101-42-6350	BUILDING/GROUND MA...	2,998.08	0.00
101-42-6410	UNIFORMS & CLOTHING	45.00	0.00
101-44-6160	OTHER EMPLOYEE BENEF..	88.20	0.00
101-44-6213	TRAINING & CONFEREN...	536.08	0.00
101-44-6300	DEPT OPERATING SUPPL...	343.71	0.00
101-44-6342	RENT - EQUIPMENT	157.23	0.00
101-44-6350	BUILDING/GROUND MA...	804.00	0.00
101-44-6651	BOOKS	1,659.66	0.00
106-06-6569	TIF PASS THROUGH PAY...	52,969.29	0.00
108-06-6340	BUILDING/GROUND MA...	975.38	0.00
108-06-6568	TIF PASS THROUGH PAY...	933.56	0.00
109-02-2250	FUNCTION DEPOSITS	500.00	0.00
109-06-6160	OTHER EMPLOYEE BENEF..	17.64	0.00
109-06-6214	GVB TRAINING AND CO...	25.00	0.00
109-06-6300	DEPT OPERATING SUPPL...	8,913.63	0.00
109-06-6305	OFFICE & BUILDING SUP...	18.58	0.00
109-06-6460	CAPITAL IMPROVEMENTS	19.80	0.00
109-06-6535	ENTERTAINMENT COSTS	446.00	0.00
109-06-6565	OUTSIDE AGENCY SUPP...	4,166.67	0.00
109-06-6649	GVB ADVERTISING	17,963.93	0.00
109-06-6653	OCC TAX TOURISM PRO...	6,500.00	0.00
110-02-2200	COMM ROOM DEPOSITS	75.00	0.00
110-06-6350	BUILDING/GROUND MA...	525.24	0.00
111-06-6650	PUBLICATIONS	17.45	0.00
113-06-6460	CAPITAL IMPROVEMENTS	34,562.90	0.00
114-31-6363	CAPITAL OUTLAY EQUIP...	9,500.00	0.00
130-06-6160	OTHER EMPLOYEE BENEF..	52.92	0.00
130-06-6300	DEPT OPERATING SUPPL...	1,730.77	0.00
130-06-6326	SAFETY SUPPLIES & UNI...	120.00	0.00
130-06-6345	VEH & EQUIPMENT MAI...	1,219.37	0.00
130-06-6350	BUILDING/GROUND MA...	214.77	0.00
130-06-6430	CHEMICAL SUPPLIES	1,804.69	0.00
130-06-6640	OTHER PROFESSIONAL S...	57.01	0.00
130-06-6840	SNOW REMOVAL	16,572.88	0.00
130-06-6932	STREET MAINTENANCE &..	13,717.86	0.00
150-06-6905	COMMUNITY BETTERM...	1,728.43	0.00
201-01-1270	INVENTORY	90,593.23	0.00
201-06-6160	OTHER EMPLOYEE BENEF..	79.38	0.00
201-06-6213	TRAINING & CONFEREN...	1,608.12	0.00
201-06-6300	DEPT OPERATING SUPPL...	26,960.65	0.00
201-06-6305	OFFICE & BUILDING SUP...	172.79	0.00
201-06-6345	VEH & EQUIPMENT MAI...	1,721.67	0.00

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
201-06-6350	BUILDING/GROUND MA...	146.29	0.00
201-06-6456	CUSTOMER REIMBURS...	228.00	0.00
201-06-6542	DISTRIBUTION MAINT...	107.50	0.00
201-06-6640	OTHER PROFESSIONAL S...	57.02	0.00
201-06-6660	CONTRACTED SERVICES	2,300.00	0.00
201-06-6720	PURCHASED POWER - W...	115,425.09	0.00
201-06-6725	PURCHASED POWER - M...	228,684.38	0.00
202-06-6160	OTHER EMPLOYEE BENEF..	105.84	0.00
202-06-6225	DUES & SUBSCRIPTIONS	244.00	0.00
202-06-6300	DEPT OPERATING SUPPL...	502.27	0.00
202-06-6330	UTILITIES	3,972.62	0.00
202-06-6355	REPAIRS - WELLS	40,393.30	0.00
202-06-6370	REPAIRS-WTR MAINS/SE...	290.25	0.00
202-06-6460	CAPITAL IMPROVEMENTS	45,657.60	0.00
202-06-6475	LEASE EXPENSE	650.00	0.00
202-06-6527	CHEMICALS	7,263.30	0.00
202-06-6615	LAB SERVICE	162.13	0.00
202-06-6640	OTHER PROFESSIONAL S...	125.26	0.00
202-06-6755	METERS	3,593.97	0.00
203-06-6300	DEPT OPERATING SUPPL...	58.71	0.00
203-06-6345	VEH & EQUIPMENT MAI...	158.33	0.00
203-06-6372	REPAIRS-LINES/LIFT STAT..	31,667.50	0.00
203-06-6615	LAB SERVICE	2,047.00	0.00
203-06-6640	OTHER PROFESSIONAL S...	79.76	0.00
204-01-1130	CASH - JOINT LANDFILL S...	40,286.03	0.00
204-01-1500	ACCOUNTS RECEIVABLE	501.86	0.00
204-04-4150	MISCELLANEOUS INCO...	149.61	0.00
204-06-6160	OTHER EMPLOYEE BENEF..	123.48	0.00
204-06-6213	TRAINING & CONFEREN...	298.00	0.00
204-06-6300	DEPT OPERATING SUPPL...	464.09	0.00
204-06-6320	FUEL, FILTERS & TIRES	3,291.75	0.00
204-06-6350	BUILDING/GROUND MA...	3,352.92	0.00
204-06-6460	CAPITAL IMPROVEMENTS	6,574.86	0.00
204-06-6541	COLLECTIONS EQUIP MA...	21,521.69	0.00
204-06-6542	LANDFILL EQUIP MAINT	-1,478.49	0.00
204-06-6575	CONTAINERS	47.92	0.00
204-06-6640	OTHER PROFESSIONAL S...	750.75	0.00
205-06-6160	OTHER EMPLOYEE BENEF..	61.74	0.00
205-06-6300	DEPT OPERATING SUPPL...	1,459.94	0.00
205-06-6320	FUEL	1,744.40	0.00
205-06-6321	FERTILIZER & CHEMICALS	1,990.45	0.00
205-06-6345	GOLF EQUIPMENT REPA...	2,295.98	0.00
205-06-6350	BUILDING/GROUND MA...	21.00	0.00
205-06-6355	CLUBHOUSE BUILDING R...	486.44	0.00
205-06-6360	PRO SHOP MERCHANDISE	4,455.93	0.00
206-06-6470	ACCOUNTING FEES	1,200.00	0.00
207-06-6106	MANAGEMENT CONTRA...	5,625.00	0.00
207-06-6300	DEPT OPERATING SUPPL...	450.09	0.00
207-06-6340	EQUIP MAINT & REPAIR	296.32	0.00
207-06-6700	CATERING COSTS	14,833.39	0.00
800-06-6132	CLAIMS EXPENSE	10,445.32	10,445.32
800-06-6318	WELLNESS	625.00	0.00
800-06-6320	FLEX BENEFIT EXPENSE	1,509.58	1,509.58
997-02-2300	FEDERAL W/H PAYABLE	18,662.91	18,662.91
997-02-2301	FICA PAYABLE	36,396.88	36,396.88
997-02-2302	STATE W/H PAYABLE	16,988.44	16,988.44
997-02-2310	HSA PAYABLE	8,314.93	8,314.93
997-02-2320	UNITED WAY PAYABLE	273.02	273.02

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
997-02-2330	IBEW UNION DUES PAY...	563.52	563.52
997-02-2346	POLICE UNION DUES PA...	584.00	584.00
997-02-2355	ADD'L SEC 125 PAYABLE	1,391.56	1,391.56
997-02-2367	VISION INS PAYABLE	592.48	592.48
997-02-2376	CHILD SUPPORT PAYABLE	814.92	814.92
997-02-2380	PENSION PAYABLE	28,156.45	28,156.45
997-02-2395	YMCA FITNESS PAYABLE	762.00	762.00
997-02-2396	WAREHOUSE FITNESS P...	70.00	70.00
997-02-2397	ELITE HEALTH PAYABLE	165.00	165.00
997-02-2398	24/7 FITNESS PAYABLE	233.00	233.00
Grand Total:		1,104,014.32	125,924.01

Project Account Summary

Project Account Key	Expense Amount	Payment Amount
None	1,104,014.32	125,924.01
Grand Total:	1,104,014.32	125,924.01

Adidas America Inc. Invoice #6163477544 498.00

Total Claims 1,104,512.32

City of Gering

FUND EQUITY IN CASH - YEAR TO DATE

FOR THE ELEVEN MONTHS ENDED AUGUST 31, 2025 AND AUGUST 31, 2024

Fund	Fund #	OCTOBER 1, 2023	OCTOBER 1, 2024	
		AUGUST 31, 2024	AUGUST 31, 2025	
		NET CHANGE IN CASH	NET CHANGE IN CASH	
General	101	(309,825.53)	(506,943.49)	OPERATIONS
Trust & Agency	102	(9,162.42)	16,964.13	
Economic Development	104	126,101.73	129,755.73	
CDBG	105	0.00	0.00	
Debt Service	106	57,830.80	(72,555.64)	OPERATIONS/TIF PAYMENTS TO BONDHOLDERS
Sinking Fund	107	(204,785.74)	73,682.24	
Downtown Development	108	123,398.26	297,293.98	
Tourism	109	172,851.81	(29.97)	OPERATIONS
RV	110	96,012.11	129,635.46	
LB840	111	313,967.08	395,382.67	
Capital Projects	113	604,552.40	384,330.94	
Public Safety	114	(57,345.78)	(32,217.84)	OPERATIONS/BUDGETED CAPITAL EXPENDITURES
Streets	130	31,878.53	268,998.65	
KENO	150	16,914.41	108,457.59	
Special Projects	160	(559,082.76)	(1,123,292.92)	BUDGETED ARPA FUNDS/RAW WATER STORAGE TANK
Electric	201	29,874.37	(64,114.64)	OPERATIONS
Water	202	53,655.81	180,781.72	
Wastewater	203	(30,489.57)	184,147.44	
Sanitation	204	200,566.05	964,645.62	
Golf	205	464,301.76	281,810.63	
Leasing Corp	206	(147,079.01)	(149,906.82)	BOND PAYMENTS - BALLFIELDS
Civic Center	207	(14,819.53)	13,407.80	
Health Insurance	800	76,379.43	(116,642.66)	CLAIMS IN EXCESS OF PREMIUMS COLLECTED
Payroll Liabilities	997	(199.35)	1,454.24	
TOTAL		1,035,494.86	1,365,044.86	

City of Gering

Fund Equity in Cash
August 31, 2025

Fund	Fund #	2 YRS PRIOR August 31, 2023	PRIOR YEAR August 31, 2024	PRIOR MONTH July 31, 2025	CURRENT MONTH August 31, 2025	MONTHLY CHANGE IN CASH	
General	101	2,019,670.34	2,160,567.35	2,176,309.52	2,114,035.74	(62,273.78)	OPERATIONS
Trust & Agency	102	647,095.56	639,619.02	658,077.99	661,377.07	3,299.08	
Economic Development	104	502,777.78	656,008.11	791,681.77	801,905.41	10,223.64	
CDBG	105	91,471.13	91,471.13	91,471.13	91,471.13	0.00	
Debt Service	106	644,352.49	703,128.14	628,174.39	631,235.67	3,061.28	
Sinking Fund	107	1,198,693.13	780,166.40	808,248.10	842,969.58	34,721.48	
Downtown Development	108	187,502.55	343,920.70	551,497.89	604,274.85	52,776.96	
Tourism	109	948,080.49	1,138,954.41	1,124,527.66	1,120,446.78	(4,080.88)	OPERATIONS
RV	110	229,327.34	334,461.40	468,340.27	478,732.73	10,392.46	
LB840	111	1,060,533.62	1,385,145.92	1,749,360.26	1,795,811.97	46,451.71	
Capital Projects	113	515,264.66	1,171,018.03	1,516,911.26	1,578,035.51	61,124.25	
Public Safety	114	4,172.76	(53,352.63)	19,541.40	9,210.30	(10,331.10)	BUDGETED CAPITAL PURCHASES
Streets	130	1,541,959.04	1,440,767.24	1,871,831.52	1,923,077.76	51,246.24	
KENO	150	1,192,469.49	1,181,139.56	1,311,340.74	1,306,018.09	(5,322.65)	COMMUNITY BETTERMENT
Special Projects	160	1,596,938.65	1,043,374.01	433,265.93	423,723.16	(9,542.77)	BUDGETED ARPA FUNDS/RAW WATER STORAGE TANK
Electric	201	12,233,330.07	12,310,845.76	12,452,562.41	12,410,676.02	(41,886.39)	7200 CONVERSION & OPERATINGS
Water	202	877,480.16	1,043,174.17	1,292,922.13	1,412,364.24	119,442.11	
Wastewater	203	1,671,757.75	1,721,962.74	1,886,687.35	1,956,813.10	70,125.75	
Sanitation	204	1,755,709.25	2,062,536.47	3,047,444.14	3,197,780.45	150,336.31	
Golf	205	(262,520.79)	237,505.46	515,620.83	565,184.95	49,564.12	
Leasing Corp	206	347,588.31	222,933.10	72,351.60	93,723.17	21,371.57	
Civic Center	207	117,646.05	134,465.14	243,076.64	191,598.33	(51,478.31)	OPERATIONS & BUDGETED CAPITAL PURCHASES
Health Insurance	800	2,850,804.31	3,008,536.45	3,010,544.49	2,954,528.25	(56,016.24)	CLAIMS IN EXCESS OF PREMIUMS
Payroll Liabilities	997	(8,288.75)	114.63	595.43	598.43	3.00	
TOTAL		31,963,815.39	33,758,462.71	36,722,384.85	37,165,592.69	443,207.84	



City of Gering, NE

Budget Report

Account Summary

For Fiscal: 2024-2025 Period Ending: 08/31/2025

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 101 - GENERAL							
Department: 04 - Revenue							
Category: 400 - Taxes							
101-04-4000	PROPERTY TAXES	1,841,515.00	1,841,515.00	22,405.67	1,098,374.85	-743,140.15	40.35 %
101-04-4010	MOTOR VEHICLE TAX	165,000.00	165,000.00	14,169.59	155,801.77	-9,198.23	5.57 %
101-04-4020	STATE PROP TAX CREDIT	0.00	0.00	0.00	111,247.49	111,247.49	0.00 %
101-04-4060	HOMESTEAD EXEMPTION	110,000.00	110,000.00	24,348.24	146,089.44	36,089.44	132.81 %
101-04-4090	MOTOR VEHICLE PRO RATE	6,000.00	6,000.00	0.00	7,855.96	1,855.96	130.93 %
101-04-4110	OCCUPATION TAX	3,500.00	3,500.00	255.00	4,385.00	885.00	125.29 %
101-04-4120	FRANCHISE TAXES	145,000.00	145,000.00	10,979.96	129,759.90	-15,240.10	10.51 %
101-04-4200	CITY SALES TAX	687,500.00	687,500.00	84,966.38	675,971.51	-11,528.49	1.68 %
Category: 400 - Taxes Total:		2,958,515.00	2,958,515.00	157,124.84	2,329,485.92	-629,029.08	21.26%
Category: 412 - Intergovernmental							
101-04-4071	MUNICIPAL EQUALIZATION	606,744.35	606,744.35	0.00	518,280.21	-88,464.14	14.58 %
Category: 412 - Intergovernmental Total:		606,744.35	606,744.35	0.00	518,280.21	-88,464.14	14.58%
Category: 420 - Charges for Services							
101-04-4130	LICENSES & FEES	1,500.00	1,500.00	325.00	2,655.00	1,155.00	177.00 %
101-04-4600	LIQUOR LICENSES	12,000.00	12,000.00	100.00	9,133.39	-2,866.61	23.89 %
101-04-4610	BUILDING PERMITS	50,000.00	50,000.00	6,364.00	108,532.50	58,532.50	217.07 %
Category: 420 - Charges for Services Total:		63,500.00	63,500.00	6,789.00	120,320.89	56,820.89	89.48%
Category: 460 - Investment Income							
101-04-4490	INTEREST INCOME	25,000.00	25,000.00	6,371.94	66,304.62	41,304.62	265.22 %
Category: 460 - Investment Income Total:		25,000.00	25,000.00	6,371.94	66,304.62	41,304.62	165.22%
Category: 470 - Miscellaneous Revenues							
101-04-4104	PACE REBATE	5,000.00	5,000.00	0.00	8,434.00	3,434.00	168.68 %
101-04-4140	FOOD & BEV PERMIT	0.00	0.00	0.00	1,550.00	1,550.00	0.00 %
101-04-4150	MISCELLANEOUS INCOME	2,500.00	2,500.00	210.00	2,831.67	331.67	113.27 %
101-04-4650	PLAZA RENTAL	1,500.00	1,500.00	1,683.73	3,328.73	1,828.73	221.92 %
101-04-4651	RENTALS	3,600.00	3,600.00	0.00	3,600.00	0.00	0.00 %
Category: 470 - Miscellaneous Revenues Total:		12,600.00	12,600.00	1,893.73	19,744.40	7,144.40	56.70%
Category: 480 - Other Financing Sources							
101-04-4997	TRANSFER FROM ELECTRIC	2,000,000.00	2,000,000.00	166,666.67	1,833,333.37	-166,666.63	8.33 %
Category: 480 - Other Financing Sources Total:		2,000,000.00	2,000,000.00	166,666.67	1,833,333.37	-166,666.63	8.33%
Department: 04 - Revenue Total:		5,666,359.35	5,666,359.35	338,846.18	4,887,469.41	-778,889.94	13.75%
Department: 10 - Administration							
Category: 500 - Personnel Services							
101-10-6100	SALARIES	113,547.51	113,547.51	8,328.99	101,175.45	12,372.06	10.90 %
101-10-6105	OVERTIME WAGES	0.00	0.00	35.24	63.58	-63.58	0.00 %
101-10-6120	RETIREMENT	6,380.85	6,380.85	437.10	5,152.26	1,228.59	19.25 %
101-10-6130	EMPLOYEE INSURANCE	165.00	165.00	23.15	241.08	-76.08	-46.11 %
101-10-6135	HEALTH INSURANCE	37,020.00	37,020.00	2,800.32	30,566.03	6,453.97	17.43 %
101-10-6140	PAYROLL TAXES	8,686.38	8,686.38	595.21	7,272.19	1,414.19	16.28 %
101-10-6160	OTHER EMPLOYEE BENEFITS	500.00	500.00	0.00	0.00	500.00	100.00 %
101-10-6170	WORKERS COMPENSATION	1,066.80	1,066.80	0.00	1,181.91	-115.11	-10.79 %
Category: 500 - Personnel Services Total:		167,366.54	167,366.54	12,220.01	145,652.50	21,714.04	12.97%
Category: 503 - Supplies							
101-10-6300	DEPT OPERATING SUPPLIES	10,600.00	10,600.00	0.00	2,570.05	8,029.95	75.75 %
101-10-6305	OFFICE & BUILDING SUPPLIES	10,500.00	10,500.00	887.83	11,274.04	-774.04	-7.37 %
101-10-6306	POSTAGE	2,000.00	2,000.00	-489.28	1,125.50	874.50	43.73 %
101-10-6315	MISCELLANEOUS	250.00	250.00	0.00	0.00	250.00	100.00 %

Budget Report

For Fiscal: 2024-2025 Period Ending: 08/31/2025

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
101-10-6320	FUEL	2,000.00	2,000.00	136.77	1,718.20	281.80	14.09 %
Category: 503 - Supplies Total:		25,350.00	25,350.00	535.32	16,687.79	8,662.21	34.17 %
Category: 504 - Contract Services							
101-10-6213	TRAINING & CONFERENCES	7,500.00	7,500.00	601.00	3,654.90	3,845.10	51.27 %
101-10-6215	COUNCIL CONF & TRAVEL	2,000.00	2,000.00	132.00	557.00	1,443.00	72.15 %
101-10-6225	DUES & SUBSCRIPTIONS	12,000.00	12,000.00	7,676.24	11,758.78	241.22	2.01 %
101-10-6230	IT SUPPORT	17,000.00	17,000.00	2,797.54	23,914.58	-6,914.58	-40.67 %
101-10-6302	CREDIT CARD FEES	250.00	250.00	0.00	-34.00	284.00	113.60 %
101-10-6310	PHONE & INTERNET	10,000.00	10,000.00	480.31	4,863.21	5,136.79	51.37 %
101-10-6327	SOFTWARE LICENSING	8,000.00	8,000.00	0.00	9,600.71	-1,600.71	-20.01 %
101-10-6340	VEH & EQUIPMENT MAINT	2,000.00	2,000.00	0.00	0.00	2,000.00	100.00 %
101-10-6350	BUILDING/GROUND MAINT	12,500.00	12,500.00	214.68	17,000.43	-4,500.43	-36.00 %
101-10-6450	PROPERTY INSURANCE	9,200.00	9,200.00	0.00	8,771.99	428.01	4.65 %
101-10-6455	LIABILITY INSURANCE	45,270.00	45,270.00	0.00	46,161.96	-891.96	-1.97 %
101-10-6475	LEASE & RENTAL PAYMENT	7,000.00	7,000.00	0.00	4,339.22	2,660.78	38.01 %
101-10-6563	SENIOR CITIZEN CENTER	12,000.00	12,000.00	1,000.00	11,000.00	1,000.00	8.33 %
101-10-6612	BAD DEBT EXPENSE	0.00	0.00	0.00	1,313.87	-1,313.87	0.00 %
101-10-6633	LEGAL SERVICES	31,000.00	31,000.00	2,733.00	25,988.34	5,011.66	16.17 %
101-10-6635	COUNCIL EXPENSE	0.00	0.00	0.00	549.00	-549.00	0.00 %
101-10-6640	OTHER PROFESSIONAL SERVICES	35,000.00	35,000.00	67.50	8,785.28	26,214.72	74.90 %
101-10-6645	PUBLICATIONS	10,000.00	10,000.00	467.95	7,491.40	2,508.60	25.09 %
Category: 504 - Contract Services Total:		220,720.00	220,720.00	16,170.22	185,716.67	35,003.33	15.86 %
Category: 550 - Capital Outlay							
101-10-6344	CAPITAL OUTLAY EQUIPMENT	15,000.00	15,000.00	0.00	0.00	15,000.00	100.00 %
101-10-6460	CAPITAL IMPROVEMENT	26,250.00	26,250.00	26,250.00	26,250.00	0.00	0.00 %
Category: 550 - Capital Outlay Total:		41,250.00	41,250.00	26,250.00	26,250.00	15,000.00	36.36 %
Department: 10 - Administration Total:		454,686.54	454,686.54	55,175.55	374,306.96	80,379.58	17.68 %
Department: 22 - Eng/Bldg Inspection							
Category: 500 - Personnel Services							
101-22-6100	SALARIES	56,847.40	56,847.40	4,624.13	47,789.63	9,057.77	15.93 %
101-22-6105	OVERTIME WAGES	0.00	0.00	0.00	266.95	-266.95	0.00 %
101-22-6120	RETIREMENT	3,410.84	3,410.84	179.81	2,139.36	1,271.48	37.28 %
101-22-6130	EMPLOYEE INSURANCE	95.00	95.00	13.35	124.03	-29.03	-30.56 %
101-22-6135	HEALTH INSURANCE	21,660.00	21,660.00	1,780.00	17,046.60	4,613.40	21.30 %
101-22-6140	PAYROLL TAXES	4,348.83	4,348.83	328.08	3,423.34	925.49	21.28 %
101-22-6160	OTHER EMPLOYEE BENEFITS	300.00	300.00	0.00	0.00	300.00	100.00 %
101-22-6170	WORKERS COMPENSATION	308.05	308.05	0.00	391.17	-83.12	-26.98 %
Category: 500 - Personnel Services Total:		86,970.12	86,970.12	6,925.37	71,181.08	15,789.04	18.15 %
Category: 503 - Supplies							
101-22-6300	DEPT OPERATING SUPPLIES	5,000.00	5,000.00	64.76	4,621.97	378.03	7.56 %
101-22-6326	SAFETY	250.00	250.00	0.00	80.50	169.50	67.80 %
Category: 503 - Supplies Total:		5,250.00	5,250.00	64.76	4,702.47	547.53	10.43 %
Category: 504 - Contract Services							
101-22-6213	TRAINING & CONFERENCES	5,000.00	5,000.00	279.40	1,692.60	3,307.40	66.15 %
101-22-6225	DUES & SUBSCRIPTIONS	500.00	500.00	276.00	761.00	-261.00	-52.20 %
101-22-6230	IT SUPPORT	4,000.00	4,000.00	258.20	3,104.40	895.60	22.39 %
101-22-6310	PHONE & INTERNET	1,500.00	1,500.00	204.30	2,075.90	-575.90	-38.39 %
101-22-6327	SOFTWARE LICENSING	7,125.00	7,125.00	-1,500.00	6,696.05	428.95	6.02 %
101-22-6340	VEH & EQUIP MAINT	2,000.00	2,000.00	0.00	131.72	1,868.28	93.41 %
101-22-6450	PROPERTY INSURANCE	747.00	747.00	0.00	1,145.60	-398.60	-53.36 %
101-22-6455	LIABILITY INSURANCE	12,401.00	12,401.00	0.00	12,016.93	384.07	3.10 %
101-22-6600	ENGINEERING	2,000.00	2,000.00	0.00	0.00	2,000.00	100.00 %
101-22-6635	LEGAL SERVICES	12,000.00	12,000.00	1,000.00	10,001.60	1,998.40	16.65 %
101-22-6640	OTHER PROFESSIONAL SERVICES	6,000.00	6,000.00	71.86	598.97	5,401.03	90.02 %
101-22-6650	CODE ENFORCEMENT EXPENSE	500.00	500.00	460.40	460.40	39.60	7.92 %

Budget Report

For Fiscal: 2024-2025 Period Ending: 08/31/2025

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Category: 504 - Contract Services Total:	53,773.00	53,773.00	1,050.16	38,685.17	15,087.83	28.06%
Department: 22 - Eng/Bldg Inspection Total:	145,993.12	145,993.12	8,040.29	114,568.72	31,424.40	21.52%
Department: 31 - Fire						
Category: 420 - Charges for Services						
101-31-4320 RURAL FIRE PROTECTION	12,000.00	12,000.00	0.00	12,078.82	78.82	100.66 %
Category: 420 - Charges for Services Total:	12,000.00	12,000.00	0.00	12,078.82	78.82	0.66%
Category: 470 - Miscellaneous Revenues						
101-31-4150 MISCELLANEOUS INCOME	0.00	0.00	0.00	9,494.57	9,494.57	0.00 %
101-31-4460 MFO INCOME	45,421.00	45,421.00	0.00	22,710.00	-22,711.00	50.00 %
Category: 470 - Miscellaneous Revenues Total:	45,421.00	45,421.00	0.00	32,204.57	-13,216.43	29.10%
Category: 500 - Personnel Services						
101-31-6100 SALARIES	106,899.30	106,899.30	8,051.20	97,816.40	9,082.90	8.50 %
101-31-6115 PART-TIME WAGES	16,099.20	16,099.20	525.00	12,860.25	3,238.95	20.12 %
101-31-6120 RETIREMENT	14,965.90	14,965.90	1,046.66	12,543.80	2,422.10	16.18 %
101-31-6130 EMPLOYEE INSURANCE	200.00	200.00	14.00	154.00	46.00	23.00 %
101-31-6135 HEALTH INSURANCE	22,800.00	22,800.00	1,700.00	21,100.00	1,700.00	7.46 %
101-31-6140 PAYROLL TAXES	2,781.63	2,781.63	149.32	2,318.80	462.83	16.64 %
101-31-6160 OTHER EMPLOYEE BENEFITS	250.00	250.00	0.00	0.00	250.00	100.00 %
101-31-6170 WORKERS COMPENSATION	9,475.41	9,475.41	0.00	6,039.07	3,436.34	36.27 %
Category: 500 - Personnel Services Total:	173,471.44	173,471.44	11,486.18	152,832.32	20,639.12	11.90%
Category: 503 - Supplies						
101-31-6218 MEETING EXPENSE	3,000.00	3,000.00	0.00	1,040.50	1,959.50	65.32 %
101-31-6300 DEPT OPERATING SUPPLIES	35,000.00	35,000.00	30.00	20,150.96	14,849.04	42.43 %
101-31-6315 MISCELLANEOUS EXPENSE	0.00	0.00	0.00	608.18	-608.18	0.00 %
101-31-6320 FUEL	8,200.00	8,200.00	830.74	7,380.94	819.06	9.99 %
101-31-6410 UNIFORMS/PPE	25,000.00	25,000.00	0.00	16,820.37	8,179.63	32.72 %
Category: 503 - Supplies Total:	71,200.00	71,200.00	860.74	46,000.95	25,199.05	35.39%
Category: 504 - Contract Services						
101-31-6106 VOLUNTEER BENEFITS	15,000.00	15,000.00	0.00	3,897.72	11,102.28	74.02 %
101-31-6111 FF/EMT INCENTIVE	79,175.00	79,175.00	0.00	51,755.12	27,419.88	34.63 %
101-31-6213 TRAINING & CONFERENCES	17,500.00	17,500.00	1,080.00	21,717.84	-4,217.84	-24.10 %
101-31-6225 DUES & SUBSCRIPTIONS	12,700.00	12,700.00	0.00	9,780.42	2,919.58	22.99 %
101-31-6230 IT SUPPORT	2,700.00	2,700.00	161.38	2,634.47	65.53	2.43 %
101-31-6310 PHONE & INTERNET	3,800.00	3,800.00	482.39	4,849.46	-1,049.46	-27.62 %
101-31-6330 UTILITIES	5,800.00	5,800.00	95.66	4,539.59	1,260.41	21.73 %
101-31-6340 VEH & EQUIPMENT MAINT	18,000.00	18,000.00	192.25	13,118.10	4,881.90	27.12 %
101-31-6350 BUILDING/GROUND MAINT	500.00	500.00	0.00	2,258.41	-1,758.41	-351.68 %
101-31-6450 PROPERTY INSURANCE	19,708.00	19,708.00	0.00	19,601.34	106.66	0.54 %
101-31-6455 LIABILITY INSURANCE	10,753.00	10,753.00	0.00	11,027.29	-274.29	-2.55 %
101-31-6633 LEGAL SERVICES	2,000.00	2,000.00	167.00	9,978.27	-7,978.27	-398.91 %
101-31-6640 OTHER PROFESSIONAL SERVICES	2,000.00	2,000.00	0.00	290.56	1,709.44	85.47 %
Category: 504 - Contract Services Total:	189,636.00	189,636.00	2,178.68	155,448.59	34,187.41	18.03%
Category: 570 - Other Financing Source						
101-31-6998 TRANSFER TO SINKING	45,421.00	45,421.00	45,420.00	45,420.00	1.00	0.00 %
Category: 570 - Other Financing Source Total:	45,421.00	45,421.00	45,420.00	45,420.00	1.00	0.00%
Department: 31 - Fire Surplus (Deficit):	-422,307.44	-422,307.44	-59,945.60	-355,418.47	66,888.97	15.84%
Department: 32 - Police						
Category: 412 - Intergovernmental						
101-32-4255 GRANT REVENUE	0.00	0.00	1,800.00	10,186.84	10,186.84	0.00 %
Category: 412 - Intergovernmental Total:	0.00	0.00	1,800.00	10,186.84	10,186.84	0.00%
Category: 420 - Charges for Services						
101-32-4231 INTOXILIZER FEES	1,500.00	1,500.00	420.00	2,258.00	758.00	150.53 %
101-32-4232 BURGLAR ALARM FINES	700.00	700.00	0.00	100.00	-600.00	85.71 %
101-32-4270 PARKING & TOWING FEES	4,000.00	4,000.00	1,745.00	4,990.00	990.00	124.75 %
101-32-4275 GERING PUBLIC SCHOOLS - SRO	80,000.00	80,000.00	0.00	86,016.21	6,016.21	107.52 %

Budget Report

For Fiscal: 2024-2025 Period Ending: 08/31/2025

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
101-32-4610	FEES AND PERMITS	250.00	250.00	0.00	0.00	-250.00	100.00 %
Category: 420 - Charges for Services Total:		86,450.00	86,450.00	2,165.00	93,364.21	6,914.21	8.00%
Category: 470 - Miscellaneous Revenues							
101-32-4150	MISCELLANEOUS INCOME	0.00	0.00	770.49	1,741.54	1,741.54	0.00 %
Category: 470 - Miscellaneous Revenues Total:		0.00	0.00	770.49	1,741.54	1,741.54	0.00%
Category: 500 - Personnel Services							
101-32-6100	SALARIES	1,562,682.48	1,562,682.48	113,581.74	1,431,822.31	130,860.17	8.37 %
101-32-6105	OVERTIME WAGES	139,656.64	139,656.64	12,977.02	136,296.12	3,360.52	2.41 %
101-32-6115	PART-TIME WAGES	31,712.56	31,712.56	0.00	4,830.93	26,881.63	84.77 %
101-32-6120	RETIREMENT	126,917.00	126,917.00	9,411.20	115,904.73	11,012.27	8.68 %
101-32-6130	EMPLOYEE INSURANCE	2,000.00	2,000.00	266.00	2,961.00	-961.00	-48.05 %
101-32-6135	HEALTH INSURANCE	416,400.00	416,400.00	32,300.00	388,100.00	28,300.00	6.80 %
101-32-6140	PAYROLL TAXES	139,159.79	139,159.79	8,803.51	110,463.63	28,696.16	20.62 %
101-32-6160	OTHER EMPLOYEE BENEFITS	500.00	500.00	0.00	0.00	500.00	100.00 %
101-32-6170	WORKERS COMPENSATION	93,603.58	93,603.58	0.00	118,180.47	-24,576.89	-26.26 %
Category: 500 - Personnel Services Total:		2,512,632.05	2,512,632.05	177,339.47	2,308,559.19	204,072.86	8.12%
Category: 503 - Supplies							
101-32-6300	DEPT OPERATING SUPPLIES	10,000.00	10,000.00	1,607.85	12,671.00	-2,671.00	-26.71 %
101-32-6301	K-9 EXPENSES	1,500.00	1,500.00	59.95	1,491.10	8.90	0.59 %
101-32-6305	OFFICE & BUILDING SUPPLIES	10,000.00	10,000.00	762.72	4,616.90	5,383.10	53.83 %
101-32-6307	POSTAGE	3,000.00	3,000.00	241.70	1,470.87	1,529.13	50.97 %
101-32-6308	INVESTGATIVE EXPENSES	5,000.00	5,000.00	0.00	671.70	4,328.30	86.57 %
101-32-6315	MISCELLANEOUS EXPENSE	0.00	0.00	0.00	69.00	-69.00	0.00 %
101-32-6320	FUEL	65,000.00	65,000.00	5,115.84	47,828.40	17,171.60	26.42 %
101-32-6410	UNIFORMS/PPE	10,000.00	10,000.00	3,686.92	17,423.28	-7,423.28	-74.23 %
101-32-6415	FIREARM SUPPLIES	8,000.00	8,000.00	0.00	7,364.68	635.32	7.94 %
101-32-6416	LESS LETHAL SUPPLIES	3,300.00	3,300.00	0.00	2,093.86	1,206.14	36.55 %
Category: 503 - Supplies Total:		115,800.00	115,800.00	11,474.98	95,700.79	20,099.21	17.36%
Category: 504 - Contract Services							
101-32-6213	TRAINING & CONFERENCES	17,000.00	17,000.00	338.00	17,626.79	-626.79	-3.69 %
101-32-6225	DUES & SUBSCRIPTIONS	5,500.00	5,500.00	0.00	1,594.67	3,905.33	71.01 %
101-32-6230	IT SUPPORT	30,000.00	30,000.00	2,312.50	21,223.05	8,776.95	29.26 %
101-32-6310	PHONE & INTERNET	36,000.00	36,000.00	1,766.93	19,343.63	16,656.37	46.27 %
101-32-6327	SOFTWARE LICENSING	0.00	0.00	0.00	4,238.86	-4,238.86	0.00 %
101-32-6330	WING VEHICLE LEASE	6,000.00	6,000.00	600.00	5,900.00	100.00	1.67 %
101-32-6340	VEH & EQUIP MAINTANCE	30,000.00	30,000.00	1,593.75	24,721.07	5,278.93	17.60 %
101-32-6350	BUILDING/GROUND MAINT	5,000.00	5,000.00	1,339.13	5,357.83	-357.83	-7.16 %
101-32-6445	TASER LEASE	13,297.94	13,297.94	0.00	0.00	13,297.94	100.00 %
101-32-6450	PROPERTY INSURANCE	22,119.00	22,119.00	0.00	23,004.94	-885.94	-4.01 %
101-32-6455	LIABILITY INSURANCE	25,642.00	25,642.00	0.00	25,613.22	28.78	0.11 %
101-32-6475	BODY CAMERA LEASES	86,354.00	86,354.00	0.00	73,528.15	12,825.85	14.85 %
101-32-6477	INTERVIEW ROOM CAMERA LEASE	4,701.00	4,701.00	0.00	4,701.18	-0.18	0.00 %
101-32-6515	STATE & COURT FEES	23,000.00	23,000.00	1,625.00	17,605.46	5,394.54	23.45 %
101-32-6540	EQUIPMENT MAINTENANCE	12,000.00	12,000.00	0.00	0.00	12,000.00	100.00 %
101-32-6545	TOWING & STORAGE	9,000.00	9,000.00	825.00	5,210.00	3,790.00	42.11 %
101-32-6633	LEGAL SERVICES	13,000.00	13,000.00	1,083.00	10,831.73	2,168.27	16.68 %
101-32-6640	OTHER PROFESSIONAL SERVICES	17,000.00	17,000.00	180.00	3,502.58	13,497.42	79.40 %
101-32-6650	PUBLICATIONS	2,500.00	2,500.00	0.00	62.33	2,437.67	97.51 %
101-32-6655	CIVIL SERVICE	1,000.00	1,000.00	0.00	835.00	165.00	16.50 %
101-32-6670	ANIMAL CONTROL	41,200.00	41,200.00	3,168.50	34,853.50	6,346.50	15.40 %
Category: 504 - Contract Services Total:		400,313.94	400,313.94	14,831.81	299,753.99	100,559.95	25.12%
Category: 550 - Capital Outlay							
101-32-6344	CAPITAL OUTLAY EQUIPMENT	0.00	0.00	-17,401.68	0.00	0.00	0.00 %
101-32-6460	CAPITAL OUTLAY	8,750.00	8,750.00	8,750.00	8,750.00	0.00	0.00 %
Category: 550 - Capital Outlay Total:		8,750.00	8,750.00	-8,651.68	8,750.00	0.00	0.00%
Department: 32 - Police Surplus (Deficit):		-2,951,045.99	-2,951,045.99	-190,259.09	-2,607,471.38	343,574.61	11.64%

Budget Report

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		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Department: 34 - Cemetery							
Category: 420 - Charges for Services							
101-34-4301	CEMETERY SALE OF LOTS	18,000.00	18,000.00	1,230.00	14,610.00	-3,390.00	18.83 %
101-34-4303	GRAVE OPENINGS	30,000.00	30,000.00	2,750.00	34,775.00	4,775.00	115.92 %
101-34-4304	MONUMENT PERMITS	0.00	0.00	750.00	1,800.00	1,800.00	0.00 %
Category: 420 - Charges for Services Total:		48,000.00	48,000.00	4,730.00	51,185.00	3,185.00	6.64%
Category: 470 - Miscellaneous Revenues							
101-34-4150	MISCELLANEOUS INCOME	0.00	0.00	1,000.00	1,000.00	1,000.00	0.00 %
101-34-4310	HEADSTONE REPAIR DONATIONS	1,000.00	1,000.00	0.00	0.00	-1,000.00	100.00 %
Category: 470 - Miscellaneous Revenues Total:		1,000.00	1,000.00	1,000.00	1,000.00	0.00	0.00%
Category: 500 - Personnel Services							
101-34-6100	SALARIES	129,924.73	129,924.73	9,839.60	122,240.08	7,684.65	5.91 %
101-34-6105	OVERTIME WAGES	0.00	0.00	0.00	195.77	-195.77	0.00 %
101-34-6115	PART-TIME WAGES	22,393.88	22,393.88	2,320.00	11,339.00	11,054.88	49.37 %
101-34-6120	RETIREMENT	7,795.48	7,795.48	394.68	6,542.26	1,253.22	16.08 %
101-34-6130	EMPLOYEE INSURANCE	220.00	220.00	30.80	338.79	-118.79	-54.00 %
101-34-6135	HEALTH INSURANCE	48,960.00	48,960.00	3,902.00	44,586.99	4,373.01	8.93 %
101-34-6140	PAYROLL TAXES	11,652.37	11,652.37	854.38	9,490.30	2,162.07	18.55 %
101-34-6160	OTHER EMPLOYEE BENEFITS	100.00	100.00	0.00	0.00	100.00	100.00 %
101-34-6170	WORKERS COMPENSATION	5,741.93	5,741.93	0.00	5,189.80	552.13	9.62 %
Category: 500 - Personnel Services Total:		226,788.39	226,788.39	17,341.46	199,922.99	26,865.40	11.85%
Category: 503 - Supplies							
101-34-6300	DEPT OPERATING SUPPLIES	3,000.00	3,000.00	121.94	619.65	2,380.35	79.35 %
101-34-6305	OFFICE & BUILDING SUPPLIES	1,200.00	1,200.00	0.00	483.31	716.69	59.72 %
101-34-6320	FUEL	6,000.00	6,000.00	655.69	2,869.85	3,130.15	52.17 %
101-34-6321	FERTILIZER & CHEMICALS	9,500.00	9,500.00	0.00	-1,802.56	11,302.56	118.97 %
101-34-6322	COMMUNITY FORESTRY/BEAUTIFIC...	2,000.00	2,000.00	0.00	946.00	1,054.00	52.70 %
101-34-6326	SAFETY	500.00	500.00	0.00	121.00	379.00	75.80 %
101-34-6410	UNIFORMS & CLOTHING	800.00	800.00	0.00	120.00	680.00	85.00 %
Category: 503 - Supplies Total:		23,000.00	23,000.00	777.63	3,357.25	19,642.75	85.40%
Category: 504 - Contract Services							
101-34-6213	TRAINING & CONFERENCES	1,500.00	1,500.00	0.00	1,024.01	475.99	31.73 %
101-34-6230	IT SUPPORT	1,600.00	1,600.00	472.91	1,184.46	415.54	25.97 %
101-34-6310	PHONE & INTERNET	1,100.00	1,100.00	109.16	1,015.84	84.16	7.65 %
101-34-6327	SOFTWARE LICENSING	0.00	0.00	0.00	383.73	-383.73	0.00 %
101-34-6340	VEH & EQUIPMENT MAINT	8,500.00	8,500.00	25.32	2,876.87	5,623.13	66.15 %
101-34-6350	BUILDING/GROUND MAINT	5,000.00	5,000.00	108.75	1,654.78	3,345.22	66.90 %
101-34-6358	SPRINKLER REPAIRS	4,000.00	4,000.00	0.00	3,509.05	490.95	12.27 %
101-34-6450	PROPERTY INSURANCE	3,909.00	3,909.00	0.00	4,002.88	-93.88	-2.40 %
101-34-6455	LIABILITY INSURANCE	1,790.00	1,790.00	0.00	1,707.23	82.77	4.62 %
101-34-6511	TAXES	1,112.76	1,112.76	0.00	1,152.10	-39.34	-3.54 %
101-34-6515	FILING FEES	500.00	500.00	40.00	240.00	260.00	52.00 %
101-34-6541	GRAVE MARKER REPAIR	1,500.00	1,500.00	0.00	0.00	1,500.00	100.00 %
101-34-6545	PLOT BUYBACK	3,500.00	3,500.00	0.00	3,180.00	320.00	9.14 %
101-34-6633	LEGAL SERVICES	1,500.00	1,500.00	125.00	1,250.20	249.80	16.65 %
101-34-6640	OTHER PROFESSIONAL SERVICES	2,000.00	2,000.00	0.00	192.50	1,807.50	90.38 %
Category: 504 - Contract Services Total:		37,511.76	37,511.76	881.14	23,373.65	14,138.11	37.69%
Department: 34 - Cemetery Surplus (Deficit):		-238,300.15	-238,300.15	-13,270.23	-174,468.89	63,831.26	26.79%
Department: 39 - Ambulance & Emerg Mgmt							
Category: 504 - Contract Services							
101-39-6660	EMERGENCY MGMT SERVICES	30,443.74	30,443.74	0.00	10,585.86	19,857.88	65.23 %
101-39-6665	AMBULANCE	3,794.76	3,794.76	316.23	3,478.53	316.23	8.33 %
Category: 504 - Contract Services Total:		34,238.50	34,238.50	316.23	14,064.39	20,174.11	58.92%
Department: 39 - Ambulance & Emerg Mgmt Total:		34,238.50	34,238.50	316.23	14,064.39	20,174.11	58.92%

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		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Department: 41 - Pool							
Category: 420 - Charges for Services							
101-41-4535	POOL PASSES	10,000.00	10,000.00	0.00	12,392.42	2,392.42	123.92 %
101-41-4555	POOL REVENUE	30,000.00	30,000.00	1,678.50	31,481.95	1,481.95	104.94 %
101-41-4560	POOL NON TAX	4,000.00	4,000.00	0.00	5,710.00	1,710.00	142.75 %
Category: 420 - Charges for Services Total:		44,000.00	44,000.00	1,678.50	49,584.37	5,584.37	12.69%
Category: 500 - Personnel Services							
101-41-6100	SALARIES	14,953.71	14,953.71	1,157.70	13,766.68	1,187.03	7.94 %
101-41-6105	OVERTIME WAGES	0.00	0.00	343.89	496.71	-496.71	0.00 %
101-41-6115	PART-TIME WAGES	112,157.60	112,157.60	25,055.33	86,773.10	25,384.50	22.63 %
101-41-6120	RETIREMENT	897.22	897.22	69.02	814.00	83.22	9.28 %
101-41-6130	EMPLOYEE INSURANCE	15.00	15.00	2.10	23.21	-8.21	-54.73 %
101-41-6135	HEALTH INSURANCE	3,420.00	3,420.00	255.00	3,165.06	254.94	7.45 %
101-41-6140	PAYROLL TAXES	9,724.02	9,724.02	2,022.07	7,625.44	2,098.58	21.58 %
101-41-6170	WORKERS COMPENSATION	587.68	587.68	0.00	2,620.30	-2,032.62	-345.87 %
Category: 500 - Personnel Services Total:		141,755.23	141,755.23	28,905.11	115,284.50	26,470.73	18.67%
Category: 503 - Supplies							
101-41-6300	DEPT OPERATING SUPPLIES	30,000.00	30,000.00	2,533.54	26,171.71	3,828.29	12.76 %
101-41-6326	SAFETY	200.00	200.00	0.00	0.00	200.00	100.00 %
101-41-6410	UNIFORMS & CLOTHING	1,600.00	1,600.00	0.00	1,356.45	243.55	15.22 %
Category: 503 - Supplies Total:		31,800.00	31,800.00	2,533.54	27,528.16	4,271.84	13.43%
Category: 504 - Contract Services							
101-41-6213	TRAINING & CONFERENCES	750.00	750.00	120.00	1,086.00	-336.00	-44.80 %
101-41-6310	PHONE & INTERNET	700.00	700.00	94.61	495.10	204.90	29.27 %
101-41-6330	UTILITIES	5,000.00	5,000.00	887.11	3,314.25	1,685.75	33.72 %
101-41-6340	EQUIPMENT MAINT	15,000.00	15,000.00	0.00	746.82	14,253.18	95.02 %
101-41-6350	BUILDING/GROUND MAINT	6,000.00	6,000.00	31.17	4,122.57	1,877.43	31.29 %
101-41-6450	PROPERTY INSURANCE	4,079.00	4,079.00	0.00	3,988.12	90.88	2.23 %
101-41-6455	LIABILITY INSURANCE	876.00	876.00	0.00	833.58	42.42	4.84 %
Category: 504 - Contract Services Total:		32,405.00	32,405.00	1,132.89	14,586.44	17,818.56	54.99%
Category: 550 - Capital Outlay							
101-41-6344	CAPITAL OUTLAY EQUIPMENT	7,000.00	7,000.00	0.00	6,800.00	200.00	2.86 %
Category: 550 - Capital Outlay Total:		7,000.00	7,000.00	0.00	6,800.00	200.00	2.86%
Department: 41 - Pool Surplus (Deficit):		-168,960.23	-168,960.23	-30,893.04	-114,614.73	54,345.50	32.16%
Department: 42 - Parks							
Category: 420 - Charges for Services							
101-42-4621	PARK SHELTER RENT	4,500.00	4,500.00	674.37	4,631.21	131.21	102.92 %
101-42-4622	BALLFIELDS FEES	9,800.00	9,800.00	747.69	5,863.98	-3,936.02	40.16 %
101-42-4623	CONCESSION STAND RENTAL	0.00	0.00	250.00	715.12	715.12	0.00 %
Category: 420 - Charges for Services Total:		14,300.00	14,300.00	1,672.06	11,210.31	-3,089.69	21.61%
Category: 470 - Miscellaneous Revenues							
101-42-4150	MISCELLANEOUS INCOME	0.00	0.00	0.00	4,876.86	4,876.86	0.00 %
101-42-4620	STADIUM RENTAL	22,000.00	22,000.00	11,029.52	21,959.04	-40.96	0.19 %
Category: 470 - Miscellaneous Revenues Total:		22,000.00	22,000.00	11,029.52	26,835.90	4,835.90	21.98%
Category: 500 - Personnel Services							
101-42-6100	SALARIES	303,003.69	303,003.69	21,986.75	276,754.99	26,248.70	8.66 %
101-42-6105	OVERTIME WAGES	8,123.93	8,123.93	1,745.09	6,859.79	1,264.14	15.56 %
101-42-6115	PART-TIME WAGES	145,782.50	145,782.50	19,007.64	142,841.57	2,940.93	2.02 %
101-42-6120	RETIREMENT	18,667.66	18,667.66	1,179.22	14,424.99	4,242.67	22.73 %
101-42-6130	EMPLOYEE INSURANCE	535.00	535.00	60.90	761.00	-226.00	-42.24 %
101-42-6135	HEALTH INSURANCE	118,380.00	118,380.00	8,067.00	106,369.92	12,010.08	10.15 %
101-42-6140	PAYROLL TAXES	34,953.62	34,953.62	3,118.88	30,834.35	4,119.27	11.78 %
101-42-6160	OTHER EMPLOYEE BENEFITS	500.00	500.00	0.00	0.00	500.00	100.00 %
101-42-6170	WORKERS COMPENSATION	26,421.71	26,421.71	0.00	25,355.87	1,065.84	4.03 %
Category: 500 - Personnel Services Total:		656,368.11	656,368.11	55,165.48	604,202.48	52,165.63	7.95%

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For Fiscal: 2024-2025 Period Ending: 08/31/2025

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Category: 503 - Supplies							
101-42-6300	DEPT OPERATING SUPPLIES	23,000.00	23,000.00	2,128.13	13,430.13	9,569.87	41.61 %
101-42-6305	OFFICE & BUILDING SUPPLIES	4,000.00	4,000.00	0.00	1,208.77	2,791.23	69.78 %
101-42-6315	MISCELLANEOUS EXPENSE	0.00	0.00	0.00	451.90	-451.90	0.00 %
101-42-6320	FUEL	23,000.00	23,000.00	2,746.12	14,198.84	8,801.16	38.27 %
101-42-6321	FERTILIZER & CHEMICALS	36,500.00	36,500.00	0.00	1,702.65	34,797.35	95.34 %
101-42-6322	COMMUNITY FORESTRY	15,000.00	15,000.00	0.00	15,389.15	-389.15	-2.59 %
101-42-6326	SAFETY	2,500.00	2,500.00	0.00	665.69	1,834.31	73.37 %
101-42-6410	UNIFORMS & CLOTHING	2,200.00	2,200.00	0.00	1,795.97	404.03	18.37 %
101-42-6490	DOG PARK EXPENSE	1,900.00	1,900.00	150.00	1,509.99	390.01	20.53 %
101-42-6551	EVERGREEN GREENHOUSE EXPENSE	5,000.00	5,000.00	460.49	1,477.13	3,522.87	70.46 %
Category: 503 - Supplies Total:		113,100.00	113,100.00	5,484.74	51,830.22	61,269.78	54.17%
Category: 504 - Contract Services							
101-42-6213	TRAINING & CONFERENCES	5,000.00	5,000.00	0.00	2,981.39	2,018.61	40.37 %
101-42-6225	DUES & SUBSCRIPTIONS	750.00	750.00	0.00	400.00	350.00	46.67 %
101-42-6230	IT SUPPORT	2,200.00	2,200.00	64.55	776.10	1,423.90	64.72 %
101-42-6310	PHONE & INTERNET	3,000.00	3,000.00	297.52	2,726.24	273.76	9.13 %
101-42-6327	SOFTWARE LICENSING	1,600.00	1,600.00	0.00	959.15	640.85	40.05 %
101-42-6330	UTILITIES	5,500.00	5,500.00	98.74	6,164.50	-664.50	-12.08 %
101-42-6340	VEH & EQUIPMENT MAINT	19,000.00	19,000.00	850.86	18,478.61	521.39	2.74 %
101-42-6350	BUILDING/GROUND MAINT	62,000.00	62,000.00	3,704.13	27,158.10	34,841.90	56.20 %
101-42-6440	LEASE PAYMENT - BALLPARK	253,176.25	253,176.25	21,098.02	232,078.22	21,098.03	8.33 %
101-42-6450	PROPERTY INSURANCE	48,309.00	48,309.00	0.00	47,977.51	331.49	0.69 %
101-42-6455	LIABILITY INSURANCE	12,181.00	12,181.00	0.00	13,387.86	-1,206.86	-9.91 %
101-42-6511	TAXES	137.50	137.50	0.00	1,396.00	-1,258.50	-915.27 %
101-42-6550	TREE REBATE/REMOVAL	1,500.00	1,500.00	0.00	0.00	1,500.00	100.00 %
101-42-6633	LEGAL SERVICES	5,000.00	5,000.00	417.00	4,170.67	829.33	16.59 %
101-42-6640	OTHER PROFESSIONAL SERVICES	2,000.00	2,000.00	14.73	1,576.25	423.75	21.19 %
Category: 504 - Contract Services Total:		421,353.75	421,353.75	26,545.55	360,230.60	61,123.15	14.51%
Category: 550 - Capital Outlay							
101-42-6344	CAPITAL OUTLAY EQUIPMENT	30,000.00	30,000.00	0.00	36,062.69	-6,062.69	-20.21 %
101-42-6460	CAPITAL IMPROVEMENTS	60,000.00	60,000.00	826.80	44,409.62	15,590.38	25.98 %
Category: 550 - Capital Outlay Total:		90,000.00	90,000.00	826.80	80,472.31	9,527.69	10.59%
Department: 42 - Parks Surplus (Deficit):		-1,244,521.86	-1,244,521.86	-75,320.99	-1,058,689.40	185,832.46	14.93%
Department: 44 - Library							
Category: 470 - Miscellaneous Revenues							
101-44-4150	MISCELLANEOUS INCOME	5,000.00	5,000.00	727.11	11,237.66	6,237.66	224.75 %
Category: 470 - Miscellaneous Revenues Total:		5,000.00	5,000.00	727.11	11,237.66	6,237.66	124.75%
Category: 500 - Personnel Services							
101-44-6100	SALARIES	293,618.77	293,618.77	21,735.71	259,069.68	34,549.09	11.77 %
101-44-6105	OVERTIME WAGES	0.00	0.00	0.00	114.39	-114.39	0.00 %
101-44-6115	PART-TIME WAGES	81,788.48	81,788.48	6,032.18	59,682.87	22,105.61	27.03 %
101-44-6120	RETIREMENT	17,617.13	17,617.13	1,138.70	14,065.78	3,551.35	20.16 %
101-44-6130	EMPLOYEE INSURANCE	500.00	500.00	70.00	749.00	-249.00	-49.80 %
101-44-6135	HEALTH INSURANCE	108,000.00	108,000.00	8,620.00	93,392.00	14,608.00	13.53 %
101-44-6140	PAYROLL TAXES	28,663.18	28,663.18	2,035.60	23,263.88	5,399.30	18.84 %
101-44-6160	OTHER EMPLOYEE BENEFITS	1,700.00	1,700.00	103.90	103.90	1,596.10	93.89 %
101-44-6170	WORKERS COMPENSATION	421.27	421.27	0.00	549.93	-128.66	-30.54 %
Category: 500 - Personnel Services Total:		532,308.83	532,308.83	39,736.09	450,991.43	81,317.40	15.28%
Category: 503 - Supplies							
101-44-6300	DEPT OPERATING SUPPLIES	18,000.00	18,000.00	302.64	7,951.84	10,048.16	55.82 %
101-44-6305	OFFICE & BUILDING SUPPLIES	7,000.00	7,000.00	443.11	2,884.31	4,115.69	58.80 %
101-44-6315	MISCELLANEOUS EXPENSE	0.00	0.00	0.00	330.74	-330.74	0.00 %
101-44-6420	AV SUPPLIES	1,400.00	1,400.00	0.00	385.28	1,014.72	72.48 %
101-44-6543	SUMMER READING PROGRAM	2,300.00	2,300.00	0.00	3,149.78	-849.78	-36.95 %
101-44-6651	BOOKS	25,000.00	25,000.00	1,737.05	21,326.67	3,673.33	14.69 %

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		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
101-44-6652	PERIODICALS	400.00	400.00	0.00	123.25	276.75	69.19 %
	Category: 503 - Supplies Total:	54,100.00	54,100.00	2,482.80	36,151.87	17,948.13	33.18%
	Category: 504 - Contract Services						
101-44-6213	TRAINING & CONFERENCES	4,000.00	4,000.00	24.18	1,564.56	2,435.44	60.89 %
101-44-6225	DUES & SUBSCRIPTIONS	1,200.00	1,200.00	0.00	690.00	510.00	42.50 %
101-44-6230	IT SUPPORT	13,600.00	13,600.00	669.00	15,426.27	-1,826.27	-13.43 %
101-44-6235	ONLINE RESOURCES	7,000.00	7,000.00	0.00	5,614.11	1,385.89	19.80 %
101-44-6310	PHONE & INTERNET	2,500.00	2,500.00	246.13	2,303.78	196.22	7.85 %
101-44-6327	SOFTWARE LICENSING	0.00	0.00	0.00	767.48	-767.48	0.00 %
101-44-6330	UTILITIES	2,700.00	2,700.00	51.42	2,033.13	666.87	24.70 %
101-44-6340	EQUIP MAINTENANCE	2,500.00	2,500.00	0.00	240.00	2,260.00	90.40 %
101-44-6342	RENT - EQUIPMENT	2,000.00	2,000.00	157.23	1,696.23	303.77	15.19 %
101-44-6350	BUILDING/GROUND MAINT	6,000.00	6,000.00	2,412.00	11,315.05	-5,315.05	-88.58 %
101-44-6450	PROPERTY INSURANCE	10,453.00	10,453.00	0.00	10,577.81	-124.81	-1.19 %
101-44-6455	LIABILITY INSURANCE	3,149.00	3,149.00	0.00	3,125.95	23.05	0.73 %
101-44-6540	REPAIRS & MAINTENANCE	500.00	500.00	0.00	0.00	500.00	100.00 %
101-44-6633	LEGAL SERVICES	400.00	400.00	33.00	330.05	69.95	17.49 %
101-44-6640	OTHER PROFESSIONAL SERVICES	9,700.00	9,700.00	-1,608.00	195.31	9,504.69	97.99 %
	Category: 504 - Contract Services Total:	65,702.00	65,702.00	1,984.96	55,879.73	9,822.27	14.95%
	Category: 550 - Capital Outlay						
101-44-6460	CAPITAL OUTLAY	0.00	0.00	0.00	3,000.00	-3,000.00	0.00 %
	Category: 550 - Capital Outlay Total:	0.00	0.00	0.00	3,000.00	-3,000.00	0.00%
	Department: 44 - Library Surplus (Deficit):	-647,110.83	-647,110.83	-43,476.74	-534,785.37	112,325.46	17.36%
	Fund: 101 - GENERAL Surplus (Deficit):	-640,805.31	-640,805.31	-137,851.58	-460,918.90	179,886.41	28.07%
Fund: 102 - CEM PERP/ARBORETUM							
Department: 04 - Revenue							
Category: 420 - Charges for Services							
102-04-4310	CEMETERY - PERPETUAL CARE	10,000.00	10,000.00	1,620.00	7,540.00	-2,460.00	24.60 %
	Category: 420 - Charges for Services Total:	10,000.00	10,000.00	1,620.00	7,540.00	-2,460.00	24.60%
	Category: 460 - Investment Income						
102-04-4490	INTEREST INCOME	5,000.00	5,000.00	1,679.08	21,516.49	16,516.49	430.33 %
	Category: 460 - Investment Income Total:	5,000.00	5,000.00	1,679.08	21,516.49	16,516.49	330.33%
	Category: 470 - Miscellaneous Revenues						
102-04-4315	PARKS - TREE MEMORIALS	500.00	500.00	300.00	3,718.00	3,218.00	743.60 %
	Category: 470 - Miscellaneous Revenues Total:	500.00	500.00	300.00	3,718.00	3,218.00	643.60%
	Department: 04 - Revenue Total:	15,500.00	15,500.00	3,599.08	32,774.49	17,274.49	111.45%
Department: 06 - Expense							
Category: 503 - Supplies							
102-06-6300	DEPT OPERATING SUPPLIES - LIBRA...	0.00	0.00	300.00	0.00	0.00	0.00 %
102-06-6564	PARKS - ARBORETUM EXPENSE	1,500.00	1,500.00	0.00	0.00	1,500.00	100.00 %
	Category: 503 - Supplies Total:	1,500.00	1,500.00	300.00	0.00	1,500.00	100.00%
	Category: 550 - Capital Outlay						
102-06-6344	CAPITAL OUTLAY EQUIPMENT	22,000.00	22,000.00	0.00	21,391.70	608.30	2.77 %
102-06-6460	CAPITAL IMPROVEMENTS	75,000.00	75,000.00	0.00	0.00	75,000.00	100.00 %
	Category: 550 - Capital Outlay Total:	97,000.00	97,000.00	0.00	21,391.70	75,608.30	77.95%
	Department: 06 - Expense Total:	98,500.00	98,500.00	300.00	21,391.70	77,108.30	78.28%
	Fund: 102 - CEM PERP/ARBORETUM Surplus (Deficit):	-83,000.00	-83,000.00	3,299.08	11,382.79	94,382.79	113.71%
Fund: 104 - ECONOMIC DEVELOPMENT							
Department: 04 - Revenue							
Category: 400 - Taxes							
104-04-4000	TIF PROPERTY TAXES	16,379.00	16,379.00	0.00	17,154.04	775.04	104.73 %
	Category: 400 - Taxes Total:	16,379.00	16,379.00	0.00	17,154.04	775.04	4.73%

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		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Category: 412 - Intergovernmental							
104-04-4255	USDA GRANT REVENUE	300,000.00	300,000.00	0.00	0.00	-300,000.00	100.00 %
Category: 412 - Intergovernmental Total:		300,000.00	300,000.00	0.00	0.00	-300,000.00	100.00%
Category: 460 - Investment Income							
104-04-4490	INTEREST INCOME	1,000.00	1,000.00	1,255.47	13,055.14	12,055.14	1,305.51 %
Category: 460 - Investment Income Total:		1,000.00	1,000.00	1,255.47	13,055.14	12,055.14	1,205.51%
Category: 470 - Miscellaneous Revenues							
104-04-4455	USDA LOAN REPAYMENT - PRINCIP...	126,000.00	126,000.00	7,500.00	100,530.00	-25,470.00	20.21 %
104-04-4460	USDA REVOLVE LOAN - PRINCIPAL	7,812.50	7,812.50	1,562.50	1,562.50	-6,250.00	80.00 %
Category: 470 - Miscellaneous Revenues Total:		133,812.50	133,812.50	9,062.50	102,092.50	-31,720.00	23.70%
Category: 480 - Other Financing Sources							
104-04-4999	TRANSFERS FROM ELEC	60,000.00	60,000.00	0.00	0.00	-60,000.00	100.00 %
Category: 480 - Other Financing Sources Total:		60,000.00	60,000.00	0.00	0.00	-60,000.00	100.00%
Department: 04 - Revenue Total:		511,191.50	511,191.50	10,317.97	132,301.68	-378,889.82	74.12%
Department: 06 - Expense							
Category: 504 - Contract Services							
104-06-6303	BANK CHARGES	1,500.00	1,500.00	94.33	1,014.95	485.05	32.34 %
104-06-6620	USDA LOAN MATCH	60,000.00	60,000.00	0.00	0.00	60,000.00	100.00 %
104-06-6633	LEGAL SERVICES	3,000.00	3,000.00	0.00	0.00	3,000.00	100.00 %
104-06-6954	LOCAL REVOLVING LOANS	150,000.00	150,000.00	0.00	0.00	150,000.00	100.00 %
Category: 504 - Contract Services Total:		214,500.00	214,500.00	94.33	1,014.95	213,485.05	99.53%
Category: 560 - Debt Service							
104-06-6950	USDA LOAN PASS THRU	300,000.00	300,000.00	0.00	0.00	300,000.00	100.00 %
Category: 560 - Debt Service Total:		300,000.00	300,000.00	0.00	0.00	300,000.00	100.00%
Department: 06 - Expense Total:		514,500.00	514,500.00	94.33	1,014.95	513,485.05	99.80%
Fund: 104 - ECONOMIC DEVELOPMENT Surplus (Deficit):		-3,308.50	-3,308.50	10,223.64	131,286.73	134,595.23	4,068.16%
Fund: 106 - DEBT SERVICE							
Department: 04 - Revenue							
Category: 400 - Taxes							
106-04-4000	TIF PROPERTY TAX	467,019.00	467,019.00	1,050.01	480,119.38	13,100.38	102.81 %
Category: 400 - Taxes Total:		467,019.00	467,019.00	1,050.01	480,119.38	13,100.38	2.81%
Category: 420 - Charges for Services							
106-04-4015	TIF PROCESSING FEE	0.00	0.00	0.00	12,609.00	12,609.00	0.00 %
Category: 420 - Charges for Services Total:		0.00	0.00	0.00	12,609.00	12,609.00	0.00%
Category: 460 - Investment Income							
106-04-4490	INTEREST INCOME	5,000.00	5,000.00	1,819.77	24,203.54	19,203.54	484.07 %
Category: 460 - Investment Income Total:		5,000.00	5,000.00	1,819.77	24,203.54	19,203.54	384.07%
Category: 470 - Miscellaneous Revenues							
106-04-4450	LOAN REPAYMENT - PRINCIPAL	0.00	0.00	1,241.51	1,241.51	1,241.51	0.00 %
Category: 470 - Miscellaneous Revenues Total:		0.00	0.00	1,241.51	1,241.51	1,241.51	0.00%
Department: 04 - Revenue Total:		472,019.00	472,019.00	4,111.29	518,173.43	46,154.43	9.78%
Department: 06 - Expense							
Category: 504 - Contract Services							
106-06-6569	TIF PASS THROUGH PAYMENT	360,609.00	360,609.00	0.00	484,704.08	-124,095.08	-34.41 %
106-06-6633	LEGAL SERVICES	10,000.00	10,000.00	0.00	7,782.50	2,217.50	22.18 %
106-06-6640	OTHER PROFESSIONAL SERVICES	6,000.00	6,000.00	0.00	34.00	5,966.00	99.43 %
106-06-6650	PUBLICATIONS	500.00	500.00	0.00	14.18	485.82	97.16 %
Category: 504 - Contract Services Total:		377,109.00	377,109.00	0.00	492,534.76	-115,425.76	-30.61%
Category: 560 - Debt Service							
106-06-6586	DEBT SERVICE - INTEREST	48,313.00	48,313.00	0.00	26,309.30	22,003.70	45.54 %
106-06-6953	DEBT SERVICE - PRINCIPAL	63,259.00	63,259.00	1,050.01	80,471.20	-17,212.20	-27.21 %

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	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Category: 560 - Debt Service Total:	111,572.00	111,572.00	1,050.01	106,780.50	4,791.50	4.29%
Department: 06 - Expense Total:	488,681.00	488,681.00	1,050.01	599,315.26	-110,634.26	-22.64%
Fund: 106 - DEBT SERVICE Surplus (Deficit):	-16,662.00	-16,662.00	3,061.28	-81,141.83	-64,479.83	-386.99%
Fund: 107 - SINKING						
Department: 04 - Revenue						
Category: 460 - Investment Income						
107-04-4490 INTEREST INCOME	10,000.00	10,000.00	3,571.62	39,983.56	29,983.56	399.84 %
Category: 460 - Investment Income Total:	10,000.00	10,000.00	3,571.62	39,983.56	29,983.56	299.84%
Category: 470 - Miscellaneous Revenues						
107-04-4150 MISCELLANEOUS INCOME	0.00	0.00	230.00	4,230.00	4,230.00	0.00 %
Category: 470 - Miscellaneous Revenues Total:	0.00	0.00	230.00	4,230.00	4,230.00	0.00%
Category: 480 - Other Financing Sources						
107-04-4999 TRANSFERS FROM	45,421.00	45,421.00	45,420.00	45,420.00	-1.00	0.00 %
Category: 480 - Other Financing Sources Total:	45,421.00	45,421.00	45,420.00	45,420.00	-1.00	0.00%
Department: 04 - Revenue Total:	55,421.00	55,421.00	49,221.62	89,633.56	34,212.56	61.73%
Department: 06 - Expense						
Category: 503 - Supplies						
107-06-6300 OPERATING SUPPLIES	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00 %
Category: 503 - Supplies Total:	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00%
Category: 550 - Capital Outlay						
107-06-6460 CAPITAL OUTLAY	359,500.00	359,500.00	14,500.14	29,708.71	329,791.29	91.74 %
Category: 550 - Capital Outlay Total:	359,500.00	359,500.00	14,500.14	29,708.71	329,791.29	91.74%
Department: 06 - Expense Total:	369,500.00	369,500.00	14,500.14	29,708.71	339,791.29	91.96%
Fund: 107 - SINKING Surplus (Deficit):	-314,079.00	-314,079.00	34,721.48	59,924.85	374,003.85	119.08%
Fund: 108 - DOWNTOWN DEVELOPMENT						
Department: 04 - Revenue						
Category: 400 - Taxes						
108-04-4000 TIF PROPERTY TAXES	49,000.00	49,000.00	0.00	47,609.16	-1,390.84	2.84 %
108-04-4200 CITY SALES TAX	412,500.00	412,500.00	50,979.83	426,659.47	14,159.47	103.43 %
Category: 400 - Taxes Total:	461,500.00	461,500.00	50,979.83	474,268.63	12,768.63	2.77%
Category: 460 - Investment Income						
108-04-4490 INTEREST INCOME	1,000.00	1,000.00	1,929.50	17,907.85	16,907.85	1,790.79 %
Category: 460 - Investment Income Total:	1,000.00	1,000.00	1,929.50	17,907.85	16,907.85	1,690.79%
Department: 04 - Revenue Total:	462,500.00	462,500.00	52,909.33	492,176.48	29,676.48	6.42%
Department: 06 - Expense						
Category: 503 - Supplies						
108-06-6300 DEPT OPERATING SUPPLIES	5,000.00	5,000.00	0.00	398.79	4,601.21	92.02 %
Category: 503 - Supplies Total:	5,000.00	5,000.00	0.00	398.79	4,601.21	92.02%
Category: 504 - Contract Services						
108-06-6330 UTILITIES	600.00	600.00	49.37	563.05	36.95	6.16 %
108-06-6340 BUILDING/GROUND MAINT	0.00	0.00	0.00	196.95	-196.95	0.00 %
108-06-6450 PROPERTY INSURANCE	3,822.00	3,822.00	0.00	2,855.10	966.90	25.30 %
108-06-6568 TIF PASS THROUGH PAYMENT	5,000.00	5,000.00	0.00	1,351.17	3,648.83	72.98 %
108-06-6633 LEGAL SERVICES	1,000.00	1,000.00	83.00	830.13	169.87	16.99 %
108-06-6640 OTHER PROFESSIONAL SERVICES	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00 %
Category: 504 - Contract Services Total:	20,422.00	20,422.00	132.37	5,796.40	14,625.60	71.62%
Category: 550 - Capital Outlay						
108-06-6460 CAPITAL IMPROVEMENTS	25,000.00	25,000.00	0.00	0.00	25,000.00	100.00 %
Category: 550 - Capital Outlay Total:	25,000.00	25,000.00	0.00	0.00	25,000.00	100.00%

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Category: 570 - Other Financing Source							
108-06-6999	TRANSFER TO	390,000.00	390,000.00	0.00	195,000.00	195,000.00	50.00 %
Category: 570 - Other Financing Source Total:		390,000.00	390,000.00	0.00	195,000.00	195,000.00	50.00%
Department: 06 - Expense Total:		440,422.00	440,422.00	132.37	201,195.19	239,226.81	54.32%
Fund: 108 - DOWNTOWN DEVELOPMENT Surplus (Deficit):		22,078.00	22,078.00	52,776.96	290,981.29	268,903.29	-1,217.97%
Fund: 109 - TOURISM							
Department: 04 - Revenue							
Category: 400 - Taxes							
109-04-4110	LODGING OCCUPATION TAX	65,000.00	65,000.00	10,021.61	60,864.53	-4,135.47	6.36 %
109-04-4200	CITY SALES TAX	275,000.00	275,000.00	33,986.55	290,030.63	15,030.63	105.47 %
Category: 400 - Taxes Total:		340,000.00	340,000.00	44,008.16	350,895.16	10,895.16	3.20%
Category: 420 - Charges for Services							
109-04-4505	TICKET SALES-AMPHITHEATER	1,500.00	1,500.00	2,002.00	9,800.00	8,300.00	653.33 %
109-04-4510	CONCESSION SALES - AMPHITHEAT...	500.00	500.00	0.00	0.00	-500.00	100.00 %
109-04-4650	RENTAL INCOME - AMPHITHEATER	1,500.00	1,500.00	2,610.47	5,536.05	4,036.05	369.07 %
109-04-4670	PARKING FEES - AMPHITHEATER	4,000.00	4,000.00	0.00	0.00	-4,000.00	100.00 %
Category: 420 - Charges for Services Total:		7,500.00	7,500.00	4,612.47	15,336.05	7,836.05	104.48%
Category: 460 - Investment Income							
109-04-4490	INTEREST INCOME	10,000.00	10,000.00	3,342.56	38,805.43	28,805.43	388.05 %
Category: 460 - Investment Income Total:		10,000.00	10,000.00	3,342.56	38,805.43	28,805.43	288.05%
Category: 470 - Miscellaneous Revenues							
109-04-4150	MISCELLANEOUS INCOME	0.00	0.00	75.00	625.00	625.00	0.00 %
Category: 470 - Miscellaneous Revenues Total:		0.00	0.00	75.00	625.00	625.00	0.00%
Department: 04 - Revenue Total:		357,500.00	357,500.00	52,038.19	405,661.64	48,161.64	13.47%
Department: 06 - Expense							
Category: 500 - Personnel Services							
109-06-6100	SALARIES	110,526.89	110,526.89	7,248.98	95,181.09	15,345.80	13.88 %
109-06-6115	PART-TIME WAGES	0.00	0.00	0.00	207.96	-207.96	0.00 %
109-06-6120	RETIREMENT	6,631.61	6,631.61	69.02	814.00	5,817.61	87.73 %
109-06-6130	EMPLOYEE INSURANCE	115.00	115.00	16.10	177.21	-62.21	-54.10 %
109-06-6135	HEALTH INSURANCE	25,020.00	25,020.00	1,955.00	26,665.06	-1,645.06	-6.57 %
109-06-6140	PAYROLL TAXES	8,455.31	8,455.31	495.84	6,660.66	1,794.65	21.23 %
109-06-6160	OTHER EMPLOYEE BENEFITS	500.00	500.00	0.00	0.00	500.00	100.00 %
109-06-6170	WORKERS COMPENSATION	283.35	283.35	0.00	171.26	112.09	39.56 %
Category: 500 - Personnel Services Total:		151,532.16	151,532.16	9,784.94	129,877.24	21,654.92	14.29%
Category: 503 - Supplies							
109-06-6300	DEPT OPERATING SUPPLIES	25,000.00	25,000.00	1,930.92	4,419.09	20,580.91	82.32 %
109-06-6301	GVB OPERATING SUPPLIES	10,400.00	10,400.00	1,321.85	11,410.59	-1,010.59	-9.72 %
109-06-6305	OFFICE & BUILDING SUPPLIES	0.00	0.00	0.00	544.50	-544.50	0.00 %
109-06-6565	OUTSIDE AGENCY SUPPORT	0.00	0.00	37,500.02	41,666.69	-41,666.69	0.00 %
Category: 503 - Supplies Total:		35,400.00	35,400.00	40,752.79	58,040.87	-22,640.87	-63.96%
Category: 504 - Contract Services							
109-06-6213	TRAINING & CONFERENCES	0.00	0.00	0.00	335.97	-335.97	0.00 %
109-06-6214	GVB TRAINING AND CONFERENCES	13,350.00	13,350.00	0.00	2,538.10	10,811.90	80.99 %
109-06-6225	DUES & SUBSCRIPTIONS	700.00	700.00	0.00	1,688.00	-988.00	-141.14 %
109-06-6310	PHONE & INTERNET	1,000.00	1,000.00	66.53	666.30	333.70	33.37 %
109-06-6340	EQUIPMENT MAINT	18,000.00	18,000.00	0.00	552.70	17,447.30	96.93 %
109-06-6450	PROPERTY INSURANCE	3,541.00	3,541.00	0.00	3,449.71	91.29	2.58 %
109-06-6455	LIABILITY INSURANCE	345.00	345.00	0.00	314.52	30.48	8.83 %
109-06-6511	TAXES	2,217.60	2,217.60	0.00	1,025.00	1,192.60	53.78 %
109-06-6535	ENTERTAINMENT COSTS	1,800.00	1,800.00	0.00	271.08	1,528.92	84.94 %
109-06-6540	EQUIPMENT MAINT	0.00	0.00	0.00	63.97	-63.97	0.00 %
109-06-6541	GVB EQUIPMENT MAINT	5,500.00	5,500.00	64.55	4,579.11	920.89	16.74 %
109-06-6545	TRADING POST MAINT	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00 %
109-06-6612	BAD DEBT EXPENSE	0.00	0.00	0.00	460.00	-460.00	0.00 %

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		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
109-06-6633	LEGAL SERVICES	500.00	500.00	0.00	0.00	500.00	100.00 %
109-06-6635	CONTRACTUAL SERVICES	500.00	500.00	0.00	0.00	500.00	100.00 %
109-06-6640	PARKING STAFF - AMPLITHEATER	4,000.00	4,000.00	0.00	0.00	4,000.00	100.00 %
109-06-6649	GVB ADVERTISING	112,090.00	112,090.00	1,014.00	28,225.17	83,864.83	74.82 %
109-06-6650	OCC TAX TOURISM PROMO (CITY)	120,000.00	120,000.00	0.00	106,909.00	13,091.00	10.91 %
109-06-6653	OCC TAX TOURISM PROMO (O/S)	80,000.00	80,000.00	0.00	24,724.80	55,275.20	69.09 %
Category: 504 - Contract Services Total:		373,543.60	373,543.60	1,145.08	175,803.43	197,740.17	52.94%
Category: 550 - Capital Outlay							
109-06-6460	CAPITAL IMPROVEMENTS	370,000.00	370,000.00	4,431.02	15,849.58	354,150.42	95.72 %
Category: 550 - Capital Outlay Total:		370,000.00	370,000.00	4,431.02	15,849.58	354,150.42	95.72%
Department: 06 - Expense Total:		930,475.76	930,475.76	56,113.83	379,571.12	550,904.64	59.21%
Fund: 109 - TOURISM Surplus (Deficit):		-572,975.76	-572,975.76	-4,075.64	26,090.52	599,066.28	104.55%
Fund: 110 - RV PARK							
Department: 04 - Revenue							
Category: 460 - Investment Income							
110-04-4490	INTEREST INCOME	2,000.00	2,000.00	1,309.81	13,283.99	11,283.99	664.20 %
Category: 460 - Investment Income Total:		2,000.00	2,000.00	1,309.81	13,283.99	11,283.99	564.20%
Category: 470 - Miscellaneous Revenues							
110-04-4150	MISCELLANEOUS INCOME	0.00	0.00	0.00	337.26	337.26	0.00 %
110-04-4650	RENTAL INCOME - RV PARK	150,000.00	150,000.00	16,083.93	206,984.43	56,984.43	137.99 %
110-04-4651	RENTAL INCOME - COMMUNITY R...	4,500.00	4,500.00	579.08	6,673.33	2,173.33	148.30 %
Category: 470 - Miscellaneous Revenues Total:		154,500.00	154,500.00	16,663.01	213,995.02	59,495.02	38.51%
Department: 04 - Revenue Total:		156,500.00	156,500.00	17,972.82	227,279.01	70,779.01	45.23%
Department: 06 - Expense							
Category: 500 - Personnel Services							
110-06-6100	SALARIES	14,953.71	14,953.71	1,157.68	13,766.67	1,187.04	7.94 %
110-06-6115	PART-TIME WAGES	30,740.00	30,740.00	2,151.00	19,767.00	10,973.00	35.70 %
110-06-6120	RETIREMENT	897.22	897.22	68.98	813.74	83.48	9.30 %
110-06-6130	EMPLOYEE INSURANCE	15.00	15.00	2.10	22.79	-7.79	-51.93 %
110-06-6135	HEALTH INSURANCE	3,420.00	3,420.00	255.00	3,164.97	255.03	7.46 %
110-06-6140	PAYROLL TAXES	3,495.57	3,495.57	243.49	2,461.14	1,034.43	29.59 %
110-06-6170	WORKERS COMPENSATION	247.10	247.10	0.00	2,889.83	-2,642.73	-1,069.50 %
Category: 500 - Personnel Services Total:		53,768.60	53,768.60	3,878.25	42,886.14	10,882.46	20.24%
Category: 503 - Supplies							
110-06-6305	DEPT OPERATING SUPPLIES	36,000.00	36,000.00	736.06	3,533.70	32,466.30	90.18 %
110-06-6326	SAFETY	250.00	250.00	0.00	232.00	18.00	7.20 %
Category: 503 - Supplies Total:		36,250.00	36,250.00	736.06	3,765.70	32,484.30	89.61%
Category: 504 - Contract Services							
110-06-6230	IT SUPPORT	1,600.00	1,600.00	472.91	1,184.46	415.54	25.97 %
110-06-6302	CREDIT CARD FEES	2,000.00	2,000.00	843.33	7,906.29	-5,906.29	-295.31 %
110-06-6310	PHONE & INTERNET	3,500.00	3,500.00	234.41	2,438.72	1,061.28	30.32 %
110-06-6327	SOFTWARE LICENSING	0.00	0.00	836.53	6,570.02	-6,570.02	0.00 %
110-06-6340	RV DAMAGE REPAIRS	2,000.00	2,000.00	0.00	0.00	2,000.00	100.00 %
110-06-6350	BUILDING/GROUND MAINT	44,500.00	44,500.00	0.00	3,619.88	40,880.12	91.87 %
110-06-6450	PROPERTY INSURANCE	2,442.00	2,442.00	0.00	2,377.69	64.31	2.63 %
110-06-6455	LIABILITY INSURANCE	528.00	528.00	0.00	593.97	-65.97	-12.49 %
110-06-6612	BAD DEBT EXPENSE	0.00	0.00	0.00	3,526.32	-3,526.32	0.00 %
110-06-6635	LEGAL SERVICES	500.00	500.00	42.00	420.07	79.93	15.99 %
110-06-6640	OTHER PROFESSIONAL SERVICES	20,000.00	20,000.00	0.00	0.00	20,000.00	100.00 %
110-06-6650	ADVERTISING & PROMOTION	7,500.00	7,500.00	0.00	6,885.00	615.00	8.20 %
Category: 504 - Contract Services Total:		84,570.00	84,570.00	2,429.18	35,522.42	49,047.58	58.00%

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		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Category: 550 - Capital Outlay							
110-06-6460	CAPITAL OUTLAY EQUIPMENT	50,000.00	50,000.00	0.00	18,743.00	31,257.00	62.51 %
	Category: 550 - Capital Outlay Total:	50,000.00	50,000.00	0.00	18,743.00	31,257.00	62.51%
	Department: 06 - Expense Total:	224,588.60	224,588.60	7,043.49	100,917.26	123,671.34	55.07%
	Fund: 110 - RV PARK Surplus (Deficit):	-68,088.60	-68,088.60	10,929.33	126,361.75	194,450.35	285.58%
Fund: 111 - LB840							
Department: 04 - Revenue							
Category: 400 - Taxes							
111-04-4000	TIF PROPERTY TAX	27,318.00	27,318.00	0.00	16,246.72	-11,071.28	40.53 %
111-04-4200	LB840 SALES TAX	300,000.00	300,000.00	0.00	299,999.99	-0.01	0.00 %
	Category: 400 - Taxes Total:	327,318.00	327,318.00	0.00	316,246.71	-11,071.29	3.38%
Category: 412 - Intergovernmental							
111-04-4255	GRANT REVENUE	150,000.00	150,000.00	0.00	0.00	-150,000.00	100.00 %
	Category: 412 - Intergovernmental Total:	150,000.00	150,000.00	0.00	0.00	-150,000.00	100.00%
Category: 460 - Investment Income							
111-04-4490	INTEREST INCOME	10,000.00	10,000.00	5,340.90	57,565.01	47,565.01	575.65 %
111-04-4491	LOAN REPAYMENT - INTEREST	7,169.00	7,169.00	1,982.77	6,327.03	-841.97	11.74 %
	Category: 460 - Investment Income Total:	17,169.00	17,169.00	7,323.67	63,892.04	46,723.04	272.14%
Category: 470 - Miscellaneous Revenues							
111-04-4150	MISCELLANEOUS INCOME	0.00	0.00	187.00	382.00	382.00	0.00 %
111-04-4350	INDUSTRIAL FARM	10,000.00	10,000.00	0.00	14,329.56	4,329.56	143.30 %
111-04-4450	LOAN REPAYMENT - PRINCIPAL	78,558.00	78,558.00	5,642.36	67,902.37	-10,655.63	13.56 %
111-04-4650	LEASE REVENUE	11,494.00	11,494.00	0.00	11,239.20	-254.80	2.22 %
	Category: 470 - Miscellaneous Revenues Total:	100,052.00	100,052.00	5,829.36	93,853.13	-6,198.87	6.20%
	Department: 04 - Revenue Total:	594,539.00	594,539.00	13,153.03	473,991.88	-120,547.12	20.28%
Department: 06 - Expense							
Category: 503 - Supplies							
111-06-6305	DEPT OPERATING SUPPLIES	250.00	250.00	0.00	0.00	250.00	100.00 %
111-06-6323	FARM EXPENSE	2,000.00	2,000.00	0.00	10,188.80	-8,188.80	-409.44 %
	Category: 503 - Supplies Total:	2,250.00	2,250.00	0.00	10,188.80	-7,938.80	-352.84%
Category: 504 - Contract Services							
111-06-6600	GRANT EXPENSE	150,000.00	150,000.00	0.00	0.00	150,000.00	100.00 %
111-06-6635	LEGAL SERVICES	12,000.00	12,000.00	0.00	0.00	12,000.00	100.00 %
111-06-6640	OTHER PROFESSIONAL SERVICES	69,000.00	69,000.00	0.00	68,840.32	159.68	0.23 %
111-06-6650	PUBLICATIONS	500.00	500.00	16.91	33.27	466.73	93.35 %
111-06-6804	INDUSTRIAL PARK PROJECT	9,676.00	9,676.00	4,184.43	8,368.86	1,307.14	13.51 %
111-06-6905	ECONOMIC DEVELOPMENT PROJEC...	900,000.00	900,000.00	-37,500.02	0.00	900,000.00	100.00 %
	Category: 504 - Contract Services Total:	1,141,176.00	1,141,176.00	-33,298.68	77,242.45	1,063,933.55	93.23%
	Department: 06 - Expense Total:	1,143,426.00	1,143,426.00	-33,298.68	87,431.25	1,055,994.75	92.35%
	Fund: 111 - LB840 Surplus (Deficit):	-548,887.00	-548,887.00	46,451.71	386,560.63	935,447.63	170.43%
Fund: 113 - CAPITAL PROJECTS							
Department: 04 - Revenue							
Category: 400 - Taxes							
113-04-4200	LB357 SALES TAX	475,000.00	475,000.00	56,644.25	529,559.96	54,559.96	111.49 %
	Category: 400 - Taxes Total:	475,000.00	475,000.00	56,644.25	529,559.96	54,559.96	11.49%
Category: 460 - Investment Income							
113-04-4490	INTEREST INCOME	5,000.00	5,000.00	4,480.00	45,339.71	40,339.71	906.79 %
	Category: 460 - Investment Income Total:	5,000.00	5,000.00	4,480.00	45,339.71	40,339.71	806.79%
	Department: 04 - Revenue Total:	480,000.00	480,000.00	61,124.25	574,899.67	94,899.67	19.77%
Department: 06 - Expense							
Category: 504 - Contract Services							
113-06-6670	GRANT EXPENSE	50,000.00	50,000.00	0.00	0.00	50,000.00	100.00 %
	Category: 504 - Contract Services Total:	50,000.00	50,000.00	0.00	0.00	50,000.00	100.00%

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		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Category: 550 - Capital Outlay							
113-06-6460	CAPITAL IMPROVEMENTS	232,000.00	232,000.00	0.00	197,437.10	34,562.90	14.90 %
	Category: 550 - Capital Outlay Total:	232,000.00	232,000.00	0.00	197,437.10	34,562.90	14.90%
	Department: 06 - Expense Total:	282,000.00	282,000.00	0.00	197,437.10	84,562.90	29.99%
	Fund: 113 - CAPITAL PROJECTS Surplus (Deficit):	198,000.00	198,000.00	61,124.25	377,462.57	179,462.57	-90.64%
Fund: 114 - PUBLIC SAFETY							
Department: 04 - Revenue							
Category: 400 - Taxes							
114-04-4000	PROPERTY TAXES	340,228.00	340,228.00	3,827.41	187,627.78	-152,600.22	44.85 %
114-04-4010	MOTOR VEHICLE TAX	10,000.00	10,000.00	2,420.49	29,236.73	19,236.73	292.37 %
114-04-4020	STATE PROP TAX CREDIT	0.00	0.00	0.00	16,381.44	16,381.44	0.00 %
	Category: 400 - Taxes Total:	350,228.00	350,228.00	6,247.90	233,245.95	-116,982.05	33.40%
Category: 460 - Investment Income							
114-04-4490	INTEREST INCOME	5,000.00	5,000.00	822.68	9,187.59	4,187.59	183.75 %
	Category: 460 - Investment Income Total:	5,000.00	5,000.00	822.68	9,187.59	4,187.59	83.75%
	Department: 04 - Revenue Total:	355,228.00	355,228.00	7,070.58	242,433.54	-112,794.46	31.75%
Department: 31 - Fire							
Category: 503 - Supplies							
114-31-6361	DEPT OPERATING SUPPLIES	17,000.00	17,000.00	0.00	7,473.41	9,526.59	56.04 %
	Category: 503 - Supplies Total:	17,000.00	17,000.00	0.00	7,473.41	9,526.59	56.04%
Category: 504 - Contract Services							
114-31-6362	CONTRACTED SERVICES	27,608.58	27,608.58	0.00	27,608.58	0.00	0.00 %
	Category: 504 - Contract Services Total:	27,608.58	27,608.58	0.00	27,608.58	0.00	0.00%
Category: 550 - Capital Outlay							
114-31-6363	CAPITAL OUTLAY EQUIPMENT	107,650.00	107,650.00	0.00	29,550.29	78,099.71	72.55 %
	Category: 550 - Capital Outlay Total:	107,650.00	107,650.00	0.00	29,550.29	78,099.71	72.55%
	Department: 31 - Fire Total:	152,258.58	152,258.58	0.00	64,632.28	87,626.30	57.55%
Department: 32 - Police							
Category: 503 - Supplies							
114-32-6361	DEPT OPERATING SUPPLIES	52,230.00	52,230.00	17,401.68	49,290.83	2,939.17	5.63 %
	Category: 503 - Supplies Total:	52,230.00	52,230.00	17,401.68	49,290.83	2,939.17	5.63%
Category: 504 - Contract Services							
114-32-6362	CONTRACTED SERVICES	23,216.31	23,216.31	0.00	23,216.31	0.00	0.00 %
	Category: 504 - Contract Services Total:	23,216.31	23,216.31	0.00	23,216.31	0.00	0.00%
Category: 550 - Capital Outlay							
114-32-6363	CAPITAL OUTLAY EQUIPMENT	164,000.00	164,000.00	0.00	140,897.95	23,102.05	14.09 %
	Category: 550 - Capital Outlay Total:	164,000.00	164,000.00	0.00	140,897.95	23,102.05	14.09%
	Department: 32 - Police Total:	239,446.31	239,446.31	17,401.68	213,405.09	26,041.22	10.88%
	Fund: 114 - PUBLIC SAFETY Surplus (Deficit):	-36,476.89	-36,476.89	-10,331.10	-35,603.83	873.06	2.39%
Fund: 130 - STREETS							
Department: 04 - Revenue							
Category: 400 - Taxes							
130-04-4012	MOTOR VEHICLE FEES	70,000.00	70,000.00	0.00	84,200.52	14,200.52	120.29 %
130-04-4205	CITY SALES TAX - MV	375,000.00	375,000.00	51,146.04	439,749.93	64,749.93	117.27 %
	Category: 400 - Taxes Total:	445,000.00	445,000.00	51,146.04	523,950.45	78,950.45	17.74%
Category: 412 - Intergovernmental							
130-04-4100	HIGHWAY ALLOCATION	1,302,308.00	1,302,308.00	105,521.10	1,153,839.39	-148,468.61	11.40 %
130-04-4105	HWY INCENTIVE PAYMENT	6,000.00	6,000.00	0.00	0.00	-6,000.00	100.00 %
130-04-4631	HIGHWAY STP FUNDS	200,021.71	200,021.71	0.00	200,021.71	0.00	0.00 %
	Category: 412 - Intergovernmental Total:	1,508,329.71	1,508,329.71	105,521.10	1,353,861.10	-154,468.61	10.24%

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		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Category: 420 - Charges for Services							
130-04-4145	CITY OF TERRYTOWN MAINTENANCE	4,000.00	4,000.00	0.00	3,821.36	-178.64	4.47 %
Category: 420 - Charges for Services Total:		4,000.00	4,000.00	0.00	3,821.36	-178.64	4.47%
Category: 460 - Investment Income							
130-04-4490	INTEREST INCOME	20,000.00	20,000.00	5,778.92	62,162.05	42,162.05	310.81 %
Category: 460 - Investment Income Total:		20,000.00	20,000.00	5,778.92	62,162.05	42,162.05	210.81%
Category: 470 - Miscellaneous Revenues							
130-04-4150	MISCELLANEOUS INCOME	500.00	500.00	0.00	13,864.17	13,364.17	2,772.83 %
Category: 470 - Miscellaneous Revenues Total:		500.00	500.00	0.00	13,864.17	13,364.17	2,672.83%
Department: 04 - Revenue Total:		1,977,829.71	1,977,829.71	162,446.06	1,957,659.13	-20,170.58	1.02%
Department: 06 - Expense							
Category: 500 - Personnel Services							
130-06-6100	SALARIES	535,806.01	535,806.01	45,904.70	515,415.11	20,390.90	3.81 %
130-06-6105	OVERTIME WAGES	20,500.00	20,500.00	1,319.00	12,248.88	8,251.12	40.25 %
130-06-6115	PART-TIME WAGES	9,659.52	9,659.52	1,458.00	7,432.00	2,227.52	23.06 %
130-06-6120	RETIREMENT	33,378.36	33,378.36	2,804.98	30,150.66	3,227.70	9.67 %
130-06-6130	EMPLOYEE INSURANCE	777.00	777.00	122.93	1,212.20	-435.20	-56.01 %
130-06-6135	HEALTH INSURANCE	174,216.00	174,216.00	15,954.87	163,552.66	10,663.34	6.12 %
130-06-6140	PAYROLL TAXES	43,296.36	43,296.36	3,427.99	37,971.68	5,324.68	12.30 %
130-06-6160	OTHER EMPLOYEE BENEFITS	500.00	500.00	0.00	0.00	500.00	100.00 %
130-06-6170	WORKERS COMPENSATION	18,230.92	18,230.92	0.00	20,393.20	-2,162.28	-11.86 %
Category: 500 - Personnel Services Total:		836,364.17	836,364.17	70,992.47	788,376.39	47,987.78	5.74%
Category: 503 - Supplies							
130-06-6300	DEPT OPERATING SUPPLIES	46,900.00	46,900.00	568.23	17,893.04	29,006.96	61.85 %
130-06-6324	GASOLINE	8,500.00	8,500.00	600.17	6,547.81	1,952.19	22.97 %
130-06-6325	DIESEL FUEL	32,500.00	32,500.00	2,502.40	22,670.79	9,829.21	30.24 %
130-06-6326	SAFETY SUPPLIES & UNIFORMS	3,000.00	3,000.00	1,340.99	3,915.29	-915.29	-30.51 %
130-06-6351	TRAFFIC CONTROL SUPPLIES	40,000.00	40,000.00	0.00	18,768.16	21,231.84	53.08 %
130-06-6430	CHEMICAL SUPPLIES	14,000.00	14,000.00	6,457.40	10,676.01	3,323.99	23.74 %
Category: 503 - Supplies Total:		144,900.00	144,900.00	11,469.19	80,471.10	64,428.90	44.46%
Category: 504 - Contract Services							
130-06-6210	PORTS TO PLAINS	3,060.00	3,060.00	0.00	3,083.04	-23.04	-0.75 %
130-06-6213	TRAINING & CONFERENCES	2,500.00	2,500.00	0.00	619.00	1,881.00	75.24 %
130-06-6225	DUES & SUBSCRIPTIONS	5,000.00	5,000.00	4,593.15	4,835.55	164.45	3.29 %
130-06-6230	IT SUPPORT	4,500.00	4,500.00	225.92	2,716.35	1,783.65	39.64 %
130-06-6310	PHONE & INTERNET	2,500.00	2,500.00	143.31	1,462.31	1,037.69	41.51 %
130-06-6327	SOFTWARE LICENSING	4,500.00	4,500.00	0.00	4,804.47	-304.47	-6.77 %
130-06-6330	UTILITIES	7,000.00	7,000.00	94.56	4,477.00	2,523.00	36.04 %
130-06-6340	RENTAL - EQUIPMENT	10,000.00	10,000.00	0.00	250.00	9,750.00	97.50 %
130-06-6345	VEH & EQUIPMENT MAINT	48,000.00	48,000.00	930.36	36,226.40	11,773.60	24.53 %
130-06-6350	BUILDING/GROUND MAINT	6,000.00	6,000.00	0.00	2,019.63	3,980.37	66.34 %
130-06-6450	PROPERTY INSURANCE	32,688.00	32,688.00	0.00	32,871.39	-183.39	-0.56 %
130-06-6455	LIABILITY INSURANCE	10,195.00	10,195.00	0.00	10,087.07	107.93	1.06 %
130-06-6557	RAILROAD & TRAFFIC CONTROL	3,600.00	3,600.00	0.00	7,489.93	-3,889.93	-108.05 %
130-06-6565	OUTSIDE AGENCY SUPPORT	5,000.00	5,000.00	0.00	5,000.00	0.00	0.00 %
130-06-6600	ENGINEERING	8,000.00	8,000.00	0.00	1,740.00	6,260.00	78.25 %
130-06-6633	LEGAL SERVICES	1,500.00	1,500.00	125.00	1,250.20	249.80	16.65 %
130-06-6640	OTHER PROFESSIONAL SERVICES	13,000.00	13,000.00	75.00	6,038.32	6,961.68	53.55 %
130-06-6840	SNOW REMOVAL	62,000.00	62,000.00	0.00	41,263.27	20,736.73	33.45 %
130-06-6932	STREET MAINTENANCE & REPAIR	279,000.00	279,000.00	5,492.21	100,356.35	178,643.65	64.03 %
Category: 504 - Contract Services Total:		508,043.00	508,043.00	11,679.51	266,590.28	241,452.72	47.53%
Category: 550 - Capital Outlay							
130-06-6344	CAPITAL OUTLAY EQUIPMENT	219,000.00	219,000.00	0.00	161,857.00	57,143.00	26.09 %
130-06-6460	CAPITAL IMPROVEMENTS	471,000.00	471,000.00	17,058.65	380,617.65	90,382.35	19.19 %

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	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Category: 550 - Capital Outlay Total:	690,000.00	690,000.00	17,058.65	542,474.65	147,525.35	21.38%
Department: 06 - Expense Total:	2,179,307.17	2,179,307.17	111,199.82	1,677,912.42	501,394.75	23.01%
Fund: 130 - STREETS Surplus (Deficit):	-201,477.46	-201,477.46	51,246.24	279,746.71	481,224.17	238.85%
Fund: 150 - KENO						
Department: 04 - Revenue						
Category: 460 - Investment Income						
150-04-4490 INTEREST INCOME	10,000.00	10,000.00	3,885.83	51,161.53	41,161.53	511.62 %
Category: 460 - Investment Income Total:	10,000.00	10,000.00	3,885.83	51,161.53	41,161.53	411.62%
Category: 470 - Miscellaneous Revenues						
150-04-4805 UNCLAIMED WINS	4,500.00	4,500.00	235.12	4,491.11	-8.89	0.20 %
150-04-4850 KENO PROCEEDS	1,750,000.00	1,750,000.00	140,821.33	1,526,293.69	-223,706.31	12.78 %
Category: 470 - Miscellaneous Revenues Total:	1,754,500.00	1,754,500.00	141,056.45	1,530,784.80	-223,715.20	12.75%
Department: 04 - Revenue Total:	1,764,500.00	1,764,500.00	144,942.28	1,581,946.33	-182,553.67	10.35%
Department: 06 - Expense						
Category: 504 - Contract Services						
150-06-6303 BANK CHARGES	0.00	0.00	0.00	3.00	-3.00	0.00 %
150-06-6510 TAXES	35,000.00	35,000.00	2,816.40	30,525.53	4,474.47	12.78 %
150-06-6635 LEGAL SERVICES	500.00	500.00	0.00	0.00	500.00	100.00 %
150-06-6810 PAYOUT TO WINNERS	1,225,000.00	1,225,000.00	90,640.65	1,116,203.42	108,796.58	8.88 %
150-06-6813 OPERATOR'S SHARE	105,000.00	105,000.00	8,449.25	91,577.25	13,422.75	12.78 %
150-06-6820 CONTRACTOR'S SHARE	130,000.00	130,000.00	10,913.62	118,287.44	11,712.56	9.01 %
150-06-6905 COMMUNITY BETTERMENT	125,000.00	125,000.00	9,208.48	87,189.70	37,810.30	30.25 %
Category: 504 - Contract Services Total:	1,620,500.00	1,620,500.00	122,028.40	1,443,786.34	176,713.66	10.90%
Department: 06 - Expense Total:	1,620,500.00	1,620,500.00	122,028.40	1,443,786.34	176,713.66	10.90%
Fund: 150 - KENO Surplus (Deficit):	144,000.00	144,000.00	22,913.88	138,159.99	-5,840.01	4.06%
Fund: 160 - SPECIAL PROJECTS						
Department: 04 - Revenue						
Category: 412 - Intergovernmental						
160-04-4256 FEDERAL GRANTS	1,360,000.00	1,360,000.00	0.00	0.00	-1,360,000.00	100.00 %
Category: 412 - Intergovernmental Total:	1,360,000.00	1,360,000.00	0.00	0.00	-1,360,000.00	100.00%
Category: 460 - Investment Income						
160-04-4490 INTEREST INCOME	30,000.00	30,000.00	2,577.18	40,209.39	10,209.39	134.03 %
Category: 460 - Investment Income Total:	30,000.00	30,000.00	2,577.18	40,209.39	10,209.39	34.03%
Category: 470 - Miscellaneous Revenues						
160-04-4150 MISCELLANEOUS INCOME	210,000.00	210,000.00	0.00	0.00	-210,000.00	100.00 %
160-04-4306 INSURANCE PROCEEDS	0.00	0.00	0.00	6,057.98	6,057.98	0.00 %
Category: 470 - Miscellaneous Revenues Total:	210,000.00	210,000.00	0.00	6,057.98	-203,942.02	97.12%
Department: 04 - Revenue Total:	1,600,000.00	1,600,000.00	2,577.18	46,267.37	-1,553,732.63	97.11%
Department: 06 - Expense						
Category: 503 - Supplies						
160-06-6300 OPERATING SUPPLIES	0.00	0.00	239.95	9,193.01	-9,193.01	0.00 %
160-06-6315 MISCELLANEOUS EXPENSE	210,000.00	210,000.00	0.00	0.00	210,000.00	100.00 %
Category: 503 - Supplies Total:	210,000.00	210,000.00	239.95	9,193.01	200,806.99	95.62%
Category: 504 - Contract Services						
160-06-6670 GRANT EXPENSE	2,704,423.00	2,704,423.00	11,880.00	1,203,338.44	1,501,084.56	55.50 %
Category: 504 - Contract Services Total:	2,704,423.00	2,704,423.00	11,880.00	1,203,338.44	1,501,084.56	55.50%
Department: 06 - Expense Total:	2,914,423.00	2,914,423.00	12,119.95	1,212,531.45	1,701,891.55	58.40%

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		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Department: 44 - Library							
Category: 503 - Supplies							
160-44-6300	OPERATING SUPPLIES	9,415.21	9,415.21	0.00	0.00	9,415.21	100.00 %
	Category: 503 - Supplies Total:	9,415.21	9,415.21	0.00	0.00	9,415.21	100.00%
	Department: 44 - Library Total:	9,415.21	9,415.21	0.00	0.00	9,415.21	100.00%
	Fund: 160 - SPECIAL PROJECTS Surplus (Deficit):	-1,323,838.21	-1,323,838.21	-9,542.77	-1,166,264.08	157,574.13	11.90%
Fund: 201 - ELECTRIC							
Department: 04 - Revenue							
Category: 420 - Charges for Services							
201-04-4730	ELECTRIC SALES	9,111,741.00	9,111,741.00	914,174.45	8,055,113.74	-1,056,627.26	11.60 %
201-04-4746	SECURITY LIGHT SALES	37,436.00	37,436.00	4,621.20	50,362.31	12,926.31	134.53 %
201-04-4750	PENALTY INCOME	85,000.00	85,000.00	6,498.12	66,088.88	-18,911.12	22.25 %
201-04-4765	RECOVERY OF BAD DEBTS	5,000.00	5,000.00	897.91	6,159.47	1,159.47	123.19 %
	Category: 420 - Charges for Services Total:	9,239,177.00	9,239,177.00	926,191.68	8,177,724.40	-1,061,452.60	11.49%
Category: 460 - Investment Income							
201-04-4490	INTEREST INCOME	200,000.00	200,000.00	35,933.39	451,910.54	251,910.54	225.96 %
	Category: 460 - Investment Income Total:	200,000.00	200,000.00	35,933.39	451,910.54	251,910.54	125.96%
Category: 470 - Miscellaneous Revenues							
201-04-4150	MISCELLANEOUS INCOME	10,000.00	10,000.00	4,704.64	31,411.72	21,411.72	314.12 %
201-04-4302	CREDIT CARD FEES	24,000.00	24,000.00	2,775.73	20,501.53	-3,498.47	14.58 %
201-04-4650	RENTAL INCOME	15,500.00	15,500.00	0.00	16,475.00	975.00	106.29 %
	Category: 470 - Miscellaneous Revenues Total:	49,500.00	49,500.00	7,480.37	68,388.25	18,888.25	38.16%
Category: 480 - Other Financing Sources							
201-04-4999	TRANSFER FROM OTHER FUNDS	170,000.00	170,000.00	14,166.67	155,833.37	-14,166.63	8.33 %
	Category: 480 - Other Financing Sources Total:	170,000.00	170,000.00	14,166.67	155,833.37	-14,166.63	8.33%
	Department: 04 - Revenue Total:	9,658,677.00	9,658,677.00	983,772.11	8,853,856.56	-804,820.44	8.33%
Department: 06 - Expense							
Category: 500 - Personnel Services							
201-06-6100	SALARIES	917,995.29	917,995.29	69,189.13	817,429.68	100,565.61	10.95 %
201-06-6105	OVERTIME WAGES	21,122.88	21,122.88	1,932.95	9,025.05	12,097.83	57.27 %
201-06-6115	PART-TIME WAGES	36,000.00	36,000.00	2,099.50	19,503.75	16,496.25	45.82 %
201-06-6120	RETIREMENT	55,915.09	55,915.09	3,234.33	41,978.20	13,936.89	24.93 %
201-06-6130	EMPLOYEE INSURANCE	1,127.00	1,127.00	157.77	1,647.69	-520.69	-46.20 %
201-06-6135	HEALTH INSURANCE	245,076.00	245,076.00	19,555.00	215,058.68	30,017.32	12.25 %
201-06-6140	PAYROLL TAXES	74,596.54	74,596.54	5,228.01	60,595.44	14,001.10	18.77 %
201-06-6160	OTHER EMPLOYEE BENEFITS	500.00	500.00	0.00	894.23	-394.23	-78.85 %
201-06-6170	WORKERS COMPENSATION	13,145.54	13,145.54	0.00	18,117.51	-4,971.97	-37.82 %
	Category: 500 - Personnel Services Total:	1,365,478.34	1,365,478.34	101,396.69	1,184,250.23	181,228.11	13.27%
Category: 503 - Supplies							
201-06-6300	DEPT OPERATING SUPPLIES	50,000.00	50,000.00	9,519.65	54,023.98	-4,023.98	-8.05 %
201-06-6305	OFFICE & BUILDING SUPPLIES	2,500.00	2,500.00	0.00	2,296.96	203.04	8.12 %
201-06-6320	FUEL	20,000.00	20,000.00	1,687.40	22,946.52	-2,946.52	-14.73 %
201-06-6326	SAFETY	10,000.00	10,000.00	0.00	1,253.32	8,746.68	87.47 %
201-06-6561	SAFETY SUPPLIES & UNIFORMS	20,000.00	20,000.00	0.00	30,216.60	-10,216.60	-51.08 %
201-06-6565	TRAFFIC CONTROL SIGNALS	60,000.00	60,000.00	0.00	31,064.94	28,935.06	48.23 %
201-06-6720	PURCHASED POWER - WAPA	1,500,000.00	1,500,000.00	128,129.39	1,096,446.21	403,553.79	26.90 %
201-06-6725	PURCHASED POWER - MEAN	3,000,000.00	3,000,000.00	221,963.70	2,532,423.63	467,576.37	15.59 %
201-06-6730	PURCHASED POWER - SE MUNI SOL...	0.00	0.00	6,407.78	6,407.78	-6,407.78	0.00 %
	Category: 503 - Supplies Total:	4,662,500.00	4,662,500.00	367,707.92	3,777,079.94	885,420.06	18.99%
Category: 504 - Contract Services							
201-06-6213	TRAINING & CONFERENCES	10,000.00	10,000.00	0.00	5,267.14	4,732.86	47.33 %
201-06-6225	DUES & SUBSCRIPTIONS	20,000.00	20,000.00	5,979.90	7,196.86	12,803.14	64.02 %
201-06-6230	IT SUPPORT	7,000.00	7,000.00	569.74	3,009.45	3,990.55	57.01 %
201-06-6302	CREDIT CARD FEES	24,000.00	24,000.00	5,536.55	63,424.42	-39,424.42	-164.27 %
201-06-6310	PHONE & INTERNET	6,000.00	6,000.00	388.88	3,997.13	2,002.87	33.38 %

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		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
201-06-6327	SOFTWARE LICENSING	21,000.00	21,000.00	0.00	18,173.45	2,826.55	13.46 %
201-06-6330	UTILITIES	7,000.00	7,000.00	185.71	6,871.00	129.00	1.84 %
201-06-6345	VEH & EQUIPMENT MAINT	40,000.00	40,000.00	847.04	55,936.84	-15,936.84	-39.84 %
201-06-6350	BUILDING/GROUND MAINT	60,000.00	60,000.00	468.75	35,257.09	24,742.91	41.24 %
201-06-6450	PROPERTY INSURANCE	44,835.00	44,835.00	0.00	45,808.77	-973.77	-2.17 %
201-06-6455	LIABILITY INSURANCE	53,245.00	53,245.00	0.00	59,753.99	-6,508.99	-12.22 %
201-06-6456	CUSTOMER REIMBURSEMENT	0.00	0.00	25,967.84	57,646.91	-57,646.91	0.00 %
201-06-6542	DISTRIBUTION MAINTENANCE	300,000.00	300,000.00	56,872.42	412,596.24	-112,596.24	-37.53 %
201-06-6545	7200V CONVERSION	1,650,000.00	1,650,000.00	0.00	224,868.22	1,425,131.78	86.37 %
201-06-6612	BAD DEBT EXPENSE	0.00	0.00	0.00	9,969.67	-9,969.67	0.00 %
201-06-6615	PCB TESTING AND DISPOSAL	2,000.00	2,000.00	0.00	1,495.00	505.00	25.25 %
201-06-6633	LEGAL SERVICES	16,375.00	16,375.00	1,365.00	13,652.18	2,722.82	16.63 %
201-06-6640	OTHER PROFESSIONAL SERVICES	34,000.00	34,000.00	8,186.41	65,936.41	-31,936.41	-93.93 %
201-06-6660	CONTRACTED SERVICES	10,000.00	10,000.00	1,479.88	22,129.88	-12,129.88	-121.30 %
Category: 504 - Contract Services Total:		2,305,455.00	2,305,455.00	107,848.12	1,112,990.65	1,192,464.35	51.72%
Category: 550 - Capital Outlay							
201-06-6344	CAPITAL OUTLAY EQUIPMENT	200,000.00	200,000.00	0.00	193,877.62	6,122.38	3.06 %
201-06-6460	CAPITAL IMPROVEMENTS	303,125.00	303,125.00	62,653.97	62,653.97	240,471.03	79.33 %
Category: 550 - Capital Outlay Total:		503,125.00	503,125.00	62,653.97	256,531.59	246,593.41	49.01%
Category: 570 - Other Financing Source							
201-06-6979	CONTINGENCY	750,000.00	750,000.00	0.00	0.00	750,000.00	100.00 %
201-06-6994	TRANSFER TO OTHER FUNDS	60,000.00	60,000.00	0.00	0.00	60,000.00	100.00 %
201-06-6996	TRANSFER GOLF RESIDENTAL	300,000.00	300,000.00	28,972.92	235,074.37	64,925.63	21.64 %
201-06-6999	TRANSFER TO GENERAL	2,000,000.00	2,000,000.00	166,666.67	1,833,333.37	166,666.63	8.33 %
Category: 570 - Other Financing Source Total:		3,110,000.00	3,110,000.00	195,639.59	2,068,407.74	1,041,592.26	33.49%
Department: 06 - Expense Total:		11,946,558.34	11,946,558.34	835,246.29	8,399,260.15	3,547,298.19	29.69%
Fund: 201 - ELECTRIC Surplus (Deficit):		-2,287,881.34	-2,287,881.34	148,525.82	454,596.41	2,742,477.75	119.87%
Fund: 202 - WATER							
Department: 04 - Revenue							
Category: 420 - Charges for Services							
202-04-4470	WATER SALES	1,843,051.00	1,843,051.00	248,598.87	1,763,730.81	-79,320.19	4.30 %
202-04-4471	WHOLESALE WATER SALES	75,000.00	75,000.00	11,547.90	64,454.25	-10,545.75	14.06 %
202-04-4472	WATER TAP FEES	5,150.00	5,150.00	975.00	21,639.88	16,489.88	420.19 %
202-04-4474	WATER METER SALES	1,030.00	1,030.00	325.00	824.13	-205.87	19.99 %
202-04-4750	PENALTY INCOME	10,000.00	10,000.00	1,781.54	14,697.32	4,697.32	146.97 %
Category: 420 - Charges for Services Total:		1,934,231.00	1,934,231.00	263,228.31	1,865,346.39	-68,884.61	3.56%
Category: 460 - Investment Income							
202-04-4490	INTEREST INCOME	10,000.00	10,000.00	3,519.69	37,987.11	27,987.11	379.87 %
Category: 460 - Investment Income Total:		10,000.00	10,000.00	3,519.69	37,987.11	27,987.11	279.87%
Category: 470 - Miscellaneous Revenues							
202-04-4150	MISCELLANEOUS INCOME	203,000.00	203,000.00	408.46	126,706.69	-76,293.31	37.58 %
202-04-4302	CREDIT CARD FEES	24,000.00	24,000.00	2,775.96	20,500.69	-3,499.31	14.58 %
Category: 470 - Miscellaneous Revenues Total:		227,000.00	227,000.00	3,184.42	147,207.38	-79,792.62	35.15%
Department: 04 - Revenue Total:		2,171,231.00	2,171,231.00	269,932.42	2,050,540.88	-120,690.12	5.56%
Department: 06 - Expense							
Category: 500 - Personnel Services							
202-06-6100	SALARIES	500,525.34	500,525.34	39,795.84	483,830.51	16,694.83	3.34 %
202-06-6105	OVERTIME WAGES	20,636.84	20,636.84	1,130.86	11,555.38	9,081.46	44.01 %
202-06-6120	RETIREMENT	30,998.96	30,998.96	1,954.42	24,773.33	6,225.63	20.08 %
202-06-6130	EMPLOYEE INSURANCE	742.00	742.00	110.93	1,174.90	-432.90	-58.34 %
202-06-6135	HEALTH INSURANCE	167,226.00	167,226.00	14,016.23	157,664.72	9,561.28	5.72 %
202-06-6140	PAYROLL TAXES	39,868.91	39,868.91	2,873.22	35,009.22	4,859.69	12.19 %
202-06-6160	OTHER EMPLOYEE BENEFITS	500.00	500.00	183.31	183.31	316.69	63.34 %
202-06-6170	WORKERS COMPENSATION	7,679.24	7,679.24	0.00	7,519.74	159.50	2.08 %
Category: 500 - Personnel Services Total:		768,177.29	768,177.29	60,064.81	721,711.11	46,466.18	6.05%

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		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Category: 503 - Supplies							
202-06-6300	DEPT OPERATING SUPPLIES	32,500.00	32,500.00	990.21	22,268.33	10,231.67	31.48 %
202-06-6315	MISCELLANEOUS EXPENSE	0.00	0.00	0.00	171.41	-171.41	0.00 %
202-06-6320	FUEL	20,000.00	20,000.00	1,346.39	8,965.29	11,034.71	55.17 %
202-06-6326	SAFETY SUPPLIES & UNIFORMS	4,000.00	4,000.00	384.98	2,613.53	1,386.47	34.66 %
202-06-6527	CHEMICALS	40,000.00	40,000.00	0.00	27,484.60	12,515.40	31.29 %
202-06-6755	METERS	40,000.00	40,000.00	2,997.03	32,603.56	7,396.44	18.49 %
Category: 503 - Supplies Total:		136,500.00	136,500.00	5,718.61	94,106.72	42,393.28	31.06%
Category: 504 - Contract Services							
202-06-6213	TRAINING & CONFERENCES	5,000.00	5,000.00	0.00	3,480.00	1,520.00	30.40 %
202-06-6225	DUES & SUBSCRIPTIONS	5,000.00	5,000.00	5,979.90	7,664.90	-2,664.90	-53.30 %
202-06-6230	IT SUPPORT	12,000.00	12,000.00	629.24	4,978.51	7,021.49	58.51 %
202-06-6302	CREDIT CARD FEES	24,000.00	24,000.00	5,536.55	63,378.07	-39,378.07	-164.08 %
202-06-6310	PHONE & INTERNET	5,000.00	5,000.00	259.68	2,519.71	2,480.29	49.61 %
202-06-6327	SOFTWARE LICENSING	16,500.00	16,500.00	0.00	16,503.07	-3.07	-0.02 %
202-06-6330	UTILITIES	35,000.00	35,000.00	4,549.51	29,496.66	5,503.34	15.72 %
202-06-6345	VEH & EQUIPMENT MAINT	7,500.00	7,500.00	510.18	3,350.13	4,149.87	55.33 %
202-06-6350	BUILDING/GROUND MAINT	1,500.00	1,500.00	0.00	0.00	1,500.00	100.00 %
202-06-6355	REPAIRS - WELLS	65,000.00	65,000.00	911.06	25,253.54	39,746.46	61.15 %
202-06-6370	REPAIRS-WTR MAINS/SERVICE LINES	100,000.00	100,000.00	22,821.96	141,151.46	-41,151.46	-41.15 %
202-06-6373	REPAIRS-WATER TANK	5,000.00	5,000.00	0.00	1,932.00	3,068.00	61.36 %
202-06-6450	PROPERTY INSURANCE	46,348.00	46,348.00	0.00	53,735.93	-7,387.93	-15.94 %
202-06-6455	LIABILITY INSURANCE	8,732.00	8,732.00	0.00	8,544.81	187.19	2.14 %
202-06-6475	LEASE EXPENSE	10,500.00	10,500.00	650.00	7,150.00	3,350.00	31.90 %
202-06-6510	TAXES	4,500.00	4,500.00	0.00	2,054.72	2,445.28	54.34 %
202-06-6600	ENGINEERING	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00 %
202-06-6612	BAD DEBT EXPENSE	0.00	0.00	0.00	1,649.15	-1,649.15	0.00 %
202-06-6615	LAB SERVICE	15,000.00	15,000.00	2,595.95	8,688.03	6,311.97	42.08 %
202-06-6625	BOND AGENT FEES	415.00	415.00	0.00	415.00	0.00	0.00 %
202-06-6633	LEGAL SERVICES	11,925.00	11,925.00	681.00	25,216.84	-13,291.84	-111.46 %
202-06-6640	OTHER PROFESSIONAL SERVICES	40,000.00	40,000.00	1,047.51	30,018.68	9,981.32	24.95 %
Category: 504 - Contract Services Total:		423,920.00	423,920.00	46,172.54	437,181.21	-13,261.21	-3.13%
Category: 550 - Capital Outlay							
202-06-6344	CAPITAL OUTLAY EQUIPMENT	128,000.00	128,000.00	0.00	66,132.18	61,867.82	48.33 %
202-06-6460	CAPITAL IMPROVEMENTS	645,518.00	645,518.00	13,125.00	156,281.10	489,236.90	75.79 %
Category: 550 - Capital Outlay Total:		773,518.00	773,518.00	13,125.00	222,413.28	551,104.72	71.25%
Category: 560 - Debt Service							
202-06-6465	DEBT SERVICE - PRINCIPAL	253,150.00	253,150.00	0.00	253,150.00	0.00	0.00 %
202-06-6485	DEBT SERVICE - INTEREST	44,557.52	44,557.52	0.00	44,557.52	0.00	0.00 %
Category: 560 - Debt Service Total:		297,707.52	297,707.52	0.00	297,707.52	0.00	0.00%
Department: 06 - Expense Total:		2,399,822.81	2,399,822.81	125,080.96	1,773,119.84	626,702.97	26.11%
Fund: 202 - WATER Surplus (Deficit):		-228,591.81	-228,591.81	144,851.46	277,421.04	506,012.85	221.36%
Fund: 203 - WASTEWATER							
Department: 04 - Revenue							
Category: 420 - Charges for Services							
203-04-4700	SEWER SERVICE CHARGES	1,543,748.28	1,543,748.28	113,342.68	1,181,763.46	-361,984.82	23.45 %
203-04-4701	STORMWATER MS4	102,600.00	102,600.00	8,982.81	98,423.11	-4,176.89	4.07 %
203-04-4710	SEWER TAP FEES	0.00	0.00	370.00	1,150.00	1,150.00	0.00 %
203-04-4715	MOBILE TANK DISCHARGE FEE	30,000.00	30,000.00	2,520.24	33,110.77	3,110.77	110.37 %
203-04-4750	PENALTY INCOME	10,000.00	10,000.00	1,142.73	11,912.19	1,912.19	119.12 %
Category: 420 - Charges for Services Total:		1,686,348.28	1,686,348.28	126,358.46	1,326,359.53	-359,988.75	21.35%
Category: 460 - Investment Income							
203-04-4490	INTEREST INCOME	15,000.00	15,000.00	5,643.01	58,966.14	43,966.14	393.11 %
Category: 460 - Investment Income Total:		15,000.00	15,000.00	5,643.01	58,966.14	43,966.14	293.11%
Category: 470 - Miscellaneous Revenues							
203-04-4150	MISCELLANEOUS INCOME	500.00	500.00	0.00	6,258.94	5,758.94	1,251.79 %

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		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
203-04-4302	CREDIT CARD FEES	24,000.00	24,000.00	2,775.96	20,500.69	-3,499.31	14.58 %
Category: 470 - Miscellaneous Revenues Total:		24,500.00	24,500.00	2,775.96	26,759.63	2,259.63	9.22 %
Department: 04 - Revenue Total:		1,725,848.28	1,725,848.28	134,777.43	1,412,085.30	-313,762.98	18.18 %
Department: 06 - Expense							
Category: 500 - Personnel Services							
203-06-6100	SALARIES	355,987.27	355,987.27	24,560.92	301,060.07	54,927.20	15.43 %
203-06-6105	OVERTIME WAGES	6,878.95	6,878.95	487.64	3,695.66	3,183.29	46.28 %
203-06-6120	RETIREMENT	21,393.72	21,393.72	1,317.95	16,112.39	5,281.33	24.69 %
203-06-6130	EMPLOYEE INSURANCE	492.00	492.00	61.82	661.58	-169.58	-34.47 %
203-06-6135	HEALTH INSURANCE	111,226.00	111,226.00	7,750.97	88,602.80	22,623.20	20.34 %
203-06-6140	PAYROLL TAXES	27,759.27	27,759.27	1,761.10	21,625.32	6,133.95	22.10 %
203-06-6160	OTHER EMPLOYEE BENEFITS	500.00	500.00	0.00	0.00	500.00	100.00 %
203-06-6170	WORKERS COMPENSATION	2,559.75	2,559.75	0.00	10,424.80	-7,865.05	-307.26 %
Category: 500 - Personnel Services Total:		526,796.96	526,796.96	35,940.40	442,182.62	84,614.34	16.06 %
Category: 503 - Supplies							
203-06-6300	DEPT OPERATING SUPPLIES	14,500.00	14,500.00	309.64	8,115.21	6,384.79	44.03 %
203-06-6320	FUEL	15,000.00	15,000.00	805.37	13,338.94	1,661.06	11.07 %
203-06-6326	SAFETY SUPPLIES & UNIFORMS	2,000.00	2,000.00	0.00	1,926.74	73.26	3.66 %
203-06-6527	CHEMICALS	10,000.00	10,000.00	0.00	244.47	9,755.53	97.56 %
Category: 503 - Supplies Total:		41,500.00	41,500.00	1,115.01	23,625.36	17,874.64	43.07 %
Category: 504 - Contract Services							
203-06-6213	TRAINING & CONFERENCES	4,000.00	4,000.00	0.00	2,098.83	1,901.17	47.53 %
203-06-6225	DUES & SUBSCRIPTIONS	5,500.00	5,500.00	5,979.90	5,979.90	-479.90	-8.73 %
203-06-6230	IT SUPPORT	12,000.00	12,000.00	220.88	2,594.75	9,405.25	78.38 %
203-06-6302	CREDIT CARD FEES	24,000.00	24,000.00	5,536.55	63,378.08	-39,378.08	-164.08 %
203-06-6310	PHONE & INTERNET	3,000.00	3,000.00	142.73	1,351.17	1,648.83	54.96 %
203-06-6327	SOFTWARE LICENSING	16,500.00	16,500.00	0.00	15,918.88	581.12	3.52 %
203-06-6345	VEH & EQUIPMENT MAINT	17,000.00	17,000.00	0.00	5,531.77	11,468.23	67.46 %
203-06-6350	BUILDING/GROUND MAINT	1,000.00	1,000.00	0.00	557.23	442.77	44.28 %
203-06-6356	REPAIRS-WWTP	165,000.00	165,000.00	0.00	69,923.68	95,076.32	57.62 %
203-06-6372	REPAIRS-LINES/LIFT STATIONS	67,000.00	67,000.00	0.00	31,609.82	35,390.18	52.82 %
203-06-6374	STORMWATER MS4	85,000.00	85,000.00	0.00	11,915.56	73,084.44	85.98 %
203-06-6450	PROPERTY INSURANCE	34,511.00	34,511.00	0.00	33,549.66	961.34	2.79 %
203-06-6455	LIABILITY INSURANCE	8,694.00	8,694.00	0.00	8,572.54	121.46	1.40 %
203-06-6600	ENGINEERING	35,000.00	35,000.00	0.00	5,300.00	29,700.00	84.86 %
203-06-6612	BAD DEBT EXPENSE	0.00	0.00	0.00	1,893.74	-1,893.74	0.00 %
203-06-6615	LAB SERVICE	45,000.00	45,000.00	2,783.00	18,092.74	26,907.26	59.79 %
203-06-6625	BOND AGENT FEES	85.00	85.00	0.00	85.00	0.00	0.00 %
203-06-6633	LEGAL SERVICES	9,425.00	9,425.00	681.00	12,946.34	-3,521.34	-37.36 %
203-06-6640	OTHER PROFESSIONAL SERVICES	27,000.00	27,000.00	1,339.10	24,752.44	2,247.56	8.32 %
Category: 504 - Contract Services Total:		559,715.00	559,715.00	16,683.16	316,052.13	243,662.87	43.53 %
Category: 550 - Capital Outlay							
203-06-6344	CAPITAL OUTLAY EQUIPMENT	89,000.00	89,000.00	0.00	92,110.00	-3,110.00	-3.49 %
203-06-6460	CAPITAL IMPROVEMENTS	953,125.00	953,125.00	13,125.00	39,925.00	913,200.00	95.81 %
Category: 550 - Capital Outlay Total:		1,042,125.00	1,042,125.00	13,125.00	132,035.00	910,090.00	87.33 %
Category: 560 - Debt Service							
203-06-6465	DEBT SERVICE - PRINCIPAL	51,850.00	51,850.00	0.00	51,850.00	0.00	0.00 %
203-06-6485	DEBT SERVICE - INTEREST	9,126.24	9,126.24	0.00	9,126.23	0.01	0.00 %
Category: 560 - Debt Service Total:		60,976.24	60,976.24	0.00	60,976.23	0.01	0.00 %
Category: 570 - Other Financing Source							
203-06-6979	CONTINGENCY	250,000.00	250,000.00	0.00	0.00	250,000.00	100.00 %
Category: 570 - Other Financing Source Total:		250,000.00	250,000.00	0.00	0.00	250,000.00	100.00 %
Department: 06 - Expense Total:		2,481,113.20	2,481,113.20	66,863.57	974,871.34	1,506,241.86	60.71 %
Fund: 203 - WASTEWATER Surplus (Deficit):		-755,264.92	-755,264.92	67,913.86	437,213.96	1,192,478.88	157.89 %

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		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 204 - SANITATION							
Department: 04 - Revenue							
Category: 420 - Charges for Services							
204-04-4670	RECYCLED TIRES	25,750.00	25,750.00	4,395.90	70,046.45	44,296.45	272.03 %
204-04-4705	SANITATION SERVICE	1,957,514.70	1,957,514.70	171,029.80	1,827,836.85	-129,677.85	6.62 %
204-04-4706	RECYCLING SERVICE	82,400.00	82,400.00	7,771.90	86,433.10	4,033.10	104.89 %
204-04-4750	PENALTY INCOME	15,450.00	15,450.00	1,489.54	15,869.80	419.80	102.72 %
204-04-4765	RECOVERY OF BAD DEBTS	0.00	0.00	2,453.92	4,277.21	4,277.21	0.00 %
204-04-4790	SCOTTSBLUFF LANDFILL FEES	500,000.00	500,000.00	47,825.92	469,837.77	-30,162.23	6.03 %
204-04-4791	LANDFILL FEES	412,000.00	412,000.00	58,557.52	561,069.36	149,069.36	136.18 %
204-04-4792	ROLL-OFF CONTAINER REVENUE	355,350.00	355,350.00	39,972.72	479,453.80	124,103.80	134.92 %
204-04-4793	COMPACTOR INCOME	139,050.00	139,050.00	16,154.65	159,440.85	20,390.85	114.66 %
204-04-4795	MITCHELL CONTRACTED	185,000.00	185,000.00	172.03	94,484.07	-90,515.93	48.93 %
204-04-4797	LYMAN CONTRACTED	43,000.00	43,000.00	5,078.73	55,496.32	12,496.32	129.06 %
204-04-4798	BAYARD CONTRACTED	140,000.00	140,000.00	12,614.05	138,412.19	-1,587.81	1.13 %
Category: 420 - Charges for Services Total:		3,855,514.70	3,855,514.70	367,516.68	3,962,657.77	107,143.07	2.78%
Category: 460 - Investment Income							
204-04-4490	INTEREST INCOME	50,000.00	50,000.00	19,061.37	208,191.44	158,191.44	416.38 %
Category: 460 - Investment Income Total:		50,000.00	50,000.00	19,061.37	208,191.44	158,191.44	316.38%
Category: 470 - Miscellaneous Revenues							
204-04-4150	MISCELLANEOUS INCOME	7,500.00	7,500.00	0.00	174,256.58	166,756.58	2,323.42 %
204-04-4159	SALE OF RECYCLABLE MATERIAL	12,500.00	12,500.00	1,031.10	7,823.70	-4,676.30	37.41 %
204-04-4302	CREDIT CARD FEES	35,000.00	35,000.00	3,685.52	25,614.71	-9,385.29	26.82 %
204-04-4350	FARM INCOME	12,000.00	12,000.00	0.00	0.00	-12,000.00	100.00 %
Category: 470 - Miscellaneous Revenues Total:		67,000.00	67,000.00	4,716.62	207,694.99	140,694.99	209.99%
Department: 04 - Revenue Total:		3,972,514.70	3,972,514.70	391,294.67	4,378,544.20	406,029.50	10.22%
Department: 06 - Expense							
Category: 500 - Personnel Services							
204-06-6100	SALARIES	1,010,279.22	1,010,279.22	66,599.06	836,046.23	174,232.99	17.25 %
204-06-6105	OVERTIME WAGES	20,001.40	20,001.40	679.39	5,826.69	14,174.71	70.87 %
204-06-6115	PART-TIME WAGES	89,367.38	89,367.38	2,772.46	33,238.42	56,128.96	62.81 %
204-06-6120	RETIREMENT	62,778.78	62,778.78	3,621.93	46,042.23	16,736.55	26.66 %
204-06-6130	EMPLOYEE INSURANCE	1,602.00	1,602.00	196.05	2,239.52	-637.52	-39.80 %
204-06-6135	HEALTH INSURANCE	329,736.00	329,736.00	24,661.61	289,229.33	40,506.67	12.28 %
204-06-6140	PAYROLL TAXES	84,483.06	84,483.06	4,864.36	61,142.20	23,340.86	27.63 %
204-06-6160	OTHER EMPLOYEE BENEFITS	500.00	500.00	129.87	129.87	370.13	74.03 %
204-06-6170	WORKERS COMPENSATION	40,347.69	40,347.69	0.00	50,830.85	-10,483.16	-25.98 %
204-06-6304	UNEMPLOYMENT COST	4,841.13	4,841.13	0.00	5,276.84	-435.71	-9.00 %
Category: 500 - Personnel Services Total:		1,643,936.66	1,643,936.66	103,524.73	1,330,002.18	313,934.48	19.10%
Category: 503 - Supplies							
204-06-6300	DEPT OPERATING SUPPLIES	95,000.00	95,000.00	7,242.06	42,834.23	52,165.77	54.91 %
204-06-6305	OFFICE & BUILDING SUPPLIES	4,500.00	4,500.00	0.00	3,580.26	919.74	20.44 %
204-06-6320	FUEL, FILTERS & TIRES	275,000.00	275,000.00	15,263.19	172,794.95	102,205.05	37.17 %
204-06-6323	FARM EXPENSES	1,200.00	1,200.00	0.00	0.00	1,200.00	100.00 %
204-06-6326	SAFETY	5,000.00	5,000.00	300.00	2,238.53	2,761.47	55.23 %
204-06-6360	UNIFORMS & CLOTHING	5,000.00	5,000.00	0.00	665.55	4,334.45	86.69 %
204-06-6575	CONTAINERS	200,000.00	200,000.00	53,307.62	181,309.12	18,690.88	9.35 %
Category: 503 - Supplies Total:		585,700.00	585,700.00	76,112.87	403,422.64	182,277.36	31.12%
Category: 504 - Contract Services							
204-06-6213	TRAINING & CONFERENCES	7,000.00	7,000.00	0.00	2,697.32	4,302.68	61.47 %
204-06-6225	DUES & SUBSCRIPTIONS	13,000.00	13,000.00	11,440.11	11,995.11	1,004.89	7.73 %
204-06-6230	IT SUPPORT	10,000.00	10,000.00	484.12	6,545.74	3,454.26	34.54 %
204-06-6302	CREDIT CARD FEES	35,000.00	35,000.00	6,485.68	71,994.26	-36,994.26	-105.70 %
204-06-6310	PHONE & INTERNET	1,500.00	1,500.00	57.28	572.66	927.34	61.82 %
204-06-6319	RECYCLING EXPENSE	35,000.00	35,000.00	0.00	0.00	35,000.00	100.00 %
204-06-6327	SOFTWARE LICENSING	12,000.00	12,000.00	0.00	18,348.90	-6,348.90	-52.91 %

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		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
204-06-6330	UTILITIES	12,000.00	12,000.00	148.19	6,935.26	5,064.74	42.21 %
204-06-6350	BUILDING/GROUND MAINT	40,000.00	40,000.00	220.17	33,426.78	6,573.22	16.43 %
204-06-6450	PROPERTY INSURANCE	69,006.00	69,006.00	0.00	75,964.36	-6,958.36	-10.08 %
204-06-6455	LIABILITY INSURANCE	19,913.00	19,913.00	0.00	20,393.15	-480.15	-2.41 %
204-06-6511	TAXES	4,000.00	4,000.00	0.00	3,444.00	556.00	13.90 %
204-06-6525	BALER MAINTENANCE	15,000.00	15,000.00	0.00	0.00	15,000.00	100.00 %
204-06-6541	COLLECTIONS EQUIP MAINT	100,000.00	100,000.00	2,296.37	60,519.34	39,480.66	39.48 %
204-06-6542	LANDFILL EQUIP MAINT	70,000.00	70,000.00	3,295.97	20,616.52	49,383.48	70.55 %
204-06-6565	OUTSIDE AGENCY SUPPORT	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00 %
204-06-6600	ENGINEERING	150,000.00	150,000.00	0.00	2,029.63	147,970.37	98.65 %
204-06-6612	BAD DEBT EXPENSE	5,000.00	5,000.00	0.00	3,320.78	1,679.22	33.58 %
204-06-6633	LEGAL SERVICES	16,375.00	16,375.00	1,365.00	13,652.18	2,722.82	16.63 %
204-06-6640	OTHER PROFESSIONAL SERVICES	55,000.00	55,000.00	1,047.51	75,300.60	-20,300.60	-36.91 %
204-06-6740	STATE SURCHARGE	45,000.00	45,000.00	0.00	29,664.48	15,335.52	34.08 %
204-06-6745	CLOSURE/POST CLOSURE	175,000.00	175,000.00	25,000.00	275,000.00	-100,000.00	-57.14 %
Category: 504 - Contract Services Total:		894,794.00	894,794.00	51,840.40	732,421.07	162,372.93	18.15%
Category: 550 - Capital Outlay							
204-06-6344	CAPITAL OUTLAY EQUIPMENT	960,000.00	960,000.00	0.00	291,864.86	668,135.14	69.60 %
204-06-6460	CAPITAL IMPROVEMENTS	1,713,125.00	1,713,125.00	15,123.75	38,501.00	1,674,624.00	97.75 %
Category: 550 - Capital Outlay Total:		2,673,125.00	2,673,125.00	15,123.75	330,365.86	2,342,759.14	87.64%
Category: 570 - Other Financing Source							
204-06-6994	TRANSFER TO OTHER	170,000.00	170,000.00	14,166.67	155,833.37	14,166.63	8.33 %
Category: 570 - Other Financing Source Total:		170,000.00	170,000.00	14,166.67	155,833.37	14,166.63	8.33%
Department: 06 - Expense Total:		5,967,555.66	5,967,555.66	260,768.42	2,952,045.12	3,015,510.54	50.53%
Fund: 204 - SANITATION Surplus (Deficit):		-1,995,040.96	-1,995,040.96	130,526.25	1,426,499.08	3,421,540.04	171.50%
Fund: 205 - GOLF							
Department: 04 - Revenue							
Category: 420 - Charges for Services							
205-04-4180	ASSOCIATION FEES	2,000.00	2,000.00	0.00	2,720.00	720.00	136.00 %
205-04-4189	TOURNAMENT - ENTRY FEES/MEAL...	10,000.00	10,000.00	-1,065.50	14,099.28	4,099.28	140.99 %
205-04-4190	TOURNAMENT - FUNDRAISER	1,000.00	1,000.00	0.00	1,149.72	149.72	114.97 %
205-04-4515	MEMBERSHIPS	175,000.00	175,000.00	16,265.41	245,955.46	70,955.46	140.55 %
205-04-4520	GREEN FEES	150,000.00	150,000.00	42,278.35	210,429.24	60,429.24	140.29 %
205-04-4526	GOLF CART TRAIL FEES	13,000.00	13,000.00	157.66	17,976.23	4,976.23	138.28 %
205-04-4530	DRIVING RANGE	14,500.00	14,500.00	3,501.58	30,395.40	15,895.40	209.62 %
205-04-4539	HANDICAP FEES	6,500.00	6,500.00	70.00	8,943.00	2,443.00	137.58 %
Category: 420 - Charges for Services Total:		372,000.00	372,000.00	61,207.50	531,668.33	159,668.33	42.92%
Category: 460 - Investment Income							
205-04-4490	INTEREST INCOME	500.00	500.00	1,473.24	10,475.12	9,975.12	2,095.02 %
Category: 460 - Investment Income Total:		500.00	500.00	1,473.24	10,475.12	9,975.12	1,995.02%
Category: 470 - Miscellaneous Revenues							
205-04-4115	SHIPPING	250.00	250.00	21.55	507.55	257.55	203.02 %
205-04-4150	MISCELLANEOUS INCOME	0.00	0.00	30.00	631.69	631.69	0.00 %
205-04-4302	CREDIT CARD FEES	8,500.00	8,500.00	2,313.54	14,760.51	6,260.51	173.65 %
205-04-4509	MERCHANDISE	115,000.00	115,000.00	19,262.14	151,680.28	36,680.28	131.90 %
205-04-4525	GOLF CART RENTAL	85,000.00	85,000.00	27,052.32	146,913.46	61,913.46	172.84 %
205-04-4536	RENTAL EQUIPMENT	500.00	500.00	120.90	1,073.27	573.27	214.65 %
205-04-4542	CART STORAGE	50,000.00	50,000.00	440.00	74,038.84	24,038.84	148.08 %
205-04-4650	RENTAL INCOME	26,500.00	26,500.00	2,493.79	24,936.73	-1,563.27	5.90 %
Category: 470 - Miscellaneous Revenues Total:		285,750.00	285,750.00	51,734.24	414,542.33	128,792.33	45.07%
Category: 480 - Other Financing Sources							
205-04-4996	TRANSFER FROM ELECTRIC	300,000.00	300,000.00	28,972.92	235,074.37	-64,925.63	21.64 %
Category: 480 - Other Financing Sources Total:		300,000.00	300,000.00	28,972.92	235,074.37	-64,925.63	21.64%
Department: 04 - Revenue Total:		958,250.00	958,250.00	143,387.90	1,191,760.15	233,510.15	24.37%

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		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Department: 06 - Expense							
Category: 500 - Personnel Services							
205-06-6100	SALARIES	351,709.47	351,709.47	24,546.98	265,472.78	86,236.69	24.52 %
205-06-6105	OVERTIME WAGES	2,751.29	2,751.29	207.38	4,909.14	-2,157.85	-78.43 %
205-06-6115	PART-TIME WAGES	166,478.00	166,478.00	22,665.89	133,033.25	33,444.75	20.09 %
205-06-6120	RETIREMENT	21,088.53	21,088.53	984.29	11,866.86	9,221.67	43.73 %
205-06-6130	EMPLOYEE INSURANCE	500.00	500.00	70.00	693.00	-193.00	-38.60 %
205-06-6135	HEALTH INSURANCE	110,400.00	110,400.00	8,620.00	88,590.00	21,810.00	19.76 %
205-06-6140	PAYROLL TAXES	39,851.82	39,851.82	3,545.33	29,871.87	9,979.95	25.04 %
205-06-6160	OTHER EMPLOYEE BENEFITS	500.00	500.00	36.36	36.36	463.64	92.73 %
205-06-6170	WORKERS COMPENSATION	1,659.53	1,659.53	0.00	3,475.53	-1,816.00	-109.43 %
Category: 500 - Personnel Services Total:		694,938.64	694,938.64	60,676.23	537,948.79	156,989.85	22.59%
Category: 503 - Supplies							
205-06-6300	DEPT OPERATING SUPPLIES	15,500.00	15,500.00	827.99	9,710.79	5,789.21	37.35 %
205-06-6305	OFFICE & BUILDING SUPPLIES	2,500.00	2,500.00	7.98	1,889.64	610.36	24.41 %
205-06-6320	FUEL	24,000.00	24,000.00	4,820.85	16,174.32	7,825.68	32.61 %
205-06-6321	FERTILIZER & CHEMICALS	36,000.00	36,000.00	1,851.10	17,925.92	18,074.08	50.21 %
205-06-6322	SEED & LANDSCAPING	5,000.00	5,000.00	151.25	5,169.56	-169.56	-3.39 %
205-06-6326	SAFETY	1,800.00	1,800.00	0.00	1,956.47	-156.47	-8.69 %
205-06-6348	RESTAURANT EXPENSE	11,000.00	11,000.00	168.31	23,856.06	-12,856.06	-116.87 %
205-06-6358	SPRINKLER REPAIRS	10,000.00	10,000.00	337.55	6,669.96	3,330.04	33.30 %
205-06-6360	PRO SHOP MERCHANDISE	115,000.00	115,000.00	7,216.30	109,740.88	5,259.12	4.57 %
205-06-6381	TOURNAMENT & LEAGUE MEALS	10,000.00	10,000.00	746.58	8,812.86	1,187.14	11.87 %
205-06-6382	TOURNAMENT - FUNDRAISER EXPE...	1,000.00	1,000.00	0.00	1,149.72	-149.72	-14.97 %
205-06-6410	UNIFORMS & CLOTHING	1,500.00	1,500.00	0.00	398.00	1,102.00	73.47 %
Category: 503 - Supplies Total:		233,300.00	233,300.00	16,127.91	203,454.18	29,845.82	12.79%
Category: 504 - Contract Services							
205-06-6213	TRAINING & CONFERENCES	4,000.00	4,000.00	0.00	190.00	3,810.00	95.25 %
205-06-6225	DUES & SUBSCRIPTIONS	1,500.00	1,500.00	0.00	1,491.17	8.83	0.59 %
205-06-6230	IT SUPPORT	3,500.00	3,500.00	978.10	2,756.97	743.03	21.23 %
205-06-6302	CREDIT CARD FEES	10,000.00	10,000.00	1,623.26	11,588.12	-1,588.12	-15.88 %
205-06-6310	PHONE & INTERNET	5,300.00	5,300.00	429.07	4,105.31	1,194.69	22.54 %
205-06-6327	SOFTWARE LICENSING	9,200.00	9,200.00	0.00	9,277.49	-77.49	-0.84 %
205-06-6342	RENTAL - EQUIPMENT	9,000.00	9,000.00	2,700.00	5,400.00	3,600.00	40.00 %
205-06-6345	GOLF EQUIPMENT REPAIR	45,000.00	45,000.00	376.27	39,872.27	5,127.73	11.39 %
205-06-6350	BUILDING/GROUND MAINT	15,000.00	15,000.00	3,623.79	10,863.50	4,136.50	27.58 %
205-06-6355	CLUBHOUSE BUILDING REPAIR	15,000.00	15,000.00	0.00	6,103.86	8,896.14	59.31 %
205-06-6362	GOLF CLUB REPAIRS	300.00	300.00	0.00	8.82	291.18	97.06 %
205-06-6375	GOLF CART REPAIRS	13,000.00	13,000.00	95.52	11,618.30	1,381.70	10.63 %
205-06-6383	ASSOCIATION FEES	2,000.00	2,000.00	0.00	2,720.00	-720.00	-36.00 %
205-06-6385	HANDICAP FEES	6,000.00	6,000.00	100.00	6,269.45	-269.45	-4.49 %
205-06-6425	SHIPPING EXPENSE	300.00	300.00	0.00	399.75	-99.75	-33.25 %
205-06-6450	PROPERTY INSURANCE	16,247.00	16,247.00	0.00	15,770.03	476.97	2.94 %
205-06-6455	LIABILITY INSURANCE	565.00	565.00	0.00	622.43	-57.43	-10.16 %
205-06-6511	TAXES	20,000.00	20,000.00	6,093.64	17,114.58	2,885.42	14.43 %
205-06-6633	LEGAL SERVICES	500.00	500.00	42.00	420.07	79.93	15.99 %
205-06-6640	OTHER PROFESSIONAL SERVICES	2,000.00	2,000.00	0.00	46.00	1,954.00	97.70 %
205-06-6650	ADVERTISING & PROMOTION	2,500.00	2,500.00	0.00	0.00	2,500.00	100.00 %
Category: 504 - Contract Services Total:		180,912.00	180,912.00	16,061.65	146,638.12	34,273.88	18.95%
Department: 06 - Expense Total:		1,109,150.64	1,109,150.64	92,865.79	888,041.09	221,109.55	19.94%
Fund: 205 - GOLF Surplus (Deficit):		-150,900.64	-150,900.64	50,522.11	303,719.06	454,619.70	301.27%
Fund: 206 - LEASING CORPORATION							
Department: 04 - Revenue							
Category: 460 - Investment Income							
206-04-4490	INTEREST INCOME	2,000.00	2,000.00	273.55	2,382.19	382.19	119.11 %
Category: 460 - Investment Income Total:		2,000.00	2,000.00	273.55	2,382.19	382.19	19.11%

Budget Report

For Fiscal: 2024-2025 Period Ending: 08/31/2025

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Category: 470 - Miscellaneous Revenues							
206-04-4651	RENTAL INCOME-PARK DEPT	252,853.00	252,853.00	21,098.02	232,078.22	-20,774.78	8.22 %
Category: 470 - Miscellaneous Revenues Total:		252,853.00	252,853.00	21,098.02	232,078.22	-20,774.78	8.22%
Department: 04 - Revenue Total:		254,853.00	254,853.00	21,371.57	234,460.41	-20,392.59	8.00%
Department: 06 - Expense							
Category: 504 - Contract Services							
206-06-6470	ACCOUNTING FEES	1,200.00	1,200.00	0.00	0.00	1,200.00	100.00 %
206-06-6510	TAXES	50.00	50.00	0.00	28.00	22.00	44.00 %
206-06-6625	BOND AGENT FEES	900.00	900.00	0.00	500.00	400.00	44.44 %
Category: 504 - Contract Services Total:		2,150.00	2,150.00	0.00	528.00	1,622.00	75.44%
Category: 560 - Debt Service							
206-06-6465	DEBT SERVICE - PRINCIPAL	295,000.00	295,000.00	0.00	295,000.00	0.00	0.00 %
206-06-6485	DEBT SERVICE - INTEREST	90,000.00	90,000.00	0.00	89,281.25	718.75	0.80 %
Category: 560 - Debt Service Total:		385,000.00	385,000.00	0.00	384,281.25	718.75	0.19%
Department: 06 - Expense Total:		387,150.00	387,150.00	0.00	384,809.25	2,340.75	0.60%
Fund: 206 - LEASING CORPORATION Surplus (Deficit):		-132,297.00	-132,297.00	21,371.57	-150,348.84	-18,051.84	-13.64%
Fund: 207 - CIVIC CENTER							
Department: 04 - Revenue							
Category: 420 - Charges for Services							
207-04-4540	FOOD SERVICE	450,000.00	450,000.00	24,725.60	397,687.92	-52,312.08	11.62 %
207-04-4545	BEVERAGE SERVICE	15,000.00	15,000.00	150.00	28,091.25	13,091.25	187.28 %
Category: 420 - Charges for Services Total:		465,000.00	465,000.00	24,875.60	425,779.17	-39,220.83	8.43%
Category: 460 - Investment Income							
207-04-4490	INTEREST INCOME	2,000.00	2,000.00	530.03	7,268.71	5,268.71	363.44 %
Category: 460 - Investment Income Total:		2,000.00	2,000.00	530.03	7,268.71	5,268.71	263.44%
Category: 470 - Miscellaneous Revenues							
207-04-4150	MISCELLANEOUS INCOME	2,000.00	2,000.00	0.00	979.21	-1,020.79	51.04 %
207-04-4302	CREDIT CARD FEES	2,000.00	2,000.00	0.00	0.00	-2,000.00	100.00 %
207-04-4550	ROOM RENTAL INCOME	26,000.00	26,000.00	2,263.00	29,656.00	3,656.00	114.06 %
Category: 470 - Miscellaneous Revenues Total:		30,000.00	30,000.00	2,263.00	30,635.21	635.21	2.12%
Category: 480 - Other Financing Sources							
207-04-4999	TRANSFER FROM	390,000.00	390,000.00	0.00	195,000.00	-195,000.00	50.00 %
Category: 480 - Other Financing Sources Total:		390,000.00	390,000.00	0.00	195,000.00	-195,000.00	50.00%
Department: 04 - Revenue Total:		887,000.00	887,000.00	27,668.63	658,683.09	-228,316.91	25.74%
Department: 06 - Expense							
Category: 503 - Supplies							
207-06-6300	DEPT OPERATING SUPPLIES	61,000.00	61,000.00	389.98	19,337.29	41,662.71	68.30 %
207-06-6305	OFFICE & BUILDING SUPPLIES	1,500.00	1,500.00	389.49	5,709.22	-4,209.22	-280.61 %
Category: 503 - Supplies Total:		62,500.00	62,500.00	779.47	25,046.51	37,453.49	59.93%
Category: 504 - Contract Services							
207-06-6106	MANAGEMENT CONTRACT	135,000.00	135,000.00	11,250.00	122,499.99	12,500.01	9.26 %
207-06-6225	DUES & SUBSCRIPTIONS	950.00	950.00	0.00	375.00	575.00	60.53 %
207-06-6230	IT SUPPORT	9,200.00	9,200.00	1,026.14	3,009.01	6,190.99	67.29 %
207-06-6302	CREDIT CARD FEES	750.00	750.00	0.00	584.00	166.00	22.13 %
207-06-6310	PHONE & INTERNET	7,500.00	7,500.00	645.16	6,384.70	1,115.30	14.87 %
207-06-6340	EQUIP MAINT & REPAIR	30,000.00	30,000.00	260.00	3,619.00	26,381.00	87.94 %
207-06-6350	BUILDING/GROUNDS MAINT	81,000.00	81,000.00	3,324.55	76,192.19	4,807.81	5.94 %
207-06-6450	PROPERTY INSURANCE	23,130.00	23,130.00	0.00	22,575.04	554.96	2.40 %
207-06-6612	BAD DEBT EXPENSE	0.00	0.00	0.00	807.90	-807.90	0.00 %
207-06-6635	LEGAL SERVICES	2,500.00	2,500.00	208.00	2,080.33	419.67	16.79 %
207-06-6640	OTHER PROFESSIONAL SERVICES	1,500.00	1,500.00	0.00	217.66	1,282.34	85.49 %
207-06-6650	ADVERTISING & PROMOTION	10,000.00	10,000.00	73.00	219.00	9,781.00	97.81 %
207-06-6680	RENTAL - EQUIPMENT	1,000.00	1,000.00	0.00	0.00	1,000.00	100.00 %
207-06-6700	CATERING COSTS	400,000.00	400,000.00	23,210.10	330,819.17	69,180.83	17.30 %

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	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Category: 504 - Contract Services Total:	702,530.00	702,530.00	39,996.95	569,382.99	133,147.01	18.95%
Category: 550 - Capital Outlay						
207-06-6344 CAPITAL OUTLAY EQUIPMENT	25,000.00	25,000.00	9,420.00	9,420.00	15,580.00	62.32 %
207-06-6460 CAPITAL IMPROVEMENTS	84,500.00	84,500.00	21,510.00	36,469.80	48,030.20	56.84 %
Category: 550 - Capital Outlay Total:	109,500.00	109,500.00	30,930.00	45,889.80	63,610.20	58.09%
Department: 06 - Expense Total:	874,530.00	874,530.00	71,706.42	640,319.30	234,210.70	26.78%
Fund: 207 - CIVIC CENTER Surplus (Deficit):	12,470.00	12,470.00	-44,037.79	18,363.79	5,893.79	-47.26%
Fund: 800 - HEALTH INSURANCE						
Department: 04 - Revenue						
Category: 460 - Investment Income						
800-04-4490 INTEREST INCOME	40,000.00	40,000.00	9,040.33	101,694.45	61,694.45	254.24 %
Category: 460 - Investment Income Total:	40,000.00	40,000.00	9,040.33	101,694.45	61,694.45	154.24%
Category: 470 - Miscellaneous Revenues						
800-04-4221 EE CONTRIBUTION	275,000.00	275,000.00	20,420.00	235,907.22	-39,092.78	14.22 %
800-04-4226 ER CONTRIBUTION	1,952,060.00	1,952,060.00	147,900.00	1,600,550.00	-351,510.00	18.01 %
800-04-4230 FLEX REVENUE FROM EE'S	10,000.00	10,000.00	2,609.16	28,416.50	18,416.50	284.17 %
800-04-4231 COBRA PAYMENTS FROM EE'S	1,000.00	1,000.00	0.00	0.00	-1,000.00	100.00 %
800-04-4232 RX REFUNDS	2,000.00	2,000.00	4,932.27	58,463.08	56,463.08	2,923.15 %
Category: 470 - Miscellaneous Revenues Total:	2,240,060.00	2,240,060.00	175,861.43	1,923,336.80	-316,723.20	14.14%
Department: 04 - Revenue Total:	2,280,060.00	2,280,060.00	184,901.76	2,025,031.25	-255,028.75	11.19%
Department: 06 - Expense						
Category: 504 - Contract Services						
800-06-6131 PREMIUM EXPENSE	675,000.00	675,000.00	51,197.37	566,882.25	108,117.75	16.02 %
800-06-6132 CLAIMS EXPENSE	1,400,000.00	1,400,000.00	140,444.72	1,313,297.36	86,702.64	6.19 %
800-06-6313 AIRMED	10,000.00	10,000.00	0.00	9,225.00	775.00	7.75 %
800-06-6318 WELLNESS	47,000.00	47,000.00	0.00	12,224.00	34,776.00	73.99 %
800-06-6319 EAP PROGRAM	3,750.00	3,750.00	0.00	3,750.00	0.00	0.00 %
800-06-6320 FLEX BENEFIT EXPENSE	10,000.00	10,000.00	1,764.35	31,150.58	-21,150.58	-211.51 %
800-06-6350 TAX EXPENSE	0.00	0.00	734.16	734.16	-734.16	0.00 %
Category: 504 - Contract Services Total:	2,145,750.00	2,145,750.00	194,140.60	1,937,263.35	208,486.65	9.72%
Department: 06 - Expense Total:	2,145,750.00	2,145,750.00	194,140.60	1,937,263.35	208,486.65	9.72%
Fund: 800 - HEALTH INSURANCE Surplus (Deficit):	134,310.00	134,310.00	-9,238.84	87,767.90	-46,542.10	34.65%
Report Surplus (Deficit):	-8,848,717.40	-8,848,717.40	645,381.20	2,939,261.59	11,787,978.99	133.22%

Group Summary

Categor...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 101 - GENERAL						
Department: 04 - Revenue						
400 - Taxes	2,958,515.00	2,958,515.00	157,124.84	2,329,485.92	-629,029.08	21.26%
412 - Intergovernmental	606,744.35	606,744.35	0.00	518,280.21	-88,464.14	14.58%
420 - Charges for Services	63,500.00	63,500.00	6,789.00	120,320.89	56,820.89	89.48%
460 - Investment Income	25,000.00	25,000.00	6,371.94	66,304.62	41,304.62	165.22%
470 - Miscellaneous Revenues	12,600.00	12,600.00	1,893.73	19,744.40	7,144.40	56.70%
480 - Other Financing Sources	2,000,000.00	2,000,000.00	166,666.67	1,833,333.37	-166,666.63	8.33%
Department: 04 - Revenue Total:	5,666,359.35	5,666,359.35	338,846.18	4,887,469.41	-778,889.94	13.75%
Department: 10 - Administration						
500 - Personnel Services	167,366.54	167,366.54	12,220.01	145,652.50	21,714.04	12.97%
503 - Supplies	25,350.00	25,350.00	535.32	16,687.79	8,662.21	34.17%
504 - Contract Services	220,720.00	220,720.00	16,170.22	185,716.67	35,003.33	15.86%
550 - Capital Outlay	41,250.00	41,250.00	26,250.00	26,250.00	15,000.00	36.36%
Department: 10 - Administration Total:	454,686.54	454,686.54	55,175.55	374,306.96	80,379.58	17.68%
Department: 22 - Eng/Bldg Inspection						
500 - Personnel Services	86,970.12	86,970.12	6,925.37	71,181.08	15,789.04	18.15%
503 - Supplies	5,250.00	5,250.00	64.76	4,702.47	547.53	10.43%
504 - Contract Services	53,773.00	53,773.00	1,050.16	38,685.17	15,087.83	28.06%
Department: 22 - Eng/Bldg Inspection Total:	145,993.12	145,993.12	8,040.29	114,568.72	31,424.40	21.52%
Department: 31 - Fire						
420 - Charges for Services	12,000.00	12,000.00	0.00	12,078.82	78.82	0.66%
470 - Miscellaneous Revenues	45,421.00	45,421.00	0.00	32,204.57	-13,216.43	29.10%
500 - Personnel Services	173,471.44	173,471.44	11,486.18	152,832.32	20,639.12	11.90%
503 - Supplies	71,200.00	71,200.00	860.74	46,000.95	25,199.05	35.39%
504 - Contract Services	189,636.00	189,636.00	2,178.68	155,448.59	34,187.41	18.03%
570 - Other Financing Source	45,421.00	45,421.00	45,420.00	45,420.00	1.00	0.00%
Department: 31 - Fire Surplus (Deficit):	-422,307.44	-422,307.44	-59,945.60	-355,418.47	66,888.97	15.84%
Department: 32 - Police						
412 - Intergovernmental	0.00	0.00	1,800.00	10,186.84	10,186.84	0.00%
420 - Charges for Services	86,450.00	86,450.00	2,165.00	93,364.21	6,914.21	8.00%
470 - Miscellaneous Revenues	0.00	0.00	770.49	1,741.54	1,741.54	0.00%
500 - Personnel Services	2,512,632.05	2,512,632.05	177,339.47	2,308,559.19	204,072.86	8.12%
503 - Supplies	115,800.00	115,800.00	11,474.98	95,700.79	20,099.21	17.36%
504 - Contract Services	400,313.94	400,313.94	14,831.81	299,753.99	100,559.95	25.12%
550 - Capital Outlay	8,750.00	8,750.00	-8,651.68	8,750.00	0.00	0.00%
Department: 32 - Police Surplus (Deficit):	-2,951,045.99	-2,951,045.99	-190,259.09	-2,607,471.38	343,574.61	11.64%
Department: 34 - Cemetery						
420 - Charges for Services	48,000.00	48,000.00	4,730.00	51,185.00	3,185.00	6.64%
470 - Miscellaneous Revenues	1,000.00	1,000.00	1,000.00	1,000.00	0.00	0.00%
500 - Personnel Services	226,788.39	226,788.39	17,341.46	199,922.99	26,865.40	11.85%
503 - Supplies	23,000.00	23,000.00	777.63	3,357.25	19,642.75	85.40%
504 - Contract Services	37,511.76	37,511.76	881.14	23,373.65	14,138.11	37.69%
Department: 34 - Cemetery Surplus (Deficit):	-238,300.15	-238,300.15	-13,270.23	-174,468.89	63,831.26	26.79%
Department: 39 - Ambulance & Emerg Mgmt						
504 - Contract Services	34,238.50	34,238.50	316.23	14,064.39	20,174.11	58.92%
Department: 39 - Ambulance & Emerg Mgmt Total:	34,238.50	34,238.50	316.23	14,064.39	20,174.11	58.92%
Department: 41 - Pool						
420 - Charges for Services	44,000.00	44,000.00	1,678.50	49,584.37	5,584.37	12.69%
500 - Personnel Services	141,755.23	141,755.23	28,905.11	115,284.50	26,470.73	18.67%
503 - Supplies	31,800.00	31,800.00	2,533.54	27,528.16	4,271.84	13.43%
504 - Contract Services	32,405.00	32,405.00	1,132.89	14,586.44	17,818.56	54.99%
550 - Capital Outlay	7,000.00	7,000.00	0.00	6,800.00	200.00	2.86%
Department: 41 - Pool Surplus (Deficit):	-168,960.23	-168,960.23	-30,893.04	-114,614.73	54,345.50	32.16%

Budget Report

For Fiscal: 2024-2025 Period Ending: 08/31/2025

Categor...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Department: 42 - Parks						
420 - Charges for Services	14,300.00	14,300.00	1,672.06	11,210.31	-3,089.69	21.61%
470 - Miscellaneous Revenues	22,000.00	22,000.00	11,029.52	26,835.90	4,835.90	21.98%
500 - Personnel Services	656,368.11	656,368.11	55,165.48	604,202.48	52,165.63	7.95%
503 - Supplies	113,100.00	113,100.00	5,484.74	51,830.22	61,269.78	54.17%
504 - Contract Services	421,353.75	421,353.75	26,545.55	360,230.60	61,123.15	14.51%
550 - Capital Outlay	90,000.00	90,000.00	826.80	80,472.31	9,527.69	10.59%
Department: 42 - Parks Surplus (Deficit):	-1,244,521.86	-1,244,521.86	-75,320.99	-1,058,689.40	185,832.46	14.93%
Department: 44 - Library						
470 - Miscellaneous Revenues	5,000.00	5,000.00	727.11	11,237.66	6,237.66	124.75%
500 - Personnel Services	532,308.83	532,308.83	39,736.09	450,991.43	81,317.40	15.28%
503 - Supplies	54,100.00	54,100.00	2,482.80	36,151.87	17,948.13	33.18%
504 - Contract Services	65,702.00	65,702.00	1,984.96	55,879.73	9,822.27	14.95%
550 - Capital Outlay	0.00	0.00	0.00	3,000.00	-3,000.00	0.00%
Department: 44 - Library Surplus (Deficit):	-647,110.83	-647,110.83	-43,476.74	-534,785.37	112,325.46	17.36%
Fund: 101 - GENERAL Surplus (Deficit):	-640,805.31	-640,805.31	-137,851.58	-460,918.90	179,886.41	28.07%
Fund: 102 - CEM PERP/ARBORETUM						
Department: 04 - Revenue						
420 - Charges for Services	10,000.00	10,000.00	1,620.00	7,540.00	-2,460.00	24.60%
460 - Investment Income	5,000.00	5,000.00	1,679.08	21,516.49	16,516.49	330.33%
470 - Miscellaneous Revenues	500.00	500.00	300.00	3,718.00	3,218.00	643.60%
Department: 04 - Revenue Total:	15,500.00	15,500.00	3,599.08	32,774.49	17,274.49	111.45%
Department: 06 - Expense						
503 - Supplies	1,500.00	1,500.00	300.00	0.00	1,500.00	100.00%
550 - Capital Outlay	97,000.00	97,000.00	0.00	21,391.70	75,608.30	77.95%
Department: 06 - Expense Total:	98,500.00	98,500.00	300.00	21,391.70	77,108.30	78.28%
Fund: 102 - CEM PERP/ARBORETUM Surplus (Deficit):	-83,000.00	-83,000.00	3,299.08	11,382.79	94,382.79	113.71%
Fund: 104 - ECONOMIC DEVELOPMENT						
Department: 04 - Revenue						
400 - Taxes	16,379.00	16,379.00	0.00	17,154.04	775.04	4.73%
412 - Intergovernmental	300,000.00	300,000.00	0.00	0.00	-300,000.00	100.00%
460 - Investment Income	1,000.00	1,000.00	1,255.47	13,055.14	12,055.14	1,205.51%
470 - Miscellaneous Revenues	133,812.50	133,812.50	9,062.50	102,092.50	-31,720.00	23.70%
480 - Other Financing Sources	60,000.00	60,000.00	0.00	0.00	-60,000.00	100.00%
Department: 04 - Revenue Total:	511,191.50	511,191.50	10,317.97	132,301.68	-378,889.82	74.12%
Department: 06 - Expense						
504 - Contract Services	214,500.00	214,500.00	94.33	1,014.95	213,485.05	99.53%
560 - Debt Service	300,000.00	300,000.00	0.00	0.00	300,000.00	100.00%
Department: 06 - Expense Total:	514,500.00	514,500.00	94.33	1,014.95	513,485.05	99.80%
Fund: 104 - ECONOMIC DEVELOPMENT Surplus (Deficit):	-3,308.50	-3,308.50	10,223.64	131,286.73	134,595.23	4,068.16%
Fund: 106 - DEBT SERVICE						
Department: 04 - Revenue						
400 - Taxes	467,019.00	467,019.00	1,050.01	480,119.38	13,100.38	2.81%
420 - Charges for Services	0.00	0.00	0.00	12,609.00	12,609.00	0.00%
460 - Investment Income	5,000.00	5,000.00	1,819.77	24,203.54	19,203.54	384.07%
470 - Miscellaneous Revenues	0.00	0.00	1,241.51	1,241.51	1,241.51	0.00%
Department: 04 - Revenue Total:	472,019.00	472,019.00	4,111.29	518,173.43	46,154.43	9.78%
Department: 06 - Expense						
504 - Contract Services	377,109.00	377,109.00	0.00	492,534.76	-115,425.76	-30.61%
560 - Debt Service	111,572.00	111,572.00	1,050.01	106,780.50	4,791.50	4.29%
Department: 06 - Expense Total:	488,681.00	488,681.00	1,050.01	599,315.26	-110,634.26	-22.64%
Fund: 106 - DEBT SERVICE Surplus (Deficit):	-16,662.00	-16,662.00	3,061.28	-81,141.83	-64,479.83	-386.99%

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For Fiscal: 2024-2025 Period Ending: 08/31/2025

Categor...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 107 - SINKING						
Department: 04 - Revenue						
460 - Investment Income	10,000.00	10,000.00	3,571.62	39,983.56	29,983.56	299.84%
470 - Miscellaneous Revenues	0.00	0.00	230.00	4,230.00	4,230.00	0.00%
480 - Other Financing Sources	45,421.00	45,421.00	45,420.00	45,420.00	-1.00	0.00%
Department: 04 - Revenue Total:	55,421.00	55,421.00	49,221.62	89,633.56	34,212.56	61.73%
Department: 06 - Expense						
503 - Supplies	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00%
550 - Capital Outlay	359,500.00	359,500.00	14,500.14	29,708.71	329,791.29	91.74%
Department: 06 - Expense Total:	369,500.00	369,500.00	14,500.14	29,708.71	339,791.29	91.96%
Fund: 107 - SINKING Surplus (Deficit):	-314,079.00	-314,079.00	34,721.48	59,924.85	374,003.85	119.08%
Fund: 108 - DOWNTOWN DEVELOPMENT						
Department: 04 - Revenue						
400 - Taxes	461,500.00	461,500.00	50,979.83	474,268.63	12,768.63	2.77%
460 - Investment Income	1,000.00	1,000.00	1,929.50	17,907.85	16,907.85	1,690.79%
Department: 04 - Revenue Total:	462,500.00	462,500.00	52,909.33	492,176.48	29,676.48	6.42%
Department: 06 - Expense						
503 - Supplies	5,000.00	5,000.00	0.00	398.79	4,601.21	92.02%
504 - Contract Services	20,422.00	20,422.00	132.37	5,796.40	14,625.60	71.62%
550 - Capital Outlay	25,000.00	25,000.00	0.00	0.00	25,000.00	100.00%
570 - Other Financing Source	390,000.00	390,000.00	0.00	195,000.00	195,000.00	50.00%
Department: 06 - Expense Total:	440,422.00	440,422.00	132.37	201,195.19	239,226.81	54.32%
Fund: 108 - DOWNTOWN DEVELOPMENT Surplus (Deficit):	22,078.00	22,078.00	52,776.96	290,981.29	268,903.29	-1,217.97%
Fund: 109 - TOURISM						
Department: 04 - Revenue						
400 - Taxes	340,000.00	340,000.00	44,008.16	350,895.16	10,895.16	3.20%
420 - Charges for Services	7,500.00	7,500.00	4,612.47	15,336.05	7,836.05	104.48%
460 - Investment Income	10,000.00	10,000.00	3,342.56	38,805.43	28,805.43	288.05%
470 - Miscellaneous Revenues	0.00	0.00	75.00	625.00	625.00	0.00%
Department: 04 - Revenue Total:	357,500.00	357,500.00	52,038.19	405,661.64	48,161.64	13.47%
Department: 06 - Expense						
500 - Personnel Services	151,532.16	151,532.16	9,784.94	129,877.24	21,654.92	14.29%
503 - Supplies	35,400.00	35,400.00	40,752.79	58,040.87	-22,640.87	-63.96%
504 - Contract Services	373,543.60	373,543.60	1,145.08	175,803.43	197,740.17	52.94%
550 - Capital Outlay	370,000.00	370,000.00	4,431.02	15,849.58	354,150.42	95.72%
Department: 06 - Expense Total:	930,475.76	930,475.76	56,113.83	379,571.12	550,904.64	59.21%
Fund: 109 - TOURISM Surplus (Deficit):	-572,975.76	-572,975.76	-4,075.64	26,090.52	599,066.28	104.55%
Fund: 110 - RV PARK						
Department: 04 - Revenue						
460 - Investment Income	2,000.00	2,000.00	1,309.81	13,283.99	11,283.99	564.20%
470 - Miscellaneous Revenues	154,500.00	154,500.00	16,663.01	213,995.02	59,495.02	38.51%
Department: 04 - Revenue Total:	156,500.00	156,500.00	17,972.82	227,279.01	70,779.01	45.23%
Department: 06 - Expense						
500 - Personnel Services	53,768.60	53,768.60	3,878.25	42,886.14	10,882.46	20.24%
503 - Supplies	36,250.00	36,250.00	736.06	3,765.70	32,484.30	89.61%
504 - Contract Services	84,570.00	84,570.00	2,429.18	35,522.42	49,047.58	58.00%
550 - Capital Outlay	50,000.00	50,000.00	0.00	18,743.00	31,257.00	62.51%
Department: 06 - Expense Total:	224,588.60	224,588.60	7,043.49	100,917.26	123,671.34	55.07%
Fund: 110 - RV PARK Surplus (Deficit):	-68,088.60	-68,088.60	10,929.33	126,361.75	194,450.35	285.58%
Fund: 111 - LB840						
Department: 04 - Revenue						
400 - Taxes	327,318.00	327,318.00	0.00	316,246.71	-11,071.29	3.38%
412 - Intergovernmental	150,000.00	150,000.00	0.00	0.00	-150,000.00	100.00%
460 - Investment Income	17,169.00	17,169.00	7,323.67	63,892.04	46,723.04	272.14%

Budget Report

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Categor...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
470 - Miscellaneous Revenues	100,052.00	100,052.00	5,829.36	93,853.13	-6,198.87	6.20%
Department: 04 - Revenue Total:	594,539.00	594,539.00	13,153.03	473,991.88	-120,547.12	20.28%
Department: 06 - Expense						
503 - Supplies	2,250.00	2,250.00	0.00	10,188.80	-7,938.80	-352.84%
504 - Contract Services	1,141,176.00	1,141,176.00	-33,298.68	77,242.45	1,063,933.55	93.23%
Department: 06 - Expense Total:	1,143,426.00	1,143,426.00	-33,298.68	87,431.25	1,055,994.75	92.35%
Fund: 111 - LB840 Surplus (Deficit):	-548,887.00	-548,887.00	46,451.71	386,560.63	935,447.63	170.43%
Fund: 113 - CAPITAL PROJECTS						
Department: 04 - Revenue						
400 - Taxes	475,000.00	475,000.00	56,644.25	529,559.96	54,559.96	11.49%
460 - Investment Income	5,000.00	5,000.00	4,480.00	45,339.71	40,339.71	806.79%
Department: 04 - Revenue Total:	480,000.00	480,000.00	61,124.25	574,899.67	94,899.67	19.77%
Department: 06 - Expense						
504 - Contract Services	50,000.00	50,000.00	0.00	0.00	50,000.00	100.00%
550 - Capital Outlay	232,000.00	232,000.00	0.00	197,437.10	34,562.90	14.90%
Department: 06 - Expense Total:	282,000.00	282,000.00	0.00	197,437.10	84,562.90	29.99%
Fund: 113 - CAPITAL PROJECTS Surplus (Deficit):	198,000.00	198,000.00	61,124.25	377,462.57	179,462.57	-90.64%
Fund: 114 - PUBLIC SAFETY						
Department: 04 - Revenue						
400 - Taxes	350,228.00	350,228.00	6,247.90	233,245.95	-116,982.05	33.40%
460 - Investment Income	5,000.00	5,000.00	822.68	9,187.59	4,187.59	83.75%
Department: 04 - Revenue Total:	355,228.00	355,228.00	7,070.58	242,433.54	-112,794.46	31.75%
Department: 31 - Fire						
503 - Supplies	17,000.00	17,000.00	0.00	7,473.41	9,526.59	56.04%
504 - Contract Services	27,608.58	27,608.58	0.00	27,608.58	0.00	0.00%
550 - Capital Outlay	107,650.00	107,650.00	0.00	29,550.29	78,099.71	72.55%
Department: 31 - Fire Total:	152,258.58	152,258.58	0.00	64,632.28	87,626.30	57.55%
Department: 32 - Police						
503 - Supplies	52,230.00	52,230.00	17,401.68	49,290.83	2,939.17	5.63%
504 - Contract Services	23,216.31	23,216.31	0.00	23,216.31	0.00	0.00%
550 - Capital Outlay	164,000.00	164,000.00	0.00	140,897.95	23,102.05	14.09%
Department: 32 - Police Total:	239,446.31	239,446.31	17,401.68	213,405.09	26,041.22	10.88%
Fund: 114 - PUBLIC SAFETY Surplus (Deficit):	-36,476.89	-36,476.89	-10,331.10	-35,603.83	873.06	2.39%
Fund: 130 - STREETS						
Department: 04 - Revenue						
400 - Taxes	445,000.00	445,000.00	51,146.04	523,950.45	78,950.45	17.74%
412 - Intergovernmental	1,508,329.71	1,508,329.71	105,521.10	1,353,861.10	-154,468.61	10.24%
420 - Charges for Services	4,000.00	4,000.00	0.00	3,821.36	-178.64	4.47%
460 - Investment Income	20,000.00	20,000.00	5,778.92	62,162.05	42,162.05	210.81%
470 - Miscellaneous Revenues	500.00	500.00	0.00	13,864.17	13,364.17	2,672.83%
Department: 04 - Revenue Total:	1,977,829.71	1,977,829.71	162,446.06	1,957,659.13	-20,170.58	1.02%
Department: 06 - Expense						
500 - Personnel Services	836,364.17	836,364.17	70,992.47	788,376.39	47,987.78	5.74%
503 - Supplies	144,900.00	144,900.00	11,469.19	80,471.10	64,428.90	44.46%
504 - Contract Services	508,043.00	508,043.00	11,679.51	266,590.28	241,452.72	47.53%
550 - Capital Outlay	690,000.00	690,000.00	17,058.65	542,474.65	147,525.35	21.38%
Department: 06 - Expense Total:	2,179,307.17	2,179,307.17	111,199.82	1,677,912.42	501,394.75	23.01%
Fund: 130 - STREETS Surplus (Deficit):	-201,477.46	-201,477.46	51,246.24	279,746.71	481,224.17	238.85%
Fund: 150 - KENO						
Department: 04 - Revenue						
460 - Investment Income	10,000.00	10,000.00	3,885.83	51,161.53	41,161.53	411.62%
470 - Miscellaneous Revenues	1,754,500.00	1,754,500.00	141,056.45	1,530,784.80	-223,715.20	12.75%
Department: 04 - Revenue Total:	1,764,500.00	1,764,500.00	144,942.28	1,581,946.33	-182,553.67	10.35%

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Categor...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Department: 06 - Expense						
504 - Contract Services	1,620,500.00	1,620,500.00	122,028.40	1,443,786.34	176,713.66	10.90%
Department: 06 - Expense Total:	1,620,500.00	1,620,500.00	122,028.40	1,443,786.34	176,713.66	10.90%
Fund: 150 - KENO Surplus (Deficit):	144,000.00	144,000.00	22,913.88	138,159.99	-5,840.01	4.06%
Fund: 160 - SPECIAL PROJECTS						
Department: 04 - Revenue						
412 - Intergovernmental	1,360,000.00	1,360,000.00	0.00	0.00	-1,360,000.00	100.00%
460 - Investment Income	30,000.00	30,000.00	2,577.18	40,209.39	10,209.39	34.03%
470 - Miscellaneous Revenues	210,000.00	210,000.00	0.00	6,057.98	-203,942.02	97.12%
Department: 04 - Revenue Total:	1,600,000.00	1,600,000.00	2,577.18	46,267.37	-1,553,732.63	97.11%
Department: 06 - Expense						
503 - Supplies	210,000.00	210,000.00	239.95	9,193.01	200,806.99	95.62%
504 - Contract Services	2,704,423.00	2,704,423.00	11,880.00	1,203,338.44	1,501,084.56	55.50%
Department: 06 - Expense Total:	2,914,423.00	2,914,423.00	12,119.95	1,212,531.45	1,701,891.55	58.40%
Department: 44 - Library						
503 - Supplies	9,415.21	9,415.21	0.00	0.00	9,415.21	100.00%
Department: 44 - Library Total:	9,415.21	9,415.21	0.00	0.00	9,415.21	100.00%
Fund: 160 - SPECIAL PROJECTS Surplus (Deficit):	-1,323,838.21	-1,323,838.21	-9,542.77	-1,166,264.08	157,574.13	11.90%
Fund: 201 - ELECTRIC						
Department: 04 - Revenue						
420 - Charges for Services	9,239,177.00	9,239,177.00	926,191.68	8,177,724.40	-1,061,452.60	11.49%
460 - Investment Income	200,000.00	200,000.00	35,933.39	451,910.54	251,910.54	125.96%
470 - Miscellaneous Revenues	49,500.00	49,500.00	7,480.37	68,388.25	18,888.25	38.16%
480 - Other Financing Sources	170,000.00	170,000.00	14,166.67	155,833.37	-14,166.63	8.33%
Department: 04 - Revenue Total:	9,658,677.00	9,658,677.00	983,772.11	8,853,856.56	-804,820.44	8.33%
Department: 06 - Expense						
500 - Personnel Services	1,365,478.34	1,365,478.34	101,396.69	1,184,250.23	181,228.11	13.27%
503 - Supplies	4,662,500.00	4,662,500.00	367,707.92	3,777,079.94	885,420.06	18.99%
504 - Contract Services	2,305,455.00	2,305,455.00	107,848.12	1,112,990.65	1,192,464.35	51.72%
550 - Capital Outlay	503,125.00	503,125.00	62,653.97	256,531.59	246,593.41	49.01%
570 - Other Financing Source	3,110,000.00	3,110,000.00	195,639.59	2,068,407.74	1,041,592.26	33.49%
Department: 06 - Expense Total:	11,946,558.34	11,946,558.34	835,246.29	8,399,260.15	3,547,298.19	29.69%
Fund: 201 - ELECTRIC Surplus (Deficit):	-2,287,881.34	-2,287,881.34	148,525.82	454,596.41	2,742,477.75	119.87%
Fund: 202 - WATER						
Department: 04 - Revenue						
420 - Charges for Services	1,934,231.00	1,934,231.00	263,228.31	1,865,346.39	-68,884.61	3.56%
460 - Investment Income	10,000.00	10,000.00	3,519.69	37,987.11	27,987.11	279.87%
470 - Miscellaneous Revenues	227,000.00	227,000.00	3,184.42	147,207.38	-79,792.62	35.15%
Department: 04 - Revenue Total:	2,171,231.00	2,171,231.00	269,932.42	2,050,540.88	-120,690.12	5.56%
Department: 06 - Expense						
500 - Personnel Services	768,177.29	768,177.29	60,064.81	721,711.11	46,466.18	6.05%
503 - Supplies	136,500.00	136,500.00	5,718.61	94,106.72	42,393.28	31.06%
504 - Contract Services	423,920.00	423,920.00	46,172.54	437,181.21	-13,261.21	-3.13%
550 - Capital Outlay	773,518.00	773,518.00	13,125.00	222,413.28	551,104.72	71.25%
560 - Debt Service	297,707.52	297,707.52	0.00	297,707.52	0.00	0.00%
Department: 06 - Expense Total:	2,399,822.81	2,399,822.81	125,080.96	1,773,119.84	626,702.97	26.11%
Fund: 202 - WATER Surplus (Deficit):	-228,591.81	-228,591.81	144,851.46	277,421.04	506,012.85	221.36%
Fund: 203 - WASTEWATER						
Department: 04 - Revenue						
420 - Charges for Services	1,686,348.28	1,686,348.28	126,358.46	1,326,359.53	-359,988.75	21.35%
460 - Investment Income	15,000.00	15,000.00	5,643.01	58,966.14	43,966.14	293.11%
470 - Miscellaneous Revenues	24,500.00	24,500.00	2,775.96	26,759.63	2,259.63	9.22%
Department: 04 - Revenue Total:	1,725,848.28	1,725,848.28	134,777.43	1,412,085.30	-313,762.98	18.18%

Budget Report

For Fiscal: 2024-2025 Period Ending: 08/31/2025

Categor...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Department: 06 - Expense						
500 - Personnel Services	526,796.96	526,796.96	35,940.40	442,182.62	84,614.34	16.06%
503 - Supplies	41,500.00	41,500.00	1,115.01	23,625.36	17,874.64	43.07%
504 - Contract Services	559,715.00	559,715.00	16,683.16	316,052.13	243,662.87	43.53%
550 - Capital Outlay	1,042,125.00	1,042,125.00	13,125.00	132,035.00	910,090.00	87.33%
560 - Debt Service	60,976.24	60,976.24	0.00	60,976.23	0.01	0.00%
570 - Other Financing Source	250,000.00	250,000.00	0.00	0.00	250,000.00	100.00%
Department: 06 - Expense Total:	2,481,113.20	2,481,113.20	66,863.57	974,871.34	1,506,241.86	60.71%
Fund: 203 - WASTEWATER Surplus (Deficit):	-755,264.92	-755,264.92	67,913.86	437,213.96	1,192,478.88	157.89%
Fund: 204 - SANITATION						
Department: 04 - Revenue						
420 - Charges for Services	3,855,514.70	3,855,514.70	367,516.68	3,962,657.77	107,143.07	2.78%
460 - Investment Income	50,000.00	50,000.00	19,061.37	208,191.44	158,191.44	316.38%
470 - Miscellaneous Revenues	67,000.00	67,000.00	4,716.62	207,694.99	140,694.99	209.99%
Department: 04 - Revenue Total:	3,972,514.70	3,972,514.70	391,294.67	4,378,544.20	406,029.50	10.22%
Department: 06 - Expense						
500 - Personnel Services	1,643,936.66	1,643,936.66	103,524.73	1,330,002.18	313,934.48	19.10%
503 - Supplies	585,700.00	585,700.00	76,112.87	403,422.64	182,277.36	31.12%
504 - Contract Services	894,794.00	894,794.00	51,840.40	732,421.07	162,372.93	18.15%
550 - Capital Outlay	2,673,125.00	2,673,125.00	15,123.75	330,365.86	2,342,759.14	87.64%
570 - Other Financing Source	170,000.00	170,000.00	14,166.67	155,833.37	14,166.63	8.33%
Department: 06 - Expense Total:	5,967,555.66	5,967,555.66	260,768.42	2,952,045.12	3,015,510.54	50.53%
Fund: 204 - SANITATION Surplus (Deficit):	-1,995,040.96	-1,995,040.96	130,526.25	1,426,499.08	3,421,540.04	171.50%
Fund: 205 - GOLF						
Department: 04 - Revenue						
420 - Charges for Services	372,000.00	372,000.00	61,207.50	531,668.33	159,668.33	42.92%
460 - Investment Income	500.00	500.00	1,473.24	10,475.12	9,975.12	1,995.02%
470 - Miscellaneous Revenues	285,750.00	285,750.00	51,734.24	414,542.33	128,792.33	45.07%
480 - Other Financing Sources	300,000.00	300,000.00	28,972.92	235,074.37	-64,925.63	21.64%
Department: 04 - Revenue Total:	958,250.00	958,250.00	143,387.90	1,191,760.15	233,510.15	24.37%
Department: 06 - Expense						
500 - Personnel Services	694,938.64	694,938.64	60,676.23	537,948.79	156,989.85	22.59%
503 - Supplies	233,300.00	233,300.00	16,127.91	203,454.18	29,845.82	12.79%
504 - Contract Services	180,912.00	180,912.00	16,061.65	146,638.12	34,273.88	18.95%
Department: 06 - Expense Total:	1,109,150.64	1,109,150.64	92,865.79	888,041.09	221,109.55	19.94%
Fund: 205 - GOLF Surplus (Deficit):	-150,900.64	-150,900.64	50,522.11	303,719.06	454,619.70	301.27%
Fund: 206 - LEASING CORPORATION						
Department: 04 - Revenue						
460 - Investment Income	2,000.00	2,000.00	273.55	2,382.19	382.19	19.11%
470 - Miscellaneous Revenues	252,853.00	252,853.00	21,098.02	232,078.22	-20,774.78	8.22%
Department: 04 - Revenue Total:	254,853.00	254,853.00	21,371.57	234,460.41	-20,392.59	8.00%
Department: 06 - Expense						
504 - Contract Services	2,150.00	2,150.00	0.00	528.00	1,622.00	75.44%
560 - Debt Service	385,000.00	385,000.00	0.00	384,281.25	718.75	0.19%
Department: 06 - Expense Total:	387,150.00	387,150.00	0.00	384,809.25	2,340.75	0.60%
Fund: 206 - LEASING CORPORATION Surplus (Deficit):	-132,297.00	-132,297.00	21,371.57	-150,348.84	-18,051.84	-13.64%
Fund: 207 - CIVIC CENTER						
Department: 04 - Revenue						
420 - Charges for Services	465,000.00	465,000.00	24,875.60	425,779.17	-39,220.83	8.43%
460 - Investment Income	2,000.00	2,000.00	530.03	7,268.71	5,268.71	263.44%
470 - Miscellaneous Revenues	30,000.00	30,000.00	2,263.00	30,635.21	635.21	2.12%
480 - Other Financing Sources	390,000.00	390,000.00	0.00	195,000.00	-195,000.00	50.00%
Department: 04 - Revenue Total:	887,000.00	887,000.00	27,668.63	658,683.09	-228,316.91	25.74%

Budget Report

For Fiscal: 2024-2025 Period Ending: 08/31/2025

Categor...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Department: 06 - Expense						
503 - Supplies	62,500.00	62,500.00	779.47	25,046.51	37,453.49	59.93%
504 - Contract Services	702,530.00	702,530.00	39,996.95	569,382.99	133,147.01	18.95%
550 - Capital Outlay	109,500.00	109,500.00	30,930.00	45,889.80	63,610.20	58.09%
Department: 06 - Expense Total:	874,530.00	874,530.00	71,706.42	640,319.30	234,210.70	26.78%
Fund: 207 - CIVIC CENTER Surplus (Deficit):	12,470.00	12,470.00	-44,037.79	18,363.79	5,893.79	-47.26%
Fund: 800 - HEALTH INSURANCE						
Department: 04 - Revenue						
460 - Investment Income	40,000.00	40,000.00	9,040.33	101,694.45	61,694.45	154.24%
470 - Miscellaneous Revenues	2,240,060.00	2,240,060.00	175,861.43	1,923,336.80	-316,723.20	14.14%
Department: 04 - Revenue Total:	2,280,060.00	2,280,060.00	184,901.76	2,025,031.25	-255,028.75	11.19%
Department: 06 - Expense						
504 - Contract Services	2,145,750.00	2,145,750.00	194,140.60	1,937,263.35	208,486.65	9.72%
Department: 06 - Expense Total:	2,145,750.00	2,145,750.00	194,140.60	1,937,263.35	208,486.65	9.72%
Fund: 800 - HEALTH INSURANCE Surplus (Deficit):	134,310.00	134,310.00	-9,238.84	87,767.90	-46,542.10	34.65%
Report Surplus (Deficit):	-8,848,717.40	-8,848,717.40	645,381.20	2,939,261.59	11,787,978.99	133.22%

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
101 - GENERAL	-640,805.31	-640,805.31	-137,851.58	-460,918.90	179,886.41
102 - CEM PERP/ARBORETUM	-83,000.00	-83,000.00	3,299.08	11,382.79	94,382.79
104 - ECONOMIC DEVELOPMENT	-3,308.50	-3,308.50	10,223.64	131,286.73	134,595.23
106 - DEBT SERVICE	-16,662.00	-16,662.00	3,061.28	-81,141.83	-64,479.83
107 - SINKING	-314,079.00	-314,079.00	34,721.48	59,924.85	374,003.85
108 - DOWNTOWN DEVELOPMENT	22,078.00	22,078.00	52,776.96	290,981.29	268,903.29
109 - TOURISM	-572,975.76	-572,975.76	-4,075.64	26,090.52	599,066.28
110 - RV PARK	-68,088.60	-68,088.60	10,929.33	126,361.75	194,450.35
111 - LB840	-548,887.00	-548,887.00	46,451.71	386,560.63	935,447.63
113 - CAPITAL PROJECTS	198,000.00	198,000.00	61,124.25	377,462.57	179,462.57
114 - PUBLIC SAFETY	-36,476.89	-36,476.89	-10,331.10	-35,603.83	873.06
130 - STREETS	-201,477.46	-201,477.46	51,246.24	279,746.71	481,224.17
150 - KENO	144,000.00	144,000.00	22,913.88	138,159.99	-5,840.01
160 - SPECIAL PROJECTS	-1,323,838.21	-1,323,838.21	-9,542.77	-1,166,264.08	157,574.13
201 - ELECTRIC	-2,287,881.34	-2,287,881.34	148,525.82	454,596.41	2,742,477.75
202 - WATER	-228,591.81	-228,591.81	144,851.46	277,421.04	506,012.85
203 - WASTEWATER	-755,264.92	-755,264.92	67,913.86	437,213.96	1,192,478.88
204 - SANITATION	-1,995,040.96	-1,995,040.96	130,526.25	1,426,499.08	3,421,540.04
205 - GOLF	-150,900.64	-150,900.64	50,522.11	303,719.06	454,619.70
206 - LEASING CORPORATION	-132,297.00	-132,297.00	21,371.57	-150,348.84	-18,051.84
207 - CIVIC CENTER	12,470.00	12,470.00	-44,037.79	18,363.79	5,893.79
800 - HEALTH INSURANCE	134,310.00	134,310.00	-9,238.84	87,767.90	-46,542.10
Report Surplus (Deficit):	-8,848,717.40	-8,848,717.40	645,381.20	2,939,261.59	11,787,978.99

Agenda Item Summary

For the meeting of: September 22, 2025

Agenda item title: Approve and authorize the Mayor to sign an Economic Development Assistance Agreement regarding Scott Free Brewing Company

Submitted by: Pat Heath, City Administrator

Explanation of the agenda item: The City of Gering Economic Development Application Review Committee met on August 13, 2025 to consider an application submitted by Scott Free Brewing Co.

Board/Commission/Staff recommendation: The Committee recommended a \$12,500 low interest loan with a five-year term and personal guarantees as security. The applicant will be using the funds for an expansion in the front area of their taproom which would create a much-needed outdoor seating area.

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

Are funds budgeted? X **yes** **no**

If no, comments:

Estimated Amount \$12,500

Amount Budgeted \$900,000

Department LB840

Account #111-06-6905

Account Description Economic Development Projects

Approval of funds available: *Lyndsey Mathews, Finance Director*

City Treasurer/Finance Director

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

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

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

State of Nebraska.

Approved for submittal: *Pat Heath, City Administrator*

Mayor, City Administrator, Department Head

Referred to: Economic Development Application
Review Committee **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.

ECONOMIC DEVELOPMENT ASSISTANCE AGREEMENT

This Agreement is made on the ____ day of September, 2025, between the City of Gering, Nebraska (the "City") and Kristian Schank, Crystal Schank, and Scott Free Brewing Company, L.L.C., of Gering, Nebraska, a Nebraska Corporation, (the "Applicants").

Recitals:

The City has adopted an Economic Development Program (the "Program") pursuant to the Nebraska LB 840 Economic Development Fund.

The Applicants has made application for economic development assistance pursuant to the Program (the "Application");

The Administrator of the Program (the "Administrator") and the City LB840 Economic Development Fund Committee (the "Committee") have reviewed the Application and negotiated the terms of a grant and loan; and

The parties desire to enter into this Agreement for the purpose of setting out the terms and condition of the grant.

Kristian Schank and Crystal Schank are the renters of the real estate where the Applicants are doing business.

Agreement:

1. Closing:

The "Closing" shall occur on or about the ____ day of _____, 2025, upon approval by the Gering City Council (the "Effective Date").

2. Loan:

The Applicant is requesting a loan for the purpose of offsetting some of the costs of remodeling a building they rent to accommodate business retention and expansion.

3. Amount of the Loan:

The City agrees to provide a loan to the Applicants, Kristian Schank, Crystal Schank, and Scott Free Brewing Company, L.L.C., of Gering, Nebraska, in the amount of Twelve Thousand Five Hundred Dollars (\$12,500.00). The loan will be payable to the City of Gering under the following terms and conditions:

a. The \$12,500.00 loan will be repaid at a fixed rate of 3.75% amortized over five (5) years to be repaid on a monthly basis. Payments will commence on or about the ____ day of October, 2025, until paid in full according to the amortization schedule attached as Exhibit "C".

b. In the event of default by the Applicant, the City may, at its option, declare the entire amount of the loan due and payable at once, or exercise any other remedy

available to the City pursuant to Nebraska law. Interest on the repayment amount shall be 3.75% fixed for purposes of repayment; principal and interest may be deemed payable in full from the date of default; the Note contains a default interest rate of ten percent (10%). There will be no pre-payment penalty.

c. Regarding the Loan, the Applicant, by and through Kristian Schank and Crystal Schank, agree to execute a written Guaranty.

4. Representation and Warranties of the Applicants:

Applicant is organized as a limited liability company, organized and existing under the laws of the State of Nebraska. In the event that the Applicant organizes another business entity such as a partnership, corporation, or sole proprietorship, Applicant will notify City and make any appropriate changes in documents that are required to protect the City's interest and otherwise provide security for repayment as provided in this Agreement. The Applicant has full power and authority to enter into this Agreement and carry out the transaction contemplated by this Agreement. The Applicant's execution, delivery and performance of this Agreement has been authorized by all necessary action on the part of the Applicant. This Agreement, and each agreement and instrument delivered by the Applicant pursuant to it, is the legal and binding obligation of the Applicant, enforceable against the Applicant in accordance with its terms.

5. Representation and Warranties of the City:

The City represents and warrants the following, all of which shall survive the Closing:

The City is a municipal corporation organized and existing under the laws of the State of Nebraska, and has full power and authority to enter into this Agreement and carry out the transaction contemplated by this Agreement. The City's execution, delivery and performance of this Agreement have been authorized by all necessary action on the part of the City. This Agreement, and each agreement and instrument delivered by the City pursuant to it, is the legal and binding obligation of the City, enforceable against the City in accordance with its terms.

No representation or warranty made by the City in this Agreement contains or will contain any untrue statement of any material fact, or omits or will fail to state any material fact known to the City that is required to make the statements not misleading.

6. Conditions of Closing:

The City's obligation to proceed with the Closing is subject to the Applicant's fulfillment of each and all of the following conditions at or prior to the Closing:

a. All representations and warranties of the Applicant shall be true as of the date of Closing.

b. To secure repayment, the Applicant shall deliver to the City a Personal Guaranty (the "Guaranty") of the amounts for the loan. The Guaranty shall be in the form of the attached Exhibit "A."

c. The Applicant is required to provide personal and individual financial statements to the City.

d. The Applicant is required to execute a Promissory Note agreeing to repay the LB 840 loan. No security will be required.

7. Default:

The Applicant shall be in default if any of the following happen:

a. Failure to comply with any of the terms of this Agreement to include an assignment not permitted under this Agreement.

b. Any warranty representation or statement made or given to the City by the Applicant proves to have been false in any material respect when made or given.

c. Dissolution or liquidation of the Applicant, the termination of existence, insolvency, business failure, appointment of a receiver, assignment for the benefit of creditors, or bankruptcy of the Applicant.

d. The Applicant ceases to operate their business in the City of Gering.

e. Violation by the Applicant of any of the terms of the agreement in paragraphs one (1) through six (6) above.

f. Failure to make timely loan payments required by this Agreement and Promissory Note.

g. In the event of default or failure to make loan payments by the Applicant, the City may, at its option, declare the entire amount of the loan and grant due and payable at once, or exercise any other remedy available to the City pursuant to Nebraska law.

In the event of default of any of the terms and conditions of this Agreement, City has the right to demand repayment of any amounts of the loan that are not satisfied, payable on demand. City, in the event of default, has the right, at its option, to declare the entire balance due immediately.

8. Confidentiality:

It is agreed that this Agreement and its terms are public record and are not confidential. However, the City agrees to take reasonable steps ensure that any financial and proprietary information provided in connection with this Agreement by the Applicants shall remain confidential and shall not be revealed or disclosed to outside sources unless the information is public knowledge, is independently developed, or is required to be disclosed by law or legal process.

9. Notices:

Any notices or other communications between the parties shall be personally delivered, sent by certified or registered mail, return receipt requested, by Federal Express or similar service that records delivery, or by facsimile transmission combined with any of the above methods of

notice, to the addresses set out below, or to such other address as a party may designate, from time to time, by written notice to the other. A notice shall be deemed effective upon receipt.

a. If to the City:

City of Gering
1025 P Street, PO Box 687
Gering, NE 69341
Fax: 308-436-6899

b. If to the Applicants:

Scott Free Brewing Company, L.L.C.
c/o Kristian Schank
2011 Avenue D
Scottsbluff, NE 69361

and

1032 O Street
Gering, NE 69341

308.631.1814 (Business Phone)
308.631.1814 (Cell)
scottfreebrewingco@gmail.com

10. Miscellaneous:

- a. This Agreement constitutes the entire agreement of the parties with respect to its subject matter, and may only be modified in writing signed by both of the parties.
- b. The provisions of this Agreement are severable and if any provision is held to be invalid, the remainder of the Agreement shall remain in effect.
- c. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but which together shall constitute a single instrument.
- d. This Agreement shall be governed by the law of Nebraska.
- e. This Agreement shall be binding on the successors and assigns of the parties.
- f. The Applicant may not assign or transfer interest in this Agreement without the consent of the Administrator.

[SIGNATURE PAGE TO FOLLOW]


CITY OF GERING, NEBRASKA:


ATTEST:

By: _____
Kent Ewing, Mayor

City Clerk

SCOTT FREE BREWING CO, LLC
OF GERING, NEBRASKA:

By: _____
Kristian Schank, Individually, and as
Member/Owner of Scott
Free Brewing Company, LLC

By: _____
Crystal Schank, Individually, and as
Member/Owner of Scott
Free Brewing Company, LLC

Agenda Item Summary

For the meeting of: September 22, 2025

Agenda item title: Approve and authorize the Mayor to sign a Service Contract by and between Intralinks and the City of Gering

Submitted by: Pat Heath, City Administrator

Explanation of the agenda item:

In the past, the City has had two agreements with Intralinks (the company the City outsources IT services with). One was for monthly time (hourly billing) and one was for services. This agreement combines both into one agreement for one set rate, instead of hourly billing. The new agreement would compensate Intralinks \$6475 per month. Initial calculations show a cost savings to the City if the new agreement is approved. Both the City and Intralinks will monitor the effectiveness of the new agreement throughout the year and may consider amendments in the future.

Board/Commission/Staff recommendation: Approve and authorize the Mayor to sign agreement.

Does this item require the expenditure of funds?	X	yes	no
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Are funds budgeted?	X	yes	no
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If no, comments:

Estimated Amount

Amount Budgeted

Department

Various

Account

Account Description

Approval of funds available:

Lyndsey Mathews, Finance Director

City Treasurer/Finance Director

Does this item require a resolution or an ordinance?		yes	X	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:

Pat Heath, City Administrator

Mayor, City Council member, City Administrator, City Clerk

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.

SERVICES CONTRACT

This CONTRACT ("Contract") is made and executed this 1st day of October, 2025, by and between Intralinks, Inc, a Nebraska corporation ("Intralinks, Inc"), and The City of Gering (the "City"). Intralinks, Inc and the City are sometimes hereinafter collectively referred to as the "Parties" or, individually, as a "Party."

In consideration of the mutual conditions, covenants and obligations recited in this Contract, Intralinks, Inc and the City agree as follows:

1. Exclusive Contract. The City hereby employs Intralinks, Inc during the "Contract Term," as hereinafter defined, as its exclusive provider of certain systems support and other related services (together, "Systems Support Services") as set forth on the attached Exhibit "A".

2. Term. Unless otherwise terminated as provided in this Contract, the term of this Contract ("Contract Term") shall be for 1Year Commencing on the 1st day of October, 2025, and ending on or about the 30th day of September, 2026. This Contract may be renewed or extended upon the mutual agreement of the Parties and the execution of a writing signed by both Parties that extends the term of this Contract.

3. Compensation. The City shall pay to Intralinks, Inc, during the Contract Term and as compensation for the Managed Services rendered by Intralinks, Inc pursuant to this Contract, \$6475 per month ("Managed Services Fee").

In addition to the Managed Services Fee, the City also agrees to reimburse Intralinks, Inc for expenses reasonably incurred in performing the Systems Support Services hereunder, including, but not limited to, travel expenses, telephone calls, supplies, transportation and secretarial services. Provided, Intralinks, Inc., shall provide a written request for payment of additional expenses to the City. Before payment of the additional expenses is due, the City shall approve the amount of additional expenses through its City Council and its regular claims process.

4. Use of City's Equipment. During the term of this Contract, the City shall make available to Intralinks, Inc, without cost or charge to Intralinks, Inc, such office space, telecommunications equipment, computer equipment, modem lines and other such ancillary services and equipment that are customarily available to providers of systems support services from their customers and to providers of any other services which may be reasonably requested by the City pursuant to the terms of this Contract.

5. Personnel. Intralinks, Inc may, in its sole and absolute discretion, choose which of its personnel shall perform the Systems Support Services performed hereunder and may reassign or replace such personnel at any time. In addition, Intralinks, Inc may, in its sole and absolute discretion, subcontract with qualified third parties to provide any of the Systems Support Services performed hereunder.

The Parties hereby acknowledge and agree that all personnel provided by Intralinks, Inc to the City will remain the employees, independent contractors, or subcontractors of Intralinks, Inc and will be paid, on an individual basis, solely by Intralinks, Inc. The City shall pay the Managed Services Fee and any additional expenses approved herein directly to Intralinks, Inc. Intralinks, Inc will maintain worker's compensation and liability insurance for each of its employees performing services under this Contract.

6. Liaisons. To insure expeditious completion of the System Support Services performed hereunder, the City and Intralinks, Inc designate the following persons to act as liaison(s) (the "Liaisons") with the other Party:

City of Gering

Pat Heath

Intralinks, Inc

Scott Phillips

The City's Liaison(s) shall have the authority to request alterations to, or modifications of, the Systems Support Services performed hereunder by issuing a project description order. The City's Liaison may also receive and act upon communications from Intralinks, Inc regarding the Systems Support Services.

In the even any dispute arises between the Parties in connection with this Contract, the Parties shall first address any such dispute with the Liaisons. In the event the Liaisons are unable to resolve any such dispute, the Liaisons shall communicate with the appropriate individuals at their respective employers and such individuals shall then negotiate in good faith to resolve such dispute.

7. Solicitation of Employees. During the term of this Contract and for six months following the termination of this Contract, neither party shall employ any person employed by the other Party without obtaining the other Party's prior written consent.

8. Confidentiality. Intralinks, Inc hereby acknowledges and agrees to safeguard all information (the "City's Information"), whether verbal or written, identified as proprietary, given or submitted by the City to Intralinks, Inc in connection with the Systems Support Services provided hereunder. However, if any of the City's Information is available to the general public, is already known to Intralinks, Inc, or is rightfully obtained by Intralinks, Inc from a third party, Intralinks, Inc shall not be subject to this Confidentiality provision and shall bear no responsibility for disclosure of the City's Information.

Subject to the disclosure requirements of public records in Chapter 84, Article 7 of the Nebraska Revised Statutes, The City agrees to safeguard all information (the "Intralinks, Inc Information"), whether verbal or written, identified as proprietary, given or submitted by Intralinks, Inc to the City in connection with the Systems Support Services provided hereunder in the standard nondisclosure practice. However, if any of the Information is available to the general public, is already known to the City, or is rightfully obtained by the City from a third party, the City shall not be subject to this Confidentiality provision and shall bear no responsibility for disclosure of the Intralinks, Inc Information.

9. Property Rights. All documentation, software or technology developed by Intralinks, Inc pursuant to this Contract shall be the sole property of Intralinks, Inc unless specifically designated by an assignment agreement. Intralinks, Inc shall have the right to utilize any such ideas and techniques in any manner it chooses in its sole discretion.

10. Assignment. This Contract may not be assigned by either Party without the prior written consent of the other Party. Any assignment of this Contract in violation of this provision shall be void.

11. Termination. This Contract may be terminated by the mutual agreement of the Parties or for cause. If either Party elects to terminate this Contract for cause, such Party shall give the other party written notice (the "Notice") of their election to terminate and a detailed explanation of the cause. Any termination for cause shall be effective 30 days after the mailing of the Notice, pursuant to paragraph 13 of this Contract.

In the event this Contract is terminated by either Party for any reason, the City shall compensate Intralinks, Inc for all services performed and expenses incurred by Intralinks, Inc up to the effective date of termination.

12. Limitation of Liability. Intralinks, Inc shall not be liable for a breach of any express or implied warranty, including any warranty of merchantability or fitness, or for any negligence in performing this Contract or for products or services provided by Intralinks, Inc hereunder. Intralinks, Inc shall not be liable for any damages caused by delay in performance in this Contract arising for a cause beyond Intralinks, Inc' reasonable control, including, but not limited to, a strike or work stoppage.

Intralinks, Inc shall not be liable for any incidental, special, or consequential damages unless specifically agreed to in writing. Under no circumstances shall Intralinks, Inc' liability under this Contract exceed the amount of money paid to Intralinks, Inc by the City under the Contract.

Systems Support Services performed pursuant to this Contract shall be deemed accepted by the City unless written notice of a claim is submitted to Intralinks, Inc within five (5) days after the applicable Systems Support Services were performed by Intralinks, Inc.

13. Notice. Any Notice required hereunder shall be mailed, via certified and regular mail, to the Parties at the following addresses:

IntraLinks, Inc
2970 10th St, STE 1
Gering, NE 69341

City of Gering
C/O City Manager
1025 P Street
Gering, NE 69341

Notice given shall be effective on the date of mailing to the addresses set forth herein. Changes of address must be provided in writing.

14. Default; Remedies. In the event of a breach or default (collectively, a "Breach") by any Party of any of its duties, covenants, or obligations hereunder, the affected non-breaching Party shall be entitled to exercise all remedies available to it, whether by agreement, at law, or in equity.

15. General Provisions.

A. This Contract is binding upon the successors, heirs, and assigns of Parties, and constitutes the entire agreement of the Parties with respect to the matters discussed herein. All oral representations or prior negotiations are deemed to have been merged into this Contract. This Contract may not be changed or modified except by a writing signed by all of the Parties.

B. If any provision of this Contract is held to be invalid or unenforceable, this Contract shall be considered divisible as to such provision and such provision shall thereupon be inoperative and shall not be part of the consideration moving between the Parties. The remaining provisions of this Contract shall, however, continue to be valid and binding and of like effect as though such provision were not included herein.

D. This Contract shall be governed by the laws of the state of Nebraska.

E. If any Party breaches any of such Party's covenants, obligations or responsibilities herein, the breaching Party shall pay all legal and other expenses, including reasonable attorney's fees, incurred by the non-breaching Party.

IN WITNESS WHEREOF, the Parties have executed this Contract as of the date first above written.

INTRALINKS Inc.

By: _____
Its: _____

CITY OF GERING

By: _____
Its: _____

Agenda Item Summary

For the meeting of: September 22, 2025

Agenda item title: Approve and authorize the Mayor to sign IBEW Union Agreement

Submitted by: Shannon Goss, HR Director

Explanation of the agenda item: The City IBEW Union Committee and the IBEW steward and other representatives met on April 18 and June 9, 2025 to negotiate the contract renewal. The attached contract shows the changes that were agreed upon. The final draft of the IBEW contract is ready for Council approval.

Board/Commission/Staff recommendation: Staff recommends approval.

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? yes ☐ X 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:

Shannon Goss, HR Director

Mayor, City Administrator or City Department Head

Referred to: City IBEW Union 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.

Agreement Between

City of Gering, Nebraska

and

Local Union No. 1597
International Brotherhood
Of Electrical Workers
AFL-CIO

October 1, 2022-2025 –
September 30, 2025-2028

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CITY OF GERING PREAMBLE

Whereas, the CITY has recognized its legal obligation regarding the practices and procedures of collective bargaining as a fair and orderly way of conducting its relations with its employees insofar as such practices and procedures are appropriate to the functions and obligations of the CITY to retain the right to effectively operate in a responsible and efficient manner and are consonant with the paramount interests of the CITY and its citizens;

Whereas, it is the intention of the Contract to provide, where not otherwise mandated by statute, ordinance, or resolution for the salary structure, fringe benefits, and employment conditions of the employees covered by this Contract to prevent interruptions of work and interference with the efficient operation of the CITY, and to provide an orderly and prompt method of handling and processing grievances.

Now therefore, the parties agree with each other as follows:

ARTICLE I DEFINITIONS

For the purpose of this Contract, the following words, terms and phrases shall be construed in accordance with the definitions assigned to them unless the context in which the same shall be used would otherwise necessarily require a different definition:

1. DEPARTMENT shall mean the Sanitation, Street, Water/Wastewater, Electric, Park, Golf Course, and Cemetery Departments of the City of Gering, Nebraska.
2. CITY shall mean the City of Gering, Nebraska.
3. EMPLOYEE shall mean any person of the CITY which is included in the recognized bargaining unit.
5. CITY ADMINISTRATOR shall mean the duly appointed City Administrator of the CITY.
6. PERSONNEL RULES AND REGULATIONS shall mean all provisions of the ordinances of the CITY regulating personnel and working conditions, the Personnel Manual of the CITY.
7. UNION shall mean the Gering Employees Bargaining Unit.

ARTICLE II UNION RECOGNITION

The CITY recognizes the UNION as the sole and exclusive bargaining representative for all employees holding positions or classifications subordinate to the Supervisory Personnel, specifically: Cemetery Caretaker, Cemetery Sexton, Electric Line Apprentice, Electric Line Crew Supervisor, Electric Lineman Journeyman, Electric Meter/Service Technician, Equipment Operator-Streets, Greenskeeper, Greenskeeper/Mechanic, Heavy Equipment Operator-Sanitation, Heavy Equipment Operator-Street, Maintenance Mechanic, Master Mechanic, Park Maintenance Worker I, Park Maintenance Worker II, Park Maintenance Supervisor, Sanitation Coordinator, Solid Waste Handler, Storekeeper/Purchasing

~~Agent, Street Supervisor, Water/Wastewater Operator I, Water/Wastewater Operator II, Water/Wastewater Operator III, Water/Wastewater Supervisor, Electrical Journeyman, Electrical Line Apprentice, Electrical Journeyman/Meter Serviceman, Crew Leader, Storekeeper, Equipment Operator, Park Caretaker, Park Crew Leader, Master Mechanic, Water/Wastewater Operator, Water/Wastewater Operator II, Water/Wastewater Operator III, Wastewater Supervisor, Solid Waste Handler, Heavy Equipment Operator, Sanitation Coordinator, Transportation Coordinator, Electric Line Crew Supervisor, Park Maintenance Supervisor, Cemetery Sexton.~~

Excluding police, fire, Golf Course Superintendent, elected officials, clerical, library, professional confidential, seasonal, temporary, and casual employees.

During the term of this agreement, any newly-created non-supervisory positions that do not fall within one of the above listed exceptions shall be presumed to be included within the bargaining unit.

ARTICLE III NON-DISCRIMINATION

SECTION 1 The parties hereby agree not to discriminate against any employee on the basis of race, color, creed, sex, religious or political affiliation, national origin, age, marital status, or UNION or Non-Union membership.

SECTION 2 The parties hereby agree that no officers, agents, representatives, members, or anyone connected with either party shall in any manner intimidate, coerce, restrain, or interfere with the rights of employees to form, join, or assist labor organizations, or to refrain from any of these activities, including the right of employees to withdraw, revoke, or cancel UNION membership.

SECTION 3 The UNION recognizes its responsibility as the exclusive bargaining agent and agrees to represent all employees in the bargaining unit without discrimination, interference, restraint, or coercion. The CITY recognizes the UNION right to reimbursement from Non-UNION bargaining unit employees for the reasonable cost of representation in each individual case.

SECTION 4 The UNION shall share equally with the CITY the responsibility for applying this Article to the Contract.

ARTICLE IV MANAGEMENT RIGHTS

Nothing in this Contract shall be construed to restrict, limit, or impair the rights, powers, and authority of the CITY under the laws of the State of Nebraska and ordinances of the CITY.

The CITY shall not be deemed to have agreed to any restrictions upon the manner of exercising such powers and duties other than those clearly specified in this Contract.

The reserved rights, powers, and authority of the CITY include, but are not limited to the following:

1. The rights to determine, effectuate, and implement the objectives and goals of the CITY.
2. The rights to manage and supervise all operations and functions of the CITY.

3. The right to establish, allocate, schedule, assign, modify, change, and discontinue CITY operations, work shifts, and working hours, including overtime hours.
4. The rights to establish, modify, change, and discontinue work standards.
5. The rights to hire, examine, classify, promote, train, transfer, assign, and retain employees; suspend, demote, discharge, or take other disciplinary action against employees for any legitimate reason; and to relieve employees from duties due to lack of work or reduction of funds.
6. The rights to increase, reduce, change, modify, and alter the composition and size of the work force.
7. The rights to determine, establish, change, modify, and implement policies for the selection, training, and promotion of employees.
8. The rights to create, establish, change, modify, and discontinue any CITY function, operation, and department.
9. The rights to establish, implement, modify, and change financial policies, accounting procedures, prices of goods or services, public relations, and procedures and policies for the safety, health, and protection of the CITY property and personnel.
10. The rights to adopt, modify, change, enforce, or discontinue any existing rules, regulations, procedures, and policies, which are not in direct conflict with any provision of this Contract.
11. The rights to determine and enforce employee's quality and quantity standards.
12. The rights to classify jobs and to allocate individual employees to appropriate classifications based upon duty assignments. The CITY will not abolish or change any bargaining unit classification for the purpose of depriving the bargaining unit employees of their benefits under this Contract.
13. The rights to establish reasonable work rules.
14. If it is determined that there is a conflict between the Personnel Rules and Regulations or Administrative Regulations and the provisions of this Contract, the Contract will govern until changes incorporated in the Personnel Rules and Regulations are specifically addressed in the Contract.

ARTICLE V

CHECK-OFF

SECTION 1 The CITY shall deduct regular UNION dues from the pay of each employee covered by this Contract, provided that at the time of such deduction there is in the possession of the CITY a current unrevoked written assignment, executed by the employee, in the form and according to the terms of the authorization form, attached hereto, and made a part hereof. Such authorization may be revoked by the employee at any time by giving written notice thereof to the CITY.

SECTION 2 Previously signed and unrevoked written authorization shall continue to be effective as to employees reinstated following lay-off, leave of absence, or suspension not exceeding sixty (60) days previous authorizations of other employees rehired or reinstated shall not be considered to be effective.

SECTION 3 Such authorization deductions shall be made from each bi-weekly pay period and will within ten (10) days be remitted to a local bank or credit union, by a UNION official. The UNION shall advise the CITY in writing of the name of such official.

SECTION 4 The exact deduction amount for each employee shall be determined by a Union Official. The deduction shall be compatible to the CITY's existing payroll software.

SECTION 5 If the CITY receives an employee revocation of authorization on or before the eighth day of the payroll period, no deductions will be made from that payroll period or subsequent payroll periods. If such revocation is received after the eighth day of the first payroll period, a deduction will be made from such payroll but shall not be made from subsequent payroll periods.

SECTION 6 The CITY agrees to provide this service without charge to the UNION.

SECTION 7 The CITY shall not be liable for the remittance payment of any sums other than those constituting actual deductions made; and if for any reason it fails to make a deduction for any employee as above provided, it shall make that deduction from the employee's next pay period in which UNION dues are normally deducted after written notification to the CITY of the error. If the CITY makes an overpayment to the designated bank or credit union account, the CITY will deduct that amount from the next remittance to the account. The UNION agrees to indemnify and hold the CITY harmless against any and all claims, suits, orders, or judgments brought or issued against the CITY as a result of any action taken or not taken by the CITY under the provisions of the Article.

ARTICLE VI GRIEVANCE PROCEDURE

An alleged grievance arising from an employee shall be handled in the following manner:

A grievance for the purpose of this Contract refers to the question of the interpretation, application, and meaning of the terms of the labor agreement between the CITY and UNION.

Employees shall raise and thoroughly discuss any matters of disagreement with their immediate supervisor in order to informally resolve as many matters as possible.

In reducing a grievance to writing, the following information must be stated with reasonable clearness:

1. The exact nature of the grievance.
2. The act(s) of commission or omission.
3. The time and place of the act(s) of commission or omission.
4. The identity of the party(ies) who claim to be aggrieved.

5. The provisions of the Contract that are alleged to have been violated.
6. The remedy which is sought.

In the event that a satisfactory settlement is not or cannot be reached after the matter has been informally raised with the immediate supervisor, the following procedure shall be used in the submission of a grievance:

Issues will be addressed according to the following guidelines, with all references to days being working days (Monday-Friday).

STEP 1 Any employee who believes that he/she has a justifiable request or grievance shall discuss the request or complaint within seven (7) working days with the Department Director, with or without the UNION representative being present, as the employee may elect, in an attempt to settle same. However, if a grievance or request has not been satisfactorily resolved in step one, it must be presented in writing and processed in step two, if the UNION representative determines that it constitutes a meritorious grievance. A grievance to be considered beyond step one must be filed in writing with the Department Director on the form provided by the CITY.

STEP 2 If the grievance is not settled to the satisfaction of the employee, he/she and/or the designated representative shall present it to the Department Director in writing within seven (7) working days of the receipt of the decision of the Department Director in step one. The Department Director shall consider the grievance and notify the employee in writing within seven (7) working days of the receipt of the grievance.

STEP 3 If the grievance is not settled to the satisfaction of the employee, he/she and/or the designated representative shall present it in writing to the City Administrator or designated representative within seven (7) working days after the decision of the Department Director. The City Administrator shall notify the employee of the decision made and of any action taken within ten (10) working days of the receipt of the grievance.

STEP 4 If the grievance is not settled by the City Administrator to the satisfaction of the employee, the employee may seek redress from the courts as provided by law.

GENERAL All grievances shall be presented by the employee in person. The employee shall not be paid for any time used to present a grievance. An employee must obtain the permission of the immediate supervisor before leaving the job to present a grievance. None of the above precludes the possibility of meetings at any step of the grievance procedure among the parties involved to discuss the issues and to attempt to settle them at that step.

Nothing in the foregoing provisions shall be construed to apply to the extent, if any, that such provisions may become in conflict with a duly enacted statute of the State or a decision of the Court of competent jurisdiction.

ARTICLE VII

DISCIPLINARY ACTION

SECTION 1 Disciplinary Action: Disciplinary action against an employee shall be in accordance with the Nebraska State Law, Personnel Rules of the CITY and departmental policies, rules or procedures.

SECTION 2 Acceptable conduct by employees is necessary for the orderly operation of the City of Gering and protection of the rights and safety of all employees. Disciplinary action may be taken by supervisors for infractions

of rules and regulations of the City of Gering. It must be emphasized that discipline is a corrective measure and is not intended to punish or retaliate against an employee.

Progressive disciplinary procedures will normally be used by supervisors. The normal sequence for disciplinary measures involves an oral warning, a written warning suspension, and termination in that order. This sequence can be altered by a supervisor if the infraction warrants it.

Employees may be suspended without pay, transferred, demoted, discharged, or otherwise reprimanded as part of a disciplinary action for any legitimate reason.

1. Absenteeism without permission or reasonable excuse.
2. Incompetence or inefficiency.
3. Insubordination or violation of official orders or rules.
4. Negligent or willful damage or waste of public property.
5. Offensive conduct or conduct unbecoming a CITY employee.
6. Possession of illegal drugs or misuse or abuse of drugs on CITY property or on the job.
7. The use of alcohol on CITY property or on the job.
8. Any other violation of the Anti-Drug and Alcohol Policy delineated in the City of Gering personnel manual.
9. Any activity that is not compatible with good public service.
10. Sexual harassment.
11. Conviction of a felony.

Disciplinary action including discharge is not limited to the activities delineated above.

SECTION 3 Removal of Letter: An employee may request to have any written warnings removed from being actionable for purposes of discipline from their file after three (3) years from the date of the letter. However, any letter of discipline dealing with a state or federal violation of law will become part of an employee's permanent record.

ARTICLE VIII

BULLETIN BOARDS AND BALLOT BOXES

SECTION 1 The CITY shall permit the UNION to provide bulletin boards at each location designated by the City Administrator, for posting of UNION meetings and elections, reports of UNION committees, and other notices or announcements that would be of benefit or interest to each employee. All posted notices shall be on UNION stationery and signed by an officer of the UNION.

SECTION 2 Posted notices shall not contain anything political, discriminatory, or anything reflecting adversely upon the CITY or any of its employees. Any UNION authorized violation of this Article shall entitle the CITY to cancel immediately the provisions of this Article and prohibit the UNION further use of the bulletin board.

SECTION 3 The bulletin board shall be for the exclusive use of the UNION.

SECTION 4 The CITY will permit the UNION to use one ballot box provided by the UNION, at an assembly area designated by the City Administrator, for use in UNION elections. No employee shall participate in any UNION elections, in any manner, during his/her duty.

SECTION 5 The CITY will permit the distribution, in each employee's designated message box, of reports of UNION committees and other notices or announcements of benefit or interest to the employees.

ARTICLE IX EMPLOYEE RIGHTS

SECTION 1 The security of the City of Gering, its citizens, plus the integrity and reputation of the Department, depends to a great extent on the manner in which personnel of the Department perform their varied and difficult duties. The performance of such duties involves each employee in all manners of contacts and relationships with the public.

- A. Out of such contacts and relationships may arise questions concerning the actions of each employee of the Department. Such questions require prompt investigation by superiors. The employee shall be timely notified by appropriate personnel of the complaint, unless to do so might jeopardize the investigation of a complaint, and that determination shall be made by the Department Director.
- B. To ensure that such investigations are conducted in a manner conducive to good order and discipline, meanwhile observing and protecting the individual rights of each employee of the Department, the following rules are hereby established.

SECTION 2 The interview of an employee shall be conducted at a reasonable hour after said employee has been given reasonable notice as to the incident involved and the time the interview is to be conducted. Said interview shall be conducted when the employee is on duty unless the urgency of the investigation dictates otherwise. If such interview occurs during off-duty time of the employee being interviewed, the employee shall be compensated for off-duty time in accordance with the overtime procedures of this Contract.

- A. The interview shall take place at the Department.
- B. Each employee interviewed shall be informed of the name of all persons present. Should an employee be directed to leave his/her post during the investigation, a supervisor shall be notified immediately.
- C. Each employee being interviewed shall be informed verbally of the nature of the investigation, name and address of all complaining parties before the interview commences. The employee shall be informed of his/her right to make notes.
- D. The interview session shall be for a reasonable time period, depending upon the seriousness of the investigation. Unless the City Administrator directs otherwise, a period of two (2) hours shall be the maximum time allowed for any one session of the interview.
- E. Reasonable rest periods shall be allowed within the two (2) hour period. Time shall be provided for personal necessities, meals, telephone calls, etc., as are reasonably necessary.
- F. Each employee being interviewed shall not be subject to any offensive or abusive language, nor threatened with dismissal or other disciplinary action. Nothing herein is to be construed as to prohibit the interviewing officer from informing the employee that his/her conduct can be the subject of disciplinary action should

he/she refuse to obey a lawful order of the ranking officer. No promise of reward shall be made as an inducement to answering any question. Each employee being interviewed shall be asked questions by and through no more than two investigators. The employee shall not be required by the Department to submit to interviews by the press or news media without his/her expressed consent, nor shall his/her home address, phone number or photograph is given to the press or news media without his/her expressed consent.

- G. Under Arrest: When the employee being interviewed is under arrest, or is likely to be placed under arrest as a result of the interview, he/she shall be informed of Miranda Rights prior to the commencement of the interview. At the request of the employee under arrest and prior to any interview, the employee shall have the right to be represented by counsel of his/her choice, who may be present at all times during such interview. The attorney shall not participate in the interview except to counsel the employee. The employee may request a postponement of the initial interview to contact any attorney of his/her choosing. The interview may not be postponed more than twenty-four (24) hours, with allowances being made for weekends and holiday.
- H. Violation of Department/CITY Rules: When an employee being interviewed in a non-criminal matter of violation of Departmental rules, regulations, or orders, the employee will not be advised of Miranda Rights, but will be allowed the presence of legal counsel during the interview. The interview may be postponed for not more than twenty-four (24) hours (together with any immediately following weekend or holiday) for the employee to obtain the services of legal counsel, if desired. The attorney shall not participate in the interview, except to counsel the employee. The employee shall answer truthfully all questions concerning the investigation posed by the interviewing officer. When the employee refuses to answer such questions, he/she will be informed that refusal to answer can become the subject of disciplinary action.
- I. Non-Criminal vs. Criminal Conduct: When the employee is being interviewed in a non-criminal matter and there is likelihood that the interview may reveal criminal conduct on the part of the employee, the employee shall be advised of Constitutional Rights prior to the commencement of any interview. The employee shall be advised that if he/she does not waive these rights, the results of the interview cannot and will not be used against him/her in a criminal court of law. However, the employee will be required to answer all questions to assist in the administrative process. When the employee is interviewed and does waive rights, he/she shall be informed that the Department in both an administrative and criminal action can use the results of the interview, if the accusations are proven.
- J. Tape recording: No tape recording will be made of the interview without prior advisement. There will be no "off-the-record" questions during a recorded interview.

SECTION 4 Each employee shall read and be allowed to sign and date any document having reference to the results and/or disposition of an investigation, prior to its being placed in City of Gering file.

SECTION 5 Each disciplined employee has the right of appeal, available to employees as outlined in the Contract.

SECTION 6 Nothing contained herein shall preclude or prohibit any employee from pursuing civil litigation for false and/or malicious complaints.

SECTION 7 In the event that any section, sub-section, or other portion of this Article should be found unconstitutional, illegal, or otherwise invalid, the remainder of the Article shall continue in full force and effect.

ARTICLE X

REDUCTIONS IN FORCE

The Department Supervisor may make recommendations concerning possible changes in the reduction in force policy to the City Administrator. The City Administrator will consider such recommendations, but shall not be bound by them, in establishing changes. Prior to the adoption of the changes, the City Administrator and the City Council will, after giving reasonable notice to every employee, conduct a public hearing. The City Administrator will, in adopting any changes, consider factors including, but not limited to the following primary factors:

- A. Seniority.
- B. Multiple job skills recently or currently being performed by the employee.
- C. The knowledge, skills, and abilities of the employee
- D. The performance appraisal of the employee including any recent or pending disciplinary action(s) involving the employee.
- E. The employment policies and staffing needs of the Department, together with contracts, ordinances, and statutes related thereto.
- F. Required federal, state, or local certifications or licenses.

ARTICLE XI

COMMITTEES

LABOR MANAGEMENT COMMITTEE

Representatives of the UNION and CITY will meet periodically over the course of each year to discuss items of interest to both parties in an effort to benefit the operation and environment of the organization through joint study and planning. Either party may initiate a meeting at any time during the course of the year.

ARTICLE XII

UNION BUSINESS

SECTION 1 Union officials who are members of the bargaining committee, not to exceed five (5) in number, shall be granted leave from duty without pay for time spent in negotiations.

SECTION 2 Union officials, not exceeding two (2) in number, shall be granted leave from duty without pay for the purpose of attending UNION meetings, conventions, education conferences, or conducting UNION business. Such leave shall be contingent upon a written request by the UNION and approval by the Department Supervisor no less than one week in advance of the requested leave dates.

SECTION 3 The CITY shall allow the UNION to make use of copy reproduction devices available to the CITY. The UNION shall reimburse the CITY for reproduction costs at a rate of \$.10 per copy.

ARTICLE XIII

SENIORITY

SECTION 1 Seniority shall be based on continuous length of service without a break or interruption; provided that absence on authorized leave with or without pay or lay-off for thirty (30) calendar days or less, within the meaning of this Article; provided further that in the case of an absence on authorized leave without pay, the period of such absence shall be included in computing accumulated seniority. The City Administrator may waive the provisions of this section when he/she determines it to be in the public interest.

SECTION 2 Seniority shall commence from the hire date of an employee ~~enters a classification~~.

SECTION 3 A list of employees arranged in order of seniority by classification shall be maintained and made available for examination by each employee, provided that the seniority list be revised and updated at the end of each fiscal year, a copy of the same shall be transmitted to the UNION. The UNION will have the list posted on its bulletin board within 24 hours of receiving the list. The list shall be deemed correct if no grievance is filed within five (5) days of delivery of the list to the UNION representative.

SECTION 4 Where two or more employees in the same classification were appointed on the same date, their seniority standing shall be determined in order of their rank on the eligible list from which their appointments were made.

SECTION 5 All newly hired employees hereafter referred to as probationary employees for a period of six months from the date of hire, may be terminated from their employment for any reason as long as both statutory and case law allow such discharge (i.e., "at will employee"). Upon completion of the probationary period, all employees shall be granted seniority ranking from the date of hire.

ARTICLE XIV

HOURS OF WORK IN DUTY SHIFTS

SECTION 1 Eight hours shall constitute a day's work and five consecutive calendar days shall constitute a week's work. The CITY, after consultation with the UNION, may establish a system of rotating days off or establish ten hour, four day work week for the designated positions on a trial basis.

SECTION 2 Each employee shall be entitled to two days off each week which shall be consecutive unless in conflict with shift or other assignment changes.

SECTION 3 During an emergency as declared by the City Administrator, each employee's shifts, hours, and duties may be ~~established~~ determined at the discretion of the Department Head and/or Supervisor, based on operational needs.

SECTION 4 Breaks may be taken in one 15-minute increment during each one-half workday. Since this time is counted and paid as time worked, this rest period includes the time used for smoking, vaping, and ~~eating using the restroom~~. Employees may not save break times in order to use them in larger increments to

extend their meal period and/or to shorten their work day. Each employee's rest period begins at the time when they leave the work site and ends upon the return to the work site. Breaks begin when the employee ceases work and end when work resumes. Employees are not required to leave the work site during their break.

Full-time, non-exempt employees will be provided with one 30 or 60 minute meal period each workday. Supervisors will schedule meal periods to accommodate operating requirements. Employees will be relieved of all active responsibilities and restrictions during meal periods and will not be compensated for that time. Some employees, with pre-approval from their supervisor, may not be relieved of all active responsibilities and restrictions during meal periods and shall be compensated for that time

Lunch breaks are determined at the discretion of the Department Head. If a lunch break is scheduled, employees are required to take the designated break as assigned. If a lunch break is not scheduled, employees may not combine their paid breaks to create a lunch period.

Employees who wish to request a lunch break may do so, and the request will be accommodated if operational needs allow, at the Department Head's discretion.

SECTION 5 Timekeeping and Rounding Policy

For payroll purposes, the City of Gering utilizes the 7-minute rounding rule in compliance with the Fair Labor Standards Act (FLSA). Employee work time will be rounded to the nearest 15-minute increment as follows:

- Examples: Start Time is 8:00am
 - Clock in between 7:53 and 8:07, your start time will round to 8:00am.
 - Clock in between 8:08 and 8:14, your start time will round to 8:15am.
 - Clock in between 7:46 and 7:52, your start time will round to 7:45am.

Employees are expected to adhere to their work schedules, and excessive early arrivals or late departures may be subject to management review and disciplinary action if necessary.

ARTICLE XV

OVERTIME AND CALL BACK PAY

SECTION 1 Overtime Pay: Work performed by employees in excess of forty (40) hours per seven (7) day work period shall be compensated at the rate of one and one-half (1 1/2) times the number of hours worked in excess of forty (40) hours per work period. For the purposes of this Article, work performed ~~excludes sick leave, bereavement leave, compensatory time and excused absence without pay.~~includes vacation and holiday, all else is excluded.

SECTION 2 If an employee is unexpectedly called to duty during off-duty time and such time does not coincide with scheduled tour of duty, such employee shall be paid for a minimum of two (2) hours at the rate of time and one half (1 1/2), or worked, whichever is greater. For the purposes of this policy "coincide with their schedule tour of duty" refers to any time that falls within one (1) hour before or fifteen (15) minutes after the employee's scheduled shift. However, if the call back time is due to a telephone conference only, and the transaction can be completed from the employee's point of origin, the employee shall be paid for a minimum of one-half (1/2) hour per 24-hour period at the rate of time and one-half (1 1/2) or the actual number of hours worked, whichever is greater, at the rate of one- and one-half (1 1/2) times the actual number of hours worked, whichever is greater.

If an employee is scheduled to work outside of their regularly scheduled hours, and that time does not coincide with their regular scheduled hours, the employee shall be paid a minimum of (1) hour at their regular rate of pay. This time

will count toward the total hours worked and will be paid at the regular rate until the employee reaches the applicable threshold for overtime.

SECTION 3 In lieu of payment of overtime hours worked, the employee may elect to put in for compensatory time off. If this request is approved, one and one half-hours of compensatory time shall be credited for each overtime hour worked.

SECTION 4 Compensatory time off shall be earned at the same rate as overtime pay, as described in this Article. Employees shall be allowed to carry up to 120 hours of compensatory time, or 80 actual overtime hours, during any fiscal year, provided this limitation may be waived for short periods based on individual and department needs. The CITY will establish the procedure for taking earned compensatory time off. Seniority and non-discrimination shall apply as described in Articles III and XIII in the procedure for employees using compensatory time off. ~~Employees with a comp time balance above 120 hours will have 2 years to reduce the balance to or below 120 hours.~~

SECTION 5 Management will govern the granting of compensatory time off regardless of time period prior to the request for said time off. Employees must notify their will not be required to find a replacement for his/her shift when the employee desires normal compensatory time off, provided each employee notifies his/her immediate supervisor at least one (1) week in advance for one (1) day off or at least two (2) weeks in advance for two (2) or more days off. However, employees may be requested to locate a replacement for their position, should request(s) for compensatory time off be made beyond the accepted limits for compensatory time, volunteering Requests for compensatory time off beyond these notice periods, as well as time off for voluntary participation in for special training, special seminars, or other optional events, will be considered based on operational needs. functions which each employee has the option of attending or not attending. The CITY has established a ~~written~~ procedure for taking off earned compensatory time or receiving payment for earned compensatory time.

ARTICLE XVI STAND-BY PAY

SECTION 1 It may be necessary for CITY personnel to be available for duty and service. In accepting employment with the CITY, all employees in the affected departments, must understand and accept this condition and will agree to accept stand by work schedule. When an employee is placed on a stand by work schedule, they shall keep the communication center informed of where they may be readily contacted so the employee may be advised if services are required. Stand by pay shall be 7 hours straight time per week as listed in the CITY Personnel Manual.

ARTICLE XVII HOLIDAYS

SECTION 1 The following and, in addition, any other days that may be designated by the CITY are paid holidays for employees:

New Year's Day	Martin Luther King, Jr. Day
President's Day	Arbor Day
Memorial Day	Independence Day
Labor Day	Veterans Day
Thanksgiving Day	Day after Thanksgiving Day
Christmas Day	<u>2 Floating Holidays</u>

These Holidays will be observed per the Employee Handbook.

Christmas Eve

When Christmas Eve falls on a Monday through Thursday, CITY offices will close at 11:30am, and employees will receive four (4) hours of holiday pay for the afternoon. The first four (4) hours worked that morning are considered regular time and will not receive any additional holiday compensation.

If an employee is required to work beyond four (4) hours, those hours will be compensated according to the standard holiday pay policy.

Employees who wish to take the entire day off must use four (4) hours of accrued paid leave in addition to the four (4) hours of holiday pay.

SECTION 2 Employees who are required to work on a Holiday shall be paid Holiday Pay and Overtime for the hours worked. work on the above-mentioned recognized holidays will work their regular shift and receive an additional eight (8) hours pay for each holiday to be paid during the fiscal year at the rate of time and one half in which the holiday(s) occurred. Employees who do not work the whose days off fall on a recognized holiday will receive eight (8) hours of Holiday pay and it will be counted as time worked for the purpose of determining overtime pay. at the rate of time and one half (1 1/2) provided the employee has forty (40) hours of work time within the same work week as the holiday.

SECTION 3 Floating Holiday: Each employee is entitled to ~~one~~ two (2) floating holidays (Personal Days) per calendar year, to which shall be used in accordance with the procedures provided established for requesting use of accumulated leave time off. Floating Holiday hours will be equivalent to the employee's regular shift schedule. These Holidays will be granted only after successful completion of the probationary period. Such Floating holidays shall do not carry over be accumulated from year to year and employees will not receive there will be no compensation for any unused floating holidays.

ARTICLE XVIII LEAVE PROVISIONS

SECTION 1 ACCRUAL OF SICK LEAVE: Sick leave will accumulate at the rate of eight (8) hours ~~one (1) working day~~ of sick leave for each calendar month of service. Sick leave may be accumulated up to one hundred twenty (120) days or 960 hours as of December 1 of any year. Unused sick leave which has accumulated in excess of 120 days or 960 hours as of December 1 of any year may be converted at the rate of one additional hour of vacation or one additional hour of pay, at the election of the employee, for every four full hours of unused sick leave. An employee will be eligible to have up to 240 hours of accrued sick leave paid to them at time of resignation. The employee shall have exceeded the fifteen-year anniversary at his/her hire date at the City of Gering to receive this benefit. If the employee has not fulfilled the fifteen-year obligation, the employee shall not benefit from sick leave accrual pay out.

SECTION 2 Sick leave with pay must be earned, however, sick leave may be advanced if approved by the City Administrator. Employees may utilize their allowance of sick leave when unable to perform their work duties by reason of personal illness, job related fatigue, bodily injury, pregnancy, disease or exposure to contagious diseases under circumstances in which the health of other employees or the public would be endangered by attendance on duty. Sick leave with pay may also be taken to keep medical or dental appointments. It may also be granted ~~for a maximum of one hundred twenty (120) days in each calendar year~~ for illness in the immediate

family (spouse, children, step-children, father, step-father, mother, step-mother, brothers, sisters, grandparents, grandchildren, mother and father-in-law) that requires the employee's personal care and attention.

SECTION 3 The Department Supervisor or authorized representative may investigate any sick leave taken by each employee. False or fraudulent use of sick leave shall be cause for disciplinary action and may result in dismissal.

SECTION 4 If any employee is absent for reasons that entitle him/her to use sick leave, each employee or a member of his/her household shall notify the supervisor on duty at least thirty (30) minutes prior to scheduled reporting time. If an employee fails to notify the supervisor, when it was reasonably possible to do so, no sick leave shall be approved. Leave will be requested through the Tyler Time Off Request in the Executime platform. ~~Immediately upon return to work, each employee shall submit a leave form to the supervisor.~~

SECTION 5 BEREAVEMENT LEAVE: Bereavement leave, not to exceed forty (40) hours per incident~~five (5) days~~, will be granted for the death of an immediate family member (spouse, parent, child, sibling, grandparent, or grandchild; the same relations of the employee's spouse; or a person living in the same household as the employee. The Department Head Supervisor or ~~his-their~~ designee may allow the use of vacation leave or compensatory time in addition to the bereavement funeral leave if circumstances warrant additional time off. The City Administrator or ~~his-their~~ designee may give special consideration for any other person whose association with the employee was similar to any of the above relationships. Bereavement leave is intended to cover only the amount of time necessary to meet the employee's regularly scheduled work hours. Bereavement leave shall not result in the employee exceeding their regularly scheduled hours.

SECTION 6 JOB RELATED INJURIES: An employee who is unable to work as a result of a job-related injury or disease for which worker's compensation benefits are payable, that portion of the employee's regular salary which is not paid by the worker's compensation insurance carrier will be paid by the CITY from the employee's accrued sick leave at the rate of one third of the employee's normal pay. Worker's compensation reports must be filed and signed within 24 hours after the incident has taken place and sent directly to the City Clerk or HR Director. This is the responsibility of the employee, unless otherwise incapacitated, in which case the responsibility would fall on the direct supervisor.

SECTION 7 UPON RESIGNATION: Once an employee has submitted notice of resignation or retirement, no sick leave may be used unless the employee provides doctor verification for the absence. Approval of any leave time is at the discretion of the Department Head or Supervisor, based on the needs of the CITY. Additionally, employees will not be permitted to use any leave time after their last day worked. Appropriate leave will be paid out on the final paycheck. ~~SICK LEAVE PAY OFF AT DEATH: An employee will be eligible to have up to a maximum of eighty (80) hours of accrued sick leave paid to the employee's beneficiary in the event of the employee's non-duty-related death. In the event of a duty-related death, an employee will be eligible to have up to a maximum of 120 hours of accrued sick leave paid to the employee's beneficiary.~~

ARTICLE XIX VACATION LEAVE

SECTION 1 Employees covered by this Contract shall be subject to the vacation accrual system as per the CITY'S 2022 Personnel manual.

ARTICLE XX

UNIFORMS AND EQUIPMENT

SECTION 1 All employees required to wear uniforms will have uniforms furnished by the CITY in sufficient supply so that each employee may at all times present a clean and neat appearance. Such uniforms shall not include socks or everyday work pants, which will be provided by the individuals, unless otherwise specified by the CITY. These uniforms are CITY property and shall not be converted to personal use and must be returned to the CITY at termination. The CITY Shall provide an annual allowance not to exceed \$300.00 for the employee to purchase work boots and/or prescription safety eyeglasses and frames. This allowance is based on a rolling 12-month period, measured from the anniversary of the employee's most recent purchase to the anniversary of that purchase in the following year. All boots will be purchased by the CITY and must be preapproved by the Department Head. The employee shall provide a receipt to receive the allowance. These uniforms are CITY property and shall not be converted to personal use. If an employee voluntarily resigns or is terminated (for any reason) within six (6) months of purchasing work boots using the CITY's allowance, the employee shall return the boots to the CITY. Boots are CITY property and shall not be converted to personal use.

SECTION 2 ELECTRIC DEPARTMENT: The CITY shall provide employees of the Electric Department the following equipment/FR clothing, 3 FR long sleeve shirts, 3 pair FR pants, 1 FR hooded sweatshirt, 1 pair FR Cold Weather (top and bottom), 1 pair wet weather gear (top and bottom), 1 pair dielectric boots (composite or steel toe) and fall protection, in addition to all P.P.E currently being provided by the CITY. New hires shall receive the above equipment/protective clothing after successfully completing the 6-month probationary period. If an employee voluntarily resigns or is terminated (for any reason) within six (6) months of purchasing work boots using the CITY's allowance, the employee shall return the boots to the CITY. Boots are CITY property and shall not be converted to personal use.

SECTION 3 The CITY shall provide any additional such equipment as shall be required by the Department to ensure employees can safely and effectively perform their assigned duties.

SECTION 4 Regular replacement articles shall be provided as necessary for reasonable wear or damage or loss of uniforms and equipment occurring while in the performance of duties.

SECTION 5 Repairs shall be provided by the CITY if the damage occurred in the line of duty.

SECTION 6 The Department Supervisor may authorize repair or reimbursement for clothing of any employee when such clothing has been damaged while in the performance of duties.

ARTICLE XXI

COLLEGE INCENTIVE PAY

SECTION 1 In addition to his/her regular pay and any other compensation to which a college credit eligible member of the Department as defined herein may otherwise be entitled, a college eligible employee of the Department shall receive one-half percent of regular and overtime pay for each thirty (30) hours of college credit satisfactorily completed up to ninety (90) hours of college credits satisfactorily completed, together with another one-half percent of regular pay upon attainment of a bachelor's degree, providing the conditions set forth in Sections 3 to 5 inclusive, of this Article are met.

SECTION 2 The CITY will provide educational assistance to all eligible employees in accordance with the following guidelines:

- a. Employee must be full-time, post probation.
- b. Employees will receive a maximum of \$1,200 per employee, per calendar year for educational assistance.
- c. The course must be job-related.
- d. The course must be pre-approved by the department leader and Human Resources.
- e. Employee must receive a final grade of "C" or higher in the course to be eligible for reimbursement. Proof of grade is required before reimbursement will take place.
- f. The \$1,200 may be used for tuition, enrollment fees, and books.
- g. If the employee leaves the City of Gering within one year of receiving educational assistance, that employee will be required to reimburse the CITY for any funds received one year prior to their resignation date.

While educational assistance is expected to enhance employee's performance and professional abilities, the CITY cannot guarantee that participation in formal education will entitle the employee to automatic advancement, a different job assignment, or pay increases. The CITY invests in educational assistance to employees with the expectation that the investment be returned through enhanced job performance.

SECTION 3 For the purpose of this Article, a college credit eligible member of the Department shall include all employees of the Department.

SECTION 4 All current college credit eligible members of the Department shall be given credit for college hours earned in the past from an accredited college or university when sufficient proof of credits earned is supplied to the Personnel Officer.

SECTION 5 All college credit eligible employees desiring to take such courses from and after the effective date of this Contract must first obtain approval in advance from the department head and City Administrator.

SECTION 6 Employees claiming compensation under this Article must have all grades at least a "C" or better.

SECTION 7 In any case not specifically covered by the provisions of this Article, the determination as to whether such courses qualify for college credit will be determined at the sole discretion of the City Administrator.

SECTION 8 Tuition reimbursement pay for each eligible employee will be provided beginning with the first pay period after the employee has provided the Personnel Officer with proof of credits earned with a grade of "C" or better.

ARTICLE XXII

WAGES

SECTION 1 The parties agree that a cost-of-living adjustment of ~~3.53~~3% shall be added to the pay scales beginning October 3, ~~2022~~2025. The HR director shall send the Union the new wage tables within 30 days after approval by the City Council. The parties will open the contract each year to negotiate for cost-of-living adjustment to the wage scale, if any, based on the Midwest Region CPI (January – December).

SECTION 2 Survey, The CITY and the Union will follow an array of Nebraska cities to determine current labor market comparable salaries and benefits for work performed in the various job classifications covered by this agreement beginning contract year 2022-2025 and beyond. The CITY and the UNION will conduct a Pay Survey for the basis of this survey. Using the survey results, the Union and the CITY will establish a pay range for each class of work covered by this agreement.

SECTION 3 City of Gering employees shall be eligible for annual increases to move to the next higher step on the attached pay step plan based upon longevity and a satisfactory performance evaluation, as outlined in the CITY's pay resolution for that fiscal year. Satisfactory performance shall be presumed in the absence of documentation of the same in the evaluation an employee performance appraisal or significant disciplinary action write up given to the employee. Longevity shall be the amount of time performing work in that particular job classification. New Employees shall be eligible to move from step one to step two one step to the next after finishing their probationary period. six months, and from step two to each succeeding step after one year in that particular step. Exceptions may be made if it is later demonstrated that a new employee's education and/or experience exceeds what was initially known or considered at the time of hire. for employees who have exceeded the minimum qualifications for education and/or experience. In such cases this event, the employees may be granted given a 2-step increase. However In this scenario, a new employee will not be placed at a higher wage than a current employee in that the same position, unless their qualifications exceed the current employees. In the event this is to occur, the matter will be discussed with the Union Business Manager local union representative prior to the increase being given.

Current employees who consistently demonstrate outstanding work performance that goes above and beyond standard job expectations may also be considered for a 2-step increase. This increase must be recommended by the Department Head and approved by Human Resources and the City Administrator. These types of merit-based 2-step increases shall be reserved for rare and exceptional circumstances and shall not be granted on a routine basis. Approval is also contingent upon the availability of funds within the department's budget or the increase being specifically budgeted for.

SECTION 4 The probationary introductory employment period shall be used to evaluate new employee capabilities, work habits, and overall performance. At the end of the six-month probationary introductory period, the Department Director-Head shall:

- 1) recommend one step increase in pay. In rare and exceptional cases, a 2-step recommendation may be made under Section 3 provisions.
- 2) extend the probationary introductory period not to exceed three months and so notify the employee.
- 3) dismiss the employee.

SECTION 5 When an employee is promoted or transferred by the CITY to a higher-grade position, it shall be considered the employee will be subject to an orientation period for six (6) months. The employee shall receive a minimum increase to their base wage of 5%, except in a case where a 5% increase would exceed the maximum base wage for the grade to which the employee is promoted. In such a case, the employee will be paid the maximum base wage for the new grade. This 5% increase may be slightly higher in order to maintain the step scale.

If the promoted employee is subject to an orientation period for the new position, a step increase will be granted upon successful completion of the orientation period. If there is not an orientation period imposed, the next adjustments to promoted employees pay shall be when their annual adjustments evaluations are given made.

SECTION 6 When an employee is demoted from a position of a lower grade, they will be considered introductory for the first six months after the date of demotion. If the employee is not successful in the demoted position he or she can be dismissed from that position.

SECTION 7 When a current employee applies for a position within the CITY, their pay shall remain the same or decrease, depending on the grade level of the new position. The starting pay in the new role will be determined based on the employee's relevant experience for the position as well as their overall seniority with the CITY. The employee will be subject to a six (6) month orientation period in the new role. Upon successful completion of this period and satisfactory performance evaluation, a pay increase may be granted. Subsequent pay adjustments will be made at the employee's new evaluation date, which will be based on the date the new position was started. SANITATION ONLY: When an employee is requested to fill in for an employee that is absent from his/her position, the employee filling the position shall be paid at Step 1 for the absent employee. At no time shall this result in a reduction in pay for the employee filling the position.

SECTION 8: SPECIALTY PAY – CLASS A CDL Employees of the CITY who possess a valid Class A Commercial Driver's License (CDL) and are assigned duties that require the use of a Class A CDL shall receive 2% of their base salary pay only while actively performing duties that require the use of a Class A CDL. Employees shall receive a minimum of one (1) hour of specialty pay for any work assignment that requires use of the Class A CDL, regardless of the duration of the CDL-related task.

When not performing duties that require use of the Class A CDL, the employee shall receive their regular rate of pay. All overtime worked during the period in which the employee is actively using the Class A CDL, shall be compensated at one and one-half (1 ½) times the employee's regular rate of pay.

Employees receiving this specialty pay will be required to document their time performing Class A CDL – required duties for purposes of compensation.

ARTICLE XXIII HEALTH INSURANCE

The CITY will provide medical coverage for all fulltime employees and his/her dependents. Members of the bargaining unit shall pay the same rate as the other CITY employees. ~~The employee share of health insurance premiums shall be as follows for each plan and coverage type listed below:-~~

Plan A:

~~Single: 10.2% employee premium percentage~~

~~Employee + Child: 16.7% employee premium percentage~~

~~Employee + Spouse: 17.9% employee premium percentage~~

~~Family: 20% employee premium percentage~~

Plan B:

- ~~Single: 5.4% employee premium percentage~~
- ~~Employee + Child: 10.2% employee premium percentage~~
- ~~Employee + Spouse: 12.4% employee premium percentage~~
- ~~Family: 14.6% employee premium percentage~~

Employees who are enrolled in Plan A ~~as of the effective date of this Agreement~~ may continue to participate in Plan A for the duration of this Agreement, but Plan A shall not be open to new enrollees (i.e., newly hired employees or employees enrolled in Plan B as of the effective date of this Agreement).

Due to changing insurance plans, premiums and deductibles now run October -September. Employee contributions toward health insurance premiums shall be set as follows:

- Plan A (Traditional PPO): Employee pays 20% of the total premium
- Plan B (High-Deductible Health Plan-HDHP): Employee pays 12% of the total premium

Premium amounts will be based on the COBRA rates provided annually by the insurance carrier and third-party administrator. Employee contributions will be calculated from those rates and rounded to the nearest whole dollar.

The CITY reserves the right to adjust employee contribution percentages in future years based on budgetary considerations. Any such changes will be communicated to the Union Business Manager as soon as premiums are set.

ARTICLE XXIV LIFE INSURANCE

The CITY shall provide a ~~\$35,000~~ \$70,000 term life insurance policy for each employee.

The CITY will provide an option to employees to purchase additional life insurance, at the employee's expense and upon the employee's request. If this additional life insurance is chosen, the employee may be requested to fill out medical forms at the insurance carrier's request.

ARTICLE XXV NON-REGULAR AND OFF-DUTY EMPLOYMENT

SECTION 1 Off-duty employment is employment by an employer other than the City of Gering or self-employment. Such employment is permitted to the extent provided in the CITY'S Personnel manual.

ARTICLE XXVI STRIKES AND LOCK-OUTS

Neither the UNION nor any officers, agents, or employees will instigate, promote, sponsor, engage in, or condone any strike, slowdown, concerted stoppage of work, or any other intentional interruption of operations of the Department by employees of the Department. Each employee covered by this Contract, who violates any provisions of this Article may be discharged or otherwise disciplined by the CITY as provided elsewhere in this Contract.

**ARTICLE XXVII
SAVING CLAUSE**

If any provision of this Contract is subsequently declared by the proper legislative or judicial authority to be unlawful or unenforceable or not in accordance with applicable statutes or ordinances, all other provisions of this Contract shall remain in full force and effect for the duration of this Contract. In addition, the provisions of this contract and provisions in the Employee Handbook appropriately issued by the CITY shall be mutually effective, with benefits and provisions from both being available to all Union members.

**ARTICLE XXVIII
WAIVER**

SECTION 1 With respect to the time period between October 1, ~~2022-2025~~ and September 30, ~~2025~~2028, as a result of negotiations, and in consideration of this entire collective bargaining agreement, the Union, on behalf of all its members, and the CITY, hereby knowingly, intelligently, and voluntarily waive their rights to file any proceeding with the Nebraska Commission of Industrial Relations alleging lack of comparability with respect to any fringe benefits, except wages and the health care premium contribution which are subject to negotiation in the final year of this agreement.

**ARTICLE XXIX
TERMINATION OF AGREEMENT**

This Agreement made and entered into, when signed by the proper officers of the CITY and Local UNION and approved by the President of the International Brotherhood of Electrical Workers, shall become operative as of October 1, ~~2022~~2025, and shall continue to September 30, ~~2025~~2028. The Agreement shall automatically renew for one year thereafter unless either party shall notify the other in writing no later than April 15, ~~2025~~2028. Negotiations shall commence by June 30, ~~2025~~2028.

IN WITNESS WHEREOF, the parties hereto have set their hands this the ____ day of _____, _____.

IBEW Local 1597

CITY OF GERING

Business Manager, IBEW 1597

Mayor

Union Steward

City Clerk

Agenda Item Summary

For the meeting of: September 22, 2025

Agenda item title: Request for Personnel Committee Meeting - Agenda item: 1.) Review and consider policy updates

Submitted by: Shannon Goss, HR Director

Explanation of the agenda item: Staff is requesting a Personnel Committee meeting for the committee to review and recommend updates to several City policies to correspond with Union Contracts and laws:

Policy 1.9 Introductory & Orientation Periods, 1.10 Performance Appraisals, 1.12 Workplace Monitoring, 2.2 Bereavement Leave, 2.8 Holidays, 2.14 Sick Leave, 4.3 Breaks/M meal Periods, 5.1 Timekeeping/Paydays, 5.4 On-Call & Call-Back Pay, 6.1 Uniforms, 6.4 Use of Equipment & Vehicles, 7.2 Smoking/Use of Tobacco, 7.3 Drug and Alcohol Use

Board/Commission/Staff recommendation: Staff recommends approval of Personnel Committee meeting.

	Yes	X	no
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	Yes	X	no
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If no, comments:

Estimated Amount

Amount Budgeted

Department

Account

Account Description

Approval of funds available:

City Treasurer/Finance Director

	yes	X	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:

Shannon Goss, HR Director

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.

Agenda Item Summary

For the meeting of: September 22, 2025

Agenda item title: Approve Ordinance No. 2167 - AN ORDINANCE OF THE CITY OF GERING, NEBRASKA TO ADOPT THE BUDGET STATEMENT TO BE TERMED THE ANNUAL APPROPRIATION BILL FOR FISCAL YEAR BEGINNING OCTOBER 1, 2025; TO APPROPRIATE SUMS FOR NECESSARY EXPENSES AND LIABILITIES; TO PROVIDE FOR AN EFFECTIVE DATE

Submitted by: Pat Heath, City Administrator

Explanation of the agenda item: State Statute requires that the governing body pass an ordinance to adopt the Budget Statement. The FY25/26 Budget must be submitted to the State by September 30, 2025. A public hearing regarding the FY26 proposed budget was held on September 17, 2025.

Board/Commission/Staff recommendation: Approve Ordinance No. 2167.

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

Are funds budgeted? X **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.

State of Nebraska and Scotts Bluff County.

Approved for submittal:

Pat Heath, City Administrator

Mayor, City Council member, City Administrator, City Clerk

Referred to: 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. 2167

AN ORDINANCE OF THE CITY OF GERING, NEBRASKA TO ADOPT THE BUDGET STATEMENT TO BE TERMED THE ANNUAL APPROPRIATION BILL FOR FISCAL YEAR BEGINNING OCTOBER 1, 2025; TO APPROPRIATE SUMS FOR NECESSARY EXPENSES AND LIABILITIES; TO PROVIDE FOR AN EFFECTIVE DATE.

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

Section 1. The City Administrator, in accordance with the requirements of Nebraska Revised Statute § 19-646, has submitted a proposed budget statement to the City Council, which statement is attached hereto as Exhibit A and incorporated herein by reference (the “Budget Statement”).

Section 2. A public hearing will be held on the Budget Statement in accordance with the requirements of Nebraska Revised Statute § 13-506. Before the final passage and approval of this Ordinance, the Budget Statement may be amended in accordance with comments received at public hearings, the property valuations provided by Scotts Bluff County, any action to exceed the allowable growth for restricted funds as determined by law, and as necessary to adjust for any other information gathered by the City before October 1, 2025.

Section 3. In accordance with the requirements of the Nebraska Budget Act and Nebraska Revised Statute § 16-704, the amounts set forth in the attached and incorporated Budget Statement shall be and are hereby recognized as the budget appropriations for the City of Gering, Nebraska for the fiscal year 2025-2026. The fund descriptions and amounts are as follows:

Fund	Budgeted Expenditures
General	6,810,964
Trust & Agency	216,500
Sales Tax	-
Economic Development	514,500
CDBG	65,000
Debt Service	515,237
Sinking	433,100
Downtown Development	291,552
Tourism	750,933
RV Park	348,499
LB840	2,046,426
Capital Projects	420,000
Public Safety	391,783
Streets	2,056,876
KENO	1,620,510
Special Projects	1,423,022
Electric	13,619,502
Water	2,274,118
Wastewater	1,818,676
Sanitation	8,023,896
Golf	1,213,130
Leasing Corporation	256,388
Civic Center	778,655
Health Insurance	2,145,750
	48,035,018

Section 4. Upon final passage and approval of this Ordinance, the Budget Statement is adopted by the City of Gering Nebraska as the adopted budget statement. A copy of the Budget Statement shall be forwarded as provided by law to the Auditor of Public Accounts, State Capitol, Lincoln, Nebraska, and to the County Clerk of Scotts Bluff County, Nebraska, for use by the levying authority.

Section 5. This Ordinance shall become effective upon its passage on October 1, 2025.

Passed and approved this _____ day of September, 2025.

Kent Ewing, Mayor

(Seal)

Attest: _____
Kathleen J. Welfl, City Clerk

Approved as to Form and Legality:

City Attorney

Agenda Item Summary

For the meeting of: September 22, 2025

Agenda item title: Approve Resolution 9-25-1 regarding the Fiscal Year 2025/2026 Property Tax Request

Submitted by: Pat Heath, City Administrator

Explanation of the agenda item:

State Statute requires that the municipal governing body pass a resolution regarding the annual Property Tax Request. The City will not exceed the allowable growth for FY25-26 and will lower its property tax levy from \$.32 to \$.31; this is a 3% reduction. At \$.31, the City of Gering will remain among the lowest First Class Cities in the state for its tax levy. A public hearing regarding the property tax request will be held on September 22, 2025 at 5:30 p.m. at Gering City Hall, prior to approval of this resolution.

Board/Commission/Staff recommendation: Approve Resolution 9-25-1.

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.

State of Nebraska.

Approved for submittal:

Pat Heath, City Administrator

Mayor, City Administrator, Department Head

Referred to: 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.

RESOLUTION NO. 9-25-1

WHEREAS, Nebraska Revised Statute 77-1632 and 77-1633 provides that the Governing Body of the City of Gering passes by a majority vote a resolution or ordinance setting the tax request: and

WHEREAS, a special public hearing was held as required by law to hear and consider comments concerning the property tax request;

NOW, THEREFORE, the Governing Body of the City of Gering, resolves that:

1. The 2025-2026 property tax request for non-bond purposes be set at \$2,246,875. The property tax request will be split between the General fund and the Public Safety Fund. General Fund is allocated \$1,885,082 and Public Safety Fund is allocated \$361,793.
2. The 2025-2026 property tax request for bond purposes be set at \$0.00
3. The total assessed value of property differs from last year's total assessed value by 6.34%.
4. The tax rate which would levy the same amount of property taxes as last year, when multiplied by the new total assessed value of property, would be \$.301518 per \$100 of assessed value.
5. The City of Gering proposes to adopt a property tax request that will cause its tax rate to be \$.31052 with \$.26052 for the General Fund and \$.05 for the Public Safety Fund per \$100 of assessed value.
6. Based on the proposed property tax request and changes in other revenue, the total operating budget of the City of Gering will exceed last year's by 5.56 %.
7. A copy of this resolution be certified and forwarded to the County Clerk on or before October 15, 2025.

PASSED AND APPROVED this ____ day of _____, 2025.

Mayor

ATTEST:

City Clerk

(seal)

Agenda Item Summary

For the meeting of: September 22, 2025

Agenda item title: Approve Resolution 9-25-2 regarding Enterprise Fund Transfer

Submitted by: Pat Heath, City Administrator

Explanation of the agenda item:	The City is required by State law to pass a resolution regarding Enterprise Fund transfers. Please see attached.
--	--

Board/Commission/Staff recommendation: Approve Resolution 9-25-2.

Does this item require the expenditure of funds?	yes	X	no
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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
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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.

State of Nebraska.

Approved for submittal:

Pat Heath, City Administrator

Mayor, City Administrator, Department Head

Referred to: 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.

RESOLUTION NO. 9-25-2

WHEREAS, the City of Gering transfers Enterprise Fees to the General Fund to assist in balancing the budget; and

WHEREAS, Enterprise Fees are derived from the Electric, Water, Wastewater and Sanitation Funds; and

WHEREAS, the transfer has been maintained at approximately 13.5% of budgeted Enterprise Fund Revenues over the last few years; and

WHEREAS, the transfer is budgeted at \$2,260,000 for the 2025-2026 fiscal year.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Gering, Nebraska, that staff is authorized to transfer Enterprise Fees of not more than 13.5% of Enterprise Fund Revenues to the General for the fiscal year 2025-2026 in the amount of \$2,260,000.

PASSED AND APPROVED this ____ day of _____, 2025.

Mayor

ATTEST:

City Clerk (seal)

Agenda Item Summary

For the meeting of: September 22, 2025

Agenda item title: Approve Resolution 9-25-3 regarding Pay Plan for Officers and Employees of the City of Gering

Submitted by: **Shannon Goss** **Title: HR Director**

Explanation of the agenda item: The pay plan incorporates a 3% COLA for IBEW & General employees. Police removed the lowest step and added a top step with no COLA; Sergeants get an increase of 3.5% to ensure they are being paid appropriately within the array. Seasonals and Part-time employees scale was adjusted to match the new minimum wage in January 2026.

Board/Commission/Staff recommendation: Staff recommends Council approve the resolution.

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

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

If no, comments:

Estimated Amount \$7,731,006.21 Payroll (this includes merit increases & COLAs but does not include benefits or payroll taxes)

Amount Budgeted \$7,731,006.21 Payroll (this includes merit increases & COLAs but does not include benefits or payroll taxes)

Department Allocated appropriately to each department

Account

Account Description

Approval of funds available: *Lyndsey Mathews, Finance Director*

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:

Shannon Goss, HR Director

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.

RESOLUTION NO. 9-25-3

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

1. That the following Pay Plan for positions of the City of Gering, Nebraska primary, full-time positions be approved and effective September 29, 2025.

**PAY SCHEDULE - GENERAL EMPLOYEES ONLY
NON-EXEMPT EMPLOYEES**

<u>Grade</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>	<u>E</u>	<u>F</u>	<u>G</u>	<u>H</u>	<u>I</u>
9	\$15.31	\$16.08	\$16.88	\$17.72	\$18.61	\$19.54	\$20.52	\$21.54	\$22.62
10	\$16.08	\$16.88	\$17.72	\$18.61	\$19.54	\$20.52	\$21.54	\$22.62	\$23.75
11	\$16.88	\$17.72	\$18.61	\$19.54	\$20.52	\$21.54	\$22.62	\$23.75	\$24.94
12	\$17.72	\$18.61	\$19.54	\$20.52	\$21.54	\$22.62	\$23.75	\$24.94	\$26.19
13	\$18.61	\$19.54	\$20.52	\$21.54	\$22.62	\$23.75	\$24.94	\$26.19	\$27.49
14	\$19.54	\$20.52	\$21.54	\$22.62	\$23.75	\$24.94	\$26.19	\$27.49	\$28.87
15	\$20.52	\$21.54	\$22.62	\$23.75	\$24.94	\$26.19	\$27.49	\$28.87	\$30.31
16	\$21.54	\$22.62	\$23.75	\$24.94	\$26.19	\$27.49	\$28.87	\$30.31	\$31.83
17	\$22.62	\$23.75	\$24.94	\$26.19	\$27.49	\$28.87	\$30.31	\$31.83	\$33.42
18	\$23.75	\$24.94	\$26.19	\$27.49	\$28.87	\$30.31	\$31.83	\$33.42	\$35.09
19	\$24.94	\$26.19	\$27.49	\$28.87	\$30.31	\$31.83	\$33.42	\$35.09	\$36.85
20	\$26.19	\$27.49	\$28.87	\$30.31	\$31.83	\$33.42	\$35.09	\$36.85	\$38.69
21	\$27.49	\$28.87	\$30.31	\$31.83	\$33.42	\$35.09	\$36.85	\$38.69	\$40.62

EXEMPT EMPLOYEES ONLY (salaries figured at 80 hours per pay period)

<u>Grade</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>	<u>E</u>	<u>F</u>	<u>G</u>	<u>H</u>	<u>I</u>
22	\$28.87	\$30.31	\$31.83	\$33.42	\$35.09	\$36.85	\$38.69	\$40.62	\$42.65
23	\$30.31	\$31.83	\$33.42	\$35.09	\$36.85	\$38.69	\$40.62	\$42.65	\$44.79
24	\$31.83	\$33.42	\$35.09	\$36.85	\$38.69	\$40.62	\$42.65	\$44.79	\$47.03
25	\$33.42	\$35.09	\$36.85	\$38.69	\$40.62	\$42.65	\$44.79	\$47.03	\$49.38
26	\$35.09	\$36.85	\$38.69	\$40.62	\$42.65	\$44.79	\$47.03	\$49.38	\$51.85
27	\$36.85	\$38.69	\$40.62	\$42.65	\$44.79	\$47.03	\$49.38	\$51.85	\$54.44
28	\$38.69	\$40.62	\$42.65	\$44.79	\$47.03	\$49.38	\$51.85	\$54.44	\$57.16
29	\$40.62	\$42.65	\$44.79	\$47.03	\$49.38	\$51.85	\$54.44	\$57.16	\$60.02
30	\$42.65	\$44.79	\$47.03	\$49.38	\$51.85	\$54.44	\$57.16	\$60.02	\$63.02

2. That the following positions in the Classification Plan are assigned to the following Class Grades:

NON-EXEMPT POSITIONS - General Employees Only

<u>Grade</u>	<u>Class Titles</u>	<u>Grade</u>	<u>Class Titles</u>
10	Library Assistant II	14	Technical Service Librarian
12	Animal Control Officer	14	Recreation Coordinator
13	Administrative Secretary	16	EMS Coordinator
13	Customer Service Clerk	18	Deputy City Clerk
13	Landfill Adm.Clerk	19	Combination Building Inspector
14	Admin Support Specialist	19	Engineering Technician
14	Youth Service Librarian	19	Golf Course Superintendent
14	Adult Engagement Librarian	20	City Planner

* denotes positions that are currently unfilled

EXEMPT POSITIONS - General Professional, Administrative, and Executive

<u>Grade</u>	<u>Class Titles</u>	<u>Grade</u>	<u>Class Titles</u>
22	Library Director	24	Street Superintendent
22	Golf Course Professional	25	Director of Parks, Recreation, & Leisure Services
23	Director of Human Resources	27	City Engineer
24	City Clerk/Asst to City Admin	27	Director of Public Works
24	Deputy Director of Finance	28	Chief of Police
24	Director of Tourism	28	Electric Superintendent
24	Director of Environmental Services	28	Fire Marshal
24	Police Captain	28	Finance Dir/City Treasurer

3. That the Pay Schedule for the positions of Patrol Officer, Detective, and Police Sergeant be approved and effective September 29, 2025.

Hourly Pay Schedule

	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>
Patrol Officer	\$26.91	\$28.26	\$29.67	\$31.15	\$32.71	\$34.34	\$36.06	\$37.86
Police Detective	\$28.30	\$29.72	\$31.20	\$32.76	\$34.40	\$36.12	\$37.92	\$39.82
Police Sergeant	\$30.88	\$32.42	\$34.05	\$35.75	\$37.54	\$39.41	\$41.39	\$43.45

4. That the following Pay Schedule for the below listed IBEW eligible positions of the City of Gering, Nebraska be approved and effective September 29, 2025.

Pay Schedule - IBEW Eligible Employees Only - Hourly Rates

Grade	A	B	C	D	E	F	G	H	I
3	\$ 18.08	\$ 18.98	\$ 19.93	\$ 20.93	\$ 21.98	\$ 23.08	\$ 24.23	\$ 25.44	\$ 26.71
4	\$ 18.98	\$ 19.93	\$ 20.93	\$ 21.98	\$ 23.08	\$ 24.23	\$ 25.44	\$ 26.71	\$ 28.05
5	\$ 19.93	\$ 20.93	\$ 21.98	\$ 23.08	\$ 24.23	\$ 25.44	\$ 26.71	\$ 28.05	\$ 29.45
6	\$ 20.93	\$ 21.98	\$ 23.08	\$ 24.23	\$ 25.44	\$ 26.71	\$ 28.05	\$ 29.45	\$ 30.92
7	\$ 21.98	\$ 23.08	\$ 24.23	\$ 25.44	\$ 26.71	\$ 28.05	\$ 29.45	\$ 30.92	\$ 32.47
8	\$ 23.08	\$ 24.23	\$ 25.44	\$ 26.71	\$ 28.05	\$ 29.45	\$ 30.92	\$ 32.47	\$ 34.09
9	\$ 24.23	\$ 25.44	\$ 26.71	\$ 28.05	\$ 29.45	\$ 30.92	\$ 32.47	\$ 34.09	\$ 35.80
10	\$ 25.44	\$ 26.71	\$ 28.05	\$ 29.45	\$ 30.92	\$ 32.47	\$ 34.09	\$ 35.80	\$ 37.59
11	\$ 26.71	\$ 28.05	\$ 29.45	\$ 30.92	\$ 32.47	\$ 34.09	\$ 35.80	\$ 37.59	\$ 39.47
12	\$ 28.05	\$ 29.45	\$ 30.92	\$ 32.47	\$ 34.09	\$ 35.80	\$ 37.59	\$ 39.47	\$ 41.44
13	\$ 29.45	\$ 30.92	\$ 32.47	\$ 34.09	\$ 35.80	\$ 37.59	\$ 39.47	\$ 41.44	\$ 43.51
14	\$ 30.92	\$ 32.47	\$ 34.09	\$ 35.80	\$ 37.59	\$ 39.47	\$ 41.44	\$ 43.51	\$ 45.69
15	\$ 32.47	\$ 34.09	\$ 35.80	\$ 37.59	\$ 39.47	\$ 41.44	\$ 43.51	\$ 45.69	\$ 47.97
16	\$ 34.09	\$ 35.80	\$ 37.59	\$ 39.47	\$ 41.44	\$ 43.51	\$ 45.69	\$ 47.97	\$ 50.37

HOURLY POSITIONS - IBEW Employees Only

Grade	Class Titles	Grade	Class Titles
3	Park Maintenance Worker I	9	Sanitation Coordinator
4	Solid Waste Handler	9	Water/Wastewater Operator III
4	Equipment Operator	10	Electric Line Apprentice
4	Water/Wastewater Operator I	10	Wastewater Treatment Plant Operator
5	Heavy Equipment Operator	10	Electric Meter/Serviceman
6	Water/Wastewater Operator II	10	Park Maintenance Supervisor
6	Park Maintenance Worker II	10	Street Supervisor
7	Cemetery Sexton	12	Water/Wastewater Supervisor
8	Master Mechanic	15	Electric Journeyman/Lineman
8	Maintenance Mechanic	16	Electric Line Crew Supervisor
8	Storekeeper/Purchasing Agent	* denotes positions that are currently unfilled	

5. That the following Pay Schedule for positions in seasonal and part-time positions of the City be approved and effective January 1, 2026.

PAY SCHEDULE - GENERAL EMPLOYEES - PART TIME & SEASONAL

Grade	A	B	C	D	E	F
1	\$15.00	\$15.25	\$15.50	\$15.75	\$16.00	\$16.25
2	\$15.50	\$15.75	\$16.00	\$16.25	\$16.50	\$16.75
3	\$16.50	\$16.75	\$17.00	\$17.25	\$17.50	\$17.75
4	\$17.50	\$17.75	\$18.00	\$18.25	\$18.50	\$18.75
5	\$18.50	\$18.75	\$19.00	\$19.25	\$19.50	\$19.75
6	\$19.50	\$19.75	\$20.00	\$20.25	\$20.50	\$20.75
7	\$20.00	\$20.25	\$20.50	\$20.75	\$21.00	\$21.25
8	\$20.50	\$20.75	\$21.00	\$21.25	\$21.50	\$21.75

HOURLY POSITIONS - Seasonal & Part time Positions Only

Grade	Class Titles	Grade	Class Titles
1 / A	School Crossing Guard	2	Lifeguard
1 / A	Library Page	3	Maintenance Worker-Part Time
1 / A	Clubhouse Attendant I	3	FD Support Tech
1 / A	Pool Cashier	4	Assistant Pool Manager
1 / A	Laborer I	4	Camp Host
1	Fire Intern	4	Electric Intern
1	Laborer II	4	Golf Pro Assistant
1	Clubhouse Attendant II	5	Assistant Clerk - Part Time
2	Tourism Intern	8	Pool Manager
2	Library Assistant I		

Passed and approved this _____ day of _____, 2025.

Mayor

ATTEST:

City Clerk

Agenda Item Summary

For the meeting of: September 22, 2025

Agenda item title: Public Hearing to Consider Comprehensive Plan Revisions

Submitted by: Annie Folck

Title: City Engineer

Explanation of the agenda item:

Previously this year, the City considered a zone change for a property located on the corner of Five Rocks Road and Country Club Road. According to state statute, all zone changes should be consistent with the vision set forth in the City's Comprehensive Plan. The current Comprehensive Plan was adopted in 2019, and while overall it is a very good plan, during the process of considering that zone change, it became evident that there were a few inconsistencies.

Comprehensive plans are to lay out the desired future land use for the community. Some plans state just one desired zoning district for each property or location. This tends to create plans that are overly prescriptive in nature that make it extremely hard for cities to allow for change, even in situations where proposed changes are very logical. For this reason, when the City's current Comprehensive Plan was drafted, it was designed to be as flexible as possible and to make allowances for more than one use per location, as long as those uses all met the overall vision and goals for that area. Unfortunately, when it came to the intersection of Five Rocks Road and Country Club Road, the Plan is somewhat ambiguous. While it stated in the narrative that, "Neighborhood serving retail at key intersections and slightly higher-intensity housing would be appropriate at select locations, such as the northwest corner of Five Rocks Road and Country Club", the corresponding map in that section did not denote that particular intersection as a commercial node. In order to provide clarity and guidance to neighborhood residents, property owners, and potential developers, staff is recommending that the Comprehensive Plan be revised to clarify whether neighborhood commercial development would be appropriate at that intersection or not. Option 1 is to add a commercial node at that location. Option 2 is to leave the map unchanged and remove the references to that intersection from the narrative. This will allow for more consistent guidance if this issue comes up again in the future.

Additionally, staff is recommending to add some additional commercial nodes along the major roadway intersections on Highway 71 (the Heartland Expressway). These are prime locations for future commercial development; residential development immediately adjacent to these high traffic locations is not ideal. Legal Counsel has also recommended rewording some of the language throughout the Plan to better clarify how the nodes are to be interpreted and applied to zone change considerations. Staff has also reviewed and cleaned up typos and references throughout the document.

In the attached documents, there is a redline version that shows all of the recommended changes. There are also two different options presented for the maps on Pages 52, 55, and 57. Option 1 shows a commercial node at the intersection of Five Rocks Road and Country Club Road. Option 2 shows no commercial node at that same intersection. Staff is recommending updating the Comprehensive Plan to adopt the new language and the additional nodes along the Heartland Expressway, and is asking that Council choose either Option 1 or Option 2 in order to clarify whether commercial zoning is appropriate at the intersection of Five Rocks Road and Country Club Road.

Board/Commission/Staff recommendation:

Planning Commission recommended approval of Option 1, adding a commercial node at the intersection of Five Rocks Road and Country Club Road, as well as all of the other proposed changes, at their meeting on August 19, 2025. Minutes attached.

Committee

THE OFFICIAL PROCEEDINGS OF THE CITY OF GERING PLANNING COMMISSION REGULAR MEETING, August 19, 2025

A regular meeting of the City of Gering Planning Commission was held in open session on August 19, 2025, at 6:00 p.m. in the Gering City Hall Council Chambers at 1025 P Street, Gering, NE. Present were Commissioners Alvizar, Crews, Hauck, C. Kaufman, T. Kaufman, Keener, Miles, and Taylor. Absent: None. Also present were City Engineer Annie Folck, Secretary Karen Heins, and recently appointed to the Planning Commission, Stan Waterman (not yet sworn-in). 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.

Call to Order and Roll Call:

Chairman Miles called the meeting to order at 6:00 p.m. and noted that a quorum of the Planning Commission was present and business could be conducted.

1. Pledge of Allegiance

2. Open Meetings Act - Neb. Rev. Stat. Chapter 84, Article 14

Chairman Miles 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 Chairperson. 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 Planning Commission determines that the matter requires emergency action.

3. Approval of Minutes of the July 15, 2025, regular Planning Commission meeting

A motion was made by Commissioner Taylor to approve the minutes of the July 15, 2025 regular Planning Commission meeting. Seconded by Commissioner C. Kaufman. There was no discussion. The Secretary called the roll. "AYES": Taylor, Crews, Miles, C. Kaufman, T. Kaufman, Hauck, Alvizar. "NAYS": None. Abstain: Keener. Absent: None. Motion carried.

4. Current Business:

A. Oath of Office (Stan Waterman)

Chairman Miles administered the Oath of Office to Stan Waterman. Commissioner Waterman joined the Planning Commission on the dais.

B. Public Hearing to consider changes to the Zoning Code Regulations

Chairman Miles opened a public hearing at 6:04 p.m. to consider changes to the Zoning Code Regulations.

CITY OF GERING
PLANNING COMMISSION RECOMMENDATION AND REPORT

To:	Planning Commission	Date:	8/19/2025
From:	Planning & Community Development	Zoning:	
Subject:	Proposed Changes to Zoning Regulations	Property Size:	
Location:	N/A	#Lots/Parcels:	
Owner:	N/A	City Council Public Hearing:	9/8/2025

Public Notice: This Public Hearing was noticed meeting the requirements of Nebraska State Statutes and City of Gering Zoning Regulations.

Agenda Item Summary

Our zoning code is meant to be a living document that can be changed over time as needed to better fit the need of the community. The following are the changes that staff is putting forward for consideration:

- Review uses of the C-1 zone. During consideration of a recent controversial zone change request, it became evident that many residents are not comfortable with all of the uses in the C-1 zone being close to where they live. The C-1 zone, Neighborhood Commercial, is intended by design to be compatible with nearby residential properties. The proposed changes in use are highlighted in red on the attached Land Use Table (Section 3.11). This would narrow down the number of allowable uses in this zone, making it less likely to have adverse effects on surrounding properties.
- Add definitions related to Medical Marijuana (Section 5.12). The state of Nebraska has legalized medical marijuana, so now the City must incorporate it into our zoning code in order to have oversight over where these facilities will be located.
- Determine which zones are appropriate for Medical Marijuana facilities.
- Consider adding Greenhouse as a permitted use in the C-2 zone.
- Consider changing the language in the zoning code regarding protests (Section 2.2.1.D) for zoning codes to be more consistent with state statute. Currently our zoning code allows for protests for any reason, and if over 20% of neighboring property owners protest a zone change, the Council must pass it by $\frac{3}{4}$ majority. State statute allows for protests as well, but only in cases where the proposed change is inconsistent with the Comprehensive Plan. This would ensure that residents still have the right to protest arbitrary changes, while also ensuring that zone changes are consistent with the Comprehensive Plan and not faced with insurmountable challenges.

Engineer Folck reported this meeting would include discussion of several proposed changes to the Zoning Code Regulations and Comprehensive Plan. She emphasized the need to remember that both of these documents are intended to be living documents—they are meant to evolve over time. As the community grows and changes, it is the City's responsibility to regularly review and update the documents to reflect current needs and priorities. In this case, several recent developments have prompted the need for revisions and clarifications within both the Zoning Code Regulations and the Comprehensive Plan. Additionally, the meeting would address a newly legalized land use in the state of Nebraska, which introduces considerations that were not previously an issue.

Many of the proposed recommendations are in response to a recent zone change application that was brought before the Planning Commission a couple months ago—specifically, the application involving the corner of Country Club Road and Five Rocks Road. That application generated strong opinions on both sides of the issue. Unfortunately, our existing Comprehensive Plan did not offer clear guidance on the right course of action to take.

As a result, she noted that one of the key objectives of this meeting's second agenda item will be to clarify portions of the Comprehensive Plan with the goal to provide clearer direction to both the Planning Commission and City Council should a similar issue arise in the future.

Ms. Folck added that the Zoning Code Regulations and Comprehensive Plan really work hand in hand. Throughout the many conversations with residents, many of the concerns raised were not necessarily about the specific proposal itself, but rather about other uses that could be permitted within the C-1 zone if and when the proposed business was no longer being used as a physical therapy office.

Ms. Folck pointed out this is a very legitimate concern, one that she frequently raises when discussing zone change requests. She explained that once a property is rezoned, any permitted use within that zoning category can be established without going through the zoning process. So, while a current proposal may seem appropriate, future uses could be quite different.

In this instance, much concern was with some of these other uses, not necessarily the medical and office facilities. With that in mind, staff has taken a closer look at the C-1 zoning district to identify whether there are specific uses that could be removed to make it more compatible with adjacent residential areas. By refining the list of allowable uses, this will help ensure any future proposals are more in line with community expectations and concerns—particularly if a zone change in that area is brought forward again in the future.

Ms. Folck referenced that the intent of the C-1 Neighborhood Commercial Zone stated in the Zoning Code: *"The C-1 Neighborhood Commercial District is intended primarily for the provision of retail and personal service facilities to satisfy the convenience-goods needs of the consumer relatively close to his/her place of residence."*

With that intent in mind, staff began reviewing the list of permitted uses within the C-1 zone. They identified the following uses to be removed:

- Commercial Services - limited
- Household Appliance/Repair Shops
- Laundries/Dry Cleaning - self-service or pick-up/drop-off activities only
- Manufacturing/Fabrication/Assembly - limited
- Storage/Warehouse - limited

Ms. Folk continued by stating that, while the uses may not be necessarily intensive or problematic, they do not clearly align with the district's purpose of providing convenience-goods needs of the neighborhood. As a result, staff is proposing to remove these uses from the list of permitted uses in the C-1 zone. She explained that removing these uses would help narrow the focus of the C-1 district, make it more compatible with adjacent residential areas and potentially lessen concerns when C-1 zoning is proposed near existing homes.

She noted that staff also discussed whether to remove "service station/gas station – limited" from the definition. However, after reviewing the areas where the Comprehensive Plan identifies the C-1 zone as appropriate, they found that while some locations may not be appropriate, others could be. Therefore, they chose to list it as a conditional use—so each proposal can be evaluated individually. They did not

want to eliminate the use entirely from the C-1 zone, as they believe there are still areas in the community where it could be appropriate.

As the biggest changes to the C-1 zone mostly involves narrowing down certain uses, Ms. Folck also pointed out that while doing some code clean up, it made sense to address a few more items in the land use table at the same time. In the residential section, currently, upper-story residential is allowed in the downtown area, but residential uses in building basements is prohibited. The idea behind restricting residential on the ground floor is to preserve those spaces for storefronts, which helps to generate foot traffic and support businesses—active business use at street level is desired—not residential. She said, in Gering's downtown, there are not many multi-story buildings; most are one story with existing basements. Allowing residential in those basement spaces could create new opportunities for redevelopment and potentially help generate more cashflow for businesses.

Ms. Folck added that another change to the land use table relates to an issue expected to come up in the near future. It was recently brought to the City's attention that the property where the Gering Garden Center is located was proposed for rezoning to a commercial designation back in 2014. While both the Planning Commission and City Council approved that rezone, it was never formalized through an ordinance. According to legal counsel, this means the rezone is technically invalid. Thus, at some point, the matter will need to come back before the Planning Commission and City Council for reconsideration. That process will involve a full rezone—sending notices to property owners, publishing legal notices, holding public hearings, and so on.

She reported that originally, the proposed zoning in 2014 was to reclassify the property as Central Business District (C-2), consistent with the zoning across the street and in the downtown area. However, since then, that zone has changed; it is now the C-2 zone and no longer allows garden centers as a permitted use. So, staff is proposing to add garden centers as an allowable use in the C-2 zone. Then, if the property owner still wishes to pursue a rezone, this change would ensure the property could be brought into conformance with the zoning regulations, assuming the rezone is approved.

Ms. Folck stated that those were all the proposed changes to the land use table. She then introduced the next set of proposed changes to the Zoning Code, which address the need to incorporate regulations for medical cannabis. In 2024, Nebraska voters approved a constitutional amendment legalizing medical cannabis statewide. As a result, it is now necessary to determine how and where these uses should be allowed within the zoning framework—what areas are appropriate and which are not.

Included in the Planning Commission's meeting agenda packet was Section 5.12, which outlines supplementary regulations drafted by legal counsel. Ms. Folck pointed out that one challenge is that the state has not yet adopted permanent regulations. Temporary regulations are currently in place, and a final version is expected to be released by the end of September. Staff is operating under the assumption that the permanent rules will be fairly similar to the temporary ones, but this will likely be a work in progress. She mentioned that this may be something that will have to be amended if the state were to adopt something that was contrary to something the City of Gering adopts.

That said, Ms. Folck noted they want to be proactive, adding that it is much easier to address these zoning questions now—before any specific proposals come forward—so that they can be prepared and can provide clear guidance. Otherwise, it becomes difficult to evaluate whether or not a use is appropriate, and it puts the City in a tough spot when trying to support—or oppose—a specific location for one of these businesses.

She stated that Section 5.12 outlines four distinct types of medical cannabis uses:

1. Medical Cannabis Cultivator – facilities where the plants are grown.

2. Medical Cannabis Product Manufacturer – where the cannabis is processed into products for consumption.
3. Medical Cannabis Transporter – responsible for transporting products and accessories between licensees.
4. Medical Cannabis Dispensary – retail locations where medical cannabis can be purchased.

Ms. Folck further explained that under the draft regulations prepared by legal counsel, all of these facilities would be prohibited from locating within 1,000 feet of any school, daycare, church, or hospital. This requirement mirrors the current state regulations—the City regulations cannot be less permissive than that. So, this serves as the bare minimum. In addition, legal counsel has recommended a 500-foot buffer from residential properties, measured property line to property line. This added restriction would help ensure that medical cannabis facilities are not located directly adjacent to residential areas or neighborhoods. Again, she repeated that unlike the 1,000-foot buffer, this 500-foot residential setback is not required by the state—it is optional and entirely within the City's discretion as a local jurisdiction. It is something the Planning Commission needs to consider carefully as part of the zoning decisions for these uses.

Ms. Folck emphasized that, in addition to determining appropriate buffer distances, it will also be necessary to decide which zoning districts should allow these types of facilities. She noted that there are multiple ways to approach this decision, but pointed out that such uses can bring a range of negative secondary impacts. She mentioned odor as one significant issue, particularly with manufacturing facilities. She said, as an example, in certain areas in Denver, the smell is highly noticeable and, in her opinion, offensive to the surrounding environment.

In addition to odor concerns, Ms. Folck addressed complications arising from the fact that cannabis remains illegal under federal law. This creates financial challenges, as many banks are reluctant to provide services to cannabis-related businesses. As a result, these operations often rely heavily on cash, which increases the risk associated with having both large quantities of a controlled substance and large amounts of cash on-site. Security, therefore, becomes a major concern for many of these facilities.

Because of these potential impacts, Ms. Folck suggested one possible approach could be to limit the location of such facilities to zoning districts with fewer available lots. According to the zoning map, this would primarily apply to rural residential areas. She acknowledged this would present the most restrictive option.

Ms. Folck also proposed an alternative approach, suggesting that each type of facility be zoned separately based on its function. She explained that, in her view, it would be logical to allow cultivation in agricultural zones, processing in heavy industrial zones, and dispensaries in central business districts.

Regardless of the approach, Ms. Folck recommended that all such uses be permitted only as conditional uses. This, she explained, would allow the Planning Commission to review each application on a case-by-case basis. Through this process, specific conditions could be imposed as needed—such as requirements related to odor control, air filtration, security, or any other concerns that might arise.

Staff is requesting guidance and a recommendation from the Planning Commission regarding which zoning districts should permit these uses. The intent is to incorporate this direction into the land use table. Additionally, staff is seeking input from the Commission on whether a 500-foot buffer from residential properties should be included as part of the regulations.

Ms. Folck added that the final item under consideration involves proposed changes to the protest provisions within the Zoning Code. She explained that, under state statute, if a proposed zone change is not in accordance with the Comprehensive Plan, and the owners of 20% or more of the lots within 300 feet of the subject property submit a protest petition, then the zone change can only be approved by a three-fourths majority vote of the City Council.

She further explained that the City's current code is more restrictive, allowing for protest petitions even when the proposed zone change is consistent with the Comprehensive Plan. Staff noted that this creates a higher barrier to implementing zone changes, limiting the community's ability to adapt and grow.

Ultimately, the discussion needs to center around the broader question of how difficult the community wants it to be to enact change. If the community's goal is to preserve the current character and limit growth, retaining the existing protest provisions would support that outcome by making change more difficult. However, if the goal is to be more business friendly, encourage and promote growth, and align with the vision of the Comprehensive Plan, staff is recommending amending the Code to mirror the state statute—allowing protests only when a proposed zone change is out of line with the vision outlined in the Comprehensive Plan.

She concluded her report and recommendation by noting that some minor typographical and formatting errors in the Code have been corrected; however, none of these changes materially affect the substance of the regulations. Recognizing that a significant amount of information was presented in a short time, she asked the Planning Commission if there were any points that required further clarification before opening the floor for public comment.

Commissioner Taylor requested clarification regarding the Comprehensive Plan, noting that, to his knowledge, it was never voted on by the public and was instead based on input from approximately 400 or fewer individuals. He asked if that understanding was accurate.

In response, Ms. Folck clarified that the current discussion was focused on the Zoning Code, and that the Comprehensive Plan would be addressed in more detail under the next agenda item. However, regarding the Comprehensive Plan process, she explained that, as with other matters in the City of Gering, the entire community does not vote directly on every decision. Instead, residents elect City Council representatives, who are ultimately responsible for approving items such as the Comprehensive Plan, with input and recommendations from the Planning Commission. She added that it is not practical to hold a citywide vote on a complex planning document like the Comprehensive Plan.

Chairman Miles raised a question relating to zoning and the placement of garden supply stores. He recalled a previous discussion from several months ago involving a proposed zone change, where concerns had been raised about proximity to residential areas. He noted that there were comments at the time suggesting certain uses were not permitted near residential zones. Referring to the current recommendation, he asked for clarification on whether staff is suggesting garden supply stores be permitted in the C-2 zoning district. He emphasized the importance of ensuring that this decision would not create future conflicts and referenced Kautz location, noting that it is near residential properties.

In response, Ms. Folck shared the current zoning map and explained that C-2 corresponds to the Central Business District. She pointed out that this zoning designation includes downtown areas, extends along M Street, follows 10th Street, and continues into Kimball Avenue. She added that there is existing commercial zoning across the street from the Gering Garden Center, which was a part of the discussion when they chose to rezone it.

She clarified that C-2 serves as a middle-ground commercial zone—more permissive than C-1 (Neighborhood Commercial) but less intensive than C-3 (General Commercial). She acknowledged that C-2 areas are frequently located adjacent to residential zones. While a future discussion will determine

whether to rezone the Gering Garden Center specifically, her current recommendation is to consider allowing garden supply stores in C-2. She explained that this use is not particularly intensive and likely would not cause significant issues in areas zoned C-2, making it a more appropriate and flexible option than C-3.

Commissioner Crews asked for clarification on the definition of "Commercial Services, Limited."

Ms. Folck explained that this classification typically includes service providers such as plumbers, electricians, and similar trades. She contrasted it with the "Commercial Services" category, which allows for fleet yards—such as those operated by businesses like Robinson Electric, where there is a high volume of traffic. In contrast, "Commercial Services, Limited" does not allow fleet yards and is generally intended for smaller-scale operations, often run by a single individual, resulting in significantly less traffic. She added that while traffic concerns are minimal with these uses—which is likely why they were originally included in the code—they don't necessarily align with the intent of neighborhood commercial zones, which are designed to provide goods and services close to where people live.

Chairman Miles asked whether any of the uses being omitted from the C-1 zoning district currently exist within areas already zoned C-1.

Ms. Folck responded that there are currently no properties within the City that are zoned C-1. She noted that this makes it an ideal time to implement changes to the C-1 district, as there would be no immediate impact on existing uses.

Commissioner Keener, while noting that there are no hospitals located in Gering, inquired if medical centers would be included under the provision of the 1,000-foot buffer rule for cultivator licenses. He raised a similar question about whether in-home daycares fall under the daycare restriction. Ms. Folck confirmed that in-home daycares do fall within the scope of the rule. Regarding medical clinics, she indicated that while they likely do qualify, confirmation from legal counsel would be necessary. She noted that this topic may be addressed in the State of Nebraska requirements included in the meeting packet, but further clarification may be provided as the emergency regulations transition to permanent ones, given that likely the requirements were pulled together quickly.

Commissioner Taylor inquired whether the zoning regulations being considered for cultivator licenses would be more restrictive than those applied to establishments such as Scott Free Brewery. Ms. Folck asked if he was referring to the liquor license process, and Commissioner Taylor confirmed he was, or at least the process required to operate. She clarified that the brewery's licensing process was handled through the state, not the City, and that similarly, the cultivator license requirements would involve a state-level licensing process. The City would not be directly responsible for that aspect.

Commissioner Taylor then remarked that the proposed zoning might impose more restrictions than the state requires and asked for clarification on the difference. Ms. Folck responded that this decision would be up to the Commission. The state mandates a 1,000-foot buffer, and the question before the Commission is whether to impose an additional 500-foot buffer from residential areas. In addressing Commissioner Keener's earlier question, she noted that given the locations of medical clinics within the City, the added 500-foot residential buffer would likely make those areas ineligible regardless, due to nearby residences.

Commissioner Tony Kaufman inquired what other communities are doing in terms of cannabis regulations. Ms. Folck responded that not many have addressed the issue at this point and among those that have, the approaches vary significantly. She noted that some communities are attempting to be as restrictive as possible. Commissioner Kaufman requested clarification on what that approach entails and whether staff had a recommendation.

Ms. Folck explained that, based on the zoning map, if the goal is to be as restrictive as possible, zoning in rural residential areas—with the addition of a 500-foot buffer from residences—would be the most limiting approach. She noted, however, that the Comprehensive Plan designates the area located on the southwest side of the City as appropriate for future rural residential zoning, making it the only viable location for rezoning that would remain in conformance with the Plan.

Commissioner Kaufman also asked whether any data was available regarding tax revenue generated by cannabis facilities. Ms. Folck stated that no such data had been identified at this time. He further asked whether implementing a conditional use permit (CUP) process would mean each application would be reviewed individually. Ms. Folck confirmed that it would.

Ms. Folck went on to note, while the goal is to establish regulations as soon as possible in anticipation of future proposals, there is flexibility to allow for additional time if needed. This could allow for gathering more information and reviewing the finalized permanent state regulations once released. However, she cautioned that the risk of delaying is that, if a proposal were submitted in the interim, staff would face challenges in determining appropriate locations without clear local guidelines in place.

Commissioner Keener asked whether staff would recommend using CUPs until the state's permanent regulations are finalized. Ms. Folck responded that she would recommend utilizing CUPs regardless of the status of permanent regulations. Given the nature of the use and the concerns surrounding it, she stated that having some level of oversight would be preferable. She further noted that it would also be helpful for staff to receive guidance from the Commission on which zoning districts would be considered appropriate for such uses.

Commissioner Taylor asked, if cannabis facilities were handled through CUPs, whether there is any guidance or concern given that CUPs are currently approved by the Planning Commission only and not City Council. He questioned whether this process could expose the City to increased legal risk, given the new and potentially controversial nature of the use.

Ms. Folck acknowledged that this concern had been raised, and noted that, for similarly intensive uses—such as meatpacking facilities—final CUP approval is required by City Council due to the level of public interest and impact. She stated she would not be opposed to applying the same requirement for cannabis-related facilities.

Commissioner Taylor suggested that such a process could be incorporated into the City's guidelines, maintaining the CUP process but requiring final approval by the City Council.

Chairman Miles asked if there were any further questions or comments from the Commissioners. Hearing none, he opened the floor to the public, inviting individuals to approach the podium to address the Planning Commission. He reminded speakers to state their name and address for the record, as well as to write it on the notepad provided at the podium. Each individual was allotted five minutes to speak and was permitted to speak only once.

Public Hearing

Ben Backus, 440 O Street, a former City Council member, approached the podium to speak on the topic of the protest regulation. He shared that he had served on the Council when the issue previously arose and recalled that the proposal was rejected at the time. Following that meeting, he reflected on the matter and found it concerning that a small minority could block a project from moving forward. In response, he conducted research by reviewing the Zoning Code and relevant state statutes.

He explained that Nebraska is a Dillon's Rule state, meaning municipalities can only exercise powers that are expressly granted by the state. He noted that, according to state statute, if a provision is included in the municipality's Comprehensive Plan, it does not have to go through the protest process.

He expressed his support for bringing the City's Zoning Code into alignment with state statute and encouraged the Commission to approve the proposed change. Drawing from his experience on Council, he emphasized the number of legal challenges that can arise from inconsistencies and warned that maintaining a zoning code out of alignment with state statute could leave the City vulnerable to lawsuits.

Eric Kautz, 2005 O Street, addressed the Commission regarding two issues. He stated that he and his brother, Mike, co-own the Gering Garden Center. The business was established in 1975, and they later started two additional businesses in 1994. Mr. Kautz noted that he and his family have lived in the community for nearly 50 years, offering that background as context for those who may not know him personally.

Mr. Kautz voiced his concerns and interests regarding a zoning error made by the City approximately 11 years ago involving the garden center property and the surrounding land, totaling 17 acres. Mr. Kautz stated that the property was to be zoned as Central Business, and they had gone through all the appropriate steps at that time. The issue came to his attention last month when a zoning change request—from business to residential—was made for a property on D Street. Upon reviewing the zoning map, Mr. Kautz noticed that the zoning designation for his property was incorrect. He contacted the City Clerk, who referred him to the City Engineer (Annie Folck) for further review. Engineer Folck researched the issue and discovered that his property had not been properly zoned as commercial, as he had assumed. Mr. Kautz emphasized that he and his brother had done everything required on their end and that the zoning discrepancy was due to a City error, a failure to complete the sign-off process. He expressed appreciation for Annie's assistance in researching the matter.

Mr. Kautz also expressed he and his brother's interest in the potential opportunities related to medical marijuana. He noted that as growers with 50 years of experience and a long history of successfully expanding multiple businesses, they see this opportunity as a possible avenue for further business growth, job creation, and increased local revenue. While they have not made a final decision to pursue this venture, Mr. Kautz emphasized that the option could provide an opportunity to expand their business.

He acknowledged that if they do pursue involvement in the medical marijuana industry—whether in cultivation, dispensary operations, or distribution—there will likely be strict regulations and numerous parameters that are still undefined at the state level. Mr. Kautz noted that the state's direction remains unclear, and regulatory uncertainty continues to be a major factor. Given this uncertainty, he urged the Commission not to impose overly restrictive local regulations that could eliminate their opportunity to participate. He reiterated that he and his brother are willing to work with the City as the process unfolds and emphasized the long-term economic benefits such a business could bring if allowed to proceed under reasonable conditions. Mr. Kautz emphasized that the option could provide another year-round operation that benefits both their business and the broader community.

He further commented that, after reviewing the state's actions, the regulatory framework remains extremely vague. He observed that state officials appear uncertain about the direction they're taking and are receiving significant pushback from various perspectives. As a result, he cautioned that the process may take longer than anticipated.

Following this, Chairman Miles asked if there were any additional questions or comments from the Commissioners.

Commissioner Hauck raised a question regarding a previous meeting that included a public hearing, noting that the outcome was a "Nay" vote against the proposal. He asked what happened with that situation and why wasn't that meeting right? Chairman Miles responded that meeting pertained to a

different topic while the current meeting was focused solely on zoning code updates. Commissioner Hauck specified that he was referring to the Schaneman property.

Ms. Folck explained that the Planning Commission had issued no formal recommendation to the City Council due to a split vote. A majority of the Council did vote in favor of the proposal. However, a protest was filed, and because of the protest requirements, the motion failed despite the 5–2 majority vote in favor.

Commissioner Hauck expressed concern, asking whether the strong public turnout and feedback from that previous meeting effectively had no impact. He remarked that such outcomes reinforce the public perception that “you can’t beat city hall.”

Ms. Folck reiterated that the current discussion was not about a specific zone change request. She emphasized that, if the Schanamen property proposal—or any similar application—were to come forward again, the standard process would be followed: a public hearing would be held, the public would have the opportunity to weigh in, and the Planning Commission would vote. She added that no one likely left the prior meeting feeling the matter was fully resolved, as there were strong and divided opinions on both sides.

She further clarified that the applicant, as a property owner, has the right to due process and may submit a new application as often as they choose. Each submission must be considered accordingly. Staff’s goal moving forward is to ensure that, should the proposal return, the City has clearer zoning guidance and a more refined vision—making future decisions less divisive and allowing for a more conclusive outcome, whichever direction it may go. She noted that this topic would be explored further during the upcoming discussion on the Comprehensive Plan.

Commissioner Crews inquired about the protest process, noting that during his three years on the Commission, he hadn’t seen many and asked how frequently the City has experienced formal protests. He also asked whether there were any statistics available on the pass/fail rate of proposals when a protest was filed.

Ms. Folck responded that she could not speak to the full historical record, but since becoming City Engineer in 2017, there have been two instances where formal protests were filed. One involved a proposed zone change for multi-family housing, which was met with a protest. In that case, the City Council voted 6–2 in favor. The second was the more recent case already discussed earlier in this meeting, which failed despite receiving a 5–2 vote in support. She commented that the protests are not a common occurrence.

Peggy Fegler, 120 Buffalo, addressed the Commission, expressing confusion about the protest process—specifically, what it currently allows and what changes are being proposed.

Ms. Folck clarified that, under the City’s current code, a protest against a proposed zone change can be filed for any reason. However, if the City were to strictly follow state statute, protests would only be valid in cases where the proposed zoning change is not in accordance with the Comprehensive Plan.

Ms. Fegler responded by referencing the most recent protest and stated there was a reason the people did it. It was because they were changing the zoning and because of that they could protest. She asked for confirmation this statement was correct.

Ms. Folck confirmed that under the current code, residents can indeed protest any zoning change for any reason.

Ms. Fegler then asked for clarification regarding the state standard, asking “in accordance with what?”

Ms. Folck reiterated that the state standard allows for protests only when a proposed zoning change is not in accordance with the Comprehensive Plan.

Ms. Fegler stated that, in the case she referenced, the zoning change was not in accordance with the Comprehensive Plan, implying the protest would still have been valid under the state's criteria. Ms. Folck acknowledged the point and added that the Commission would be discussing potential amendments to the Comprehensive Plan in the next agenda item.

Ms. Fegler concluded by summarizing her understanding: if a proposed zone change is not in accordance with the Comprehensive Plan, residents can protest; if it is, they cannot. Ms. Folck confirmed that this would be correct under the state statute.

Kari Foreman, 3020 Monument Shadows, addressed the Commission next, asking if there would be opportunity for public input at future meetings and how would they would be notified.

Ms. Folck responded that this meeting was the first in the process related to proposed changes to the Zoning Code and the Comprehensive Plan. She stated that the next step would be a City Council meeting scheduled for September 8, where the matter would be considered. She further explained that if the property owner were to submit a new application for a zone change, the City would follow all requirements outlined in state statute, including notification to property owners within 300 feet of the subject property.

Ms. Foreman then asked about the current zoning of the area in question, specifically whether it is zoned Rural Residential or C-1. Ms. Folck confirmed that the area is currently zoned Rural Residential.

Ms. Foreman commented that the discussion at the beginning of the meeting was somewhat confusing, as she had initially thought the area was already zoned C-1. Ms. Folck clarified that the current zoning is Rural Residential but some residents did have concerns changing it to C-1 because of uses included in that zone.

Ms. Foreman added that zoning concerns were only part of the issue, and that safety—particularly the limited space in the area—was the major concern as well. Ms. Folck acknowledged the comment and reiterated that the Commission was not currently discussing a zone change.

Ms. Foreman concluded by emphasizing that residents want the area to remain residential.

Chairman Miles stated that with no further comments, the public hearing was closed at 6:48 p.m. He then asked for clarification on whether the Planning Commission would be voting on all proposed changes as a single motion or addressing them individually.

Ms. Folck responded that it would be up to the Commission to decide and to clearly state their motions. She requested that, specifically regarding medical cannabis, the Commission clarify whether they were prepared to take action at this meeting. If so, she asked that they specify whether a 500-foot buffer from residential properties should be included and identify which zoning districts they believe are appropriate for allowing cannabis-related uses.

Regarding the remaining proposed changes to the Zoning Code, Ms. Folck asked the Commission to indicate whether they supported the staff's full proposal or wished to modify or exclude any particular sections.

A motion was made by Commissioner Taylor to recommend that the City Council approve the proposed changes to the C-1 zoning district and to postpone consideration of the medical marijuana regulations until the state finalizes its permanent rules.

Ms. Folck interjected to request clarification on whether the motion also included other proposed changes to the land use table—specifically, the addition of garden centers as a

permitted use in C-2 and other proposed changes related to residential uses and the downtown district.

In response, Commissioner Taylor amended his motion, stating: “I move to approve all changes noted on the current land use table, excluding the medical marijuana regulations, which will be addressed at a future time.”

Ms. Folck then asked for clarification on whether the protest provision changes were included in the motion, suggesting they could be separated into a different recommendation if needed.

Chairman Miles noted that, in the absence of a second, the motion would not proceed. Commissioner C. Kaufman then asked for the motion to be repeated for clarity.

Commissioner Taylor restated his motion, clarifying that he moved to recommend approval to the City Council of all proposed changes to the land use table, including updates to the C-1 district and the changes to allow the Gering Garden Center use in the C-2 district. He specified that this recommendation excludes the medical marijuana regulations, which should be postponed until the state statutes and regulations are finalized. He also requested that the proposed changes related to protest requirements be considered as a separate vote.

Commissioner T. Kaufman asked if Commissioner Taylor would be willing to amend his motion to include guidance for how cannabis-related facilities should be handled. Specifically, he suggested the inclusion of language recommending that such facilities be subject to a Conditional Use Permit (CUP) process, with additional oversight—similar to what is currently required for uses like meatpacking facilities, where final approval is granted by the City Council, as advised by legal counsel.

Commissioner Kaufman also noted his agreement with the idea that, while further direction from the state is needed, it would be wise to have “the road striped” in case community members or businesses want to explore a future application related to cannabis-related facilities. By outlining the process in advance, he stated, the City would be better positioned to respond proactively to any future applications.

Commissioner Taylor agreed to amend his motion to include preliminary guidance for cannabis-related facilities. He specified that any future regulations should align with state requirements without adding additional local restrictions, except for the implementation of a Conditional Use Permit (CUP) process. He further clarified that final approval of such CUPs should rest with the City Council, mirroring the approach used for similarly intensive uses like meatpacking facilities.

The motion was seconded by Commissioner T. Kaufman.

Discussion followed: Ms. Folck clarified the implications of the amended motion. She explained that the City would move forward with adopting Section 5.12, which outlines the regulatory framework for cannabis-related facilities. However, the 500-foot buffer from residential properties would be removed from the draft. Additionally, cannabis uses would be required to obtain approval through a Conditional Use Permit (CUP), with final approval by the City Council, and the cannabis-related uses would not yet be added to the land use table.

A question was raised as to whether staff preferred that cannabis-related uses be added to the land use table at this time. Ms. Folck responded that, yes, incorporating the land use table at some point is the ideal approach. However, she acknowledged that if the Commission was not ready to make that decision, the matter could be revisited at the next meeting.

She emphasized that, in the meantime, requiring a CUP provides a layer of oversight and a path forward. Without the use being listed in the land use table, staff would be responsible for interpreting whether a proposed cannabis-related use aligns with the intent of the zoning district. If an applicant disagrees with that interpretation, the matter would then be escalated to the Board of Adjustment.

Chairman Miles then asked if there was any further discussion. There was none.

The Secretary called the roll. “AYES”: Waterman, Taylor, Crews, Keener, Miles, C. Kaufman, T. Kaufman, Alvizar. “NAYS”: Hauck. Abstain: None. Absent: None. Motion carried.

Chairman Miles asked for a motion regarding the Protest regulation.

Commissioner Taylor raised a question regarding the proposed changes to the protest regulation. He asked whether there was a way to differentiate between the roles of the Planning Commission and the City Council in the protest process. He explained that he would be comfortable removing the protest provision as it pertains to the City Council, but felt it was important for residents to retain the right to protest to the Planning Commission.

Ms. Folck clarified that the protest process is a tool to protest the recommendation of the Planning Commission when it moves forward to the City Council. A protest can only be filed after the Planning Commission has made a recommendation.

Commissioner Taylor acknowledged that he had misunderstood the process.

Ms. Folck further explained that the protest process is intended to elevate the standard required for approval by the City Council. Specifically, if residents attend a meeting, provide input, and the Planning Commission votes in a way that opposes their concerns, the protest provision gives residents a way to ensure the City Council must meet a higher threshold—typically a supermajority vote—to approve the proposed zone change.

Commissioner Taylor noted that there may have been a higher-than-usual approval requirement in place that evening. In response, Ms. Folck clarified that the increased threshold was unrelated to the protest; rather, the issue stemmed from a lower number of commissioners present. She explained that, according to the bylaws, a positive recommendation cannot be made with fewer than four affirmative votes. Commissioner Taylor thanked her for the clarification.

Chairman Miles commented that, due to the protest, a two-thirds vote by the Council was required. Ms. Folck corrected this, stating that the required threshold was actually a three-fourths vote. She further clarified that, under state statute, only a majority is typically required. However, when a valid protest is filed, state law raises the requirement to a three-fourths majority. The key difference lies when you can file a protest. Currently, a protest can be submitted for any zone change at any time. Under the proposed change to align with state statute, a protest could only be filed if the zone change is not in accordance with the Comprehensive Plan.

Commissioner Crews emphasized that the proposed change to the protest process would not affect the public's ability to comment on proposed zone changes, even if those changes are consistent with the Comprehensive Plan. Ms. Folck confirmed this, stating that the public notification procedures would remain unchanged. All property owners within 300 feet of the proposed site would still receive mailed notices, the property would be posted, and notice would be published in the newspaper. Members of the public would continue to have the opportunity to speak at public hearings held by both the Planning Commission and the City Council. The only change would be to the number of affirmative votes required by the Council to approve a zone change that aligns with the Comprehensive Plan.

Commissioner Taylor asked for clarification on whether a zone change application would still proceed to the City Council even if the Planning Commission issues a negative recommendation. Ms. Folck

confirmed that this is correct, noting that the Planning Commission serves as a recommending body for zone changes and does not have final decision-making authority. She added that, while it is uncommon, there have been instances where City Council has chosen not to follow the Planning Commission's recommendation.

A motion was made by Commissioner T. Kaufman to approve recommending to City Council that we amend the language for the Protest regulation to align with state statute.

Seconded by Commissioner Keener.

Discussion followed: Commissioner Crews noted that while it is important not to make it overly difficult to overcome obstacles, any proposed changes must also be approached with common sense. He acknowledged the complexity of the issue, stating that it is challenging because it requires careful consideration of both sides and interests.

The Secretary called the roll. "AYES": Crews, Keener, Miles, C. Kaufman, T. Kaufman, Alvizar. "NAYS": Taylor, Hauck. Abstain: Waterman. Absent: None. Motion carried.

C. Public Hearing to consider amendments to the Comprehensive Plan.

Chairman Miles opened a public hearing at 7:01 p.m. to consider amendments to the Comprehensive Plan.

CITY OF GERING PLANNING COMMISSION RECOMMENDATION AND REPORT

To:	Planning Commission	Date:	8/19/2025
From:	Planning & Community Development	Zoning:	
Subject:	Proposed Changes to the Gering Comprehensive Plan	Property Size:	
Location:	N/A	#Lots/Parcels:	
Owner:	N/A	City Council Public Hearing:	9/8/2025

Public Notice: This Public Hearing was noticed meeting the requirements of Nebraska State Statutes and City of Gering Zoning Regulations.

Agenda Item Summary

Previously this year, the City considered a zone change for a property located on the corner of Five Rocks Road and Country Club Road. According to state statute, all zone changes should be consistent with the vision set forth in the City's Comprehensive Plan. The current Comprehensive Plan was adopted in 2019, and while overall it is a very good plan, during the process of considering that zone change, it became evident that there were a few inconsistencies.

Comprehensive plans are to lay out the desired future land use for the community. Many plans will state just one desired zoning district for each property or location. This tends to create plans that are overly prescriptive in nature that make it extremely hard for cities to allow for change, even in situations where proposed changes are very logical in nature. For this reason, when the City's current Comprehensive Plan was drafted, it was designed to be as flexible as possible and to make allowances for more than one use per location, as long as those uses all met the overall vision and goals for that area. Unfortunately, when it came to the intersection of Five Rocks Road and Country Club Road, the Plan is somewhat ambiguous. While it stated in the narrative that, "Neighborhood serving retail at key intersections and slightly higher-intensity housing would be appropriate at select locations, such as the northwest corner of Five Rocks Road and Country Club", the corresponding map in that section did not denote that particular intersection as a commercial node. In order to provide clarity and guidance to neighborhood residents, property owners, and potential developers, staff is recommending that the Comprehensive Plan be revised to clarify whether neighborhood commercial development would be appropriate at that intersection or not. Option 1 is to add a commercial node at that location. Option 2 is to leave the map unchanged and remove the references to that intersection from the narrative. This will allow for more consistent guidance if this issue comes up again in the future.

Additionally, staff is recommending to add some additional commercial nodes along the major roadway intersections with Highway 71 (the Heartland Expressway). These are prime locations for future commercial development, and residential development immediately adjacent to these high traffic locations is not ideal. Legal Counsel has also recommended rewording some of the language throughout the Plan to better clarify how the nodes are to be interpreted and applied to zone change considerations. Staff has also reviewed and cleaned up typos and references throughout the document.

Engineer Folck began her report by explaining that this topic stemmed from the issue related to the intersection of Five Rocks Road and Country Club Road. Staff is requesting clarification and guidance from the Commission on how to proceed with this area in future planning efforts.

She noted that, under the current Comprehensive Plan, there is an inconsistency between the written narrative and the corresponding map. The narrative within the District Framework section references the intersection as potentially appropriate for neighborhood commercial uses, but the map does not indicate a commercial node at that location. Staff is seeking clear direction on whether the intersection should be designated for commercial use or remain residential.

Engineer Folck emphasized the importance of consistency between the written narrative and the map to avoid confusion for residents, property owners, potential buyers, and developers. She stated that if the intent is for the area to remain residential, that should be clearly reflected in both the text and the map. Likewise, if commercial use is appropriate, that too should be clearly indicated in both sections.

Two options were presented for consideration:

Option 1: Retain the existing language in the narrative suggesting commercial use at the intersection and update the map to include a commercial node at that location. The same commercial node would also be added to the District Framework map.

Option 2: Remove the language in the district 1 narrative that refers to commercial use at the intersection and continue to omit the commercial node from the map.

In addition to that primary issue, Ms. Folck highlighted a few other changes made to the Comprehensive Plan. Commercial nodes were added along the Heartland Expressway at intersections with future Rundell Road, 7th Street, and 14th Street. Although these nodes were not previously shown

on the map, she noted that their inclusion aligns with the narrative's guidance on ideal commercial node locations.

Further revisions included legal counsel's cleanup of document language, staff corrections of typographical errors, and an updated annexation map. The annexation map now reflects areas that were officially annexed in 2022.

Ms. Folck concluded that unless there were strong opinions or concerns regarding the proposed commercial nodes along the Heartland Expressway, the key decision point for the meeting was to determine the long-term land use vision for the intersection at Five Rocks Road and Country Club Road. She stressed the importance of making a clear, unified decision to provide predictability for future development and avoid recurring debates over the area's intended use.

Commissioner Crews asked about the feasibility of creating additional access to the property from Highway 71. He acknowledged that ownership and jurisdiction would likely be a factor and requested clarification on the process and how realistic such access might be.

Ms. Folck explained that Five Rocks Road, while maintained by the City, is still technically under state ownership, as it remains state right-of-way. The City has a maintenance agreement in place, but does not own right-of-way. As a result, any new access points off of Five Rocks Road would require approval from the Nebraska Department of Transportation (NDOT). She shared that she had already spoken with the local District 5 Engineer from NDOT, who indicated that while such a request would not be automatically denied, it would need to be sent to NDOT in Lincoln for final approval. Based on initial assessments—including sight distance, roadway grade, and other safety considerations—the District 5 Engineer stated he would not be able to recommend approval.

Ms. Folck added that, without a recommendation from the District 5 Engineer, approval from the state would be highly unlikely. However, she noted that there is ample opportunity for access off of Country Club Road, which could support a viable commercial site.

Commissioner Taylor reiterated a concern he had raised at a previous meeting, emphasizing that—based on his understanding of local traffic patterns and potential business interest—the volume of travel in that area would be expected to be significant. He pointed out that the area currently has only one entrance and exit, and highlighted that traffic congestion is already an issue, particularly during school dismissals. He cautioned that, if new businesses such as a coffee shop or similar high-traffic use were introduced, it could lead to major traffic backups at that intersection.

Chairman Miles expressed his concerns about traffic in that area. He specifically noted the elevation of the lot and having access point egress on Five Rocks Road. As a result, he emphasized that Country Club Road would be the only viable access point, which he believes could become a serious issue.

He referenced the types of uses permitted under the C-1 zoning district, mentioning, for example, that his daughter attended a dance studio, one of the permitted uses. He noted that anyone who has seen a dance studio during peak times understands how much traffic and congestion it can generate. His concern is that, because the exact future use of the site is unknown, some allowed uses under C-1 could lead to substantial traffic problems. Chairman Miles further questioned whether road widening or the addition of extra lanes along Country Club Road might be possible to mitigate potential congestion. He acknowledged that this might be the only solution to alleviating what could otherwise become a problematic traffic bottleneck.

Ms. Folck responded by noting that traffic concerns at the intersection are already being addressed as part of the City's "Safe Streets for All" grant initiative. She explained that one of the first strategies being evaluated by the City's consultants is the optimization of signal timing at that location. She stated that adjusting and improving the timing and coordination of the traffic signals—including updating the relay system—could significantly increase the efficiency and capacity of the intersection. Ms. Folck emphasized that these improvements could be implemented at a relatively low cost.

Commissioner Keener echoed Ms. Folck's comments and added that intersection improvements could effectively ease traffic flow in the area. He cautioned against overemphasizing "what if" scenarios and expressed differing opinion that the types of uses being discussed, i.e., coffee shops, would create significant traffic issues. He noted that these businesses are designed for quick, drive-thru service and generally do not cause traffic to back up onto adjacent streets or highways. He also referenced physical therapy offices, explaining that their appointments typically last 30 minutes to an hour, meaning a relatively steady but low-volume flow of vehicles.

Drawing on his own experience managing a physical therapy business and frequenting coffee shops, Commissioner Keener shared that he has not had to wait in traffic at those types of locations. He concluded by saying he does not believe traffic congestion in the area will exceed what the community already experiences during a golf tournament or a busy day at the golf course.

Commissioner T. Kaufman inquired about the age of the existing Comprehensive Plan. Ms. Folck responded that the Comprehensive Plan was adopted in 2019, making it approximately six years old.

Commissioner Waterman asked whether there was an opportunity to widen the intersection on the west side to allow for dedicated turning lanes.

Ms. Folck responded that such an improvement could be possible, but it would largely depend on the type of development proposed for the site. If it were a gas station proposed, at a minimum that would be required. However, she noted that for most uses permitted under the C-1 zoning district, the expected traffic volumes would not warrant the cost of adding turning lanes. She added that implementing such improvements would likely require additional right-of-way by the property owner, but that these considerations could be addressed through the site design process if a more traffic-intensive use were proposed.

Commissioner Alvizar asked for clarification, noting that there would still be review and control depending on the type of development an applicant proposes—for example, a gas station. He emphasized that just because someone wants to build a gas station doesn't automatically mean they would be allowed to do so.

Ms. Folck confirmed this understanding, explaining that the current discussion is focused on the long-term vision for the intersection as outlined in the Comprehensive Plan. She noted that, in order for any development to proceed, the applicant would first need a zone change, and in this case, the only commercial zoning designation being considered would be C-1 (Neighborhood Commercial). That zone change would trigger the whole public process, including public hearings and Planning Commission and City Council review.

Furthermore, Ms. Folck explained that if a proposed use—like a gas station—is listed as a conditional use under C-1, it would still require a Conditional Use Permit (CUP), even after the zone change. She added that, personally, she would not be inclined to recommend a gas station at that specific location due to its proximity to residential areas and potential traffic concerns.

She reiterated that the goal of the Comprehensive Plan update is intended to guide future zoning decisions, and emphasized that it would be much easier for staff and decision-makers to evaluate future proposals if there is clear consensus now on whether a commercial node at that intersection is appropriate.

Commissioner T. Kaufman asked for a comparison between the proposed commercial node at Five Rocks Road and Country Club Road and the other commercial nodes identified on the larger map within the Comprehensive Plan. Specifically, he wanted to know about the availability of commercial space at the key four-corner intersections of those other nodes.

Ms. Folck responded by referencing the map and explaining that along the Heartland Expressway corridor, there is little developed, meaning that all corners are generally available for potential commercial development. However, she noted that as you move into more developed parts of town, space becomes much more limited. For example:

- At the 10th and D Street intersection, there are existing developments such as a bowling alley, a gas station, and a park, leaving only one corner with redevelopment potential.
- In District 1, one commercial node includes a dog park, Christian college, and City-owned canyon property, again leaving only one developable corner.
- At another node, the intersection of M Street and Five Rocks, the north side of the intersection is occupied by residential uses, and a church sits on the west side, again limiting commercial opportunities to a single corner.

At this time, Chairman Miles invited members of the public to come forward to address the Planning Commission on this topic.

Ben Backus, 440 O Street, former Council member, shared some historical context regarding the commercial node in question. He expressed that he feels City Council should have caught the issue earlier, suggesting that it might have been an oversight—possibly because an intern forgot to cut and paste a section properly. He noted that some may wonder why the Council had particular concerns about that area, explaining that the exact situation had arisen previously when a BBQ restaurant was proposed for the site. He recalled that during that previous proposal, there were protests and mixed opinions, describing the situation as “wishy-washy.” He stated that he attended all the Comprehensive Plan meetings and specifically remembered discussions at the Council level about that corner and the desire to encourage development at that intersection and move away from residential zoning and open it up for commercial use.

Peggy Fegler, 120 Buffalo, voiced concerns about traffic volume and speed at the intersection near Country Club Road and Five Rocks Road, particularly noting the high speeds of vehicles coming down from the golf course area. She stated that although the speed limit is 35 mph, it is frequently exceeded.

Ms. Fegler expressed thoughts that if a commercial business were developed at that location, it could result in an additional 100 cars per day, potentially doubling that to 200 trips in and out—especially for uses like a coffee shop.

She also referenced the new Amazon facility being constructed nearby, which is expected to bring additional traffic impacts. According to her understanding, Amazon plans to operate 2–3 semi-trucks daily, in addition to regular employee and delivery vehicle traffic, which may include vans. Based on her experience with other Amazon distribution centers, she noted that vehicle traffic often departs all at once, which could further contribute to congestion.

Ms. Fegler acknowledged that Ms. Folck had planned to conduct a traffic study once school was back in session, recognizing that school-related traffic significantly affects volumes. However, she emphasized that the Amazon facility's full impact has yet to be seen, as it is not yet operational. She expressed the view that a traffic study should be conducted after Amazon is fully operational, as it will provide a clearer and more accurate picture of traffic patterns and volumes in the area. Ms. Fegler concluded by urging caution in decision-making until the effects of both Amazon's operations and school traffic can be fully evaluated.

Kari Foreman, 3020 Monument Shadows, addressed the Planning Commission and expressed concern about the traffic conditions in the area, stating, "I live up there, so I know what the traffic is like—and it's terrible." She shared her observation that drivers don't stop or slow down and expressed concern for safety. She expressed that she feels like residents' voices are being overlooked in favor of commercial interests and stressed the need for balance. She urged the Commission to listen and consider the perspectives of those who live in the area.

Kari Huber, 3015 Monument Shadows, addressed the Planning Commission and shared her perspective as a recent returnee to the Gering area, having previously lived here before retiring to Arizona. She explained that after living in Arizona for several years, she and her family chose to return to Nebraska, settling back into the same Monument Shadows neighborhood (previously 3045 Monument Shadows) because they loved the area and missed Nebraska.

Ms. Huber expressed concern about the traffic impacts associated with potential commercial development near their neighborhood. She noted that while some may believe residents further down the street won't be affected, they already experience significant congestion on Five Rocks Road. She shared that they often have to wait through two to three traffic light cycles now just to make a left turn at the intersection, and voiced concern about how much worse it could become if commercial traffic is added.

In addition to traffic, she raised concerns about costs, asking who would be responsible for any road improvements—whether residents would be assessed for those changes. She also voiced concern about noise pollution as a potential issue. She remarked, "Noise pollution is a real thing in big cities, and it's going to be a big thing here too," pointing out that the area is a rural area.

She echoed Ms. Foreman's earlier sentiments, asking the Commission to seriously consider the perspectives of the residents who live in the area. And while Ms. Huber made clear that she is not against business, even admitting initial excitement at the idea—given her son is a physical therapist, perhaps it might draw him here—she emphasized that she doesn't think businesses should be placed in residential areas. She thanked the Commission.

Katie Smith, 90110 County Road 19, Scottsbluff, addressed the Planning Commission to share her perspective as the individual involved with the proposed development of the property. She began by acknowledging the concerns raised by residents, particularly regarding traffic, and emphasized that she has been actively working with architects to design a site plan that addresses those concerns. She explained that one potential solution is to set the building further back from the road, creating enough room on the site to allow for a 10-car stacking queue for the coffee shop drive-thru. She noted that the design could also include two drive-thru lanes, which would help alleviate any potential traffic back-ups. Additionally, the proposed plan includes 60 parking spaces, ensuring that adequate on-site parking would be provided.

Ms. Smith stressed that there are practical ways to reduce traffic concerns and make the development compatible with the area. She shared that she has also looked into incorporating golf cart parking, a

green space, and access from the nearby trail on Five Rocks Road, all with the intention of enhancing the safety, functionality, and community benefit of the site. She concluded by expressing that “I know there are concerns and don’t want this to be a negative for the community. I think there can be a lot of positive things to even help things be safer in that area. Bringing this to the community could bring a lot more community involvement and just be a really positive opportunity.”

Commissioner Alvizar interjected with a question regarding the potential number of lots that could be developed on that section of land. Ms. Folck responded by explaining that dividing the lot would be significantly limited by frontage along Country Club Road, as access off Five Rocks Road is not permitted. Additionally, she noted that access near the existing traffic signal would not be granted. Given these constraints, Ms. Folck stated that she would not recommend subdividing the property into multiple lots, and that at most, the site could potentially be divided into two lots, but even then it would be required to have a shared driveway.

Commissioner T. Kaufman asked whether Commissioner Alvizar's question regarding the number of lots was related to potential residential development. Commissioner Alvizar clarified that his question pertained specifically to commercial development. Ms. Folck further explained that if the property were to be developed as residential, it would necessitate the construction of a street system, similar to Buffalo Ridge, located across the street.

Commissioner Keener followed up on that thought, also noting that it was mentioned at the last meeting, and asked that if the land were developed as residential, how many homes could be constructed on that lot.

Ms. Folck responded, explaining that if the property were developed strictly for single-family homes, the estimate would be around 10 homes per acre, or approximately 30 homes on the site. However, she noted that a more likely scenario—given the neighborhood—might mirror Buffalo Ridge, which has a mix of duplexes and townhomes. In that case, the number could rise to around 60 residential homes, though she emphasized that this was all speculative.

Commissioner Keener concluded by noting that if that land were developed as residential—say, 40 homes—and assuming an average of 2–3 vehicles per household, the traffic impact could be quite substantial... “that’s a lot of cars.”

Wayne Klein, 322 Hallerest, Scottsbluff (a FedEx contractor for 30 years), also addressed the Commission, acknowledging the community concerns about traffic. He emphasized that FedEx takes traffic planning seriously, and routes are designed to avoid school congestion and peak traffic times, i.e. lunch time hours; in doing so, it is their goal to help create a better environment.

Mr. Klein noted he’s been a patient of Ms. Smith’s, referencing her existing facility south of Walgreens in Scottsbluff. It is a smaller business complex—shared with a chiropractor—whom Mr. Klein has also been a patient, has approximately eight parking spots. He noted that patients typically visit for 30 to 60 minutes; thus this results in maybe 15–20 people per day over a nine-hour window.

He acknowledged the earlier comment regarding residential development in the proposed lot could generate significantly more consistent daily traffic than businesses.

Regarding the proposed coffee shop, Mr. Klein reiterated points made by Katie Smith: the design allows for the building to be pushed back, with adequate stacking space and multiple lanes to prevent traffic backups. He emphasized that peak hours for coffee shops are limited, generally from 6:00–

10:00 a.m., with likely low volumes outside those hours. Based on his observations of other local drive-thrus like Scooter's, 6–8 cars at a time are typical, and turnover is quick.

Mr. Klein concluded by stating his belief that there is a plan that can work for everyone—one that would address traffic concerns, provide sales tax revenue for the city, and potentially support infrastructure improvements (like traffic light adjustments) to benefit the whole community.

Commissioner Taylor shared one additional thought. He emphasized that the Commission's intent is not to push back on specific businesses but rather to verify and align decisions with the existing Comprehensive Plan. He stated that, based on his reading and understanding of the current Comprehensive Plan, the area in question had previously been designated as residential. And if someone were to review the Plan now, it would still appear to be residential in nature. While it has been explained that the intent was for it to be designated as C-1 (commercial)—and that an oversight error may have caused the omission—the document as it currently stands does not reflect that designation, in his opinion.

Chairman Miles, noting there were no further comments, officially closed the public hearing at 7:32 p.m. He then requested a motion from the Planning Commission for a recommendation to the City Council.

Commissioner Waterman requested clarification of all the changes in question for the Comprehensive Plan. Ms. Folck explained that the proposed Comprehensive Plan updates include clean-up edits and typo corrections, an updated annexation map, and the addition of commercial nodes along the Heartland Expressway. The motion also needs to clarify the recommendation of one of the following two options:

- Option 1: Retain the existing language in the narrative suggesting commercial use at the intersection and update the map to include a commercial node at that location. The same commercial node would also be added to the District Framework map.
- Option 2: Remove the language in the district 1 narrative that refers to commercial use at the intersection and continue to omit the commercial node from the map.

Commissioner Waterman made a motion to recommend the adoption of the commercial nodes at Heartland Expressway as well as the commercial node for District 1 as a C-1 Zone.

Ms. Folck asked Commissioner Waterman to confirm that the motion is recommending approval to City Council the clean-up language, the additional nodes on the Heartland Expressway, along with Option 1, the commercial designation for the intersection of Five Rocks Road and Country Club Road, to bring the Comprehensive Plan narrative and land use map into alignment, which he did.

Second by Commissioner C. Kaufman. There was no discussion.

The Secretary called the roll. “AYES”: Waterman, Crews, Keener, C. Kaufman, Alvizar. “NAYS”: Taylor, Miles, T. Kaufman, Hauck. Abstain: None. Absent: None. Motion carried.

5. City Engineer Report

Engineer Folck reported that both recommendations for changes to the Zoning Code Regulations and the Comprehensive Plan will go before the City Council at their first meeting in September, which falls on the second Monday of the month. She noted that members of the public are encouraged to attend if interested.

She noted the Planning Commission will also convene again in September. The agenda will be to review a CUP for the casino, which is being reapplied for. A CUP for this was last granted two years ago, and since no further extensions are available, a new application is required.

Ms. Folck also reported that the developer pursuing the multi-family housing project near McClellan Park has received a portion of the grant funding they had been seeking. As a result, initial design work and platting are expected to begin this fall, with housing construction anticipated to start in the spring.

6. Open Comments:

Chairman Miles noted that discussion or action by the Planning Commission regarding unscheduled business will not take place. This section is for citizen comment only. He asked they state their name and address if they would like to address the Planning Commission.

There was none.

7. Adjourn

A motion was made by Commissioner Keener to adjourn. Seconded by Commissioner T. Kaufman. There was no discussion. The Secretary called the roll. "AYES": Waterman, Taylor, Crews, Keener, Miles, C. Kaufman, T. Kaufman, Hauck, Alvizar. "NAYS": None. Abstain: None. Absent: None. Motion carried.

The meeting adjourned at 7:39 p.m.

Jody Miles, Chairman

ATTEST:

Karen Heins, Administrative Secretary

Amended Comp Plan Excerpt with edits and including Option 1

Language added by legal counsel and staff shown in green.
Language removed shown as redline.

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 dis-

LAND USE	INTENSITY LAYER	NODE
<p>Residential— Areas where a balanced mix of housing is promoted, allowing for a wide range of housing types.</p> <p>Mixed Use— Areas where there are a variety of retail, service, employment, entertainment, and cultural destinations with residential development.</p> <p>Historic Core— The focal point of the community where development encourages preservation of the cultural and historic character of Gering.</p> <p>Commercial— Areas where there are a range of commercial uses which serve the needs of the community.</p> <p>Industrial— Areas with uses that have large employment bases and have the potential to create noise, smoke, and/or odor.</p>	<p>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.</p> <p>Low Density— Areas where large-lot, single family detached dwelling units are encouraged, but exceptions to this general encouragement may be appropriate.</p>	<p>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.</p>

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	<ul style="list-style-type: none">• Does the building & use have similar operational characteristics, hours of service, user groups?
SETBACKS	<ul style="list-style-type: none">• 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	<ul style="list-style-type: none">• 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	<ul style="list-style-type: none">• Do buildings access from the street or alley?
MASSING	<ul style="list-style-type: none">• Does the level of detail match the character of existing buildings?• Is the bulk of the building similar?
LANDSCAPING	<ul style="list-style-type: none">• Does any proposed landscaping help mitigate or buffer the impact of the use?
PARKING	<ul style="list-style-type: none">• 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	<ul style="list-style-type: none">• 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.

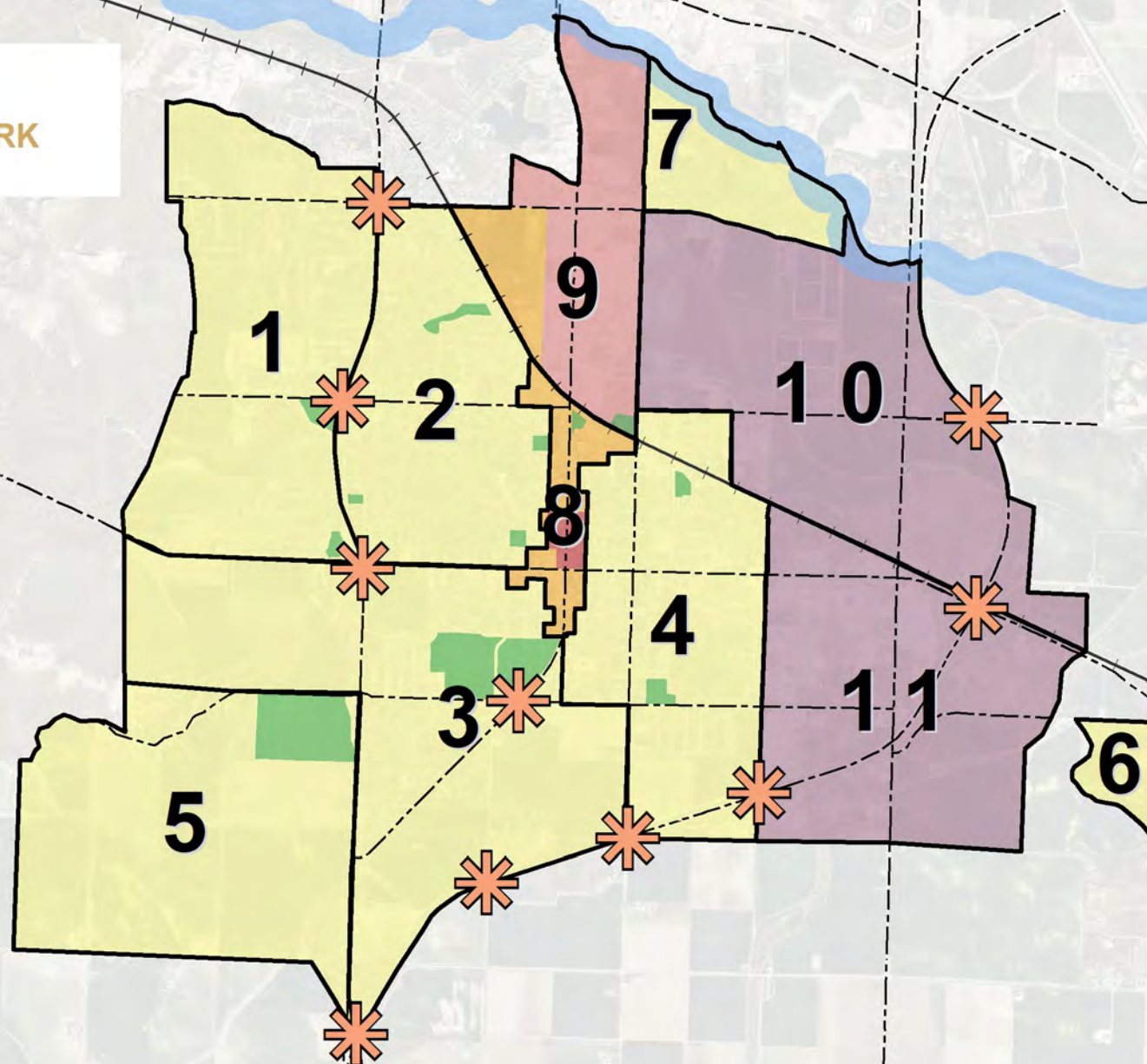
When considering annexation, Gering should consider the following:

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.

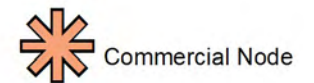
Based upon these recommendations, the following priority areas for annexation have been identified. (See map on next page.)

- **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

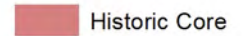


Legend



Districts

Primary

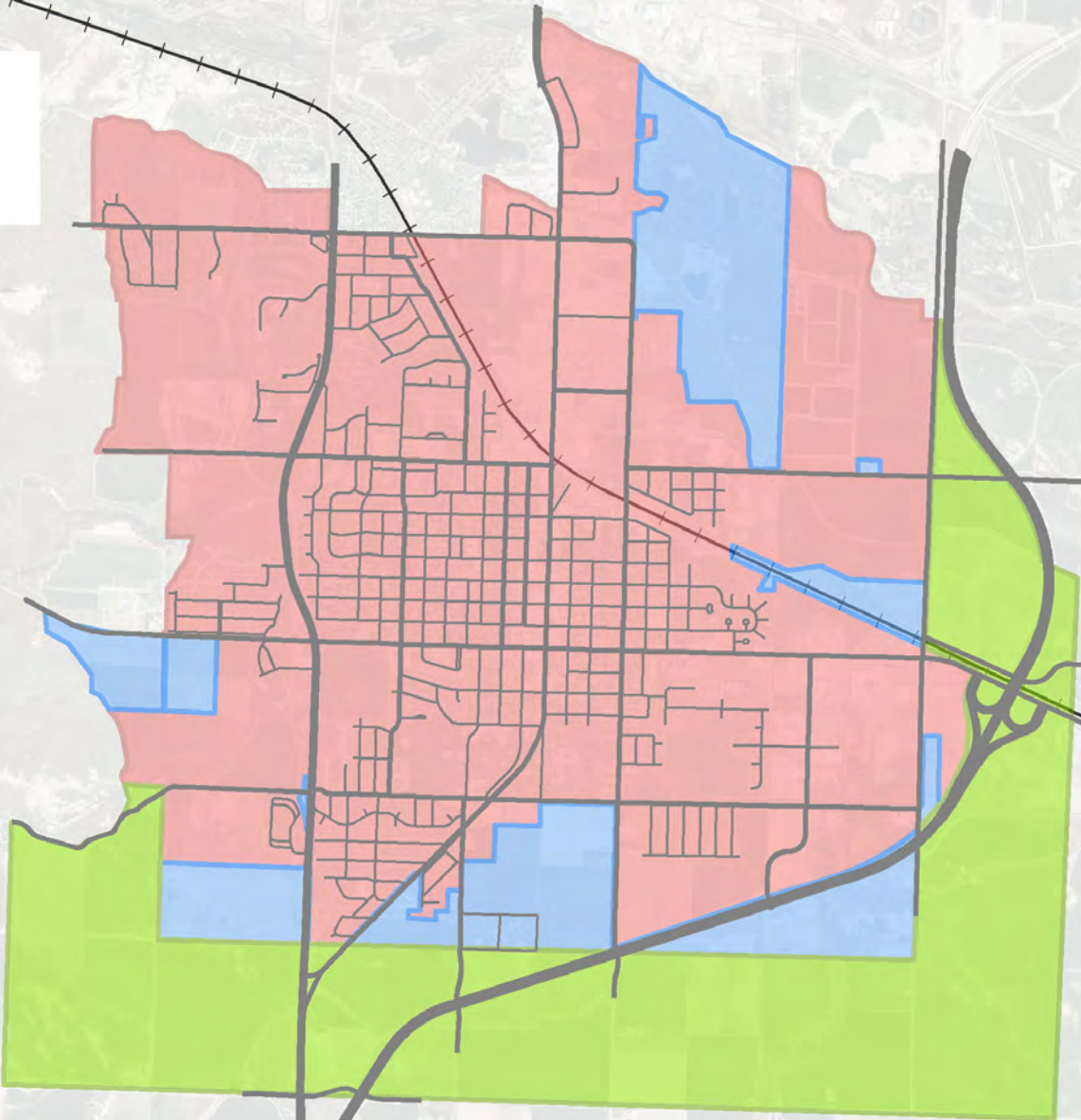


N



0 0.25 0.5 1 Miles

**ANNEXATION
STRATEGY**



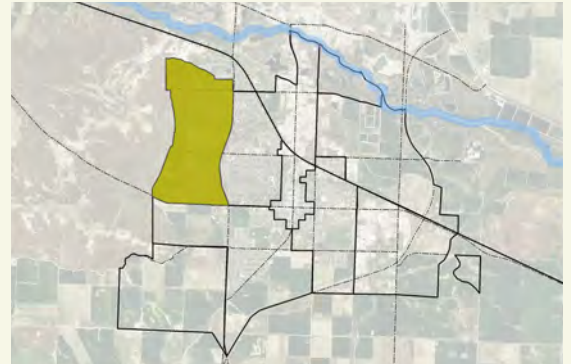
- Legend**
- Existing City Limits
 - Medium Term
 - Long Term

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. ~~Neighborhood serving retail at key intersections and slightly higher intensity housing would be appropriate at select locations, such as the northwest corner of 5 Rocks Road and Country Club.~~ **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

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 ~~in higher traffic areas such as the intersection of U Street and 5 Rocks Road.~~ **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.

Comment from City Legal:

- The map should reflect higher intensity housing as a possibility at Five Rocks and Country Club, as well as a commercial node.

Note to Council: (Commercial node asterisks were added in the appropriate places).

Primary Zoning

R1 Low Density Residential

R2 Medium Density Residential

R3 High Density Residential

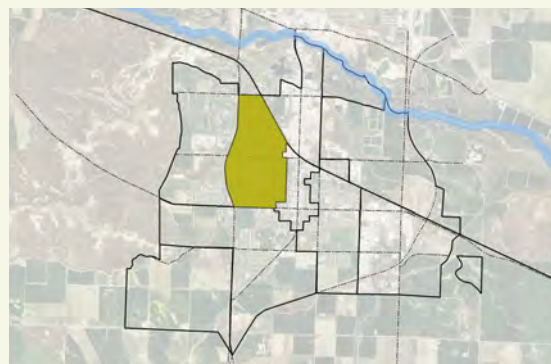
C1 Neighborhood Commercial

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.

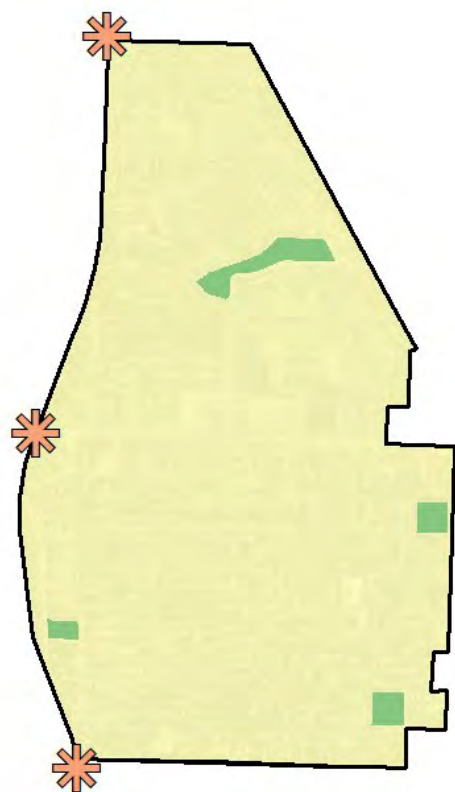
Future Desired Characteristics

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.

Note to Council: A Commercial Node asterisk was added to this map at the corner of Five Rocks Road and Country Club Road.

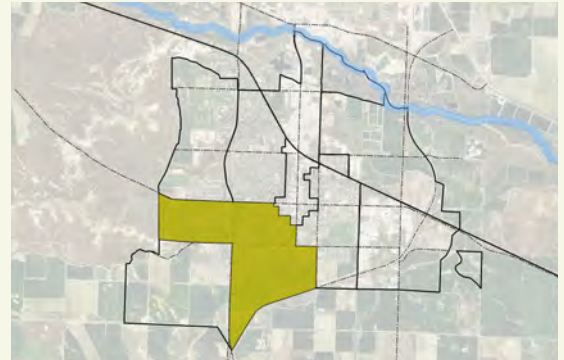
- R1** Low Density Residential
- R2** Medium Density Residential
- R3** High Density Residential
- C1** Neighborhood Commercial

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.

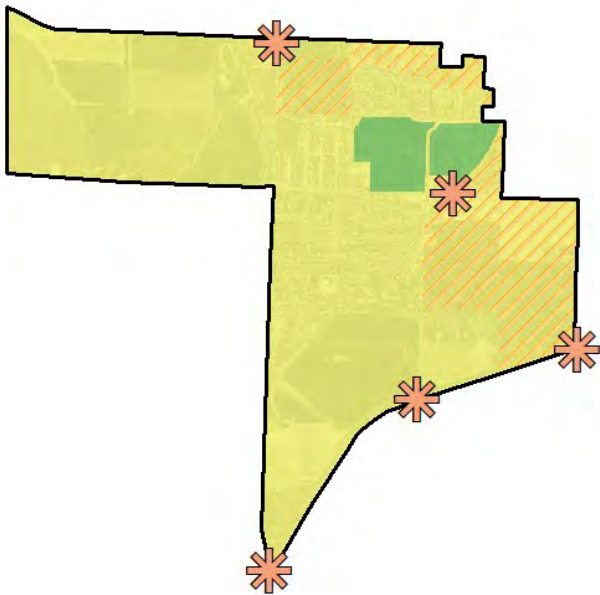
Future Desired Characteristics

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 large vacant piece of land located on the southeast corner of M Street and Five Rocks Road is well suited for a commercial node that includes an assemblage of neighborhood serving uses such as convenience and small retail, professional services, food establishments, daycares and other uses that are compatible with the nearby residential.~~ **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

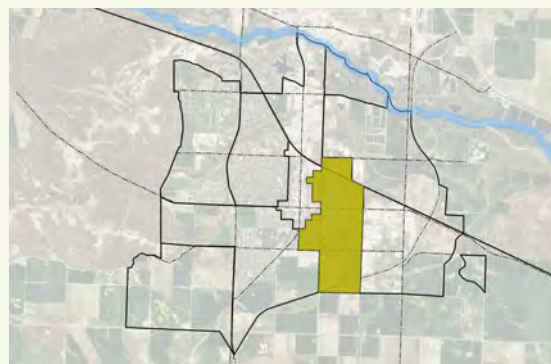
C1 Neighborhood Commercial

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.

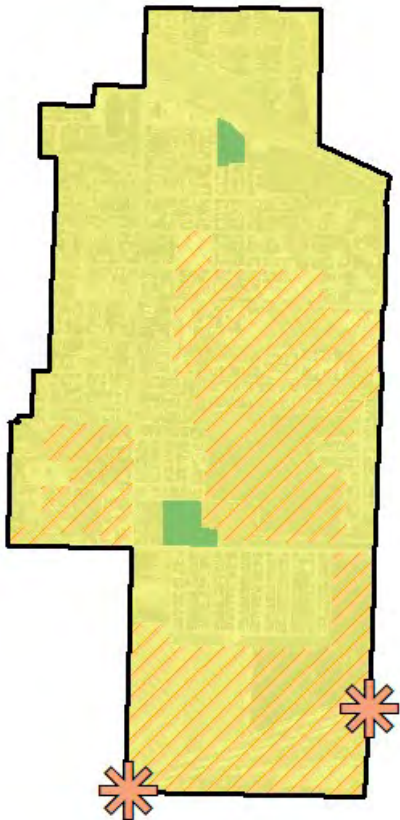
Secondary uses include parks and open space systems, schools, retirement centers and assembly uses.

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

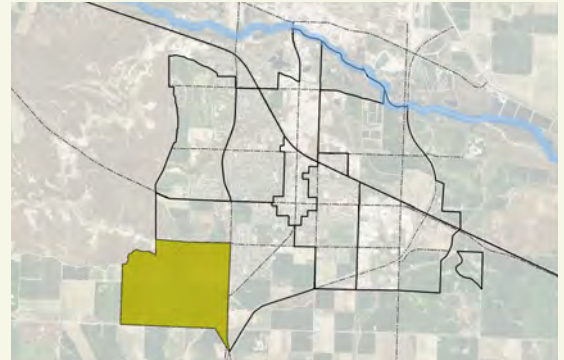
Land Use Scale & Form	Primary Zoning
Residential: New residential development should consist of detached single-family homes on small lots, as well as a range of attached units (duplex, tri-plex, townhomes) and standalone apartments or condominium style buildings with up to four units. Vacant lots located 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
Neighborhood and community based public/semi-public facilities– places of worship; public safety; schools.	R3 High Density Residential
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.

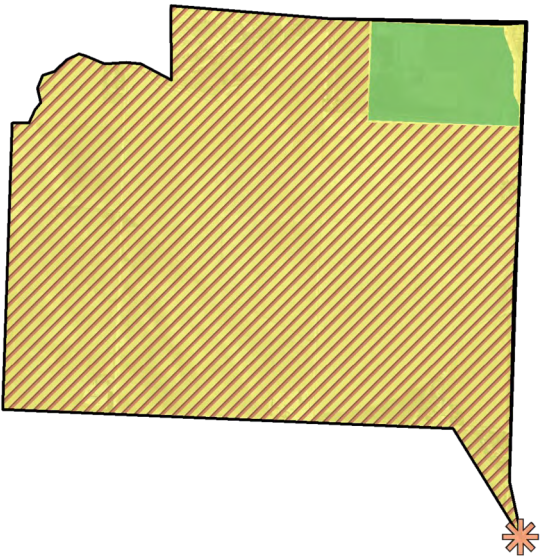


Future Desired Characteristics

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 along 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

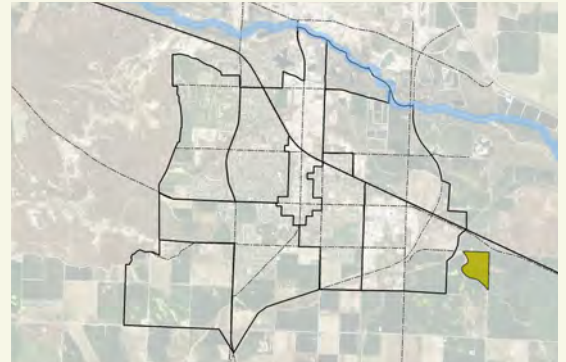
 Commercial Node

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.

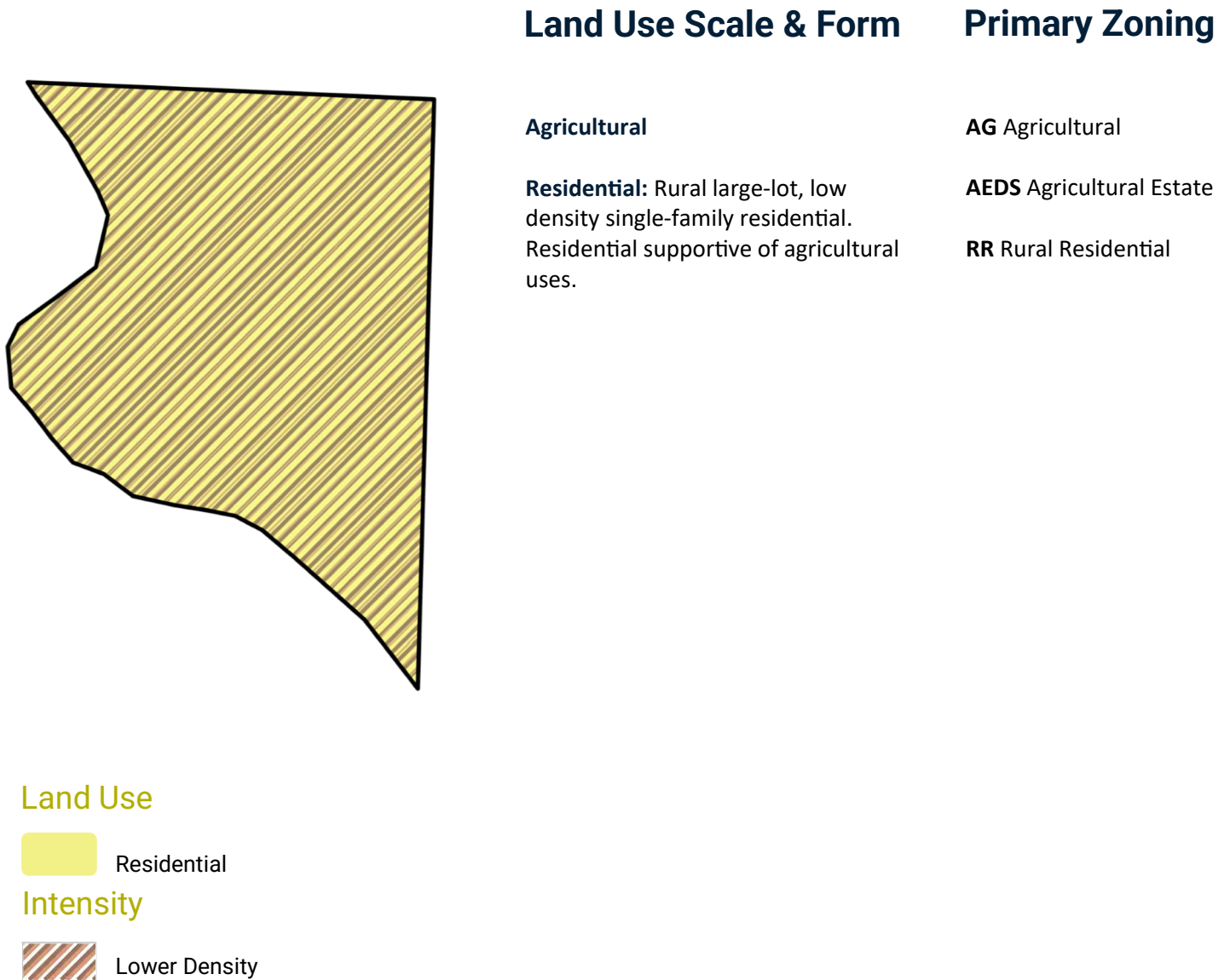


Future Desired Characteristics

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

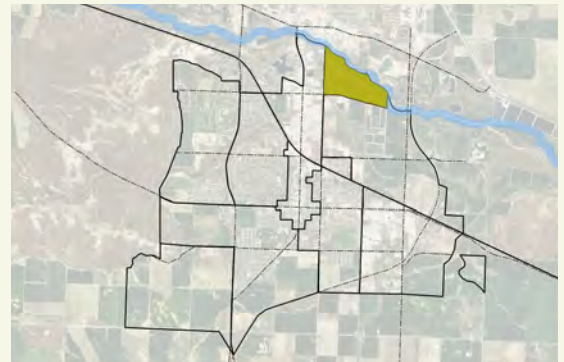


District 7

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.



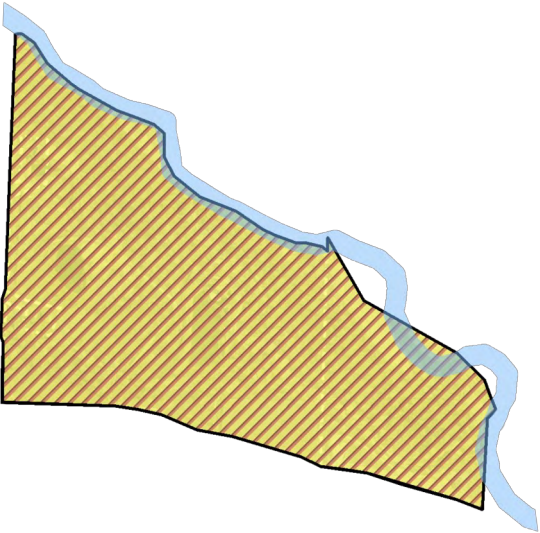
Future Desired Characteristics

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

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.

Primary Zoning

- RR** Rural Residential
- R1** Low Density Residential

Land Use

Residential

Intensity

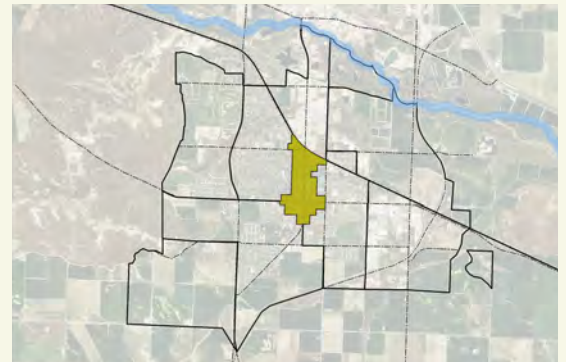
Lower Density

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.

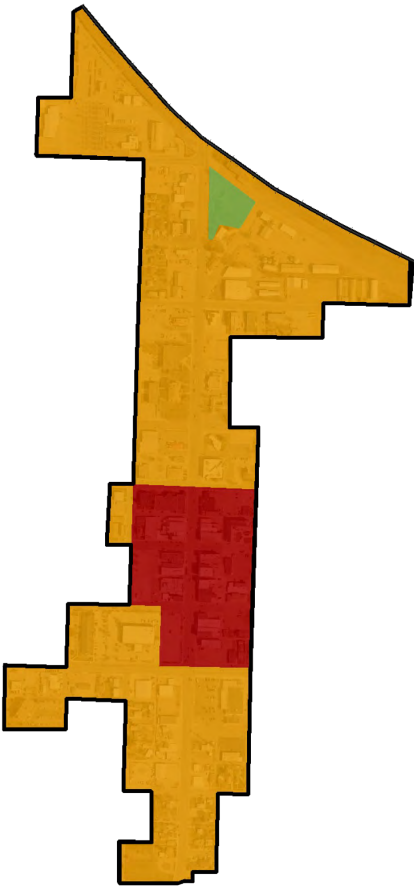
A number of vacant and underutilized properties are present downtown that would benefit from redevelopment, revitalization and reinvestment. Priority should be given to increasing residential opportunities that will help increase activity levels and support local businesses as well as feed uses such 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

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 **with 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.

Primary Zoning

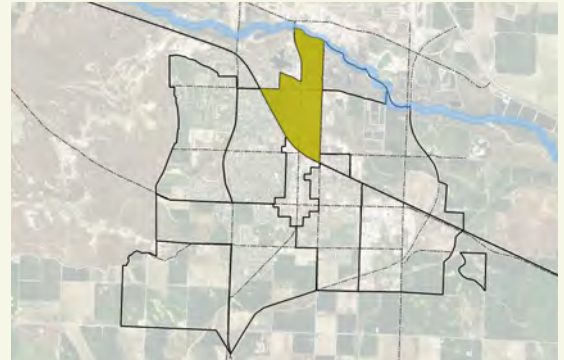
- C2** Central Business District
- C1** Neighborhood Commercial

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

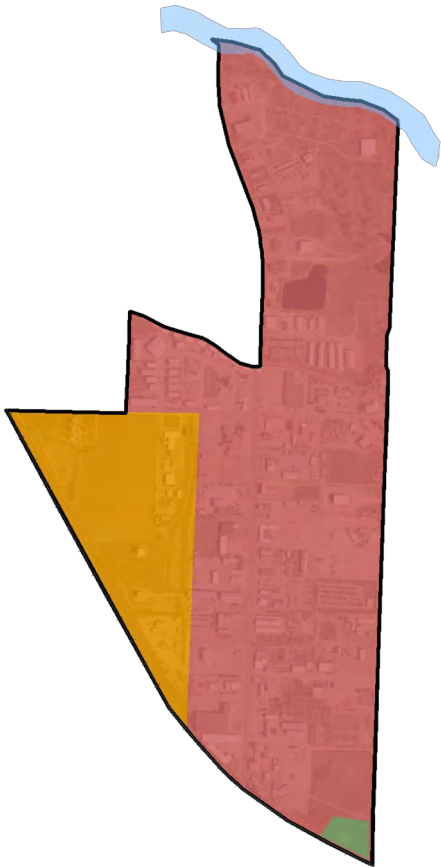
Efforts to enhance the appearance of the district as a part of the northern gateway into Gering should be encouraged. While industrial development is suitable throughout the district, individual lots should have landscaping to mitigate impacts to adjacent uses of lower intensity and provide appropriate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

-  Commercial
-  Mixed Use

Land Use Scale & Form


Commercial: ~~Auto-oriented commercial business and restaurants.~~ **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

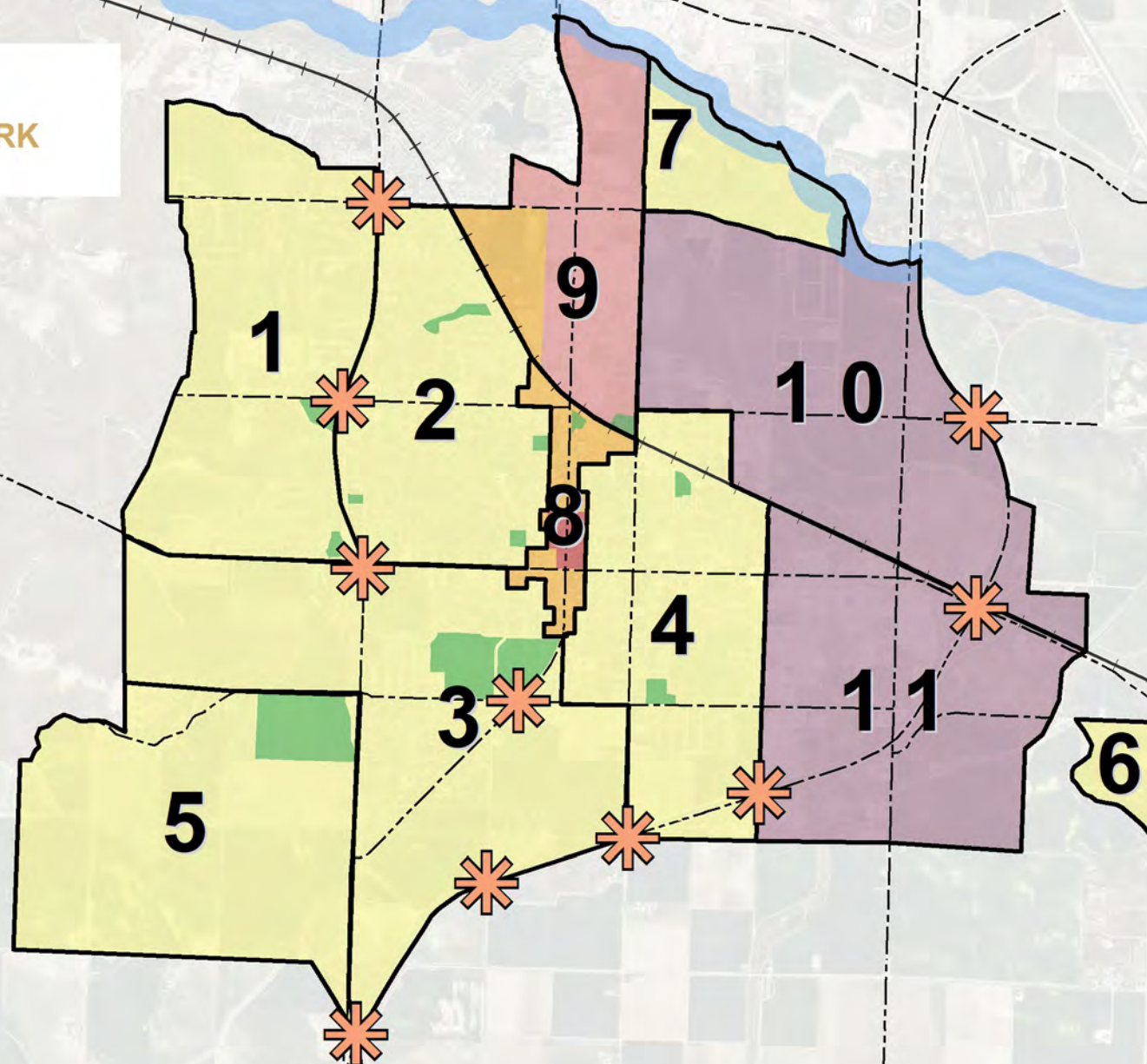
- C3** Regional Commercial
- M1** Light Industrial

Option 1

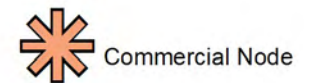
With Option 1, other than language changes (shown in green/red on the excerpt) the only change to the Comp Plan would be that a Commercial Node  has been added at the intersection of Five Rocks Road and Country Club Road on the maps on pages 52, 55 and 57.

See attached.

DISTRICT FRAMEWORK

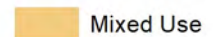


Legend



Districts

Primary



N



0 0.25 0.5 1 Miles

District 1: Northwest Monument Neighborhood District

Future Places



Land Use

 Residential

Intensity

 Low Density

 Higher Density

Node

 Commercial Node

Land Use Scale & Form

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 ~~in higher traffic areas such as the intersection of U Street and 5 Rocks Road.~~ **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.

Comment from City Legal:

- The map should reflect higher intensity housing as a possibility at Five Rocks and Country Club, as well as a commercial node.

Note to Council: (Commercial node asterisks were added in the appropriate places).

Primary Zoning

R1 Low Density Residential

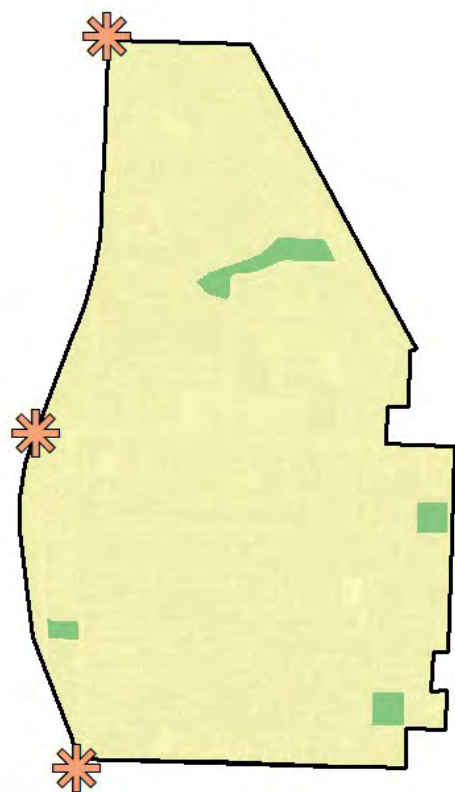
R2 Medium Density Residential

R3 High Density Residential

C1 Neighborhood Commercial

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.

Note to Council: A Commercial Node asterisk was added to this map at the corner of Five Rocks Road and Country Club Road.

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

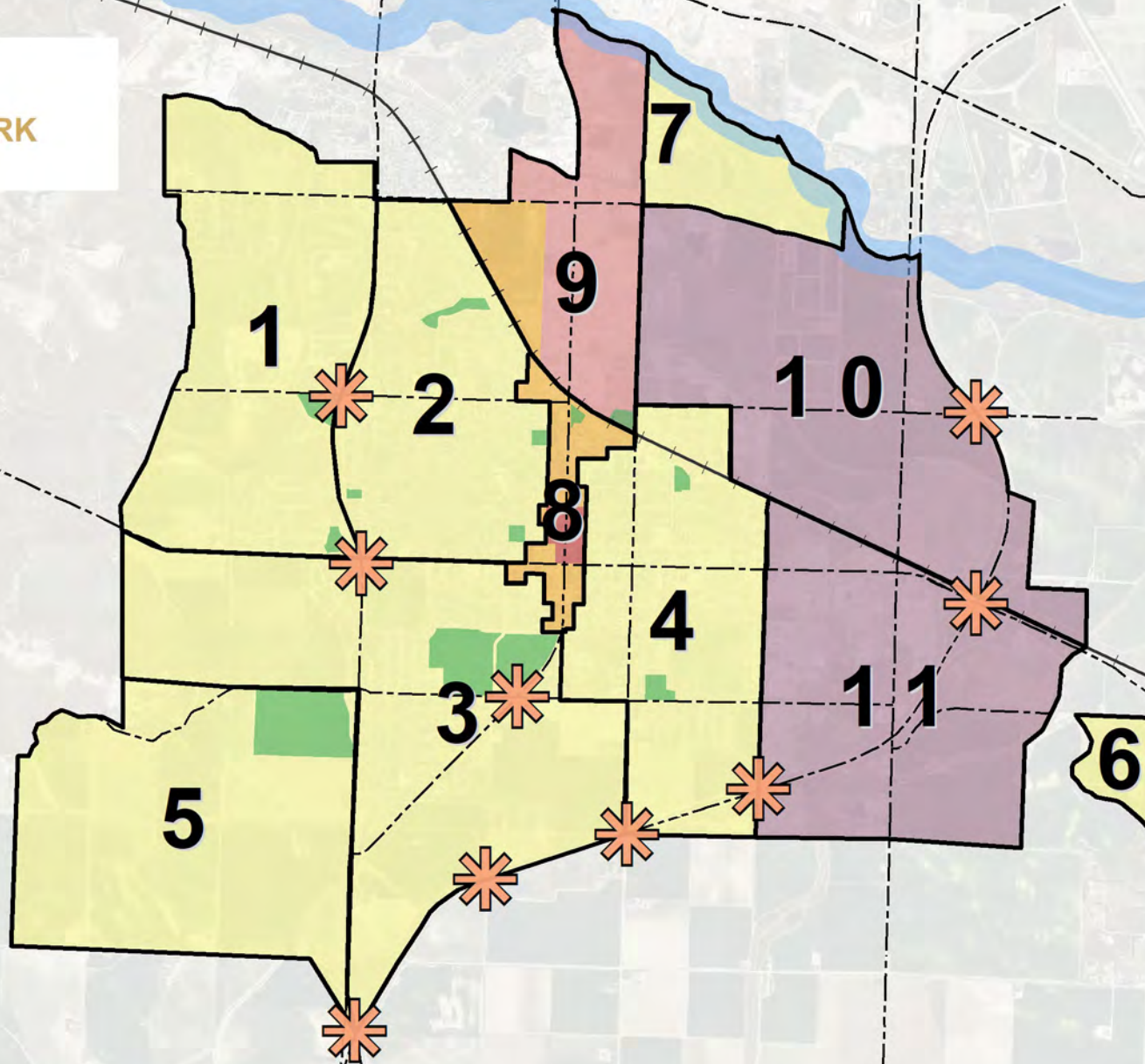
Option 2

With Option 2, other than language changes (shown in green/red on the excerpt) a Commercial Node ✱

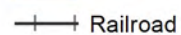
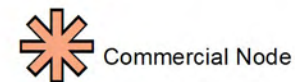
Was ***not*** added at the intersection of
Five Rocks Road and Country Club Road
on the maps on pages 52, 55 and 57.

See attached.

DISTRICT FRAMEWORK

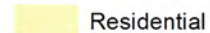


Legend



Districts

Primary



0 0.25 0.5 1 Miles



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 ~~in higher traffic areas such as the intersection of U Street and 5 Rocks Road.~~ **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.

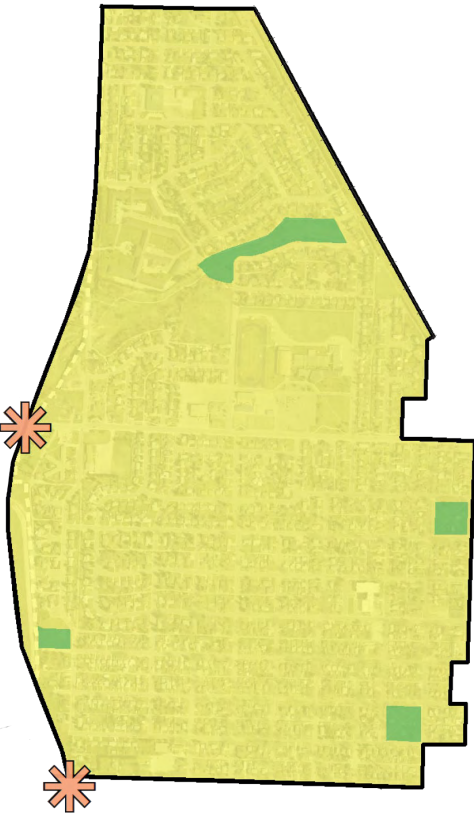
Neighborhood parks, trails, and recreational facilities.

Comment from City Legal:

- The map should reflect higher intensity housing as a possibility at Five Rocks and Country Club, as well as a commercial node.

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

District 2: West Gering Neighborhood Dis- trict



Land Use



Land Use Scale & Form

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.

Primary Zoning

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

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

Exhibit A shown in this packet includes Option 1. However, if Option 1 is not approved by Council, and if Option 2 *is* approved by Council, Option 2 would be inserted prior to final approval of the ordinance.

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

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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

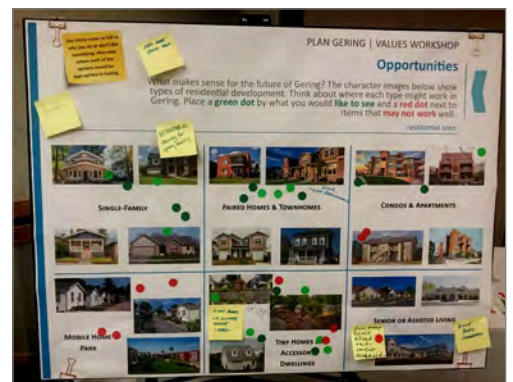
The Plan Gering Process

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

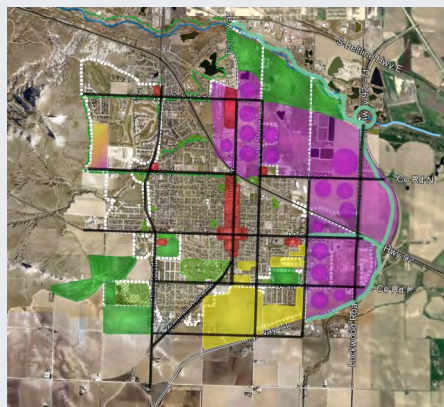
The second workshop held on January 29, 2019 distilled the stories and values heard during the Values workshop. Statements for each of the values were developed and vetted by the public. These statements serve as the basis of the Plan and helped arrange the recommendations, policies, physical projects, 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



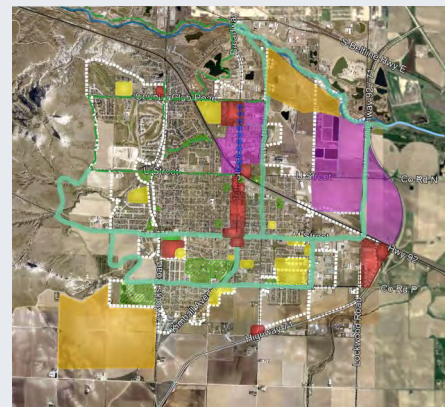
Destination Scenario

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.

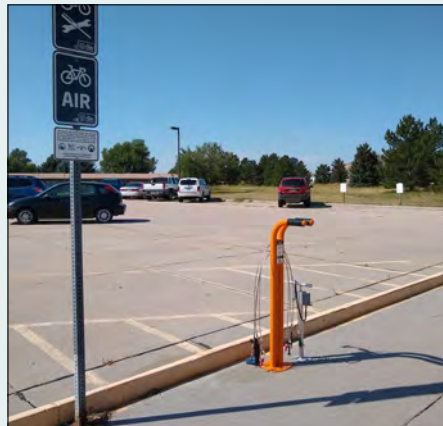


Principle 4.1: Our community will provide a well-connected and balanced transportation system.

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.



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	<ul style="list-style-type: none">Does the building & use have similar operational characteristics, hours of service, user groups?
SETBACKS	<ul style="list-style-type: none">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	<ul style="list-style-type: none">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	<ul style="list-style-type: none">Do buildings access from the street or alley?
MASSING	<ul style="list-style-type: none">Does the level of detail match the character of existing buildings?Is the bulk of the building similar?
LANDSCAPING	<ul style="list-style-type: none">Does any proposed landscaping help mitigate or buffer the impact of the use?
PARKING	<ul style="list-style-type: none">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	<ul style="list-style-type: none">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.

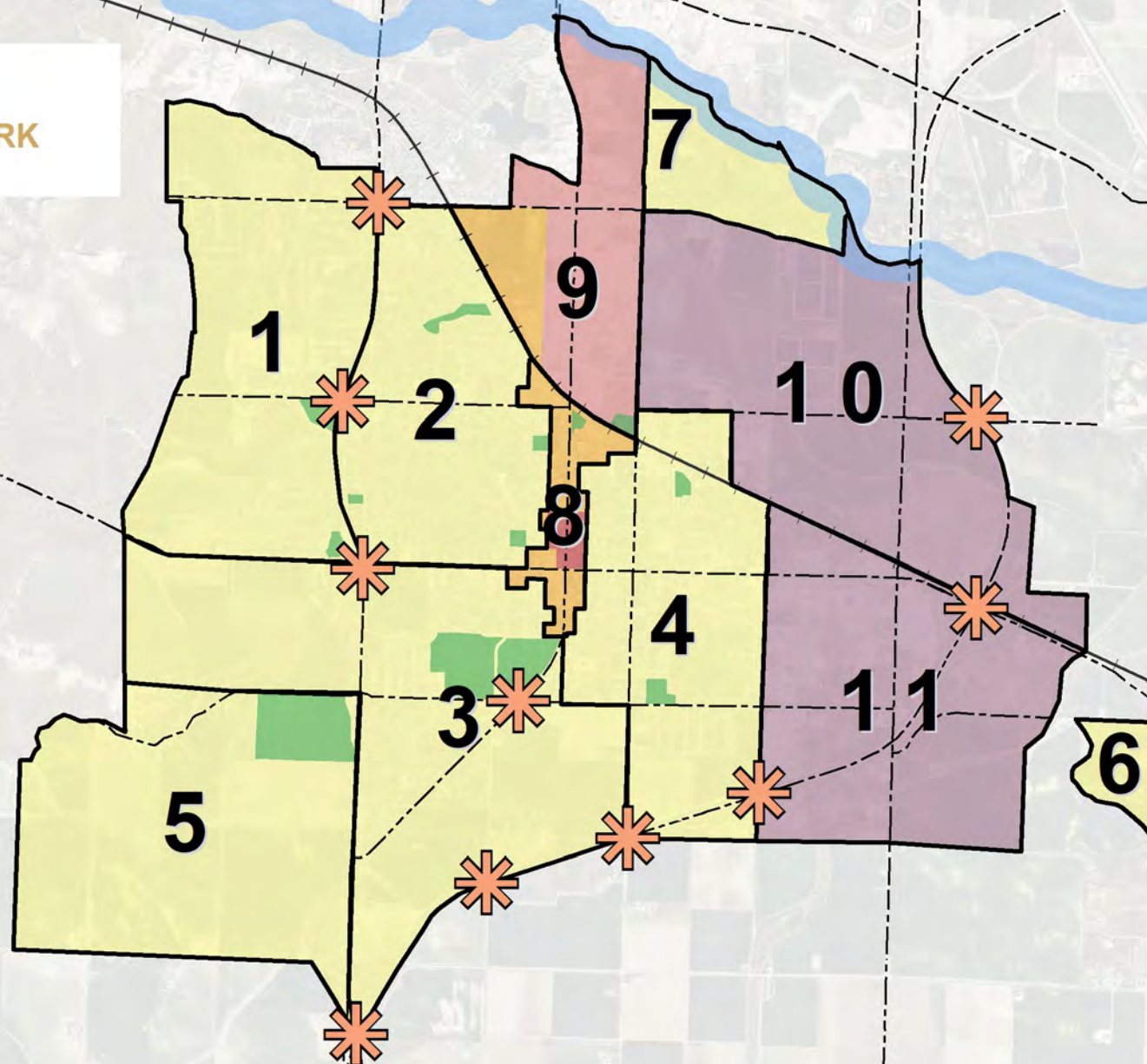
When considering annexation, Gering should consider the following:

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.

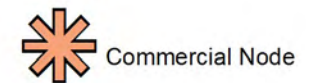
Based upon these recommendations, the following priority areas for annexation have been identified. (See map on next page.)

- **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

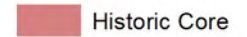


Legend



Districts

Primary



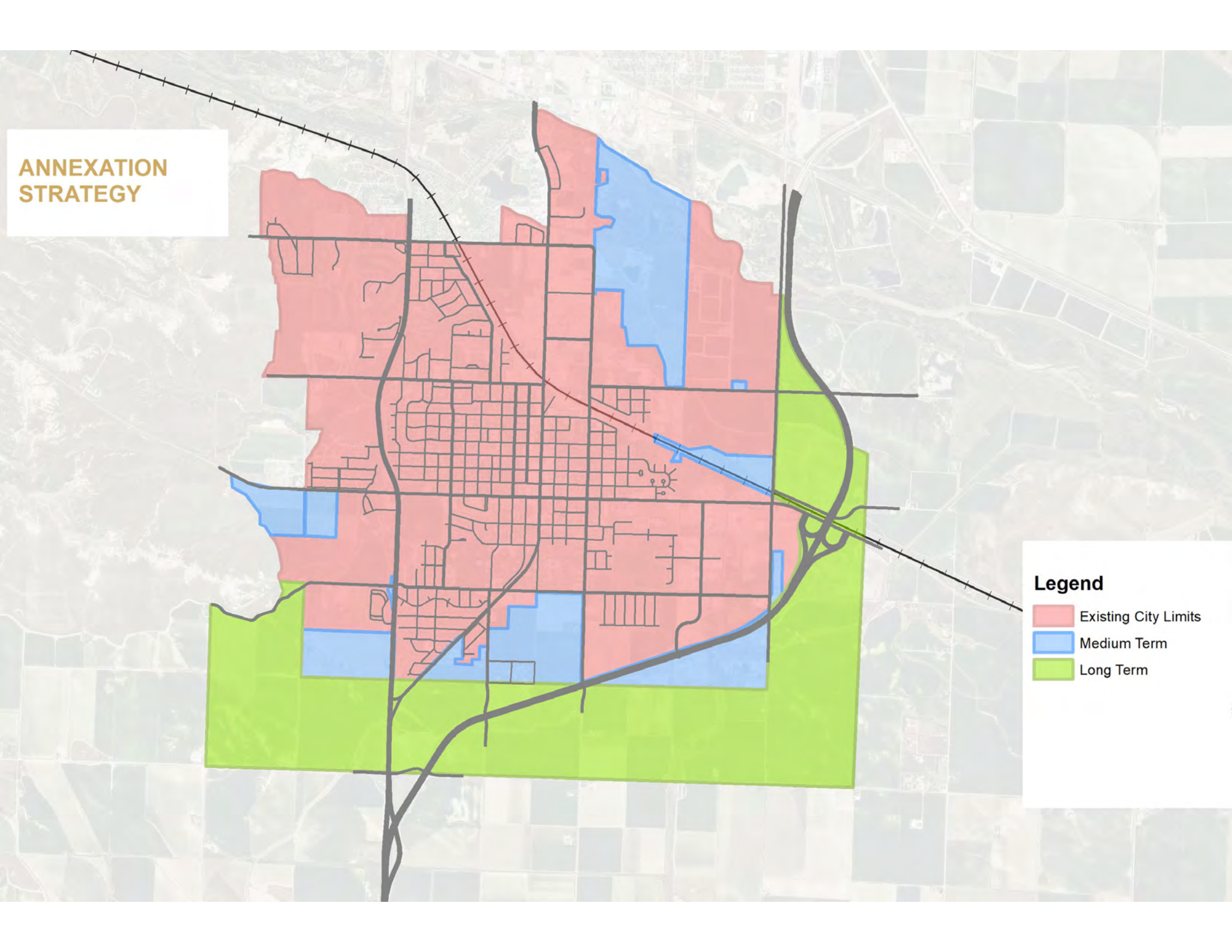
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0 0.25 0.5 1 Miles

ANNEXATION
STRATEGY

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

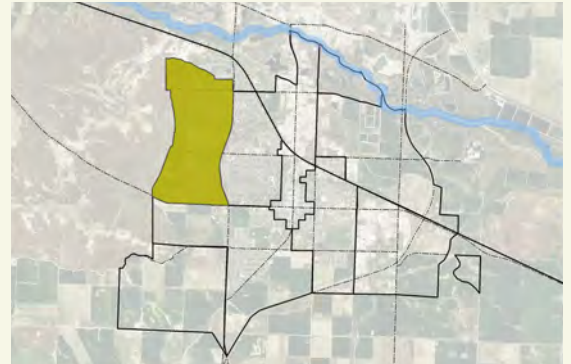


District 1

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.

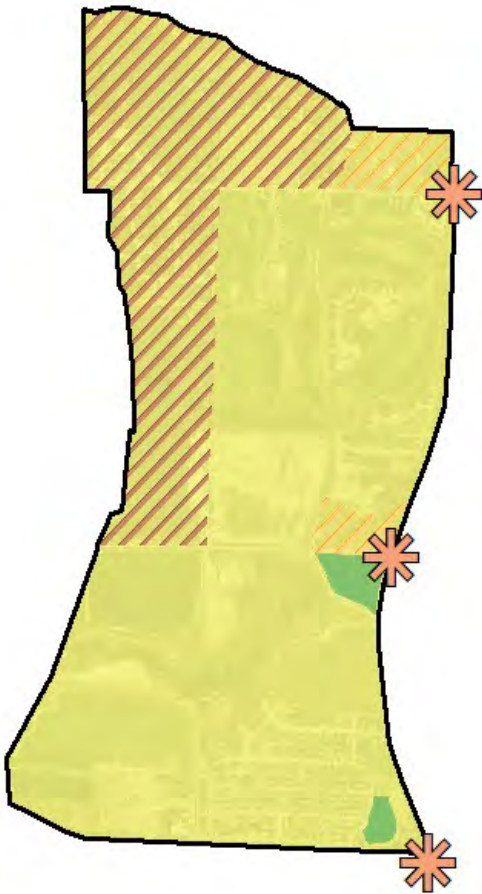
Future Desired Characteristics

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 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.

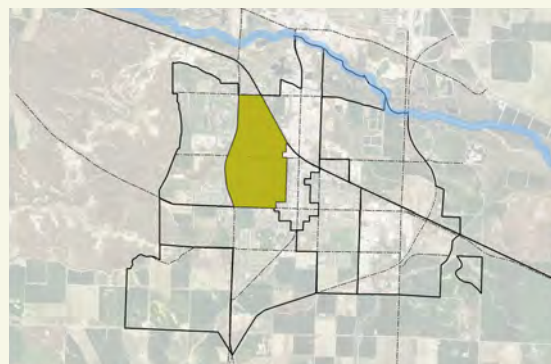
- R1** Low Density Residential
- R2** Medium Density Residential
- R3** High Density Residential
- C1** Neighborhood Commercial

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.

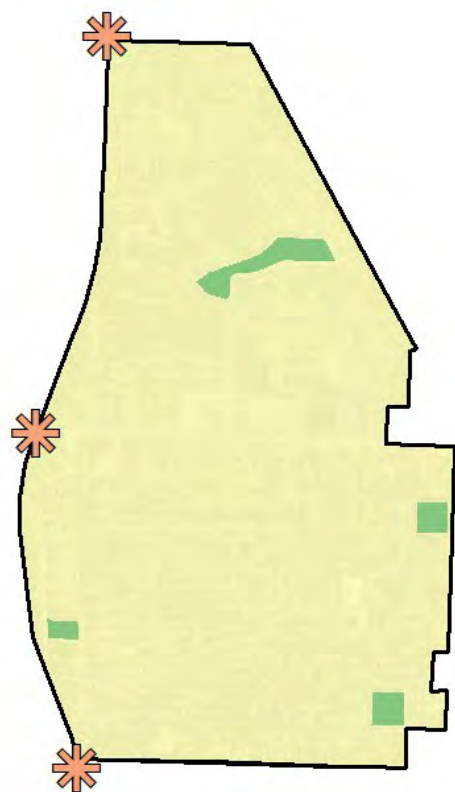
Future Desired Characteristics

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

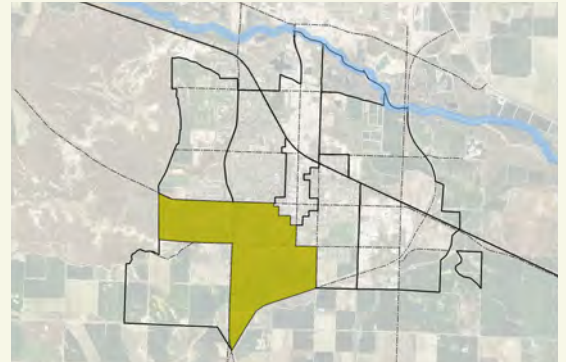
Land Use Scale & Form	Primary Zoning
<p>Residential: The predominant use is residential, with an emphasis on Medium density. Two-unit residential may be dispersed throughout the district with areas along or at intersections of arterials or collectors being appropriate locations to introduce low– to mid-scale multi-unit residential options.</p>	<p>R1 Low Density Residential</p> <p>R2 Medium Density Residential</p> <p>R3 High Density Residential</p>
<p>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.</p> <p>Neighborhood and community based public/semi-public facilities– places of worship; public safety facilities; schools.</p> <p>Neighborhood parks, trails, and recreational facilities.</p>	<p>C1 Neighborhood Commercial</p>

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.

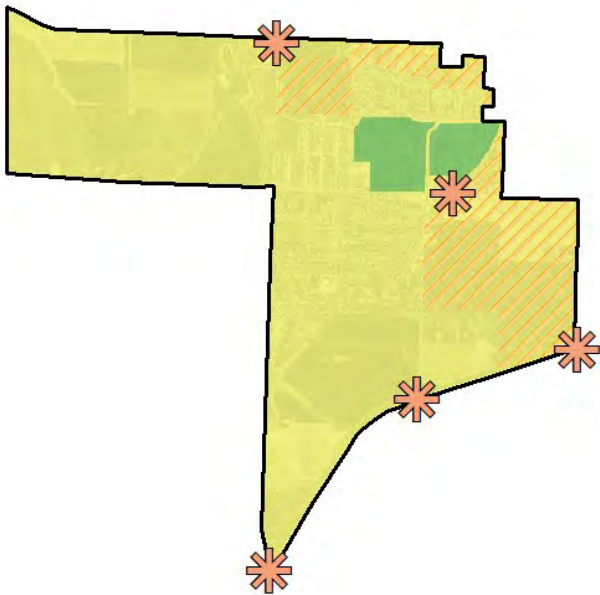
Future Desired Characteristics

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

 Residential

Intensity

 Higher Density

Node

 Commercial Node

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

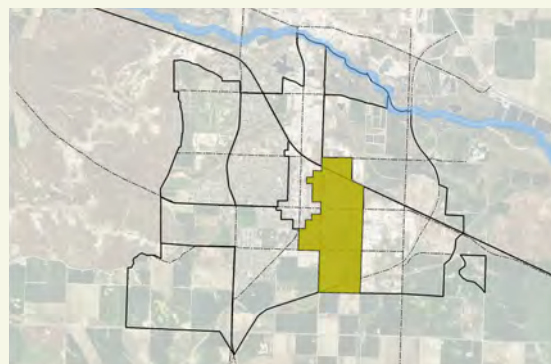
C1 Neighborhood Commercial

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.

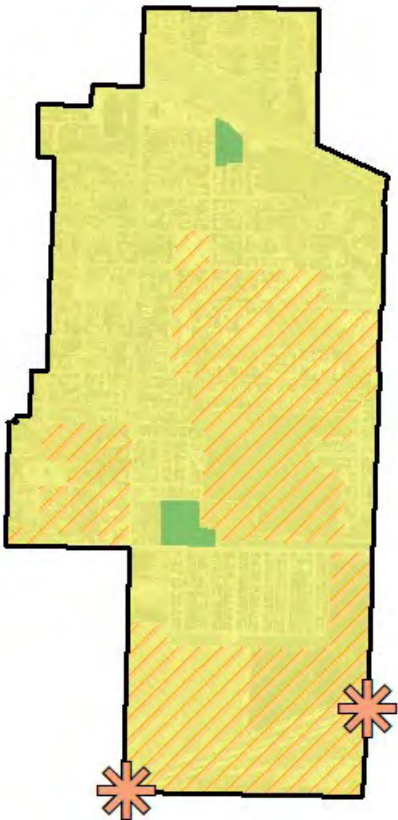
Secondary uses include parks and open space systems, schools, retirement centers and assembly uses.

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

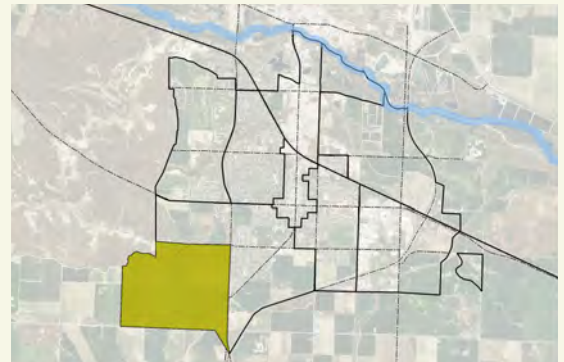
Land Use Scale & Form	Primary Zoning
Residential: New residential development should consist of detached single-family homes on small lots, as well as a range of attached units (duplex, tri-plex, townhomes) and standalone apartments or condominium style buildings with up to four units. Vacant lots located 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
Neighborhood and community based public/semi-public facilities– places of worship; public safety; schools.	R3 High Density Residential
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.

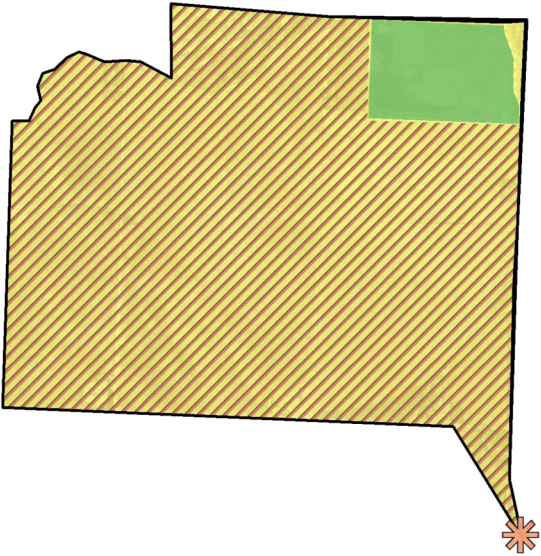


Future Desired Characteristics

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

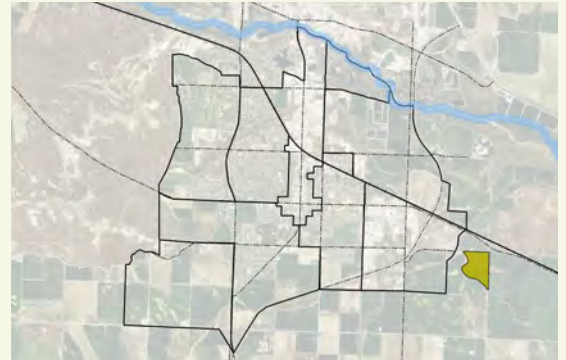
 Commercial Node

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.



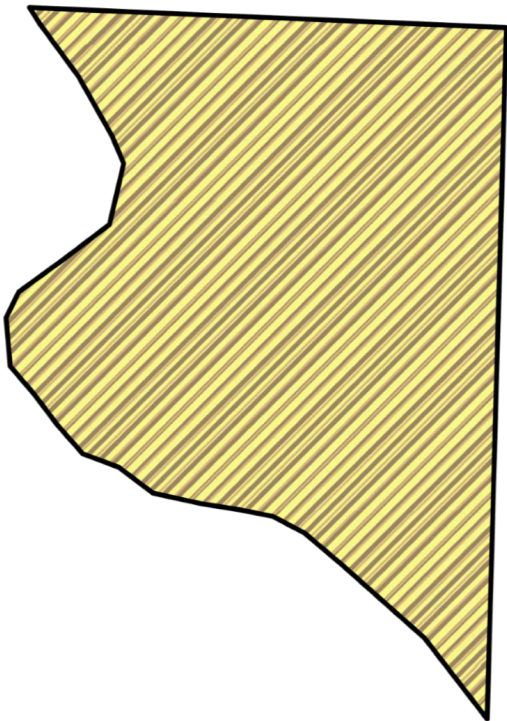
Future Desired Characteristics

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



Land Use Scale & Form

Agricultural

Residential: Rural large-lot, low density single-family residential. Residential supportive of agricultural uses.


Primary Zoning

AG Agricultural


AEDS Agricultural Estate

RR Rural Residential

Land Use

 Residential

Intensity

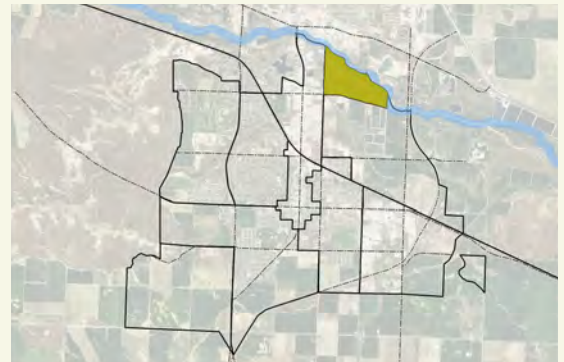
 Lower Density

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.



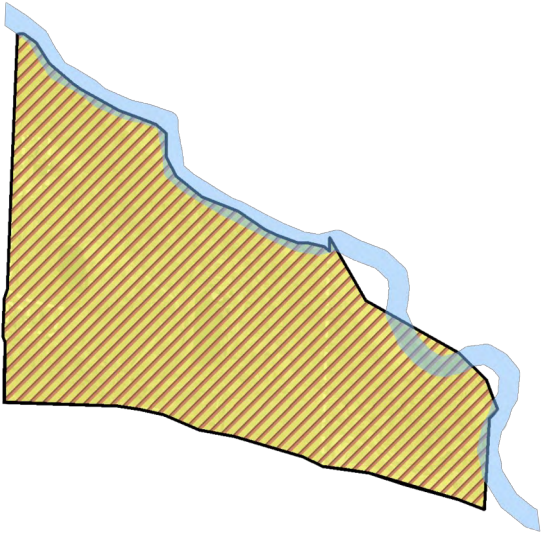
Future Desired Characteristics

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

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.

Primary Zoning

RR Rural Residential

R1 Low Density Residential

Land Use

 Residential

Intensity

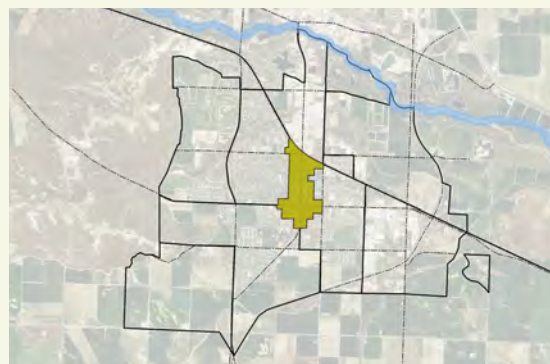
 Lower Density

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.

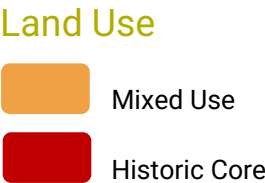
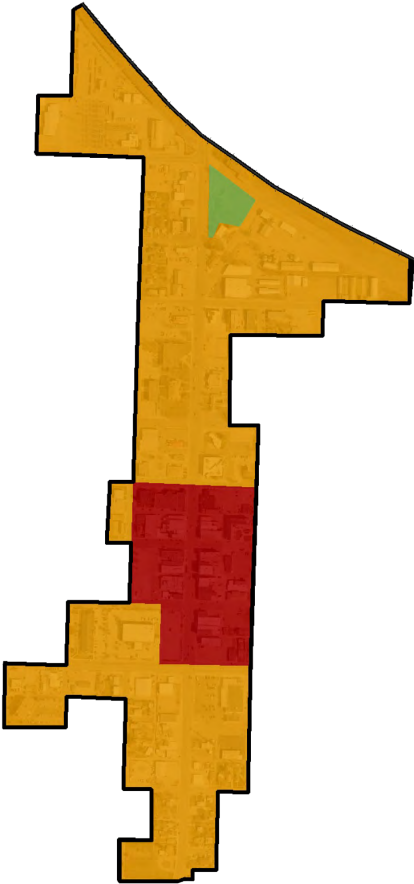
A number of vacant and underutilized properties are present downtown that would benefit from redevelopment, revitalization and reinvestment. Priority should be given to increasing residential opportunities that will help increase activity levels and support local businesses as well as feed uses such 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



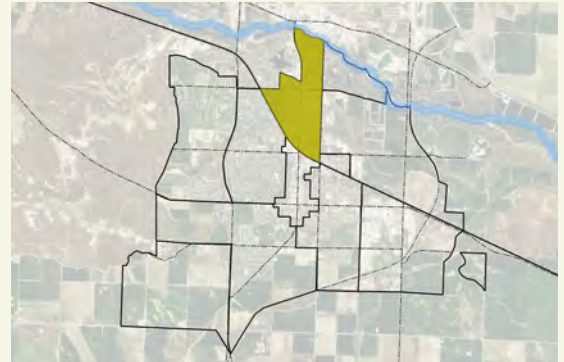
Land Use Scale & Form	Primary Zoning
<p>Mixed Use and Historic Core: Mixed-use center for commerce, government administration, civic venues and spaces, restaurants/entertainment, residential, and tourism uses.</p> <p>Multiple story formats which may include commerce related activities on the first floor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

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

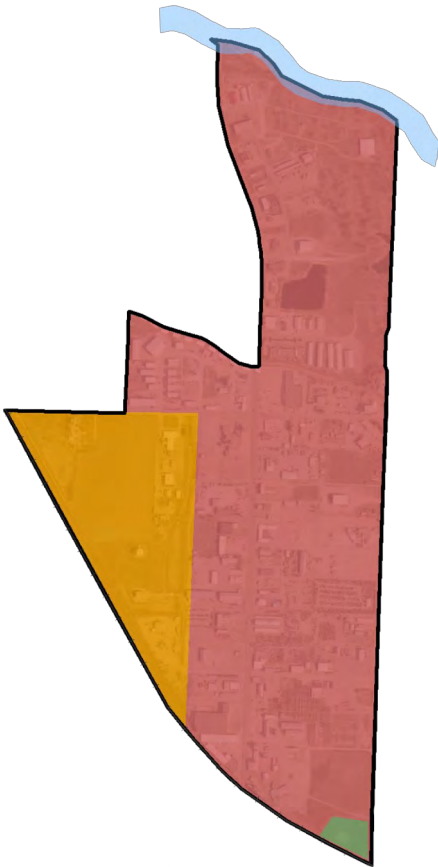
Efforts to enhance the appearance of the district as a part of the northern gateway into Gering should be encouraged. While industrial development is suitable throughout the district, individual lots should have landscaping to mitigate impacts to adjacent uses of lower intensity and provide appropriate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

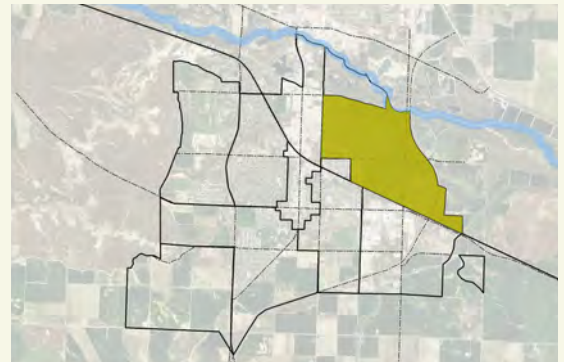
-  Commercial
-  Mixed Use

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.

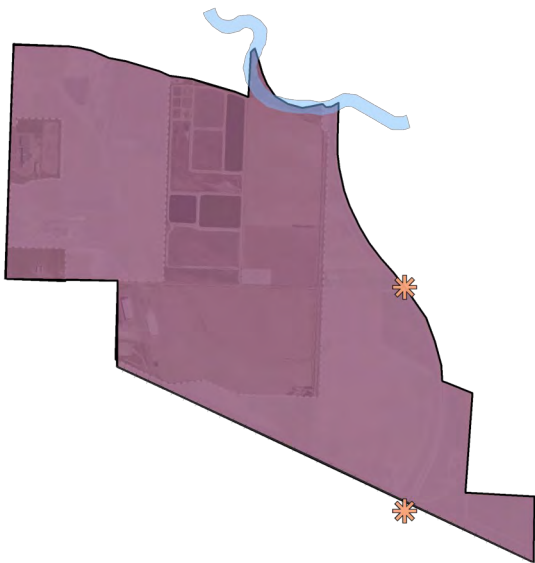
Commercial, office, or retail development is appropriate at the interchange of Highways 92 and 71 and the intersection of Highway 71 and U Street to support and strengthen major employment uses. These commercial nodes will act as the eastern gateway into the City and could include highway commercial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

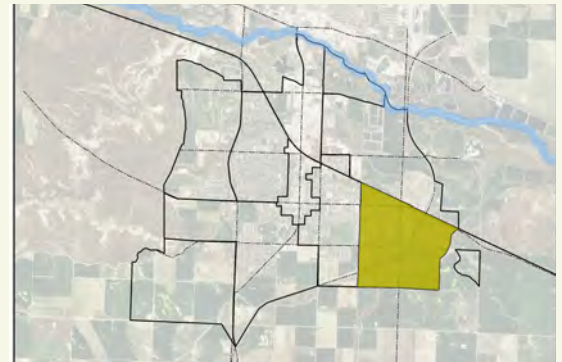
M2 Heavy Industrial

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.

Industrial: Light industrial manufacturing, warehousing, distribution.

Heavy industrial.

Office and other employment uses.

Business and industrial parks.
- C3 Regional Commercial

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?

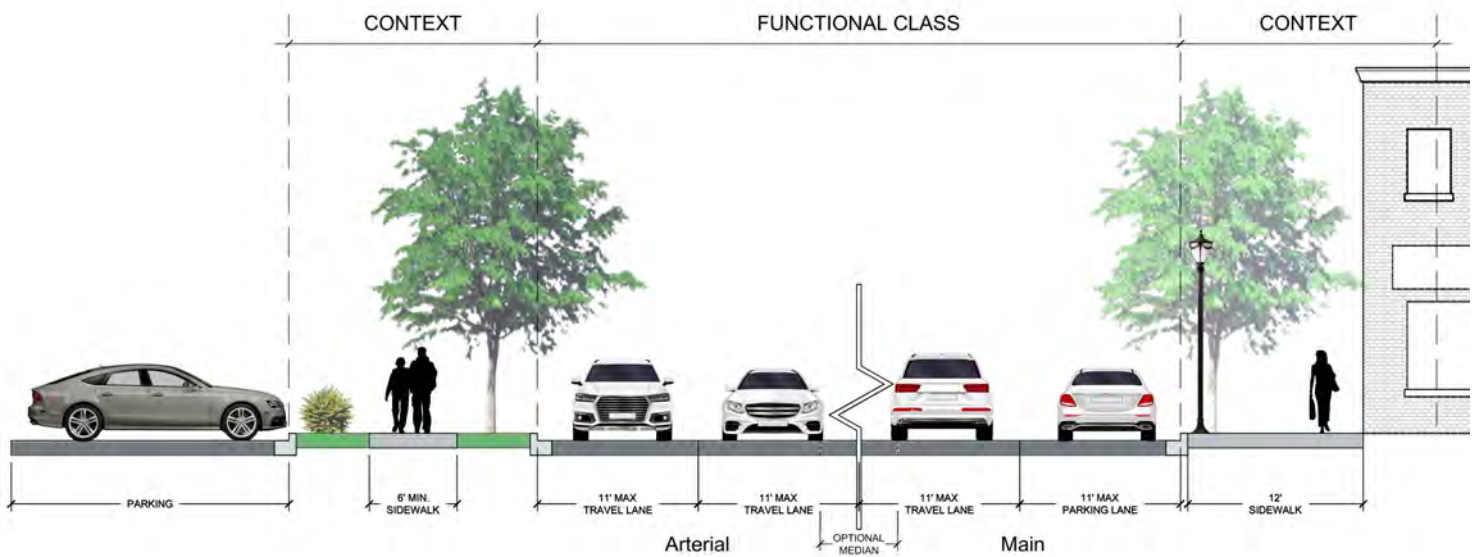
Using this policy during the design process for road projects can help to identify missing elements that will help to make the entire system more efficient for all users.

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

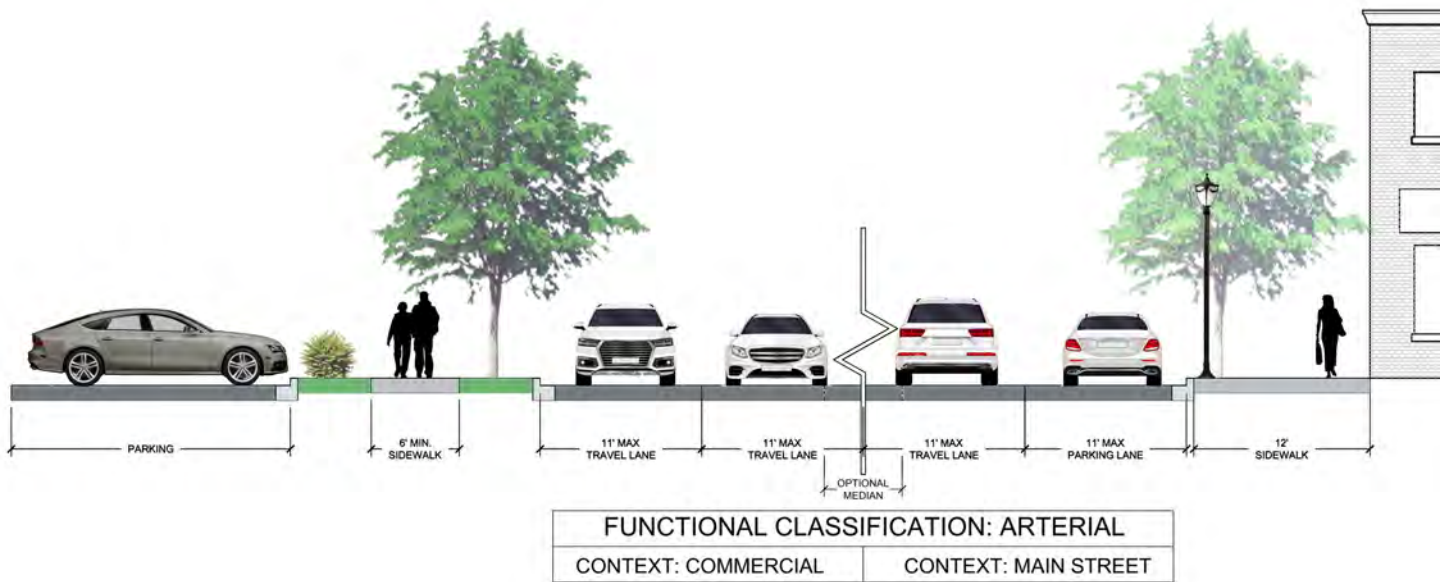
Use these descriptions to help in guiding the creation of a street environment that reflects the individual qualities of a district, while maintaining critical function of the transportation network.

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

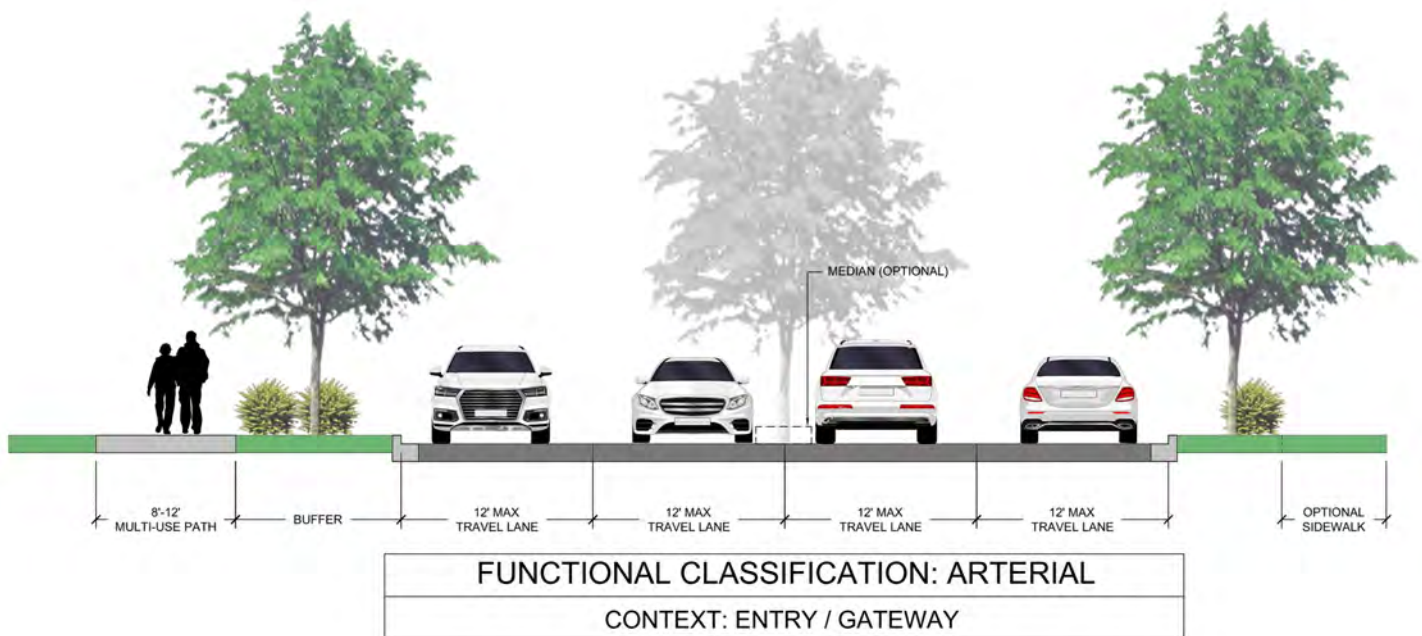
- **On-street:** would not be found along arterial commerce streets. Within the main street context, on-street parking may be provided in a variety of formats – angled (to the side or in the middle between travel lanes) spaces may be designed to back-in or back-out. Parallel parking spaces may be more 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

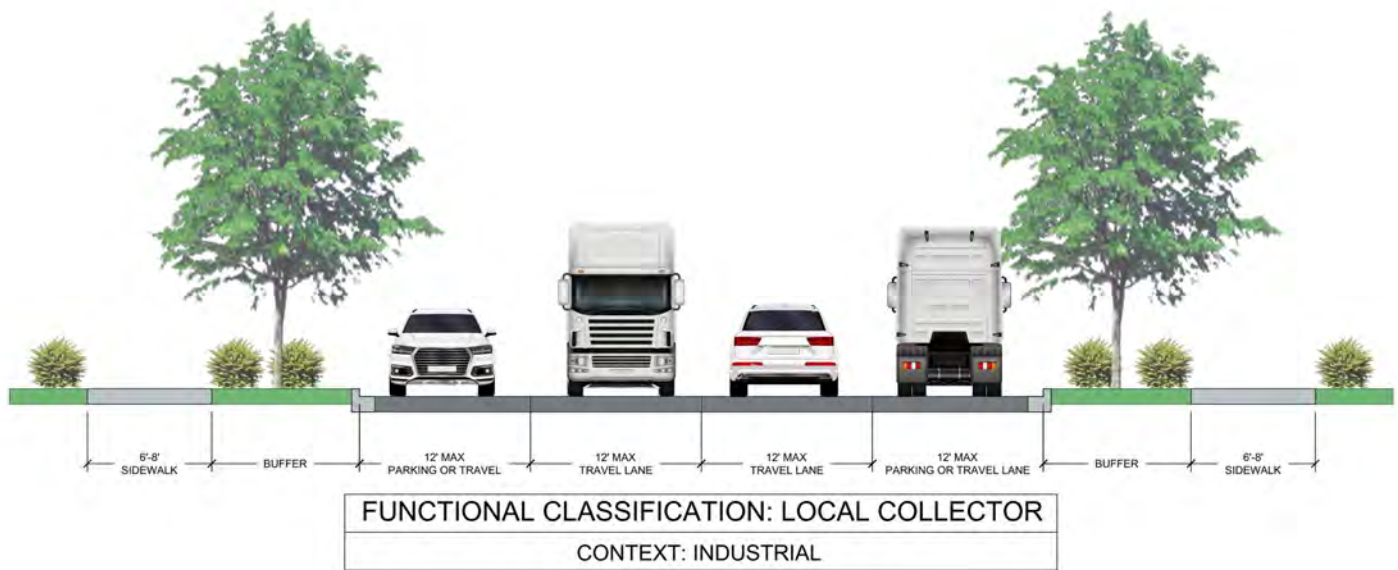
- **On-street:** no on-street parking.
- **Off-street:** access management practices eliminate entry/exit access points so there is no direct access to off-street parking areas or adjacent property.

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

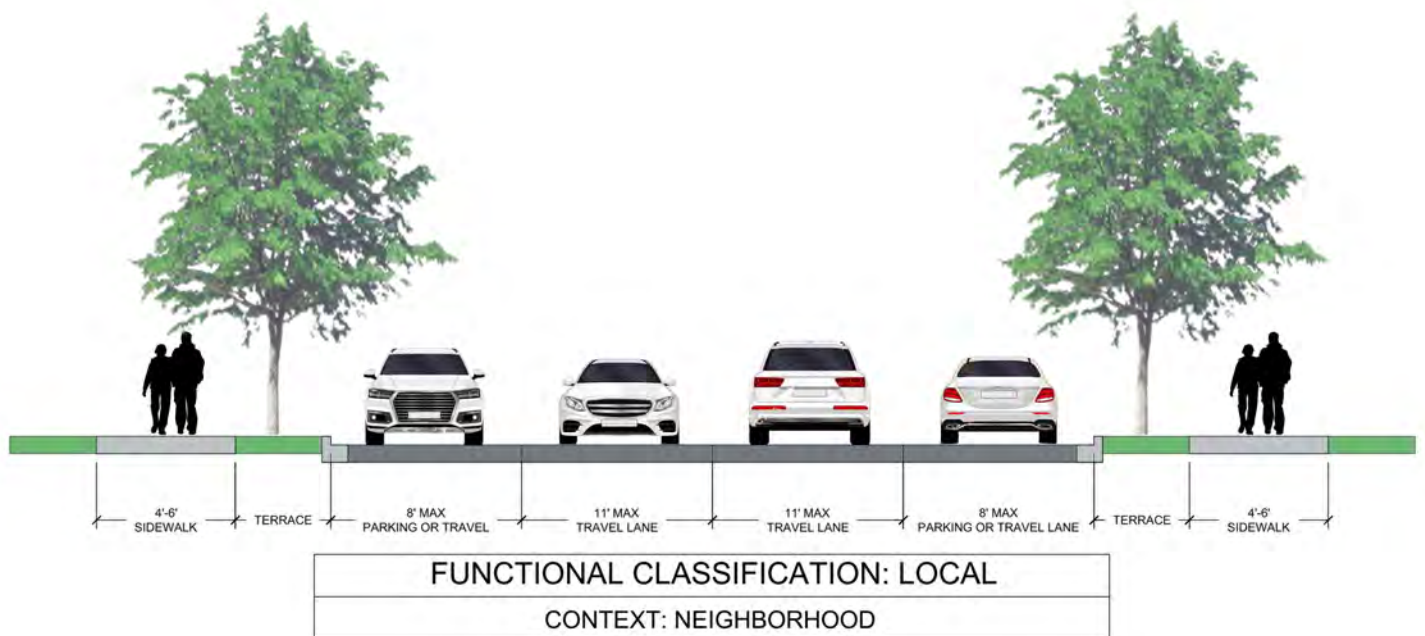
- **On-street:** may be accommodated when it does not interfere with primary traffic movement.
- **Off-street:** lots/structures adjacent to buildings with landscape buffers between the parking areas and public sidewalks. Convenient pedestrian/bicycle connections should be provided from the public sidewalk 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.

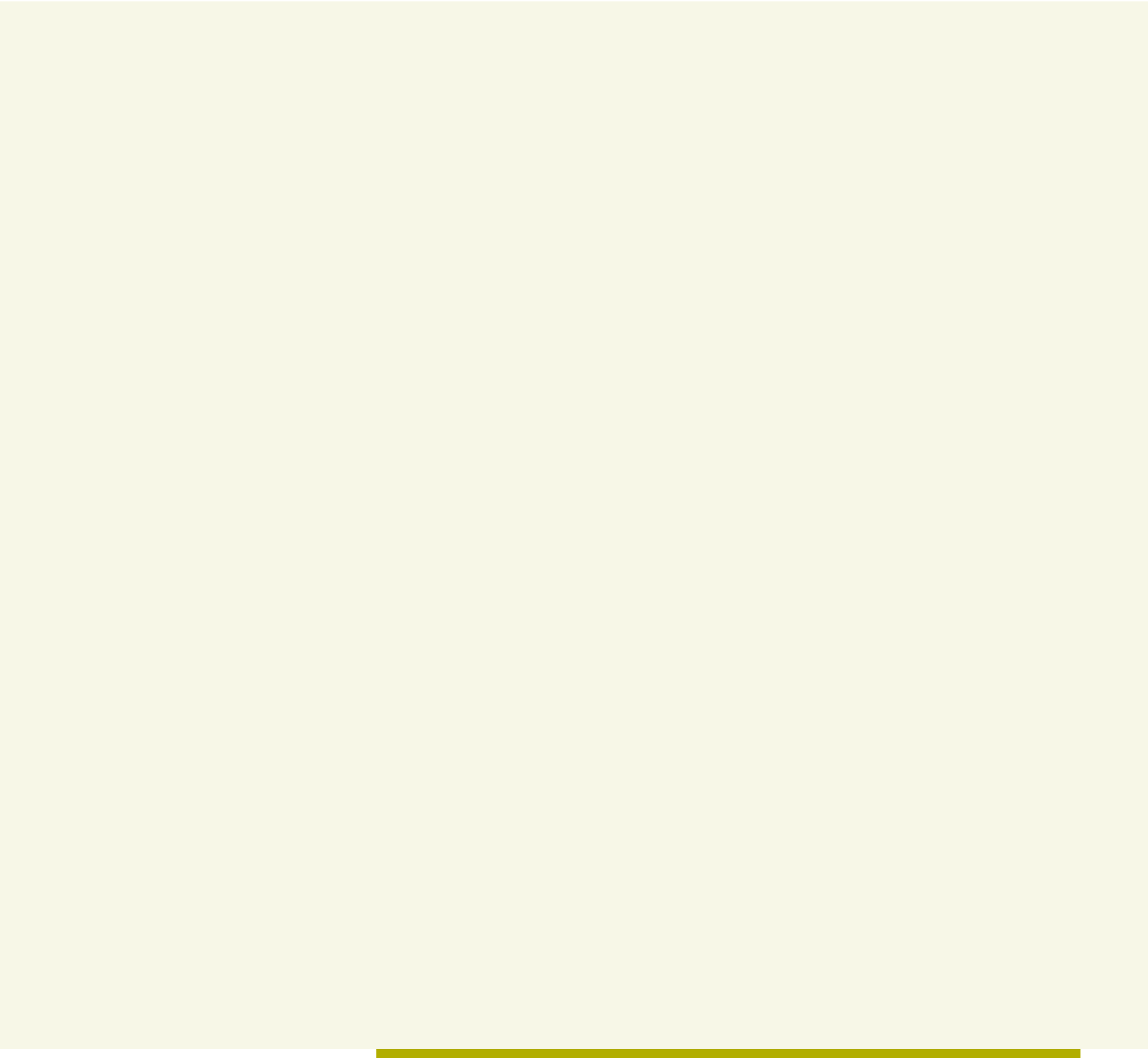
The Service Area Map provides an overview of accessibility to parks and pathways to help identify areas of Gering that may be underserved. A quarter-mile buffer is illustrated around each park (in green) and pathway (in blue). While it is preferable for the majority of residents to be proximate to a 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.

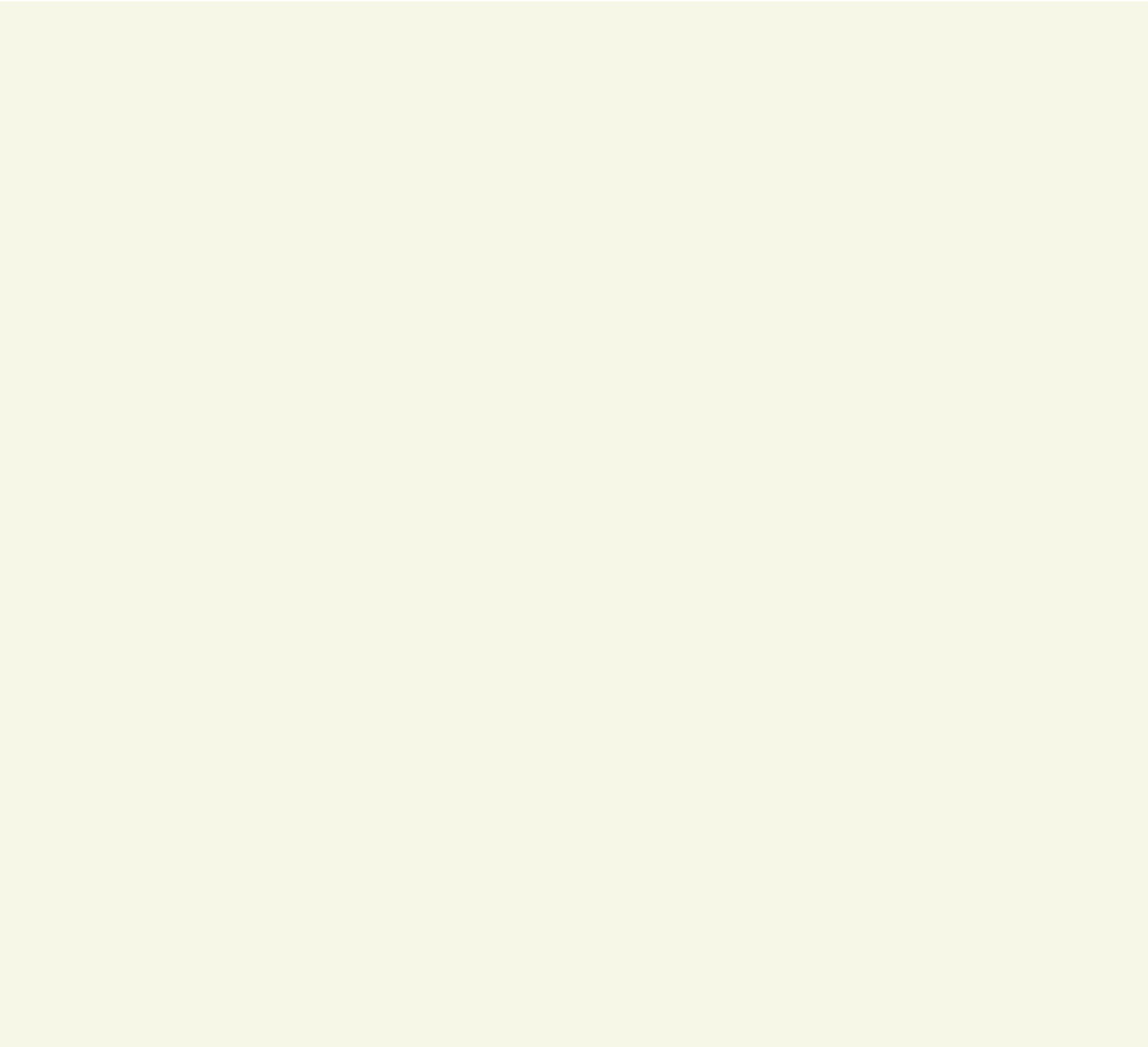
As residential growth occurs, planning for additional parks and pathways should take place in advance of neighborhood buildout to ensure that new gaps are not being created. Phased park development can help to address the timing and balancing of capital investments. The first critical step is identifying 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/>

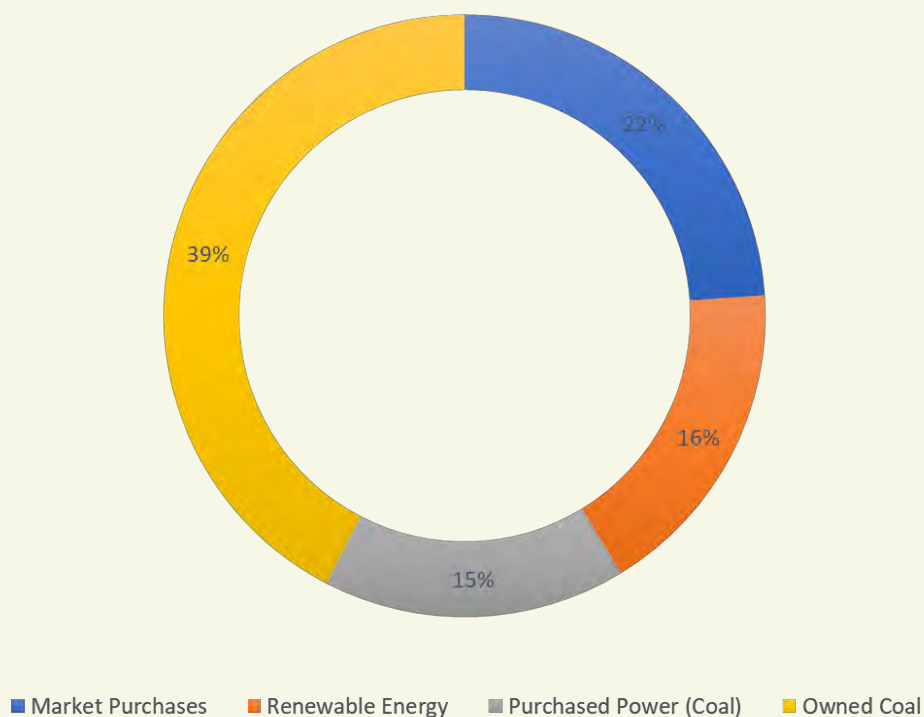
Gering's Energy Infrastructure & Consumption

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 realm 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: September 22, 2025

Agenda item title: Public hearing to consider amending the Land Use Table found in Section 3.11 of the City Zoning Regulations of the City of Gering, Nebraska

Submitted by: Annie Folck

Title: City Engineer

Explanation of the agenda item:

When considering a recent zone change that was proposed to change a property to the C-1 zone, several residents indicated that while they were not opposed to the current proposal, they had concerns about how broad the C-1 zone is and how many different uses it would allow. In order to address those concerns, staff is recommending making changes to narrow down the scope of the C-1 zone in order to make it more compatible with neighboring residential areas.

In addition to removing uses from the C-1 zone, staff is recommending allowing residential units in basements in the C-2 zone (downtown). The C-2 zone already allows residential units on second stories of downtown buildings; however, there are few two or three story buildings in the downtown. Allowing residential units in the basements will provide another revenue source for building owners, which can make redevelopment of some of these properties more appealing.

The other proposed change is to make a Garden Center an allowable use in the C-2 zone. This will help our zoning code be more consistent with what it was previously, when a Garden Center was an allowable use in this zone, which was formally known as the BCB Zone.

Board/Commission/Staff recommendation:

Planning Commission recommended approval of the attached ordinance at their meeting on August 19, 2025

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

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

Committee

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		

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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: September 22, 2025

Agenda item title: Public Hearing to consider amending the Zoning Code of the City of Gering, Nebraska to add supplementary regulations regarding medical cannabis establishments

Submitted by: Annie Folck

Title: City Engineer

Explanation of the agenda item:

In November of 2024, the voters of the State of Nebraska approved the legalization of cannabis for medical purposes. The State of Nebraska has indicated that they will start issuing licenses for medical cannabis establishments starting in October. The State has not adopted permanent regulations for these establishments, but does have some temporary regulations in place. While more work needs to be done to determine which zones these establishments can be located in, staff is recommending adopting some regulations as a temporary measure in order to allow for some oversight in the event that a medical cannabis establishment is proposed for the City of Gering. After a discussion with the Planning Commission, it is recommended that as a minimum, temporary measure, the City adopt regulations defining these facilities and requiring them to obtain a Conditional Use Permit that must be approved by City Council, with review and recommendation from the Planning Commission. Then, once the State has issued its permanent regulations, staff will review them and make recommendations as to whether or not additional zoning regulations need to be adopted and in what zones these establishments should be allowed.

Board/Commission/Staff recommendation:

Planning Commission recommended approval of the attached ordinance at their meeting on August 19, 2025

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.

Approved for submittal:

Annie Folck, City Engineer

Mayor, City Administrator or City Department Head

Referred to: Planning Commission

Committee

June 26, 2025

Governor Jim Pillen
PO Box 94848
Lincoln, NE 68509-4848

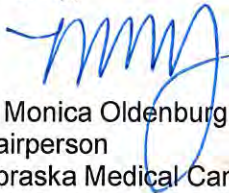
RE: Title 238 NAC 1

Dear Governor Pillen,

Pursuant to Nebraska Revised Statute § 84-901.04, the Nebraska Medical Cannabis Commission is requesting the adoption of emergency regulations to implement the Nebraska Medical Cannabis Regulation Act as required by Nebraska Revised Statute § 71-24,110 and § 71-24,111. In support thereof the Commission states the Act requires the criteria for the acceptance of applications for registered establishments be established by July 1, 2025. Without these regulations establishments will not be able to submit applications nor will the commission be able to review said applications to determine eligibility to dispense, manufacture, cultivate or transport under the Act. Failure to do so would force Nebraskans to seek medical cannabis or similar products from unregulated and potentially harmful sources. The inability to obtain medical cannabis from a Nebraska regulated establishment relates to the health, safety, or welfare of Nebraska residents.

Due to the time-limited authority of emergency regulations, the Commission will engage in the formal rulemaking process for these regulations.

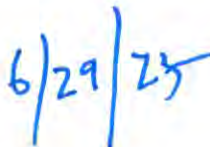
Sincerely,



Dr. Monica Oldenburg
Chairperson
Nebraska Medical Cannabis Commission



Approved by Governor



Date

TITLE 238 NEBRASKA MEDICAL CANNABIS COMMISSION

CHAPTER 1 REGISTERED CANNABIS ESTABLISHMENTS

001. SCOPE AND AUTHORITY. These regulations implement the Nebraska Medical Cannabis Regulation Act as authorized by Nebraska Revised Statute (Neb. Rev. Stat.) § 71-24,111.

002. DEFINITIONS. The definitions found in Neb. Rev. Stat. § 71-24,104 and § 71-24,107 and the following definitions apply:

002.01 COVERED LOCATION. Covered location means any school, childcare center or child day care, church or hospital.

002.02 CULTIVATOR. Cultivator means a registered establishment licensed to cultivate and process cannabis plants for sale and transport to dispensaries, product manufacturers, and to other cultivators, but cannot transfer cannabis plants or cannabis products to qualified patients or caregivers.

002.03 DISPENSARY. Dispensary means a registered establishment licensed to possess, sell or transfer medical cannabis to qualified patients or caregivers.

002.04 LICENSE. License means a registration granted by the Nebraska Medical Cannabis Commission in accordance with the Nebraska medical Cannabis Regulation Act.

002.05 PRODUCT MANUFACTURER. Product Manufacturer means a registered establishment license to process cannabis, conduct extractions, and manufacture cannabis products for sale or transfer to dispensaries, but cannot sell or transfer cannabis plants or cannabis products to qualified patients or caregivers.

002.06 TRANSPORTER. Transporter means a registered establishment licensed to transport cannabis, cannabis products, and cannabis accessories between medical cannabis licensees, provide logistical services for medical cannabis licensees, or store cannabis.

003. DISPENSARY LICENSE APPLICATION.

003.01 VERTICLE LICENSING. Vertical licensing is not permitted. An applicant may not possess more than one license type authorized by this chapter.

003.02 FINGER PRINTING. An applicant for initial issuance of any license under this Chapter shall also submit two legible sets of fingerprints to be furnished for every person included in the application to the Federal Bureau of Investigation through the Nebraska State Patrol for a national criminal history record information check and fee for such record check payable to the patrol. The applicant shall authorize the release of the national criminal history record information check to the commission.

003.03 RESIDENCY REQUIREMENTS. The following residency and citizenship requirements apply to any licensee applicant:

- (A) At least fifty-one (51%) percent of the ownership of the applicant must be comprised of natural person(s) who have been residents of Nebraska for at least four preceding years and a United States citizen; and
- (B) It shall be unlawful to operate as a licensee unless at least fifty-one (51%) percent of the ownership of the licensee is comprised of natural persons who have been residents of Nebraska for at least four preceding years and be United States citizen(s).

003.04 REQUIRED INFORMATION. An application shall include the following:

- (A) The name and address of the applicant and if applicable, the applicant's officers, directors, or managers;
- (B) A statement that the applicant and the applicant's officers, directors, or managers satisfy the residency requirements provided in this chapter, and none have a disqualifying conviction;
- (C) The premises for which a license is desired, designating the premises by street and number, if practicable, or by such other description as to definitively locate the premises;
- (D) The name of the owner of the premises upon which the business licensed is to be operated;
- (E) Certification of approval for the registered cannabis establishment by the local health department and either the village board, city council, or county board and statement providing that the proposed registered cannabis establishment meets all local requirements if any; and
- (F) Any additional requirements based on the type of license the applicant is applying for as set forth in this chapter.

003.05 FALSE STATEMENTS. If any false statement is made in any part of the application the license may be denied or revoked.

003.06 PROHIBITED PERSONS. A license shall not be issued to or held by:

- (A) Any person who has been convicted of any felony or any controlled substance related offense within the preceding ten (10) years;
- (B) An entity if any of its officers, directors, or owners have been convicted of any felony or any controlled substance related offense within the preceding ten (10) years;
- (C) An entity if any of its officers, directors, or owners have had a license or permit suspended or revoked pursuant to these regulations;
- (D) A person under eighteen years of age;
- (E) Any state, county, municipality, or other political subdivision, any branch, department, agency, or subdivision of any of the foregoing, or any corporation or other body established by law to carry out any government function; or
- (F) A health care practitioner who has issued one or more written recommendations in the preceding five years.

003.07 APPLICATION HEARING. The commission may hold a hearing on any application for a license at its own discretion.

003.08 LICENSE EXPIRATION. A license granted by the commission expires two years from the date of issuance.

003.09 LOCATION. No dispensary license will be issued for any premises located within one thousand feet of any school, daycare, church or hospital. Except that this subsection shall not apply to any licensee operating an established registered cannabis establishment that was in operation prior to the covered location being established within one thousand feet of such establishment. One thousand feet will be measured in a straight line from the nearest property line of the covered location to the nearest perimeter wall of the licensed premises.

003.10 LICENSEE RELOCATION. A licensee shall not relocate a registered cannabis establishment from the place specified in the license.

003.11 LICENSE TRANSFER. Licenses are non-transferrable.

003.12 NUMBER OF LICENSES ALLOWED. No more than one (1) dispensary license shall be issued in any one District Court Judicial District as defined in Neb. Rev. Stat. § 24-301.02.

004. CULTIVATOR LICENSE APPLICATION.

004.01 VERTICLE LICENSING. Vertical licensing is not permitted. An applicant may not possess more than one license type authorized by this chapter.

004.02 FINGER PRINTING. An applicant for initial issuance of any license under this Chapter shall also submit two legible sets of fingerprints to be furnished for every person included in the application to the Federal Bureau of Investigation through the Nebraska State Patrol for a national criminal history record information check and fee for such record check payable to the patrol. The applicant shall authorize the release of the national criminal history record information check to the commission.

004.03 RESIDENCY REQUIREMENTS. The following residency and citizenship requirements apply to any licensee applicant:

- (A) At least fifty-one (51%) percent of the ownership of the applicant must be comprised of natural person(s) who have been residents of Nebraska for at least four preceding years and a United States citizen; and
- (B) It shall be unlawful to operate as a licensee unless at least fifty-one (51%) percent of the ownership of the licensee is comprised of natural persons who have been residents of Nebraska for at least four preceding years and be United States citizen(s).

004.04 REQUIRED INFORMATION. An application shall include the following:

- (A) The name and address of the applicant and if applicable, the applicant's officers, directors, or managers;
- (B) A statement that the applicant and the applicant's officers, directors, or managers satisfy the residency requirements provided in this chapter, and none have a disqualifying conviction;
- (C) The premises for which a license is desired, designating the premises by street and number, if practicable, or by such other description as to definitively locate the premises;
- (D) The name of the owner of the premises upon which the business licensed is to be operated;

- (E) Certification of approval for the registered cannabis establishment by the local health department and either the village board, city council, or county board and statement providing that the proposed registered cannabis establishment meets all local requirements if any; and
- (F) Any additional requirements based on the type of license the applicant is applying for as set forth in this chapter.

004.05 FALSE STATEMENTS. If any false statement is made in any part of the application the license may be denied or revoked.

004.06 PROHIBITED PERSONS. A license shall not be issued to or held by:

- (A) Any person who has been convicted of any felony or any controlled substance related offense within the preceding ten (10) years;
- (B) An entity if any of its officers, directors, or owners have been convicted of any felony or any controlled substance related offense within the preceding ten (10) years;
- (C) An entity if any of its officers, directors, or owners have had a license or permit suspended or revoked pursuant to these regulations;
- (D) A person under eighteen years of age;
- (E) Any state, county, municipality, or other political subdivision, any branch, department, agency, or subdivision of any of the foregoing, or any corporation or other body established by law to carry out any government function; or
- (F) A health care practitioner who has issued one or more written recommendations in the preceding five years.

004.07 APPLICATION HEARING. The commission may hold a hearing on any application for a license at its own discretion.

004.08 LICENSE EXPIRATION. A license granted by the commission expires two years from the date of issuance.

004.09 LOCATION. No cultivator license will be issued for any premises located within one thousand feet of any school, daycare, church or hospital. Except that this subsection shall not apply to any licensee operating an established registered cannabis establishment that was in operation prior to the covered location being established within one thousand feet of such establishment. One thousand feet will be measured in a straight line from the nearest property line of the covered location to the nearest perimeter wall of the licensed premises.

004.10 LICENSEE RELOCATION. A licensee shall not relocate a registered cannabis establishment from the place specified in the license.

004.11 LICENSE TRANSFER. Licenses are non-transferrable.

005. PRODUCT MANUFACTURER LICENSE APPLICATION.

005.01 VERTICLE LICENSING. Vertical licensing is not permitted. An applicant may not possess more than one license type authorized by this chapter.

005.02 FINGER PRINTING. An applicant for initial issuance of any license under this Chapter shall also submit two legible sets of fingerprints to be furnished for every person included in the application to the Federal Bureau of Investigation through the Nebraska State Patrol for a national criminal history record information check and fee for such record check payable to the patrol. The applicant shall authorize the release of the national criminal history record information check to the commission.

005.03 RESIDENCY REQUIREMENTS. The following residency and citizenship requirements apply to any licensee applicant:

- (A) At least fifty-one (51%) percent of the ownership of the applicant must be comprised of natural person(s) who have been residents of Nebraska for at least four preceding years and a United States citizen; and
- (B) It shall be unlawful to operate as a licensee unless at least fifty-one (51%) percent of the ownership of the licensee is comprised of natural persons who have been residents of Nebraska for at least four preceding years and be United States citizen(s).

005.04 REQUIRED INFORMATION. An application shall include the following:

- (A) The name and address of the applicant and if applicable, the applicant's officers, directors, or managers;
- (B) A statement that the applicant and the applicant's officers, directors, or managers satisfy the residency requirements provided in this chapter, and none have a disqualifying conviction;
- (C) The premises for which a license is desired, designating the premises by street and number, if practicable, or by such other description as to definitively locate the premises;
- (D) The name of the owner of the premises upon which the business licensed is to be operated;
- (E) Certification of approval for the registered cannabis establishment by the local health department and either the village board, city council, or county board and statement providing that the proposed registered cannabis establishment meets all local requirements if any; and
- (F) Any additional requirements based on the type of license the applicant is applying for as set forth in this chapter.

005.05 FALSE STATEMENTS. If any false statement is made in any part of the application the license may be denied or revoked.

005.06 PROHIBITED PERSONS. A license shall not be issued to or held by:

- (A) Any person who has been convicted of any felony or any controlled substance related offense within the preceding ten (10) years;
- (B) An entity if any of its officers, directors, or owners have been convicted of any felony or any controlled substance related offense within the preceding ten (10) years;
- (C) An entity if any of its officers, directors, or owners have had a license or permit suspended or revoked pursuant to these regulations;
- (D) A person under eighteen years of age;

- (E) Any state, county, municipality, or other political subdivision, any branch, department, agency, or subdivision of any of the foregoing, or any corporation or other body established by law to carry out any government function; or
- (F) A health care practitioner who has issued one or more written recommendations in the preceding five years.

005.07 APPLICATION HEARING. The commission may hold a hearing on any application for a license at its own discretion.

005.08 LICENSE EXPIRATION. A license granted by the commission expires two years from the date of issuance.

005.09 LOCATION. No Manufacturer license will be issued for any premises located within one thousand feet of any school, daycare, church or hospital. Except that this subsection shall not apply to any licensee operating an established registered cannabis establishment that was in operation prior to the covered location being established within one thousand feet of such establishment. One thousand feet will be measured in a straight line from the nearest property line of the covered location to the nearest perimeter wall of the licensed premises.

005.10 LICENSEE RELOCATION. A licensee shall not relocate a registered cannabis establishment from the place specified in the license.

005.11 LICENSE TRANSFER. Licenses are non-transferrable.

006. TRANSPORTER LICENSE APPLICATION.

006.01 VERTICLE LICENSING. Vertical licensing is not permitted. An applicant may not possess more than one license type authorized by this chapter.

006.02 FINGER PRINTING. An applicant for initial issuance of any license under this Chapter shall also submit two legible sets of fingerprints to be furnished for every person included in the application to the Federal Bureau of Investigation through the Nebraska State Patrol for a national criminal history record information check and fee for such record check payable to the patrol. The applicant shall authorize the release of the national criminal history record information check to the commission.

006.03 RESIDENCY REQUIREMENTS. The following residency and citizenship requirements apply to any licensee applicant:

- (A) At least fifty-one (51%) percent of the ownership of the applicant must be comprised of natural person(s) who have been residents of Nebraska for at least four preceding years and a United States citizen; and
- (B) It shall be unlawful to operate as a licensee unless at least fifty-one (51%) percent of the ownership of the licensee is comprised of natural persons who have been residents of Nebraska for at least four preceding years and be United States citizen(s).

006.04 REQUIRED INFORMATION. An application shall include the following:

- (A) The name and address of the applicant and if applicable, the applicant's officers, directors, or managers;
- (B) A statement that the applicant and the applicant's officers, directors, or managers satisfy the residency requirements provided in this chapter, and none have a disqualifying conviction;
- (C) The premises for which a license is desired, designating the premises by street and number, if practicable, or by such other description as to definitively locate the premises;
- (D) The name of the owner of the premises upon which the business licensed is to be operated;
- (E) Certification of approval for the registered cannabis establishment by the local health department and either the village board, city council, or county board and statement providing that the proposed registered cannabis establishment meets all local requirements if any; and
- (F) Any additional requirements based on the type of license the applicant is applying for as set forth in this chapter.

006.05 FALSE STATEMENTS. If any false statement is made in any part of the application the license may be denied or revoked.

006.06 PROHIBITED PERSONS. A license shall not be issued to or held by:

- (A) Any person who has been convicted of any felony or any controlled substance related offense within the preceding ten (10) years;
- (B) An entity if any of its officers, directors, or owners have been convicted of any felony or any controlled substance related offense within the preceding ten (10) years;
- (C) An entity if any of its officers, directors, or owners have had a license or permit suspended or revoked pursuant to these regulations;
- (D) A person under eighteen years of age;
- (E) Any state, county, municipality, or other political subdivision, any branch, department, agency, or subdivision of any of the foregoing, or any corporation or other body established by law to carry out any government function; or
- (F) A health care practitioner who has issued one or more written recommendations in the preceding five years.

006.07 APPLICATION HEARING. The commission may hold a hearing on any application for a license at its own discretion.

006.08 LICENSE EXPIRATION. A license granted by the commission expires two years from the date of issuance.

006.09 LOCATION. No Transporter license will be issued for any premises located within one thousand feet of any school, daycare, church or hospital. Except that this subsection shall not apply to any licensee operating an established registered cannabis establishment that was in operation prior to the covered location being established within one thousand feet of such establishment. One thousand feet will be measured in a straight line from the nearest property line of the covered location to the nearest perimeter wall of the licensed premises.

006.10 LICENSEE RELOCATION. A licensee shall not relocate a registered cannabis establishment from the place specified in the license.

006.11 LICENSE TRANSFER. Licenses are non-transferrable.

007. LICENSE RENEWAL FOR ALL LICENSE TYPES.

007.01 RENEWAL APPLICATION PROCESS. A licensee may apply for renewal beginning ninety (90) days prior to the expiration date of an existing license.

007.02 FINGER PRINTING. An applicant for renewal of any license under this Chapter shall also submit two legible sets of fingerprints to be furnished for every person included in the application to the Federal Bureau of Investigation through the Nebraska State Patrol for a national criminal history record information check and fee for such record check payable to the patrol. The applicant shall authorize the release of the national criminal history record information check to the commission.

007.03 RESIDENCY REQUIREMENTS. The following residency and citizenship requirements apply to any licensee renewal applicant:

- (A) At least fifty-one (51%) percent of the ownership of the applicant must be comprised of natural person(s) who have been residents of Nebraska for at least four preceding years and a United States citizen; and
- (B) It shall be unlawful to operate as a licensee unless at least fifty-one (51%) percent of the ownership of the licensee is comprised of natural persons who have been residents of Nebraska for at least four preceding years and be United States citizen(s).

007.04 REQUIRED INFORMATION. An application for any type of license renewal shall include the following:

- (A) The name and address of the applicant and if applicable, the applicant's officers, directors, or managers;
- (B) A statement that the applicant and the applicant's officers, directors, or managers satisfy the residency requirements provided in this chapter, and none have a disqualifying conviction;
- (C) The premises for which a license is desired, designating the premises by street and number, if practicable, or by such other description as to definitively locate the premises;
- (D) The name of the owner of the premises upon which the business licensed is to be operated;
- (E) Certification of approval for the registered cannabis establishment by the local health department and either the village board, city council, or county board and statement providing that the proposed registered cannabis establishment meets all local requirements if any; and
- (F) Any additional requirements based on the type of license the applicant is applying for as set forth in this chapter.

007.05 FALSE STATEMENTS. If any false statement is made in any part of the renewal application the license may be denied or revoked.

007.06 PROHIBITED PERSONS. A license shall not be granted to, renewed to or held by:

- (A) Any person who has been convicted of any felony or any controlled substance related offense within the preceding ten (10) years;
- (B) An entity if any of its officers, directors, or owners have been convicted of any felony or any controlled substance related offense within the preceding ten (10) years;
- (C) An entity if any of its officers, directors, or owners have had a license or permit suspended or revoked pursuant to these regulations;
- (D) A person under eighteen years of age;
- (E) Any state, county, municipality, or other political subdivision, any branch, department, agency, or subdivision of any of the foregoing, or any corporation or other body established by law to carry out any government function; or
- (F) A health care practitioner who has issued one or more written recommendations in the preceding five years.

007.07 APPLICATION HEARING. The commission may hold a hearing on any application for renewal at its own discretion.

008. LICENSE DENIAL.

008.01 DENIAL. In addition to the other factors and requirements set forth in the Nebraska Medical Cannabis Regulation Act and these regulations, the commission may deny issuance or renewal of a license for good cause.

008.02 GOOD CAUSE. For purposes of this section, good cause means:

- (A) The licensee or applicant has violated the Nebraska Medical Cannabis Regulation Act or rules and regulations adopted and promulgated thereunder, particularly when such violations adversely affect public health or safety;
- (B) The licensee or applicant has made materially false statement to the commission;
- (C) The licensee or applicant has failed to comply with any special terms or conditions that were placed on its license pursuant to an order of the commission; or
- (D) The license would otherwise violate conditions contained in this chapter.

009. LICENSE SANCTIONS.

009.01 SANCTIONS. A licensee may be sanctioned by the commission for violations of this chapter or the Nebraska Medical Cannabis Regulation Act. Sanctions may include:

- (A) License suspension;
- (B) Licenses revocation;
- (C) Fines;
- (D) Limitations upon license;
- (E) Terms of probation;
- (F) Seizure or destruction of cannabis, cannabis products, or cannabis accessories; or
- (G) Any combination of the above.

009.02 INACTIVE REGISTERED CANNABIS ESTABLISHMENT. If a registered cannabis establishment has been inactive, without good cause, for two or more years the commission may revoke, cancel or elect not to renew the license of the registered cannabis establishment.

009.03 CONVICTIONS. A registered establishment's license may be revoked if the license holder is convicted of any felony or any controlled substance related offense during the term of the license.

010. APPEALS.

010.01 APPEALS OF COMMISSION ACTIONS. A licensee may appeal a decision of the commission to deny a license or to sanction a license or licensee by requesting a fair hearing in accordance with the Nebraska Administrative Procedures Act. A request to appeal must be submitted in writing to the commission within thirty (30) days of the action to be appealed. Hearings will be conducted in accordance with the Nebraska Administrative Procedures Act.

011. REGISTERED CANNABIS ESTABLISHMENT MANAGEMENT STANDARDS.

011.01 MANAGER. Each licensee shall personally manage the licensed registered cannabis establishment or employ a separate and distinct manager for the licensed registered cannabis establishment and shall report the name of the manager to the commission.

011.02 MANAGEMENT CHANGE. The licensee shall report any change in manager to the commission in the manner provided by the commission.

011.03 LICENSE PUBLISHING. A licensee shall possess and maintain a copy of the license in a conspicuous place visible to the public on the licensed premises.

011.04 MINORS ON PREMISES. No licensee shall allow any individual under the age of eighteen (18) on or in any licensed premises.

011.05 CONSUMPTION ON PREMISES. No licensee shall allow the consumption or use of cannabis or cannabis products on or in any licensed premises.

011.06 EMPLOYEES OR AGENTS. No licensee shall employ or maintain as an employee or agent a prohibited person as set forth in this chapter.

012. DISPENSARY REQUIREMENTS.

012.01 POSSESSION FOR SALE OR TRANSFER. A dispensary may only possess, sell or transfer cannabis for medical purposes, as defined by Neb. Rev. Stat § 71-24,107, or those purposes expressed in this chapter. A dispensary shall not give away or otherwise offer or transfer cannabis as part of a promotional event.

012.02 CANNABIS PRODUCT. A Dispensary may only obtain cannabis products from a Nebraska licensed cultivator, a Nebraska licensed transporter, or a Nebraska licensed manufacturer.

012.03 SALE OR TRANSFER. A dispensary may only sell or transfer medical cannabis to a qualified patient or caregiver in possession of a valid written recommendation which comports both to the requirements contained in the Neb. Rev. Stat. § 71-24,104 and includes the following:

- (A) The medical cannabis product being recommended;
- (B) The recommended dosage and potency;
- (C) The number of doses;
- (D) The directions for use; and
- (E) The name of the patient for whom medical cannabis is being recommended.

012.04 QUALIFIED PATIENT REQUIREMENT. A dispensary shall only sell or transfer cannabis to the qualified patient, who is eighteen (18) years of age or older, as specified in the valid, unexpired written recommendation which includes the requirements contained in the Neb. Rev. Stat. § 71-24,104 and this section.

012.05 QUALIFIED CAREGIVER REQUIREMENT. A dispensary shall only sell or transfer medical cannabis to a Qualified Caregiver under the following circumstances:

- (A) When the Qualified Patient is at least eighteen (18) years of age and the Qualified Caregiver has been designated by the Qualified Patient in a signed affidavit;
- (B) When the Qualified Patient is under eighteen (18) years of age and the Qualified Caregiver is the legal guardian or parent of the qualified Patient and produces a signed attestation stating as such, or the Qualified Caregiver is a person designated by the legal guardian or parent of the qualified Patient in a sworn affidavit with the authority to make health care decisions on behalf of the Qualified Patient; or
- (C) A health care facility or home health agency which meets the requirements set forth in Neb. Rev. Stat. § 71-24,104.

012.06 QUANTITY REQUIREMENT. A dispensary may not sell or transfer any amount of cannabis that would result in the qualified patient or caregiver possessing more than five (5) ounces as allowed by Neb. Rev. Stat. § 71-24,104 or the amount contained in the written recommendation if less than five (5) ounces.

012.07 DISPENSABLE PRODUCTS. A dispensary shall not sell or transfer any cannabis or cannabis product that that does not meet the requirements of this chapter.

012.07(A) ALLOWABLE PRODUCTS. The following product types or formulations are allowed:

- (i) Oral tablets, capsules, or tinctures;
- (ii) Non-sugarcoated gelatinous cubes, gelatinous rectangular cuboids, or lozenges in a cube or rectangular cuboid shape;
- (iii) Gels, oils, creams, or other topical preparation;
- (iv) Suppositories;
- (v) Transdermal patches; or
- (vi) Liquids or oils for administration using a nebulizer or inhaler.

012.07(B) UNALLOWABLE PRODUCTS. The following product types or formulations are not allowed:

- (i) Raw plant material;
- (ii) Any product administered by smoking, combustion, or vaping;
- (iii) Any product containing artificial flavoring, natural flavoring, or coloring;
- (iv) A food or drink that has cannabis baked, mixed, or otherwise infused into it; or

- (v) Any product that includes a hemp-based product or intoxicating cannabinoids in a cannabis product, including, but not limited to, delta-8 tetrahydrocannabinol and delta-10 tetrahydrocannabinol.

012.08 RECORD REQUIREMENTS FOR DISPENSARIES. Registered establishments dispensing medical cannabis products to qualified patients or qualified caregivers must retain the following records for no less than seven (7) years:

- (A) Copies of all documents required under this chapter for sale or transfer of medical cannabis;
- (B) Sales invoices or receipts for all sales or transfers of medical cannabis, which shall include the following:
 - (i) Name and address of purchaser;
 - (ii) Date of sale and invoice number;
 - (iii) Item, category, and quantity of cannabis sold;
 - (iv) The cost to the purchaser, together with any discount applied to the price as shown on the invoice;
 - (v) The place from which transport of the cannabis was made unless transport or delivery was made from the premises of the licensee;
 - (vi) Seller's name, license number and address; and
 - (vii) Any associated manifests from transporter;
- (C) Daily inventory records which shall include the following:
 - (i) The type, quantity and potency of all medical cannabis products;
 - (ii) Daily transactions; and
 - (iii) Any discrepancies between the daily inventory and daily transactions; and
- (D) Records of all purchases of inventory and stock for purposes of sale or transfer which include:
 - (i) Transport manifests; and
 - (ii) The name and license number of all cultivators or manufacturers for all products sold, transferred, or purchased by the establishment for sale or transfer.

013. CULTIVATOR REQUIREMENTS.

013.01 POSSESSION FOR CULTIVATION. A cultivator may only possess, cultivate or process cannabis for medical purposes, as defined by Neb. Rev. Stat. § 71-24,107, or those purposes expressed in this chapter.

013.02 CULTIVATION FOR SALE OR TRANSFER. A cultivator may only cultivate or process cannabis for sale or transport to a licensed dispensary, licensed product manufacturer, or other licensed cultivator.

013.03 LOCATION. All cultivation of medical cannabis shall take place at the premises identified in the cultivator license. Cultivation may occur outdoors or indoors.

013.04 LOCATION ACCESS. Cultivation locations must be secured to reasonably prevent access to any cannabis plants or products by animals, or individuals who are not authorized agents of the cultivator or otherwise authorized access by law.

013.05 TESTING. A cultivator may provide cannabis samples to a testing facility for testing and research for development purposes.

013.06 SEED OR PLANT STOCK. A cultivator may only obtain cannabis seeds, immature cannabis plants, or cannabis genetic material from another Nebraska licensed cultivator or a cultivator authorized to operate in another state of the United States.

013.07 RECORDS REQUIRED FOR CULTIVATORS. Cultivators must retain the following records for no less than seven (7) years:

- (A) Sales invoices or receipts for all sales or transfers of medical cannabis, which shall include the following:
 - (i) Name and address of purchaser;
 - (ii) Date of sale and invoice number;
 - (iii) Item, category, and quantity of cannabis sold;
 - (iv) The cost to the purchaser, together with any discount applied to the price as shown on the invoice;
 - (v) The place from which transport of the cannabis was made unless transport or delivery was made from the premises of the licensee;
 - (vi) Seller's name, license number and address; and
 - (vii) Any associated manifests from transporter;
- (B) Daily inventory records which shall include the following:
 - (i) The type, quantity and potency of all medical cannabis products;
 - (ii) Daily transactions; and
 - (iii) Any discrepancies between the daily inventory and daily transactions; and
- (C) Records of all purchases of inventory/stock for purposes of sale or transfer which include:
 - (i) Transport manifests; and
 - (ii) The name and license number of all cultivators or manufacturers for all products sold or transferred, or purchased by the establishment for sale or transfer;
- (D) When cannabis seeds are planted;
- (E) When each cannabis plant is in a vegetative state, harvested, transferred, transported, processed, destroyed or sold;
- (F) Description of each cannabis plant type cultivated to include type, THC content, and THC potency;
- (G) All pesticides, herbicides, fertilizers, and any other chemicals applied to cannabis plants or growing medium during cultivation and all ingredients contained in any pesticides, herbicides, fertilizers, and any other chemicals applied to cannabis plants or growing medium during cultivation; and
- (H) All samples provided to a testing facility, the identity and address of the testing facility, and test results.

014. PRODUCT MANUFACTURER REQUIREMENTS.

014.01 POSSESSION FOR MANUFACTURING. A manufacturer may only possess, manufacture or process cannabis for medical purposes, as defined by Neb. Rev. Stat. § 71-24,107, or those purposes expressed in this chapter.

014.02 MANUFACTURING FOR SALE OR TRANSFER. A manufacturer may only manufacture, possess or process cannabis for sale or transport to a licensed dispensary, another licensed product manufacturer, or licensed cultivator.

014.03 LOCATION. All manufacturing of medical cannabis shall take place at the premise identified in the manufacturing license.

014.04 LOCATION ACCESS. Manufacturing locations must be secured to reasonably prevent access to any cannabis plants or products by animals, or individuals who are not authorized agents of the manufacturer or otherwise authorized access by law.

014.05 TESTING. A manufacturer may provide cannabis or cannabis product samples to a testing facility for testing and research for development purposes.

014.06 CANNABIS SEED, CANNABIS PLANT STOCK OR CANNABIS PRODUCT. A manufacturer may only obtain cannabis seeds, cannabis plants, or cannabis products from a Nebraska licensed cultivator or another Nebraska licensed manufacturer.

014.07 ALLOWABLE PRODUCTS. A manufacturer may only manufacture or produce products allowed to be sold or transferred by dispensaries to qualified patients or caregivers as set forth in this chapter.

014.08 PACKAGING. A product manufacturer may only sell or transfer products that are sealed and comport with the following:

- (A) The package shall protect the product from contamination and shall not expose the product to any toxic or harmful substance; and
- (B) The package shall be tamper-evident, which means the product shall be packaged in a container within which a product is sealed so that the contents cannot be opened without obvious destruction of the seal.

014.09 RECORDS REQUIRED FOR MANUFACTURERS. Manufacturers must retain the following records for no less than seven (7) years:

- (A) Sales invoices or receipts for all sales or transfers of medical cannabis, which shall include the following:
 - (i) Name and address of purchaser;
 - (ii) Date of sale and invoice number;
 - (iii) Item, category, and quantity of cannabis product sold;
 - (iv) The cost to the purchaser, together with any discount applied to the price as shown on the invoice;
 - (v) The place from which transport of the cannabis was made unless transport or delivery was made from the premises of the licensee;
 - (vi) Seller's name, license number and address; and
 - (vii) Any associated manifests from transporter;
- (B) Daily inventory records which shall include the following:
 - (i) The type, quantity and potency of all medical cannabis products;
 - (ii) Daily transactions; and
 - (iii) Any discrepancies between the daily inventory and daily transactions; and

- (C) Records of all purchases of inventory/stock for purposes of sale or transfer which includes:
 - (i) Transport manifests; and
 - (ii) The name and license number of all cultivators, manufacturers or dispensaries for all products sold or transferred, or purchased by the licensee for sale or transfer;
- (D) Description of each cannabis product manufactured to include product type, THC content, and THC potency, and any other ingredients contained in each final product; and
- (E) All samples provided to a testing facility, the identity and address of the testing facility, and test results.

015. TRANSPORTER REQUIREMENTS.

015.01 POSSESSION FOR TRANSPORTING. A transporter may only possess or transport cannabis for medical purposes, as defined by Neb. Rev. Stat. § 71-24,107, and those purposes expressed in this chapter.

015.02 TRANSPORTING FOR SALE OR TRANSFER. A transporter may only transport, possess cannabis for transport to a licensed dispensary, a licensed product manufacturer, a licensed cultivator, or another licensed transporter.

015.03 LOCATION. All storage of medical cannabis for transportation shall take place at the premise identified in the transporter license.

015.04 LOCATION ACCESS. Transportation storage locations must be secured to reasonably prevent access to any cannabis plants or products by animals, or individuals who are not authorized agents of the manufacturer or otherwise authorized access by law.

015.05 CANNABIS SEED, CANNABIS PLANT STOCK OR CANNABIS PRODUCT. A transporter may only obtain cannabis seeds, cannabis plants, or cannabis products from a Nebraska licensed cultivator, Nebraska licensed manufacturer, Nebraska licensed dispensary or another Nebraska licensed transporter, or a cannabis cultivator authorized to operate in another State of the United States.

015.06 ALLOWABLE PRODUCTS. A transporter may only transport cannabis for medical purposes or cannabis products allowed to be sold or transferred under this chapter or the Nebraska Cannabis Regulation Act.

015.07 PACKAGING. Transporters may only sell or transfer products that are sealed and comport with the following:

- (A) The package shall protect the product from contamination and shall not expose the product to any toxic or harmful substance; and
- (B) The package shall be tamper-evident, which means the product shall be packaged in a container within which a product is sealed so that the contents cannot be opened without obvious destruction of the seal.

015.08 POSSESSION. A transporter is responsible for the cannabis, cannabis products, and cannabis accessories once taking possession.

015.09 STORAGE. A transporter may maintain storage facilities at the premises identified in the transporter's license for temporary storage of cannabis, cannabis products, and cannabis accessories.

015.10 MANIFEST REQUIREMENTS. A manifest is required for all cannabis for medical purposes transported. A manifest shall contain the following information:

- (A) The date the manifest was created;
- (B) The license number, address, and contact information of the originating registered cannabis establishment;
- (C) The license number, address, and contact information of the receiving registered cannabis establishment;
- (D) The quantity, by weight and unit and product type, of the cannabis for medical purposes being transports;
- (E) The name of each person accompanying the transport;
- (F) The date and time of departure and delivery;
- (G) The transport driver's signature once the delivery has been completed; and
- (H) The name and signature of the authorized agent of the receiving registered cannabis establishment confirming receipt of the cannabis for medical purposes.

015.11 MANIFEST COPIES. A transporter is required to provide a copy of each manifest to the originating party and the receiving party.

015.12 VEHICLES PERMITTED. Vehicles permitted to transport cannabis for medical purposes must:

- (A) Be equipped with a locked storage compartment or container;
- (B) Have no markings that would either identify or indicate the vehicle is being used to transport cannabis for medical purposes;
- (C) Carry a copy of the valid transporter license for the registered cannabis establishment that is the registered owner of the vehicle; and
- (D) Meet the Nebraska requirements to be operated lawfully on public roads.

015.13 DRIVER REQUIREMENTS. A transport driver must:

- (A) Have a means of communication to allow contact with the originating or receiving registered cannabis establishment or 911;
- (B) Conspicuously display an employee identification badge issued by the licensed transporter; and
- (C) Possess a valid Nebraska driver's license.

015.14 RECORDS REQUIRED FOR TRANSPORTERS. Transporters must retain the following records for no less than seven (7) years:

- (A) Invoices or receipts for all transports of cannabis for medical purposes, which shall include the following:
 - (i) Name and address of each receiver, originator and payor;
 - (ii) Date of sale and invoice number;
 - (iii) Item, category, and quantity of cannabis product transported or stored;
 - (iv) The cost to the payor, together with any discount applied to the price as shown on the invoice;
 - (v) Transporters name, license number and address;

- (B) Daily inventory records which shall include the following;
 - (i) The type, quantity of all medical cannabis products stored or transported;
 - (ii) Daily transactions; and
 - (iii) Any discrepancies between the daily inventory and daily transactions; and
- (C) Records of all transports which include:
 - (i) Transport manifests; and
 - (ii) The name and license number of all cultivators, manufacturers or dispensaries for all products stored or transported, or purchased by the licensee for transport or storage.

016. LABELING AND PACKAGING REQUIREMENTS.

016.01 LABEL TEXT SIZE. Labeling text on container must be unobstructed and conspicuous. The labeling text on the container must be no smaller than 1/16 of an inch.

016.02 PACKAGING LABEL NECESSARY INFORMATION. The label for a medical cannabis product shall include an information panel that includes only the following:

- (A) The licensed manufacturer and its contact number or website address;
- (B) The date of manufacture and expiration date; and
- (C) Each of the following statements:
 - (i) "SCHEDULE I CONTROLLED SUBSTANCE";
 - (ii) "KEEP OUT OF REACH OF CHILDREN AND ANIMALS";
 - (iii) "FOR MEDICAL USE BY QUALIFIED PATIENTS ONLY";
 - (iv) "THE INTOXICATING EFFECTS OF THIS PRODUCT MAY BE DELAYED";
 - (v) "THIS PRODUCT MAY IMPAIR THE ABILITY TO DRIVE OR OPERATE MACHINERY, PLEASE USE EXTREME CAUTION"; and
 - (vi) "IT IS ILLEGAL TO TRANSFER MEDICAL CANNABIS TO ANOTHER PERSON".

016.03 ADDITIONAL INFORMATION REQUIRED TO BE PROVIDED. Qualified patients or caregivers must be provided with the following information with each quantity of cannabis dispensed:

- (A) A list of all product ingredients in descending order of predominance by weight or volume;
- (B) The batch or lot number;
- (C) Instructions for intake, such as method consumption or application, and any preparation necessary prior to use;
- (D) The amount of THC in mg per dose and per container; and
- (E) The unique manufacturer license number and unique registration number for the product.

016.04 PACKAGING REQUIREMENTS. A package used to contain a cannabis product shall adhere to the following requirements:

- (A) The package shall protect the product from contamination and shall not expose the product to any toxic or harmful substance;
- (B) The package shall be tamper-evident, which means the product shall be packaged in a container within which a product is sealed so that the contents cannot be opened without obvious destruction of the seal;

- (C) The package shall be child-resistant, which means the package shall be designated or constructed to be significantly difficult for children under five (5) years of age to open or otherwise obtain access to the product contained therein within a reasonable time and shall not be difficult for normal adults to open or obtain access to the product contained therein. A package shall be deemed child-resistant if it satisfies the standard for “special packaging” as set forth in the Poison Prevention Packaging Act of 1970 regulations (16 CFR § 1700(b)(4)); and
- (D) The package shall be resealable, which means the package continues to function within effectiveness specifications set forth in the Poison Prevention Packaging Act of 1970 regulations for the number of opening and closings customary for its size and contents.

016.05 LABELING PLACEMENT. Product packaging may not be designed in such a manner that the required elements for packaging and labeling are easily removed or separated from the package, such as placing required information on part of the package that must be removed to access the product.

016.06 PROHIBITED PACKAGING. The product’s container, labeling, or packaging shall not contain any of the following:

- (A) Depictions of cartoon-like fictional characters that mimic a character primarily aimed at entertaining minors;
- (B) Trademarks or trade dress of products that imitate or mimic those of products that are or have been primarily marketed to minors;
- (C) Symbols that are primarily used to market products to minors; or
- (D) Images or likenesses of celebrities.

017. COMMISSION.

017.01 MAJORITY. A majority the appointed commission members shall constitute a quorum. Every act of the majority shall be deemed to be an act of the commission.

017.02 EMPLOYEES. The commission may appoint or employ the staff necessary to carry out the Nebraska Medical Cannabis Regulation Act or to perform the duties and exercise the powers of the commission.

017.03 INVESTIGATION POWERS. The commission may, on its own motion or on complaint, investigate registered cannabis establishments for any violation of this chapter or the Nebraska Medical Cannabis Regulation Act.

017.03(A) ON-SITE INSPECTION. The commission or its employees may enter onto a licensed premises or transporter vehicle with or without notice for the purposes of enforcing or investigating compliance with this chapter of the Nebraska Medical Cannabis Regulation Act.

017.03(B) RECORD INSPECTION. The commission or its employees may request copies of or view the originals of any record required to be kept by this chapter or the Nebraska Medical Cannabis Regulation Act.

017.03(C) REFUSAL OR OBSTRUCTION. Registered establishments must comply with all requests made by the commission or its employees to investigate compliance with this chapter or the Nebraska Medical Cannabis Regulation Act. Obstructing an investigation or refusal to comply with any such request may result in sanctions including immediate license revocation.

ORDINANCE NO. 2170

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GERING, NEBRASKA AMENDING THE ZONING ORDINANCE OF THE CITY OF GERING, NEBRASKA TO ADD SECTION 5.12, MEDICAL CANNABIS ESTABLISHMENTS; 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, as adopted on August 10, 2020, and revised on November 25, 2024, including associated Land Use Matrix, is hereby amended to add Section 5.12, Medical Cannabis Establishments, which Section shall 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 5.12

MEDICAL CANNABIS ESTABLISHMENTS

5.12. MEDICAL CANNABIS ESTABLISHMENTS.

5.12.1. STATEMENT OF PURPOSE AND INTENT.

In order to balance the various interests and manage the effects medical cannabis establishments have on adjacent land uses and to promote the public health, safety, and general welfare of the city, the City Council adopts the following regulations, recognizing that it has a great interest in the present and future character of the city's residential and commercial neighborhoods.

5.12.2. DEFINITIONS.

Unless an alternative definition is explicitly stated in this section, this chapter utilizes the definitions for medical cannabis related terms which are defined by Neb. Rev. Stat. §§ 71-24,104 and 71-24,107.

1. "Medical Cannabis (or Medical Marijuana)" means cannabis for medical purposes as defined in Neb. Rev. Stat. § 71-24,107.
2. "Medical Cannabis Cultivator" means a registered establishment licensed to cultivate and process cannabis plants for sale and transport to dispensaries, product manufacturers, and to other cultivators, but cannot transfer cannabis plants or cannabis products to qualified patients or caregivers.
3. "Medical Cannabis Dispensary" means a registered establishment licensed to dispense medical cannabis to qualified patients or caregivers in accordance with the Nebraska Medical Cannabis Regulation Act.
4. "Medical Cannabis Establishment" means a medical cannabis cultivator, medical cannabis product manufacturer, medical cannabis dispensary, or medical cannabis transporter as those terms are defined in Neb. Rev. Stat. §§ 71-24,104 and 71-24,107 and Title 238 NAC 1.
5. "Medical Cannabis Product Manufacturer" means a registered establishment licensed to process cannabis, conduct extractions, and manufacture cannabis products for sale or transfer to dispensaries, but cannot sell or transfer cannabis plants or cannabis products to qualified patients or caregivers.
6. "Medical Cannabis Products" means products that contain medical cannabis or an extract thereof and are intended for use or consumption by humans for medical purposes, including edible cannabis products, beverages, topical products, ointments, oils, and tinctures, subject to the allowable and unallowable products specified in Title 238 NAC 1.
7. "Medical Cannabis Transporter" means a registered establishment licensed to transport cannabis, cannabis products, and cannabis accessories between medical cannabis licensees, provide logistical services for medical cannabis licensees, or store cannabis.
8. "Covered Location" means any school, childcare center or child day care, church, or hospital.
9. "Residence" means any dwelling unit intended for human habitation, including single-family homes, multi-family units, apartments, and other residential structures as defined in the City of Gering Zoning Ordinance.

5.12.3. MEDICAL CANNABIS CULTIVATORS.

A medical cannabis cultivator, in addition to the definitions and requirements in Neb. Rev. Stat. §§ 71-24,104 and 71-24,107 and Title 238 NAC 1, is further defined as a legally licensed entity that acquires, possesses, cultivates, delivers, transfers, transports, supplies, or sells medical cannabis and related supplies to a medical cannabis establishment. All medical cannabis cultivators must comply with the licensing, operational, record-keeping, and other requirements set forth in Title 238 NAC 1, including but not limited to residency requirements, fingerprinting, prohibited persons, location restrictions, and management standards.

5.12.4. MEDICAL CANNABIS PRODUCT MANUFACTURERS.

A medical cannabis product manufacturer, in addition to the definitions and requirements in Neb. Rev. Stat. §§ 71-24,104 and 71-24,107 and Title 238 NAC 1, is further defined as a legally licensed entity that acquires, possesses, manufactures, delivers, transfers, transports, supplies, or sells medical cannabis products to a medical cannabis dispensary. All medical cannabis product manufacturers must comply with

the licensing, operational, record-keeping, packaging, labeling, and other requirements set forth in Title 238 NAC 1, including but not limited to residency requirements, fingerprinting, prohibited persons, location restrictions, and management standards.

5.12.5 MEDICAL CANNABIS DISPENSARIES.

A medical cannabis dispensary, in addition to the definitions and requirements in Neb. Rev. Stat. §§ 71-24,104 and 71-24,107 and Title 238 NAC 1, is further defined as a legally licensed entity that acquires, possesses, stores, delivers, transfers, transports, sells, supplies, or dispenses medical cannabis, medical cannabis products, paraphernalia, or related supplies and educational materials to qualified patients or caregivers. All medical cannabis dispensaries must comply with the licensing, operational, record-keeping, sales restrictions, quantity limits, allowable products, and other requirements set forth in Title 238 NAC 1, including but not limited to residency requirements, fingerprinting, prohibited persons, location restrictions, management standards, and limits on the number of licenses per judicial district.

5.12.6 MEDICAL CANNABIS TRANSPORTERS.

A medical cannabis transporter, in addition to the definitions and requirements in Neb. Rev. Stat. §§ 71-24,104 and 71-24,107 and Title 238 NAC 1, is further defined as a legally licensed entity that transports medical cannabis, medical cannabis products, and cannabis accessories between medical cannabis licensees, provides logistical services, or stores medical cannabis. All medical cannabis transporters must comply with the licensing, operational, record-keeping, manifest, vehicle, driver, and other requirements set forth in Title 238 NAC 1, including but not limited to residency requirements, fingerprinting, prohibited persons, location restrictions, and management standards.

5.12.7 CONDITIONAL USE PERMIT REQUIRED FOR MEDICAL CANNABIS ESTABLISHMENTS.

Medical cannabis establishments are permitted only through the issuance of a Conditional Use Permit as described in Section 2.2.2 of this code. The issuance of a Conditional Use Permit is subject to City Council review and approval with the Planning Commission serving in a review and recommending capacity.

5.12.8 DISTANCE REQUIREMENTS FOR MEDICAL CANNABIS ESTABLISHMENTS.

No medical cannabis establishment may be located or operate within one thousand (1,000) feet of any covered location.

5.12.9 MEASUREMENTS FOR DISTANCE REQUIREMENTS.

One thousand (1,000) feet distances required herein will be measured in a straight line from the nearest property line of the parcel on which the covered location or residence is located to the nearest property line of the parcel on which the licensed premises of the medical cannabis establishment is located.

5.12.10. OTHER LOCATIONAL REQUIREMENTS.

No medical cannabis establishment shall relocate from the place specified in its state license. Vertical licensing is prohibited, and no entity may possess more than one license type. All operations must comply with state restrictions on minors, consumption on premises, and employee qualifications.

5.12.11. UNLICENSED MEDICAL CANNABIS ESTABLISHMENTS.

Unlicensed medical cannabis establishments are prohibited from being located or operating in any zoning district.

5.12.12. OTHER LAWS.

All medical cannabis establishments shall be in compliance with the Nebraska Medical Cannabis Regulation Act (Neb. Rev. Stat. §§ 71-24,101 et seq.) and Title 238 NAC 1. If the state adopts stricter regulations governing medical cannabis establishments than those set forth herein, the stricter regulation

shall control the establishment or operation of any medical cannabis establishment within the City of Gering. Medical cannabis establishments shall remain in compliance with applicable federal, state, and local laws and building codes (including but not limited to the prevailing building, plumbing, electrical, mechanical, fuel gas, fire code, and property maintenance code adopted by the City of Gering).

5.12.13. PENALTIES.

It is unlawful to own, manage, or operate a medical cannabis establishment in zoning districts other than the zoning district permitted by this article or in violation of any distance or locational requirements herein. Any person who violates, disobeys, omits, neglects, or refuses to comply with any provisions of this ordinance, any requirement, provision, or regulation of this ordinance, or who fails to perform any act or duty required by this ordinance, or who violates any lawful order issued by the City, or who violates any condition, limitation, safeguard, or requirement established in connection with any medical cannabis establishment shall be fined not more than one thousand dollars (\$1,000.00) for each violation nor more than thirty (30) days imprisonment for each violation. Each calendar day a violation occurs shall be considered a separate offense.

Severability. The provisions of this ordinance are severable. If any provision of this ordinance or the application thereof to any person or circumstance is held to be invalid, such invalidity shall not affect other provisions or applications of this ordinance which can be given effect without the invalid provision or application.