

**CITY OF GERING
CITY COUNCIL MEETING NOTICE AND AGENDA**

Regular meeting of the Gering City Council, April 8, 2024 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 and Prayer
2. Roll Call
3. Excuse councilmember 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 March 25, 2024 Regular City Council Meeting
2. Approve Claims
3. Approve the February, 2024 Financial Report

BIDS/PROPOSALS:

1. Approve purchase of Pad Mount Transformers – Electric Department
2. Award Fuel Bid

PUBLIC HEARING:

1. Public hearing to consider recommending the issuance or denial of a Class I liquor license for Western Nebraska Pioneers Baseball Club at the Oregon Trail Park Stadium, 800 13th Street, Gering, NE
 - 1a. Recommend the issuance or denial of a Class I liquor license for Western Nebraska Pioneers Baseball Club at the Oregon Trail Park Stadium, 800 13th Street, Gering, NE

CURRENT BUSINESS:

1. Staff Report regarding a Zone Change from RM Medium Density to RH High Density for a property located in the SW ¼ of Section 1, Township 21 N, Range 55 W, as described in Instrument #2023-4951, Exhibit A, "Tract 1", generally located between D Street and K Street and between 5th Street and Pappas Boulevard

ORDINANCES:

1. Consider approval of Ordinance No. 2142 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GERING, NEBRASKA; AMENDING THE ZONING DISTRICT OF CERTAIN LAND WITHIN THE CITY OF GERING, NEBRASKA; AND AMENDING THE ZONING DISTRICT MAP OF THE CITY OF GERING, NEBRASKA; PROVIDING WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT; AND PROVIDING FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM.

CLOSED SESSION:

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

ADJOURN

THE OFFICIAL PROCEEDINGS OF THE REGULAR MEETING OF THE GERING CITY COUNCIL, MARCH 25, 2024

A regular meeting of the City Council of Gering, Nebraska was held in open session on March 25, 2024 at 6:00 p.m. at Gering City Hall, 1025 P Street, Gering, NE. Present were Mayor Ewing and Councilmembers Shields, Gillen, Bohl, Wiedeman, O'Neal, Morrison. Also present were City Administrator Pat Heath, City Clerk Kathy Wefl and City Attorney Jim Ellison. Absent were Councilmembers Backus and Cowan. 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 Councilmember absence

Motion by Councilmember O'Neal to excuse the absence of Councilmember Bohl from the March 11, 2024 regular City Council meeting. Second by Councilmember Morrison. There was no discussion. Mayor Ewing called for the vote. "AYES": Shields, Gillen, Bohl, Wiedeman, O'Neal, Morrison. "NAYS": None. Abstaining: None. Absent: Backus and Cowan. Motion carried.

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

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

CONSENT AGENDA:

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

1. Approve minutes of the March 11, 2024 Regular City Council meeting
2. Approve Claims
3. File for record NPDES (National Pollution Discharge Elimination System) 2023 Annual Report

Claims 3/12/24 – 3/25/24

21ST CENTURY EQUIPMENT \$110.00, 24/7 FITNESS \$286.00, A & A PORTA POTTIES \$150.00, ACE HARDWARE \$1,592.75, ACUSHNET COMPANY \$5,452.59, ADIDAS AMERICA, INC \$823.27, AL'S TOWING, INC \$150.00, AMAZON CAPITAL SERVICES \$691.17, AMERITAS LIFE INSURANCE COPR. \$605.16, AT&T MOBILITY \$1,586.14, B & C STEEL \$590.06, BACKFLOW APPARATUS & VALVLE CO \$159.70, BENZEL PEST CONTROL \$56.71, BLUFFS FACILITY SOLUTIONS \$440.60, BORDER STATES INDUSTRIES, INC \$33,067.51, CALLAWAY GOLF COMPANY \$12,159.09, CITY OF GERING \$16,919.06, CITY OF MITCHELL \$300.00, CLASSTECH, LLC \$73.91, COLUMN SOFTWARE, PBC \$369.56, CRESCENT ELECTRIC SUPPLY CO. \$89.24, CROELL, INC \$3,910.75, CROWNE PLAZA-KEARNEY \$579.80, DOOLEY OIL \$1,065.92, DUTTON-LAINSON COMPANY \$511.17, DYNAMIC BRANDS LLC \$116.15, EAKES INC \$559.84, ELITE TOTAL FITNESS \$162.00, FASTENAL COMPANY \$330.61, FEDEX \$227.13, FIRST NATIONAL BANK OF OMAHA \$13,673.41, FIRST NATIONAL BANK OMAHA - POLICE \$584.00, FLOYD'S TRUCK CENTER, INC. \$68,135.60, FRANCISCOS BUMPER TO BUMPER IN \$220.00, FRANK PARTS COMPANY \$1,026.33, GERING VOLUNTEER FIRE DEPT. \$175.30, GRAINGER \$149.48, GREATAMERICA FINANCIAL SERVICE \$100.00, HOLIDAY INN EXPRESS HOTEL \$405.00, HOME DEPOT CREDIT SERVICES \$859.04, IDEAL LAUNDRY AND CLEANERS, INC. \$139.61, INDOFF INCORPORATED \$1,025.66, INFINITY CONSTRUCTION INC. \$20,886.00, INGRAM LIBRARY SERVICES \$412.03, INTERNAL REVENUE SERVICE \$50,015.73, INTERSTATE BATTERY \$160.00, INTRALINKS, INC. \$1,138.00, IRBY TOOL & SAFETY \$220.27, JOHN HANCOCK USA \$17,316.40, JOHN HANCOCK USA FIRE \$761.78, JOHN HANCOCK USA POLICE \$8,745.22, JOHNSON CASHWAY CO. \$80.22, KANSAS GOLF & TURF INC \$1,657.59, KENT EWING \$121.70, LEAGUE OF NE. MUNICIPALITIES \$390.00, LOGOZ LLC \$494.00, LSC ENVIRONMENTAL PRODUCTS \$21,065.00, MASEK DISTRIBUTING INC \$475.00, MATHESON TRI-GAS INC \$374.48, MB KEM ENTERPRISE \$45.00, MUNICIPAL ENERGY AGENCY OF NE \$328,113.73, MUNICIPAL SUPPLY, INC. OF NE. \$1,466.02, NEBRASKA CHILD SUPPORT PAYMENT CENTE \$714.93, NEBRASKA DEPARTMENT OF REV (PR) \$16,318.94, NEBRASKA DEPARTMENT OF REVENUE \$150.00, NEBRASKA DEPT OF REVENUE \$906.74, NEBRASKA DEPT. OF REVENUE \$69,422.03, NEBRASKA PUBLIC HEALTH ENVIRO LAB \$315.00, NEBRASKA PUBLIC POWER DISTRICT \$1,393.26, NEBRASKA STATE FIRE SCHOOL \$150.00, NEBRASKA TRAVEL ASSOCIATION \$125.00, NORFOLK LODGE & SUITES \$135.00, NORTHWEST PIPE FITTINGS, INC \$314.30, ONE CALL

CONCEPTS, INC \$47.38, OREGON TRAIL COMMUNITY FOUNDAT \$2,500.00, O'REILLY AUTOMOTIVE STORE \$40.78, PANHANDLE CONCRETE PROD. INC. \$240.00, PANHANDLE ENVIRONMENTAL SERVICE, INC. \$1,468.00, PANHANDLE GOLF ASSOCIATION \$100.00, PANHANDLE HUMANE SOCIETY \$3,168.50, PATTLEN ENTERPRISES, INC \$418.78, PETE'S QUICK LUBE \$49.93, PLATTE RIVER GLASS \$265.00, POWERPLAN OIB \$692.86, PRECISION AIR \$375.00, PRINT BROKER \$496.77, PROTEX CENTRAL, INC. \$5,525.49, PT HOSE AND BEARING \$17.58, PVB VISA \$11,712.85, QUADIENT LEASING USA \$840.00, R & C WELDING & FABRICATION \$265.00, REGIONAL CARE INC. \$40,534.30, RIVERSTONE BANK \$576.32, RON'S TOWING & RECOVERY, LLC \$600.00, SANDBERG IMPLEMENT, INC. \$147.24, SARAH WYNN \$425.00, SCB. COUNTY AMBULANCE SERVICE \$316.23, SCB. COUNTY SHERIFF OFFICE \$197.64, SCOTTS BLUFF COUNTY COURT \$34.00, SCOTTSBLUFF-GERING UNITED WAY \$230.67, SENIOR CITIZENS CENTER \$1,000.00, SHAWNA WINCHELL \$690.00, SHERWIN WILLIAMS \$869.01, SIMMONS OLSEN LAW FIRM, P.C. \$1,692.50, SIRCHIE ACQUISITION COMPANY, LLC \$271.18, SUNBELT SOLOMON \$80,573.64, TAYLOR MADE GOLF COMPANY \$4,670.50, TEAM CHEVROLET \$375.00, TERESA TOSH \$5,416.67, TERRY CARPENTER, INC. \$650.00, THE YOGA COLLECTIVE \$65.00, TWIN CITY AUTO, INC \$1,513.92, VALLEY AUTO LOCATORS LLC \$892.12, W & R INC. \$669.50, WESTERN COOPERATIVE COMPANY \$5,945.34, WHOLESALE MOTIVE SERVICE \$176.45, YANDA'S MUSIC INC \$325.00, YMCA OF SCOTTSBLUFF \$994.00, TOTAL \$891,587.84

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

CURRENT BUSINESS:

1. Consider approval of Occupation Tax Grant Fund Requests:

- Gering Volunteer Fire Department
- Western Nebraska Pioneers Baseball Club

Tourism Director, Karla Niedan-Streeks, stated that this month the CVB Board completed their first round of applications for Occupation Tax Funds. This was the major grants funding cycle which was for \$10,001 or more. The funds can be applied for by City departments and facilities as well as nonprofits and organizations that produce activities to increase heads on beds and revenues for Gering. The first recommendation and application is from the Gering Volunteer Fire Department. They will host the 2024 Nebraska Volunteer Firefighters Association Conference in Gering. The dates will be October 17-20. It will bring over 200 out of town firefighters and families to Gering and will generate over 250 lodging nights in Gering hotels. They will also use multiple Gering facilities. They've asked for funds to use for intercity transportation to and from the facilities for the conference, meals, a welcome event, and facility rental fees. This application meets all of the criteria for top priorities. The Occupation Tax Funding Committee recommends funding the grant for \$11,250.

Motion by Councilmember Gillen to approve an Occupation Tax Grant Fund request by the Gering Volunteer Fire Department in the amount of \$11,250. Second by Councilmember O'Neal. There was no discussion. Mayor Ewing called for the vote. "AYES": Shields, Gillen, Bohl, Wiedeman, O'Neal, Morrison. "NAYS": None. Abstaining: None. Absent: Backus and Cowan. Motion carried.

Ms. Niedan-Streeks stated that regarding the Western Nebraska Pioneers Baseball Club, the review committee did verify that as of December 29, 2023, the Pioneers Baseball Club does have a designation as a nonprofit 501(c)(3) entity, which is required for these grant funds. The application was for general operating expenses for the 36-game 2024 season and for four special events. The regular season data provided by the applicant demonstrated heads on beds countywide. The committee feels the information from the applicant presented for the special events has greater potential to put heads on beds for Gering specifically. The special events are all new and show the strongest potential to draw regional and out-of-state participation. The committee recommends that \$25,000 in Occ Tax Funds be granted for the four special events planned for June, July and two in September for facility rental, marketing and promotion, tickets, and staffing. The applicant is requesting 50% of the funds prior to the start of the events, which is at the discretion of the Council. The balance of the grant funds will be awarded at the conclusion of the events after review of the required receipts and documentation of those expenses.

Motion by Councilmember Shields to approve an Occupation Tax Grant Fund request by the Western Nebraska Pioneers Baseball Club in the amount of \$25,000 with \$12,500 to be paid out in advance of their special events and the balance of \$12,500 to be awarded after

the 2024 events have occurred. Second by Councilmember Wiedeman. There was no discussion. Mayor Ewing called for the vote. "AYES": Shields, Bohl, Wiedeman, O'Neal, Morrison. "NAYS": Gillen. Abstaining: None. Absent: Backus and Cowan. Motion carried.

2. Request for Public Safety Committee Meeting – Agenda items: 1. Consider no parking zone on Rundell Road; 2. Discussion of ADA parking in Downtown Gering

Motion by Councilmember Morrison to approve a request for a Public Safety Committee meeting to consider a no parking zone on Rundell Road and for discussion of ADA parking in downtown Gering. Second by Councilmember Gillen. There was no discussion. Mayor Ewing called for the vote. "AYES": Shields, Gillen, Bohl, Wiedeman, O'Neal, Morrison. "NAYS": None. Abstaining: None. Absent: Backus and Cowan. Motion carried.

BIDS/PROPOSALS:

1. Reject all bids received February 6, 2024 for a Current Production Model Solid Waste Two Ram Baler - Sanitation Department

Motion by Councilmember Morrison to reject all bids for a Current Production Model Solid Waste Two Ram baler that were received at a bid opening on February 6, 2024. Second by Councilmember Wiedeman. There was no discussion. Mayor Ewing called for the vote. "AYES": Shields, Gillen, Bohl, Wiedeman, O'Neal, Morrison. "NAYS": None. Abstaining: None. Absent: Backus and Cowan. Motion carried.

2. Award bid for Current Production Model Solid Waste Narrow Body Two Ram Baler - Sanitation Department

Steve Mount, Environmental Services Director, stated that staff advertised for bids for a narrow body two ram baler and opened bids on March 14. Two bids were received, one from Altitude Recycling and one from Recovery Systems. Staff are recommending Recovery Systems; they came in with the low bid. They have installed our last two balers and also replaced the conveyor system in 2020. The baler at the landfill now is barely functional. The computer parts of it are so outdated that updates cannot be done. Councilmember Bohl asked how Recovery Systems plans to sell the existing baler. Mr. Mount replied that they will take pictures of it and sell it for the City and use that for trade allowance. Mayor Ewing asked about the timeframe for delivery. Mr. Mount replied that it will be delivered and installed in June of 2024. Altitude Recycling was out to January of 2025. This is the same size baler the landfill originally started with. He doesn't see a problem with having the narrow body; they aren't baling as much as they used to.

Motion by Councilmember Bohl to award the bid for a Current Production Model Narrow Body Two Ram Baler to Recovery Systems Company in the amount of \$539,410 from a bid opening that was held on March 14, 2024. Second by Councilmember Wiedeman. There was no discussion. Mayor Ewing called for the vote. "AYES": Shields, Gillen, Bohl, Wiedeman, O'Neal, Morrison. "NAYS": None. Abstaining: None. Absent: Backus and Cowan. Motion carried.

PUBLIC HEARINGS:

1. Public Hearing to Consider a Zone Change from RM Medium Density to RH High Density for a property located in the SW ¼ of Section 1, Township 21 N, Range 55 W of the 6th P.M., City of Gering, Scotts Bluff County, Nebraska as described in Instrument #2023-4951, generally located between D Street and K Street and between 5th Street and Pappas Boulevard

Mayor Ewing opened a public hearing to consider a Zone Change from RM Medium Density Residential to RH High Density Residential for a property located in the Southwest quarter of Section 1, Township 21 N, Range 55 W of the 6th PM, City of Gering, Scotts Bluff County, Nebraska, as described in Instrument Number 2023-4951 at 6:14 p.m.

Mayor Ewing stated the following ground rules for the public hearing:

1. Anyone wishing to address Council regarding this public hearing will have five minutes to speak. Timers are provided in the Council Chambers.
2. The Mayor will entertain comments from the public in an orderly fashion. Anyone wishing to address the Council will come to the podium, write their name and address on the pad provided and speak into the microphone.
3. Anyone wishing to speak will have **one** opportunity to come to the mic and may not return to the mic once they are finished, regardless of whether or not there was any time left on the clock.
4. If a speaker finishes in less than five minutes, the clock will still be set at five minutes for all subsequent speakers.
5. All comments must pertain to the public hearing agenda item. If anyone goes off-topic, they will be redirected to the specific agenda item for this public hearing.
6. Council will not enter into a debate with members of the public. Council will listen to all comments given by the public before asking questions or making comments.
7. If more than one person is attempting to speak at one time, the Mayor will pause the discussion and resume with only one person speaking at a time. The meeting is being recorded so it's important that all comments can be heard clearly without disruption.

City Engineer, Annie Folck, presented the Staff Recommendation and Report. She stated that the City has received an application for a rezone. She showed the map on the overhead screen. The application was received by Oikos Development Corporation, a 501(c)(3). They are proposing a rezone from RM medium density to RH high density. She showed on the map exactly where the property is located near D Street and Pappas Blvd. The property is surrounded mainly by RM. The whole property is about 37.35 acres. Of that, about two acres are already zoned RH; the applicant is requesting that the remainder of the property be rezoned as well. Anytime the City looks at a zone change, by state statute we have to determine if it conforms to the City's Comprehensive Plan. In order to make sure that cities are not making decisions that are arbitrary, all cities are required to have a comprehensive plan, and they should be updated regularly. And that should guide decision-making. Staff recommendations are always based on what does the Comp Plan say. The City's Comp Plan was adopted in 2019; it's fairly recent. At that time, the consultant did a lot of surveys throughout the community and a lot of online surveys were turned in. They held a lot of meetings, met with employers, and held focus groups that were made up of different representatives of different demographics in the city. One of the things that came up a lot was housing. Based on all of the feedback, there are some principles in the Comp Plan that talk about a need for different types of housing. Section 3.1 says, *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. goes on to say: *Increase housing choices and diversity for all lifestyles to meet the community's housing needs*.

Engineer Folck stated that people need different types of housing based on the stage of life they are in. Single-family housing does not make sense for everyone; she gave examples. Our community is unique; there is very little multi-family housing and there is very little multi-family zoning. Looking at all of that is where some of these policies came from. Policy 3.1.b. says *Mixed income housing through city policy, regulations, tools and programs*. 3.1.c. states: *Promote the integration of multi-family units into neighborhoods with mixes of housing types or in mixed-use development*.

She stated that Gering needs more high density housing. The question then is where in the community should that go. This is why the Comprehensive Plan is extremely important, because it looks at a community holistically. It looks at what is best for the entire community and what is the best location for each use. She reminded everyone that it is not legal to turn down a use just because someone doesn't like that use. We have to find a location for any use as long as it's a legal use in the State of Nebraska.

The Comprehensive Plan goes on to identify some areas that are appropriate for multi-family housing. The area that is in question tonight is located in the East Gering Neighborhood District. It goes through and talks about future design characteristics. And the plan states: *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. This is the area that the applicant has applied for a rezone; it's pretty clearly marked as being appropriate for high density housing. Based on that, staff recommend approval of the rezone to high density residential.

When the meeting was held at the Planning Commission level, there was a lot of feedback from the public. She then addressed some of the concerns that were brought up. The developer is proposing duplexes and quadplexes. From a Comp Plan perspective, we shouldn't be looking at the individual development because that could change. Some individuals that stated they would be okay with a conditional zone change where the developer is allowed to do four-flexes, but not allowed to do larger developments. Unfortunately, the City does not legally have the ability to do that in the State of Nebraska. However, in discussions with the applicant, they have stated they would be willing to put a covenant on the property, recorded at the Register of Deeds, it would be binding to all subsequent property owners that would limit themselves to no more than a fourplex. She thinks that could be a very good compromise.

She made everyone aware that Council is not voting on this (proposed zone change) at this meeting. One of the reasons for that is because putting together something like that is going to take a little time. Staff wanted to wait on the vote until they see if they can get that in place or not, so Council can make an informed decision. They are going to be sending the City a draft that can be reviewed by legal counsel. Staff is working through that with the applicant.

She went on to say that there were a lot of concerns about traffic. There are a lot of different entrances that are stubbed into that area already. There's I Street, Pappas Boulevard and J Street. There are roughly seven or eight entrances to this area currently. It was asked why there can't be an outlet on D Street. The only area on the property that runs along D Street is separated from D Street by the Gering Valley Drain – The D Street Drain which is part of the Gering valley Drain Project which the City does not have jurisdiction over. Crossing that would definitely be a challenge. The City has started conversations with the neighboring property, West Nebraska Housing Opportunities, and in preliminary conversations they have indicated that they might be open to allow for an entrance that would go through their property to give an outlet onto D Street. That's another thing that staff want to work through before the Council votes. Another concern was about schools. Staff reached out to the Gering Schools and Superintendent Regan is present tonight to address that concern.

Planning Commission recommended approval of the rezone, staff also recommends approval. Council will vote on April 8. She added that the applicant was present at this meeting. She stated that the approval of the recommendation should be based more on what the Comp Plan says, and whether or not that zoning is appropriate in that location.

Michael Snodgrass addressed Council and stated that he is the President and CEO of Oikos Development Corporation. They are a 501(C)(3) based in Kansas City. This project is one that came about over the course of the last year. They've heard from the City that there is a need; they typically go to where there is a need for housing. What they are proposing in Gering is not considered high density in other communities. It's because of the size of the backyard and the way Gering's zoning rules are set that makes it considered high density. For them, this is more of a low to medium density type project, but it gets down to the zoning within the neighborhood. At the Planning Commission meeting there were a lot of discussions that came up. They also held another meeting last week to try to address some of the concerns and got a lot of good feedback – particularly if they can figure out a way to get some entrance off of D Street. Other feedback was trying to find a way to phase in the duplexes next to single family as opposed to putting a two-story right next to single-family. There was a lot of positive feedback that came out of these meetings that they appreciate because he thinks it will only make the project better.

Mr. Snodgrass stated that they're not going to build it all at once. It's a big site, they're not going to overbuild the market. They're going to get market studies each and every time they construct. It's going to be based on different funding sources; they are pretty successful in getting those funding sources. There's a Section 42 Tax Credit Project that is coming available soon as well as Farm Labor Housing. At their meeting last week, they handed out the definition of farm labor; it's four pages and pretty comprehensive. There are a lot of Gering businesses that will benefit and the community will benefit from

that farm labor housing. There was a lot of feedback about the drainage ditch; they will have to build a retention area. They want there to be programming too, like soccer fields or something because 90% of the time it will be dry. It's a way to get additional green space in the area and they will put in a walking trail that leads into the current existing park so they can get people into the park area. One of the more interesting things they have been able to do in other communities is on the farm labor side, they've been able to put in a Head Start. That's what that square box is in the middle. Again, it's all dependent upon funding. Right now, they're just about ready to put a Head Start in Garden City, Kansas; there are 68 units there and 110 units in two different phases. But they're not in the planning right now, they're just looking at the zoning. They still need an engineer, they don't know the size of the storm drainage retention at this point because they need to get this zoning figured out first. After that point, they can start working on the engineering, street layouts, some of the more intricate design elements. They have built a lot of these; they own the plans so they can modify them as needed. He explained the two and three bedroom designs. They also put in storm shelters for communities with tornadoes or other types of storms. He further explained and add that they have FEMA-rated doors that can withstand 160 - 170 mph winds. In addition, the units will have back patios and garages. Everything they do looks like a house and feels like a house; they have every element of a single-family house. When there was feedback about them building apartment buildings... they have, but that would really be out of character for Gering, for this location in particular. That's why they are more than happy to self-restrict for now and for the future to eliminate going over two stories (in that area). They would not have the ability to build apartment buildings and should something happen and the next person decides to sell the balance of the land, future generations could never build on it as an apartment building either. With that, he hopes for Council support, they are excited to be here and anxious to get started. They know this is just the first step of many. They'll have to get through the platting if this goes through and then they'll work on other aspects. He thanked Council.

Mayor Ewing then asked if there was anyone in the Council Chambers wishing to speak to this application. He asked that whoever is interested to come to the mic, state their name and address, and also write it on the pad.

Lori Floth, 210 Pappas Blvd., Gering, stated that she lives on Pappas Boulevard. She asked if this development is to create homeowners or is it strictly rental properties. What it is going to cost because probably 90-95% of the duplexes that were built by the mall are still empty because they are over \$300,000. Who around here is going to spend that kind of money? What is this development geared to? Who's going to take care of the property? She said "You have to have property maintenance." These are questions that not only she would like to know, but other people have asked, too. She also asked about the effect on property taxes.

Engineer Folck stated that staff will take notes and address questions at the end.

Lorrie Wold, 515 M Street, Gering, stated that she is in favor of this. Based on last Tuesday night's meeting, she's probably one of the few that is in favor of it. She's in favor of bringing new development to Gering and the construction materials being furnished in Gering and workers being local. She said that Mr. Snodgrass made that clear, that was his plan. There was a lot of discussion about traffic. She knows that living where she does that M Street is a crapshoot sometimes. She would suggest a stoplight or a four-way stop at Seventh Street because it's hard enough to get out of there. A four-way stop would slow the speeding down on that street. She has one concern - if this is being built for the purpose of bringing in a packing plant. She's not against the people that work in a packing plant or anybody that would live here, the people aren't the issue. It's the infrastructure, the medical systems, the school districts, the systems that would be affected. As far as this particular project, she thinks it's great.

Curt Richter, 495 2nd Street, Gering, stated he appreciates that Mr. Snodgrass is going to come in and help Gering with its housing issues because Gering has that here. As a property owner though, he's looking at protecting his investment. He has a couple of suggestions. He's not really for or necessarily against, but he has done some looking and he thinks there are other options. It would take legal counsel to take a look, but he thinks the City could align with the intent of the comprehensive plan and also allow Oikos to develop their property in a way that would work for them. He'd like Council to at least consider

looking at a Conditional Use Permit which would allow for a higher percentage of lot coverage. If that Conditional Use Permit would be approved, then Council can approve quadplexes and fourplexes on those lots and keep the houses big enough so the rooms are decent. And also keep the lots and the grass area smaller to reduce maintenance. He thinks that would align with the Comprehensive Plan without rezoning it to high density. It's not that he doesn't trust Mr. Snodgrass, he doesn't trust anybody. If they sell this property off, and if it's high density, someone can come in and put in essentially whatever they want as long as they're following the zoning regulations. If that is not an option, the second option would be to rezone the north parcel they are developing first and see how that project goes and if they are holding true to their word, as they promise. Then the City could rezone the southern parcel next and let them continue their development. He thinks that's a fair trade to allow them to come in, develop, give Gering some affordable housing and also protect the property values of some of those folks that live in that neighborhood.

Owen Palm, 2975 Country Club Road, Gering, stated that he is the CEO of 21st Century Equipment. He is in favor of this development. They have 730 employees in 26 locations in northeastern Colorado and western Nebraska. Any one of those towns in which they operate would love to have an opportunity to entertain a housing development like Gering has here. He thinks, most importantly, we talk in great length about retaining our youth in the community. And having affordable housing available to those young people to start their families is an extremely important element of retaining people in our community. Second of all, more affordable housing leads to more people in Gering and the ability to use their additional disposable income because of the low cost of (these units). It would allow these residents to spend more time at some of the great businesses in Gering like Ace Hardware, Fresh Foods and Johnson Cashway. These businesses all rely on people and Gering to support them. It allows them (21st Century), as a larger company, to be able to recruit and retain people from outside the area and again the people that live in the Gering area. For those reasons, he speaks strongly in support of this project.

Jordan Diedrich, 1370 J Street, Gering, stated that he is the Executive Director of Twin Cities Development. They do the economic development for the City of Gering and others in western Nebraska. He said Mr. Palm said it really well, we want to retain our students and retain our youth. Housing is the biggest barrier to economic development. It's the biggest barrier here in Gering, in Nebraska and nationwide. Housing is a huge problem all over the nation and like Mr. Palm said, having an opportunity like this - to have something like this at your doorstep, is huge. It definitely needs to be pushed forward and make something happen with it. In August of 2022, WNED (Western Nebraska Economic Development) did a regional housing study that showed that 500 houses are needed in Scotts Bluff County alone in the next five years. Putting that into perspective, that's 100 houses per year for the next five years. 500 houses in five years is a lot. It's going to take a bigger developer or someone like Mr. Snodgrass to come in to be able to make a difference and to be able to do something that's going to make a dent in those 500 houses that are needed from that study. Like Engineer Folck said, Gering needs different types of housing. These will be low to moderate-income, the City does need to put more lower to moderate-income housing in these kinds of neighborhoods so that people who are living in Gering, the workforce that's here, people who are fresh out of college or high school or young couples, have a chance and have somewhere to live in Gering, Nebraska. Because we want them to live here, we want to grow Gering, we want to make this a place for people to live and thrive.

Mr. Diedrich stated that one thing they do at TCD is business and retention/expansion visits. They meet with businesses constantly. Housing comes up all the time. Owen Palm's business needs housing for their employees. We need housing to retain our employees and to attract new employees. He checked the department of labor today and there are 879 open jobs in Scotts Bluff County. We need people to move here to fill those jobs. The businesses that are here are struggling to find employees. We need to help our current businesses out and be able to provide houses so that they can staff their businesses. On the other side of that, TCD works on business attraction. It's really hard to attract new businesses here if there aren't enough houses to support the 879 open jobs that are currently open. When looking to attract new businesses, we need to have housing and childcare to be able to attract those businesses into the City of Gering. He thinks the City has a big choice here to decide to grow, which he thinks is an important piece to this. Talking with economic developers and cities all over Nebraska, they would love to have an

opportunity like this at their doorstep. He is 100% in favor of this; he thinks it would be great for the City of Gering.

Nicole Regan, 2200 Sentinel Circle, Gering, stated that she is the Superintendent of the Gering Public Schools and present to answer regarding their capacity in the school district. When she started in 2021, the first thing she and the board did was a long-term facility study so they could address any of the facility concerns at their schools and also to look at the future for their students and what capacity they have. They have been working with this long-term facility plan and looking at all their schools and the good news is that they do have capacity right away at their secondary level and at all of their elementary schools as well. It has been a really good experience being in Gering and partnering with the City to look at ways they can enhance the environment for their students as well as the community. One thing they are doing that is very exciting is expanding on the preschool programming. At Northfield Elementary, they are building their first new preschool center. It has four classrooms to anticipate the growing three and four-year-olds that will be in the district and it does address the need for classroom space as well. That is done with the partnership of their construction trades program and it doesn't impact the tax base for the community, which they are very proud about. They have a very stable and productive budget with their schools are also able to look at their facilities and address the needs they have. She feels confident moving forward with that. Also, from just a school perspective, they have had a lot of discussions as they look forward in their future. They have a declining birth rate so they are very cautious and conservative about what they are doing with their facilities and how they maximize their resources to meet the needs of families and students. But also that they are conservative with regards to that growth and what the trend looks like 20, 30, 40 years down the road. She thanked the Council.

Justin Allred, 2265 17th Street, Gering, thanked Council for the work they've put in with City staff, Council Members and the Planning Commission. He's not going to state whether he's a proponent or not because he doesn't know if he has heard enough information. At the Planning Commission meeting there was talk against this project because it seemed like, even though there was a Comprehensive Plan put in place five years ago, it seemed like it was somewhat out of the blue. The question he would like addressed to help those who are making a decision, that will impact people in this room and many others, is regarding this outside company - how many jobs can this create for local contractors, our local labor? His suspicion is that these building materials will not be procured locally, these are probably kits, they're going to be shipped in. Hopefully that is not the case and hopefully folks like Johnson Cashway, Ace Hardware and others can benefit from the 40-some units that are being proposed if things move forward. He thinks there was a concern last time with the widths of the streets, that they would be more narrow than current streets that are in this neighborhood. He stated it was unclear by Superintendent Regan if the schools were at capacity or if they have capacity. He stated that Mr. Diedrich said there are 879 job openings in the area, which is a good problem to have if someone's looking for a job. He's curious how many of those are full-time and how many of those would sustain the ability to rent even a low-income home. He stated he would ask each Council Member to please do a considerable amount of research on this because this could impact... Mr. Richter's comments are good and he thinks there are ways around the 37 acres all at once. He agrees with the options that Mr. Richter had.

Kim Graslie, 985 5th Street, Gering, stated to Mr. Snodgrass that she does not know his lot sizes. She went by the "City thing" and did some math on the minimum lot size. There are 37.35 acres there and she used 31 acres. She converted it to square footage and at the minimum lot size in Residential Medium for a duplex is 10,000 square feet. She divided the number of square feet by 31 acres and that would give you 270 dwellings or 135 lots and there are duplexes on each lot. Then she put two people in each dwelling which would put around 540 people in that area. She then asked for Mr. Snodgrass's slide to be shown on the overhead screens. It was said that there are seven entrances and exits, but one of her major concerns is she doesn't know how many people would really go all the way down and swing back to Pappas and then come into it. Or if these streets go straight across, they're just going to come down 7th, hit H and go in. Or they're going to go down and hit I and go in. She stated in looking at her little neighborhood, which she is trying to protect herself a little bit, the only reason one would go in that neighborhood is if they live there. The way that neighborhood is designed, there are two entrances into it, and the only reason to even be there is if you live there or if you're coming to visit someone. If people start using H, that whole traffic thing is going to be a whole new ball game for that neighborhood. That's a

major concern because of the way the neighborhood she lives in is. She stated that she talked with Engineer Folck about an entrance off of D, but she wishes there could be a second entrance off of D because most of this traffic will probably head down 7th, then go to M, and that's already a horrible intersection at 7th and M early in the morning. But if they came off of two entrances off D, they could go left and hit Rundell Road, they could go right and take a left and hit the highway out there, or they could go straight up and hit 10th Street, or they could come on 7th. There are more outlets that way. The street that she really thinks is going to get nailed is K Street because a lot of traffic will probably come in off of M, hit 7th and go straight down K. K already has all the traffic from all those other apartments because they don't have an outlet to M Street unless they come to K St. The Comprehensive Plan said these high density areas are supposed to be by a major road. Her opinion would be to try to get that traffic not coming through already established neighborhoods, but somewhere else. Right now, D Street does have residents on the south side but it doesn't have any residents on the north side. Where all the rest of them, there are residents on both sides. Her other thing is the number of people that are going to be put in that area, even with just duplexes. She said that's fine, she knows we need development. She asked if other cities are doing anything to help, or is Gering the only city? It's already been determined along D Street to do the container homes. She heard that wasn't a done deal yet, but she went to that Planning Commission meeting and they voted to put container homes in to help Aulick's have places for their employees. Mayor Ewing noted that her time was up. She stated these are some of her concerns; the traffic is the major concern of hers; if somehow the City could reroute that.

Jeff Brown, 25 I St., Gering, stated that it seems like the only way to get into that area (that they're trying to develop) is going to turn I Street and Pappas Boulevard into a thoroughfare. The other roads there like J Street, doesn't get used very much. It's between two houses, but it will turn into that. Those streets aren't built for that. He stated a "50C3" sounds like a tax benefit to him. Who is that going to benefit? The schools? He stated that Ms. Graslie said there's going to be at least 500 people living there if it all gets developed. Will our schools, will Geil School take care of that? He doesn't think so. He asked if Engineer Folck could change the screen to where the homes were. He then stated "cookie-cutter homes; they look like trash." What's that going to do to his property value? And they're going to keep the prices low so lower income; how's the crime rate? 800+ jobs aren't filled? What are they paying, \$12 to \$15 an hour? Sounds good for a highschooler. There's got to be some work done on D Street to get a couple of those put in to go in that way and make the road where he lives a secondary route. You can relocate this property going south to where seventh Street intersects with the 71 bypass, there's plenty of land out there. He knows who he gets to vote for come November. He stated that if it passes "I guess I know who not to vote for." He realizes that the City of Gering does need to increase its tax revenue because the City just bought a 500 and thirty-some thousand dollar trash compactor. Something to think about.

Naomi Morales, 970 5th Street, Gering, stated her house is actually the house right behind the field. She wants to find out where some of the money is being absorbed. On 5th Street, they were given a notice from the City a couple of years ago about getting the pipes changed there because they blow up spontaneously. They've had the City pipes blow up in their area several times. If those pipes are getting more water and things going through them, and they're already in those fields, who is going to be responsible for taking care of the pipes in there? Who is absorbing that cost? Are they, as City taxpayers, having to pay the cost to get those updated and changed because they do need to be updated and changed. Or are the pipes in that field that are running, are they going to be updated and ready to go? As a "503C", that's a nonprofit, since their area is considered a blighted area, will they be getting assistance with adding the green spaces and streets? Again, is that money coming from our city to do that, or where is that money going to be coming from for that? Are they able to apply for those grants, are they funding everything 100% so that the City is not putting any money into it? With Aulick's, how is that going to affect their plan to build their places that they wanted to build and turn that into another green area? Are we taking away from our own businesses in the area that are trying to build? If these are all rentals, at what price are they renting them out because there are families looking at a two-bedroom rental for \$900. Are some of these jobs going to be able to afford the \$900 that they're paying? Are some of these jobs going to be up to \$1200, \$1300, \$1700 per month? What is the price point they are looking at because some of these families can't afford a huge amount. A lot of the people in that area do take care of their lawns; who is going to be taking care of the green space around there, making sure that it's not full of stickers and thickets that will blow into other peoples' yards? The streets that they are running on, the

two that are in the area from D to 7th Street (from 5th all the way up to 7th), the two side streets - those do need to be maintained; there are huge potholes. Who is taking care of that? With the increased traffic (with this development) and the damage to the streets, who will be providing to make sure their streets are being taken care of? There are areas that the water is not draining clearly. Are they staying to just cement bases because there is a problem with the increased water in that area (regarding basement homes).

Brittany Parker, 885 Pappas Blvd., Gering, stated that she lives near the planned park area. She attended the Planning Commission meeting as well as the townhall meeting. She considers herself pretty well-informed. She asked how this development and proposed zone change will benefit the City of Gering? Oikos Development Corporation is a 501(C)(3), nonprofit. Her understanding is they are not required to pay property taxes. How does that benefit everyone locally? This developer is based out of state. These duplexes and fourplexes would remain rentals so all of that rental money goes out of state. How does that help people locally? She echoes the concern about the access to a major road so she read that part of the Comprehensive Plan and she's very concerned about that. She lives on a street that is not a through street; she's concerned about her family's safety by adding increased traffic. She has a young son and right now it's a very safe neighborhood. She is concerned about what this change is going to do to her neighborhood. Her concern with even adding one access point on D Street, by connecting with the other development group that's there, is how is just one access point to D Street going to allow for all this excess traffic onto a main street? She echoes the thought that a secondary entrance to D should be considered to help with the traffic coming out of there. She acknowledges that there should be, and needs to be, some development in Gering to accommodate new families looking to move here for jobs, current residents looking for a change and younger generations looking to start their careers and families. However, adding a few hundred families in their tight-knit, safe community in the span of just a few short years does not seem like the solution to the problem that has been raised regarding affordable housing. By adding a large number of fourplex rentals, we are not encouraging people to invest in our town. There is not a current plan to add more jobs specifically in Gering that she is aware of. What is going to keep these renters here when their one year lease is up? How does this development benefit the City of Gering?

With no further comments, Mayor Ewing turned it over to Administrator Heath. Administrator Heath added additional items to the public record. He stated that the Mayor and City Council received a letter regarding the zoning change; he received this letter from them on March 19, 2024. The City also received two emails from citizens regarding the zone change. He then read the letter and two emails:

Dear (Councilmember by name)

This letter is in reference to the pending plan to re-zone the field area between 5th Street and Pappas Blvd. in Gering so condos or apartments can be built there for rent.

There is great concern that in doing so in that complete open field will cause the value of our surrounding homes to go down.

There is concern for more trash to blow to our end of the town like we are already experiencing from the existing apartments north of K Street. There are not enough dumpsters and are not being kept empty so therefore the garbage blows east with the west winds and no one ever picks it up. It is such an eye sore and should be maintained.

The new gentleman and company wanting to build there say that that will not happen but there is no guarantee. They will come in and build and once done that man will never be back to oversee.

How is this building going to bring money into Gering other than taxes and some shopping here.

Is this building going to employ local people?

Will the supplies be purchased through our local lumber yards?

Will there be upkeep/will the properties be maintained?

Is the cities sewers capable of handling the extra usage?

Will our schools be able to handle the possible influx of children?

If the apartment complexes are built in a timely manner will there even be people to rent them.

What is the pay by your income going to do to the people who have renters now? Have they all been notified that it is a possibility and that they can have a voice?

If these complexes will have solar panels are the people building them aware of our hail we get and that it would be a very expensive replace project. It is not easy to dispose of solar panels ecologically.

It makes us all so nervous that the rezoning was going to at first be pushed without giving it all a lot of thought. Most people were not even aware. We got a letter but not everyone received notice in that area.

Lots of times things like this are a bit questionable, and coming from someone that does not even live in our community or even our state. Someone who wants to do this and take all that money out of our community.

Hopefully the streets would be considered so that they have close access to the other main roads and not through our neighborhoods. There should be an access coming from D. Street or at least directly to K. Street. We don't know what that road plan is but please give it a lot of thought and talk about the pros and cons for our overall good of our community. Will this be adding or taking away? Will it bring into our community we have cherished for so long people that will help build our community. Family and God Fearing people who care. I don't know if it will or not but you all will know more.

So, ask yourself honestly if this project was going to happen next door to you or in your neighborhood would you still vote for the zoning change?

Thanks for Listening!

*A Concerned Fellow Citizen of Gering
Christine Allred
860 Pappas Blvd.
Gering, Ne 69341*

Administrator Heath then read an email dated March 22, 2024 from Leslee Emery:

As tax paying citizens of Gering NE, we completely express our disapproval of Oikos Development building "workforce housing" in our town. Why would a nonprofit company from Kansas City want to build housing here? We know the government needs housing for the 10 million people who have come into our country illegally. We absolutely say NO on changing the zoning!!!!

*Leslee Emery
2885 Applewood Rd
Gering NE 69341*

Administrator Heath then read an email received on March 23, 2024 from Kab Brewer (who also attached a photo of the sign stating the date/time of the public hearing that was posted on the proposed development site):

Hello,

My name is Kab Brewer. My wife and I just bought a home at 985 6th St., Gering and moved in 2 weeks ago. We didn't know about the request to re-zone the land on the east side of our neighborhood (location described in picture below). Had we known there is a possibility there could be small properties / section 8 housing built right next to us we would not have invested in this property. Our home and those around us are newer. Our home is only 4 years old. Our home and those around us are in the \$225,000-\$300,000 range.

If this property east of us is allowed to be re-zoned, our property and our neighbors properties will experience devaluation over time. Please do not vote to allow this property to be re-zoned.

*Sincerely,
Kab Brewer*

Administrator Heath stated that people have questioned why a company from Kansas City is here to build workforce housing in Gering, Nebraska. For over the last three years, City staff, Twin Cities Development

and Western Nebraska Economic Development have been working hard to try to develop workforce housing in Gering. That was one of his priorities when he took this job, to try to increase housing. He felt Gering had lost its advantage to other communities in the area. There was more construction and houses being built in other cities than in Gering. Local business owners have indicated that Gering does not have affordable housing for their employees. As TCD tries to recruit new business and manufacturing businesses to locate here, they are told Gering either doesn't have the workforce or doesn't have the housing.

Most local home builders that used to develop workforce housing in the past, have retired. Other local builders do not want to take that risk. One of the questions that came up was about who pays for the water and sewer lines and streets for subdivisions; it's not the City. It does not come out of the rate payer's and taxpayer's pocket. The developer pays for those water and sewer mains and streets. These local home builders either don't have the finances or will not take the risk to install the utilities and streets. To put in a block of street and utilities probably runs a half a million dollars. Staff had to go outside the City and the area to try to get workforce housing. Mr. Snodgrass reached out to the City Engineer when she was at a conference in Lincoln. That's how Gering ran into Oikos. There are no set plans or set projects or anything like that that Gering has coming up that need additional housing. Gering just needs additional housing.

As Jordan Diedrich stated, WNED completed a housing study. That study showed that Scotts Bluff County will need an additional 500 single and multifamily housing units in the next five years, and Gering alone will need an additional 151 housing units by 2027 - both single family and multi-family. This development will be a step forward in filling that need.

The question has been asked why they are not considering building single family homes. With the current economy, most people cannot afford to buy or build a new home. Local contractors have indicated that it costs approximately \$275 - \$300 per square foot to build a new home. A 1,200 square-foot home at \$275 per square foot would cost \$330,000. With a \$33,000 down payment, the principal and interest on a 30-year mortgage at 7.0% is \$1,975.00 per month. Add insurance and taxes, and the payment is over \$2,500 per month. Most people that make less than \$100,000 per year are not going to be able to afford a \$2500 to \$3000 loan payment. That's why they're looking at rentals and multi-family units.

The Planning Commission heard concerns about increased traffic. There are seven street accesses into this development. On the west, H & I Streets; on the north, 2nd Street; on the east, H, I, J and Pappas Blvd. Staff are also beginning to work with TCD and WNHO to see about at least one access onto D Street.

Gering must grow to maintain its retail business and recruit new businesses and manufacturing. Growth reduces the tax burden on existing tax payers. The City is not trying to grow to get additional taxes. The City is trying to grow so Gering can stay competitive with other cities. Other cities are growing, Gering is staying pretty stagnant. Gering is not immune from inflation. Since Covid, the City's costs have gone up considerably – probably even more than the standard inflation rate that most people have seen. As costs to provide City services increase, that burden falls back to the existing tax and utility rate payers. If Gering isn't growing, that increase is going to be passed on to the customers, rate payers and tax payers. If a city is growing, it's spread out among more people and reduces that burden to everyone. He has heard several economic developers say that if a community is not growing, then it's dying.

Administrator Heath then reviewed population history.

Gering Population History, (U.S. Census Bureau)

- 2000 Census 7,751
- 2010 Census 8,500, (+750), just under 10% growth
- 2020 Census 8,564, (+64), less than .01% growth in 10 years (virtually no growth)

New Home Building Permit History

- 2000 – 2010 – 144 single family homes, preserve, monument View and Westwood, 31 townhomes/duplexes & 7 apartments buildings with 8 units each
- 2010 – 2020 – 64 single family & 5 townhomes, (Buffalo Circle)
- 2021 – 8 single family homes & 1- mobile home
- 2022- 3 single family homes & 14 villas for ages 55+
- 2023 – 1 single family & 7 single family for ages 55+ at Heritage
- 2024 - 0 single family home permits pulled as of today

He reminded Council that in 2019, they adopted the new Comp Plan. A group came in and helped build that Comp Plan. The Comp Plan shows where this type of multi-family housing should be located in the city. He stated to the Council "It is your job to vote based on our Comp Plan and Zoning Regulations that have been adopted. If you choose not to vote according to the Comp Plan and Zoning Regulations, then we should look at changing those regulations and the Comp Plan." He asked if there were any comments or questions.

Councilmember Shields asked about the comment that was made about issues with the pipes. It was stated that the infrastructure was on the contractor. She asked if there is an issue over there with the pipes. Administrator Heath replied, yes. He has met with this citizen before about this issue. 5th Street has been an issue over there. There are some hot soils. The Deerfield Addition that she lives in, which is 5th Street and 6th Street between H and I - that was all installed in the 1970s. There are some hot soils over there, the duct wire and pipe does not do well in hot soils. There have been main brakes over there; that is on the City's infrastructure list as soon as the City is able to start infrastructure projects. Right now, those are delayed due to the fact that costs have more than doubled since the vote. As soon as staff finds some other funding to assist with those projects, especially on the roadside, staff plan to get started on those infrastructure projects.

Mayor Ewing entertained comments and questions from the Council Members. Councilmember Gillen asked if Engineer Folck was going to answer the questions and comments (from the public) as it might stir up additional questions and comments by Council.

Engineer Folck started from the top and stated there were questions about whether these would be rentals or owner-occupied. The plan right now is for these to be rental properties. As far as who cares for the property, that would be the responsibility of the property owner. As far as the zone change goes, it's no different than a single-family neighborhood. If these properties get built, the applicant can rent them out and own it; ultimately it comes down to the property owner being the one who is responsible for caring for that property.

She stated to not get too hung up on the individual development proposed, it's more about what's a good fit for the community. She believes that the applicant does have some strings tied to some of their funding sources and they are going to be committed anywhere from 30 to 50 years to be responsible (for this development). They can't just build these and sell them because of where their main funding sources are coming from.

There was a question about a four-way stoplight on 7th Street. One of the advantages of the current proposal is that it will develop over a period of a few years, so that's something that can be monitored. Whether the City installs a stop sign or a stoplight, that would be determined by MUTCD - the Manual on Uniform Traffic Control Devices. That's what City staff use to determine whether or not those devices are warranted. The City can get some traffic counters out there and see how it's increasing. If staff feel like it's increasing close to the area (especially if it's known that a future phase is coming) and if it's getting close to the numbers that would warrant stop signs or lights, that's certainly something the City could look at installing.

There was a question about a packing plant. Engineer Folck stated that she wants to be very clear and stop any rumors right now that there are no plans for anything like that that anyone at the City has heard

of. The purpose of this is for the existing crisis that Gering has in housing right now; it's not for the purpose of bringing in new businesses whatsoever.

She stated that there was a question about whether or not this could be done through a Conditional Use Permit in the RM Zone. The Conditional Use Permit would allow for fourplexes, but it doesn't change the development standards of the zone. Only 40% of the lot can be covered in the RM Zone. The rest of it has to be open space and would have to be yards. They don't necessarily want really large yards. They are planning on having an open space that would be more of a common space, but they want to be able to cover more than 40% of the lot. In order to do that, it would have to be rezoned to the RH Zone and a Conditional Use Permit would not help with that. There is what's called a Development Plan Review process which would potentially allow for some of that, but it requires in-depth engineering and a lot of detail before they could even apply for it and go that route. That's something the developer didn't want to take on not having any indication from Council whether this would be entertained or not.

There was a question about rezoning a portion of the property instead of the whole thing. In conversations with the applicant, their goal is to make sure it's a cohesive development, they don't want to piecemeal it, they don't want it to be a hodgepodge of different things. They want to make sure that the whole plan makes sense. It's a very holistic plan and that's really hard to do if they don't have the assurance that they're going to be able to do what they want on the entire property.

There was a question about materials and labor being procured locally. The City does not have the ability and it's not appropriate for the City to require people to purchase things locally or hire people locally.

There were questions about the width of the streets; that will come forward during the platting process. Typically, the streets would all be required to meet City and State standards. The only way for them to be able to get around that would be to go through that Development Plan Review process, which would require additional public hearings and the only way the City would even entertain that is if they had a considerable amount of off-street parking incorporated somewhere because the expectation is that most likely they will have some parking on the street.

Administrator Heath asked Engineer Folck to clarify the standard width of a street. She replied 37 feet from back of curb to back of curb. Administrator Heath added that it is equivalent to what one would see on K, 5th, H, I and Pappas right now. People would be able to park on both sides of the street and still have two-way traffic.

Engineer Folck stated there was a question about the schools and do they have capacity. In our conversations with School District personnel, she believes they do. They do have capacity for students.

There were questions about jobs. Ultimately, it's really not the City's responsibility to determine if there's going to be enough demand for this. She can say from her experience that they wouldn't be considering building here if there wasn't a demand for it. This company does this all over the country and her understanding is they are doing a market study right now. They wouldn't be here if they didn't think there was a demand for it. Ultimately, these are not City funds, the City is not their banker and the City is not looking at their business plan. The City's concern truly is whether or not it's appropriate to have higher density housing in this area.

There were concerns about traffic. She reiterated that staff are looking at putting an outlet onto D Street. It's important for everyone to know that regarding 2nd Street (she showed 2nd Street on the map) the City does have right of way that goes all the way through to M Street, so that is something that as this develops, the City will continue working with the property owner to the north because eventually there will be a street that connects directly from 2nd Street to M Street.

There was a question about whether other cities are doing anything about housing. She said she can assure everyone that of all the ones staff have talked to, they would if they could. As administrator Heath talked about, the finances of it are just extremely difficult right now.

There were comments about container homes. The City did change its zoning to allow for container homes, but that specific development has not been approved yet. Again, that will go through an additional hearing process before that is finalized.

There were comments about lower income residents and crime rates. She reiterated to Council that they cannot discriminate against the project due to the kind of people that might live there. It's illegal, "we can't do that." That is not something that should be taken into consideration whatsoever.

There was a comment about there being plenty of land elsewhere in the community. Actually, in looking at properties where there are willing property owners and infrastructure available, there really is not very many other sites. Staff has looked at all those sites and have been working with different developers trying to help locate sites and it simply is not true that there is plenty of land out there (elsewhere).

Regarding the 501(C)(3) - with it being a blighted area, they would be eligible for TIF financing. But again, that would have to come back before Council and would be another discussion. That's not part of what we're doing here tonight.

How would this affect the Aulick development? She thinks it's pretty clear that Gering needs housing regardless of what Aulick's are doing. Also, that development hasn't even been approved yet. She doesn't think that should really be a consideration for this discussion.

There were questions about what price the rentals would be, and whether or not people can afford it. Again, the applicant does this all over the country, they are doing market studies, they wouldn't be here if they didn't think they could do it at a price point that makes sense for our community.

Who would care for the green space? Engineer Folck stated again, it would all be part of the property that, to her knowledge, would all be owned by Oikos Development and they would be responsible for maintaining that green space.

There were concerns about potholes in the streets and more damage to the streets due to the additional traffic. Traffic will not cause additional damage to the streets. Typically, streets get damaged either from freeze-thaw cycle (which is going to be the same, regardless of how many cars are driving on it) or heavy truck traffic. This development is not going to be generating additional truck traffic.

There were some comments about whether or not there would be basements and questions about the groundwater in that area. These would all be slab-on-grade. There would be no basements in the proposed development.

There were questions about as a 501(c)(3) whether or not they would pay property taxes. Just because a corporation is a 501(c)(3) does not mean they are tax exempt necessarily. Her understanding is that they would pay property taxes.

There was another question about existing access to the field (being narrow) and how much traffic that would hold. Obviously, that would have to be expanded. It would have to be developed to City standards for street width. The City would have to make some improvements but staff think there could be a street there which would handle all of the traffic from D Street, which would probably be the majority of the traffic in this neighborhood.

Councilmember Morrison said that somebody asked questions about utilities and what good is this going to do the City of Gering. Engineer Folck replied that they would be paying City of Gering utilities – electric, water, sewer, trash, all of those. As far as what good does this do the City of Gering, it fills a need for housing.

Administrator Heath stated that there was a comment about how does this benefit the City with the rent going out of state. This isn't any different than other rentals that Gering has that are run by people in other

states. The City does not benefit from it other than the utilities and property taxes. It's no different than other landlords who do not live in Gering.

He stated that there was a question about if the City can handle the additional usage through the utilities. He said the answer is yes. Gering's sewer and water systems are more than capable of handling the additional demand on the system.

There was a question about surface water flooding. If it's towards these dead-end streets, there probably is some. With the farm field there, it's hard to drain the water into the farm field. They do their best trying to get it to some drainage area, but that's a possibility. Once this is developed, and they (Oikos) develops their streets, hopefully that will handle that additional drainage and hopefully that would reduce the amount of flooding on the surface water side.

There was a question about what it would cost; Administrator Heath stated that he didn't know if Mr. Snodgrass had an estimate of what it would cost. Councilmember Wiedeman stated that she thinks there was going to be an office there with the property and a property manager hired for on-site. Administrator Heath asked if Mr. Snodgrass would address the estimated rental costs as well.

Mr. Snodgrass addressed the Council and stated that in some states they are now allowing the rental and mortgage cost to be up to 40% and 50% of income. The programs that they typically use are still stuck at 30% of the persons' income. If a person makes \$1000 a month, no more than \$300 for their rent and utilities. They will have a mixed-income development. They want to have pure market rate - anybody can live there. But they also want to have things that are affordable. Even their market rate rents are well below what's truly market. Because again, they are tied to that 30%, that is where they really want to be at all times. They do have an office planned in the middle. They want to have a property manager that will be in there, a site manager, office space for them (Oikos) because he will be there more than just this meeting. He has been here several times the last couple weeks and he plans on coming back many times; people will see him at every meeting he can attend. This is a little unique for him in that it's his home state. He said they get asked to go across the country; they're building in Carson City, Nevada; they asked them (Oikos) specifically. They go to other places that they are specifically asked to be there. "Can you help us with the housing issue, can you develop this?" And typically yes, they can. There are some places they still say no to because they'd be everywhere all at once.

Regarding the cost of the project, Mr. Snodgrass gave an example: they're getting ready to start 110 units in Garden City - that total development cost is about 25 to 26 million. These properties are required to have reserves built in for maintenance. They will have operating and maintenance reserves; the funders require it. The reason they can do it as a nonprofit is because they don't look at it as profit generating for them. There is not a lot of money going back with them anywhere, it's mainly staying with the property. Their goal is to make sure that property is the best-looking property in that area. As far as townhomes go, they will make sure they are maintained for the long-haul. USDA and other people do yearly inspections. Other funders do monthly inspections. They will be on site to address anything. If anybody has anything, if he gets a call that something needs addressed, they will be there. If the property or site manager aren't taking care of it, he will personally come and address it. He has had to do that on sites before. Property management is not a perfect catch all, sometimes trash blows, but if it does and he finds out about it, they will address it.

Councilmember Gillen stated that he sits on the Western Nebraska Economic Development Board. Several communities within the panhandle also sit on that board including Kimball, Scottsbluff, Terrytown, Sidney, Morrill, Mitchell, Lyman, Henry. Aside from the housing study they did, they dedicated an entire meeting to discuss the need for homes in all of the communities. They discussed the concern of councils across the entire region on how to get homes in local communities to make sure they are growing and thriving. Many people, including the people that did their study, told them the problem is that communities have to have people that want to build and a desire to put in a development. That is where communities are lacking currently because most of the contractors that are local are so busy with rehab projects that they're not looking at doing any new developments. They are looking at rehabbing existing homes because there is enough demand for that. He stated that there is not a lot of desire locally from the

contractors, at least from the perspective of everyone who attended their meeting, for big development. Unfortunately, that means Gering needs to look outside of the community and it's really hard to compete with the front range of Colorado. Someone can build the same floor plan in Colorado and get a lot more money than they can in Western Nebraska; that's hard to compete with to get contractors. Gering needs to look long and hard anytime there is an opportunity to have a developer come into our community and do its best to mitigate citizen concerns, because Council is here to represent them. He thanked everyone who attended the meeting and provided feedback. It's not a job that any of the Council takes lightly. Council appreciates when citizens reach out to them to share their thoughts and opinions. But Council has to look at Gering 10, 20, 30 years down the road and what that looks like for our community. That's something that all the Council is going to have to weigh in the decisions they make.

Councilmember Bohl stated he agrees wholeheartedly and thanked the public for taking time tonight to voice their opinions. It's highly important and it's very significant in helping Council go through and weigh these decisions. He doesn't think there's anybody in the chambers tonight that would disagree that if Gering doesn't continue to move forward, it will get passed. That's just the nature of the beast. That's what happens if you stand still, you end up falling to the back of the line. Which is very significant moving forward. However, he would say that more of his concern is on the City-side of things. He stated that Engineer Folck is right that this meeting tonight, and what is being looked at, is to go through and change the zoning. However, he believes one still has to take a sneak peek at the project to be able to go through and make a decision. A lot of the questions at this meeting were surrounding infrastructure. That is his concern as well for a number of different reasons. One being if Mr. Snodgrass is going to make a \$25 million investment in a project, while he will be responsible for the infrastructure in that project, he's still tying to existing City facilities and infrastructure. There are some concerns and issues there. The City is actively trying to come up with solutions and fixes and figure out what the right move is moving forward. Not only for anyone who comes in the future, but also all of the residents that are here now. Everyone is aware of the electrical struggles the City has been dealing with in recent months. There are watermain and sewer issues and a lot of things in that particular neighborhood. His concern is, is the City capable? He knows there is capacity to handle it, but is the infrastructure capable of being tied in to with a project this significant? Not just the streets but electric, water and sewer. He would want to make sure that Gering does its due diligence to be 100% confident that somebody can tie in to the existing infrastructure. And if not, what steps is the City going to need to take to allow that type of connection to happen. The last thing the City wants to do is put our residents in a bad spot with having issues as well as the project, moving forward.

Councilmember O'Neal asked Engineer Folck to clarify (regarding concern raised about changing the zoning) that the developer was willing to do something so that that would be long-term. Engineer Folck replied, yes. For anyone that's concerned that duplexes and fourplexes are okay, but don't want to see any more than that, like large scale apartment buildings, what the developer has agreed to do is they would put a covenant on the property so they could not do more than the fourplexes that are proposed. That would take care of the concern. That would be recorded with the Register of Deeds. It would be something that could not be changed once it's on the property – they discussed for maybe the next 99 years. They would want to have that recorded before Council takes the final vote so they have the assurance that that has been done. But in their conversations, the City probably would make that contingent on the rezone passing. Because if it's not going to be rezoned, there's no reason to tie someone else's hands 50 years down the road with a covenant that really doesn't make sense anymore. That is one of the reasons Council is not voting tonight. She wanted to have time to work out some of the details of that. But she thinks that should address the concerns about this ending up being even more intensive than the fourplexes and duplexes that have been presented with the project as stated tonight.

Mary Ewing thanked everyone for coming out this evening. With no further comments the public hearing closed at 7:57 p.m.

1a. Council to acknowledge protest submitted by Gering residents pursuant to City of Gering Zoning Regulations Article 2. Regulation Administration, 2.2.1.D

Engineer Folck stated that in the City's Zoning Code there is a provision that for any zone change, if Planning Commission makes a recommendation, whether positive or negative, that if members of the public disagree with that recommendation, and if they can get a petition that is signed by more than 20% of the residents that are within 300 feet of the property to be rezoned, then it raises the threshold of votes needed in order for that rezone to be passed. Instead of having to have a majority vote, they'd have to have three-fourths vote; they would need six votes from Council in order to pass the rezone. Engineer Folck stated that a petition was submitted; this agenda item is to acknowledge that petition, the second is to accept the petition. Staff verified signatures and verified property owners and there is over 20%. What that does, is it will change the number of votes that are necessary in order for this rezone to pass.

Motion by Councilmember Gillen to acknowledge a protest submitted by Gering residents pursuant to City of Gering Zoning Regulations Article 2. Regulation Administration, 2.2.1.D. pertaining to the proposed rezone. Second by Councilmember O'Neal. There was no discussion. Mayor Ewing called for the vote. "AYES": Shields, Gillen, Bohl, Wiedeman, O'Neal, Morrison. "NAYS": None. Abstaining: None. Absent: Backus and Cowan. Motion carried.

1b. Council to confirm or deny protest submitted by Gering residents pursuant to City of Gering Zoning Regulations Article 2. Regulation Administration, 2.2.1.D

Motion by Councilmember Gillen to confirm a protest submitted by Gering residents pursuant to City of Gering Zoning Regulations Article 2. Regulation Administration, 2.2.1.D. pertaining to the proposed rezone. Second by Councilmember O'Neal. There was no discussion. Mayor Ewing called for the vote. "AYES": Shields, Gillen, Bohl, Wiedeman, O'Neal, Morrison. "NAYS": None. Abstaining: None. Absent: Backus and Cowan. Motion carried.

REPORTS:

1. Annual Clerk's Report

City Clerk, Kathy Welfl, presented the Annual Clerk's Report which included, in part:

- Statistics of Councilmember and Planning Commission attendance at regular meetings
- Six economic development projects in 2022 vs. zero in 2023
- 11 projects funded by Keno in 2022 vs. 15 in 2023
- Building Permit construction value was \$15,926,696.39 in 2022 vs. \$16,164,956.71 in 2023
- Various permits that were issued in 2022 and 2023 (Plumbing, Building, Mechanical, etc.)
- Classes of liquor licenses and how many were issued for each class
- The report showed numerous other duties and responsibilities of the Clerk's Office such as risk management, preparing news releases, RFPs, resolutions and much more.

Clerk Welfl commended her staff, Carol Martin and Jack Hollingsworth, for their excellent customer service skills. She stated that she and her staff are proud to be public servants. The 2023 Annual Clerk's Report is on file at the Office of the City Clerk.

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

ADJOURN:

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

The meeting adjourned at 8:05 p.m.

Kent E. Ewing, Mayor

ATTEST:

Kathleen J. Welfl, City Clerk



City of Gering, NE

CLAIMS REPORT

By Vendor Name

Post Dates 3/26/2024 - 4/8/2024
Payment Dates 3/26/2024 - 4/8/2024

Description (Payable)	Account Name	Amount
Vendor: 997992 - 911 CUSTOM		
Fund: 114 - PUBLIC SAFETY		
Department: 32 - Police		
PARTS FOR S. SCHNEIDERS N...	CAPITAL OUTLAY EQUIPMENT	4,292.42
PARTS FOR S.SCHNEIDERS NE...	CAPITAL OUTLAY EQUIPMENT	783.15
PARTS FOR S.SCHNEIDERS PA...	CAPITAL OUTLAY EQUIPMENT	1,226.82
		6,302.39
	Department 32 - Police Total:	6,302.39
	Fund 114 - PUBLIC SAFETY Total:	6,302.39
	Vendor 997992 - 911 CUSTOM Total:	6,302.39
Vendor: 998645 - A & A PORTA POTTIES		
Fund: 101 - GENERAL		
Department: 42 - Parks		
GERING DOG PARK	DOG PARK EXPENSE	150.00
		150.00
	Department 42 - Parks Total:	150.00
	Fund 101 - GENERAL Total:	150.00
	Vendor 998645 - A & A PORTA POTTIES Total:	150.00
Vendor: 998678 - AC ELECTRIC MOTOR SERVICE		
Fund: 203 - WASTEWATER		
Department: 06 - Expense		
Pump motor	REPAIRS-WWTP	798.68
lift station	REPAIRS-LINES/LIFT STATIONS	50.25
		848.93
	Department 06 - Expense Total:	848.93
	Fund 203 - WASTEWATER Total:	848.93
	Vendor 998678 - AC ELECTRIC MOTOR SERVICE Total:	848.93
Vendor: 999442 - ACE HARDWARE		
Fund: 101 - GENERAL		
Department: 31 - Fire		
shelf for wash machine	DEPT OPERATING SUPPLIES	31.96
		31.96
	Department 31 - Fire Total:	31.96
Department: 32 - Police		
TOTES FOR LARGE EVIDENCE -	DEPT OPERATING SUPPLIES	41.97
		41.97
	Department 32 - Police Total:	41.97
Department: 34 - Cemetery		
CLAMPS FOR CHAIN	VEH & EQUIPMENT MAINT	11.98
		11.98
	Department 34 - Cemetery Total:	11.98
Department: 42 - Parks		
PARK SIGN & SPRAY PAINT	BUILDING/GROUND MAINT	33.17
PARK BENCH REPAIRS	BUILDING/GROUND MAINT	18.40
TOLIET PLUNGERS	DEPT OPERATING SUPPLIES	17.98
		69.55
	Department 42 - Parks Total:	69.55
Department: 44 - Library		
clips for phone and computer ...	OFFICE & BUILDING SUPPLIES	13.99
		13.99
	Department 44 - Library Total:	13.99
	Fund 101 - GENERAL Total:	169.45

CLAIMS REPORT

Post Dates: 3/26/2024 - 4/8/2024 Payment Dates: 3/26/2024 - 4/8/2024

Description (Payable)	Account Name	Amount
Fund: 110 - RV PARK		
Department: 06 - Expense		
ANT & ROACH KILLER	DEPT OPERATING SUPPLIES	16.77
		Department 06 - Expense Total: 16.77
		Fund 110 - RV PARK Total: 16.77
		Vendor 999442 - ACE HARDWARE Total: 186.22
 Vendor: 998228 - ACUSHNET COMPANY		
Fund: 205 - GOLF		
Department: 06 - Expense		
PRO SHOP MERCHANDISE	PRO SHOP MERCHANDISE	652.50
PRO SHOP MERCHANDISE	PRO SHOP MERCHANDISE	-30.00
PRO SHOP MERCHANDISE	PRO SHOP MERCHANDISE	3,573.06
PRO SHOP MERCHANDISE	PRO SHOP MERCHANDISE	960.28
PRO SHOP MERCHANDISE	PRO SHOP MERCHANDISE	51.45
PRO SHOP MERCHANDISE	PRO SHOP MERCHANDISE	157.62
PRO SHOP MERCHANDISE	PRO SHOP MERCHANDISE	959.60
PRO SHOP MERCHANDISE	PRO SHOP MERCHANDISE	164.04
PRO SHOP MERCHANDISE	PRO SHOP MERCHANDISE	-46.34
PRO SHOP MERCHANDISE	PRO SHOP MERCHANDISE	66.15
PRO SHOP MERCHANDISE	PRO SHOP MERCHANDISE	236.46
		Department 06 - Expense Total: 6,744.82
		Fund 205 - GOLF Total: 6,744.82
		Vendor 998228 - ACUSHNET COMPANY Total: 6,744.82
 Vendor: 998780 - ADIDAS AMERICA, INC		
Fund: 205 - GOLF		
Department: 06 - Expense		
PRO SHOP MERCHANDISE	PRO SHOP MERCHANDISE	289.77
		Department 06 - Expense Total: 289.77
		Fund 205 - GOLF Total: 289.77
		Vendor 998780 - ADIDAS AMERICA, INC Total: 289.77
 Vendor: 10294 - ALLEN TAYLOR		
Fund: 109 - TOURISM		
Department: 06 - Expense		
Building Materials for Santa's ...	GVB ADVERTISING	892.44
		Department 06 - Expense Total: 892.44
		Fund 109 - TOURISM Total: 892.44
		Vendor 10294 - ALLEN TAYLOR Total: 892.44
 Vendor: 111500 - ALLO COMMUNICATIONS		
Fund: 101 - GENERAL		
Department: 10 - Administration		
MONTHLY PHONE AND INTER...	PHONE & INTERNET	392.78
		Department 10 - Administration Total: 392.78
Department: 22 - Eng/Bldg Inspection		
MONTHLY PHONE AND INTER...	PHONE & INTERNET	1.36
		Department 22 - Eng/Bldg Inspection Total: 1.36
Department: 31 - Fire		
MONTHLY PHONE AND INTER...	PHONE & INTERNET	125.48
		Department 31 - Fire Total: 125.48
Department: 32 - Police		
MONTHLY PHONE AND INTER...	PHONE & INTERNET	194.35
		Department 32 - Police Total: 194.35
Department: 34 - Cemetery		
MONTHLY PHONE AND INTER...	PHONE & INTERNET	90.29
		Department 34 - Cemetery Total: 90.29

CLAIMS REPORT

Post Dates: 3/26/2024 - 4/8/2024 Payment Dates: 3/26/2024 - 4/8/2024

Description (Payable)	Account Name	Amount
Department: 41 - Pool		
MONTHLY PHONE AND INTER...	PHONE & INTERNET	29.47
		Department 41 - Pool Total: 29.47
Department: 42 - Parks		
MONTHLY PHONE AND INTER...	PHONE & INTERNET	236.26
		Department 42 - Parks Total: 236.26
Department: 44 - Library		
MONTHLY PHONE AND INTER...	PHONE & INTERNET	170.30
		Department 44 - Library Total: 170.30
Fund 101 - GENERAL Total:		1,240.29
Fund: 109 - TOURISM		
Department: 06 - Expense		
MONTHLY PHONE AND INTER...	PHONE & INTERNET	66.78
		Department 06 - Expense Total: 66.78
Fund 109 - TOURISM Total:		66.78
Fund: 110 - RV PARK		
Department: 06 - Expense		
MONTHLY PHONE AND INTER...	PHONE & INTERNET	222.31
		Department 06 - Expense Total: 222.31
Fund 110 - RV PARK Total:		222.31
Fund: 130 - STREETS		
Department: 06 - Expense		
MONTHLY PHONE AND INTER...	PHONE & INTERNET	90.38
		Department 06 - Expense Total: 90.38
Fund 130 - STREETS Total:		90.38
Fund: 201 - ELECTRIC		
Department: 06 - Expense		
MONTHLY PHONE AND INTER...	PHONE & INTERNET	248.12
		Department 06 - Expense Total: 248.12
Fund 201 - ELECTRIC Total:		248.12
Fund: 202 - WATER		
Department: 06 - Expense		
MONTHLY PHONE AND INTER...	PHONE & INTERNET	114.38
		Department 06 - Expense Total: 114.38
Fund 202 - WATER Total:		114.38
Fund: 203 - WASTEWATER		
Department: 06 - Expense		
MONTHLY PHONE AND INTER...	PHONE & INTERNET	123.59
		Department 06 - Expense Total: 123.59
Fund 203 - WASTEWATER Total:		123.59
Fund: 204 - SANITATION		
Department: 06 - Expense		
MONTHLY PHONE AND INTER...	PHONE & INTERNET	56.80
		Department 06 - Expense Total: 56.80
Fund 204 - SANITATION Total:		56.80
Fund: 205 - GOLF		
Department: 06 - Expense		
MONTHLY PHONE AND INTER...	PHONE & INTERNET	381.96
		Department 06 - Expense Total: 381.96
Fund 205 - GOLF Total:		381.96

CLAIMS REPORT

Post Dates: 3/26/2024 - 4/8/2024 Payment Dates: 3/26/2024 - 4/8/2024

Description (Payable)	Account Name	Amount
Fund: 207 - CIVIC CENTER		
Department: 06 - Expense		
MONTHLY PHONE AND INTER...	PHONE & INTERNET	629.55
		Department 06 - Expense Total: 629.55
		Fund 207 - CIVIC CENTER Total: 629.55
		Vendor 111500 - ALLO COMMUNICATIONS Total: 3,174.16
 Vendor: 118770 - AL'S TOWING, INC		
Fund: 101 - GENERAL		
Department: 32 - Police		
PD TOW	TOWING & STORAGE	150.00
		Department 32 - Police Total: 150.00
		Fund 101 - GENERAL Total: 150.00
		Vendor 118770 - AL'S TOWING, INC Total: 150.00
 Vendor: 118810 - ALTEC INDUSTRIES, INC.		
Fund: 201 - ELECTRIC		
Department: 06 - Expense		
bucket liner	VEH & EQUIPMENT MAINT	1,480.84
		Department 06 - Expense Total: 1,480.84
		Fund 201 - ELECTRIC Total: 1,480.84
		Vendor 118810 - ALTEC INDUSTRIES, INC. Total: 1,480.84
 Vendor: 118900 - AMAZON CAPITAL SERVICES		
Fund: 101 - GENERAL		
Department: 10 - Administration		
NEON SHIPPING LABELS	OFFICE & BUILDING SUPPLIES	92.94
RETURN OF NEON SHIPPING L...	OFFICE & BUILDING SUPPLIES	-92.94
		Department 10 - Administration Total: 0.00
Department: 34 - Cemetery		
LUGS	VEH & EQUIPMENT MAINT	150.00
		Department 34 - Cemetery Total: 150.00
Department: 44 - Library		
1 book-adult services	BOOKS	19.99
4 DVDs-adult services	AV SUPPLIES	67.47
11 books-youth, adult services...	BOOKS	159.04
2 books-adult services	BOOKS	25.76
		Department 44 - Library Total: 272.26
		Fund 101 - GENERAL Total: 422.26
 Fund: 130 - STREETS		
Department: 06 - Expense		
Fuel Filter Housing	VEH & EQUIPMENT MAINT	45.50
		Department 06 - Expense Total: 45.50
		Fund 130 - STREETS Total: 45.50
 Fund: 202 - WATER		
Department: 06 - Expense		
Abrasive shop rolls	DEPT OPERATING SUPPLIES	77.25
Carbide burr set shop tools	DEPT OPERATING SUPPLIES	36.98
		Department 06 - Expense Total: 114.23
		Fund 202 - WATER Total: 114.23
 Fund: 207 - CIVIC CENTER		
Department: 06 - Expense		
HDMI SPLITTER FOR PROJECT...	DEPT OPERATING SUPPLIES	81.97
		Department 06 - Expense Total: 81.97
		Fund 207 - CIVIC CENTER Total: 81.97
		Vendor 118900 - AMAZON CAPITAL SERVICES Total: 663.96

CLAIMS REPORT

Post Dates: 3/26/2024 - 4/8/2024 Payment Dates: 3/26/2024 - 4/8/2024

Description (Payable)	Account Name	Amount
Vendor: 125650 - APPLIED CONCEPTS, INC.		
Fund: 114 - PUBLIC SAFETY		
Department: 32 - Police		
NEW PATROL CAR EQUIPMENT	CAPITAL OUTLAY EQUIPMENT	4,700.00
		<u>Department 32 - Police Total: 4,700.00</u>
		<u>Fund 114 - PUBLIC SAFETY Total: 4,700.00</u>
		Vendor 125650 - APPLIED CONCEPTS, INC. Total: 4,700.00
 Vendor: 999613 - AT&T MOBILITY		
Fund: 201 - ELECTRIC		
Department: 06 - Expense		
ON CALL PHONES/TABLETS-P...	PHONE & INTERNET	166.51
		<u>Department 06 - Expense Total: 166.51</u>
		<u>Fund 201 - ELECTRIC Total: 166.51</u>
 Fund: 202 - WATER		
Department: 06 - Expense		
ON CALL PHONES/TABLETS-P...	PHONE & INTERNET	126.47
		<u>Department 06 - Expense Total: 126.47</u>
		<u>Fund 202 - WATER Total: 126.47</u>
		Vendor 999613 - AT&T MOBILITY Total: 292.98
 Vendor: 10023 - BAD BIRDIE GOLF		
Fund: 205 - GOLF		
Department: 06 - Expense		
PRO SHOP MERCHANDISE	PRO SHOP MERCHANDISE	1,159.00
		<u>Department 06 - Expense Total: 1,159.00</u>
		<u>Fund 205 - GOLF Total: 1,159.00</u>
		Vendor 10023 - BAD BIRDIE GOLF Total: 1,159.00
 Vendor: 996797 - BAKER & ASSOCIATES, INC.		
Fund: 202 - WATER		
Department: 06 - Expense		
Proctor	CAPITAL IMPROVEMENTS	281.11
		<u>Department 06 - Expense Total: 281.11</u>
		<u>Fund 202 - WATER Total: 281.11</u>
		Vendor 996797 - BAKER & ASSOCIATES, INC. Total: 281.11
 Vendor: 163150 - BENZEL PEST CONTROL		
Fund: 204 - SANITATION		
Department: 06 - Expense		
PEST CONTROL FOR BUILDINGS	BUILDING/GROUND MAINT	165.00
		<u>Department 06 - Expense Total: 165.00</u>
		<u>Fund 204 - SANITATION Total: 165.00</u>
		Vendor 163150 - BENZEL PEST CONTROL Total: 165.00
 Vendor: 997725 - BIG MACK HEATING & COOLING		
Fund: 101 - GENERAL		
Department: 32 - Police		
HEAT/AIR EVALUATION	BUILDING/GROUND MAINT	237.50
		<u>Department 32 - Police Total: 237.50</u>
		<u>Fund 101 - GENERAL Total: 237.50</u>
		Vendor 997725 - BIG MACK HEATING & COOLING Total: 237.50
 Vendor: 998680 - BLACK HILLS ENERGY		
Fund: 101 - GENERAL		
Department: 31 - Fire		
GAS-FIRE 1035 M	UTILITIES	369.24
GAS-PLAZA/FIRE	UTILITIES	150.25
		<u>Department 31 - Fire Total: 519.49</u>

CLAIMS REPORT

Post Dates: 3/26/2024 - 4/8/2024 Payment Dates: 3/26/2024 - 4/8/2024

Description (Payable)	Account Name	Amount
Department: 42 - Parks		
GAS - PARKS 900 OVERLAND T...	UTILITIES	359.68
GAS-PLAZA/FIRE	UTILITIES	42.78
GAS-PARKS 760 13TH	UTILITIES	148.51
Department 42 - Parks Total:		<u>550.97</u>
Department: 44 - Library		
GAS-LIBRARY	UTILITIES	144.70
Department 44 - Library Total:		<u>144.70</u>
Fund 101 - GENERAL Total:		<u>1,215.16</u>
Fund: 130 - STREETS		
Department: 06 - Expense		
GAS-STREETS	UTILITIES	529.69
Department 06 - Expense Total:		<u>529.69</u>
Fund 130 - STREETS Total:		<u>529.69</u>
Fund: 201 - ELECTRIC		
Department: 06 - Expense		
GAS=ELECT BLDG	UTILITIES	526.78
GAS-ELECTRIC	UTILITIES	113.88
Department 06 - Expense Total:		<u>640.66</u>
Fund 201 - ELECTRIC Total:		<u>640.66</u>
Fund: 204 - SANITATION		
Department: 06 - Expense		
GAS-LANDFILL	UTILITIES	873.36
Department 06 - Expense Total:		<u>873.36</u>
Fund 204 - SANITATION Total:		<u>873.36</u>
Vendor 998680 - BLACK HILLS ENERGY Total:		<u>3,258.87</u>
Vendor: 999209 - BLUFFS FACILITY SOLUTIONS		
Fund: 101 - GENERAL		
Department: 10 - Administration		
TRASH LINERS/CLEANER	OFFICE & BUILDING SUPPLIES	93.73
Department 10 - Administration Total:		<u>93.73</u>
Fund 101 - GENERAL Total:		<u>93.73</u>
Fund: 205 - GOLF		
Department: 06 - Expense		
BATH TISSUE	DEPT OPERATING SUPPLIES	47.50
PAPER TOWELS-MAIN SHOP /...	DEPT OPERATING SUPPLIES	164.83
Department 06 - Expense Total:		<u>212.33</u>
Fund 205 - GOLF Total:		<u>212.33</u>
Fund: 207 - CIVIC CENTER		
Department: 06 - Expense		
TRASH CAN LINER	OFFICE & BUILDING SUPPLIES	66.89
Department 06 - Expense Total:		<u>66.89</u>
Fund 207 - CIVIC CENTER Total:		<u>66.89</u>
Vendor 999209 - BLUFFS FACILITY SOLUTIONS Total:		<u>372.95</u>
Vendor: 998841 - BORDER STATES INDUSTRIES, INC		
Fund: 201 - ELECTRIC		
Department: 01 - Asset		
connectors	INVENTORY	134.38
Department 01 - Asset Total:		<u>134.38</u>
Department: 06 - Expense		
tools	DEPT OPERATING SUPPLIES	117.51

CLAIMS REPORT

Post Dates: 3/26/2024 - 4/8/2024 Payment Dates: 3/26/2024 - 4/8/2024

Description (Payable)	Account Name	Amount
lanyards	SAFETY	862.67
		Department 06 - Expense Total: 980.18
		Fund 201 - ELECTRIC Total: 1,114.56
		Vendor 998841 - BORDER STATES INDUSTRIES, INC Total: 1,114.56

Vendor: 230150 - CALLAWAY GOLF COMPANY

Fund: 205 - GOLF

Department: 06 - Expense

PRO SHOP MERCHANDISE	PRO SHOP MERCHANDISE	348.22
PRO SHOP MERCHANDISE	PRO SHOP MERCHANDISE	192.60
PRO SHOP MERCHANDISE	PRO SHOP MERCHANDISE	119.76
PRO SHOP MERCHANDISE	PRO SHOP MERCHANDISE	108.73
PRO SHOP MERCHANDISE	PRO SHOP MERCHANDISE	2,169.00
PRO SHOP MERCHANDISE	PRO SHOP MERCHANDISE	158.20
PRO SHOP MERCHANDISE	PRO SHOP MERCHANDISE	1,475.56
PRO SHOP MERCHANDISE	PRO SHOP MERCHANDISE	228.72
PRO SHOP MERCHANDISE	PRO SHOP MERCHANDISE	508.56
PRO SHOP MERCHANDISE	PRO SHOP MERCHANDISE	128.52
PRO SHOP MERCHANDISE	PRO SHOP MERCHANDISE	639.12
		Department 06 - Expense Total: 6,076.99
		Fund 205 - GOLF Total: 6,076.99
		Vendor 230150 - CALLAWAY GOLF COMPANY Total: 6,076.99

Vendor: 396325 - CENGAGE LEARNING/GAGE

Fund: 101 - GENERAL

Department: 44 - Library

7 books-adult services LP	BOOKS	126.68
		Department 44 - Library Total: 126.68
		Fund 101 - GENERAL Total: 126.68
		Vendor 396325 - CENGAGE LEARNING/GAGE Total: 126.68

Vendor: 998709 - CENTRAL IRRIGATION DISTRICT

Fund: 111 - LB840

Department: 06 - Expense

2024 IRRIGATION TAXES HOE...	FARM EXPENSE	3,036.00
		Department 06 - Expense Total: 3,036.00
		Fund 111 - LB840 Total: 3,036.00
		Vendor 998709 - CENTRAL IRRIGATION DISTRICT Total: 3,036.00

Vendor: 10296 - CHRIS GUTIERREZ

Fund: 110 - RV PARK

Department: 02 - Liability

RV DEPOSIT	COMM ROOM DEPOSITS	75.00
		Department 02 - Liability Total: 75.00
		Fund 110 - RV PARK Total: 75.00
		Vendor 10296 - CHRIS GUTIERREZ Total: 75.00

Vendor: 252625 - CITY OF GERING

Fund: 204 - SANITATION

Department: 01 - Asset

GERING/SCB SINKING FUND	CASH - JOINT LANDFILL SINKI...	19,415.63
		Department 01 - Asset Total: 19,415.63
		Fund 204 - SANITATION Total: 19,415.63
		Vendor 252625 - CITY OF GERING Total: 19,415.63

CLAIMS REPORT

Post Dates: 3/26/2024 - 4/8/2024 Payment Dates: 3/26/2024 - 4/8/2024

Description (Payable)	Account Name	Amount
Vendor: 252675 - CITY OF SCOTTSBLUFF		
Fund: 203 - WASTEWATER		
Department: 06 - Expense		
STORMWATER SPECIALIST 1ST...STORMWATER MS4		10,199.54
	Department 06 - Expense Total:	10,199.54
	Fund 203 - WASTEWATER Total:	10,199.54
	Vendor 252675 - CITY OF SCOTTSBLUFF Total:	10,199.54
Vendor: 10286 - COLUMN SOFTWARE, PBC		
Fund: 101 - GENERAL		
Department: 10 - Administration		
FUEL BID INVITATION	PUBLICATIONS	50.01
HF BASEBALL LIQUOR LICENSE	PUBLICATIONS	21.45
MEETING MINUTES 3/11/24	PUBLICATIONS	284.88
APRIL NOTICE OF MEETINGS	PUBLICATIONS	33.36
	Department 10 - Administration Total:	389.70
	Department: 44 - Library	
LIBRARY CLEANING SERVICE ...	OTHER PROFESSIONAL SERVIC...	70.59
	Department 44 - Library Total:	70.59
	Fund 101 - GENERAL Total:	460.29
Fund: 201 - ELECTRIC		
Department: 06 - Expense		
PAD MOUNT TRANSFORMER B..	OTHER PROFESSIONAL SERVIC...	101.44
	Department 06 - Expense Total:	101.44
	Fund 201 - ELECTRIC Total:	101.44
	Vendor 10286 - COLUMN SOFTWARE, PBC Total:	561.73
Vendor: 272450 - CONNECTING POINT		
Fund: 101 - GENERAL		
Department: 31 - Fire		
printer agreemnt FD	DEPT OPERATING SUPPLIES	12.97
	Department 31 - Fire Total:	12.97
	Fund 101 - GENERAL Total:	12.97
Fund: 207 - CIVIC CENTER		
Department: 06 - Expense		
CIVIC CENTER COPY COUNTS	OFFICE & BUILDING SUPPLIES	21.71
	Department 06 - Expense Total:	21.71
	Fund 207 - CIVIC CENTER Total:	21.71
	Vendor 272450 - CONNECTING POINT Total:	34.68
Vendor: 272700 - CONTRACTORS MATERIALS, INC.		
Fund: 201 - ELECTRIC		
Department: 06 - Expense		
hard hat	SAFETY	105.93
	Department 06 - Expense Total:	105.93
	Fund 201 - ELECTRIC Total:	105.93
Fund: 203 - WASTEWATER		
Department: 06 - Expense		
Pipe wrenches	DEPT OPERATING SUPPLIES	406.00
	Department 06 - Expense Total:	406.00
	Fund 203 - WASTEWATER Total:	406.00

CLAIMS REPORT

Post Dates: 3/26/2024 - 4/8/2024 Payment Dates: 3/26/2024 - 4/8/2024

Description (Payable)	Account Name	Amount
Fund: 205 - GOLF		
Department: 06 - Expense		
YELLOW CAUTION TAPE	DEPT OPERATING SUPPLIES	63.57
		Department 06 - Expense Total: 63.57
		Fund 205 - GOLF Total: 63.57
Vendor 272700 - CONTRACTORS MATERIALS, INC. Total:		575.50
Vendor: 998961 - COZAD SIGNS, LLC		
Fund: 101 - GENERAL		
Department: 32 - Police		
REMOVE DECALS FROM POLIC... OTHER PROFESSIONAL SERVIC...		265.00
		Department 32 - Police Total: 265.00
		Fund 101 - GENERAL Total: 265.00
Vendor 998961 - COZAD SIGNS, LLC Total:		265.00
Vendor: 998707 - CROELL, INC		
Fund: 130 - STREETS		
Department: 06 - Expense		
Concrete	STREET MAINTENANCE & REP...	836.00
Concrete	STREET MAINTENANCE & REP...	702.50
		Department 06 - Expense Total: 1,538.50
		Fund 130 - STREETS Total: 1,538.50
Vendor 998707 - CROELL, INC Total:		1,538.50
Vendor: 303400 - DANKO EMERGENCY EQUIPMENT CO		
Fund: 101 - GENERAL		
Department: 31 - Fire		
uniforms FD	UNIFORMS/PPE	321.12
turn out gear wash	VEH & EQUIPMENT MAINT	197.48
5 sets turnout gear	UNIFORMS/PPE	18,225.36
		Department 31 - Fire Total: 18,743.96
		Fund 101 - GENERAL Total: 18,743.96
Vendor 303400 - DANKO EMERGENCY EQUIPMENT CO Total:		18,743.96
Vendor: 998689 - DE NORA WATER		
Fund: 202 - WATER		
Department: 06 - Expense		
Central Plant Chloritec	REPAIRS - WELLS	3,795.36
		Department 06 - Expense Total: 3,795.36
		Fund 202 - WATER Total: 3,795.36
Vendor 998689 - DE NORA WATER Total:		3,795.36
Vendor: 377800 - DEARBORN LIFE INSURANCE COMPAN		
Fund: 101 - GENERAL		
Department: 31 - Fire		
vol ff life insurance	FF/EMT INCENTIVE	137.60
		Department 31 - Fire Total: 137.60
		Fund 101 - GENERAL Total: 137.60
Vendor 377800 - DEARBORN LIFE INSURANCE COMPAN Total:		137.60
Vendor: 319650 - DENNIS SUPPLY COMPANY		
Fund: 110 - RV PARK		
Department: 06 - Expense		
HVAC FILTERS	BUILDING/GROUND MAINT	71.28
		Department 06 - Expense Total: 71.28
		Fund 110 - RV PARK Total: 71.28
Vendor 319650 - DENNIS SUPPLY COMPANY Total:		71.28

CLAIMS REPORT

Post Dates: 3/26/2024 - 4/8/2024 Payment Dates: 3/26/2024 - 4/8/2024

Description (Payable)	Account Name	Amount
Vendor: 997120 - DOOLEY OIL		
Fund: 101 - GENERAL		
Department: 42 - Parks		
2019,2016,201 FORD & CHEVY	VEH & EQUIPMENT MAINT	174.47
		Department 42 - Parks Total: 174.47
		Fund 101 - GENERAL Total: 174.47
		Vendor 997120 - DOOLEY OIL Total: 174.47
 Vendor: 337880 - DUTTON-LAINSON COMPANY		
Fund: 201 - ELECTRIC		
Department: 01 - Asset		
caps	INVENTORY	33.67
		Department 01 - Asset Total: 33.67
		Fund 201 - ELECTRIC Total: 33.67
		Vendor 337880 - DUTTON-LAINSON COMPANY Total: 33.67
 Vendor: 999002 - EAKES INC		
Fund: 101 - GENERAL		
Department: 44 - Library		
Batteries, pencils, lead	OFFICE & BUILDING SUPPLIES	112.97
		Department 44 - Library Total: 112.97
		Fund 101 - GENERAL Total: 112.97
		Vendor 999002 - EAKES INC Total: 112.97
 Vendor: 343295 - ECOLAB		
Fund: 101 - GENERAL		
Department: 10 - Administration		
PEST CONTROL-CITY HALL	BUILDING/GROUND MAINT	68.77
		Department 10 - Administration Total: 68.77
		Fund 101 - GENERAL Total: 68.77
 Fund: 109 - TOURISM		
Department: 06 - Expense		
Amphitheater Pest Control	EQUIPMENT MAINT	31.05
		Department 06 - Expense Total: 31.05
		Fund 109 - TOURISM Total: 31.05
 Fund: 201 - ELECTRIC		
Department: 06 - Expense		
pest control	BUILDING/GROUND MAINT	96.08
		Department 06 - Expense Total: 96.08
		Fund 201 - ELECTRIC Total: 96.08
 Fund: 203 - WASTEWATER		
Department: 06 - Expense		
Pest control	DEPT OPERATING SUPPLIES	85.54
		Department 06 - Expense Total: 85.54
		Fund 203 - WASTEWATER Total: 85.54
 Fund: 205 - GOLF		
Department: 06 - Expense		
COCKROACH/RODENT PROGR...	BUILDING/GROUND MAINT	78.33
		Department 06 - Expense Total: 78.33
		Fund 205 - GOLF Total: 78.33
		Vendor 343295 - ECOLAB Total: 359.77

CLAIMS REPORT

Post Dates: 3/26/2024 - 4/8/2024 Payment Dates: 3/26/2024 - 4/8/2024

Description (Payable)	Account Name	Amount
Vendor: 351950 - ENTERPRISE IRRIGATION DISTRICT		
Fund: 202 - WATER		
Department: 06 - Expense		
2024 IRRIG TAXES-WATER WE... TAXES		1,934.45
	Department 06 - Expense Total:	1,934.45
	Fund 202 - WATER Total:	1,934.45
	Vendor 351950 - ENTERPRISE IRRIGATION DISTRICT Total:	1,934.45
Vendor: 10190 - EUROFINS ENVIRONMENTAL TESTING NORTH CENTRAL, LLC		
Fund: 204 - SANITATION		
Department: 06 - Expense		
ENVIROMENTAL MONITORING..OTHER PROFESSIONAL SERVIC...		2,306.00
	Department 06 - Expense Total:	2,306.00
	Fund 204 - SANITATION Total:	2,306.00
	Vendor 10190 - EUROFINS ENVIRONMENTAL TESTING NORTH CENTRAL, LLC Total:	2,306.00
Vendor: 363755 - FASTENAL COMPANY		
Fund: 201 - ELECTRIC		
Department: 06 - Expense		
gloves,blades,batteries	DEPT OPERATING SUPPLIES	254.71
gloves,batteries	DEPT OPERATING SUPPLIES	501.15
gloves,armerall	DEPT OPERATING SUPPLIES	69.24
	Department 06 - Expense Total:	825.10
	Fund 201 - ELECTRIC Total:	825.10
Fund: 203 - WASTEWATER		
Department: 06 - Expense		
Bolts	REPAIRS-LINES/LIFT STATIONS	41.05
Bolts	REPAIRS-LINES/LIFT STATIONS	8.72
	Department 06 - Expense Total:	49.77
	Fund 203 - WASTEWATER Total:	49.77
	Vendor 363755 - FASTENAL COMPANY Total:	874.87
Vendor: 364200 - FEDEX		
Fund: 101 - GENERAL		
Department: 32 - Police		
LATE FEE - FOR EVIDENCE MAI... POSTAGE		11.76
	Department 32 - Police Total:	11.76
	Fund 101 - GENERAL Total:	11.76
	Vendor 364200 - FEDEX Total:	11.76
Vendor: 374900 - FLOYD'S TRUCK CENTER, INC.		
Fund: 130 - STREETS		
Department: 06 - Expense		
Turn Signal Switch	VEH & EQUIPMENT MAINT	406.99
Wiper Module	VEH & EQUIPMENT MAINT	504.03
	Department 06 - Expense Total:	911.02
	Fund 130 - STREETS Total:	911.02
	Vendor 374900 - FLOYD'S TRUCK CENTER, INC. Total:	911.02
Vendor: 10293 - FODS, LLC		
Fund: 204 - SANITATION		
Department: 06 - Expense		
TRACK OUT MATS FOR LANDFI...CAPITAL OUTLAY EQUIPMENT		21,140.00
	Department 06 - Expense Total:	21,140.00
	Fund 204 - SANITATION Total:	21,140.00
	Vendor 10293 - FODS, LLC Total:	21,140.00

CLAIMS REPORT

Post Dates: 3/26/2024 - 4/8/2024 Payment Dates: 3/26/2024 - 4/8/2024

Description (Payable)	Account Name	Amount
Vendor: 998694 - FRANK PARTS COMPANY		
Fund: 101 - GENERAL		
Department: 42 - Parks		
BONNET FOR EXPLORER	VEH & EQUIPMENT MAINT	21.33
FILTERS	VEH & EQUIPMENT MAINT	16.00
WINDSHIELD WASHER HOSE	VEH & EQUIPMENT MAINT	30.52
RTU EXT LIFE GAL	VEH & EQUIPMENT MAINT	7.99
Department 42 - Parks Total:		75.84
Fund 101 - GENERAL Total:		75.84
Fund: 130 - STREETS		
Department: 06 - Expense		
Filters & Hydraulic Oil	VEH & EQUIPMENT MAINT	352.95
Hydraulic Hose	VEH & EQUIPMENT MAINT	129.37
Filter	VEH & EQUIPMENT MAINT	10.59
Light Bulbs	VEH & EQUIPMENT MAINT	8.25
Hydraulic Filter	VEH & EQUIPMENT MAINT	45.97
Fuel Hose	STREET MAINTENANCE & REP...	77.10
Wheel Cylinder, Spindle Nut S...	VEH & EQUIPMENT MAINT	405.05
Wheel Cylinder	VEH & EQUIPMENT MAINT	251.61
Department 06 - Expense Total:		1,280.89
Fund 130 - STREETS Total:		1,280.89
Fund: 201 - ELECTRIC		
Department: 06 - Expense		
tools	DEPT OPERATING SUPPLIES	46.28
Department 06 - Expense Total:		46.28
Fund 201 - ELECTRIC Total:		46.28
Fund: 202 - WATER		
Department: 06 - Expense		
Bolts	DEPT OPERATING SUPPLIES	16.12
Penetrating oil	DEPT OPERATING SUPPLIES	15.98
Department 06 - Expense Total:		32.10
Fund 202 - WATER Total:		32.10
Fund: 203 - WASTEWATER		
Department: 06 - Expense		
Mixer	REPAIRS-WWTP	28.43
Department 06 - Expense Total:		28.43
Fund 203 - WASTEWATER Total:		28.43
Fund: 204 - SANITATION		
Department: 06 - Expense		
BATTERIES FOR G7	LANDFILL EQUIP MAINT	274.64
GLASS CLEANER AND TRANSM...	DEPT OPERATING SUPPLIES	145.44
Department 06 - Expense Total:		420.08
Fund 204 - SANITATION Total:		420.08
Vendor 998694 - FRANK PARTS COMPANY Total:		1,883.62
Vendor: 10212 - FRONTIER OVERHEAD DOOR		
Fund: 204 - SANITATION		
Department: 06 - Expense		
DOOR WORK ON MECHANIC ...	BUILDING/GROUND MAINT	220.00
DOOR REPAIR ON BALER BUIL...	BUILDING/GROUND MAINT	1,583.00
Department 06 - Expense Total:		1,803.00
Fund 204 - SANITATION Total:		1,803.00
Vendor 10212 - FRONTIER OVERHEAD DOOR Total:		1,803.00

CLAIMS REPORT

Post Dates: 3/26/2024 - 4/8/2024 Payment Dates: 3/26/2024 - 4/8/2024

Description (Payable)	Account Name	Amount
Vendor: 391600 - FYR-TEK, INC.		
Fund: 101 - GENERAL		
Department: 31 - Fire		
compressor service	VEH & EQUIPMENT MAINT	1,354.49
		<u>Department 31 - Fire Total: 1,354.49</u>
		<u>Fund 101 - GENERAL Total: 1,354.49</u>
		Vendor 391600 - FYR-TEK, INC. Total: 1,354.49
 Vendor: 996715 - GALLS, AN ARAMARK COMPANY		
Fund: 101 - GENERAL		
Department: 32 - Police		
UNIFORM SHIRTS AND PANTS	UNIFORMS/PPE	707.19
HANDCUFFS	UNIFORMS/PPE	408.89
		<u>Department 32 - Police Total: 1,116.08</u>
		<u>Fund 101 - GENERAL Total: 1,116.08</u>
		Vendor 996715 - GALLS, AN ARAMARK COMPANY Total: 1,116.08
 Vendor: 999657 - GEORGE MIRAMONTES		
Fund: 203 - WASTEWATER		
Department: 06 - Expense		
WASTEWATER TRAINING - NO...	TRAINING & CONFERENCES	123.00
		<u>Department 06 - Expense Total: 123.00</u>
		<u>Fund 203 - WASTEWATER Total: 123.00</u>
		Vendor 999657 - GEORGE MIRAMONTES Total: 123.00
 Vendor: 404425 - GERING FT-LARAMIE IRRIGATION		
Fund: 101 - GENERAL		
Department: 34 - Cemetery		
2024 IRRIG TAXES-CEMETERY...	TAXES	1,011.60
		<u>Department 34 - Cemetery Total: 1,011.60</u>
Department: 42 - Parks		
2024 IRRIG TAXES LANDFILL/...	TAXES	1,116.00
		<u>Department 42 - Parks Total: 1,116.00</u>
		<u>Fund 101 - GENERAL Total: 2,127.60</u>
Fund: 109 - TOURISM		
Department: 06 - Expense		
2024 IRRIG TAXES LANDFILL/...	TAXES	900.00
		<u>Department 06 - Expense Total: 900.00</u>
		<u>Fund 109 - TOURISM Total: 900.00</u>
Fund: 204 - SANITATION		
Department: 06 - Expense		
2024 IRRIG TAXES LANDFILL/...	TAXES	1,098.00
2024 IRRIG TAXES LANDFILL/...	TAXES	432.00
2024 IRRIG TAXES-LANDFILL	TAXES	648.00
2024 IRRIG TAXES - LANDFILL ...	TAXES	846.00
		<u>Department 06 - Expense Total: 3,024.00</u>
		<u>Fund 204 - SANITATION Total: 3,024.00</u>
Fund: 205 - GOLF		
Department: 06 - Expense		
2024 IRRIG TAXES-CEMETERY...	TAXES	216.00
2024 IRRIG TAXES-CEMETERY...	TAXES	1,008.00
2024 IRRIG TAXES-CEMETERY...	TAXES	2,116.80
		<u>Department 06 - Expense Total: 3,340.80</u>
		<u>Fund 205 - GOLF Total: 3,340.80</u>
		Vendor 404425 - GERING FT-LARAMIE IRRIGATION Total: 9,392.40

CLAIMS REPORT

Post Dates: 3/26/2024 - 4/8/2024 Payment Dates: 3/26/2024 - 4/8/2024

Description (Payable)	Account Name	Amount
Vendor: 404550 - GERING IRRIGATION DISTRICT		
Fund: 101 - GENERAL		
Department: 42 - Parks		
2024 IRRIG TAXES - MCLELLAN...TAXES		125.00
	Department 42 - Parks Total:	125.00
	Fund 101 - GENERAL Total:	125.00
Fund: 205 - GOLF		
Department: 06 - Expense		
2024 IRRIG TAXES-GOLF COUR...TAXES		1,122.50
	Department 06 - Expense Total:	1,122.50
	Fund 205 - GOLF Total:	1,122.50
	Vendor 404550 - GERING IRRIGATION DISTRICT Total:	1,247.50
Vendor: 405100 - GERING MERCHANTS		
Fund: 150 - KENO		
Department: 06 - Expense		
HOLIDAY PARADE/SANTA VILL... COMMUNITY BETTERMENT		5,189.34
OKTOBERFEST 2023 - KENO F... COMMUNITY BETTERMENT		2,162.01
	Department 06 - Expense Total:	7,351.35
	Fund 150 - KENO Total:	7,351.35
	Vendor 405100 - GERING MERCHANTS Total:	7,351.35
Vendor: 998413 - GROUND UP CONSTRUCTION & CLEAN		
Fund: 101 - GENERAL		
Department: 10 - Administration		
CLEANING SERVICES - CITY HA... BUILDING/GROUND MAINT		678.50
	Department 10 - Administration Total:	678.50
	Fund 101 - GENERAL Total:	678.50
	Vendor 998413 - GROUND UP CONSTRUCTION & CLEAN Total:	678.50
Vendor: 10057 - HEALTHBREAK, INC.		
Fund: 800 - HEALTH INSURANCE		
Department: 06 - Expense		
WELLNESS PLAN ADMINISTRA... WELLNESS		595.00
	Department 06 - Expense Total:	595.00
	Fund 800 - HEALTH INSURANCE Total:	595.00
	Vendor 10057 - HEALTHBREAK, INC. Total:	595.00
Vendor: 489620 - HOME DEPOT CREDIT SERVICES		
Fund: 130 - STREETS		
Department: 06 - Expense		
Electric Concrete Saw RENTAL - EQUIPMENT		100.00
	Department 06 - Expense Total:	100.00
	Fund 130 - STREETS Total:	100.00
	Vendor 489620 - HOME DEPOT CREDIT SERVICES Total:	100.00
Vendor: 10144 - HOMETOWN LEASING		
Fund: 101 - GENERAL		
Department: 44 - Library		
Monthly copier lease RENT - EQUIPMENT		150.57
	Department 44 - Library Total:	150.57
	Fund 101 - GENERAL Total:	150.57
	Vendor 10144 - HOMETOWN LEASING Total:	150.57

CLAIMS REPORT

Post Dates: 3/26/2024 - 4/8/2024 Payment Dates: 3/26/2024 - 4/8/2024

Description (Payable)	Account Name	Amount
Vendor: 502500 - HULLINGER GLASS & LOCKS, INC.		
Fund: 101 - GENERAL		
Department: 44 - Library		
Keys for community room afte...	OFFICE & BUILDING SUPPLIES	180.50
		Department 44 - Library Total: 180.50
		Fund 101 - GENERAL Total: 180.50
		Vendor 502500 - HULLINGER GLASS & LOCKS, INC. Total: 180.50
 Vendor: 997948 - HYDRO OPTIMIZATION & AUTOMATION		
Fund: 203 - WASTEWATER		
Department: 06 - Expense		
Scada	CAPITAL IMPROVEMENTS	41,317.90
		Department 06 - Expense Total: 41,317.90
		Fund 203 - WASTEWATER Total: 41,317.90
		Vendor 997948 - HYDRO OPTIMIZATION & AUTOMATION Total: 41,317.90
 Vendor: 510400 - IDEAL LAUNDRY AND CLEANERS, INC.		
Fund: 101 - GENERAL		
Department: 10 - Administration		
MATS- CITY HALL	BUILDING/GROUND MAINT	68.16
		Department 10 - Administration Total: 68.16
Department: 32 - Police		
RUG CLEANING	BUILDING/GROUND MAINT	54.83
UNIFORM PATCHES AND DRY...	OTHER PROFESSIONAL SERVIC...	46.00
		Department 32 - Police Total: 100.83
		Fund 101 - GENERAL Total: 168.99
Fund: 201 - ELECTRIC		
Department: 06 - Expense		
mats mops	BUILDING/GROUND MAINT	140.67
		Department 06 - Expense Total: 140.67
		Fund 201 - ELECTRIC Total: 140.67
Fund: 204 - SANITATION		
Department: 06 - Expense		
RUGS FOR BALER BUILDING O...	BUILDING/GROUND MAINT	55.17
		Department 06 - Expense Total: 55.17
		Fund 204 - SANITATION Total: 55.17
Fund: 205 - GOLF		
Department: 06 - Expense		
MATS	BUILDING/GROUND MAINT	20.19
MATS	BUILDING/GROUND MAINT	20.19
		Department 06 - Expense Total: 40.38
		Fund 205 - GOLF Total: 40.38
		Vendor 510400 - IDEAL LAUNDRY AND CLEANERS, INC. Total: 405.21
 Vendor: 998734 - INDOFF INCORPORATED		
Fund: 101 - GENERAL		
Department: 10 - Administration		
PRINTER INK/COPY PAPER	OFFICE & BUILDING SUPPLIES	298.78
		Department 10 - Administration Total: 298.78
Department: 44 - Library		
Copier paper	OFFICE & BUILDING SUPPLIES	96.40
		Department 44 - Library Total: 96.40
		Fund 101 - GENERAL Total: 395.18
		Vendor 998734 - INDOFF INCORPORATED Total: 395.18

CLAIMS REPORT

Post Dates: 3/26/2024 - 4/8/2024 Payment Dates: 3/26/2024 - 4/8/2024

Description (Payable)	Account Name	Amount
Vendor: 512270 - INGRAM LIBRARY SERVICES		
Fund: 101 - GENERAL		
Department: 44 - Library		
1 book-adult services	BOOKS	18.48
87 books-Adult, Youth, Adult ...	BOOKS	1,225.31
3 books-adult servivces	BOOKS	88.57
Department 44 - Library Total:		1,332.36
Fund 101 - GENERAL Total:		1,332.36
Vendor 512270 - INGRAM LIBRARY SERVICES Total:		1,332.36
Vendor: 996536 - INTRALINKS, INC.		
Fund: 101 - GENERAL		
Department: 10 - Administration		
BLOCK PURCHASE-SERVICE C...	IT SUPPORT	1,258.40
Department 10 - Administration Total:		1,258.40
Department: 22 - Eng/Bldg Inspection		
BLOCK PURCHASE-SERVICE C...	IT SUPPORT	314.60
Department 22 - Eng/Bldg Inspection Total:		314.60
Department: 31 - Fire		
BLOCK PURCHASE-SERVICE C...	IT SUPPORT	196.62
Department 31 - Fire Total:		196.62
Department: 32 - Police		
IT SERVICES	IT SUPPORT	660.00
IT SERVICES	IT SUPPORT	522.50
Department 32 - Police Total:		1,182.50
Department: 34 - Cemetery		
BLOCK PURCHASE-SERVICE C...	IT SUPPORT	78.65
Department 34 - Cemetery Total:		78.65
Department: 42 - Parks		
BLOCK PURCHASE-SERVICE C...	IT SUPPORT	78.65
Department 42 - Parks Total:		78.65
Department: 44 - Library		
New wireless access point for ...	IT SUPPORT	350.00
Disposal of old laptops	IT SUPPORT	130.00
Monthly IT contract hours-April	IT SUPPORT	550.00
Department 44 - Library Total:		1,030.00
Fund 101 - GENERAL Total:		4,139.42
Fund: 109 - TOURISM		
Department: 06 - Expense		
BLOCK PURCHASE-SERVICE C...	GVB EQUIPMENT MAINT	78.67
Department 06 - Expense Total:		78.67
Fund 109 - TOURISM Total:		78.67
Fund: 110 - RV PARK		
Department: 06 - Expense		
BLOCK PURCHASE-SERVICE C...	IT SUPPORT	78.65
Department 06 - Expense Total:		78.65
Fund 110 - RV PARK Total:		78.65
Fund: 130 - STREETS		
Department: 06 - Expense		
BLOCK PURCHASE-SERVICE C...	IT SUPPORT	275.28
Department 06 - Expense Total:		275.28
Fund 130 - STREETS Total:		275.28

CLAIMS REPORT

Post Dates: 3/26/2024 - 4/8/2024 Payment Dates: 3/26/2024 - 4/8/2024

Description (Payable)	Account Name	Amount
Fund: 201 - ELECTRIC		
Department: 06 - Expense		
BLOCK PURCHASE-SERVICE C...	IT SUPPORT	196.62
		196.62
		Department 06 - Expense Total:
		196.62
		Fund 201 - ELECTRIC Total:
		196.62
Fund: 202 - WATER		
Department: 06 - Expense		
BLOCK PURCHASE-SERVICE C...	IT SUPPORT	196.62
		196.62
		Department 06 - Expense Total:
		196.62
		Fund 202 - WATER Total:
		196.62
Fund: 203 - WASTEWATER		
Department: 06 - Expense		
BLOCK PURCHASE-SERVICE C...	IT SUPPORT	196.62
		196.62
		Department 06 - Expense Total:
		196.62
		Fund 203 - WASTEWATER Total:
		196.62
Fund: 204 - SANITATION		
Department: 06 - Expense		
BLOCK PURCHASE-SERVICE C...	IT SUPPORT	589.88
		589.88
		Department 06 - Expense Total:
		589.88
		Fund 204 - SANITATION Total:
		589.88
Fund: 205 - GOLF		
Department: 06 - Expense		
BLOCK PURCHASE-SERVICE C...	IT SUPPORT	196.62
		196.62
		Department 06 - Expense Total:
		196.62
		Fund 205 - GOLF Total:
		196.62
Fund: 207 - CIVIC CENTER		
Department: 06 - Expense		
BLOCK PURCHASE-SERVICE C...	IT SUPPORT	196.62
		196.62
		Department 06 - Expense Total:
		196.62
		Fund 207 - CIVIC CENTER Total:
		196.62
		Vendor 996536 - INTRALINKS, INC. Total:
		6,145.00
Vendor: 996492 - IRBY TOOL & SAFETY		
Fund: 201 - ELECTRIC		
Department: 01 - Asset		
connectors	INVENTORY	886.88
connector	INVENTORY	108.04
insul. caps	INVENTORY	2,821.88
insulators	INVENTORY	580.50
arrestors	INVENTORY	903.00
		903.00
		Department 01 - Asset Total:
		5,300.30
		Fund 201 - ELECTRIC Total:
		5,300.30
		Vendor 996492 - IRBY TOOL & SAFETY Total:
		5,300.30
Vendor: 999073 - J RODZ		
Fund: 101 - GENERAL		
Department: 32 - Police		
PD TOW	TOWING & STORAGE	150.00
		150.00
		Department 32 - Police Total:
		150.00
		Fund 101 - GENERAL Total:
		150.00
		Vendor 999073 - J RODZ Total:
		150.00
Vendor: 515150 - JC GOLF ACCESSORIES		
Fund: 205 - GOLF		
Department: 06 - Expense		
PRO SHOP MERCHANDISE	PRO SHOP MERCHANDISE	1,379.18

CLAIMS REPORT

Post Dates: 3/26/2024 - 4/8/2024 Payment Dates: 3/26/2024 - 4/8/2024

Description (Payable)	Account Name	Amount
PRO SHOP MERCHANDISE	DEPT OPERATING SUPPLIES	81.00
	Department 06 - Expense Total:	1,460.18
	Fund 205 - GOLF Total:	1,460.18
	Vendor 515150 - JC GOLF ACCESSORIES Total:	1,460.18
Vendor: 998768 - JIM SCOTT		
Fund: 203 - WASTEWATER		
Department: 06 - Expense		
WASTEWATER TRAINING - NO... TRAINING & CONFERENCES		123.00
	Department 06 - Expense Total:	123.00
	Fund 203 - WASTEWATER Total:	123.00
	Vendor 998768 - JIM SCOTT Total:	123.00
Vendor: 525500 - JOHNSON CASHWAY CO.		
Fund: 101 - GENERAL		
Department: 42 - Parks		
BENCES & TABLES IN PARKS	BUILDING/GROUND MAINT	185.01
	Department 42 - Parks Total:	185.01
	Fund 101 - GENERAL Total:	185.01
	Vendor 525500 - JOHNSON CASHWAY CO. Total:	185.01
Vendor: 997182 - JUNIOR LIBRARY GUILD		
Fund: 101 - GENERAL		
Department: 44 - Library		
Book subscription service you... BOOKS		1,302.12
	Department 44 - Library Total:	1,302.12
	Fund 101 - GENERAL Total:	1,302.12
	Vendor 997182 - JUNIOR LIBRARY GUILD Total:	1,302.12
Vendor: 999792 - LEE ENTERPRISES		
Fund: 101 - GENERAL		
Department: 10 - Administration		
ANNUAL SUBSCRIPTION	DUES & SUBSCRIPTIONS	351.00
	Department 10 - Administration Total:	351.00
	Fund 101 - GENERAL Total:	351.00
	Vendor 999792 - LEE ENTERPRISES Total:	351.00
Vendor: 703450 - LEGACY COOPERATIVE		
Fund: 101 - GENERAL		
Department: 34 - Cemetery		
MOWER DECK TIRES	VEH & EQUIPMENT MAINT	51.98
TOWMAX STR	VEH & EQUIPMENT MAINT	141.98
	Department 34 - Cemetery Total:	193.96
	Fund 101 - GENERAL Total:	193.96
Fund: 204 - SANITATION		
Department: 06 - Expense		
G14 TIRE ROTATION AND TIRE... FUEL, FILTERS & TIRES		260.00
TIRE REPAIR ON G12	FUEL, FILTERS & TIRES	45.00
	Department 06 - Expense Total:	305.00
	Fund 204 - SANITATION Total:	305.00
	Vendor 703450 - LEGACY COOPERATIVE Total:	498.96
Vendor: 997302 - LOGOZ LLC		
Fund: 101 - GENERAL		
Department: 31 - Fire		
uniform name tags	DEPT OPERATING SUPPLIES	215.00

CLAIMS REPORT

Post Dates: 3/26/2024 - 4/8/2024 Payment Dates: 3/26/2024 - 4/8/2024

Description (Payable)	Account Name	Amount
embroider on uniforms job shi...	UNIFORMS/PPE	60.00
Department 31 - Fire Total:		275.00
Fund 101 - GENERAL Total:		275.00
Vendor 997302 - LOGOZ LLC Total:		275.00
Vendor: 999432 - LOST RIVER SAND & GRAVEL, INC		
Fund: 202 - WATER		
Department: 06 - Expense		
P and Q st.	REPAIRS-WTR MAINS/SERVICE...	853.05
Department 06 - Expense Total:		853.05
Fund 202 - WATER Total:		853.05
Fund: 203 - WASTEWATER		
Department: 06 - Expense		
WWTP Gravel	REPAIRS-WWTP	1,561.82
Department 06 - Expense Total:		1,561.82
Fund 203 - WASTEWATER Total:		1,561.82
Vendor 999432 - LOST RIVER SAND & GRAVEL, INC Total:		2,414.87
Vendor: 996929 - MARRIOTT CORNHUSKER HOTEL		
Fund: 101 - GENERAL		
Department: 10 - Administration		
HEATH/EWING - CONFERENCE...TRAINING & CONFERENCES		224.00
HEATH/EWING - CONFERENCE...COUNCIL CONF & TRAVEL		224.00
Department 10 - Administration Total:		448.00
Fund 101 - GENERAL Total:		448.00
Vendor 996929 - MARRIOTT CORNHUSKER HOTEL Total:		448.00
Vendor: 997040 - MATHESON TRI-GAS INC		
Fund: 204 - SANITATION		
Department: 06 - Expense		
WELDER NOZZLES	DEPT OPERATING SUPPLIES	58.42
SOAPSTONE AND WELDING H...	DEPT OPERATING SUPPLIES	37.60
ACETYLENE TANK RENTAL	DEPT OPERATING SUPPLIES	50.89
CO2 TANK RENTAL	DEPT OPERATING SUPPLIES	50.89
Department 06 - Expense Total:		197.80
Fund 204 - SANITATION Total:		197.80
Vendor 997040 - MATHESON TRI-GAS INC Total:		197.80
Vendor: 997355 - MAXWELL PRODUCTS INC.		
Fund: 130 - STREETS		
Department: 06 - Expense		
Mastic GAP Seal	STREET MAINTENANCE & REP...	29,708.40
Department 06 - Expense Total:		29,708.40
Fund 130 - STREETS Total:		29,708.40
Vendor 997355 - MAXWELL PRODUCTS INC. Total:		29,708.40
Vendor: 997729 - MCCROMETER INC		
Fund: 202 - WATER		
Department: 06 - Expense		
Golf Course meter	METERS	6,711.08
Department 06 - Expense Total:		6,711.08
Fund 202 - WATER Total:		6,711.08
Vendor 997729 - MCCROMETER INC Total:		6,711.08
Vendor: 996404 - MENARDS		
Fund: 101 - GENERAL		
Department: 34 - Cemetery		
TIRE REPAIR GOOP	DEPT OPERATING SUPPLIES	29.27
Department 34 - Cemetery Total:		29.27

CLAIMS REPORT

Post Dates: 3/26/2024 - 4/8/2024 Payment Dates: 3/26/2024 - 4/8/2024

Description (Payable)	Account Name	Amount
Department: 41 - Pool		
PLUMBING SUPPLIES	EQUIPMENT MAINT	135.58
		Department 41 - Pool Total: 135.58
Department: 42 - Parks		
CHEMICAL SPARYERS	DEPT OPERATING SUPPLIES	142.06
		Department 42 - Parks Total: 142.06
Department: 44 - Library		
Materials for digital sign in chi...	OFFICE & BUILDING SUPPLIES	20.74
		Department 44 - Library Total: 20.74
		Fund 101 - GENERAL Total: 327.65
Fund: 201 - ELECTRIC		
Department: 06 - Expense		
mesh	BUILDING/GROUND MAINT	239.98
		Department 06 - Expense Total: 239.98
		Fund 201 - ELECTRIC Total: 239.98
Fund: 203 - WASTEWATER		
Department: 06 - Expense		
1b	REPAIRS-WWTP	21.97
		Department 06 - Expense Total: 21.97
		Fund 203 - WASTEWATER Total: 21.97
Fund: 205 - GOLF		
Department: 06 - Expense		
LED LIGHTS	OFFICE & BUILDING SUPPLIES	24.99
		Department 06 - Expense Total: 24.99
		Fund 205 - GOLF Total: 24.99
		Vendor 996404 - MENARDS Total: 614.59
Vendor: 998025 - MIDWEST CONNECT		
Fund: 201 - ELECTRIC		
Department: 06 - Expense		
UTILITY BILL LATE NOTICE MAI... OTHER PROFESSIONAL SERVIC...		86.74
		Department 06 - Expense Total: 86.74
		Fund 201 - ELECTRIC Total: 86.74
Fund: 202 - WATER		
Department: 06 - Expense		
UTILITY BILL LATE NOTICE MAI... OTHER PROFESSIONAL SERVIC...		86.74
		Department 06 - Expense Total: 86.74
		Fund 202 - WATER Total: 86.74
Fund: 203 - WASTEWATER		
Department: 06 - Expense		
UTILITY BILL LATE NOTICE MAI... OTHER PROFESSIONAL SERVIC...		86.74
		Department 06 - Expense Total: 86.74
		Fund 203 - WASTEWATER Total: 86.74
Fund: 204 - SANITATION		
Department: 06 - Expense		
UTILITY BILL LATE NOTICE MAI... OTHER PROFESSIONAL SERVIC...		86.73
		Department 06 - Expense Total: 86.73
		Fund 204 - SANITATION Total: 86.73
		Vendor 998025 - MIDWEST CONNECT Total: 346.95

CLAIMS REPORT

Post Dates: 3/26/2024 - 4/8/2024 Payment Dates: 3/26/2024 - 4/8/2024

Description (Payable)	Account Name	Amount
Vendor: 999252 - MIDWEST ELECTRIC TRANSFORMER		
Fund: 201 - ELECTRIC		
Department: 06 - Expense		
POLEMOUNT TRANSFORMERS...7200V CONVERSION		147,903.88
	Department 06 - Expense Total:	147,903.88
	Fund 201 - ELECTRIC Total:	147,903.88
	Vendor 999252 - MIDWEST ELECTRIC TRANSFORMER Total:	147,903.88
Vendor: 674400 - MUNICIPAL SUPPLY, INC. OF NE.		
Fund: 202 - WATER		
Department: 06 - Expense		
Brass	REPAIRS-WTR MAINS/SERVICE...	5,539.05
brass	REPAIRS-WTR MAINS/SERVICE...	349.88
Brass	REPAIRS-WTR MAINS/SERVICE...	383.34
	Department 06 - Expense Total:	6,272.27
	Fund 202 - WATER Total:	6,272.27
	Vendor 674400 - MUNICIPAL SUPPLY, INC. OF NE. Total:	6,272.27
Vendor: 675955 - MUTUAL OF OMAHA		
Fund: 800 - HEALTH INSURANCE		
Department: 06 - Expense		
LIFE AND DISABILITY INS PREM.. PREMIUM EXPENSE		4,766.05
	Department 06 - Expense Total:	4,766.05
	Fund 800 - HEALTH INSURANCE Total:	4,766.05
	Vendor 675955 - MUTUAL OF OMAHA Total:	4,766.05
Vendor: 679612 - NEBRASKA DEPARTMENT OF REVENUE		
Fund: 150 - KENO		
Department: 06 - Expense		
BI-ANNUAL KENO LICENSE RE... TAXES		100.00
	Department 06 - Expense Total:	100.00
	Fund 150 - KENO Total:	100.00
	Vendor 679612 - NEBRASKA DEPARTMENT OF REVENUE Total:	100.00
Vendor: 999180 - NEBRASKA DEPT OF ENVIRONMENT AND EN		
Fund: 203 - WASTEWATER		
Department: 06 - Expense		
TRAINING - MIRAMONTES/SC... TRAINING & CONFERENCES		280.00
	Department 06 - Expense Total:	280.00
	Fund 203 - WASTEWATER Total:	280.00
	Vendor 999180 - NEBRASKA DEPT OF ENVIRONMENT AND EN Total:	280.00
Vendor: 680745 - NEBRASKA MUNICIPAL FIRE CHIEFS		
Fund: 101 - GENERAL		
Department: 31 - Fire		
NE Chief Assn Dues	DUES & SUBSCRIPTIONS	517.00
	Department 31 - Fire Total:	517.00
	Fund 101 - GENERAL Total:	517.00
	Vendor 680745 - NEBRASKA MUNICIPAL FIRE CHIEFS Total:	517.00
Vendor: 681950 - NKC TIRE		
Fund: 101 - GENERAL		
Department: 31 - Fire		
tire rotation unit 21	VEH & EQUIPMENT MAINT	225.00
	Department 31 - Fire Total:	225.00

CLAIMS REPORT

Post Dates: 3/26/2024 - 4/8/2024 Payment Dates: 3/26/2024 - 4/8/2024

Description (Payable)	Account Name	Amount
Department: 42 - Parks		
TIRE REPAIR	VEH & EQUIPMENT MAINT	77.00
		Department 42 - Parks Total: 77.00
		Fund 101 - GENERAL Total: 302.00
		Vendor 681950 - NKC TIRE Total: 302.00
 Vendor: 10272 - NORTHFIELD VILLA		
Fund: 204 - SANITATION		
Department: 01 - Asset		
LANDFILL ACCOUNT 405 OVE...	ACCOUNTS RECEIVABLE	53.54
		Department 01 - Asset Total: 53.54
		Fund 204 - SANITATION Total: 53.54
		Vendor 10272 - NORTHFIELD VILLA Total: 53.54
 Vendor: 997546 - ONE CALL CONCEPTS, INC		
Fund: 130 - STREETS		
Department: 06 - Expense		
LOCATE FEES-MARCH 24	OTHER PROFESSIONAL SERVIC...	36.69
		Department 06 - Expense Total: 36.69
		Fund 130 - STREETS Total: 36.69
 Fund: 201 - ELECTRIC		
Department: 06 - Expense		
LOCATE FEES-MARCH 24	OTHER PROFESSIONAL SERVIC...	36.69
		Department 06 - Expense Total: 36.69
		Fund 201 - ELECTRIC Total: 36.69
 Fund: 202 - WATER		
Department: 06 - Expense		
LOCATE FEES-MARCH 24	OTHER PROFESSIONAL SERVIC...	36.69
		Department 06 - Expense Total: 36.69
		Fund 202 - WATER Total: 36.69
 Fund: 203 - WASTEWATER		
Department: 06 - Expense		
LOCATE FEES-MARCH 24	OTHER PROFESSIONAL SERVIC...	36.69
		Department 06 - Expense Total: 36.69
		Fund 203 - WASTEWATER Total: 36.69
		Vendor 997546 - ONE CALL CONCEPTS, INC Total: 146.76
 Vendor: 352150 - PANHANDLE ENVIRONMENTAL SERVICE, INC.		
Fund: 202 - WATER		
Department: 06 - Expense		
Lab	LAB SERVICE	125.00
		Department 06 - Expense Total: 125.00
		Fund 202 - WATER Total: 125.00
 Fund: 203 - WASTEWATER		
Department: 06 - Expense		
lab	LAB SERVICE	923.00
Lab	LAB SERVICE	799.00
		Department 06 - Expense Total: 1,722.00
		Fund 203 - WASTEWATER Total: 1,722.00
		Vendor 352150 - PANHANDLE ENVIRONMENTAL SERVICE, INC. Total: 1,847.00

CLAIMS REPORT

Post Dates: 3/26/2024 - 4/8/2024 Payment Dates: 3/26/2024 - 4/8/2024

Description (Payable)	Account Name	Amount
Vendor: 998981 - PLATTE RIVER GLASS		
Fund: 204 - SANITATION		
Department: 06 - Expense		
MIRROR FOR 2014 FORD F 350.. LANDFILL EQUIP MAINT		50.00
	Department 06 - Expense Total:	50.00
	Fund 204 - SANITATION Total:	50.00
	Vendor 998981 - PLATTE RIVER GLASS Total:	50.00
Vendor: 738470 - POWERPLAN OIB		
Fund: 130 - STREETS		
Department: 06 - Expense		
Drain Valve	VEH & EQUIPMENT MAINT	23.99
	Department 06 - Expense Total:	23.99
	Fund 130 - STREETS Total:	23.99
Fund: 204 - SANITATION		
Department: 06 - Expense		
FILTERS FOR 500 HR SERVICE ... FUEL, FILTERS & TIRES		821.86
	Department 06 - Expense Total:	821.86
	Fund 204 - SANITATION Total:	821.86
	Vendor 738470 - POWERPLAN OIB Total:	845.85
Vendor: 998154 - PT HOSE AND BEARING		
Fund: 101 - GENERAL		
Department: 42 - Parks		
BREATHER CAP	VEH & EQUIPMENT MAINT	18.54
	Department 42 - Parks Total:	18.54
	Fund 101 - GENERAL Total:	18.54
Fund: 130 - STREETS		
Department: 06 - Expense		
Hydraulic Hoses & Couplers	VEH & EQUIPMENT MAINT	814.16
Airline	VEH & EQUIPMENT MAINT	38.04
	Department 06 - Expense Total:	852.20
	Fund 130 - STREETS Total:	852.20
Fund: 202 - WATER		
Department: 06 - Expense		
Zip ties Shop	DEPT OPERATING SUPPLIES	55.01
Mole Swivel	VEH & EQUIPMENT MAINT	200.11
	Department 06 - Expense Total:	255.12
	Fund 202 - WATER Total:	255.12
Fund: 204 - SANITATION		
Department: 06 - Expense		
HYD HOSE FOR G12	COLLECTIONS EQUIP MAINT	232.24
	Department 06 - Expense Total:	232.24
	Fund 204 - SANITATION Total:	232.24
	Vendor 998154 - PT HOSE AND BEARING Total:	1,358.10
Vendor: 756690 - RECOVERY SYSTEMS COMPANY, INC		
Fund: 204 - SANITATION		
Department: 06 - Expense		
20% DOWN PAYMENT ON N... CAPITAL OUTLAY EQUIPMENT		107,882.00
	Department 06 - Expense Total:	107,882.00
	Fund 204 - SANITATION Total:	107,882.00
	Vendor 756690 - RECOVERY SYSTEMS COMPANY, INC Total:	107,882.00
Vendor: 760389 - REGIONAL CARE INC.		
Fund: 800 - HEALTH INSURANCE		
Department: 06 - Expense		
FLEX CARD CLAIMS 3/18/24	FLEX BENEFIT EXPENSE	424.31

CLAIMS REPORT

Post Dates: 3/26/2024 - 4/8/2024 Payment Dates: 3/26/2024 - 4/8/2024

Description (Payable)	Account Name	Amount
CLAIMS WEEK OF 3/26/24	CLAIMS EXPENSE	3,676.32
FLEX CARD CLAIMS 3/26/24	FLEX BENEFIT EXPENSE	1,306.90
HEALTH INSURANCE PREMIU...	PREMIUM EXPENSE	46,995.26
FLEX CARD CLAIMS 4/2/24	FLEX BENEFIT EXPENSE	520.14
Department 06 - Expense Total:		52,922.93
Fund 800 - HEALTH INSURANCE Total:		52,922.93
Vendor 760389 - REGIONAL CARE INC. Total:		52,922.93
Vendor: 10105 - RESCO		
Fund: 201 - ELECTRIC		
Department: 01 - Asset		
transformer	INVENTORY	18,382.50
Department 01 - Asset Total:		18,382.50
Fund 201 - ELECTRIC Total:		18,382.50
Vendor 10105 - RESCO Total:		18,382.50
Vendor: 10183 - ROBYN BURGMAN		
Fund: 101 - GENERAL		
Department: 31 - Fire		
station maintenance weed m...	VEH & EQUIPMENT MAINT	250.00
Department 31 - Fire Total:		250.00
Fund 101 - GENERAL Total:		250.00
Vendor 10183 - ROBYN BURGMAN Total:		250.00
Vendor: 999762 - RON'S TOWING & RECOVERY, LLC		
Fund: 101 - GENERAL		
Department: 32 - Police		
PD TOW - ARREST	TOWING & STORAGE	450.00
Department 32 - Police Total:		450.00
Fund 101 - GENERAL Total:		450.00
Vendor 999762 - RON'S TOWING & RECOVERY, LLC Total:		450.00
Vendor: 793200 - SANDBERG IMPLEMENT, INC.		
Fund: 101 - GENERAL		
Department: 34 - Cemetery		
MOWER BLADES	VEH & EQUIPMENT MAINT	178.89
KUBOTA MOWER BLADES	VEH & EQUIPMENT MAINT	95.51
Department 34 - Cemetery Total:		274.40
Department: 42 - Parks		
HARD HATS/CHAINSAW CHAPS	SAFETY	771.45
Department 42 - Parks Total:		771.45
Fund 101 - GENERAL Total:		1,045.85
Fund: 205 - GOLF		
Department: 06 - Expense		
E-CLIP FOR CHAINSAW	GOLF EQUIPMENT REPAIR	2.20
Department 06 - Expense Total:		2.20
Fund 205 - GOLF Total:		2.20
Vendor 793200 - SANDBERG IMPLEMENT, INC. Total:		1,048.05
Vendor: 803601 - SCB COUNTY REGISTER OF DEEDS		
Fund: 101 - GENERAL		
Department: 34 - Cemetery		
WOLFE GITSCHHEL	FILING FEES	10.00
LEONARD & KAREN COOK	FILING FEES	10.00
ROBET & JUDY SHARP	FILING FEES	10.00
ANDREA RAY	FILING FEES	10.00

CLAIMS REPORT

Post Dates: 3/26/2024 - 4/8/2024 Payment Dates: 3/26/2024 - 4/8/2024

Description (Payable)	Account Name	Amount
JAMES MENDOZA	FILING FEES	10.00
		Department 34 - Cemetery Total: 50.00
		Fund 101 - GENERAL Total: 50.00
Vendor 803601 - SCB COUNTY REGISTER OF DEEDS Total:		50.00
Vendor: 803250 - SCOTTS BLUFF CO. CONSOLIDATED		
Fund: 205 - GOLF		
Department: 06 - Expense		
ALARM SYSTEM - RESTAURANT	RESTAURANT EXPENSE	90.00
		Department 06 - Expense Total: 90.00
		Fund 205 - GOLF Total: 90.00
Vendor 803250 - SCOTTS BLUFF CO. CONSOLIDATED Total:		90.00
Vendor: 803350 - SCOTTS BLUFF COUNTY COURT		
Fund: 101 - GENERAL		
Department: 32 - Police		
COURT FEES	STATE & COURT FEES	17.00
		Department 32 - Police Total: 17.00
		Fund 101 - GENERAL Total: 17.00
Vendor 803350 - SCOTTS BLUFF COUNTY COURT Total:		17.00
Vendor: 803750 - SCOTTS BLUFF COUNTY TREASURER		
Fund: 111 - LB840		
Department: 06 - Expense		
R.E. TAXES-INDUSTRIAL PARK ...	INDUSTRIAL PARK PROJECT	1,185.58
R.E. TAXES-INDUSTRIAL PARK ...	INDUSTRIAL PARK PROJECT	1,918.58
R.E. TAXES - INDUSTRIAL PARK	INDUSTRIAL PARK PROJECT	645.90
R.E. TAXES - HWY 71 BYPASS	INDUSTRIAL PARK PROJECT	69.97
R.E. TAXES - OLD KB BUILDING	INDUSTRIAL PARK PROJECT	521.74
		Department 06 - Expense Total: 4,341.77
		Fund 111 - LB840 Total: 4,341.77
Fund: 205 - GOLF		
Department: 06 - Expense		
R.E. TAXES - GOLF COURSE	TAXES	6,867.56
		Department 06 - Expense Total: 6,867.56
		Fund 205 - GOLF Total: 6,867.56
Vendor 803750 - SCOTTS BLUFF COUNTY TREASURER Total:		11,209.33
Vendor: 976200 - SHAWNA WINCHELL		
Fund: 205 - GOLF		
Department: 06 - Expense		
CLEANING SERVICES	BUILDING/GROUND MAINT	950.00
		Department 06 - Expense Total: 950.00
		Fund 205 - GOLF Total: 950.00
Vendor 976200 - SHAWNA WINCHELL Total:		950.00
Vendor: 812500 - SHERWIN WILLIAMS		
Fund: 130 - STREETS		
Department: 06 - Expense		
Traffic Paint	TRAFFIC CONTROL SUPPLIES	7,060.00
Paint Machine Supplies	TRAFFIC CONTROL SUPPLIES	766.95
		Department 06 - Expense Total: 7,826.95
		Fund 130 - STREETS Total: 7,826.95
Vendor 812500 - SHERWIN WILLIAMS Total:		7,826.95
Vendor: 820550 - SIMON CONTRACTORS		
Fund: 130 - STREETS		
Department: 06 - Expense		
Cold Mix	STREET MAINTENANCE & REP...	1,743.44
Crushed Concrete	STREET MAINTENANCE & REP...	1,428.77

CLAIMS REPORT

Post Dates: 3/26/2024 - 4/8/2024 Payment Dates: 3/26/2024 - 4/8/2024

Description (Payable)	Account Name	Amount
Crushed Concrete	STREET MAINTENANCE & REP...	156.00
		Department 06 - Expense Total: 3,328.21
		Fund 130 - STREETS Total: 3,328.21
Fund: 201 - ELECTRIC		
Department: 06 - Expense		
concrete	BUILDING/GROUND MAINT	5,858.00
		Department 06 - Expense Total: 5,858.00
		Fund 201 - ELECTRIC Total: 5,858.00
Fund: 202 - WATER		
Department: 06 - Expense		
Concrete	REPAIRS-WTR MAINS/SERVICE...	963.00
4th Street	REPAIRS-WTR MAINS/SERVICE...	559.00
		Department 06 - Expense Total: 1,522.00
		Fund 202 - WATER Total: 1,522.00
		Vendor 820550 - SIMON CONTRACTORS Total: 10,708.21
Vendor: 824150 - SIRCHIE ACQUISITION COMPANY, LLC		
Fund: 101 - GENERAL		
Department: 32 - Police		
EVIDENCE SUPPLIES	DEPT OPERATING SUPPLIES	303.50
INVESTIGATION SUPPLIES	DEPT OPERATING SUPPLIES	36.50
		Department 32 - Police Total: 340.00
		Fund 101 - GENERAL Total: 340.00
		Vendor 824150 - SIRCHIE ACQUISITION COMPANY, LLC Total: 340.00
Vendor: 999246 - SPEAK WRITE		
Fund: 101 - GENERAL		
Department: 32 - Police		
TRANSCRIPTION SERIVCE	OTHER PROFESSIONAL SERVIC...	135.99
		Department 32 - Police Total: 135.99
		Fund 101 - GENERAL Total: 135.99
		Vendor 999246 - SPEAK WRITE Total: 135.99
Vendor: 999735 - SUNBELT SOLOMON		
Fund: 201 - ELECTRIC		
Department: 01 - Asset		
KVA credit	INVENTORY	-4,725.00
transformers	INVENTORY	114,729.38
Transformers	INVENTORY	44,978.00
		Department 01 - Asset Total: 154,982.38
		Fund 201 - ELECTRIC Total: 154,982.38
		Vendor 999735 - SUNBELT SOLOMON Total: 154,982.38
Vendor: 875990 - TAYLOR MADE GOLF COMPANY		
Fund: 205 - GOLF		
Department: 06 - Expense		
PRO SHOP MERCHANDISE	PRO SHOP MERCHANDISE	1,219.67
PRO SHOP MERCHANDISE	PRO SHOP MERCHANDISE	644.76
PRO SHOP MERCHANDISE	PRO SHOP MERCHANDISE	444.45
PRO SHOP MERCHANDISE	PRO SHOP MERCHANDISE	482.34
PRO SHOP MERCHANDISE	PRO SHOP MERCHANDISE	244.29
PRO SHOP MERCHANDISE	PRO SHOP MERCHANDISE	241.17
PRO SHOP MERCHANDISE	PRO SHOP MERCHANDISE	964.68
		Department 06 - Expense Total: 4,241.36
		Fund 205 - GOLF Total: 4,241.36
		Vendor 875990 - TAYLOR MADE GOLF COMPANY Total: 4,241.36

CLAIMS REPORT

Post Dates: 3/26/2024 - 4/8/2024 Payment Dates: 3/26/2024 - 4/8/2024

Description (Payable)	Account Name	Amount
Vendor: 10266 - TERESA TOSH		
Fund: 207 - CIVIC CENTER		
Department: 06 - Expense		
INVOICES 3/4/24 -3/30/24	CATERING COSTS	24,059.28
MANAGEMENT CONTRACT	MANAGEMENT CONTRACT	5,416.67
		Department 06 - Expense Total: 29,475.95
		Fund 207 - CIVIC CENTER Total: 29,475.95
		Vendor 10266 - TERESA TOSH Total: 29,475.95
Vendor: 999001 - THE CIT GROUP		
Fund: 205 - GOLF		
Department: 06 - Expense		
PRO SHOP MERCHANDISE	PRO SHOP MERCHANDISE	960.10
		Department 06 - Expense Total: 960.10
		Fund 205 - GOLF Total: 960.10
		Vendor 999001 - THE CIT GROUP Total: 960.10
Vendor: 998938 - THE TORO COMPANY		
Fund: 205 - GOLF		
Department: 06 - Expense		
SOFTWARE	SOFTWARE LICENSING	175.00
		Department 06 - Expense Total: 175.00
		Fund 205 - GOLF Total: 175.00
		Vendor 998938 - THE TORO COMPANY Total: 175.00
Vendor: 10292 - TRAF-SYS		
Fund: 101 - GENERAL		
Department: 44 - Library		
Mounting brackets for door c...	OFFICE & BUILDING SUPPLIES	66.00
		Department 44 - Library Total: 66.00
		Fund 101 - GENERAL Total: 66.00
		Vendor 10292 - TRAF-SYS Total: 66.00
Vendor: 999272 - TRANSUNION RISK AND ALTERNATIV		
Fund: 101 - GENERAL		
Department: 32 - Police		
INVESTIGATIVE PEOPLE SEAR...	INVESTGATIVE EXPENSES	75.00
		Department 32 - Police Total: 75.00
		Fund 101 - GENERAL Total: 75.00
		Vendor 999272 - TRANSUNION RISK AND ALTERNATIV Total: 75.00
Vendor: 10135 - TRANSWEST		
Fund: 101 - GENERAL		
Department: 31 - Fire		
air filters unit 62	VEH & EQUIPMENT MAINT	52.98
cabin filter unit 62	VEH & EQUIPMENT MAINT	78.42
cabin filters units 62	VEH & EQUIPMENT MAINT	81.60
		Department 31 - Fire Total: 213.00
		Fund 101 - GENERAL Total: 213.00
		Vendor 10135 - TRANSWEST Total: 213.00
Vendor: 909500 - UNITED CHAMBER OF COMMERCE		
Fund: 109 - TOURISM		
Department: 06 - Expense		
GVB Annual Dues in Chamber ...	GVB ADVERTISING	215.00
		Department 06 - Expense Total: 215.00
		Fund 109 - TOURISM Total: 215.00
		Vendor 909500 - UNITED CHAMBER OF COMMERCE Total: 215.00

CLAIMS REPORT

Post Dates: 3/26/2024 - 4/8/2024 Payment Dates: 3/26/2024 - 4/8/2024

Description (Payable)	Account Name	Amount
Vendor: 999019 - VALLEY AUTO LOCATORS LLC		
Fund: 101 - GENERAL		
Department: 32 - Police		
OIL CHANGE - PATROL CAR	VEH & EQUIP MAINTNEANCE	60.08
OIL CHANGE, AIR FILTER, TIRE ...	VEH & EQUIP MAINTNEANCE	103.20
Department 32 - Police Total:		163.28
Fund 101 - GENERAL Total:		163.28
Vendor 999019 - VALLEY AUTO LOCATORS LLC Total:		163.28
Vendor: 913695 - VAN PELT FENCING CO., INC.		
Fund: 107 - SINKING		
Department: 06 - Expense		
FENCING-DIAMOND 1	CAPITAL OUTLAY	5,926.50
Department 06 - Expense Total:		5,926.50
Fund 107 - SINKING Total:		5,926.50
Vendor 913695 - VAN PELT FENCING CO., INC. Total:		5,926.50
Vendor: 996698 - VERIZON WIRELESS SERVICES, LLC		
Fund: 101 - GENERAL		
Department: 10 - Administration		
ON CALL CELL/LAPTOPS	PHONE & INTERNET	40.01
Department 10 - Administration Total:		40.01
Department: 22 - Eng/Bldg Inspection		
ON CALL CELL/LAPTOPS	PHONE & INTERNET	193.09
Department 22 - Eng/Bldg Inspection Total:		193.09
Department: 31 - Fire		
ON CALL CELL/LAPTOPS	PHONE & INTERNET	247.75
Department 31 - Fire Total:		247.75
Fund 101 - GENERAL Total:		480.85
Vendor 996698 - VERIZON WIRELESS SERVICES, LLC Total:		480.85
Vendor: 998626 - WARRIOR RUN		
Fund: 150 - KENO		
Department: 06 - Expense		
PANHANDLE BLOCKS QUILTS ...	COMMUNITY BETTERMENT	1,090.26
Department 06 - Expense Total:		1,090.26
Fund 150 - KENO Total:		1,090.26
Vendor 998626 - WARRIOR RUN Total:		1,090.26
Vendor: 942300 - WESCO RECEIVABLES CORP.		
Fund: 201 - ELECTRIC		
Department: 01 - Asset		
current transformers	INVENTORY	11,857.25
current transformer	INVENTORY	5,928.63
Department 01 - Asset Total:		17,785.88
Department: 06 - Expense		
gloves	SAFETY	4,418.25
Department 06 - Expense Total:		4,418.25
Fund 201 - ELECTRIC Total:		22,204.13
Vendor 942300 - WESCO RECEIVABLES CORP. Total:		22,204.13
Vendor: 942350 - WESTERN COOPERATIVE COMPANY		
Fund: 101 - GENERAL		
Department: 01 - Asset		
diesel	INVENTOY - DIESEL FUEL	3,469.35
diesel	INVENTOY - DIESEL FUEL	3,408.86
gasoline	INVENTORY - UNLEADED GAS	4,761.24
gasoline	INVENTORY - UNLEADED GAS	4,879.50

CLAIMS REPORT

Post Dates: 3/26/2024 - 4/8/2024 Payment Dates: 3/26/2024 - 4/8/2024

Description (Payable)	Account Name	Amount
diesel	INVENTOY - DIESEL FUEL	2,719.20
	Department 01 - Asset Total:	19,238.15
Department: 42 - Parks		
SPRAYER/GOLVES TO SPRAY	DEPT OPERATING SUPPLIES	161.25
SPRAYER/GOLVES TO SPRAY	SAFETY	56.88
15 GALLON SPRAYER TANK H...	VEH & EQUIPMENT MAINT	79.99
FUEL	FUEL	936.43
	Department 42 - Parks Total:	1,234.55
	Fund 101 - GENERAL Total:	20,472.70
Fund: 204 - SANITATION		
Department: 06 - Expense		
669.4 GALLONS OF #2 DIESEL	FUEL, FILTERS & TIRES	2,339.56
384.2 GALLONS OF #2 DIESEL	FUEL, FILTERS & TIRES	1,342.78
	Department 06 - Expense Total:	3,682.34
	Fund 204 - SANITATION Total:	3,682.34
	Vendor 942350 - WESTERN COOPERATIVE COMPANY Total:	24,155.04
Vendor: 10295 - WESTERN NEBRASKA PIONEERS BASEBALL CLUB		
Fund: 109 - TOURISM		
Department: 06 - Expense		
50% of Occ Tax Grant Funds ...	OCC TAX TOURISM PROMO (O...	12,500.00
	Department 06 - Expense Total:	12,500.00
	Fund 109 - TOURISM Total:	12,500.00
	Vendor 10295 - WESTERN NEBRASKA PIONEERS BASEBALL CLUB Total:	12,500.00
Vendor: 999024 - YANDA'S MUSIC INC		
Fund: 205 - GOLF		
Department: 06 - Expense		
MICROPHONES (2)	DEPT OPERATING SUPPLIES	1,598.00
	Department 06 - Expense Total:	1,598.00
	Fund 205 - GOLF Total:	1,598.00
	Vendor 999024 - YANDA'S MUSIC INC Total:	1,598.00
	Grand Total:	885,864.11

Report Summary

Fund Summary

Fund	Expense Amount	Payment Amount
101 - GENERAL	63,467.34	0.00
107 - SINKING	5,926.50	0.00
109 - TOURISM	14,683.94	0.00
110 - RV PARK	464.01	0.00
111 - LB840	7,377.77	0.00
114 - PUBLIC SAFETY	11,002.39	0.00
130 - STREETS	46,547.70	0.00
150 - KENO	8,541.61	100.00
201 - ELECTRIC	360,191.08	0.00
202 - WATER	22,456.67	0.00
203 - WASTEWATER	57,211.54	0.00
204 - SANITATION	163,160.43	0.00
205 - GOLF	36,076.46	0.00
207 - CIVIC CENTER	30,472.69	0.00
800 - HEALTH INSURANCE	58,283.98	52,922.93
Grand Total:	885,864.11	53,022.93

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
101-01-1611	INVENTORY - UNLEADED...	9,640.74	0.00
101-01-1612	INVENTOY - DIESEL FUEL	9,597.41	0.00
101-10-6213	TRAINING & CONFEREN...	224.00	0.00
101-10-6215	COUNCIL CONF & TRAVEL	224.00	0.00
101-10-6225	DUES & SUBSCRIPTIONS	351.00	0.00
101-10-6230	IT SUPPORT	1,258.40	0.00
101-10-6305	OFFICE & BUILDING SUP...	392.51	0.00
101-10-6310	PHONE & INTERNET	432.79	0.00
101-10-6350	BUILDING/GROUND MA...	815.43	0.00
101-10-6645	PUBLICATIONS	389.70	0.00
101-22-6230	IT SUPPORT	314.60	0.00
101-22-6310	PHONE & INTERNET	194.45	0.00
101-31-6111	FF/EMT INCENTIVE	137.60	0.00
101-31-6225	DUES & SUBSCRIPTIONS	517.00	0.00
101-31-6230	IT SUPPORT	196.62	0.00
101-31-6300	DEPT OPERATING SUPPL...	259.93	0.00
101-31-6310	PHONE & INTERNET	373.23	0.00
101-31-6330	UTILITIES	519.49	0.00
101-31-6340	VEH & EQUIPMENT MAI...	2,239.97	0.00
101-31-6410	UNIFORMS/PPE	18,606.48	0.00
101-32-6230	IT SUPPORT	1,182.50	0.00
101-32-6300	DEPT OPERATING SUPPL...	381.97	0.00
101-32-6307	POSTAGE	11.76	0.00
101-32-6308	INVESTGATIVE EXPENSES	75.00	0.00
101-32-6310	PHONE & INTERNET	194.35	0.00
101-32-6340	VEH & EQUIP MAINTEN...	163.28	0.00
101-32-6350	BUILDING/GROUND MA...	292.33	0.00
101-32-6410	UNIFORMS/PPE	1,116.08	0.00
101-32-6515	STATE & COURT FEES	17.00	0.00
101-32-6545	TOWING & STORAGE	750.00	0.00
101-32-6640	OTHER PROFESSIONAL S...	446.99	0.00
101-34-6230	IT SUPPORT	78.65	0.00
101-34-6300	DEPT OPERATING SUPPL...	29.27	0.00
101-34-6310	PHONE & INTERNET	90.29	0.00
101-34-6340	VEH & EQUIPMENT MAI...	630.34	0.00
101-34-6511	TAXES	1,011.60	0.00
101-34-6515	FILING FEES	50.00	0.00
101-41-6310	PHONE & INTERNET	29.47	0.00

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
101-41-6340	EQUIPMENT MAINT	135.58	0.00
101-42-6230	IT SUPPORT	78.65	0.00
101-42-6300	DEPT OPERATING SUPPL...	321.29	0.00
101-42-6310	PHONE & INTERNET	236.26	0.00
101-42-6320	FUEL	936.43	0.00
101-42-6326	SAFETY	828.33	0.00
101-42-6330	UTILITIES	550.97	0.00
101-42-6340	VEH & EQUIPMENT MAI...	425.84	0.00
101-42-6350	BUILDING/GROUND MA...	236.58	0.00
101-42-6490	DOG PARK EXPENSE	150.00	0.00
101-42-6511	TAXES	1,241.00	0.00
101-44-6230	IT SUPPORT	1,030.00	0.00
101-44-6305	OFFICE & BUILDING SUP...	490.60	0.00
101-44-6310	PHONE & INTERNET	170.30	0.00
101-44-6330	UTILITIES	144.70	0.00
101-44-6342	RENT - EQUIPMENT	150.57	0.00
101-44-6420	AV SUPPLIES	67.47	0.00
101-44-6640	OTHER PROFESSIONAL S...	70.59	0.00
101-44-6651	BOOKS	2,965.95	0.00
107-06-6460	CAPITAL OUTLAY	5,926.50	0.00
109-06-6310	PHONE & INTERNET	66.78	0.00
109-06-6340	EQUIPMENT MAINT	31.05	0.00
109-06-6511	TAXES	900.00	0.00
109-06-6541	GVB EQUIPMENT MAINT	78.67	0.00
109-06-6649	GVB ADVERTISING	1,107.44	0.00
109-06-6653	OCC TAX TOURISM PRO...	12,500.00	0.00
110-02-2200	COMM ROOM DEPOSITS	75.00	0.00
110-06-6230	IT SUPPORT	78.65	0.00
110-06-6305	DEPT OPERATING SUPPL...	16.77	0.00
110-06-6310	PHONE & INTERNET	222.31	0.00
110-06-6350	BUILDING/GROUND MA...	71.28	0.00
111-06-6323	FARM EXPENSE	3,036.00	0.00
111-06-6804	INDUSTRIAL PARK PROJ...	4,341.77	0.00
114-32-6363	CAPITAL OUTLAY EQUIP...	11,002.39	0.00
130-06-6230	IT SUPPORT	275.28	0.00
130-06-6310	PHONE & INTERNET	90.38	0.00
130-06-6330	UTILITIES	529.69	0.00
130-06-6340	RENTAL - EQUIPMENT	100.00	0.00
130-06-6345	VEH & EQUIPMENT MAI...	3,036.50	0.00
130-06-6351	TRAFFIC CONTROL SUPPL...	7,826.95	0.00
130-06-6640	OTHER PROFESSIONAL S...	36.69	0.00
130-06-6932	STREET MAINTENANCE &..	34,652.21	0.00
150-06-6510	TAXES	100.00	100.00
150-06-6905	COMMUNITY BETTERM...	8,441.61	0.00
201-01-1270	INVENTORY	196,619.11	0.00
201-06-6230	IT SUPPORT	196.62	0.00
201-06-6300	DEPT OPERATING SUPPL...	988.89	0.00
201-06-6310	PHONE & INTERNET	414.63	0.00
201-06-6326	SAFETY	5,386.85	0.00
201-06-6330	UTILITIES	640.66	0.00
201-06-6345	VEH & EQUIPMENT MAI...	1,480.84	0.00
201-06-6350	BUILDING/GROUND MA...	6,334.73	0.00
201-06-6545	7200V CONVERSION	147,903.88	0.00
201-06-6640	OTHER PROFESSIONAL S...	224.87	0.00
202-06-6230	IT SUPPORT	196.62	0.00
202-06-6300	DEPT OPERATING SUPPL...	201.34	0.00
202-06-6310	PHONE & INTERNET	240.85	0.00
202-06-6345	VEH & EQUIPMENT MAI...	200.11	0.00

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
202-06-6355	REPAIRS - WELLS	3,795.36	0.00
202-06-6370	REPAIRS-WTR MAINS/SE...	8,647.32	0.00
202-06-6460	CAPITAL IMPROVEMENTS	281.11	0.00
202-06-6510	TAXES	1,934.45	0.00
202-06-6615	LAB SERVICE	125.00	0.00
202-06-6640	OTHER PROFESSIONAL S...	123.43	0.00
202-06-6755	METERS	6,711.08	0.00
203-06-6213	TRAINING & CONFEREN...	526.00	0.00
203-06-6230	IT SUPPORT	196.62	0.00
203-06-6300	DEPT OPERATING SUPPL...	491.54	0.00
203-06-6310	PHONE & INTERNET	123.59	0.00
203-06-6356	REPAIRS-WWTP	2,410.90	0.00
203-06-6372	REPAIRS-LINES/LIFT STAT..	100.02	0.00
203-06-6374	STORMWATER MS4	10,199.54	0.00
203-06-6460	CAPITAL IMPROVEMENTS	41,317.90	0.00
203-06-6615	LAB SERVICE	1,722.00	0.00
203-06-6640	OTHER PROFESSIONAL S...	123.43	0.00
204-01-1130	CASH - JOINT LANDFILL S...	19,415.63	0.00
204-01-1500	ACCOUNTS RECEIVABLE	53.54	0.00
204-06-6230	IT SUPPORT	589.88	0.00
204-06-6300	DEPT OPERATING SUPPL...	343.24	0.00
204-06-6310	PHONE & INTERNET	56.80	0.00
204-06-6320	FUEL, FILTERS & TIRES	4,809.20	0.00
204-06-6330	UTILITIES	873.36	0.00
204-06-6344	CAPITAL OUTLAY EQUIP...	129,022.00	0.00
204-06-6350	BUILDING/GROUND MA...	2,023.17	0.00
204-06-6511	TAXES	3,024.00	0.00
204-06-6541	COLLECTIONS EQUIP MA...	232.24	0.00
204-06-6542	LANDFILL EQUIP MAINT	324.64	0.00
204-06-6640	OTHER PROFESSIONAL S...	2,392.73	0.00
205-06-6230	IT SUPPORT	196.62	0.00
205-06-6300	DEPT OPERATING SUPPL...	1,954.90	0.00
205-06-6305	OFFICE & BUILDING SUP...	24.99	0.00
205-06-6310	PHONE & INTERNET	381.96	0.00
205-06-6327	SOFTWARE LICENSING	175.00	0.00
205-06-6345	GOLF EQUIPMENT REPA...	2.20	0.00
205-06-6348	RESTAURANT EXPENSE	90.00	0.00
205-06-6350	BUILDING/GROUND MA...	1,068.71	0.00
205-06-6360	PRO SHOP MERCHANDISE	20,851.22	0.00
205-06-6511	TAXES	11,330.86	0.00
207-06-6106	MANAGEMENT CONTRA...	5,416.67	0.00
207-06-6230	IT SUPPORT	196.62	0.00
207-06-6300	DEPT OPERATING SUPPL...	81.97	0.00
207-06-6305	OFFICE & BUILDING SUP...	88.60	0.00
207-06-6310	PHONE & INTERNET	629.55	0.00
207-06-6700	CATERING COSTS	24,059.28	0.00
800-06-6131	PREMIUM EXPENSE	51,761.31	46,995.26
800-06-6132	CLAIMS EXPENSE	3,676.32	3,676.32
800-06-6318	WELLNESS	595.00	0.00
800-06-6320	FLEX BENEFIT EXPENSE	2,251.35	2,251.35
	Grand Total:	885,864.11	53,022.93

Project Account Summary

Project Account Key	Expense Amount	Payment Amount
None	885,864.11	53,022.93
Grand Total:	885,864.11	53,022.93

Agenda Item Summary

For the meeting of: April 8, 2024

Agenda item title: Approve purchase of pad mount transformers

Submitted by: Doug Parker, Electric Superintendent

Explanation of the agenda item: To purchase transformers for the conversion from 2400v to 7200v.

See attached bid summary. Staff recommends awarding the bid to Sunbelt Solomon. The purchase price is higher than RESCO's proposal, but the lead times are better. Additionally, the price quoted from RESCO could be higher based on the cost of materials at the time the transformers are made. RESCO did not provide solid lead times. We have purchased from both companies in the past and have had success with both products.

Board/Commission/Staff recommendation:

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

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

If no, comments:

Estimated Amount \$248,046.00

Amount Budgeted \$1,650,000.00

Department Electric

Account 201-06-6545

Account Description 7200 Conversion

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:

Kathy Welzl

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.



City of Gering

Bid Comparison Pad Mount Transformers

Bid Opening 4/2/2024

Pad Mount Transformers

Item	QTY	Sunbelt Solomon		RESCO					
		Unit Cost	Total						
37.5 kVA Dual Voltage Single-phase PAD mount transformer-primary voltage 2400/4160-7200/12470 secondary voltage 240/120	1	\$4,895	\$4,895	\$3,951	\$3,951				
50 kVA Dual Voltage Single-phase PAD mount transformer-primary voltage 2400/4160-7200/12470 secondary voltage 240/120	1	\$5,695	\$5,695	\$4,546	\$4,546				
75 kVA Dual Voltage Single-phase PAD mount transformer-primary voltage 2400/4160-7200/12470 secondary voltage 240/120	1	\$7,695	\$7,695	\$6,049	\$6,049				
75 kVA DUAL Voltage THREE-phase PAD mount transformer-primary voltage 2400/4160-7200/12470 secondary voltage 208/120	1	\$20,825	\$20,825	\$17,227	\$17,227				
112.5 kVA DUAL Voltage THREE-phase PAD mount transformer-primary voltage 2400/4160-7200/12470 secondary voltage 208/120	2	\$26,183	\$52,366	\$19,001	\$38,002				
225 kVA DUAL Voltage THREE-phase PAD mount transformer-primary voltage 2400/4160-7200/12470 secondary voltage 208/120	2	\$28,340	\$56,680	\$24,477	\$48,954				
300 kVA DUAL Voltage THREE-phase PAD mount transformer-primary voltage 2400/4160-7200/12470 secondary voltage 208/120	1	\$25,225	\$25,225	\$29,816	\$29,816				

500 kVA DUAL Voltage THREE-phase PAD mount transformer-primary voltage 2400/4160-7200/12470 secondary voltage 208/120	1	\$28,615	\$28,615	\$49,311	\$49,311				
75 kVA DUAL Voltage THREE-phase PAD mount transformer-primary voltage 2400/4160-7200/12470 secondary voltage 480/277	1	\$20,825	\$20,825	\$16,133	\$16,133				
300 kVA DUAL Voltage THREE-phase PAD mount transformer-primary voltage 2400/4160-7200/12470 secondary voltage 480/277	1	\$25,225	\$25,225	\$23,581	\$23,581				
Total Pad Mount Transformers			\$248,046		\$237,570				
TOTAL ALL TRANSFORMERS									

*Minimum Order of 6 on all single phase transformers



City of Gering

Bid Comparison Fuel Bids

Bid Opening 4/3/2024

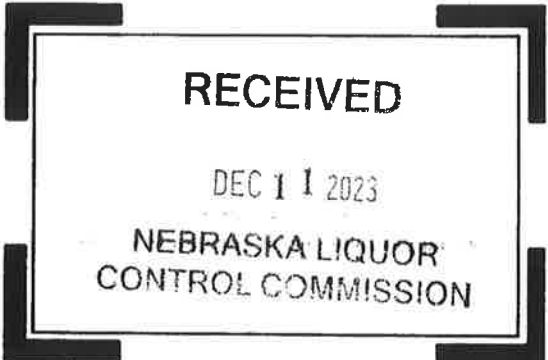
Item	QTY (gal)	Legacy Cooperative		WESTCO		Sapp Bros	
		Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
Central Stores Premium #2 Dyed Diesel	16000	\$3.150	\$50,400.00	\$3.219	\$51,504.00	\$2.860	\$45,760.00
Central Stores, Unleaded 87 (E-10) Gasoline	16000	\$3.015	\$48,240.00	\$3.099	\$49,584.00	\$2.820	\$45,120.00
Parks Department Premium #2 Dyed Diesel Fuel	3200	\$3.150	\$10,080.00	\$3.219	\$10,300.80	\$2.860	\$9,152.00
West Lawn Cemetery Premium #2 Dyed Diesel Fuel	1000	\$3.150	\$3,150.00	\$3.219	\$3,219.00	\$2.860	\$2,860.00
Monument Shadows Golf Course, Premium #2 Dyed Diesel Fuel	3500	\$3.150	\$11,025.00	\$3.219	\$11,266.50	\$2.860	\$10,010.00
Monument Shadows Golf Course Unleaded 87 (E-10) Gasoline	2500	\$3.015	\$7,537.50	\$3.099	\$7,747.50	\$2.820	\$7,050.00
Landfill, Premium #2 Dyed Diesel Fuel	7500	\$3.150	\$23,625.00	\$3.219	\$24,142.50	\$2.860	\$21,450.00
Total Fuel			\$154,057.50		\$157,764		\$141,402

APPLICATION FOR LIQUOR LICENSE CHECKLIST RETAIL

NEBRASKA LIQUOR CONTROL COMMISSION
301 CENTENNIAL MALL SOUTH
PO BOX 95046
LINCOLN, NE 68509-5046
PHONE: (402) 471-2571
FAX: (402) 471-2814
EMAIL: lcc.frontdesk@nebraska.gov
WEBSITE: www.lcc.nebraska.gov

License Class: I

License Number:
126196



Office Use Only

NEW REPLACING _____ TOP Yes / No

Hot List Yes / No _____ Initial: KF

PLEASE READ CAREFULLY

See directions on the next page. Provide all the items requested. Failure to provide any item will cause this application to be returned or placed on hold. All documents must be legible. Any false statement or omission may result in the denial, suspension, cancellation or revocation of your license. If your operation depends on receiving a liquor license, the Nebraska Liquor Control Commission cautions you that if you purchase, remodel, start construction, spend or commit money that you do so at your own risk. Prior to submitting your application review the application carefully to ensure that all sections are complete, and that any omissions or errors have not been made. You may want to check with the city/village or county clerk, where you are making application, to see if any additional requirements must be met before submitting application to the Nebraska Liquor Control Commission.

APPLICANT NAME HF BASEBALL LLC

TRADE (DBA) NAME WESTERN NEBRASKA PIONEERS BASEBALL CLUB

PREVIOUS TRADE (DBA) NAME N/A

CONTACT NAME AND PHONE NUMBER Charles HEEMAN 308-633-2255

CONTACT EMAIL ADDRESS chuck@wmpioneers.com

~~4-30-2027~~
4-30-2027 lease TTX 2
BeaPass x2
Business Plan
K?
Home phone

Office use only

PAYMENT TYPE Payport

AMOUNT \$460 RCPT

RECEIVED: 12/11/23

DATE DEPOSITED _____



**CLASS OF LICENSE FOR WHICH APPLICATION IS MADE AND FEES
CHECK DESIRED CLASS**

RETAIL LICENSE(S) Application Fee \$400 (nonrefundable)
CLASS C LICENSE TERM IS FROM NOVEMBER 1 – OCTOBER 31
ALL OTHER CLASSES TERM IS MAY 1 – APRIL 30

- A BEER, ON SALE ONLY
- B BEER, OFF SALE ONLY**
- C BEER, WINE, DISTILLED SPIRITS, ON AND OFF SALE**
Do you intend to sale cocktails to go as allowed under Neb Rev. Statute 53-123.04(4) YES NO
- D BEER, WINE, DISTILLED SPIRITS, OFF SALE ONLY**
- F BOTTLE CLUB,
- I BEER, WINE, DISTILLED SPIRITS, ON SALE ONLY
Do you intend to sale cocktails to go as allowed under Neb Rev. Statute 53-123.04(5) YES NO
- J LIMITED ALCOHOLIC LIQUOR, OFF SALE – MUST INCLUDE SUPPLEMENTAL FORM 120
- AB BEER, ON AND OFF SALE
- AD BEER ON SALE ONLY, BEER, WINE, DISTILLED SPIRITS OFF SALE
- IB BEER, WINE, DISTILLED SPIRITS ON SALE, BEER OFF SALE ONLY
- Class K Catering endorsement (Submit Form 106) – Catering license (K) expires same as underlying retail license
- Class G Growler endorsement (Submit Form 165) – Class C licenses only

**Class B, Class C, Class D license do you intend to allow drive through services under Neb Rev. Statute 53-178.01(2) YES NO

ADDITIONAL FEES WILL BE ASSESSED AT THE CITY/VILLAGE OR COUNTY LEVEL WHEN THE LICENSE IS ISSUED

CHECK TYPE OF LICENSE FOR WHICH YOU ARE APPLYING

- Individual License (requires insert FORM 104)
- Partnership License (requires insert FORM 105)
- Corporate License (requires FORM 101 & FORM 103)
- Limited Liability Company (LLC) (requires FORM 102 & FORM 103)

NAME OF ATTORNEY OR FIRM ASSISTING WITH APPLICATION (if applicable)

Name N/A Phone Number _____

Firm Name _____

Email address _____

Should we contact you with any questions on the application? YES _____ NO _____

PREMISES INFORMATION

Trade Name (doing business as) WESTERN NEBRASKA PIONEERS BASEBALL CLUB

Street Address 800 13th St.

City Gering County South Platte Zip Code 69341

Premises Telephone number 308-633-2255

Business e-mail address chuck@WNPIONEERS.COM

Is this location inside the city/village corporate limits YES NO

MAILING ADDRESS (where you want to receive mail from the Commission)

Check if same as premises

Name HF BASEBALL LLC

Street Address 1414 10th St.

City GERING State NE Zip Code 69341

DESCRIPTION AND DIMENSIONS OF AREA TO BE LICENSED

IN THE SPACE PROVIDED BELOW DRAW OR ATTACH A DIAGRAM OF THE AREA TO BE LICENSED

DO NOT SEND BLUEPRINTS, ARCHITECT OR CONSTRUCTION DRAWINGS

PROVIDE LENGTH X WIDTH IN FEET (NOT SQUARE FOOTAGE)

INDICATE THE DIRECTION OF NORTH

Baseball field

~~Building~~ length 500 x width 1000 in feet

Is there a basement? Yes No If yes, length _____ x width _____ in feet

Is there an outdoor area? Yes No If yes, length _____ x width _____ in feet+

*If including an outdoor area permanent fencing is required. Please contact the local governing body for other requirements regarding fencing

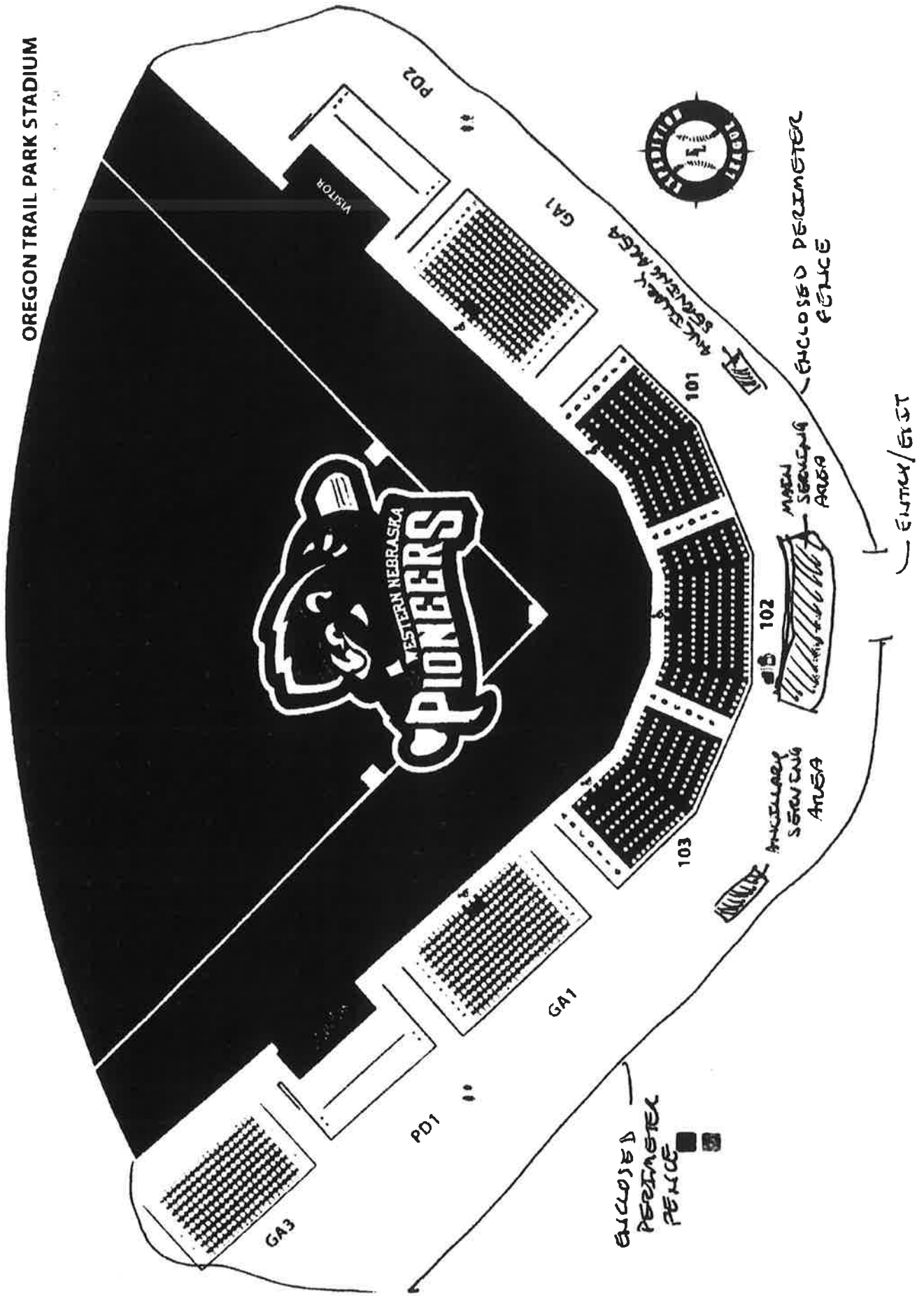
Number of floors of the building 1

PROVIDE DIAGRAM OF AREA TO BE LICENSED BELOW OR ATTACH SEPARATE SHEET

Entire irregular shaped fenced baseball stadium
approx 500 x 1000

OREGON TRAIL PARK STADIUM

ENCLOSED PERIMETER FENCE



ENCLOSED PERIMETER FENCE

ENCLOSED PERIMETER FENCE

ENTRY/EXIT

5. Are you borrowing any money from any source, include family or friends, to establish and/or operate the business?

____ YES NO

If yes, list the lender(s) _____

6. Will any person or entity, other than applicant, be entitled to a share of the profits of this business?

____ YES NO

If yes, explain. (all involved persons must be disclosed on application)

No silent partners 019.01E Silent Partners; Profit Sharing: No licensee or partner, principal, agent or employee of any Retail Liquor License shall permit any other person not licensed or included as a partner, principal, or stockholder of any Retail Liquor License to participate in the sharing of profits or liabilities arising from any Retail Liquor License. (53-1,100)

7. Will any of the furniture, fixtures and equipment to be used in this business be owned by others?

____ YES NO

If yes, list such item(s) and the owner. _____

8. Is premises to be licensed within 150 feet of a church, school, hospital, home for indigent persons or for veterans, their wives, and children; or within 300 feet of a college or university campus?

____ YES NO

If yes, provide name and address of such institution and where it is located in relation to the premises (Nebraska Revised Statute 53-177(1) **AND PROVIDE FORM 134 – CHURCH OR FORM 135 – CAMPUS AND LETTER OF SUPPORT FROM CHURCH OR CAMPUS**

9. Is anyone listed on this application a law enforcement officer? If yes, list the person, the law enforcement agency involved and the person's exact duties. (Nebraska Revised Statute 53-125(15)

____ YES NO

10. List the primary bank and/or financial institution (branch if applicable) to be utilized by the business.

a) List the individual(s) who are authorized to write checks and/or withdrawals on accounts at this institution.

Platte Valley Bank a) Charles Heeman, Mayo Heeman

11. List all past and present liquor licenses held in Nebraska or any other state by any person named in this application. Include license holder name, location of license and license number. Also list reason for termination of any license(s) previously held.

License # 122446 - current Class A license, wish to convert to class C
with catering

12. List the alcohol related training and/or experience (when and where) of the person(s) making application. Those persons required are listed as followed:

- Individual: Applicant and spouse; spouse is exempt if they filed Form 116 – Affidavit of Non-Participation.
- Partnership: All partners and spouses, spouses are exempt if they filed Form 116 – Affidavit of Non-Participation.
- Limited Liability Company: All member of LLC, Manager and all spouses; spouses are exempt if they filed Form 116 – Affidavit of Non-Participation.
- Corporation: President, Stockholders holding 25% or more of shares, Manager and all spouses; spouses are exempt if they filed Form 116 – Affidavit of Non-Participation.

NLCC certified training program completed

Applicant Name	Date (mm/yyyy)	Name of program (attach copy of course completion certificate)

Experience

Applicant Name/Job Title	Date of Employment	Name & Location of Business

13. If the property is owned, submit a copy of the deed or proof of ownership. If leased, submit a copy of the lease covering the entire license year.

Documents must be in the name of applicant as owner or lessee

Lease expiration date 3/31/21 4-30-2027
 Deed
 Purchase Agreement

14. When do you intend to open for business? currently open

15. What will be the main nature of business? entertainment, sports

16. What are the anticipated hours of operation? generally 5pm-11pm selected dates

17. List the principal residence(s) for the past 10 years for **ALL** persons required to sign, including spouses.

RESIDENCES FOR THE PAST 10 YEARS					
APPLICANT CITY & STATE	YEAR		SPOUSE CITY & STATE	YEAR	
	FROM	TO		FROM	TO
Groing, NE	2017	current	Groing, NE	2017	current
Goodyear, AZ	2014	2017	Goodyear, AZ	2014	2017
Medford, OR	2012	2014	Medford, OR	2012	2014

If necessary, attach a separate sheet

PERSONAL OATH AND CONSENT OF INVESTIGATION
SIGNATURE PAGE – PLEASE READ CAREFULLY

The undersigned applicant(s) hereby consent(s) to an investigation of his/her background and release present and future records of every kind and description including police records, tax records (State and Federal), and bank or lending institution records, and said applicant(s) and spouse(s) waive(s) any right or causes of action that said applicant(s) or spouse(s) may have against the Nebraska Liquor Control Commission, the Nebraska State Patrol, and any other individual disclosing or releasing said information. Any documents or records for the proposed business or for any partner or stockholder that are needed in furtherance of the application investigation of any other investigation shall be supplied immediately upon demand to the Nebraska Liquor Control Commission or the Nebraska State Patrol. The undersigned understand and acknowledge that any license issued, based on the information submitted in this application, is subject to cancellation if the information contained herein is incomplete, inaccurate or fraudulent.

Individual applicants agree to supervise in person the management and operation of the business and that they will operate the business authorized by the license for themselves and not as an agent for any other person or entity. Corporate applicants agree the approved manager will superintend in person the management and operation of the business. Partnership applicants agree one partner shall superintend the management and operation of the business. All applicants agree to operate the licensed business within all applicable laws, rules, regulations, and ordinances and to cooperate fully with any authorized agent of the Nebraska Liquor Control Commission.

Applicant Notification and Record Challenge: Your fingerprints will be used to check the criminal history records of the FBI. You have the opportunity to complete or challenge the accuracy of the information contained in FBI identification record. The procedures for obtaining a change, correction, or updating an FBI identification record are set forth in Title 28, CFR, 16.34.

Must be signed by all applicant(s) and spouse(s) owning more than 25%
(YOU MAY NEED TO PRINT MULTIPLE SIGNATURE PAGES)



Signature of **APPLICANT**



Signature of **SPOUSE**

Charles C. Heeman

Printed Name of **APPLICANT**

Mayra L. Heeman

Printed Name of **SPOUSE**

Signature of **APPLICANT**

Signature of **SPOUSE**

Printed Name of **APPLICANT**

Printed Name of **SPOUSE**

Nebraska Secretary of State

HF BASEBALL LLC

Wed Dec 13 07:46:59 2023

SOS Account Number

2309317157

Status

Active

Principal Office Address

1414 10TH ST
GERING, NE 69341

Registered Agent and Office Address

MAYRA L HEEMAN
1765 21ST ST.
GERING, NE 69341

Nature of Business

SPORTS ENTERTAINMENT

Entity Type

Foreign LLC

Qualifying State: WY

Date Filed

Sep 06 2023

Next Report Due Date

Jan 01 2025

Filed Documents

Filed documents for HF BASEBALL LLC may be available for purchase and downloading by selecting the Purchase Now button. Your Nebraska.gov account will be charged the indicated amount for each item you view. If no Purchase Now button appears, please contact Secretary of State's office to request document(s).

Document	Date Filed	Price	
Foreign Certificate of Authority	Sep 06 2023	\$1.35 = 3 page(s) @ \$0.45 per page	Purchase Now

Good Standing Documents

- If you need your Certificate of Good Standing Apostilled or Authenticated for use in another country, you must contact the Nebraska Secretary of State's office directly for information and instructions. Documents obtained from this site cannot be Apostilled or Authenticated.

Online Certificate of Good Standing with Electronic Validation

\$6.50

This certificate is available for immediate viewing/printing from your desktop. A Verification ID is provided on the certificate to validate authenticity online at the Secretary of State's website.

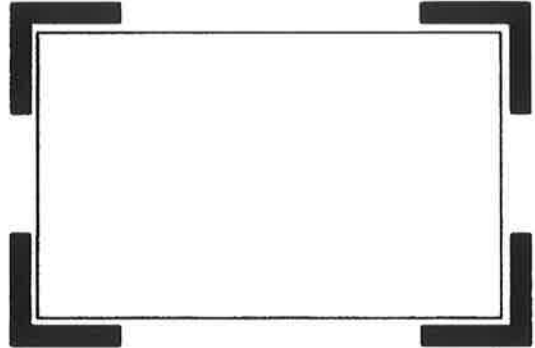
[Purchase Now](#)

LIMITED LIABILITY COMPANY (LLC)

NEBRASKA LIQUOR CONTROL COMMISSION
301 CENTENNIAL MALL SOUTH
PO BOX 95046
LINCOLN, NE 68509-5046
PHONE: (402) 471-2571
FAX: (402) 471-2814
EMAIL: lcc.frontdesk@nebraska.gov
WEBSITE: www.lcc.nebraska.gov

License
Class: _____

License Number: _____



INSTRUCTIONS

1. All members and spouses must be listed
2. Managing/Contact member and all members holding over 25 % shares of stock and their spouse (if applicable) must sign the signature page of the application
3. Managing/Contact member and all members holding over 25% interest and their spouses must submit fingerprints. See Form 147 for further information
4. Attach copy of Articles of Organization

Name of Limited Liability Company that will hold license as listed on the Articles of Organization

HF BASEBALL LLC

Name of Registered Agent: Nebraska Registered Agent, This LLC

LLC Address: 200 S. 21st St. Ste 400A

City: Lincoln State: NE Zip Code: 68510 ✓

LLC Phone Number: [REDACTED] LLC Fax Number: _____

Name of Managing/Contact Member

Name and information of contact member must be listed on following page

Last Name: HEEMAN First Name: CHARLES MI: C

Home Address: 1765 21st St. City: Lincoln

State: NE Zip Code: 68501 Home Phone Number: 603-633-5507

Charles Heeman

Signature of Managing/Contact Member

List names of all members and their spouses (even if a spousal affidavit has been submitted)

Last Name: HEEMAN First Name: CHARLES MI: C

Social Security Number: [REDACTED]

Spouse Full Name (indicate N/A if single): MAYRA L HEEMAN

Spouse Social Security Number: [REDACTED]

Percentage of member ownership 100% - Charles only

Last Name: _____ First Name: _____ MI: _____

Social Security Number: _____ Date of Birth: _____

Spouse Full Name (indicate N/A if single): _____

Spouse Social Security Number: _____ Date of Birth: _____

Percentage of member ownership _____

Last Name: _____ First Name: _____ MI: _____

Social Security Number: _____ Date of Birth: _____

Spouse Full Name (indicate N/A if single): _____

Spouse Social Security Number: _____ Date of Birth: _____

Percentage of member ownership _____

Last Name: _____ First Name: _____ MI: _____

Social Security Number: _____ Date of Birth: _____

Spouse Full Name (indicate N/A if single): _____

Spouse Social Security Number: _____ Date of Birth: _____

Percentage of member ownership _____

Is the applying Limited Liability Company owned 100% by another corporation/LLC?

YES NO

If yes, Form 185 is required

Indicate the company's tax year with the IRS (Example January through December)

Starting Date: _____ Ending Date: _____

Is this a Non Profit Corporation?

YES NO

If yes, provide the Federal ID #. _____

APPLICATION FOR CERTIFICATE OF AUTHORITY FOREIGN LIMITED LIABILITY COMPANY

Robert B. Evnen, Secretary of State
P.O. Box 94608
Lincoln, NE 68509
www.sos.nebraska.gov

An original certificate of existence from the appropriate authority in the jurisdiction or state under whose laws the limited liability company was organized must be filed with this document.
NOTE: A certified copy of the company's certificate of organization may not be filed in lieu of a certificate of existence.

Name of Limited Liability Company HF Baseball LLC

Alternate Name _____
(complete only if actual name is unavailable for use or does not comply with Nebraska law)

Name and address of registered agent in Nebraska:

Registered Agent Name: Mayra K. Heeman

Registered Agent Address: MAYRA - MAYRA

1765 21st St Genoa NE 69341
Street and Mailing Address City State Zip

Address of Principal Office:

1414 10th St Genoa NE 69341
Street and Mailing Address City State Zip

If required by state or jurisdiction of organization, office maintained in that jurisdiction:

Street and Mailing Address City State Zip

Organized under the laws of the State or Jurisdiction of Virginia

Nature of the Business, purposes to be conducted or promoted in this state or professional services being rendered:

Sports Entertainment

Effective date if other than the date filed 8-2-23

Date 8-2-23

Charles C Heeman
Signature of Authorized Representative

CHARLES C HEEMAN
Printed Name of Authorized Representative

STATE OF WYOMING
Office of the Secretary of State

I, **CHUCK GRAY**, Secretary of State of the State of Wyoming, do hereby certify that according to the records of this office,

HF Baseball LLC
is a
Limited Liability Company

formed or qualified under the laws of Wyoming did on **June 27, 2017**, comply with all applicable requirements of this office. Its period of duration is Perpetual. This entity has been assigned entity identification number **2017-000759443**.

This entity is in existence and in good standing in this office and has filed all annual reports and paid all annual license taxes to date, or is not yet required to file such annual reports; and has not filed Articles of Dissolution.

I have affixed hereto the Great Seal of the State of Wyoming and duly generated, executed, authenticated, issued, delivered and communicated this official certificate at Cheyenne, Wyoming on this 2nd day of August, 2023 at 9:06 AM. This certificate is assigned ID Number 063418931.




Secretary of State

Notice: A certificate issued electronically from the Wyoming Secretary of State's web site is immediately valid and effective. The validity of a certificate may be established by viewing the Certificate Confirmation screen of the Secretary of State's website <https://wyobiz.wyo.gov> and following the instructions displayed under Validate Certificate.

STATE OF NEBRASKA

United States of America
State of Nebraska

}ss.
}

Secretary of State
State Capitol
Lincoln, Nebraska

I, Robert B. Evnen, Secretary of State of the
State of Nebraska, do here by certify that

HF BASEBALL LLC

a(n) Wyoming Limited Liability Company, filed an Application for Certificate of Authority on September 6, 2023 and is hereby authorized to transact business in the state of Nebraska as of the date of this certificate.

This certificate is not to be construed as an endorsement, recommendation, or notice of approval of the entity's financial condition or business activities and practices.

In Testimony Whereof,



I have hereunto set my hand and
affixed the Great Seal of the
State of Nebraska on this date of

September 6, 2023

A handwritten signature in black ink, reading "Robert B. Evnen".

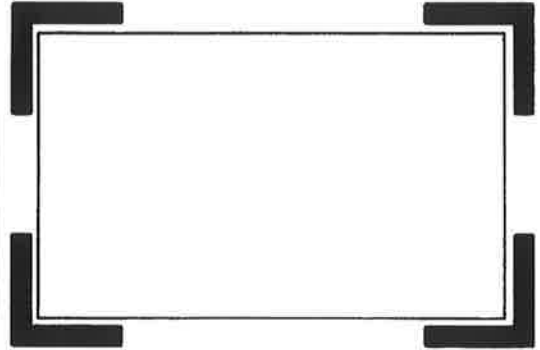
Secretary of State

MANAGER APPLICATION FORM 103

NEBRASKA LIQUOR CONTROL COMMISSION
301 CENTENNIAL MALL SOUTH
PO BOX 95046
LINCOLN, NE 68509-5046
PHONE: (402) 471-2571
FAX: (402) 471-2814
EMAIL: lcc.frontdesk@nebraska.gov
WEBSITE: www.lcc.nebraska.gov

License
Class: _____

License Number: _____



MANAGER MUST:

- Be at least 21-years of age
- Complete all sections of the application.
- Form must be signed by a **member or corporate officer**
- Include Form 147 –Fingerprints are required
- Provide a copy of one of the following: US birth certificate, US Passport, naturalization papers OR legal resident documentation
- Be a resident of the state of Nebraska and if an US citizen be a registered voter in the State of Nebraska
- Spouse who **will** participate in the business, the **spouse must meet the same requirements as the manager applicant:**

Spouse who **will not** participate in the business

- Complete the Spousal Affidavit of Non Participation (Form 116). **Be sure to complete both halves of this form.**

CORPORATION/LLC INFORMATION

Name of Corporation/LLC: HF BASEBALL LLC

PREMISES INFORMATION

Premises Trade Name/DBA: WESTERN NEBRASKA PIONEERS BASEBALL CLUB

Premises Street Address: 800 13th St.

City: Gering County: Scotts Bluff Zip Code: 68341 ✓

Premises Phone Number: 308-633-2255

Premises Email address: chuck @ WNPIONEERS.com

Charles Jeanman

SIGNATURE REQUIRED BY CORPORATE OFFICER / MANAGING MEMBER

The individual whose name is listed as a corporate officer or managing member as reported or listed with the Commission.



MANAGER INFORMATION

Last Name: HEGMAN First Name: Maxia MI: IL
 Home Address: [REDACTED]
 City: Gering County: South Duff Zip Code: 69341 2303
 Home Phone Number: [REDACTED]
 Driver's License Number: [REDACTED]
 Social Security Number: [REDACTED]
 Date of Birth: [REDACTED] Place of Birth: MEXICO
 Email address: MAXIA@WNPEDUCERS.COM

Are you married? If yes, complete spouse's information (Even if a spousal affidavit has been submitted).

YES NO

Spouse's Information

Spouses Last Name: HEGMAN First Name: Charles MI: C
 Social Security Number: [REDACTED]
 Driver's License Number: [REDACTED]
 Date of Birth: [REDACTED] Place of Birth: Detroit, Michigan

CITY & STATE	YEAR FROM	YEAR TO	CITY & STATE	YEAR FROM	YEAR TO
Gering, NE	2017	current	Gering NE	2017	current
Goodyear, AZ	2014	2017	Goodyear, AZ	2014	2017
MEDFORD, OR	2012	2014	MEDFORD, OR	2012	2014

MANAGER'S LAST TWO EMPLOYERS

YEAR FROM TO		NAME OF EMPLOYER	NAME OF SUPERVISOR	TELEPHONE NUMBER

1. READ CAREFULLY. ANSWER COMPLETELY AND ACCURATELY.

Must be completed by both applicant and spouse, unless spouse has filed an affidavit of non-participation.

Has anyone who is a party to this application, or their spouse, EVER been convicted of or plead guilty to any charge. Charge means any charge alleging a felony, misdemeanor, violation of a federal or state law; a violation of a local law, ordinance or resolution. List the nature of the charge, where the charge occurred and the year and month of the conviction or plea, include traffic violations. Also list any charges pending at the time of this application. If more than one party, please list charges by each individual's name. Commission must be notified of any arrests and/or convictions that may occur after the date of signing this application.

YES NO

If yes, please explain below or attach a separate page.

Name of Applicant	Date of Conviction (mm/yyyy)	Where Convicted (City & State)	Description of Charge	Disposition
N/A				

2. Have you or your spouse ever been approved or made application for a liquor license in Nebraska or any other state?

YES NO

IF YES, list the name of the premise(s):

*122416
Oregon Trail Park Stadium. current license*

3. Do you, as a manager, qualify under Nebraska Liquor Control Act (§53-131.01) and do you intend to supervise, in person, the management of the business?

YES NO

4. List the alcohol related training and/or experience (when and where) of the person making application.

Applicant Name	Date (mm/yyyy)	Name of program (attach copy of course completion certificate)
Charles Heerman	05/2022	North Platte PD
Marye Heerman	01/2022	North Platte PD

*For list of NLCC Certified Training Programs see [training](#)

Experience:

Applicant Name / Job Title	Date of Employment:	Name & Location of Business:
Charles Heerman / owner		30 years of sewing experience
Marye Heerman / volunteer		12 years of sewing experience

5. Have you enclosed Form 147 regarding fingerprints?

YES NO

will get fingerprints done first week of January 2024 -


-both applicants have fingerprints on file

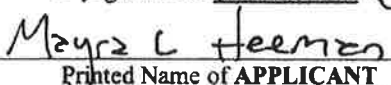
PERSONAL OATH AND CONSENT OF INVESTIGATION
SIGNATURE PAGE – PLEASE READ CAREFULLY

The undersigned applicant(s) hereby consent(s) to an investigation of his/her background and release present and future records of every kind and description including police records, tax records (State and Federal), and bank or lending institution records, and said applicant(s) and spouse(s) waive(s) any right or causes of action that said applicant(s) or spouse(s) may have against the Nebraska Liquor Control Commission, the Nebraska State Patrol, and any other individual disclosing or releasing said information. Any documents or records for the proposed business or for any partner or stockholder that are needed in furtherance of the application investigation of any other investigation shall be supplied immediately upon demand to the Nebraska Liquor Control Commission or the Nebraska State Patrol. The undersigned understand and acknowledge that any license issued, based on the information submitted in this application, is subject to cancellation if the information contained herein is incomplete, inaccurate or fraudulent.

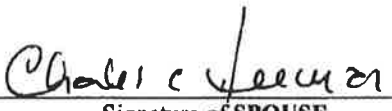
Applicant Notification and Record Challenge: Your fingerprints will be used to check the criminal history records of the FBI. You have the opportunity to complete or challenge the accuracy of the information contained in FBI identification record. The procedures for obtaining a change, correction, or updating an FBI identification record are set forth in Title 28, CFR, 16.34.

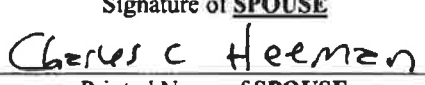
Must be signed by applicant and spouse.



Signature of APPLICANT


Printed Name of APPLICANT

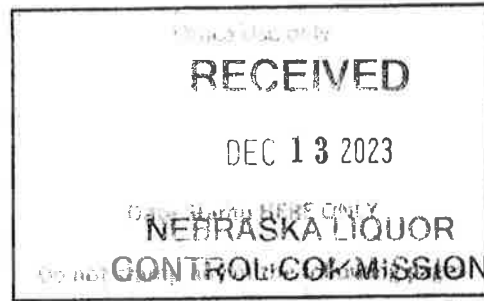


Signature of SPOUSE


Printed Name of SPOUSE

**PRIVACY ACT STATEMENT/
SUBMISSION OF FINGERPRINTS /
PAYMENT OF FEES TO NSP-CID**

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



**THIS FORM IS REQUIRED TO BE SIGNED BY EACH PERSON BEING FINGERPRINTED:
DIRECTIONS FOR SUBMITTING FINGERPRINTS AND FEE PAYMENTS:**

- **FAILURE TO FILE FINGERPRINT CARDS AND PAY THE REQUIRED FEE TO THE NEBRASKA STATE PATROL WILL DELAY THE ISSUANCE OF YOUR LIQUOR LICENSE**
- Fee payment of \$45.25 per person **MUST** be made **DIRECTLY** to the Nebraska State Patrol;
It is recommended to make payment through the NSP PayPort online system at www.ne.gov/go/nsp
Or a check made payable to **NSP** can be mailed directly to the following address:
*****Please indicate on your payment who the payment is for (the name of the person being fingerprinted) and the payment is for a Liquor License*****
The Nebraska State Patrol – CID Division
4600 Innovation Drive
Lincoln, NE 68521
- Fingerprints taken at NSP LIVESCAN locations will be forwarded to NSP – CID
Applicant(s) will not have cards to include with license application.
- Fingerprints taken at local law enforcement offices may be released to the applicants;
Fingerprint cards should be submitted with the application.

Applicant Notification and Record Challenge: Your fingerprints will be used to check the criminal history records of the FBI. You have the opportunity to complete or challenge the accuracy of the information contained in the FBI identification record. The procedures for obtaining a change, correction, or updating a FBI identification record are set forth in Title 28, CFR, 16.34.

******Please Submit this form with your completed application to the Liquor Control Commission******

Trade Name Western Nebraska Pioneers

Name of Person Being Fingerprinted: Mayra L Heeman

Date of Birth: [REDACTED]

Date fingerprints were taken: April 2022

Location where fingerprints were taken: Scottsbluff, NE

How was payment made to NSP?

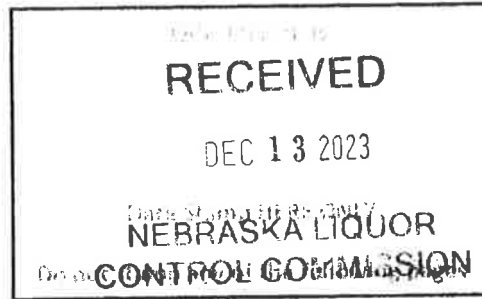
NSP PAYPORT CASH CHECK SENT TO NSP CK # _____

My fingerprints are already on file with the commission – fingerprints completed for a previous application less than 2 years ago? YES

Mayra L Heeman
SIGNATURE REQUIRED OF PERSON BEING FINGERPRINTED

**PRIVACY ACT STATEMENT/
SUBMISSION OF FINGERPRINTS /
PAYMENT OF FEES TO NSP-CID**

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



**THIS FORM IS REQUIRED TO BE SIGNED BY EACH PERSON BEING FINGERPRINTED:
DIRECTIONS FOR SUBMITTING FINGERPRINTS AND FEE PAYMENTS:**

- **FAILURE TO FILE FINGERPRINT CARDS AND PAY THE REQUIRED FEE TO THE NEBRASKA STATE PATROL WILL DELAY THE ISSUANCE OF YOUR LIQUOR LICENSE**
- Fee payment of **\$45.25 per person** **MUST** be made **DIRECTLY** to the Nebraska State Patrol;
It is recommended to make payment through the NSP PayPort online system at www.ne.gov/go/nsp
Or a check made payable to **NSP** can be mailed directly to the following address:
*****Please indicate on your payment who the payment is for (the name of the person being fingerprinted) and the payment is for a Liquor License*****
The Nebraska State Patrol – CID Division
4600 Innovation Drive
Lincoln, NE 68521
- Fingerprints taken at NSP LIVESCAN locations will be forwarded to NSP – CID
Applicant(s) will not have cards to include with license application.
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Fingerprint cards should be submitted with the application.

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******Please Submit this form with your completed application to the Liquor Control Commission******

Trade Name Western Nebraska Pioneers

Name of Person Being Fingerprinted: Charles C Heeman

Date of Birth: [REDACTED]

Date fingerprints were taken: April 2022

Location where fingerprints were taken: Scottsbluff, NE

How was payment made to NSP?

NSP PAYPORT CASH CHECK SENT TO NSP CK #

My fingerprints are already on file with the commission – fingerprints completed for a previous application less than 2 years ago? YES

Charles C Heeman

SIGNATURE REQUIRED OF PERSON BEING FINGERPRINTED

Alcohol & Tobacco Sales Training

This Certifies That

MAYRA L. HEEMAN

Has Successfully Completed Training Requirements
For North Platte M.O. 116.27 & 130.42

Rory Little
119
Instructor Rory Little

Completed: 5-16-22
Expires 3 Years From Issue

Western Nebraska Pioneers Baseball Club
1414 10th St., Gering, NE 69341
Phone 308-633-2255
chuck@wnpioneers.com
www.wnpioneers.com



February 28, 2024

BUSINESS PLAN FOR HF BASEBALL LLC ALCOHOL SERVICE

HF Baseball LLC (DBA Western Nebraska Pioneers Baseball Club) has served alcohol at Oregon Trail Park Stadium in Gering, NE since 2018, without citation or incident. Our alcohol service plan is as follows:

- Alcohol service begins when our gates open for our baseball games, nearly always at 5:30 p.m. when games are scheduled. Alcohol service ends at the middle of the eighth inning of each game, usually around 7:30 p.m.
- Our facility is enclosed with a perimeter fence and customer are not allowed to leave the facility with alcohol. We have two main ingress/egress gates and both are monitored throughout the game by paid staff to ensure customers do not bring in or leave in possession of alcohol.
- Each game we set up a wristbanding/ID station. No customer is allowed to purchase alcohol without first receiving a wristband from trained staff.
- All servers undergo certification training prior to the season starting in late May, and additional staff are required to undergo this training before they are allowed to serve. The business keeps copies of all certification cards on file.
- Alcohol is purchased by HF Baseball LLC only through certified distributors.

Please let me know if more details are needed. Thank you!

Charles Heeman, Owner
HF Baseball LLC/Western Nebraska Pioneers Baseball Club

EXP 4-30-2027
126196

Lease Agreement
Oregon Trail Park Stadium
800 13th STREET, GERING, NEBRASKA

THIS AGREEMENT, entered into this 11th day of March, 2024, by and between the City of Gering, Nebraska, a Nebraska Municipal Corporation, hereinafter referred to as "Lessor", and HF Baseball, LLC, hereinafter referred to as "Lessee".

Lessor leases to Lessee the premises situated at 800 13th Street, Gering, Nebraska, more commonly described as Oregon Trail Park Stadium (the "premises") together with all appurtenances thereon, and subject to all the terms, conditions, and provisions below, commencing on the 1st day of May, 2024.

PURPOSE: Lessor and Lessee acknowledge that the purpose of this Agreement is for Lessee to operate a summer collegiate wood-bat baseball team in Oregon Trail Park Stadium. The Lessee shall participate in a baseball program with a minimum of eight total participating teams and play a schedule that includes a minimum of thirty-two regular season baseball games at the premises. Lessor and Lessee acknowledge that operation of a baseball team in Gering shall benefit the City of Gering, its citizens, and businesses.

RENT: Lessee agrees to pay without demand to Lessor as rent for the rental period of May 1st, 2024 through April 30th, 2025 the sum of \$20,680 (hereafter "first years rent"). The rent includes all regular season baseball games played at the premises and any scheduled special events. Lessee agrees to schedule and play a minimum of thirty-two regular season baseball games at the premises. The rent shall further include, without additional cost to Lessee, all playoff and all-star baseball games played at the premises, up to a maximum of five such games, as may be offered to Lessee by the program in which Lessee plays. The rent shall further include, without additional cost to Lessee, five non-gameday practices as may be scheduled by Lessee with Lessor. No abatement or reduction in rent shall be granted for games which are cancelled, rescheduled, postponed, or otherwise cannot be played whether by fault of Lessee, Lessor, or any third party. Lessor shall not be required to invoice or bill Lessee for rent payable under this Agreement.

For the rental period of May 1st, 2025 through April 30th, 2026 (hereafter "second years rent"), the rental sum shall be calculated by taking the total rental sum of the first years rent adjusted by the change in Consumer Price Index for All Urban Consumers (CPI-U) Selected areas, all items index, Midwest - Size Class B/C, percent change from March 2024 through March 2025.

For the rental period of May 1st, 2026 through April 30th, 2027 (hereafter "third years rent"), the rental sum shall be calculated by taking the total adjusted rental sum of the second years rent adjusted by the change in Consumer Price Index for All Urban Consumers (CPI-U) Selected areas, all items index, Midwest - Size Class B/C, percent change from March 2025 through March 2026.

Rent payable by Lessee to Lessor shall be automatically due and owing as follows:

One-half of the total rental sum for each years rent period shall be paid in full by Lessee to Lessor by July 15 of each rental year;

The remaining one-half of the total rental sum for each years rent shall be paid in full by Lessee to Lessor by August 31 of each rental year;

If rent is not paid in full by Lessee to Lessor by the dates set forth herein, a late fee of \$100.00 per day will be assessed by Lessor against Lessee for each day payment is delinquent. In the event that rent is not paid in full by the dates set forth herein, Lessor may at its option cancel this Lease without notice or presentment and retake possession of the facility.

TERM AND AUTOMATIC TERMINATION: Lessor agrees to lease the premises to Lessee for the term May 1, 2024 through April 30, 2027. This Agreement shall expire and terminate on April 30, 2027, with exclusive possession of the premises returning automatically to Lessor without demand or notice.

RENEWAL AND FUTURE YEARS: Lessee agrees that for all future potential lease terms any and all lease agreements with Lessor shall be negotiated and agreed upon by the parties no later than December 31, 2026. Lessor in all events reserves the right to allow this Agreement to expire.

COMMUNICATION: Lessor and Lessee shall maintain regular communication throughout the term of this Agreement. All requests by Lessee for permission, approval, or consent of Lessor as required herein or otherwise desired by Lessee, shall be made in writing to the City of Gering Parks Director by electronic mail. It is expressly agreed that Lessor's verbal consent, or apparent verbal consent, shall not be sufficient permission, approval, or consent for any provision of this Agreement. The City of Gering Parks Director may, in writing, identify or direct such other means or method of communication to Lessee as may be desirable or efficient for carrying out the purpose of this Agreement.

USE OF PREMISES: This lease shall grant Lessee non-exclusive use and non-exclusive possession of the premises. Lessor reserves the right to use the premises for itself and the general public, and further reserves the right to organize such special events or activities on the premises as may be desired by Lessor and the general public, at Lessor's sole discretion, for the term herein. Lessor's use of the premises shall not interfere with Lessee's practices, nor Lessee's scheduled regular season games at the premises, post-season games, or all-star games. Lessor and Lessee specifically acknowledge that other organizations and events may utilize the premises with permission and agreement of and through the Lessor, including but not limited to Gering American Legion Baseball Games, Go Baseball, other youth baseball affiliate leagues and games, and various special events. Lessee will have first priority on facility scheduling with understanding that Lessee will make all efforts to cooperate with any entities wishing to rent or use the facility. Lessor and Lessee agree to provide projected schedules for all known games and activities to one another at the earliest practicable dates. Lessee shall provide Lessor with a projected baseball game and practice schedule no later than January 1. Lessor and Lessee agree to work together in good faith to accommodate the most efficient and comprehensive usage of the premises by Lessor, Lessee, and third parties including but not limited to Gering American Legion Baseball, Go Baseball, and other youth baseball affiliate leagues and games, and various special events.

Lessee agrees that the use of the premises will be for conducting summer collegiate wood-bat baseball games and practices. If Lessee wishes to use the premises for activities other than Lessee's baseball games and practices ("other activities") Lessee must first obtain written permission and

agreement from Lessor by and through the Gering City Administrator or his/her authorized designee. Lessee and Lessor agree to work together in good faith to negotiate terms for Lessee's other activities, including dates, responsibility for expenses and liability insurance, and any other matters desired by Lessor. Lessor is not obligated to permit Lessee's other activities.

Lessee shall comply with and ensure adherence to all sanitary laws, ordinances, rules and orders of appropriate governmental authorities affecting the cleanliness, occupancy and preservation of the premises, the sidewalks and parking lots connected thereto, and all streets adjoining the premises which are used for parking, during the term of this lease.

Lessee shall ensure that all baseball team buses and vehicles, whether belonging to Lessee, including employee and player vehicles shall park on Overland Trails Road located to the east of the premises.

Lessee shall provide and pay for all staffing necessary for the operation of Lessee's games and other activities. Lessee's required staffing includes but is not limited to ushers, ticket takers, scorekeepers, public address announcers, batboys, trainers, umpires, concession staff, security staff, and any other helpful or necessary staffing. Lessee shall promptly and fully pay all legitimate claims of Lessee's vendors in conformity with Lessee's agreement with said vendors. In the event Lessee fails to promptly and fully pay all legitimate claims of Lessee's vendors, Lessor may, upon five days written notice to Lessee, assess a late fee against Lessee of \$100 per day for each day Lessee fails to pay its vendor, said late fee shall be due and owing to Lessor by Lessee by July 15 for all delinquent vendor payments prior to June 30, and due and owing by August 31 for all delinquent vendor payments after June 30. In the event of Lessee's delinquent vendor payments, Lessor further reserves the right to cancel this agreement.

MAINTENANCE: Lessee shall be responsible for maintaining the premises in a good and safe state of repair to the satisfaction of Lessor. Lessee shall, immediately following any practice, game, or event, pick up and deposit all garbage, litter, and refuse in the garbage dumpsters east of the stadium. All other maintenance and cleaning shall be performed to completion by Lessee no later than 12:00 p.m. on the day following the practice, game, or event. For purposes of this paragraph, maintenance shall include, but not be limited to, the following: cleaning of the washrooms, floors, walls, doors and windows; cleaning of dugouts, bleachers, and all interior and exterior areas of the premises; pickup and removal of any additional litter and debris; pickup of any additional garbage on the premises and depositing of all garbage in appropriate garbage dumpsters east of the stadium. Lessee is responsible for supplying at Lessee's cost all bathroom paper products and bathroom supplies. If cleaning, garbage, litter and refuse removal does not meet Lessors requirements a fee of \$200 per hour will be charged to Lessee to clean the facility.

Lessee shall be responsible for marking and preparing the field for all prograded league baseball games. In the event that GO Baseball, Gering Legion Baseball or other outside organization utilize the field for games the Lessor will be responsible for preparing the field unless arrangements are made with Lessee. Lessor shall have full decision and authority to determine adequacy of field preparation and whether the field is in an adequate and playable condition.

Lessor shall be responsible to maintain the mechanical and structural portions of the premises, including capital repair and replacement, unless otherwise agreed herein. Lessor will conduct

maintenance, replacement, repairs or renovations at Lessor's discretion. Lessee shall be responsible to maintain all property and repair all damage caused by Lessee and/or Lessee's agents, employees, contractors, permittees, or invitees, including but not limited to general wear and tear. An inventory of all Lessor equipment/furniture will be conducted at the end of each season before October 31st of each year.

Any personal property or furnishings of Lessee upon the premises shall be Lessee's sole responsibility and shall be maintained by Lessee.

Lessee shall be solely responsible for scheduling lighting for baseball games and practices through MUSCO Sports Lighting, LLC.

If a non-emergency maintenance issue effecting the premises shall arise, Lessee must notify Lessor by and through the City of Gering Parks Director by e-mail immediately upon discovery by Lessee. If an emergency maintenance issue effecting the premises shall arise, Lessee must notify Lessor by and through the City of Gering Parks Director by telephone immediately upon discovery by Lessee. In the event that the City of Gering Parks Director is not on duty or is unavailable, Lessee must immediately contact the Communications Center by telephone at (308) 436-5088.

Maintenance responsibilities of Lessor and Lessee are attached as Exhibit B to this agreement.

FIXTURES, RENOVATIONS AND IMPROVEMENTS: Any fixture, renovation, construction, alteration or improvement to the premises desired by Lessee must be submitted in writing by Lessee to Lessor for written approval. All approved fixtures, renovation, construction, alterations, and improvements shall be at Lessee's sole expense unless otherwise agreed by Lessor. All fixtures, renovation, construction, alterations, and improvements shall become part of the premises and be retained by Lessor at the expiration of this Agreement.

CONDITION OF PREMISES: Lessee stipulates that the premises, including the field, grounds and all improvements are, at the time of this lease, in good order, repair, and in a safe, clean and tenantable condition.

TAXES: Lessor shall be responsible for the timely payment or prepayment of all real estate taxes for the leased premises. Lessee shall be responsible for the timely payment of all sales and use taxes for its use and operation of the premises.

UTILITIES: Lessor shall be responsible for arranging and paying for water, electric, natural gas, sewer, and garbage collection utility services on the premises. Lessee shall be responsible for arranging and paying for any telephone and internet service utilized by Lessee.

CONCESSIONS: Lessee shall have the exclusive right to operate all concessions on the premises. Lessee and any additional vendors brought in, shall comply with all State, County and local health rules, regulations, statutes and ordinances. Any additional vendors brought in shall obtain a vendor permit from the City.

Lessee shall obtain all necessary liquor licensing for beer and wine sales on the premises.

Lessee shall not allow the possession, purchase, or consumption of any alcoholic beverages on the premises except in accordance with proper liquor licensing and subject to all conditions of applicable City of Gering ordinances and rules, regulations, and statutes of the State of Nebraska and the Nebraska Liquor Control Commission. Tobacco products may not be advertised or sold on the premises.

Beer and wine advertisement may be displayed at the premises during Lessee's regular season, playoff, and all-star baseball games, as well as any other activities as approved by Lessor. Lessee shall be responsible for securing all beer and wine containers immediately upon the conclusion of the game or other activity.

Any required or desired equipment installation to the concession area will be made at Lessee's sole expense, subject to prior written approval of Lessor. In the event Lessee vacates the premises or defaults on any obligations under this Agreement, all equipment in the concession area will be thereafter property of Lessor.

OUTFIELD FENCE ADVERTISEMENTS: Lessee may, at Lessee's expense and with approval of Lessor, install advertising and signs on outfield fences. Lessee is responsible for the installation, maintenance, and removal of all approved advertisement and signs. All advertisement and signs shall be removed by Lessee at the end of the baseball season. Lessee may not modify the outfield fence without written approval of Lessor. Lessor reserves the right to restrict certain types of advertising and signage at Lessor's discretion. Lessor expressly reserves the right to negotiate with Lessee for revenue to Lessor or Lessor's assignees, with respect to outfield fence advertising and signs. Lessor may utilize outfield fence advertising space for promoting or generating revenue towards Lessor's activities or the activities of Lessor's assignees, or for the promotion of activities of other organizations. In the event Lessee vacates the premises or defaults on any obligations under this Agreement, all advertising and signage will be retained by Lessor.

FACILITY ADVERTISING: Lessor owns the entirety of the premises. Lessor retains exclusive rights to the use of the stadium and field, including but not limited to, the official name of the stadium and field, sponsorship fees, signage, scoreboards, and all forms of revenue related to stadium signage and advertising notwithstanding the section on Outfield Fence Advertisements herein. Lessee may otherwise display advertising on the premises with approval of Lessor. In the event Lessee vacates the premises or defaults on any obligations under this Agreement, Lessee shall remove all property of Lessee, including signage and facility advertising. Lessee may abandon said property on the premises with written permission of Lessor. Lessee shall reimburse Lessor for any and all cost required to restore the premises to the condition prior to Lessee's tenancy, whether said cost incurred by Lessor staff or third-party contractors.

BASEBALL OPERATIONS: Lessee shall be responsible for using industry standards in the operation of a collegiate summer baseball team. Notwithstanding, Lessee will take reasonable efforts to encourage visiting baseball teams and players to utilize Gering hotels for housing while they are visiting the community.

FIREWORKS: Lessee may exhibit fireworks at the premises upon written approval of Lessor, with proper liability insurance rider and only in accordance with local, state, and federal law.

BROADCAST RIGHTS: Lessor shall have all radio, television, and internet broadcasting rights and privileges for games played at the premises, unless otherwise agreed by the Lessor and Lessee.

SCOREBOARD AND SOUND SYSTEM: Lessor shall provide a scoreboard and sound system for the premises which may be utilized by Lessee. Lessor reserves the right to determine the type of scoreboard and sound systems to be provided. Lessor shall have the right to control all displays with regard to the scoreboard, including the right to sell and display advertising related to the scoreboard and sound system. Lessor reserves the right to modify, improve, or replace the existing sound system at Lessor's discretion. Any expense for modification, improvement, or replacement of the sound system shall be allocated as follows: Lessor shall purchase the new system and be responsible for payment of all installation costs of the new sound system. At all times during the term of this Agreement Lessee shall use due care to reduce sound levels and avoid noise pollution to surrounding neighborhoods. Lessee shall adjust sound levels and sound settings based upon wind and weather conditions, and upon complaints of citizens. Lessor reserves the right to reduce sound levels at the premises at Lessor's discretion.

PROPERTY OF LESSEE: All personal and moveable property of Lessee shall, upon termination of this Agreement, remain property of Lessee. Lessee shall remove all personal and moveable property of Lessee from the premises. Lessee shall be responsible for any and all damage to the premises caused by removal of Lessee's personal and moveable property, and Lessee shall restore the premises to the condition as it existed prior to this Agreement. Lessee shall be responsible for all costs incurred by Lessor to restore the premises to its condition as it existed prior to this Agreement. Lessee shall provide Lessor with an inventory of all Lessee property at the premises, and shall, within a reasonable time, update the inventory as new property is acquired or old property is disposed of by Lessee.

PROPERTY OF LESSOR: All personal and moveable property of the Lessor shall, upon termination of this Agreement, remain property of Lessor. Lessor's property shall include but not be limited to all fittings, fixtures, equipment, tools, improvements, renovations, and appurtenances upon the premises. Lessor shall provide Lessee with an inventory of all Lessor property at the premises, and shall, within a reasonable time, update the inventory as new property is acquired or old property is disposed of by Lessor.

ASSIGNMENT AND SUBLETTING: Without the prior written consent of Lessor, Lessee shall not, and has no right to, assign this lease or sublet or grant any concession or license to use the premises or any part thereof. An assignment, subletting, concession or license without the prior written consent of Lessor, or an assignment or subletting by operation of law, shall be void and shall, at Lessor's option, terminate this lease.

DAMAGE TO PREMISES: Lessee shall be responsible for damage to the premises and shall repair the premises to Lessor's satisfaction for damage caused by Lessee and/or Lessee's agents, employees, contractors, permittees, or invitees, including but not limited to normal wear and tear. In the event of fire or other casualty which causes damage to the premises, against which Lessor is insured, Lessor agrees to repair the premises with reasonable diligence to the extent of Lessor's insurance, at Lessor's expense. Lessee shall be responsible for repair and replacement of

any property of Lessee, at Lessee's expense.

DANGEROUS MATERIALS: Notwithstanding Lessor's approval of Lessee's exhibition of fireworks, Lessee shall not keep or have on the leased premises any article or things of a dangerous, flammable, or explosive character that might unreasonably increase the danger of fire on the leased premises or that might be considered hazardous or extra hazardous by any responsible insurance company. Provided, however, that the storage of propane and gasoline by Lessee is authorized, but only in the east ticket booth, in appropriate and lawful containers, and only stored as allowed by all applicable laws and regulations. It is further understood that the storage of automobile, truck, tractor, trailer and other motor vehicle tires shall not be deemed a hazardous material.

INSURANCE: Lessee shall be responsible for procuring and paying for adequate property, casualty, liability, worker's compensation, and umbrella/excess insurance coverage for Lessee's activities on the premises, including general liability insurance in an amount not less than Two Million Dollars aggregate, which insurance shall name the City of Gering as an additional insured. Lessee's insurance shall provide coverage for all of Lessee's customers, invitees, employees, agents, and all others potentially harmed as a result of Lessee's use of the premises. Lessee shall provide Lessor current proof of all such insurance coverage no later than May 1. Lessee shall immediately notify Lessor of any lapse or change in coverage related to any and all insurance coverage identified herein, and provide Lessor proof of payment and a current certificate of insurance for all insurance renewals as they come due. Lessee shall indemnify and hold Lessor harmless for any claim, damage, cost, expense judgment, or cause of action of any kind which results in liability over and above Lessee's limit of insurance coverage.

INDEMNIFICATION: Whether within or in excess of Lessee's available insurance limits, Lessee agrees to indemnify, defend and hold Lessor harmless from and against any and all claims, expenses, damages, costs, causes of action, legal proceedings, or judgments of any kind or character whatsoever, arising out of, resulting from or with respect to, usage of the premises by Lessee herein, or operation of a baseball team and all associate activities by Lessee during the term of this Lease Agreement, or any other provision of this Agreement, or any other Agreement involving Lessor and Lessee. Lessee shall indemnify and hold Lessor harmless from and against all injury and damage to Lessee, its employees, invitees, guests, volunteers, or any of its property while on the premises, regardless of the cause of such injury or damage. Lessee shall further be responsible for all damage to the premises caused by Lessee, Lessee's patrons, guests, employees, agents, licensees, and agrees to reimburse, indemnify and save harmless Lessor from the same.

RIGHT TO INSPECTION: Lessor and their agents shall have the right during the term of this lease to enter the premises for the purpose of inspecting the premises and all building and improvements thereon.

SURRENDER OF PREMISES: At the termination of this lease, Lessee shall quit and surrender the premises hereby demised in as good state and condition as they were at the commencement of this lease, reasonable use and wear thereof and damage by the elements excepted. Lessee shall reimburse Lessor for any cost required to restore the premises to its condition prior to Lessee's tenancy. Lessee shall remove all personal property owned by Lessee, if any, prior to surrender of premises.

COLLATERAL AGREEMENTS: Lessee agrees that it has leased the premises after examining the same, and that no representation, warranties, or conditions have been made other than those expressed herein, and that no agreement collateral hereto shall be binding upon the Lessor. Lessee warrants that Lessee is duly authorized to lawfully enter into this Agreement. The Lessor and Lessee agree that this is the complete Agreement of the parties with respect to the subject matter herein, and this Agreement supersedes any and all oral contracts and negotiations of the parties prior to the signing hereof.

REPAIRS AND RIGHT TO ENTER PREMISES: Lessor shall have the right to enter the premises at any time and for any reason. Lessor may make such repairs, alterations, improvements or additions as Lessor may deem necessary or desirable. Lessee's rent obligation herein shall not abate during any period while such repairs, alterations, improvements, or additions are ongoing. Lessor will use reasonable efforts, as may be allowable by law, to ensure any repair, alteration, improvement, or addition does not interrupt or interfere with Lessee's use of the premises. Lessee and Lessor will use reasonable efforts to minimize conflict between repairs and scheduled games or activities.

DAMAGE TO PREMISES: In the event of fire or other casualty which causes damage to the premises, against which Lessor is insured, Lessor agrees to repair the premises with reasonable diligence to the extent of Lessor's insurance, at Lessor's expense. Lessee shall be responsible for repair and replacement of any property of Lessee, at Lessee's expense.

PREMISES DAMAGED BEYOND USE: In the event the premises are damaged by fire or other casualty rendering the premises unusable for purposes of this Agreement as determined by Lessor, this Agreement shall automatically expire and be rendered null and void. Lessee shall surrender all rights under this Agreement and restore possession to Lessor. Lessee shall pay all sums due to Lessor up to the point the premises were damaged, and all other obligations of Lessee moving forward shall cease. Lessor shall not be liable for any damage or loss, including economic loss, business loss, or contract expectancy loss, suffered by the Lessee as a result of the closure of the premises whether temporary or permanent, and regardless of the cause of said closure.

MATERIAL CHANGE IN CIRCUMSTANCES: Lessee agrees to inform Lessor, within thirty days, of any material change in circumstances with respect to Lessee's corporation, LLC, or organization. Lessee further agrees to inform Lessor, within thirty days, of any material change in circumstance with respect to its operation of a collegiate summer league baseball team, including but not limited to departing its current league, joining a new league, merger of its league with any other league, change in general manager, change in ownership structure, change in number of games scheduled, or any other material change that could, in any way, impact the provisions and obligations of this Agreement. Failure to notify Lessor of a material change in circumstances shall constitute a breach of this Agreement and render this Agreement automatically null and void.

APPLICABLE LAW: The ordinances of the City of Gering, the laws of the State of Nebraska, and the venue of Scotts Bluff County, Nebraska, shall apply and bind the parties in any and all questions and disputes pertaining to this Agreement.

SUCCESSORS AND ASSIGNS: This agreement shall be binding upon the Lessor, Lessee, and their successors and assigns in interest, wheresoever situated.

DEFAULT AND TERMINATION: In the event that Lessee fails to perform, observe, or comply with, any provision of this Agreement, Lessor may, in Lessor's sole discretion, cancel this Agreement upon ten days written notice to the Lessee. In the event of Lessee's default of this Agreement, Lessor may pursue any and all remedies at law or equity against Lessee. Not limiting any other right or remedy which may be pursued by Lessor at law, equity, or contract, the Lessee shall also be responsible for Lessor's expectancy in this Agreement, including but not limited to: all rental payments due to Lessor; all additional practice payments due to Lessor; all advertising, concession, or ticketing loss of Lessor; for cost to Lessor to restore the premises to its original condition; and for any and all other terms of this Agreement providing Lessor a right of recovery. Lessee, upon Lessee's default herein, agrees to be responsible for any and all attorney fees and costs of Lessor associated with Lessor's pursuit of any right of recovery related to this Agreement, whether such fees are related to pre-litigation, litigation, mediation, or appellate litigation. Any damage for breach of this Agreement shall be subject to and accrue interest at the rate of fifteen percent per annum.

Lessor may, in Lessor's sole discretion, afford Lessee an opportunity to cure any failure of performance, observation, or compliance with any provision of this Agreement. Lessor's grant to Lessee of an opportunity to cure any failure herein shall not operate as a waiver of satisfaction on the part of Lessor, nor as a waiver of any right of Lessor, in whole or in part, with respect to any right, claim, or demand arising out of or connected with failure of performance of Lessee of any portion of this Agreement. Upon termination of this Agreement by Lessor, Lessor may enter the premises and remove all persons and property therefrom.

In the event that Lessee makes clear and definite statements repudiating this Agreement or otherwise indicating that Lessee will not perform fully all obligations required under this Agreement, or such performance of this Agreement will be impossible or impractical, Lessor may immediately declare this Agreement in default by Lessee and pursue any remedies available at law, in equity, or pursuant to this Agreement. In the event Lessor wishes to cancel this Agreement for any other reason, whatsoever, Lessor reserves the right to cancel this Agreement upon ten days notice to Lessee, in which event Lessee shall pay Lessor for all obligations incurred under this Agreement prior to the date of cancellation, including rent prorated to the date of cancellation; in this event Lessee shall be relieved from all further obligations under this Agreement beyond the date of cancellation.

JUDGEMENTS: Lessor and Lessee agree that any lawful order of a court of law preventing, restraining, or enjoining Lessee from playing baseball or otherwise fulfilling its obligations under this Agreement shall render this Agreement null and void.

SECURITY AND GUARANTIES: All owners or members of Lessee shall provide personal guarantees securing the performance of all terms, conditions, and provisions herein. Lessee warrants that personal guarantees of all such owners or members of Lessee are attached as Exhibit "A" hereto. Lessee agrees to notify Lessor of any substantial change in Lessee's personal or corporate financial position that could materially effect Lessee's ability to perform its obligations under this Agreement.

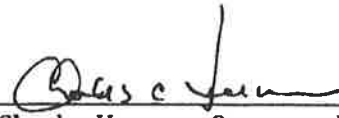
NOTICES: Unless otherwise provided herein, all notices required under this Agreement shall be deemed given when delivered United States Mail Postage Prepaid, Certified, addressed as follows:

City of Gering
City Administrator, Pat Heath
1025 "P" Street, PO Box 687
Gering, NE 69341

HF Baseball, LLC
Charles Heeman, Owner
1414 10th St, PO Box 23
Gering, NE 69341

IN WITNESS WHEREOF, the parties have executed this lease the day and year first above written.

[SIGNATURE PAGE TO FOLLOW]



Charles Heeman, Owner and
Authorized Representative of
HF Baseball, LLC

Signed this 7th day of March, 2024



City of Gering, Nebraska
Mayor Kent Ewing

Signed this 11th day of March, 2024

Exhibit "B"

City of Gering (Lessor) Responsibilities for stadium maintenance and pre-season field prep:

Preseason Work

- Turn on water for building and irrigation systems
- Scarify field and level to fill low spots and apply infield soil if necessary
- Correct lip on lanes and infield pre-season
- Aerate turf
- Overseed high traffic areas
- Fertilize
- Weed control in warning track area and bull pens
- Install Batter's Eye
- Install padding for back stop and dugouts
- Repair/refinish benches in dugouts
- Purchase and install playground mulch
- Inspect netting
- Inspect, adjust and repair irrigation system

During Season

- Mow Outfield and turf outside the field
- Fertilize as needed
- Pest and weed management for turf, warning track and bull pens
- Inspect playground equipment weekly and repair if necessary
- Maintenance of landscape around stadium
- City will provide (3) 3-yard dumpsters and (1) 3 yard recycle dumpster for facility. On Holiday weekends an additional dumpster will be provided. Dumpsters will be picked up 3 X per week, 4 X if there is a weekend game. City will not collect waste on weekends.
- City will provide (9) 90-gallon dumpster carts for stadium use. City WILL NOT collect trash from carts.
- Inspect netting
- Inspect, adjust and repair irrigation system

Post Season

- Aerate turf
- Overseed high traffic areas
- Fertilize
- Weed control in warning track area and bull pens
- Remove Batter's Eye
- Remove padding for back stop and dugouts
- Mow infield and outfield
- Winterize concession stand and restrooms

City will provide the following materials for Pioneers use

- Soil conditioner
- Infield Mix

Pioneers (Lessee) Responsibilities for maintenance and field prep:

Pioneers will complete the following field maintenance work daily/weekly during May 1st through September 30, 2024 for all program games and scheduled events.

Responsibilities during the season:

- Periodically power wash the stadium grandstand and party decks
- All trash to be removed from stadium area and dugouts and placed in 3-yard dumpsters after each game. This is to include the grassy area surrounding the field inside the fence.
 - Every effort shall be made to break down cardboard boxes and place in recycling dumpsters outside of stadium.
 - Cart dumpsters will be emptied into 3-yard dumpsters nightly and returned to inside of stadium.

Preparing field for games which will include:

- Watering infield
- Mound and Homeplate rebuilding and repairs as needed
- Cut lanes and infield edges
- Dragging, raking and chalking fields
- Painting foul lines
- Chalking fields
- Storing field tarp correctly after each use and ensuring that cover with sponsorships is displayed prominently

Post season responsibilities:

- Clean cooking grease off concrete pad and perimeter fencing
- Power wash the stadium grandstand, all seating and party decks
- Clean concession, press box and dugouts
- Clean ticket both booths and organize storage area in east ticket booth

Pioneers will provide the following materials:

- Chalk
- Field paint
- Mound and Homeplate clay
- All rakes, drags, tampers, hoses, etc. to maintain fields properly
- Sandbags for field tarp
- Tarps to cover pitching mound and home plate

All work of City of Gering (Lessor) and Pioneers (Lessee) as identified in this Exhibit "B" shall be done to the satisfaction of the City of Gering (Lessor) in its sole discretion. Pioneers (Lessee) shall have authorization to enter the facility at commercially reasonable times if said entry is for the purpose of completing its responsibilities identified in this Exhibit "B". City of Gering (Lessor) maintains the right to deny entry to the facility and/or control the scheduling of Pioneers (Lessee) field maintenance for the best interest of the facility and the City of Gering in its sole discretion.

**Gering Police
Department**

Memo

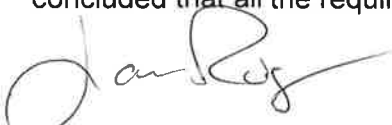
To: City Clerk Kathy Welfl
From: Captain Jason Rogers
cc:
Date: March 28, 2024
Re: Charles Heeman liquor license application

I have reviewed the liquor license application you forwarded to me in an email. The application is for Charles Heeman, dba HF Baseball LLC. Also listed in the application is Mayra Heeman.

I did not find in our records management system any past violations related to alcohol sales or consumption at the address listed for the baseball park, under the names of Charles and Mayra Heeman, or in the name of the Western Nebraska Pioneers. This search encompassed the period the Heeman's have held a Nebraska liquor license.

On Thursday April 4, 2024 I spoke with Inv. Brian Woods with the Nebraska State Patrol. Inv Woods said his agency had no history of complaints with the Western Nebraska Pioneers.

After reviewing the documentation and our records management system it appears that all of the necessary paperwork has been filed and included in this packet. Based on this, I have concluded that all the requirements have been met for the issuance of the license.



Captain Jason Rogers

Agenda Item Summary

For the meeting of: April 8, 2024

Agenda item title: Staff report regarding a Zone Change from RM Medium Density to RH High Density for a property located in the SW ¼ of Section 1, Township 21 N, Range 55 W, as described in Instrument #2023-4951, Exhibit A, "Tract 1", generally located between D Street and K Street and between 5th Street and Pappas Boulevard

Submitted by: Annie Folck, City Engineer

The property owners of the property located within the SW ¼ of Section 1, Township 21 N, Range 55 W of the 6th P.M., City of Gering (see map), have requested a rezone from RM, Medium Density Residential, to RH, High Density Residential. A portion of the property (1.6 acres) is already zoned RH. This request would change the remainder of the property to RH as well. The purpose of the zone change is to allow for development of the property into residential duplex and quadplexes. This would provide for workforce housing at a lower price point than single family residential.

The City's Comprehensive Plan designates this area as District 4, the East Gering Neighborhood District. Under Future Desired Characteristics, the Plan states, "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." The Future Places map for District 4 designates this particular property as one that would be suitable for higher density residential (see Comprehensive Plan Excerpts attached).

Explanation of the agenda item:

A Public Hearing was held at Planning Commission on February 20, 2024, an informal Open House with the developer was held on March 19, and another Public Hearing was held at the City Council meeting on March 25. In the course of those public hearings, some of the concerns that were brought up were regarding traffic generated by the facility. In response to those concerns, staff has reached out to Western Nebraska Housing Opportunities, who owns the property to the south, about allowing an access through their property onto D Street. Board members with WNHO have indicated that they are open to discussing this possibility, but were not able to hold an official board meeting before the rezone ordinance needed to be considered by Council. In addition, staff has spoken with the landowner to the north, who has in the past requested that the City create a paving district in order to complete 2nd Street from M Street to the Village and Cottonwood Apartments (see attached map). He has indicated that he would still like to see a paving district established in that area, which would install the roadway at the property owner's cost, but would assess the cost back to the adjoining properties over a period of 15 years. This would allow that section of road to be completed at minimal cost to the City. This would also allow an outlet from the proposed RH zone directly to M Street, alleviating the traffic in neighboring areas.

Additionally, many of the residents present expressed that they were not concerned about fourplexes, but were concerned that something larger could be built at a later date. In order to address this, the property owner has agreed to place a covenant (attached) on the property that would not allow for more than a fourplex to be built.

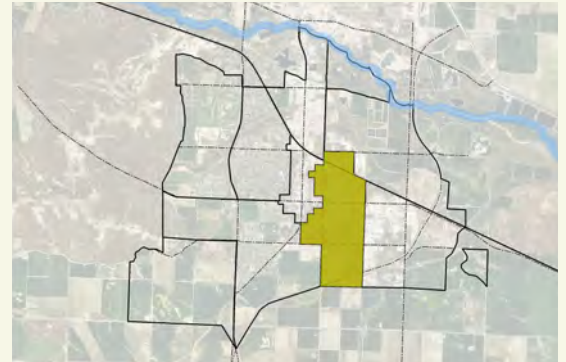
The developer had some concerns about placing the covenant on the entire property not knowing what future conditions may be, and staff had some concerns about rezoning the entire property without having access issues completely addressed. The applicant agreed to withdraw their petition to

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.

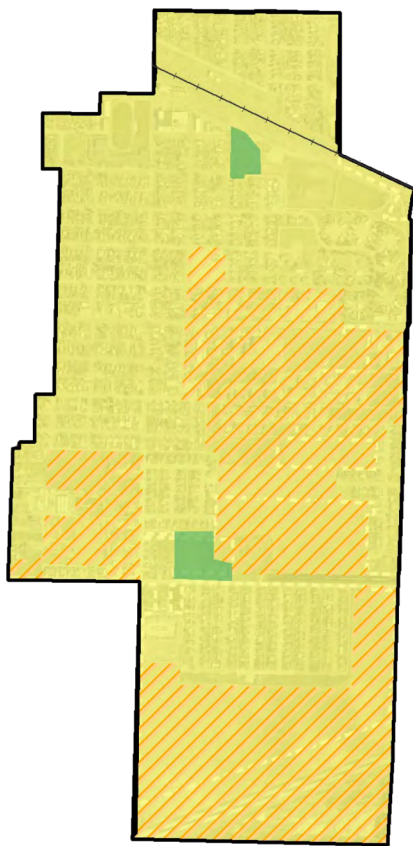
Secondary uses include parks and open space systems, schools, retirement centers and assembly uses.

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

Land Use Scale & Form

Residential: New residential development should consist of detached single-family homes on small lots, as well as a range of attached units (duplex, triplex, 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 8 units.

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

Neighborhood parks, trails, and recreational facilities.

Primary Zoning

R1 Low Density Residential

R2 Medium Density Residential

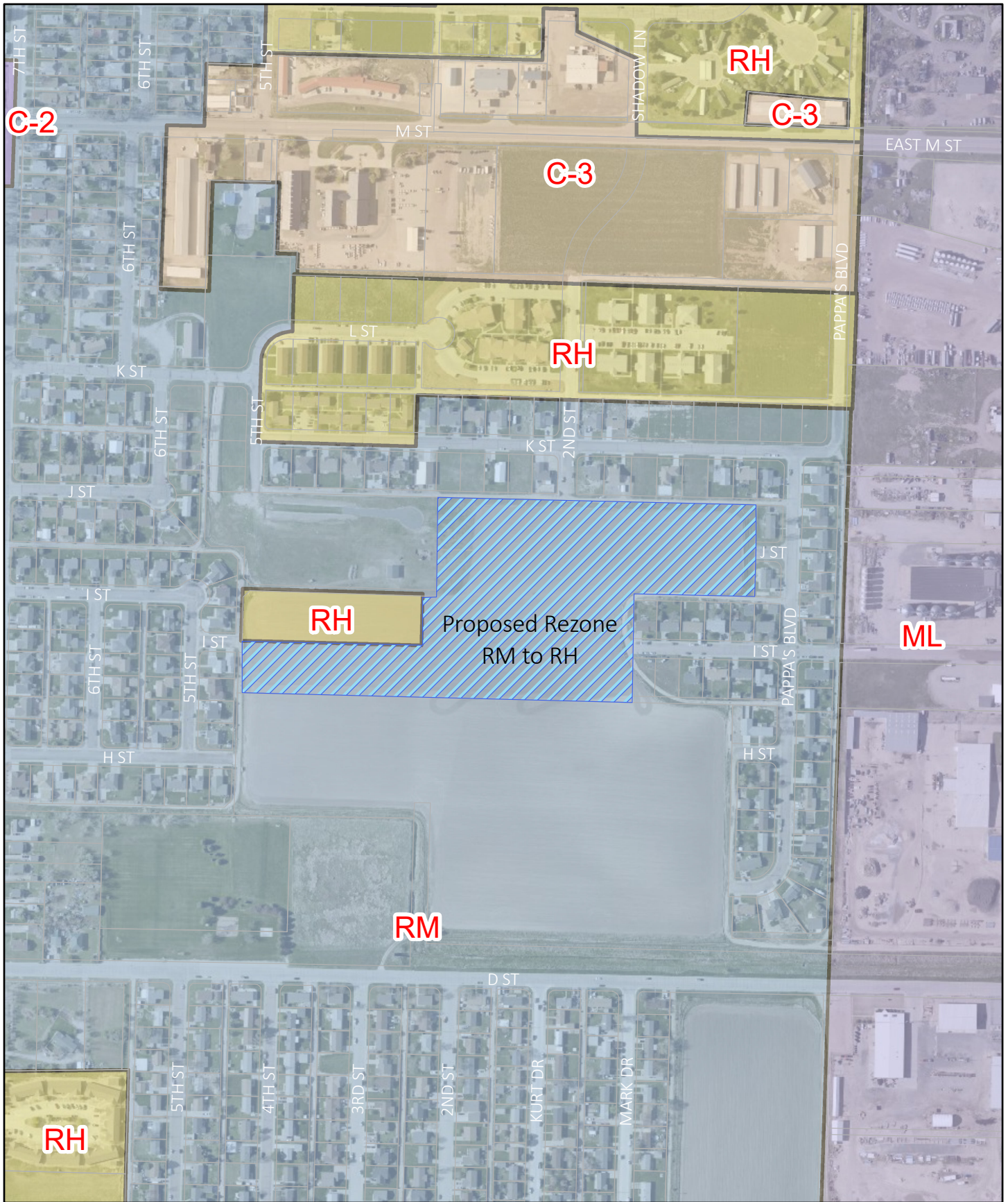
R3 High Density Residential

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.

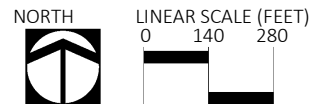


Rezone Application
 City Council
 April 8, 2024

Final 4.4.2024
 S. Rodriguez

ZONING MAP

Engineering and Mapping Department City of Gering



**DECLARATION OF RESTRICTIVE COVENANTS OF ACME ESTATES, A
PROPOSED RESIDENTIAL DEVELOPMENT LYING WITHIN THE
INCORPORATED LIMITS OF THE CITY OF GERING LOCATED IN SCOTTS
BLUFF COUNTY, NEBRASKA**

THIS DECLARATION, made on the date hereinafter set forth, is made by Oikos Development Corporation, hereinafter referred to as the “Declarant.”

PRELIMINARY STATEMENT

The Declarant is the owner of certain real property located in the incorporated limits of the City Gering within Scotts Bluff County, Nebraska and described in Exhibit A (Legal Description) hereinafter referred to as ACME ESTATES:

The Declarant desires to provide for the assurance of the type of residential land use and land use restrictions for the proposed residential development of ACME ESTATES.

NOW, THEREFORE, the Declarant hereby declares that ACME ESTATES containing all the real property as described in Exhibit A shall be developed, held, sold and conveyed subject to the following restrictive covenants, all of which are for the purpose of assurance of the type of residential land use and land use restrictions for the proposed residential development of ACME ESTATES. These restrictive covenants shall run with land and shall be binding upon all parties having or acquiring any right, title or interest within the land described as ACME ESTATES in Exhibit A. ACME ESTATES shall be subject to all and each of the following conditions and other terms:

ARTICLE 1.
RESTRICTIVE COVENANTS

1. ACME ESTATES Shall be developed exclusively for single-family residential purposes consisting of attached (duplex units or townhome units up to four (4) dwelling units attached with individual garages and yards) and detached (one dwelling unit not attached with individual garage and yard).
2. ACME ESTATES will not contain any multi-family apartment style buildings consisting of a multi-story large buildings with interior or exterior hallways utilized for individual unit access.
3. Portions of the ACME ESTATES may be conveyed or dedicated by Declarant, or its successors or assigns, for use in connection with a common facility, or a community center, or for a church, school, park, or stormwater facility or for other non-profit uses.
4. ACME ESTATES shall have a maximum building height restriction of thirty (35) feet and no more than two (2) stories. Building height shall be the vertical distance from the average elevation of the finished ground at the front of the structure to the highest point of the structural part of the building.

ARTICLE II.
GENERAL PROVISIONS

1. The restrictive covenants defined within this Declaration shall only go into effect and remain in effect only if the City of Gering Zoning Designation of ACME ESTATES is Residential High-Density District.
2. If ACME ESTATES has a Zoning Designation of Residential High-Density District the restrictions of this Declaration shall run with and bind the land.
3. Oikos Development Corporation, or its successor or assign, may terminate its status as Declarant under this Declaration, at any time, by filing a Notice of Termination of Status as Declarant. Upon such filing, the Association may appoint itself or another entity, association or individual to serve as Declarant, and such appointee shall thereafter serve as Declarant with the same authority and powers as the original Declarant.

IN WITNESS WHEREOF, the Declarant has caused these presents to be executed
this ____ day of _____, _____.

Oikos Development Corporation, a State of Missouri limited liability company,
Declarant

By: _____

Name: _____

Title: _____

STATE OF MISSOURI

The foregoing instrument was acknowledged before me this _____ day
of _____, by _____,
President of Oikos Development Corporation.

Notary Public

EXHIBIT A

TRACT 1:

A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 21 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF PAPPAS ADDITION, AS PLATTED AND RECORDED IN DEED BOOK 153, PAGE 379 OF THE SCOTTS BLUFF COUNTY DEED RECORDS; THENCE, ALONG THE WESTERLY BOUNDARY OF SAID ADDITION, $N01^{\circ}36'12''E$ TO THE NORTHWEST CORNER OF SAID ADDITION, BEING A DISTANCE OF 339.92 FEET; THENCE, ALONG THE NORTHERLY BOUNDARY OF SAID ADDITION, $S88^{\circ}32'39''E$ TO THE SOUTHWEST CORNER OF LOT 13, BLOCK 8, PAPPAS ADDITION, AS PLATTED AND RECORDED IN DEED BOOK 161, PAGE 602 OF THE SCOTTS BLUFF COUNTY DEED RECORDS, BEING A DISTANCE OF 374.39 FEET; THENCE, ALONG THE WESTERLY BOUNDARY OF SAID LOT 13 AND TRUE NORTHERLY EXTENSION, $N01^{\circ}38'14''E$ TO THE NORTHWEST CORNER OF LOT 1, BLOCK 6, PAPPAS SECOND ADDITION AS PLATTED AND RECORDED IN DEED BOOK 161, PAGE 602 OF THE SCOTTS BLUFF COUNTY DEED RECORDS, BEING A DISTANCE OF 286.60 FEET; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID SECOND PAPPAS ADDITION, $N88^{\circ}36'06''W$ TO THE NORTHEAST CORNER OF EASTFAIR ADDITION TO THE CITY OF GERING, NEBRASKA AS PLATTED AND RECORDED IN DEED BOOK 211, PAGE 390 OF THE SCOTTS BLUFF COUNTY DEED RECORDS, BEING A DISTANCE OF 997.84 FEET; THENCE, ALONG THE BOUNDARY OF SAID EASTFAIR ADDITION, $S00^{\circ}59'46''W$ FOR A DISTANCE OF 306.32 FEET, $N88^{\circ}36'50''W$ FOR A DISTANCE OF 583.34 FEET, $S46^{\circ}29'22''W$ FOR A DISTANCE OF 28.34 FEET, $S035'34''W$ FOR A DISTANCE OF 172.47 FEET, $N88^{\circ}50'12''W$ TO A POINT OF INTERSECTION WITH THE EASTERLY BOUNDARY OF DEERFIELD ADDITION AS PLATTED AND RECORDED IN DEED BOOK 160, PAGE 401 OF THE SCOTTS BLUFF COUNTY DEED RECORDS, BEING A DISTANCE OF 9.97 FEET; THENCE, ALONG SAID EASTERLY BOUNDARY, $S036'44''W$ FOR A DISTANCE OF 140.00 FEET; THENCE, $S89^{\circ}11'48''E$ FOR A DISTANCE OF 1233.44 FEET TO THE POINT OF BEGINNING.

Agenda Item Summary

For the meeting of: April 8, 2024

Consider approval of an Ordinance to change the zoning from RM Medium Density to RH High Density for a property located in the SW ¼ of Section 1, Township 21 N, Range 55 W, as described in Instrument #2023-4951, Exhibit A, Tract 1, generally located between D Street and K Street and between 5th Street and Pappas Boulevard

Agenda item title:

Ordinance No. 2142 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GERING, NEBRASKA; AMENDING THE ZONING DISTRICT OF CERTAIN LAND WITHIN THE CITY OF GERING, NEBRASKA; AND AMENDING THE ZONING DISTRICT MAP OF THE CITY OF GERING, NEBRASKA; PROVIDING WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT; AND PROVIDING FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM.

Submitted by:

Annie Folck, City Engineer

Explanation of the agenda item:

The property owners of the property located within the SW ¼ of Section 1, Township 21 N, Range 55 W of the 6th P.M., City of Gering (see map), have requested a rezone from RM, Medium Density Residential, to RH, High Density Residential. The entire property is approximately 37.35 acres. A portion of the property (approximately 2 acres) is already zoned RH. The applicant originally requested a rezone for the remainder of the property, however, after extensive conversations with staff, the applicant is now requesting a rezone for Tract 1, which is approximately 16 acres (see attached map).

The City's Comprehensive Plan designates this area as District 4, the East Gering Neighborhood District. Under Future Desired Characteristics, the Plan states, "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." The Future Places map for District 4 designates this particular property as one that would be suitable for higher density residential (see Comprehensive Plan Excerpts attached). Because the proposal is in accordance with the Comprehensive Plan, staff recommends approval of the rezone.

The attached ordinance would change the zoning only for Tract 1 as described in Instrument #2023-4951.

Board/Commission/Staff recommendation:

Staff recommends approval of the Zone Change. Planning Commission recommended Approval of the Zone Change at their meeting on February 20, 2024.

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

Estimated Amount

Amount Budgeted

Department

Account

Account Description

Approval of funds available:

City Treasurer/Finance Director

Does this item require a resolution or an ordinance?

 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:

Kathy Welfl. City Clerk

Mayor, City Council member, City Administrator, City Clerk

Referred to: Planning Commission/City Council

Committee

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

ORDINANCE NO. 2142

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

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

Section 1. That the RM (Residential Medium-Density District) zoning on the following described real estate, to wit:

A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION I, TOWNSHIP 21 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF PAPPAS ADDITION, AS PLATTED AND RECORDED IN DEED BOOK 153, PAGE 379 OF THE SCOTTS BLUFF COUNTY DEED RECORDS; THENCE, ALONG THE WESTERLY BOUNDARY OF SAID ADDITION, N01°36'12"E TO THE NORTHWEST CORNER OF SAID ADDITION, BEING A DISTANCE OF 339.92 FEET; THENCE, ALONG THE NORTHERLY BOUNDARY OF SAID ADDITION, S88°32'39"E TO THE SOUTHWEST CORNER OF LOT 13, BLOCK 8, PAPPAS ADDITION, AS PLATTED AND RECORDED IN DEED BOOK 161, PAGE 602 OF THE SCOTTS BLUFF COUNTY DEED RECORDS, BEING A DISTANCE OF 374.39 FEET; THENCE, ALONG THE WESTERLY BOUNDARY OF SAID LOT 13 AND TRUE NORTHERLY EXTENSION, N01°38'14"E TO THE NORTHWEST CORNER OF LOT 1, BLOCK 6, PAPPAS SECOND ADDITION AS PLATTED AND RECORDED IN DEED BOOK 161, PAGE 602 OF THE SCOTTS BLUFF COUNTY DEED RECORDS, BEING A DISTANCE OF 286.60 FEET; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID SECOND PAPPAS ADDITION, N88°36'06"W TO THE NORTHEAST CORNER OF EASTFAIR ADDITION TO THE CITY OF GERING, NEBRASKA AS PLATTED AND RECORDED IN DEED BOOK 211, PAGE 390 OF THE SCOTTS BLUFF COUNTY DEED RECORDS, BEING A DISTANCE OF 997.84 FEET; THENCE, ALONG THE BOUNDARY OF SAID EASTFAIR ADDITION, S00°59'46"W FOR A DISTANCE OF 306.32 FEET, N 88°36'50"W FOR A DISTANCE OF 583.34 FEET, S46° 29'22"W FOR A DISTANCE OF 28.34 FEET, SOI 035'34"W FOR A DISTANCE OF 172.47 FEET, N88°50' 12"W TO A POINT OF INTERSECTION WITH THE EASTERLY BOUNDARY OF DEERFIELD ADDITION AS PLATTED AND RECORDED IN DEED BOOK 160, PAGE 401 OF THE SCOTTS

BLUFF COUNTY DEED RECORDS, BEING A DISTANCE OF 9.97 FEET; THENCE, ALONG SAID EASTERLY BOUNDARY, SOI 036'44"W FOR A DISTANCE OF 140.00 FEET; THENCE , S89°11'48"E FOR A DISTANCE OF 1233.44 FEET TO THE POINT OF BEGINNING.

Is hereby amended to RH (Residential High-Density District).

Section 2. That all City of Gering Zoning Maps are hereby amended to reflect the same.

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 _____, 2024.

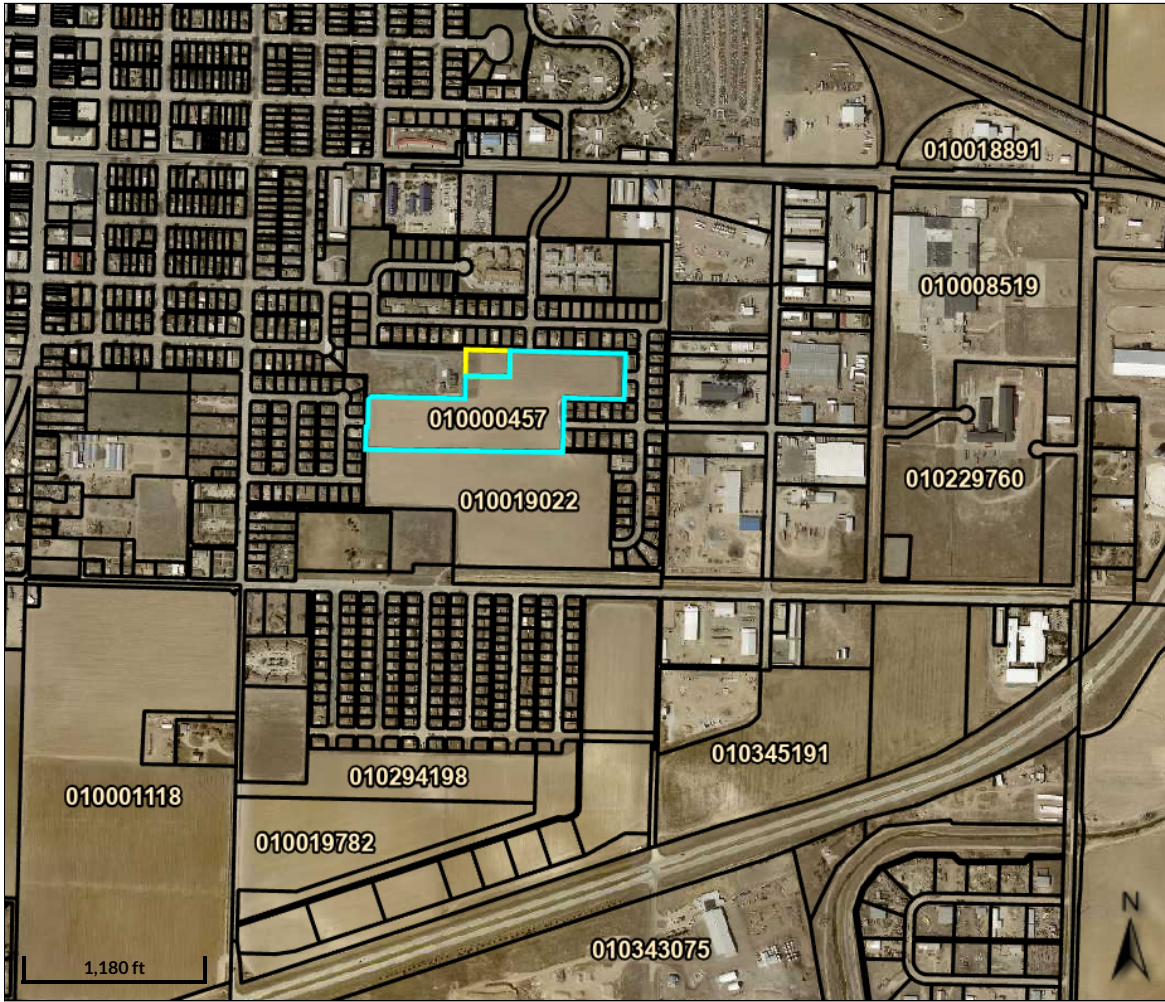
Kent E. Ewing, Mayor

ATTEST:

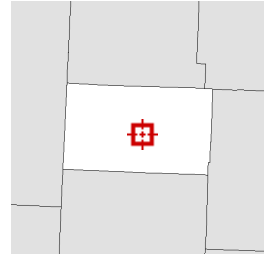
Kathleen J. Welfl, City Clerk



Scotts Bluff County, NE



Overview



Legend

Tax Parcels

ASSESSOR DATA

Parcel ID	010000457	Alternate ID	n/a	Owner Address	OIKOS DEVELOPMENT CORP
Sec/Twp/Rng	1/21/55	Class	n/a		1712 MAIN ST
Property Address		Acreage	14.98		KANSAS CITY MO 64108
District	41				
Brief Tax Description	PT TL 5, 7 & 9, 1-21-55 UNPLATTED LANDS (14.98)				
	<i>(Note: Not to be used on legal documents)</i>				

DISCLAIMER: This map measurement's and all associated data are approximate and not to be used for any official purposes. Scotts Bluff County assumes no liability associated with the use or misuse of this information.

Date created: 4/4/2024

Developed by Schneider GEOSPATIAL