

**CITY OF GERING REDEVELOPMENT PLAN**  
*Pumpkin Creek Meat Processing Facility*  
**By: Pumpkin Creek Meat Company, LLC**

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**Attachments**

**Attachment 1:** *Map of Project Site*

**Attachment 2:** *Site Plan*

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**CITY OF GERING REDEVELOPMENT PLAN**

*Pumpkin Creek Meat Processing Facility*

**By: Pumpkin Creek Meat Company, LLC**

**1. Introduction/Executive Summary**

Pumpkin Creek Meat Company, LLC (the “Redeveloper”) submits this Redevelopment Plan (“Plan”) to the City of Gering City Council (the “City”), the City of Gering Planning Commission (“Planning Commission”), and the City of Gering Community Development Agency (the “CDA”), according to the Nebraska Community Development Law, NEB. REV. STAT. § 18-2101 *et seq.*

Under this Plan, the Redeveloper proposes to develop the Project Site (described below) with a new USDA harvest facility for beef cows.

The “Project” as described in this Plan, requires a significant investment with the cost being estimated at around \$9,084,614.00. To make the Project economically feasible, the Redeveloper is seeking tax increment financing for certain eligible costs and expenses related to the Project.

**2. Blighted and Substandard Condition of Project Site (NEB. REV. STAT. §§ 18-2103 (3) and (31) and 18-2109)**

The Project Site is in an area which the City has declared as blighted and substandard according to the Community Development Law.

**3. Statutory Elements (NEB. REV. STAT. §§ 18-2103(27) and 18-2111)**

**A. *Boundaries of the Project Site:*** The “Project Site” is described as:

The S1/2SE1/4SE1/4NE1/4 of Section 35, Township 22 North, Range 55 West of the 6<sup>th</sup> P.M., Scotts Bluff County, Nebraska, except the east 33.0 feet thereof (a/k/a part of Tax Lot 6), commonly known as 2605 N. 7<sup>th</sup> Street, Gering, NE 69341 (Scotts Bluff County Parcel ID No. 010053433).

A Map of the Project Site is attached as Attachment 1. The Project may also include improvements made on adjacent public right of way.

**B. *Land Acquisition:*** The Redeveloper has an agreement to purchase the Project Site for \$475,000.00, which is conditional on the Redeveloper obtaining appropriate financing for the purchase.

**C. *Existing Uses and Condition:*** The Project Site is currently vacant, unused land.

**D. *Proposed Land Uses, Land Coverage, and Building Intensities:*** The Redeveloper proposes to develop the Project Site with a new USDA harvest facility for beef cows. There will be a custom cut component, dog treat processing, and a small retail space. The Project Site is approximately five acres. The site will include a building of approximately 12,000 square feet and paved parking and access areas of approximately 23,000 square feet. The remaining areas will consist of maintained native grasses and landscaping. The landscaped areas will include trees, shrubs, perennials, and turf grass. See Site Plan attached as Attachment 2.

**E. *Site Plan:*** See Attachment 2.

- F. Demolition and Removal of Structures:** The Project Site is currently vacant. No demolition is necessary.
  - G. Population Densities:** The Project will not affect population densities around the Project Site. An increase in employment is anticipated on the Project Site. The Redeveloper expects that after redevelopment, 21 employees will be employed at the facility.
  - H. Zoning Changes:** The Project Site is zoned as MH-Heavy Industrial. The Redeveloper has received a conditional use permit from the City for the Project. The minutes of City Council meeting at which the conditional use permit was approved is attached as Attachment 3. These minutes show the conditions of the conditional use permit and the City’s considerations when approving the permit. No changes to zoning or other planning codes or maps are contemplated under this Plan.
  - I. Additional Public Facilities and Utilities:** No additional public facilities and utilities are required to support the Project. Onsite utilities such as water and sewer will be improved according to this Plan. Onsite water treatment facilities will also be required for the Project.
  - J. Street Layouts, Street Levels, and Grades:** No changes in street layouts and grades are contemplated under this Plan.
  - K. Ordinance and Building Code Changes:** No ordinance or building code changes are contemplated by the Plan.
- 4. Conformity to General Plan of the City (NEB. REV. STAT. §§ 18-2112, 18-2113(1), and 18-2116(1)(a)).**

The Planning Commission, City, and CDA are all tasked with determining whether this Plan conforms to the general plan for the development of the City as a whole. NEB. REV. STAT. §§ 18-2112, 18-2113(1), and 18-2116(1)(a).

According to the City’s Comprehensive Plan, the Project Site is in the 10<sup>th</sup> Street Commerce and Industry District. Excerpts from the Comprehensive Plan related to the 10<sup>th</sup> Street Commerce and Industry District are attached as Attachment 4.

Under the heading “Future Desired Characteristics” for the 10<sup>th</sup> Street Commerce and Industry District, the Comprehensive Plan states, “Efforts to enhance the appearance of the district as part of the northern gateway into Gering should be encouraged. While industrial development is suitable throughout the district, individual lots should have landscaping to mitigate impacts to adjacent uses of lower intensity and provide appropriate buffering along highly travelled roadways.” The Site Plan contemplates extensive landscaping. (See Attachment 2). Also, the conditional use permit granted by the City requires a City approved landscaping plan. (See Attachment 3).

Policy 2.1.F of the Comprehensive Plan is to support the creation and growth of local businesses.

Policy 3.2.B of the Comprehensive Plan is to focus commercial development in areas that have good transportation access and support the development of multiple uses. (Seventh Street, between U Street and Country Club Road, is classified as an Industrial Arterial Street under the Comprehensive Plan.)

Policy 3.2.E of the Comprehensive Plan is to promote compatible infill and redevelopment that fits Gering’s neighborhoods and is consistent with the desired future character of the area.

This Plan conforms to and furthers the above principles set forth in the Comprehensive Plan by:

- Incorporating extensive landscaping elements into the Site Plan to mitigate impacts to adjacent land uses.
- Supporting the growth of a local business.
- Focusing industrial development in an area that has good transportation access.
- Promoting compatible infill development.

**5. Proposed Financing**

**A. Tax Increment Financing.** The Redeveloper is requesting tax increment financing to pay for statutorily eligible expenses, to the extent such funds are available. The tax increment financing will be generated from the increased property taxes to be paid on the Project Site after development, all according to NEB. REV. STAT. § 18-2147. The amount of the available proceeds from tax increment financing (“TIF Revenues”) is estimated at approximately \$2,086,245.00, calculated as follows:

a. Estimated Base Value:	\$ 180,709.00
b. Estimated Value at Completion:	\$6,307,747.00
c. Tax Increment (b minus a):	\$6,127,038.00
d. Estimated Levy:	2.27%
e. Average Annual Projected Shift (rounded):	\$ 139,083.00
f. Total TIF Available (e multiplied by 15)	\$2,086,245.00

*Note: The above figures are based on estimated values, project completion/phasing timelines, and levy rates. Actual values and rates may vary materially from the estimated amounts.*

The TIF Revenues will be used to make principal and interest payments toward a tax increment financing bond (“TIF Indebtedness”) to be held or sold by the Redeveloper. The principal amount of the TIF Indebtedness will be based upon eligible expenses actually incurred. The interest rate will be established as set forth in the Redevelopment Contract.

Because the Plan proposes the use of tax increment financing, the City must find that the Plan would not be economically feasible without the use of tax increment financing and the Project would not occur in the blighted and substandard area without the use of tax increment financing. The City and the CDA must also find that the costs and benefits of the Project, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services have been analyzed and been found to be in the long-term best interest of the community. NEB. REV. STAT. §§ 18-2113(2) and 18-2116(1)(b).

The Redeveloper certifies that this Plan would not be economically feasible and would not occur in the blighted and substandard area without the use of tax increment financing. Tax increment financing is an integral part of the Redeveloper’s funding package for the Project. Costs for site acquisition and site development will create a burden on the Redeveloper while trying to establish a new business in the City of Gering. Without tax increment financing, the Project will not become fully funded and development could stall due to the considerable costs incurred prior to operations taking place.

Notwithstanding the foregoing, the Redeveloper understands the liability of the CDA and City is limited to the TIF Revenues received by the CDA related to the Project to pay the TIF Indebtedness. The Redeveloper shall look exclusively to the TIF Revenues related to this Project for the payment of any TIF Indebtedness. The Redeveloper acknowledges that the TIF Indebtedness will be set based on estimates and assumptions, including expectations as to the completion of construction and property valuations, suggested by the Redeveloper, which may change substantially and materially, and/or certain project costs incurred by the Redeveloper. The Redeveloper acknowledges that tax increment revenues may be altered or eliminated entirely based on future decision of the Nebraska Legislature or the voters of the State of Nebraska or by future court decisions.

Below are the portions of the project, and estimated costs, which the Redeveloper proposes to be paid for with TIF Revenues:

Land Acquisition	\$ 475,000.00
Site Work	\$ 484,920.00
Site Development/Planning	\$ 125,000.00
Design	\$ 188,000.00
Waste Treatment Building	\$ 250,400.00
DAF System	\$ 425,600.00
Lift Pump/Grinder for Pit	\$ 167,600.00
Utilities	\$ 210,800.00
Landscaping	\$ 15,000.00
Plan Preparation/Legal (City Application, Processing, and Administrative Fees)	\$ 26,112.00
Estimated TIF Eligible Expenses	\$ 2,368,432.00

A proposed statutory Cost-Benefit Analysis of the Project is attached as Attachment 5.

**B. Grants.** The Redeveloper is applying for LB840 funds in the amount of \$250,000.00. The Redeveloper is also applying for a USDA meat processing grant for \$2,000,000.00.

**C. Private Investment/Financing.** The Redeveloper will make a substantial private investment related to the Plan, estimated in the amount of \$6,748,369.00. Below is a breakdown of the estimated costs and expenses of the Project and the use of funds for each.

Description	TIF Funds	Private Funds	
Land Acquisition	\$ 475,000.00		
Building		\$ 668,289.00	
Site Work	\$ 484,920.00		
Site Development/Planning	\$ 125,000.00		
Site Concrete		\$ 572,367.00	
Building Concrete		\$ 329,428.00	
Interior Finish		\$ 231,646.00	
Electrical		\$ 586,441.00	
Mechanical		\$ 336,532.00	
General Conditions		\$ 87,225.00	
Design	\$ 188,000.00		
Waste Treatment Building	\$ 250,400.00		
Lariage		\$ 56,400.00	
DAF System	\$ 425,600.00		
Lift Pump/Grinder for Pit	\$ 167,600.00		
Rail System		\$ 470,400.00	
Work Up Table		\$ 48,000.00	
Blood Collection Hopper		\$ 45,600.00	
Blood Pump		\$ 5,040.00	
Freezer		\$ 199,200.00	
Cooler Units		\$ 222,000.00	
Pet Food		\$ 132,000.00	
Pet Food Structural and Washdown		\$ 228,000.00	
Plant Wall Divider Treatments		\$ 258,000.00	
Cooler		\$ 252,000.00	
Air Compressor System		\$ 97,200.00	
Hot Pots		\$ 9,000.00	
Hand Wash Sinks		\$ 4,800.00	
Trolleys		\$ 66,000.00	
Equipment Wash Station		\$ 8,400.00	
Viscera Table		\$ 10,800.00	
Equipment		\$ 768,000.00	
Natural Gas Boiler System		\$ 106,800.00	
IST/Berg		\$ 436,000.00	
Utilities	\$ 210,800.00		
Landscaping	\$ 15,000.00		
GFSI and Haccp Manual Development pre cert		\$ 56,400.00	
Contingency		\$ 419,214.00	
Legal (non-TIF)		\$ 5,000.00	
Sub Totals	\$ 2,342,320.00	\$ 6,716,182.00	
Plan Preparation/Legal (City Application, Processing, and Administrative Fees)	\$ 26,112.00		
Estimated TIF Eligible Expenses	\$ 2,368,432.00		
***TIF Adjustment	\$ (282,187.00)	\$ 282,187.00	<b>Total Project Costs</b>
Totals	\$ 2,086,245.00	\$ 6,998,369.00	<b>\$ 9,084,614.00</b>
LB840*		\$ (250,000.00)	
Estimated Private Investment		\$ 6,748,369.00	

\*To be applied for, but not yet awarded. Shown for purposes of analyzing projected private investment.

\*\*The Redeveloper is applying for approximately \$2MM from a USDA Meat Processing Grant.

This grant is extremely competitive and is not considered in this analysis.

\*\*\*Adjustment to show TIF Expenses not covered by estimated TIF proceeds.

***Please note that all the figures in this Plan are estimates and tax increment financing granted will be based on actual costs incurred for eligible expenses.***

**6. Implementation of the Plan.**

Upon approval of this Plan, the Redeveloper will enter into a Redevelopment Contract with the CDA which shall govern the implementation of this Plan. All public improvements related to this Plan shall be according to (a) plans and specifications approved in writing by the City in advance of commencement of construction, (b) all ordinances and codes adopted by the City, as in effect at the time that the public improvements are constructed, and (c) any other agreement related to the public improvements between the Redeveloper and the City. The Redevelopment Contract between the Redeveloper and the CDA shall not replace or supersede the need for the Redeveloper to obtain other agreements, consents, permits, or licenses from the City related to the public improvements or other improvements as may be required by the City for the type of work to be performed on the Project Site.

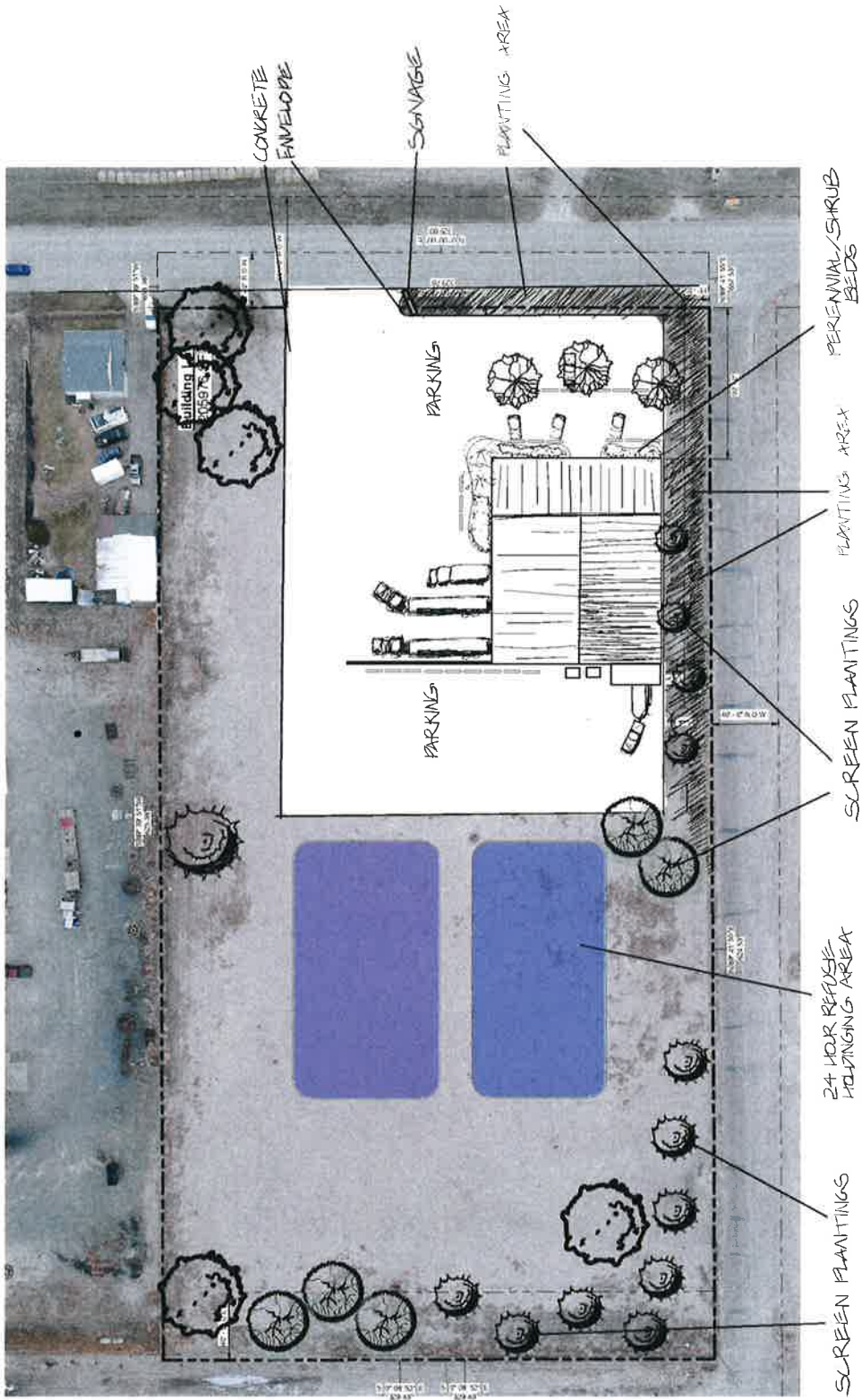
**Pumpkin Creek Meat Processing Facility Redevelopment Plan  
Attachment 1  
Map of Project Site**



# Project Site



**Pumpkin Creek Meat Processing Facility Redevelopment Plan  
Attachment 2  
Site Plan**



**Pumpkin Creek Meat Processing Facility Redevelopment Plan  
Attachment 3  
City Council Meeting Minutes Regarding Conditional Use Permit**

**THE OFFICIAL PROCEEDINGS OF THE REGULAR MEETING OF THE GERING CITY COUNCIL,  
JUNE 27, 2022**

A regular meeting of the City Council of Gering, Nebraska was held in open session on June 27, 2022, at 6:00 p.m. at Gering City Hall, 1025 P Street, Gering, NE. Present were Mayor Kaufman and Councilmembers Gillen, Backus, Bohl, Wiedeman, O'Neal, Morrison, Cowan. Also present were City Administrator Pat Heath, City Clerk Kathy Weiff and City Attorney Jim Ellison. Absent was Councilmember Smith. 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 Kaufman 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 Morrison to approve the absence of Councilmembers Backus and O'Neal from the June 13 regular City Council meeting. Second by Councilmember Bohl. There was no discussion. Mayor Kaufman called the vote. "AYES": Gillen, Backus, Bohl, Wiedeman, O'Neal, Morrison, Cowan. "NAYS": None. Abstaining: None. Absent: Smith. Motion carried.**

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

Mayor Kaufman 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 June 13, 2022 regular City Council meeting
2. Approve Claims
3. Approve May, 2022 Financial Report

**Claims 6-14-22 to 6-27-22**

A & A PORTA POTTIES \$450.00, AC ELECTRIC MOTOR SERVICE \$374.72, ACE HARDWARE \$173.62, ACUSHNET COMPANY \$643.40, ADIDAS AMERICA, INC \$32.50, ADVANCE SERVICES, INC. \$154.16, AL'S TOWING, INC \$95.00, AMAZON CAPITAL SERVICES \$268.76, ANTOINETTE GARCIA \$75.00, AT&T MOBILITY \$489.86, AULICK INDUSTRIES \$600.00, BACKFLOW APPARATUS & VALVLE CO \$102.30, BARBARA MARTINSON \$500.00, BEACON ATHLETICS, LLC \$1,260.00, BENZEL PEST CONTROL \$56.71, BH MEDIA GROUP HOLDING, INC. \$872.77, BLACK HILLS ENERGY \$831.46, BLUFFS FACILITY SOLUTIONS \$1,380.48, BORDER STATES INDUSTRIES, INC \$1,021.07, BRENING, KC \$390.00, BRETHOURS HONEYWAGON EXPRESS \$200.00, BRYAN KRANTZ \$214.00, C & C MANUFACTURING LLC \$91.97, CALLAWAY GOLF COMPANY \$987.08, CENTURYLINK \$450.83, CERTIFIED LABORATORIES \$696.54, CITY OF GERING \$1,064.75, CONTRACTORS MATERIALS, INC. \$867.30, DAS STATE ACCOUNTING-CENTRAL \$86.89, DEARBORN LIFE INSURANCE CO \$130.72, DUTTON-LAINSON COMPANY \$2,181.88, EAKES INC \$39.96, ECOLAB \$230.07, ELLISON, KOVARIK & TURMAN LAW \$8,045.45, FASTENAL COMPANY \$476.13, FAT BOYS TIRE & AUTO \$639.55, FLOYD'S TRUCK CENTER, INC. \$1,056.60, FOREUP \$6,502.80, FRANCISCOS BUMPER TO BUMPER IN \$660.00, FRANK PARTS COMPANY \$146.78, FYR-TEK, INC. \$4,059.45, GERING VALLEY PLUMBING & HTG. \$158.00, GREATAMERICA FINANCIAL SERVICE \$252.00, HIGH PLAINS AUTO CLUB \$500.00, HOME DEPOT CREDIT SERVICES \$369.35, HYDRO OPTIMIZATION & AUTOMATIO \$54,910.00, IDEAL LAUNDRY AND CLEANERS, IN \$258.09, INDEPENDENT PLUMBING & HEATING \$640.40, INDOFF INCORPORATED \$680.26, INFINITE MEDICAL SPA \$70,000.00, INGRAM LIBRARY SERVICES \$261.12, INTERSTATE PRODUCTS INC \$4,693.20, INTRALINKS, INC. \$119.00, J & A TRAFFIC PRODUCTS \$632.70, JIRDON AGRI CHEMICALS, INC \$5,726.35, KENT EWING \$645.35, MASEK DISTRIBUTING INC \$4,190.00, MATHESON TRI-GAS INC \$119.48, MEAT SHOPPE \$17,255.35, MENARDS \$350.58, MIDWEST THEATER \$100.00, MONUMENT INN & SUITES \$96.00, MUNICIPAL SUPPLY, INC. OF NE. \$1,316.11, NE SAFETY/FIRE EQUIPMENT, INC \$428.00, NE STATE FIRE MARSHAL \$81.00, NEBRASKA LAND \$458.85, NEBRASKA PUBLIC POWER DISTRICT \$3,458.17, NORTHWEST PIPE FITTINGS, INC \$232.23, PANHANDLE COOP ASSOCIATION \$6,503.00, PANHANDLE ENVIRONMENTAL SERVIC \$913.00, PANHANDLE HUMANE SOCIETY \$43,168.50, PATTLEN ENTERPRISES, INC \$324.47, PAUL REED CONSTRUCTION & SUPP \$425.13, POWERPLAN OIB \$793.72, PRAISE WINDOWS \$600.00, PRINT BROKER \$1,041.00, PVB VISA \$15,993.26, QUADIENT LEASING USA, INC \$988.03, RON MOORE \$190.00, SANDBERG IMPLEMENT,

Mayor Kaufman asked if anyone in the Council Chambers wished to speak in favor of the application. Alexandria Schluter, 514 W. 33<sup>rd</sup> Street, Scottsbluff, addressed the Council. She stated that she wanted to address that there is a grandfather clause for the single bathroom which was originally a concern when they first purchased the building. They don't want this to be a packed area; it was cost and space-prohibitive to have a second bathroom. Adding a whole other ADA accessible bathroom would have taken out half their seating and they're maxing out at 25. They don't want people to feel rushed; they want them to feel relaxed. She wanted to address that if there was an issue, but if falls under a grandfather clause. She added that it does meet all ADA requirements.

Ron Schluter, 3022 Ave. E, Scottsbluff, NE addressed the Council and stated he is the President and CEO of the Corporation doing business as the Emporium Express. This is an after thought for them, quite honestly. In talking to a number of people in the community, this is something that's not offered currently in Gering. The community, that they have talked to, has expressed some excitement about this; they think it will be a really nice addition to Gering. They haven't seen anything around that is like this. He's really looking forward to being a part of the Gering community. He's hopeful Council will accept their application and they look forward to being in business for a long time in this community as well. He thanked the Mayor and Council.

Mayor Kaufman asked if anyone else wished to speak in favor of the application. Seeing none, he asked if anyone wished to speak in opposition of the application. With no further comments, the public hearing closed at 6:19 p.m.

**1a. Consider approving or denying the issuance of a Class C liquor license with catering endorsement (K) for Schluter Eats, Inc. d/b/a Emporium Express located at 1650 10<sup>th</sup> Street, Gering, NE**

**Motion by Councilmember Gillen to recommend approving the issuance of a Class C liquor license with catering endorsement (K) for Schluter Eats, Inc. d/b/a Emporium Express located at 1650 10<sup>th</sup> Street, Gering, NE. Second by Councilmember Wiedeman. There was no discussion. Mayor Kaufman called the vote. "AYES": Gillen, Backus, Bohl, Wiedeman, O'Neal, Morrison, Cowan. "NAYS": None. Abstaining: None. Absent: Smith. Motion carried.**

**BIDS/PROPOSALS:** None.

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

## **REPORTS:**

### **1. Liaison Report – Councilmember Bohl, Airport Authority**

Councilmember Bohl stated:

- There has been a lot of construction at the airport this last year including runway work, new insulation and door work on some of the hangers, fuel and water tank projects.
- The Essential Air Service contract is up in January of 2023. The company on the current air contract has to give a 90-day notice of termination and find a suitable replacement in order for that contact to come to an end.
- A couple bids have come out for essential air service; both bids were denied by the Board for not meeting some of the specs for providing air service.
- Sky West Charters is trying to put a plan together and approach the Board to see if they can put a contract together.
- Another project happening right now is a new state of the art baggage scan system. TSA purchased the equipment; it didn't cost the airport anything for the equipment purchase, they just have to pay for the upgrades and construction costs to install. This should be done by July 10<sup>th</sup>.
- Through May, the Airport was at 5297 for boardings. Down from pre-Covid numbers, but up from last year. They feel confident they'll make their 10,000 boarding number for the year.

Mayor Kaufman thanked Council for their participation on numerous Boards and Commissions in the community.

INC. \$17.50, SB/GERING LIONS CLUB \$669.00, SCB. COUNTY AMBULANCE SERVICE \$316.23, SCB. COUNTY SHERIFF OFFICE \$69.78, SCB/GERING UNITED CHAMBER OF \$1,300.00, SCI SALES, LLC \$75.00, SCOTT'S BLUFF AREA VISITORS BUREAU \$581.62, SCOTT'S BLUFF COUNTY TREASURER \$19,817.29, SENIOR CITIZENS CENTER \$525.00, SHAWNA WINCHELL \$730.00, SHERWIN WILLIAMS \$2,192.50, SIMMONS OLSEN LAW FIRM, P.C. \$2,917.50, SIMON CONTRACTORS \$5,180.47, TAYLOR MADE GOLF COMPANY \$507.75, TEAM CHEVROLET \$375.00, TERRY CARPENTER, INC. \$650.00, THE CIT GROUP \$2,004.22, TOUR EDGE MFG INC \$387.00, TROY & LISA WEBORG \$59,923.72, VALLEY AUTO LOCATORS LLC \$1,359.85, VERIZON CONNECT \$38.38, W & R INC. \$131.29, WALTER FIELD REPAIR \$3,319.41, WESCO RECEIVABLES CORP. \$22,363.00, WESTERN COOPERATIVE COMPANY \$15,212.31, WESTERN STATES BANK \$2,963.95, WYOMING BEARING & SUPPLY \$507.55, Total \$376,807.58

**Motion by Councilmember Wiedeman to approve the Consent Agenda. Second by Councilmember Gillen.**

Discussion: Mayor Kaufman noted the new reports in the Council packet from the new software conversion; reports are much easier to understand.

**Mayor Kaufman called the vote. "AYES": Gillen, Backus, Bohl, Wiedeman, O'Neal, Morrison, Cowan. "NAYS": None. Abstaining: None. Absent: Smith. Motion carried.**

#### **CURRENT BUSINESS:**

**1. Consider approving an application for Ag Estate Dwelling Site located in the SE ¼ of the NE ¼ of Section 6, Township 21, Range 54 W of the 6<sup>th</sup> P.M.**


City Engineer, Annie Folck, stated that the City received an application for an Ag Estate Dwelling. It is located in the City's Extraterritorial Zoning Jurisdiction east of the Expressway along Crow Road. It's actually an existing farmstead that was subdivided prior to our Zoning and Subdivision Regulations being put into place. The existing farmstead is about an acre; the applicant would like to move the boundary over and add a couple more acres to that. They own both the home and the surrounding farm; we're still dealing with just one property owner. They are going to hold in reserve, as per our regulations, the rest of the farm. The 95 acres will be reserved which meets all of our zoning regulations. The lot frontage and everything else meets the City's Zoning and Subdivision Regulations as well. Staff recommends approval and the Planning Commission also recommends approval.

**Motion by Councilmember Gillen to approve an application for an Ag Estate Dwelling Site located in the SE ¼ of the NE ¼ of Section 6, Township 21, Range 54 W of the 6<sup>th</sup> P.M. Second by Councilmember O'Neal. There was no discussion. Mayor Kaufman called the vote. "AYES": Gillen, Backus, Bohl, Wiedeman, O'Neal, Morrison, Cowan. "NAYS": None. Abstaining: None. Absent: Smith. Motion carried.**

**2. Consider Conditional Use Permit for meat packing, located on Tax Lot 6, situated in the S ½ of the SE ¼ of the SE ¼ of the NE ¼ of Section 35, Township 22N, Range 55 W of the 6<sup>th</sup> P.M.**

Engineer Folck stated that the City received an application for a Conditional Use Permit for a meat packing facility to be located at 2605 N. 7th Street. The map (provided in the packet and on the overhead screen) shows the surrounding zoning in the area. The City changed its zoning code so that CUPs are typically approved by Planning Commission except for the instance of meat packing, in which case it must come to the Council for review and approval. The site is located in the MH Zone, it is a conditional use in the MH zone. The area to the west of the site is Light Industrial, everything to the south is Heavy Industrial, and there is a little bit that is still zoned Ag to the east. The facility is going to be sized to process a maximum of 40 head of cattle per day, five days per week, for a total of approximately 800 per month. The applicant is looking at bringing in cattle typically by pickup and stock trailer, not by a semi. They are not planning on building any loading docks to bring them in by semi. They are planning to have about 15 to 20 employees at the facility; it will be USDA inspected.

Typically, one of the concerns the City has about meat processing types of uses is the wastewater. This site is the former Packerland facility where they processed a lot more cattle than the applicant is currently planning on. They have access to our industrial line. Our wastewater treatment plant has two sides; one to treat residential wastewater and another treats the industrial wastewater. The waste from this facility will go into the industrial side of the plant which is far less concerning to staff from a city utilities perspective.



The Planning Commission reviewed the following criteria in detail: Access, parking, refuse and service areas, utilities, screening, signs, yards and open spaces and general compatibility with adjacent properties and other properties in the district. Because of the size of the plant, and the impact that it was on a previous meat packing site, staff think all of those criteria have been addressed. In reviewing the current site plan, the applicant is planning on having pretty extensive landscaping to help screen it and to help make it more attractive for the area. It is also important to them for marketing as well - to be able to differentiate themselves from some of the large-scale packers (to make the appearance of it better). Ms. Folck stated, when the City was working on the Comp Plan, this was an area we really struggled with because it is an industrial area, but we are seeing some transitions to more commercial uses like the conference center and the hotel. It is specifically stated in the Comprehensive Plan that industrial uses are appropriate, but landscaping should be used to buffer from some of the other uses in the area. That is exactly what they are doing here. It's going to be a very heavy industrial use but they are planning on softening the appearance and helping to mitigate that. It will be a big improvement over the appearance of what is currently there. They are planning on leaving the fence in place only during construction to secure the site, but then that would come down as well. Ms. Folck stated that the applicant was present and their designer/engineer was available by video conference as well if Council had any questions. Planning Commission recommended approval of this proposal and staff recommends approval as well.

Councilmember Morrison asked if there will be holding pens on this property. Ms. Folck replied, there will be; they will not hold any cattle overnight. They will need to have them in for a minimum of two hours to give them time to calm down and have a better quality product when they are ready to harvest them. Every night, when they are done, they'll get it cleaned up and ready for the next day.

Councilmember Gillen asked for clarification regarding if the applicant would decide in the future to expand production beyond what is currently being proposed, would that entail them coming back to Council for additional approval for a change? Ms. Folck then reviewed the recommended conditions noting that staff does recommend conditions that are shown on the resolution. One of the recommendations is that they have no more than 1000 cattle per month that would be processed at this facility. If they decide they want to expand beyond that, they would have to come back to Planning Commission and Council to get that changed. At that point, hopefully we would be able to look at their operating record and be able to make a better-informed decision as to whether or not we want to allow a larger scale facility at that site. The other conditions are mainly to do with wastewater; making sure everything meets the requirements the City has for metering, a safe sampling station, etc. There are recommendations to make improvements to the existing water service to make sure City personnel can turn it off efficiently. It's also states that landscaping areas would conform to those submitted on the site map. Recommended approvals are shown in the resolution; Council has the ability to either approve the resolution as written or if Council would like to change any of the recommended conditions, Council is welcome to make a motion to that effect as well.

Councilmember Morrison clarified with Administrator Heath that nothing different has to be done at the Wastewater Treatment Plant. Administrator Heath replied, everything is ready. The plant was upgraded in 2004. About half way through construction, Packerland closed their doors. The plant was designed for a large facility – probably four or five times larger than what the applicant is proposing. Mayor Kaufman added, for historical purposes, Packerland was processing about 300 head a day. The system can easily handle this.

**3. Consider approving Resolution 6-22-5 regarding a Conditional Use Permit for meat packing, located on Tax Lot 6, situated in the S ½ of the SE ¼ of the SE1/4 of the NE ¼ of Section 35, Township 22N, Range 55 W of the 6<sup>th</sup> P.M.**

**RESOLUTION 6-22-5**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GERING, NEBRASKA, GRANTING A  
CONDITIONAL USE PERMIT FOR A MEAT PACKING FACILITY TO BE LOCATED AT  
2605 N 7<sup>TH</sup> STREET**

**RECITALS**

1. Pursuant to Gering Zoning Regulations, Article 2, a Conditional Use Permit application for a Meat Packing



Facility has been submitted by Pumpkin Creek Meat Co, LLC, to be located at Tax Lot 6, situated in the S ½ of the SE ¼ of the SE1/4 of the NE ¼ of Section 35, Township 22N, Range 55 W of the 6<sup>th</sup> P.M., aka 2605 N 7<sup>th</sup> Street.

2. The City Council has reviewed the application as to its conformity with the 2020 City of Gering Comprehensive Plan.
3. The City Council has reviewed the application as to its conformity with the City of Gering Zoning Regulations.

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

1. The City Council finds the Conditional Use Permit application for a Meat Packing Facility to be located at 2605 N 7<sup>th</sup> Street conforms to the City of Gering 2020 Comprehensive Plan and the City of Gering Zoning.
2. The City Council imposes the following conditions for approval:
  - a. No more than 1000 cattle per month may be processed at this facility
  - b. All wastewater discharges will meet all requirements of Nebraska Department of Environment and Energy Title 119, Rules and Regulations Pertaining to the Issuance of Permits under the National Pollutant Discharge Elimination System
  - c. Wastewater discharges will be metered. The flow meter will be maintained by the applicant.
  - d. Wastewater sampling will be conducted as required by the City. The applicant will work with City personnel to design a sampling station that is safe for City employees.
  - e. The applicant shall work with the City to make improvements to the existing water service from the City's main line. Costs shall be the responsibility of the developer.
  - f. Landscaping areas will conform generally to those shown on the submitted site map. Landscaping plan, including plant selection, must be approved by City staff prior to installation.
3. This resolution shall become effective immediately upon its adoption.

**PASSED and APPROVED on June 27, 2022**

**CITY OF GERING  
SCOTTS BLUFF COUNTY, NEBRASKA**

By: \_\_\_\_\_  
Mark A. Kaufman, Mayor

ATTEST:

By: \_\_\_\_\_  
Kathy Welfl, City Clerk

Mayor Kaufman entertained a motion regarding Resolution 6-22-5 pertaining to a Conditional Use Permit for meat packing, located on Tax Lot 6, situated in the S ½ of the SE ¼ of the SE1/4 of the NE ¼ of Section 35, Township 22N, Range 55 W of the 6<sup>th</sup> P.M.

**Motion by Councilmember Gillen to approve Resolution 6-22-5 with the conditions set forth by City staff regarding a Conditional Use Permit for meat packing, located on Tax Lot 6, situated in the S ½ of the SE ¼ of the SE1/4 of the NE ¼ of Section 35, Township 22N, Range 55 W of the 6<sup>th</sup> P.M. Second by Councilmember O'Neal. There was no discussion. Mayor Kaufman called the vote. "AYES": Gillen, Backus, Bohl, Wiedeman, O'Neal, Morrison. "NAYS": Cowan. Abstaining: None. Absent: Smith. Motion carried.**

**PUBLIC HEARINGS:**

**1. Public hearing to consider the issuance or denial of a Class C liquor license with catering endorsement (K) for Schluter Eats, Inc. d/b/a Emporium Express located at 1650 10<sup>th</sup> Street, Gering, NE**

Mayor Kaufman opened a public hearing to consider the issuance or denial of a Class C liquor license with catering endorsement (K) for Schluter Eats, Inc. d/b/a Emporium Express located at 1650 10<sup>th</sup> Street, Gering, NE at 6:14 p.m.


City Clerk Welfl stated that the application was provided to the Council. Captain Rogers provided a memo stating that he found no reason not to issue a liquor license for Schluter Eats, Inc. at this time.

**OPEN COMMENT:** Mayor Kaufman stated that discussion or action by Council regarding unscheduled business will not take place. This section is for citizen comment only. None.

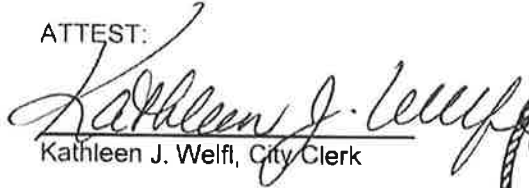
**ADJOURN:**

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

Meeting adjourned at 6:26 p.m.

  
Mark A. Kaufman, Mayor

ATTEST:

  
Kathleen J. Welf, City Clerk



**Pumpkin Creek Meat Processing Facility Redevelopment Plan  
Attachment 4  
Excerpts from Comprehensive Plan**

## District 9

### 10th Street Commerce & Industry District

#### Existing Characteristics

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



#### Future Desired Characteristics

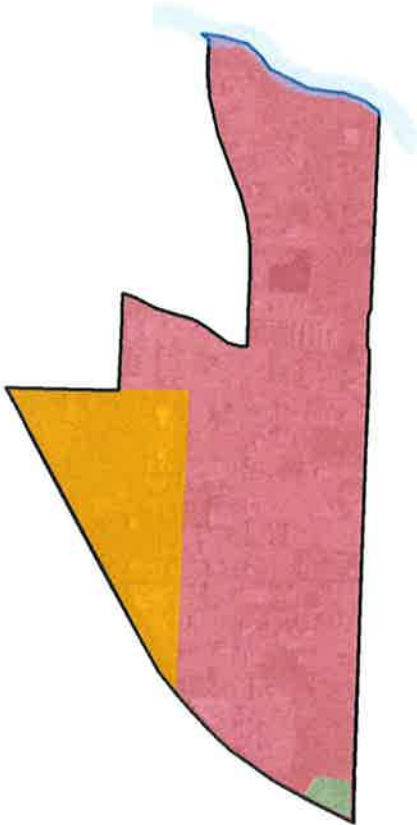
Efforts to enhance the appearance of the district as a part of the northern gateway into Gering should be encouraged. While industrial development is suitable throughout the district, individual lots should have landscaping to mitigate impacts to adjacent uses of lower intensity and provide appropriate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

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

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

# District 9: 10th Street Commerce & Industry District

## Future Places



### Land Use Scale & Form

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

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

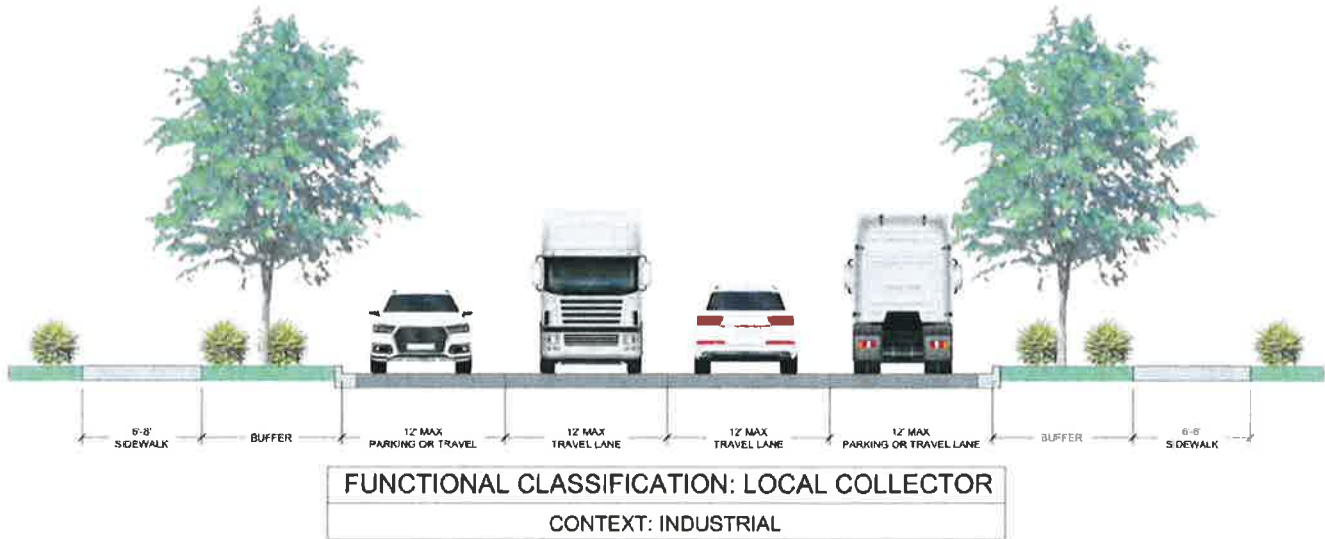
### Primary Zoning

- C3 Regional Commercial
- M1 Light Industrial

### Land Use

- Commercial
- Mixed Use





### Industrial Streets

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

**Pumpkin Creek Meat Processing Facility Redevelopment Plan  
Attachment 5  
Cost Benefit Analysis**



**CITY OF GERING, NEBRASKA**  
**Pumpkin Creek Meat Processing Facility**  
**COST-BENEFIT ANALYSIS**  
**(Pursuant to Neb. Rev. Stat. § 18-2113)**

A. **Project Sources/Use of Funds:** An estimated \$2,086,245.00 of TIF Revenues are available for this Project. The Redeveloper is also applying for approximately \$250,000.00 in LB840 grants. The public investment from TIF will leverage approximately \$6,748,369.00 in private sector investment, which is a private investment of approximately \$3.23 for every TIF dollar invested. Below is a breakdown of estimated costs and expenses of the Project and the use of funds for each. (This breakdown does not account for interest to be paid out of TIF Revenues).

Description	TIF Funds	Private Funds	
Land Acquisition	\$ 475,000.00		
Building		\$ 668,289.00	
Site Work	\$ 484,920.00		
Site Development/Planning	\$ 125,000.00		
Site Concrete		\$ 572,367.00	
Building Concrete		\$ 329,428.00	
Interior Finish		\$ 231,646.00	
Electrical		\$ 586,441.00	
Mechanical		\$ 336,532.00	
General Conditions		\$ 87,225.00	
Design	\$ 188,000.00		
Waste Treatment Building	\$ 250,400.00		
Lariage		\$ 56,400.00	
DAF System	\$ 425,600.00		
Lift Pump/Grinder for Pit	\$ 167,600.00		
Rail System		\$ 470,400.00	
Work Up Table		\$ 48,000.00	
Blood Collection Hopper		\$ 45,600.00	
Blood Pump		\$ 5,040.00	
Freezer		\$ 199,200.00	
Cooler Units		\$ 222,000.00	
Pet Food		\$ 132,000.00	
Pet Food Structural and Washdown		\$ 228,000.00	
Plant Wall Divider Treatments		\$ 258,000.00	
Cooler		\$ 252,000.00	
Air Compressor System		\$ 97,200.00	
Hot Pots		\$ 9,000.00	
Hand Wash Sinks		\$ 4,800.00	
Trolleys		\$ 66,000.00	
Equipment Wash Station		\$ 8,400.00	
Viscera Table		\$ 10,800.00	
Equipment		\$ 768,000.00	
Natural Gas Boiler System		\$ 106,800.00	
IST/Berg		\$ 436,000.00	
Utilities	\$ 210,800.00		
Landscaping	\$ 15,000.00		
GFSI and Haccp Manual Development pre cert		\$ 56,400.00	
Contingency		\$ 419,214.00	
Legal (non-TIF)		\$ 5,000.00	
Sub Totals	\$ 2,342,320.00	\$ 6,716,182.00	
Plan Preparation/Legal (City Application, Processing, and Administrative Fees)	\$ 26,112.00		
Estimated TIF Eligible Expenses	\$ 2,368,432.00		
***TIF Adjustment	\$ (282,187.00)	\$ 282,187.00	<b>Total Project Costs</b>
Totals	\$ 2,086,245.00	\$ 6,998,369.00	<b>\$ 9,084,614.00</b>
LB840*		\$ (250,000.00)	
Estimated Private Investment		\$ 6,748,369.00	

\*To be applied for, but not yet awarded. Shown for purposes of analyzing projected private investment.

\*\*The Redeveloper is applying for approximately \$2MM from a USDA Meat Processing Grant.

This grant is extremely competitive and is not considered in this analysis.

\*\*\*Adjustment to show TIF Expenses not covered by estimated TIF proceeds.

**B. Tax Revenues and Tax Shifts Resulting from the Division of Taxes.**

Taxes from base value of the Project Site will be available to the local taxing jurisdictions regardless of the tax increment financing. The current value of the Project Site is \$180,709.00 which currently generates tax revenues of approximately \$3,915.00. The estimated tax increment revenues are calculated as follows:

a. Estimated Base Value:	\$ 180,709.00
b. Estimated Value at Completion:	\$6,307,747.00
c. Tax Increment (b minus a):	\$6,127,038.00
d. Estimated Levy:	2.27%
e. Average Annual Projected Shift (rounded):	\$ 139,083.00
f. Total TIF Available (e multiplied by 15)	\$2,086,245.00

*Note: The above figures are based on estimated values, project completion/phasing timelines, and levy rates. Actual values and rates may vary materially from the estimated amounts.*

The local taxing jurisdictions are the City, Scotts Bluff County, Gering Public Schools, WNCC, ESU 13, and North Platte NRD. The tax increment revenues from this Project will not be available to local taxing jurisdictions for up to 15 years after the effective date of the division of taxes. During those times, the tax increment revenues from the Project Site will be used to reimburse the Redeveloper for the eligible development costs (with interest) necessary for the Project.

**C. Public Infrastructure and Community Public Service Needs Impacts and Local Tax Impacts Arising from Project Approval.**

Public utilities will include water, sewer, garbage, electrical, and natural gas. An onsite private water treatment facility is also required. These expenses will be the responsibility of the Redeveloper so there will be no additional tax impacts, other than the impacts from tax increment financing as stated above.

**D. Impacts on Employers and Employees of Firms Locating or Expanding Within the Boundaries of the Redevelopment Project Area.**

The Project Site is currently vacant, so there are not any employees or businesses within the Project Site. The Project Site will be developed into a USDA meat kill and processing facility. The Redeveloper expects that the business will employ 21 people within the first year of operation.

**E. Impacts on other Employers and Employees within the City and immediate area located outside the Redevelopment Project Area.**

No negative impacts on employers and employees within and surrounding the City are anticipated.

**F. Impacts on Student Populations of Gering Public Schools.**

No negative impacts on Gering Public Schools are anticipated.

**G. Other Impacts**

- Infill development in blighted and substandard area
- Use of local contractors for construction
- Increase in personal property taxes