

**HASTINGS CITY COUNCIL  
AGENDA**

**Council Chambers – City Hall  
220 North Hastings Avenue  
May 9, 2016  
5:30 PM**

**ROLL CALL:**

**PLEDGE OF ALLEGIANCE:**

**MOTION TO ADOPT CURRENT AGENDA** for May 9, 2016 Regular Meeting.

**PUBLIC NOTICE** - Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, May 6, 2016. Pursuant to the Nebraska Revised Statute Section 84-1412, the public is advised that a copy of today's agenda and all reproducible written material which will be discussed at today's meeting is located at the back of the Council Chambers. Also, a current copy of the Nebraska Open Meetings Act is posted on the south wall of the Council Chambers which is accessible to members of the public.

**COUNCIL COMMUNICATION:**

1. Reports of Liaisons.

**CITIZEN COMMUNICATIONS:** (Only for agenda items not related to a public hearing.)

**MAYOR'S COMMUNICATIONS:**

**CONSENT AGENDA:**

1. All Consent Items.
  - (a) Approval of the minutes of the Council Meeting of April 25, 2016
  - (b) Approval of the minutes of the Worksession of April 18, 2016
  - (c) Approval of the payroll for the period ending May 7, 2016, paid May 13, 2016.
  - (d) Approval of the regular claims and authorizing the City Clerk to issue checks against the various funds for payment.
  - (e) Approval of the prepaid claims and authorizing the City Clerk to issues checks against the various funds for payment.

- (f) Approval of the request of the Hastings Lodge No. 50 to utilize city streets for the Annual Veterans Recognition Parade to be held at 10:00 a.m. on November 5, 2016.
- (g) Approval of the request for CDBG funds, Drawdown #4 and Final (\$5,560) for CDBG Comprehensive Revitalization, Supplemental Streets Project 14-CR-108.

**REGULAR AGENDA:**

1. Unfinished Business of Preceding Meeting.

- (a) Ordinance No. 4473. . .Amending Section 2-501, repealing Sections 2-520 to 2-526, enacting a new Section 2-529, and amending Section 32-109 of the Hastings City Code dealing with department heads, duties of the Manager of Utilities, and Board of Public Works.

2. Public Hearings.

- (a) Public hearing on the request of Indicator Land & Cattle, LLC to rezone property from District R-1S, Single Family Suburban Acreage Residential District to District R-1A, Single Family Large Lot Residential District.

Ordinance No. 4474. . .Amending the Zoning District Map.

- (b) Public hearing on the request of Mesner Development Company to rezone property from CP-3 Commercial District Planned District to RP-3, Multiple Family Planned District.

Ordinance No. 4475. . .Amending the Zoning District Map.

- (c) Ordinance No. 4476. . .Approval of plans depicting the site layout, building style and materials, landscaping, utilities and infrastructure, parking and access, site drainage and similar development attributes for Eastside Estates. (Mesner Development Company)

- (d) Public hearing on the request of Diecker Enterprises for a Conditional Use Permit to allow ship-to-shore storage containers to be used for self-storage.

Resolution No. 2016-14. . .Approval of the Conditional Use Permit for Diecker Enterprises to allow ship-to-shore storage containers to be used for self-storage.

- (e) Public hearing on the request of Faith Lutheran Church for a Conditional Use Permit for additional parking at 837 Chestnut Avenue.

Resolution No. 2016-16. . .Approval of the Conditional Use Permit for Faith Lutheran Church for additional parking at 837 Chestnut Avenue.



- (f) Public hearing regarding a proposed modification to Plan Modification #3.15.16 to Redevelopment Area I (THOAR, LLC Redevelopment Project) of the Community Redevelopment Authority to include façade, sidewalk and landscape improvements. (713 West 1st Street)

Resolution No. 2016-17. . .Approval of Redevelopment Plan Modification #3.15.16 for the THOAR LLC Redevelopment Project in Redevelopment Area I.

- (g) Public hearing regarding proposed Plan Modification #6 to Redevelopment Area #IV-Hastings West (On Top, LLC Redevelopment Project) of the Community Redevelopment Authority to include relocation of water main and drain lines for a proposed industrial development featuring two 3,750 square foot shop buildings. (1903 West 2nd Street)

Resolution No. 2016-18. . .Approval of the Redevelopment Plan Modification #6 for the ON TOP, LLC Redevelopment Project in Redevelopment Area IV.

- (h) Public hearing on the request of Oasis Church, Inc. for a Conditional Use Permit to allow a church at 3001 West 12th Street (Imperial Mall).

Resolution No. 2016-15. . .Approval of the Conditional Use Permit for Oasis Church, Inc. to allow a church at 3001 West 12th Street.

### 3. General Business.

- (a) Consideration regarding possible hiring of a City of Hastings Developmental Services Director. (Requested by Mayor Powers)
- (b) Approval of allowing Mayor and Council to change hiring parameters from Hastings Utilities control to Mayor and Council control in regards to Hastings Utilities Manager hiring process. (Requested by Mayor Powers)
- (c) Approval of allowing the Mayor to appoint a committee to do a Hastings Utilities Manager search. Committee to consist of the Mayor and two Council members, two Hastings Utilities Board members and three to five City of Hastings Community members. Search firm may be employed in this process. Committee to begin work immediately. Committee will bring finalist recommendation back to Council for final approval. (Requested by Mayor Powers)
- (d) Consideration regarding possible hiring of an Assistant City Administrator. (Requested by Mayor Powers)
- (e) Ratifying the Board of Public Works Resolution No. 2016-3 regarding the selection process for the Manager of Utilities.
- (f) Approval of awarding bid to Vontz Paving for Project No. R-2016-A1, Wabash Avenue--US #6 south to Idlewilde.

4. Ordinances and Resolutions.
  - (a) Resolution No. 2016-13. . .Entering into an Interlocal Cooperation Act Agreement with Adams County, Nebraska for the improvement of Baltimore Avenue, under Project R-2016-A1, and authorizing the Mayor to sign said Interlocal Cooperation Act Agreement on behalf of the City of Hastings, Nebraska.
  - (b) Resolution No. 2016-19. . .Providing for a hiring policy and procedure for City department heads.
5. Final Passage of Ordinances.
6. Appointments.
7. Miscellaneous and Other Business.
8. Possible Closed Session (if necessary or requested).

**ADJOURN:**

The Mayor and City Council reserve the right to enter into an executive session at any time during the meeting, in accordance with the Nebraska Open Meetings Act, even though the closed session may not be indicated on the agenda.

It is the intention of the Mayor and City Council to take up the items on the agenda in sequential order. However, the Mayor and City Council reserve the right to take up matters in a different order to accommodate the schedules of the city council members, person having items on the agenda, and the public.

CITY OF HASTINGS, NEBRASKA  
MINUTES OF CITY COUNCIL REGULAR MEETING  
Monday, April 25, 2016

Pursuant to due call and notice thereof, a Regular Meeting of the City Council of the City of Hastings, Nebraska was conducted in the Council Chambers of City Hall, 220 N. Hastings Avenue, on April 25, 2016.

The meeting was called to order at 5:30 p.m. in Regular Session by Mayor Powers with the following members present: Sarah Hoops, Chuck Niemeyer, Kathy Duval, John Harrington, Ginny Skutnik, Michael Krings, Everett Goebel, Phil Odom. Absent: None.

The Mayor led the group in recital of the Pledge of Allegiance to the United States of America.

Moved by Chuck Niemeyer seconded by Sarah Hoops to adopt the agenda for April 25, 2016 Regular Meeting. Roll Call: Ayes: John Harrington, Kathy Duval, Phil Odom, Chuck Niemeyer, Michael Krings, Sarah Hoops, Ginny Skutnik, Everett Goebel. Nays: None. Absent: None. The motion carried.

Mayor Powers read the Public Notice - Pursuant to the Nebraska Revised Statute Section 84-1412, the public is advised that a copy of today's agenda and all reproducible written material which will be discussed at today's meeting is located at the back of the Council Chambers. Also, a current copy of the Nebraska Open Meetings Act is posted on the south wall of the Council Chambers which is accessible to members of the public.

**COUNCIL COMMUNICATION:**

Councilmember Goebel reported on the Board of Public Works meeting held on April 14th. Councilmember Duval attended and gave a report for the Complete Streets Committee. The main discussion was on the possibility of planting terrace trees and where to plant trees to avoid utilities. There was a report on a WEC Unit 2 failure April 4th. While the unit was down for routine maintenance, it caused an electrical outage for a portion of Clay County. A work order was approved for city parking lot streetlights using funds from the Inter-City Services fund. Hastings Utilities received a \$4.4 million grant from the Natural Resource Commission of Nebraska, which will help with the Aquifer Storage and Restoration project. The next meeting will be April 28th at 9a.m. in the Hastings Utilities Boardroom.

**CITIZEN COMMUNICATIONS:**

Brad Beahm, President-Hastings Library Board of Trustees, spoke on Ordinance No. 4773.  
Bob Wilson, 1341 West 2nd Street, spoke on behalf of the Hastings Area Manufacturers Association, with regards to Ordinance No. 4773.  
Shelly Tork, 719 North 6th Avenue, spoke on Ordinance No. 4773.  
Jeanette Dewalt, Board of Public Works, spoke on Ordinance No. 4773.  
Butch Hughes, 714 West 5th Street, spoke on Redevelopment Agreement and Ordinance No. 4773.  
Dave Rippe, Hastings Economic Development Corporation, spoke on Redevelopment Agreement.  
Susan Meeske, Vice President Hastings College, spoke on Redevelopment Agreement.

**MAYOR'S COMMUNICATIONS:**

Sheana Smith, Executive Director Adams County Convention and Visitors Bureau, reminded the group that Thursday, April 28th is Give Hastings Day for 73 non-profit organizations. You can visit the website at [givehastings.org](http://givehastings.org) or walk-in a donation to the Community Foundation Building.

Sheana Smith also talked about the Do the Brew Event held last weekend in downtown, with approximately 900 people in attendance.

Mayor Powers read a Proclamation for National Volunteer Week, April 24th through April 30th. Kaitlyn Karr, Education Assistant and Volunteer Coordinator from the Hastings Museum, presented medals to the following people who volunteered over 50 hours in one year: Emma Arthur-Gold Medal; Alexa Muske-Bronze Medal; Katie Hodson-Silver Medal; Landon Jacobus-Bronze Medal; Liz Hartman-Bronze Medal; Michael Hock-Bronze Medal; Mikey Perry-Bronze Medal.

**CONSENT AGENDA:**

Moved by Chuck Niemeyer seconded by John Harrington to approve all consent items as presented.

(a) Approval of the minutes of the Council Meeting of April 11, 2016.

(b) Approval of the payroll for the period ending April 23, 2016, paid April 29, 2016.

(c) Approval of the regular claims and authorizing the City Clerk to issue checks against the various funds for payment.

(d) Approve receiving and placing on file department monthly reports.

(e) Approval of the application of Midtowne Mart, LLC for a Special Designated License at the Morrisson Cancer Center Conference Room on May 26, 2016.

(f) Approval of the Release of Easement for the Johnson Imperial Home Company of Hastings.

Roll Call: Ayes: John Harrington, Kathy Duval, Phil Odom, Chuck Niemeyer, Michael Krings, Sarah Hoops, Ginny Skutnik, Everett Goebel. Nays: None. Absent: None. The motion carried.

**REGULAR AGENDA:**

Moved by Phil Odom seconded by Michael Krings to approve Motion to approve request for CDBG funds, Drawdown #14 (\$50,000) for CDBG Downtown Revitalization Project (12-DTR-107) for the Thoar, LLC Façade Improvement Project. Roll Call: Ayes: John Harrington, Kathy Duval, Phil Odom, Chuck Niemeyer, Michael Krings, Sarah Hoops, Ginny Skutnik, Everett Goebel. Nays: None. Absent: None. The motion carried.

Moved by John Harrington seconded by Ginny Skutnik to approve Motion to approve extension to CDBG 07-ED-005 grant contract end date to January 13, 2018. Roll Call: Ayes: John Harrington, Kathy Duval, Phil Odom, Chuck Niemeyer, Michael Krings, Sarah Hoops, Ginny Skutnik, Everett Goebel. Nays: None. Absent: None. The motion carried.

Moved by Ginny Skutnik seconded by Sarah Hoops to approve Motion to approve awarding bid to Hansen International of Grand Island, NE, for cab and chassis in the amount of \$55,392.00 excluding sales tax and awarding bid to Altec Industries, Inc. of St. Joseph, MO, for the line body and aerial device including the trade in and excluding sales tax in the amount of \$101,511.00. (HU Electric Dept.) Roll Call: Ayes: John Harrington, Kathy Duval, Phil Odom, Chuck Niemeyer, Michael Krings, Sarah Hoops, Ginny Skutnik, Everett Goebel. Nays: None. Absent: None. The motion carried.

Moved by Everett Goebel seconded by Ginny Skutnik to approve that the Mayor and the City Council reject the bids received from Werner Construction Company, 129 East 2nd Street, Hastings, Nebraska for AID 2013-1 in the amount of \$175,080.70 and AID 2015-1 in the amount of \$90,035.00.

Dave Wacker, City Engineer, stated these are two Alley Improvement Districts requested by the property owners for construction. Both projects were substantially over the engineer's estimate. He spoke with representatives from both groups and they decided it was in the best interest to reject all bids. Both projects will be re-advertised for bid.

Roll Call: Ayes: John Harrington, Kathy Duval, Phil Odom, Chuck Niemeyer, Michael Krings, Sarah Hoops, Ginny Skutnik, Everett Goebel. Nays: None. Absent: None. The motion carried.

Moved by John Harrington seconded by Ginny Skutnik to approve Change Order #001A1R & #001A2R in the amount of \$46,797.00 for the City Auditorium Renovation. Roll Call: Ayes: John Harrington, Kathy Duval, Phil Odom, Chuck Niemeyer, Michael Krings, Sarah Hoops, Ginny Skutnik, Everett Goebel. Nays: None. Absent: None. The motion carried.

Moved by Ginny Skutnik seconded by Everett Goebel to award contract to Vontz Paving, 2355 West Hwy 6, Hastings, NE for Project CDBG 15-CR-008 (Garfield Ave.--"A" St. to "E" St. and "D" St.--Garfield Ave. to Baltimore Ave.) in the amount of \$237,233.19, and authorize Mayor and City Clerk to execute contract documents.

Dave Wacker stated the project is scheduled to begin in May, with an estimated completion date of September 15, 2016.

Roll Call: Ayes: John Harrington, Kathy Duval, Phil Odom, Chuck Niemeyer, Michael Krings, Sarah Hoops, Ginny Skutnik, Everett Goebel. Nays: None. Absent: None. The motion carried.

Ordinance No. 4473. . AMENDING AND REPEALING CERTAIN SECTIONS OF HASTINGS CITY CODE DEALING WITH DEPARTMENT HEADS, DUTIES OF THE MANAGER OF UTILITIES, ANNUAL TAX LEVIED FOR MAINTENANCE, LIBRARY BOARD AND LIBRARY OPERATIONS, AND MUSEUM BOARD AND MUSEUM OPERATIONS.

Moved by John Harrington seconded by Ginny Skutnik to amend and repeal certain sections of Hastings City Code dealing with department heads, duties of the Manager of Utilities, annual tax levied for maintenance, Library Board and Library operations, and Museum Board and Museum operations.

Councilmember Niemeyer stated that hiring a manager for Hastings Utilities is a priority. He suggested the Utilities Manager be hired through a committee appointed by the Mayor, ratified by the Council. He does not feel the need to change operations of the Museum and Library Boards. Board of Public Works, first need to establish hiring process for manager and all other duties stay the same. He suggested to form a committee made up of 5 individuals (3 City Council and 2 Board of Public Works) that meet for purpose of creating a structure that promotes cooperation, communication, and collaboration between Hastings Utilities and City Hall.

Dave Ptak, City Attorney, stated currently the City Code gives the Board of Public Works the authority to hire the new Utilities Manager. Unless that portion of the City Code is changed, there is no provision for the Mayor and City Council to be involved in the hiring of the Utilities Manager. First, it must be decided if a change will be made in who is the hiring authority.

Dave Ptak, City Attorney, spoke on Ordinance 4473, to give an idea of what it does. The Mayor asked Mr. Ptak to prepare a change to the ordinance that would deal with the governance and nothing else as far as the duties or functions of the board. Ptak did that this morning and gave a copy of that draft to the Mayor, Council and Hastings Tribune. He explained the inconsistencies in the City Code between Chapter 2-501 and Chapters 26 and 27. The ordinance handed out would change Section 2-501 to include the Library, Museum, and Utility Directors as City Department Heads, which are basically appointed by the Mayor, with the approval of the City Council. This ordinance does not create committees for the hiring of Department Heads. It tries to put into place the governance model and does not affect the actual everyday operations with regard to what the Board of Public Works, Library Board, or the Museum Board does. It is simply a matter of governance. The other question is who do the boards report to? If you make the Utilities Manager a Department Head, who does he report to? The governance model is the first choice and secondly, if they are Department Heads, who do they report to? Mr. Ptak asked for guidance on how to structure the ordinance. The ordinance draft tonight follows the normal process of the Mayor and Council would appoint and Department Heads would report to the City Administrator's office.

Mayor Powers stated that we need to first get on the hiring process, regardless of who the position reports to in the future. He proposed that we have language at the next meeting where the Mayor, two Council members and 4-6 community members are on a committee to hire the next director.

Councilmember Harrington stated before we form a committee, we have to decide who this person works for. He stated the adoption of this ordinance should come first and then we go from there to organize a hiring committee. He is in favor of involving the Board of Public Works in the hiring process.

Councilmember Hoops stated she would be in favor of an amendment to change to a selection committee hiring process and would support the use of a professional recruiter for the Utilities Manager position. The hiring process needs to start soon and it needs to happen first.

Councilmember Duval stated her only question she has is if we are going to hire somebody, don't they need to know who they are responsible to? She agrees that the hiring needs to be done by a combined committee.

Councilmember Krings stated we need to start the hiring process now. He is not comfortable with taking away the governance from the Board of Public Works.

Councilmember Harrington stated we want to hire the very best Utility Manager we can. He would think that applicants would not want to touch this position because of so many unresolved questions. Job number one is fixing or deciding the governance structure. A hiring committee would be premature.

Councilmember Niemeyer stated when you have a company, you have a Board of Directors. The Board of Public Works is appointed by the City Council, so we have influence on what they do and how they operate. We haven't exercised that influence over the years, but are capable of putting pressure on that board if we so choose. We approve the rates and their budget. The Utility Manager can answer to the Board of Public Works. They will run the company the very best they can and we will benefit from it.

Councilmember Skutnik pointed out that the draft ordinance does not take away anything from the boards. It just deals with the organizational structure.

Councilmember Krings stated that some are not comfortable with that structure going through to the City Council, through the City Administrator. He believes if we make changes discussed tonight, we have answered that question that we will continue to operate through the Board of Public Works as they currently are. This committee will get together and figure out how we work better together, which is what we want to accomplish. Any Council could make a change in the structure reporting lines anytime in the future.

Councilmember Duval disagreed. If a Council can change the structure anytime, why haven't we changed the structure in the past 30 years? The Mayor 30 years ago was looking at what was happening between the Utilities and the City Council, same as now. The Library and Museum should be separated out, because it is a different issue than what we have with Utilities. When people say Hastings Utilities is a business, they are not a business, they are a part of the City. They are a City Department. What we are trying to do is pull the City together and streamline and not have a business over here. We have had problems for 30 years over this.

Councilmember Odom feels it would be better to do the hiring committee as a resolution or policy, not an ordinance. He requested that the City Administrator attend the Board of Public Works meetings.

Councilmember Niemeyer explained that Utilities is a company in the sense that it negotiates contracts, buys and sells a product, and it needs to generate a profit. The committee would work to make things consistent across all employees. We need to empower the boards to do their job.

Councilmember Hoops clarified her position that she doesn't support this ordinance at this time, but is open to discussion about governance in the future. It is inappropriate timing for the Library and Utilities. Having a Novak Study Committee would be a proper channel to discuss.

Councilmember Harrington stated he would be willing to sideline the Library and Museum at this moment. If the problem was just a matter of better cooperation or better communication with the Board of Public Works, it would have solved itself a long time ago. This decision is a much more serious situation that needs legal definition. Hastings Utilities runs a big shop. There are big shops all over the state that are run directly from the Utilities Manager that don't have a Board of Public Works. It can be done well. We are here because the Novak Study pin-pointed points of inefficiency within the governance. Duplications of services and departments all over the place that for us to be a competitive city, need to be streamlined. The heart of the Novak Study, echoing the study done 30 years before saying we can be more efficient. We value the Board of Public Works' expertise and are not going to eliminate them. Let's take the Novak Study seriously and be honest about what changes need to occur in this city. We need to be more unified and more efficient. He heard a lot of talk about terrible fall-out. If we pass this ordinance tonight, the lights will turn on tomorrow. There will not be mass firing or resignations. There would be a stage where we could be deliberate about making changes to be better and more efficient. There will be gradual change. This ordinance would establish a change for deliberate, rational, and great cooperation with an advisory Board of Public Works.

Councilmember Goebel stated that he wants to leave the structure of the Board of Public Works in place. He likes the idea of a committee with representatives from the City Council, Boards, and Mayor. We need

to separate and deal with one board at a time. They are unique. He wants the hiring committee to be done as a policy instead of in an ordinance

Councilmember Duval agreed that Library and Museum need to be put on hold. She also agrees with putting together a hiring committee.

Councilmember Skutnik mentioned the tight timeline we are working on. We have to start somewhere. That is how we went for so many years without change.

Mayor Powers will put together an informal committee tonight. The committee will work on benchmarks and hurdles to get over. Members would be: Councilmembers Niemeyer, Hoops, and Skutnik, and Board of Public Works members Jeanette Dewalt and Jeff Kully. They will come together on a semi-regular basis to work towards the best outcome for everyone.

Dave Ptak stated if you want to address the hiring practice, you must change Section 32-109 of the City Code that is part of the ordinance. Then you have to decide if the Utilities Manager is a Department Head or not, that is another section of the City Code. Those two sections are important in order to make a structural change to do what everybody has talked about doing tonight. You could pass section 1 and section 7 of the ordinance and amend it by deleting all the other sections. That would pretty much put it in a situation where the Mayor appoints the informal committee as well as a possible selection committee. By policy you could bring that back next time as far as the actual process. You have to change the structural elements of the City Code in order to be able to do what you want.

Councilmember Odom suggested they table to May 9th meeting, allowing time to tweak the ordinance to address at that time.

Councilmember Niemeyer asked why can we not have a Department Head answer to the Mayor and Council through their board representatives?

Dave Ptak stated usually a Department Head has the ability to hire within their department. Utilities Human Resource now reports to Utilities Manager and Human Resource Technician reports to the City Administrator. This needs to be consistent.

Motion by Odom, seconded by Niemeyer to table until May 9, 2016 City Council Meeting.

Roll Call: Ayes: Kathy Duval, Phil Odom, Chuck Niemeyer, Michael Krings, Sarah Hoops, Ginny Skutnik, Everett Goebel. Nays: John Harrington. Absent: None. The motion carried.

Moved by Phil Odom seconded by Ginny Skutnik to approve Resolution No. 2016-12...Accepting the bid for the construction of improvements in Street Improvement District No. 2016-2. (Fox Run Street, Dovetail Circle, Mallard Way) Roll Call: Ayes: John Harrington, Kathy Duval, Phil Odom, Chuck Niemeyer, Michael Krings, Sarah Hoops, Ginny Skutnik, Everett Goebel. Nays: None. Absent: None. The motion carried.

Moved by Michael Krings seconded by Kathy Duval to approve the Redevelopment Agreement with Hastings Catalyst Partners - Hospitality, LLC, Hastings Catalyst Partners - Mixed Use, LLC, and Hastings Catalyst Partners - Housing, LLC. for the redevelopment of the City Block Project.

Dave Ptak received a final draft of the document this afternoon. He requested a short closed session to hand out the draft.

Motion by Sarah Hoops, seconded by Chuck Niemeyer to go into closed session at 7:03p.m. for negotiations of contract.

Motion by Sarah Hoops, seconded by Everett Goebel to go out of closed session at 7:17p.m.

Motion by Odom, seconded by Hoops to postpone this item until all proper information is received.

Roll Call: Ayes: John Harrington, Kathy Duval, Phil Odom, Chuck Niemeyer, Michael Krings, Sarah Hoops, Ginny Skutnik, Everett Goebel. Nays: None. Absent: None. The motion carried.



Moved by John Harrington seconded by Ginny Skutnik to approve the appointment of Michelle Lubkin to the Airport Advisory Board. Roll Call: Ayes: John Harrington, Kathy Duval, Phil Odom, Chuck Niemeyer, Michael Krings, Sarah Hoops, Ginny Skutnik, Everett Goebel. Nays: None. Absent: None. The motion carried.

Moved by Michael Krings seconded by Ginny Skutnik to adjourn at 7:19p.m.  
Roll Call: Ayes: John Harrington, Kathy Duval, Phil Odom, Chuck Niemeyer, Michael Krings, Sarah Hoops, Ginny Skutnik, Everett Goebel. Nays: None. Absent: None. The motion carried.

APPROVED:

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Vern P. Powers, Mayor

ATTEST:

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Kimberly S. Jacobitz, City Clerk

( S E A L )



CITY OF HASTINGS, NEBRASKA  
MINUTES OF CITY COUNCIL WORKSESSION  
Monday, April 18, 2016

The Worksession was called to order at 5:30 P.M. by Council President Duval with the following members present: Mayor Powers, Harrington, Odom, Niemeyer, Krings, Hoops, Skutnik, Goebel

Other Staff Present: Joe Patterson (City Administrator), Dave Ptak (City Attorney), Peter Kortum (Police Chief), Amy Hafer (Library Director), Rebecca Matticks (Museum Director), Kent Gilbert (Fire Chief), Kimberly Jacobitz (City Clerk), Dave Wacker (City Engineer), Jeff Hassenstab (Park & Recreation Director), Barb Adler (City Treasurer), Kim Woolery (HR Technician)

Moved by Niemeyer, seconded by Skutnik to adopt the April 19, 2016 Worksession Agenda.  
Roll Call: Ayes: John Harrington, Phil Odom, Michael Krings, Sarah Hoops, Ginny Skutnik, Everett Goebel. Kathy Duval, Chuck Niemeyer Nays: None. Absent: None. The motion carried.

Council President Duval stated that meeting notice was posted on Friday, April 15, 2016. Pursuant to the Nebraska Revised Statute Section 84-1412, the public is advised that a copy of today's agenda and all reproducible written material which will be discussed at today's meeting is available. Also, a current copy of the Nebraska Open Meetings Act is posted and accessible to members of the public.

**Discussion of Chapter 32 of Hastings City Code.**

Council President Duval established how the meeting would be run. This is not a public hearing. She invited representatives from the Library Board, Museum Board, and Board of Public Works to speak for 3-5 minutes. If a board member disagrees with the position stated by the board representative, they will also have three minutes to speak.

Council President Duval invited Museum Board President, Mike Howie, to speak. He stated that the Museum Board has not met to decide on an official position. There have been informal discussions, but no objections have been voiced to the ordinance as presented. The Museum Board will continue to support the Museum Director. The ordinance, as proposed, reduced the board size and term limits from what is in the Museum bylaws. He asked the Council to please look at Section 27-102.

Library Board President, Brad Beahm, stated they have also had informal discussions but have no official position at this time. He does not believe it is in the best interest of the Hastings Public Library to make the Library Board advisory. There is a long history of great cooperation between the Library Board and City Council and wants to continue that relationship. He believes the library is better served by the Library Board.

Jeanette Dewalt, Acting Chairperson of the Board of Public Works, stated it is premature for action on this item without further discussion between Board of Public Works and City Council. Representatives are in attendance from PPGA(Public Power Generation Agency) and NMPP(Nebraska Municipal Power Pool) Energy, who have a large interest in what is going on with Hastings Utilities.

Council President Duval invited board members who disagreed with those comments to speak. No one stood to speak.

Councilmember Goebel, liaison to the Board of Public Works, commented that Hastings Utilities is functioning well with the present structure and turning the board into advisory would hamper it. He suggested a need for more cooperation and better communication.

Councilmember Odom, liaison to the Board of Public Works, agreed with Goebel. The Novak Study has many good ideas. We need to move forward with some of those items. He proposed to move City Hall up to the Hastings Utilities building to combine employees into the same building and build off of that. We need to discuss how things can be done better.

Councilmember Niemeyer stated the Novak Study contained 79 items. The Board of Public Works is a major issue. If the city owns Hastings Utilities, he wants to have input in the decision of who is hired to be the new manager. The Council may not change all boards to advisory, but change how they operate. He suggested a better line of communication with the Board of Public Works to get a clearer grasp of what is going on at Hastings Utilities.

Mayor Powers stated a change in structure needs to be discussed. A committee needs to be formed for hiring the new manager at Hastings Utilities.

Councilmember Harrington stated we need to make a change. There has been ongoing conflict, which needs to be addressed. It can be addressed by a change in structure. The Board of Public Works would have an important advisory function, like the Planning and Zoning Commission, which brings critical study that is valuable to decision-making. We need to look at the best long-term solution for Hastings. We have suffered for the lack of cooperation and need to move away from having two departments at every level. By eliminating those inefficiencies, we could improve. We need to do something to improve the structure that keeps value of the board, with expertise and good advice. He made the point that most decision making from Hastings Utilities comes from staff and the director now.

Councilmember Skutnik stated that reading the ordinance, not much has changed between what is done now and what will change. All duties, responsibilities, decision-making and recommendation processes stay the same. She asked without the top being fixed, how can we merge Human Resources and IT?

Councilmember Krings stated our intent is to gain efficiency in government. It would be difficult for City Council to do as efficiently as boards do now. We can work through Novak Study changes without the drastic change in the governing structure at this time. He would like to make changes incrementally instead of drastically.

Dave Ptak, City Attorney, stated the two major things the Board of Public Works does that impacts citizens are done by recommendations only. They recommend their budget and rate structure to the City Council. City Council approves those by ordinance. That will not change.

Councilmember Skutnik referred to #4 (Rules and Regulations). She asked if that is put in place so that we don't have our employees live under different sets of rules?

Mr. Ptak stated there are different rules that apply to the groups, as he has seen while representing both bodies in the past few years. He drafted the ordinance from what came out of the council retreat. What this ordinance attempts to do is to treat all boards and commissions the same and level the playing field with regard to the governance model for the city.

Mayor Powers stated the issue will be on the agenda next Monday night. He asked the Council to come with possible amendments to the ordinance. He wants to share equipment, people and ideas freely under one roof, by moving City Hall up to the Hastings Utilities building.

Mayor Powers has not appointed the fifth board member on the Board of Public Works, because we need to decide the governing structure first.

Councilmember Hoops asked if it is possible to change the ordinance to make the structure of boards change in 18 months? She is interested in slow incremental changes so there is not trauma to the organizations involved.

Councilmember Odom asked for the City Administrator to sit in on all Board of Public Works meetings. We need communication going back and forth.

Motion by Michael Krings, seconded by Ginny Skutnik to go into executive session at 6:42p.m. for negotiations. Roll Call: Ayes: John Harrington, Phil Odom, Michael Krings, Sarah Hoops, Ginny Skutnik, Everett Goebel, Kathy Duval, Chuck Niemeyer. Nays: None. Absent: None. The motion carried.

Moved by Krings, seconded by Hoops to go out of executive session at 7:05p.m.  
Roll Call: Ayes: John Harrington, Phil Odom, Michael Krings, Sarah Hoops, Ginny Skutnik, Everett Goebel, Kathy Duval, Chuck Niemeyer. Nays: None. Absent: None. The motion carried.

Moved by Krings, seconded by Skutnik to adjourn the worksession at 7:05p.m.  
Roll Call: Ayes: John Harrington, Phil Odom, Michael Krings, Sarah Hoops, Ginny Skutnik, Kathy Duval, Chuck Niemeyer, Everett Goebel. Nays: None. Absent: None. The motion carried.

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| Fund/Dept/Acct                                  | Vendor Name               | Invoice #  | Invoice Desc.                  | Check # | Due Date   | Posting Date | Amount           |
|-------------------------------------------------|---------------------------|------------|--------------------------------|---------|------------|--------------|------------------|
| <b>Fund: 001 GENERAL FUND</b>                   |                           |            |                                |         |            |              |                  |
| <b>Dept: 000.000</b>                            |                           |            |                                |         |            |              |                  |
| 001-000.000-463.377                             | Program Fee               |            |                                |         |            |              |                  |
|                                                 | BUTRICK/TARA//            | Refund     | Refund 12U youth softball      | 0       | 03/28/2016 | 05/09/2016   | 55.00            |
|                                                 | GRIFFITH/THOMAS//         | Refund     | Refund/USA camp registration   | 0       | 03/17/2016 | 05/09/2016   | 160.00           |
|                                                 |                           |            |                                |         |            |              | <b>215.00</b>    |
| <b>Total Dept. 000000:</b>                      |                           |            |                                |         |            |              | <b>215.00</b>    |
| <b>Dept: 010.000 City administrator's</b>       |                           |            |                                |         |            |              |                  |
| 001-010.000-727.200                             | R & M Buildir             |            |                                |         |            |              |                  |
|                                                 | PARAMOUNT LINEN           | 82801      | Floor mats                     | 0       | 04/12/2016 | 05/09/2016   | 44.70            |
|                                                 |                           |            |                                |         |            |              | <b>44.70</b>     |
| 001-010.000-729.150                             | Other Operat              |            |                                |         |            |              |                  |
|                                                 | MASONIC TEMPLE            |            | Use of ballroom Community mtgs | 0       | 04/06/2016 | 05/09/2016   | 50.00            |
|                                                 |                           |            |                                |         |            |              | <b>50.00</b>     |
| <b>Total Dept. City administrator's office:</b> |                           |            |                                |         |            |              | <b>94.70</b>     |
| <b>Dept: 030.000 City attorney</b>              |                           |            |                                |         |            |              |                  |
| 001-030.000-729.050                             | Dues & Subs               |            |                                |         |            |              |                  |
|                                                 | THOMSON REUTERS - WEST    | 833726063  | West info,mnthly chrgs-March   | 0       | 04/01/2016 | 05/09/2016   | 305.52           |
|                                                 |                           |            |                                |         |            |              | <b>305.52</b>    |
| <b>Total Dept. City attorney:</b>               |                           |            |                                |         |            |              | <b>305.52</b>    |
| <b>Dept: 070.000 Other governments</b>          |                           |            |                                |         |            |              |                  |
| 001-070.000-720.307                             | ELSA Transla              |            |                                |         |            |              |                  |
|                                                 | REAL TIME TRANSLATION, IN | 108714     | 54 minutes, Apr 1-17, 2016     | 0       | 04/19/2016 | 05/09/2016   | 81.00            |
|                                                 | REAL TIME TRANSLATION, IN | 108354     | Minutes used 2/1-15            | 0       | 02/16/2016 | 05/09/2016   | 19.50            |
|                                                 |                           |            |                                |         |            |              | <b>100.50</b>    |
| 001-070.000-720.470                             | Disability Inst           |            |                                |         |            |              |                  |
|                                                 | MUTUAL OF OMAHA           | G000AZN9   | 5/16 long term disability      | 0       | 05/01/2016 | 05/09/2016   | 1,406.43         |
|                                                 |                           |            |                                |         |            |              | <b>1,406.43</b>  |
| 001-070.000-729.428                             | Internet Serv             |            |                                |         |            |              |                  |
|                                                 | CHARTER COMMUNICATION     | 0029496    | Internet/May                   | 0       | 04/26/2016 | 05/09/2016   | 55.00            |
|                                                 |                           |            |                                |         |            |              | <b>55.00</b>     |
| 001-070.000-741.200                             | Building Impr             |            |                                |         |            |              |                  |
|                                                 | KIRKHAM, MICHAEL & ASSO   | 84844      | Proj #3-31-0040-14 (G04)       | 0       | 03/29/2016 | 05/09/2016   | 21,336.91        |
|                                                 | KIRKHAM, MICHAEL & ASSO   | 84845      | Proj #HL-10, 1512244           | 0       | 03/25/2016 | 05/09/2016   | 509.94           |
|                                                 |                           |            |                                |         |            |              | <b>21,846.85</b> |
| <b>Dept. Other governmental accounts:</b>       |                           |            |                                |         |            |              | <b>23,408.78</b> |
| <b>Dept: 080.000 Development Servi</b>          |                           |            |                                |         |            |              |                  |
| 001-080.000-720.350                             | Training & Co             |            |                                |         |            |              |                  |
|                                                 | NE PLANNING AND ZONING    |            | NPZA annual conference         | 0       | 04/11/2016 | 05/09/2016   | 180.00           |
|                                                 |                           |            |                                |         |            |              | <b>180.00</b>    |
| 001-080.000-724.050                             | Printing                  |            |                                |         |            |              |                  |
|                                                 | CORNHUSKER PRESS          | P177546    | Dev Svcs envelopes (2000)      | 0       | 04/08/2016 | 05/09/2016   | 225.02           |
|                                                 |                           |            |                                |         |            |              | <b>225.02</b>    |
| 001-080.000-726.200                             | Telephone                 |            |                                |         |            |              |                  |
|                                                 | VERIZON WIRELESS          | 9763536446 | Cell phones 3/11-4/10          | 0       | 04/10/2016 | 05/09/2016   | 143.60           |
|                                                 |                           |            |                                |         |            |              | <b>143.60</b>    |
| 001-080.000-730.050                             | Office Supplie            |            |                                |         |            |              |                  |

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|-----------------------------------|-------------------------|-----------------|-------------------------------|---------|------------|--------------|-----------------|
|                                   | BUSINESS WORLD PRODUC   | 626769          | Ledger copy paper             | 0       | 04/14/2016 | 05/09/2016   | 17.99           |
|                                   | BUSINESS WORLD PRODUC   | 626773          | Duct tape                     | 0       | 04/14/2016 | 05/09/2016   | 5.99            |
|                                   |                         |                 |                               |         |            |              | <b>23.98</b>    |
| 001-080.000-737.215               | Computer So             |                 |                               |         |            |              |                 |
|                                   | E S R I                 | 93113372        | ArcGIS ELA license renewal    | 0       | 03/28/2016 | 05/09/2016   | 600.00          |
|                                   |                         |                 |                               |         |            |              | <b>600.00</b>   |
| Total Dept. Development Services: |                         |                 |                               |         |            |              | <b>1,172.60</b> |
| Dept: 090.000 IT Division         |                         |                 |                               |         |            |              |                 |
| 001-090.000-720.350               | Training & Cc           |                 |                               |         |            |              |                 |
|                                   | US BANK CORPORATE PAYM  | Einstein Bros   | Food - library trip - J Wahl  | 0       | 04/06/2016 | 05/09/2016   | 10.95           |
|                                   | US BANK CORPORATE PAYM  | Yardhouse       | Food - library trip - J Wahl  | 0       | 04/07/2016 | 05/09/2016   | 16.26           |
|                                   | US BANK CORPORATE PAYM  | Pizza Republica | Food - library trip - J Wahl  | 0       | 04/08/2016 | 05/09/2016   | 11.67           |
|                                   |                         |                 |                               |         |            |              | <b>38.88</b>    |
| 001-090.000-737.220               | I.T. Products           |                 |                               |         |            |              |                 |
|                                   | MICROFILM IMAGING SYSTE | 68913           | Laserfiche renew 4/26-4/25/17 | 0       | 04/05/2016 | 05/09/2016   | 1,540.00        |
|                                   |                         |                 |                               |         |            |              | <b>1,540.00</b> |
| Total Dept. IT Division:          |                         |                 |                               |         |            |              | <b>1,578.88</b> |
| Dept: 110.000 Auditorium          |                         |                 |                               |         |            |              |                 |
| 001-110.000-726.100               | Natural Gas             |                 |                               |         |            |              |                 |
|                                   | HASTINGS UTILITIES      | 1052            | Auditorium - March 2016       | 0       | 03/31/2016 | 05/09/2016   | 687.26          |
|                                   |                         |                 |                               |         |            |              | <b>687.26</b>   |
| 001-110.000-726.150               | Sewer                   |                 |                               |         |            |              |                 |
|                                   | HASTINGS UTILITIES      | 1052            | Auditorium - March 2016       | 0       | 03/31/2016 | 05/09/2016   | 142.11          |
|                                   |                         |                 |                               |         |            |              | <b>142.11</b>   |
| 001-110.000-726.200               | Telephone               |                 |                               |         |            |              |                 |
|                                   | CHARTER COMMUNICATION   | 0029348         | Internet svc 5/18-6/17/16     | 0       | 05/11/2016 | 05/09/2016   | 65.00           |
|                                   |                         |                 |                               |         |            |              | <b>65.00</b>    |
| 001-110.000-726.250               | Water                   |                 |                               |         |            |              |                 |
|                                   | HASTINGS UTILITIES      | 1052            | Auditorium - March 2016       | 0       | 03/31/2016 | 05/09/2016   | 189.66          |
|                                   |                         |                 |                               |         |            |              | <b>189.66</b>   |
| Total Dept. Auditorium:           |                         |                 |                               |         |            |              | <b>1,084.03</b> |
| Dept: 120.000 Cemetery            |                         |                 |                               |         |            |              |                 |
| 001-120.000-723.050               | Advertising             |                 |                               |         |            |              |                 |
|                                   | HASTINGS TRIBUNE        | citypers        | Cemetery Superintendent ads   | 0       | 03/31/2016 | 05/09/2016   | 225.00          |
|                                   |                         |                 |                               |         |            |              | <b>225.00</b>   |
| 001-120.000-726.100               | Natural Gas             |                 |                               |         |            |              |                 |
|                                   | HASTINGS UTILITIES      | 1052            | Cemetery - March 2016         | 0       | 03/31/2016 | 05/09/2016   | 168.84          |
|                                   |                         |                 |                               |         |            |              | <b>168.84</b>   |
| 001-120.000-726.150               | Sewer                   |                 |                               |         |            |              |                 |
|                                   | HASTINGS UTILITIES      | 1052            | Cemetery - March 2016         | 0       | 03/31/2016 | 05/09/2016   | 33.52           |
|                                   |                         |                 |                               |         |            |              | <b>33.52</b>    |
| 001-120.000-726.200               | Telephone               |                 |                               |         |            |              |                 |
|                                   | CHARTER COMMUNICATION   | 0008425         | Service 5/9-6/8/16            | 0       | 04/26/2016 | 05/09/2016   | 65.00           |
|                                   |                         |                 |                               |         |            |              | <b>65.00</b>    |
| 001-120.000-726.250               | Water                   |                 |                               |         |            |              |                 |
|                                   | HASTINGS UTILITIES      | 1052            | Cemetery - March 2016         | 0       | 03/31/2016 | 05/09/2016   | 137.76          |
|                                   |                         |                 |                               |         |            |              | <b>137.76</b>   |
| 001-120.000-727.200               | R & M Buildir           |                 |                               |         |            |              |                 |

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|----------------------------|---------------------------|------------------|--------------------------------|---------|------------|------------------------------|----------------|
|                            | BIG G COMMERCIAL ACCOU    | 534439           | Halogen bulb                   | 0       | 04/13/2016 | 05/09/2016                   | 7.79           |
|                            |                           |                  |                                |         |            |                              | <b>7.79</b>    |
| 001-120.000-727.500        | R & M Heavy               |                  |                                |         |            |                              |                |
|                            | MIDWEST TURF & IRRIGATIC  | 3716924          | Ball joints,washers,nut jams   | 0       | 04/08/2016 | 05/09/2016                   | 104.86         |
|                            |                           |                  |                                |         |            |                              | <b>104.86</b>  |
| 001-120.000-729.150        | Other Operat              |                  |                                |         |            |                              |                |
|                            | C D W GOVERNMENT, INC.    | CPC7995          | Switch                         | 0       | 03/31/2016 | 05/09/2016                   | 271.34         |
|                            |                           |                  |                                |         |            |                              | <b>271.34</b>  |
| 001-120.000-730.050        | Office Supplie            |                  |                                |         |            |                              |                |
|                            | EAKES OFFICE SOLUTIONS    | 6959882          | Office supplies                | 0       | 04/20/2016 | 05/09/2016                   | 52.29          |
|                            |                           |                  |                                |         |            |                              | <b>52.29</b>   |
| 001-120.000-731.250        | Fuel & Oil                |                  |                                |         |            |                              |                |
|                            | SAPP BROS PETROLEUM IN    | 22053989         | Duplicate payment credit       | 0       | 07/16/2015 | 05/09/2016                   | -474.43        |
|                            |                           |                  |                                |         |            |                              | <b>-474.43</b> |
| 001-120.000-737.200        | Building Mair             |                  |                                |         |            |                              |                |
|                            | KULLY PIPE & STEEL SUPPL  | 646672           | Al deck plate                  | 0       | 04/06/2016 | 05/09/2016                   | 117.19         |
|                            |                           |                  |                                |         |            |                              | <b>117.19</b>  |
| 001-120.000-737.705        | Shop Supplie              |                  |                                |         |            |                              |                |
|                            | BIG G COMMERCIAL ACCOU    | 535164           | Shovel                         | 0       | 04/20/2016 | 05/09/2016                   | 12.47          |
|                            |                           |                  |                                |         |            |                              | <b>12.47</b>   |
|                            |                           |                  |                                |         |            | <b>Total Dept. Cemetery:</b> | <b>721.63</b>  |
| <b>Dept: 130.000 Parks</b> |                           |                  |                                |         |            |                              |                |
| 001-130.000-720.350        | Training & Co             |                  |                                |         |            |                              |                |
|                            | US BANK CORPORATE PAYM    | Pump & Pantry    | Fuel - Omaha conference        | 0       | 04/11/2016 | 05/09/2016                   | 9.68           |
|                            | US BANK CORPORATE PAYM    | Firewater Grille | Meal - Omaha conference        | 0       | 04/12/2016 | 05/09/2016                   | 38.51          |
|                            |                           |                  |                                |         |            |                              | <b>48.19</b>   |
| 001-130.000-726.100        | Natural Gas               |                  |                                |         |            |                              |                |
|                            | HASTINGS UTILITIES        | 1052             | Parks - March 2016             | 0       | 03/31/2016 | 05/09/2016                   | 174.75         |
|                            |                           |                  |                                |         |            |                              | <b>174.75</b>  |
| 001-130.000-726.150        | Sewer                     |                  |                                |         |            |                              |                |
|                            | HASTINGS UTILITIES        | 1052             | Parks - March 2016             | 0       | 03/31/2016 | 05/09/2016                   | 105.33         |
|                            |                           |                  |                                |         |            |                              | <b>105.33</b>  |
| 001-130.000-726.200        | Telephone                 |                  |                                |         |            |                              |                |
|                            | CHARTER COMMUNICATION     | 0037739          | Internet svcs 4/25-5/24/16     | 0       | 04/15/2016 | 05/09/2016                   | 59.99          |
|                            | WINDSTREAM COMMUNICAT     | 090239198        | Svcs 4/4-5/3/16                | 0       | 04/07/2016 | 05/09/2016                   | 104.54         |
|                            |                           |                  |                                |         |            |                              | <b>164.53</b>  |
| 001-130.000-726.250        | Water                     |                  |                                |         |            |                              |                |
|                            | HASTINGS UTILITIES        | 1052             | Parks - March 2016             | 0       | 03/31/2016 | 05/09/2016                   | 372.71         |
|                            |                           |                  |                                |         |            |                              | <b>372.71</b>  |
| 001-130.000-727.200        | R & M Buildir             |                  |                                |         |            |                              |                |
|                            | BIG G COMMERCIAL ACCOU    | 531536           | Cvr flr drain,clksvr foam,achr | 0       | 03/15/2016 | 05/09/2016                   | 26.72          |
|                            | BIG G COMMERCIAL ACCOU    | 533923           | Heartwell restroom supplies    | 0       | 04/07/2016 | 05/09/2016                   | 53.63          |
|                            | BIG G COMMERCIAL ACCOU    | 534658           | Fasteners                      | 0       | 04/15/2016 | 05/09/2016                   | 12.46          |
|                            | BIG G COMMERCIAL ACCOU    | 534683           | Restroom door supplies         | 0       | 04/15/2016 | 05/09/2016                   | 29.87          |
|                            | GRACE'S LOCKSMITH SERV    | 56017            | Dead latch                     | 0       | 03/14/2016 | 05/09/2016                   | 10.00          |
|                            |                           |                  |                                |         |            |                              | <b>132.68</b>  |
| 001-130.000-727.500        | R & M Heavy               |                  |                                |         |            |                              |                |
|                            | L C L TRUCK EQUIPMENT, IN | 142894           | Trailer switch                 | 0       | 04/07/2016 | 05/09/2016                   | 12.95          |
|                            | MIDWEST TURF & IRRIGATIC  | 3717524          | Toro throttle cable            | 0       | 04/13/2016 | 05/09/2016                   | 45.49          |

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|                      | N A P A AUTO PARTS        | 620271       | Tool box                      | 0       | 04/07/2016 | 05/09/2016   | 74.87                               |
|                      | N A P A AUTO PARTS        | 620926       | Fuel line and filter          | 0       | 04/11/2016 | 05/09/2016   | 9.05                                |
|                      | N A P A AUTO PARTS        | 621343       | Ball joint stud               | 0       | 04/12/2016 | 05/09/2016   | 3.88                                |
|                      | N A P A AUTO PARTS        | 621957       | Hair pin clip kit,pin,antifrz | 0       | 04/14/2016 | 05/09/2016   | 53.36                               |
|                      | N A P A AUTO PARTS        | 623633       | Grease cap                    | 0       | 04/21/2016 | 05/09/2016   | 3.33                                |
|                      | SOUTH CENTRAL DIESEL, IN  | 5151917      | Rebuild and set injectors     | 0       | 04/07/2016 | 05/09/2016   | 543.46                              |
|                      | TITAN MACHINERY INC - HAS | 619499       | Check Toro injectors          | 0       | 04/06/2016 | 05/09/2016   | 102.13                              |
|                      | TURFWERKS                 | OI38838      | Spindle mot, seal kit         | 0       | 04/12/2016 | 05/09/2016   | 988.77                              |
|                      | TURFWERKS                 | OI38838A     | Spindle mot, parts            | 0       | 04/14/2016 | 05/09/2016   | 793.17                              |
|                      |                           |              |                               |         |            |              | <b>2,630.46</b>                     |
| 001-130.000-727.800  | R & M Vehicle             |              |                               |         |            |              |                                     |
|                      | BIG G COMMERCIAL ACCOU    | 535057       | Primer, caster wheel          | 0       | 04/19/2016 | 05/09/2016   | 17.42                               |
|                      |                           |              |                               |         |            |              | <b>17.42</b>                        |
| 001-130.000-729.150  | Other Operat              |              |                               |         |            |              |                                     |
|                      | NE EYE CARE               | 23629        | Safety glasses/Courtney Drake | 0       | 04/21/2016 | 05/09/2016   | 263.00                              |
|                      |                           |              |                               |         |            |              | <b>263.00</b>                       |
| 001-130.000-731.150  | Chemicals                 |              |                               |         |            |              |                                     |
|                      | SITE ONE LANDSCAPE SUP    | 75220700     | Fertilizer                    | 0       | 04/14/2016 | 05/09/2016   | 8,220.00                            |
|                      | SITE ONE LANDSCAPE SUP    | 75220779     | Fertilizer                    | 0       | 04/14/2016 | 05/09/2016   | 2,050.00                            |
|                      | SITE ONE LANDSCAPE SUP    | 75227257     | Fertilizer                    | 0       | 04/14/2016 | 05/09/2016   | 3,290.00                            |
|                      |                           |              |                               |         |            |              | <b>13,560.00</b>                    |
| 001-130.000-731.400  | Other Supplie             |              |                               |         |            |              |                                     |
|                      | LAWSON PRODUCTS, INC      | 9304023367   | Rust converter                | 0       | 04/13/2016 | 05/09/2016   | 67.43                               |
|                      |                           |              |                               |         |            |              | <b>67.43</b>                        |
| 001-130.000-737.200  | Building Mair             |              |                               |         |            |              |                                     |
|                      | ECHO SYSTEMS              | S6747022.001 | Soffit, bath lights           | 0       | 04/21/2016 | 05/09/2016   | 90.39                               |
|                      | MALOUF JR AND ASSOCIATE   | IN-31741     | Cleaning supplies             | 0       | 04/19/2016 | 05/09/2016   | 22.80                               |
|                      |                           |              |                               |         |            |              | <b>113.19</b>                       |
|                      |                           |              |                               |         |            |              | <b>Total Dept. Parks: 17,649.69</b> |
| <b>Dept: 140.000</b> | <b>Water Park</b>         |              |                               |         |            |              |                                     |
| 001-140.000-720.350  | Training & Cc             |              |                               |         |            |              |                                     |
|                      | NE DEPT.OF HEALTH & HUM   | M Johnsen    | 2016 NE pool operator clinic  | 0       | 04/15/2016 | 05/09/2016   | 40.00                               |
|                      |                           |              |                               |         |            |              | <b>40.00</b>                        |
| 001-140.000-726.100  | Natural Gas               |              |                               |         |            |              |                                     |
|                      | HASTINGS UTILITIES        | 1052         | Waterpark - March 2016        | 0       | 03/31/2016 | 05/09/2016   | 25.20                               |
|                      |                           |              |                               |         |            |              | <b>25.20</b>                        |
| 001-140.000-726.150  | Sewer                     |              |                               |         |            |              |                                     |
|                      | HASTINGS UTILITIES        | 1052         | Waterpark - March 2016        | 0       | 03/31/2016 | 05/09/2016   | 11.31                               |
|                      |                           |              |                               |         |            |              | <b>11.31</b>                        |
| 001-140.000-726.200  | Telephone                 |              |                               |         |            |              |                                     |
|                      | WINDSTREAM COMMUNICAT     | 090766033    | Service 4/19-5/18/16          | 0       | 04/21/2016 | 05/09/2016   | 205.20                              |
|                      |                           |              |                               |         |            |              | <b>205.20</b>                       |
| 001-140.000-726.250  | Water                     |              |                               |         |            |              |                                     |
|                      | HASTINGS UTILITIES        | 1052         | Waterpark - March 2016        | 0       | 03/31/2016 | 05/09/2016   | 318.49                              |
|                      |                           |              |                               |         |            |              | <b>318.49</b>                       |
| 001-140.000-727.200  | R & M Buildir             |              |                               |         |            |              |                                     |
|                      | BIG G COMMERCIAL ACCOU    | 534494       | Spray can handle              | 0       | 04/13/2016 | 05/09/2016   | 3.89                                |
|                      | BIG G COMMERCIAL ACCOU    | 534492       | Paint repair supplies         | 0       | 04/13/2016 | 05/09/2016   | 101.86                              |
|                      |                           |              |                               |         |            |              | <b>105.75</b>                       |
| 001-140.000-729.150  | Other Operat              |              |                               |         |            |              |                                     |
|                      | CITY OF HASTINGS          |              | Start up cash for pool        | 0       | 04/21/2016 | 05/09/2016   | 600.00                              |

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|----------------------|---------------------------|--------------|--------------------------------|---------|------------|--------------------------------|-----------------|
|                      |                           |              |                                |         |            |                                | <b>600.00</b>   |
| 001-140.000-730.050  | Office Supplie            |              |                                |         |            |                                |                 |
|                      | US BANK CORPORATE PAYM    | 307446       | Wearing apparel, supplies      | 0       | 03/11/2016 | 05/09/2016                     | 48.95           |
|                      | US BANK CORPORATE PAYM    | Amazon       | Wall mount shelf               | 0       | 04/21/2016 | 05/09/2016                     | 47.88           |
|                      |                           |              |                                |         |            |                                | <b>96.83</b>    |
| 001-140.000-731.700  | Wearing Appi              |              |                                |         |            |                                |                 |
|                      | US BANK CORPORATE PAYM    | 307446       | Wearing apparel, supplies      | 0       | 03/11/2016 | 05/09/2016                     | 1,256.78        |
|                      | US BANK CORPORATE PAYM    | UNL          | Lifeguarding instructor class  | 0       | 04/21/2016 | 05/09/2016                     | 35.00           |
|                      |                           |              |                                |         |            |                                | <b>1,291.78</b> |
| 001-140.000-737.200  | Building Mair             |              |                                |         |            |                                |                 |
|                      | ECHO SYSTEMS              | S6747022.001 | Soffit, bath lights            | 0       | 04/21/2016 | 05/09/2016                     | 178.07          |
|                      |                           |              |                                |         |            |                                | <b>178.07</b>   |
|                      |                           |              |                                |         |            | <b>Total Dept. Water Park:</b> | <b>2,872.63</b> |
| <b>Dept: 145.000</b> | <b>Recreation program</b> |              |                                |         |            |                                |                 |
| 001-145.000-720.301  | Recreational              |              |                                |         |            |                                |                 |
|                      | HASTINGS PUBLIC SCHOOL    |              | Rent HHS gyms/adult volleyball | 0       | 04/22/2016 | 05/09/2016                     | 350.00          |
|                      |                           |              |                                |         |            |                                | <b>350.00</b>   |
| 001-145.000-720.332  | Youth Act. Cc             |              |                                |         |            |                                |                 |
|                      | NE SOFTBALL ASSOCIATION   |              | Reimburse USA camp instructors | 0       | 04/17/2016 | 05/09/2016                     | 4,473.13        |
|                      |                           |              |                                |         |            |                                | <b>4,473.13</b> |
| 001-145.000-724.050  | Printing                  |              |                                |         |            |                                |                 |
|                      | US BANK CORPORATE PAYM    | Build A Sign | Signs                          | 0       | 03/22/2016 | 05/09/2016                     | 100.79          |
|                      |                           |              |                                |         |            |                                | <b>100.79</b>   |
| 001-145.000-726.100  | Natural Gas               |              |                                |         |            |                                |                 |
|                      | HASTINGS UTILITIES        | 1052         | Armory - March 2016            | 0       | 03/31/2016 | 05/09/2016                     | 476.98          |
|                      |                           |              |                                |         |            |                                | <b>476.98</b>   |
| 001-145.000-726.150  | Sewer                     |              |                                |         |            |                                |                 |
|                      | HASTINGS UTILITIES        | 1052         | Armory - March 2016            | 0       | 03/31/2016 | 05/09/2016                     | 17.85           |
|                      |                           |              |                                |         |            |                                | <b>17.85</b>    |
| 001-145.000-726.200  | Telephone                 |              |                                |         |            |                                |                 |
|                      | CHARTER COMMUNICATION     | 0263913      | Internet svc 5/20-6/19/16      | 0       | 05/10/2016 | 05/09/2016                     | 60.00           |
|                      |                           |              |                                |         |            |                                | <b>60.00</b>    |
| 001-145.000-726.250  | Water                     |              |                                |         |            |                                |                 |
|                      | HASTINGS UTILITIES        | 1052         | Armory - March 2016            | 0       | 03/31/2016 | 05/09/2016                     | 63.37           |
|                      |                           |              |                                |         |            |                                | <b>63.37</b>    |
| 001-145.000-729.050  | Dues & Subs               |              |                                |         |            |                                |                 |
|                      | GREAT PLAINS REGION VOL   |              | 2016 Junior tournament fees    | 0       | 04/10/2016 | 05/09/2016                     | 240.00          |
|                      |                           |              |                                |         |            |                                | <b>240.00</b>   |
| 001-145.000-730.050  | Office Supplie            |              |                                |         |            |                                |                 |
|                      | BUSINESS WORLD PRODUC     | 626629       | Office supplies                | 0       | 04/07/2016 | 05/09/2016                     | 50.84           |
|                      | BUSINESS WORLD PRODUC     | 626629-01    | Magazine display holder        | 0       | 04/11/2016 | 05/09/2016                     | 219.99          |
|                      | WAL-MART COMMUNITY        | 06259        | USA camp supplies              | 0       | 04/16/2016 | 05/09/2016                     | 10.26           |
|                      |                           |              |                                |         |            |                                | <b>281.09</b>   |
| 001-145.000-731.401  | Adult Rec Su              |              |                                |         |            |                                |                 |
|                      | A TO Z PRINTING           | 7661         | 2016 approved bat labels       | 0       | 03/31/2016 | 05/09/2016                     | 189.17          |
|                      |                           |              |                                |         |            |                                | <b>189.17</b>   |
| 001-145.000-731.402  | Youth Rec St              |              |                                |         |            |                                |                 |
|                      | HASTY AWARDS              | 03162886     | Track meet ribbons             | 0       | 04/13/2016 | 05/09/2016                     | 678.42          |
|                      | HASTY AWARDS              | 03162893     | Youth volleyball/medals        | 0       | 04/06/2016 | 05/09/2016                     | 174.36          |



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|                                            |                          |                |                                |         |            |              | <b>852.78</b>    |
| 001-145.000-737.200                        | Building Mair            |                |                                |         |            |              |                  |
|                                            | MENARDS - HASTINGS       | 04756          | 3-way cord, runner rugs        | 0       | 04/15/2016 | 05/09/2016   | 34.93            |
|                                            |                          |                |                                |         |            |              | <b>34.93</b>     |
| <b>Total Dept. Recreation programming:</b> |                          |                |                                |         |            |              | <b>7,140.09</b>  |
| <b>Dept: 150.000 Library</b>               |                          |                |                                |         |            |              |                  |
| 001-150.000-720.300                        | Professional             |                |                                |         |            |              |                  |
|                                            | MC CRACKEN/BETH//        |                | PLA meals,refrshmnts film ngt  | 0       | 04/10/2016 | 05/09/2016   | 49.83            |
|                                            | UNIQUE MANAGEMENT SVC    | 425675         | Collection services            | 0       | 04/01/2016 | 05/09/2016   | 214.80           |
|                                            |                          |                |                                |         |            |              | <b>264.63</b>    |
| 001-150.000-720.350                        | Training & Cc            |                |                                |         |            |              |                  |
|                                            | NE LIBRARY ASSOCIATION-N | Spring 2016    | PLTS/SCYP spring mtgs-Hafer    | 0       | 04/13/2016 | 05/09/2016   | 30.00            |
|                                            | NE LIBRARY ASSOCIATION-N | 826            | Spring meeting - Roger         | 0       | 04/19/2016 | 05/09/2016   | 30.00            |
|                                            | NE LIBRARY ASSOCIATION-N | 827            | Spring meeting - Whitcomb      | 0       | 04/19/2016 | 05/09/2016   | 30.00            |
|                                            | NE LIBRARY ASSOCIATION-N | 833            | Spring meeting - Adams         | 0       | 04/20/2016 | 05/09/2016   | 30.00            |
|                                            | NE LIBRARY ASSOCIATION-N | 835            | Spring meeting - Raders        | 0       | 04/21/2016 | 05/09/2016   | 30.00            |
|                                            | US BANK CORPORATE PAYM   | Sheraton       | Lodging - PLA conference       | 0       | 04/10/2016 | 05/09/2016   | 1,106.91         |
|                                            | US BANK CORPORATE PAYM   | Earl's         | Meals PLA conference           | 0       | 04/09/2016 | 05/09/2016   | 96.62            |
|                                            | US BANK CORPORATE PAYM   | Paramount Cafe | Meals PLA conference           | 0       | 04/09/2016 | 05/09/2016   | 88.41            |
|                                            | US BANK CORPORATE PAYM   | Union Taxi     | Cab fare PLA conference        | 0       | 04/09/2016 | 05/09/2016   | 10.00            |
|                                            | US BANK CORPORATE PAYM   | ALA            | PLA registration - Rundle      | 0       | 04/05/2016 | 05/09/2016   | 50.00            |
|                                            |                          |                |                                |         |            |              | <b>1,501.94</b>  |
| 001-150.000-723.050                        | Advertising              |                |                                |         |            |              |                  |
|                                            | US BANK CORPORATE PAYM   | 4imprint       | HPL table runner               | 0       | 04/14/2016 | 05/09/2016   | 137.13           |
|                                            |                          |                |                                |         |            |              | <b>137.13</b>    |
| 001-150.000-726.200                        | Telephone                |                |                                |         |            |              |                  |
|                                            | VERIZON WIRELESS         | 9763634060     | Wireless svc 3/11-4/10/16      | 0       | 04/10/2016 | 05/09/2016   | 82.57            |
|                                            |                          |                |                                |         |            |              | <b>82.57</b>     |
| 001-150.000-727.200                        | R & M Buildir            |                |                                |         |            |              |                  |
|                                            | STAGING CONCEPTS         | 29908          | Dwnpmt pit filler stage system | 0       | 04/29/2016 | 05/09/2016   | 12,923.50        |
|                                            | STAGING CONCEPTS         | 29908          | Final pmt pit filler stage sys | 0       | 04/29/2016 | 05/09/2016   | 10,691.00        |
|                                            | SUPREME CLEANING SERVI   | 2867           | Janitor svcs 4/16-30/16        | 0       | 04/22/2016 | 05/09/2016   | 800.00           |
|                                            |                          |                |                                |         |            |              | <b>24,414.50</b> |
| 001-150.000-727.600                        | R & M Office             |                |                                |         |            |              |                  |
|                                            | PITNEY BOWES, INC.       | 602569         | Postage meter                  | 0       | 04/03/2016 | 05/09/2016   | 9.50             |
|                                            |                          |                |                                |         |            |              | <b>9.50</b>      |
| 001-150.000-729.050                        | Dues & Subs              |                |                                |         |            |              |                  |
|                                            | NE LIBRARY ASSOCIATION-N | 526            | Annual dues - Hafer            | 0       | 04/13/2016 | 05/09/2016   | 75.00            |
|                                            |                          |                |                                |         |            |              | <b>75.00</b>     |
| 001-150.000-729.149                        | Processing F             |                |                                |         |            |              |                  |
|                                            | MIDWEST TAPE             | 93835744       | CDs, processing                | 0       | 04/01/2016 | 05/09/2016   | 5.70             |
|                                            | MIDWEST TAPE             | 93842667       | CDs, processing                | 0       | 04/05/2016 | 05/09/2016   | 5.70             |
|                                            | MIDWEST TAPE             | 93842344       | Audiobook, processing          | 0       | 04/05/2016 | 05/09/2016   | 3.50             |
|                                            | MIDWEST TAPE             | 93854457       | DVDs, processing               | 0       | 04/08/2016 | 05/09/2016   | 17.80            |
|                                            | MIDWEST TAPE             | 93857606       | Audiobook, processing          | 0       | 04/08/2016 | 05/09/2016   | 3.50             |
|                                            | MIDWEST TAPE             | 93868350       | DVDs, processing               | 0       | 04/12/2016 | 05/09/2016   | 19.95            |
|                                            |                          |                |                                |         |            |              | <b>56.15</b>     |
| 001-150.000-730.050                        | Office Supplie           |                |                                |         |            |              |                  |
|                                            | BUSINESS WORLD PRODUC    | 016384         | Legal size copy paper          | 0       | 04/13/2016 | 05/09/2016   | 7.49             |
|                                            |                          |                |                                |         |            |              | <b>7.49</b>      |
| 001-150.000-730.115                        | Library Collec           |                |                                |         |            |              |                  |

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|                                              | BAKER & TAYLOR, INC.   | 5014074764           | Books                          | 0       | 04/14/2016 | 05/09/2016   | 136.81           |
|                                              | BLACKSTONE AUDIOBOOKS  | 821192               | Audiobook                      | 0       | 03/17/2016 | 05/09/2016   | 50.00            |
|                                              | GALE-CENGAGE LEARNING  | 57862906             | Books                          | 0       | 04/05/2016 | 05/09/2016   | 47.23            |
|                                              | GALE-CENGAGE LEARNING  | 57871563             | Books                          | 0       | 04/06/2016 | 05/09/2016   | 18.19            |
|                                              | GALE-CENGAGE LEARNING  | 57869848             | Books                          | 0       | 04/06/2016 | 05/09/2016   | 91.97            |
|                                              | GALE-CENGAGE LEARNING  | 57871199             | Books                          | 0       | 04/06/2016 | 05/09/2016   | 47.23            |
|                                              | GALE-CENGAGE LEARNING  | 57896794             | Books                          | 0       | 04/12/2016 | 05/09/2016   | 63.00            |
|                                              | MIDWEST TAPE           | 93835744             | CDs, processing                | 0       | 04/01/2016 | 05/09/2016   | 27.98            |
|                                              | MIDWEST TAPE           | 93842667             | CDs, processing                | 0       | 04/05/2016 | 05/09/2016   | 25.98            |
|                                              | MIDWEST TAPE           | 93842344             | Audiobook, processing          | 0       | 04/05/2016 | 05/09/2016   | 39.99            |
|                                              | MIDWEST TAPE           | 93854457             | DVDs, processing               | 0       | 04/08/2016 | 05/09/2016   | 85.97            |
|                                              | MIDWEST TAPE           | 93857606             | Audiobook, processing          | 0       | 04/08/2016 | 05/09/2016   | 39.99            |
|                                              | MIDWEST TAPE           | 93868350             | DVDs, processing               | 0       | 04/12/2016 | 05/09/2016   | 52.98            |
|                                              | RECORDED BOOKS, LLC    | 75312619             | Audiobook                      | 0       | 03/31/2016 | 05/09/2016   | 105.19           |
|                                              | RECORDED BOOKS, LLC    | 75307324             | Audiobook                      | 0       | 03/22/2016 | 05/09/2016   | 268.60           |
|                                              | US BANK CORPORATE PAYM | Lincoln Journal Star | Subscription renewal           | 0       | 04/11/2016 | 05/09/2016   | 331.25           |
|                                              | US BANK CORPORATE PAYM | Amazon               | Ebook - Kindle                 | 0       | 04/10/2016 | 05/09/2016   | 10.98            |
|                                              | US BANK CORPORATE PAYM | Amazon               | Ebook - Kindle                 | 0       | 04/08/2016 | 05/09/2016   | 9.99             |
|                                              | US BANK CORPORATE PAYM | Amazon               | Ebook - Kindle                 | 0       | 04/07/2016 | 05/09/2016   | 2.99             |
|                                              | US BANK CORPORATE PAYM | Amazon               | Ebook - Kindle                 | 0       | 04/06/2016 | 05/09/2016   | 8.55             |
|                                              | US BANK CORPORATE PAYM | Amazon               | Ebook - Kindle                 | 0       | 04/05/2016 | 05/09/2016   | 13.47            |
|                                              | US BANK CORPORATE PAYM | Amazon               | Ebook - Kindle                 | 0       | 04/04/2016 | 05/09/2016   | 2.13             |
|                                              |                        |                      |                                |         |            |              | <b>1,480.47</b>  |
| <b>Total Dept. Library:</b>                  |                        |                      |                                |         |            |              | <b>28,029.38</b> |
| <b>Dept: 220.000 911 center</b>              |                        |                      |                                |         |            |              |                  |
| 001-220.000-727.400                          | R & M Comr             |                      |                                |         |            |              |                  |
|                                              | US BANK CORPORATE PAYM | Xybiz                | Knuckle assembly - 911         | 0       | 04/13/2016 | 05/09/2016   | 418.62           |
|                                              |                        |                      |                                |         |            |              | <b>418.62</b>    |
| 001-220.000-731.700                          | Wearing Appi           |                      |                                |         |            |              |                  |
|                                              | PROFORMA               | 0G16009642           | 14 shirts                      | 0       | 04/08/2016 | 05/09/2016   | -109.92          |
|                                              | PROFORMA               | 0G16009642           | 14 shirts                      | 0       | 04/08/2016 | 05/09/2016   | 187.86           |
|                                              |                        |                      |                                |         |            |              | <b>77.94</b>     |
| <b>Total Dept. 911 center:</b>               |                        |                      |                                |         |            |              | <b>496.56</b>    |
| <b>Dept: 230.000 Hastings Fire &amp; Re:</b> |                        |                      |                                |         |            |              |                  |
| 001-230.000-720.300                          | Professional           |                      |                                |         |            |              |                  |
|                                              | BPAD GROUP, INC./THE// | 2697                 | Firefighter/paramedic tests    | 0       | 04/01/2016 | 05/09/2016   | 630.00           |
|                                              | BPAD GROUP, INC./THE// | 2702                 | Promotional tests - Lieutenant | 0       | 04/06/2016 | 05/09/2016   | 1,040.00         |
|                                              |                        |                      |                                |         |            |              | <b>1,670.00</b>  |
| 001-230.000-720.350                          | Training & Cc          |                      |                                |         |            |              |                  |
|                                              | US BANK CORPORATE PAYM | Holiday Inn Express  | Lodging-NFAA conf-Harpham      | 0       | 04/08/2016 | 05/09/2016   | 89.00            |
|                                              | US BANK CORPORATE PAYM | NSVFA                | Fire school register - Terwey  | 0       | 04/22/2016 | 05/09/2016   | 110.00           |
|                                              |                        |                      |                                |         |            |              | <b>199.00</b>    |
| 001-230.000-727.200                          | R & M Buildir          |                      |                                |         |            |              |                  |
|                                              | FURROW PLUMBING LLC    | 1744                 | Plumbing repairs               | 0       | 04/08/2016 | 05/09/2016   | 503.18           |
|                                              | FURROW PLUMBING LLC    | 1764                 | Plumbing repairs               | 0       | 04/18/2016 | 05/09/2016   | 90.58            |
|                                              | ZIEMBA ROOFING CO.     | 8277                 | Flashing repair                | 0       | 04/07/2016 | 05/09/2016   | 2,238.00         |
|                                              |                        |                      |                                |         |            |              | <b>2,831.76</b>  |
| 001-230.000-727.600                          | R & M Office           |                      |                                |         |            |              |                  |
|                                              | FLATWATER TECHNOLOGIE: | 2014-4308            | Computer memory                | 0       | 04/24/2016 | 05/09/2016   | 42.99            |
|                                              | FLATWATER TECHNOLOGIE: | 2014-4321            | Computers/monitors,install (7) | 0       | 04/20/2016 | 05/09/2016   | 9,899.23         |
|                                              | US BANK CORPORATE PAYM | Amazon               | Networking switch              | 0       | 04/14/2016 | 05/09/2016   | 249.00           |
|                                              |                        |                      |                                |         |            |              | <b>10,191.22</b> |
| 001-230.000-727.700                          | R & M Tools c          |                      |                                |         |            |              |                  |
|                                              | PROTEX CENTRAL, INC.   | IN00068147           | Recharge extinguishers         | 0       | 04/07/2016 | 05/09/2016   | 43.22            |

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|                                        | UNIVERSAL HYDRAULICS, IN | 22364                 | Hand pump repair               | 0       | 03/30/2016 | 05/09/2016   | 130.00                                                   |
|                                        |                          |                       |                                |         |            |              | <b>173.22</b>                                            |
| 001-230.000-729.050                    | Dues & Subs              |                       |                                |         |            |              |                                                          |
|                                        | INT'L.CODE COUNCIL *3    | 3087883               | Membership - Waldron           | 0       | 04/30/2016 | 05/09/2016   | 55.00                                                    |
|                                        |                          |                       |                                |         |            |              | <b>55.00</b>                                             |
| 001-230.000-730.050                    | Office Supplie           |                       |                                |         |            |              |                                                          |
|                                        | EAKES OFFICE SOLUTIONS   | 6950694               | Desk supplies basement desks   | 0       | 04/08/2016 | 05/09/2016   | 539.91                                                   |
|                                        | EAKES OFFICE SOLUTIONS   | 6950694-1             | Staplers (5)                   | 0       | 04/13/2016 | 05/09/2016   | 54.95                                                    |
|                                        | MENARDS - HASTINGS       | 4608                  | File pockets                   | 0       | 04/13/2016 | 05/09/2016   | 7.44                                                     |
|                                        |                          |                       |                                |         |            |              | <b>602.30</b>                                            |
| 001-230.000-731.650                    | Uniform Allow            |                       |                                |         |            |              |                                                          |
|                                        | FIREGUARD, INC.          | 103163                | Bunker boots                   | 0       | 04/18/2016 | 05/09/2016   | 298.34                                                   |
|                                        |                          |                       |                                |         |            |              | <b>298.34</b>                                            |
| 001-230.000-737.200                    | Building Mair            |                       |                                |         |            |              |                                                          |
|                                        | MENARDS - HASTINGS       | 4700                  | Drawers for training room      | 0       | 04/14/2016 | 05/09/2016   | 35.76                                                    |
|                                        | US BANK CORPORATE PAYM   | Carrot-Top Industries | Flags                          | 0       | 04/05/2016 | 05/09/2016   | 363.13                                                   |
|                                        | WAL-MART COMMUNITY       | 3053                  | Dishwasher detergent           | 0       | 04/07/2016 | 05/09/2016   | 18.94                                                    |
|                                        | WAL-MART COMMUNITY       | 0765                  | Shelf liner, sponge, dishcloth | 0       | 04/14/2016 | 05/09/2016   | 38.44                                                    |
|                                        |                          |                       |                                |         |            |              | <b>456.27</b>                                            |
| 001-230.000-737.705                    | Shop Supplie             |                       |                                |         |            |              |                                                          |
|                                        | BIG G COMMERCIAL ACCOU   | 534181                | Brasso, lubricant              | 0       | 04/10/2016 | 05/09/2016   | 10.81                                                    |
|                                        | BIG G COMMERCIAL ACCOU   | 534471                | Cable ties, fasteners          | 0       | 04/13/2016 | 05/09/2016   | 17.74                                                    |
|                                        |                          |                       |                                |         |            |              | <b>28.55</b>                                             |
|                                        |                          |                       |                                |         |            |              | <b>Total Dept. Hastings Fire &amp; Rescue: 16,505.66</b> |
| <b>Dept: 230.300 Ambulance Service</b> |                          |                       |                                |         |            |              |                                                          |
| 001-230.300-720.300                    | Professional             |                       |                                |         |            |              |                                                          |
|                                        | E S R I                  | 93113372              | ArcGIS ELA license renewal     | 0       | 03/28/2016 | 05/09/2016   | 600.00                                                   |
|                                        |                          |                       |                                |         |            |              | <b>600.00</b>                                            |
| 001-230.300-731.350                    | Medical Supp             |                       |                                |         |            |              |                                                          |
|                                        | AIRGAS USA               | 9934912799            | Oxygen cylinder rent           | 0       | 03/31/2016 | 05/09/2016   | 17.88                                                    |
|                                        | ARROW INTERNATIONAL      | 93854512              | Medical supplies               | 0       | 04/12/2016 | 05/09/2016   | 557.66                                                   |
|                                        | BOUND TREE MEDICAL LLC   | 82115505              | Medical supplies               | 0       | 04/12/2016 | 05/09/2016   | 1,590.09                                                 |
|                                        | BOUND TREE MEDICAL LLC   | 82126379              | Medical supplies               | 0       | 04/22/2016 | 05/09/2016   | 1,102.77                                                 |
|                                        | MATHESON TRIGAS-LINWEL   | 13213692              | Oxygen                         | 0       | 04/15/2016 | 05/09/2016   | 51.88                                                    |
|                                        |                          |                       |                                |         |            |              | <b>3,320.28</b>                                          |
|                                        |                          |                       |                                |         |            |              | <b>Total Dept. Ambulance Service: 3,920.28</b>           |
| <b>Dept: 240.000 Police</b>            |                          |                       |                                |         |            |              |                                                          |
| 001-240.000-720.300                    | Professional             |                       |                                |         |            |              |                                                          |
|                                        | CBS - REPORTING SERVICE  | 316350                | Membership                     | 0       | 04/01/2016 | 05/09/2016   | 15.00                                                    |
|                                        | CRIMINAL ADDICTION INC.  | 20-5212021            | Criminal Interdiction-Apr trng | 0       | 04/19/2016 | 05/09/2016   | 2,000.00                                                 |
|                                        | NE PUBLIC HEALTH ENVIRO  | 474546                | BAC tests (6)                  | 0       | 04/12/2016 | 05/09/2016   | 630.00                                                   |
|                                        | POLICE DEPT. - PETTY CAS |                       | Notary,FBI trning,phone repair | 0       | 04/14/2016 | 05/09/2016   | 30.00                                                    |
|                                        | US BANK CORPORATE PAYM   | RLI Insurance         | Notary bond - A Story          | 0       | 04/08/2016 | 05/09/2016   | 50.00                                                    |
|                                        |                          |                       |                                |         |            |              | <b>2,725.00</b>                                          |
| 001-240.000-720.350                    | Training & Co            |                       |                                |         |            |              |                                                          |
|                                        | CENTRAL COMMUNITY COLI   | 001460680             | Peer Today,Boss Tomorrow       | 0       | 04/14/2016 | 05/09/2016   | 230.00                                                   |
|                                        | CONSOLIDATED MANAGEME    | 209575                | Meals - Armon, Dramse          | 0       | 04/13/2016 | 05/09/2016   | 38.00                                                    |
|                                        | CONSOLIDATED MANAGEME    | 209625                | Meals 4/14-20-Armon,Dramse     | 0       | 04/20/2016 | 05/09/2016   | 38.00                                                    |
|                                        | GRAND ISLAND KENNEL CLI  | 5050                  | Canine Aggression-Sin,Mrse,Jhn | 0       | 04/08/2016 | 05/09/2016   | 75.00                                                    |
|                                        | POLICE DEPT. - PETTY CAS |                       | Notary,FBI trning,phone repair | 0       | 04/14/2016 | 05/09/2016   | 100.00                                                   |

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|---------------------|--------------------------|---------------------|--------------------------------|---------|------------|--------------|-----------------|
|                     | US BANK CORPORATE PAYM   | Holiday Inn Express | Lodging 2rms - Omaha           | 0       | 04/05/2016 | 05/09/2016   | 168.00          |
|                     | US BANK CORPORATE PAYM   | Arby's              | Food-Omaha-Wennekamp,Barte     | 0       | 04/05/2016 | 05/09/2016   | 19.91           |
|                     | US BANK CORPORATE PAYM   | Legends             | Food-Omaha-Wennekamp,Barte     | 0       | 04/05/2016 | 05/09/2016   | 30.44           |
|                     | US BANK CORPORATE PAYM   | Holiday Inn Express | Lodging - Kansas - Hessler     | 0       | 04/13/2016 | 05/09/2016   | 393.54          |
|                     | US BANK CORPORATE PAYM   | Star Fuel Center    | Fuel - Kansas - Hessler        | 0       | 04/10/2016 | 05/09/2016   | 18.60           |
|                     | US BANK CORPORATE PAYM   | Arbys               | Food - York - Hessler          | 0       | 04/10/2016 | 05/09/2016   | 9.66            |
|                     | US BANK CORPORATE PAYM   | Culvers             | Food - Kansas - Hessler        | 0       | 04/10/2016 | 05/09/2016   | 8.39            |
|                     | US BANK CORPORATE PAYM   | Starbucks           | Food - Kansas - Hessler        | 0       | 04/11/2016 | 05/09/2016   | 7.93            |
|                     | US BANK CORPORATE PAYM   | Nick's              | Food - Kansas - Hessler        | 0       | 04/11/2016 | 05/09/2016   | 5.15            |
|                     | US BANK CORPORATE PAYM   | Olive Garden        | Food - Kansas - Hessler        | 0       | 04/11/2016 | 05/09/2016   | 20.25           |
|                     | US BANK CORPORATE PAYM   | Starbucks           | Food - Kansas - Hessler        | 0       | 04/12/2016 | 05/09/2016   | 7.93            |
|                     | US BANK CORPORATE PAYM   | Nicks               | Food - Kansas - Hessler        | 0       | 04/12/2016 | 05/09/2016   | 5.15            |
|                     | US BANK CORPORATE PAYM   | Applebees           | Food - Kansas - Hessler        | 0       | 04/12/2016 | 05/09/2016   | 22.94           |
|                     | US BANK CORPORATE PAYM   | Starbucks           | Food - Kansas - Hessler        | 0       | 04/13/2016 | 05/09/2016   | 7.93            |
|                     | US BANK CORPORATE PAYM   | Arbys               | Food - Lincoln - Hessler       | 0       | 04/13/2016 | 05/09/2016   | 8.26            |
|                     |                          |                     |                                |         |            |              | <b>1,215.08</b> |
| 001-240.000-721.050 | Postage                  |                     |                                |         |            |              |                 |
|                     | TOTAL PACKAGE/THE//      | 57479               | Postage                        | 0       | 03/07/2016 | 05/09/2016   | 9.10            |
|                     | US BANK CORPORATE PAYM   | USPS                | Postage                        | 0       | 04/07/2016 | 05/09/2016   | 27.57           |
|                     | US BANK CORPORATE PAYM   | USPS                | Stamps                         | 0       | 04/11/2016 | 05/09/2016   | 212.83          |
|                     | US BANK CORPORATE PAYM   | USPS                | Postage                        | 0       | 04/13/2016 | 05/09/2016   | 8.83            |
|                     | US BANK CORPORATE PAYM   | USPS                | Postage                        | 0       | 04/22/2016 | 05/09/2016   | 235.00          |
|                     |                          |                     |                                |         |            |              | <b>493.33</b>   |
| 001-240.000-727.200 | R & M Buildir            |                     |                                |         |            |              |                 |
|                     | GRACE'S LOCKSMITH SERV   | 56175               | Repair door closer - North dr  | 0       | 04/12/2016 | 05/09/2016   | 50.00           |
|                     | INTEGRATED SECURITY SOI  | 2016923             | Avigilon ACC5 standard upgrade | 0       | 04/12/2016 | 05/09/2016   | 1,704.00        |
|                     | K&G PLUMBING AND HEATIN  | 804094              | Adjustmnt water cooler main fl | 0       | 04/13/2016 | 05/09/2016   | 75.00           |
|                     | OVERHEAD DOOR CO. OF H   | 28199               | Bolt in spring box bay 2       | 0       | 04/14/2016 | 05/09/2016   | 70.00           |
|                     | PRECISION SPRINKLERS, IN | 8993                | Repr 2 broke sprys,7 plug nozz | 0       | 04/13/2016 | 05/09/2016   | 131.50          |
|                     | VIDEO KINGDOM            | H66873              | Audio/visual system rm 317     | 0       | 04/19/2016 | 05/09/2016   | 800.00          |
|                     |                          |                     |                                |         |            |              | <b>2,830.50</b> |
| 001-240.000-727.600 | R & M Office             |                     |                                |         |            |              |                 |
|                     | WAL-MART COMMUNITY       | 01541               | 6 ft cable                     | 0       | 04/19/2016 | 05/09/2016   | 16.96           |
|                     |                          |                     |                                |         |            |              | <b>16.96</b>    |
| 001-240.000-727.700 | R & M Tools              |                     |                                |         |            |              |                 |
|                     | APPLIED CONCEPTS, INC.   | 286635              | Antenna cable, 8 ft (2)        | 0       | 04/06/2016 | 05/09/2016   | 168.50          |
|                     | PLATTE VALLEY COMMUNIC.  | 28607               | Moved gun rack,flshlgt,mic #74 | 0       | 04/11/2016 | 05/09/2016   | 718.40          |
|                     | POLICE DEPT. - PETTY CAS |                     | Notary,FBI trning,phone repair | 0       | 04/14/2016 | 05/09/2016   | 153.00          |
|                     | US BANK CORPORATE PAYM   | GoGroove            | In car bluetooth transmitter   | 0       | 04/20/2016 | 05/09/2016   | 51.98           |
|                     |                          |                     |                                |         |            |              | <b>1,091.88</b> |
| 001-240.000-727.800 | R & M Vehicl             |                     |                                |         |            |              |                 |
|                     | ACE AUTOMOTIVE, INC.     | 34726               | Condenser,antifreeze #66       | 0       | 04/08/2016 | 05/09/2016   | 467.00          |
|                     | ACE AUTOMOTIVE, INC.     | 34736               | Fix driver's seat #67          | 0       | 04/11/2016 | 05/09/2016   | 40.00           |
|                     | ACE AUTOMOTIVE, INC.     | 34518               | R&R bearings,gaskets,mnts #66  | 0       | 03/03/2016 | 05/09/2016   | 1,585.98        |
|                     | ACE AUTOMOTIVE, INC.     | 34785               | Oil change #77                 | 0       | 04/19/2016 | 05/09/2016   | 39.98           |
|                     | FILL-N-CHILL             | 28100               | 50 car washes                  | 0       | 03/31/2016 | 05/09/2016   | 125.00          |
|                     | FILL-N-CHILL             | 38553               | 13 blue car washes             | 0       | 03/31/2016 | 05/09/2016   | 65.00           |
|                     | FILL-N-CHILL             | 31400*5             | 1 car wash                     | 0       | 03/31/2016 | 05/09/2016   | 5.00            |
|                     | MR. TIRE                 | 45696               | Repair tire #54                | 0       | 04/15/2016 | 05/09/2016   | 17.49           |
|                     | MR. TIRE                 | 45745               | Tire repair #67                | 0       | 04/19/2016 | 05/09/2016   | 17.49           |
|                     | O'REILLY AUTO PARTS      | 764-463652          | Impala headlights (4)          | 0       | 04/10/2016 | 05/09/2016   | 57.12           |
|                     |                          |                     |                                |         |            |              | <b>2,420.06</b> |
| 001-240.000-729.204 | Heartland Pe             |                     |                                |         |            |              |                 |
|                     | HEARTLAND PET CONNECTI   | May                 | May pet care                   | 0       | 05/01/2016 | 05/09/2016   | 4,333.33        |
|                     |                          |                     |                                |         |            |              | <b>4,333.33</b> |
| 001-240.000-730.050 | Office Supplie           |                     |                                |         |            |              |                 |

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|                                         | GRACE'S LOCKSMITH SERV  | 56187     | 3 keys, 3 brass tags         | 0       | 04/14/2016 | 05/09/2016                                 | 19.25            |
|                                         | WAL-MART COMMUNITY      | 07556     | Ink - Chiefs printer         | 0       | 04/19/2016 | 05/09/2016                                 | 78.85            |
|                                         |                         |           |                              |         |            |                                            | <b>98.10</b>     |
| 001-240.000-731.200                     | Food Supplie            |           |                              |         |            |                                            |                  |
|                                         | WAL-MART COMMUNITY      | 05280     | Water                        | 0       | 04/14/2016 | 05/09/2016                                 | 3.70             |
|                                         |                         |           |                              |         |            |                                            | <b>3.70</b>      |
| 001-240.000-731.650                     | Uniform Allow           |           |                              |         |            |                                            |                  |
|                                         | JACK'S UNIFORMS & EQUIP | 58858a    | 2 pair pants - Mary          | 0       | 04/06/2016 | 05/09/2016                                 | 133.89           |
|                                         |                         |           |                              |         |            |                                            | <b>133.89</b>    |
| 001-240.000-738.055                     | Field Equipm            |           |                              |         |            |                                            |                  |
|                                         | J&M STEEL               | 37445     | 40' HC for range             | 0       | 04/20/2016 | 05/09/2016                                 | 2,700.00         |
|                                         |                         |           |                              |         |            |                                            | <b>2,700.00</b>  |
|                                         |                         |           |                              |         |            | <b>Total Dept. Police:</b>                 | <b>18,061.83</b> |
| <b>Dept: 330.000 EPA mandates</b>       |                         |           |                              |         |            |                                            |                  |
| 001-330.000-729.400                     | EPA Legal Fe            |           |                              |         |            |                                            |                  |
|                                         | SULLIVAN, SHOEMAKER PC, | 7250.506  | Legal exp/EPA (NLF)          | 0       | 04/22/2016 | 05/09/2016                                 | 95.55            |
|                                         | SULLIVAN, SHOEMAKER PC, | 7250.500  | Legal exp/EPA (Area Wide)    | 0       | 04/22/2016 | 05/09/2016                                 | 129.68           |
|                                         | SULLIVAN, SHOEMAKER PC, | 7250.504  | Legal exp/EPA (Non-HGWCS)    | 0       | 04/22/2016 | 05/09/2016                                 | 85.80            |
|                                         |                         |           |                              |         |            |                                            | <b>311.03</b>    |
|                                         |                         |           |                              |         |            | <b>Total Dept. EPA mandates:</b>           | <b>311.03</b>    |
| <b>Dept: 330.100 EPA 2nd street sub</b> |                         |           |                              |         |            |                                            |                  |
| 001-330.100-726.100                     | Natural Gas             |           |                              |         |            |                                            |                  |
|                                         | HASTINGS UTILITIES      | 18691902  | EPA 2nd St site 2/18-3/18/16 | 0       | 03/18/2016 | 05/09/2016                                 | 30.83            |
|                                         |                         |           |                              |         |            |                                            | <b>30.83</b>     |
| 001-330.100-726.150                     | Sewer                   |           |                              |         |            |                                            |                  |
|                                         | HASTINGS UTILITIES      | 18691902  | EPA 2nd St site 2/18-3/18/16 | 0       | 03/18/2016 | 05/09/2016                                 | 11.31            |
|                                         |                         |           |                              |         |            |                                            | <b>11.31</b>     |
| 001-330.100-726.250                     | Water                   |           |                              |         |            |                                            |                  |
|                                         | HASTINGS UTILITIES      | 18691902  | EPA 2nd St site 2/18-3/18/16 | 0       | 03/18/2016 | 05/09/2016                                 | 18.26            |
|                                         |                         |           |                              |         |            |                                            | <b>18.26</b>     |
| 001-330.100-729.400                     | EPA Legal Fe            |           |                              |         |            |                                            |                  |
|                                         | SULLIVAN, SHOEMAKER PC, | 7250.502  | Legal exp/EPA (2nd St)       | 0       | 04/22/2016 | 05/09/2016                                 | 768.30           |
|                                         |                         |           |                              |         |            |                                            | <b>768.30</b>    |
| 001-330.100-729.436                     | 2nd St. Rent            |           |                              |         |            |                                            |                  |
|                                         | FILL-N-CHILL *2         | May       | May/202 E 2nd St             | 0       | 05/01/2016 | 05/09/2016                                 | 1,550.00         |
|                                         |                         |           |                              |         |            |                                            | <b>1,550.00</b>  |
|                                         |                         |           |                              |         |            | <b>Total Dept. EPA 2nd street subsite:</b> | <b>2,378.70</b>  |
| <b>Dept: 330.200 Storm Water Manag</b>  |                         |           |                              |         |            |                                            |                  |
| 001-330.200-730.050                     | Office Supplie          |           |                              |         |            |                                            |                  |
|                                         | EAKES OFFICE SOLUTIONS  | 6952431   | Supplies,HD velcro,labels    | 0       | 04/12/2016 | 05/09/2016                                 | 29.35            |
|                                         |                         |           |                              |         |            |                                            | <b>29.35</b>     |
| 001-330.200-738.055                     | Field Equipm            |           |                              |         |            |                                            |                  |
|                                         | N A P A AUTO PARTS      | 617946    | Hydro seeder bolt            | 0       | 03/29/2016 | 05/09/2016                                 | 2.34             |
|                                         | N A P A AUTO PARTS      | 618736    | Hydro seeder paint           | 0       | 03/31/2016 | 05/09/2016                                 | 17.52            |
|                                         | N A P A AUTO PARTS      | 618609    | Hydro seeder tail lamps      | 0       | 03/31/2016 | 05/09/2016                                 | 51.78            |
|                                         |                         |           |                              |         |            |                                            | <b>71.64</b>     |
|                                         |                         |           |                              |         |            | <b>Total Dept. Storm Water Management:</b> | <b>100.99</b>    |
| <b>Dept: 620.000 Airport</b>            |                         |           |                              |         |            |                                            |                  |

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| 001-620.000-723.050 | Advertising<br>HASTINGS TRIBUNE         | 201273     | Airport Advisory bd mtg ads    | 0       | 03/31/2016 | 05/09/2016                    | 106.00            |
|                     |                                         |            |                                |         |            |                               | <b>106.00</b>     |
| 001-620.000-726.100 | Natural Gas<br>HASTINGS UTILITIES       | 111627     | Utilities 2/25-3/29/16         | 0       | 03/29/2016 | 05/09/2016                    | 240.60            |
|                     |                                         |            |                                |         |            |                               | <b>240.60</b>     |
| 001-620.000-726.150 | Sewer<br>HASTINGS UTILITIES             | 111627     | Utilities 2/25-3/29/16         | 0       | 03/29/2016 | 05/09/2016                    | 70.04             |
|                     |                                         |            |                                |         |            |                               | <b>70.04</b>      |
| 001-620.000-726.250 | Water<br>HASTINGS UTILITIES             | 111627     | Utilities 2/25-3/29/16         | 0       | 03/29/2016 | 05/09/2016                    | 96.15             |
|                     |                                         |            |                                |         |            |                               | <b>96.15</b>      |
| 001-620.000-727.200 | R & M Buildir<br>IDEAL ELECTRIC, INC.   | 8151       | Bldg #3 - wiring 3 garage drs  | 0       | 04/13/2016 | 05/09/2016                    | 1,460.39          |
|                     | PARAMOUNT LINEN                         | 81908      | Mats/coveralls                 | 0       | 04/08/2016 | 05/09/2016                    | 17.35             |
|                     | RAYNOR GARAGE DOORS C                   | 21004      | Bldg #9-repl rubber #20,21,23  | 0       | 04/05/2016 | 05/09/2016                    | 990.00            |
|                     |                                         |            |                                |         |            |                               | <b>2,467.74</b>   |
| 001-620.000-727.700 | R & M Tools<br>LANDMARK IMPLEMENT INC   | 10045683   | JD5300 - blinker switch        | 0       | 04/12/2016 | 05/09/2016                    | 60.70             |
|                     | LANDMARK IMPLEMENT INC                  | 10045482   | JD5300 - toggle                | 0       | 04/12/2016 | 05/09/2016                    | 33.10             |
|                     |                                         |            |                                |         |            |                               | <b>93.80</b>      |
| 001-620.000-729.150 | Other Operat<br>WINDSTREAM COMMUNICAT   | 090937657  | Land & internet 4/7-5/6/16     | 0       | 04/11/2016 | 05/09/2016                    | 101.76            |
|                     |                                         |            |                                |         |            |                               | <b>101.76</b>     |
| 001-620.000-731.250 | Fuel & Oil<br>YANT EQUIPMENT CO., INC.  | L 102798   | Replaced filters-mileage,labor | 0       | 04/11/2016 | 05/09/2016                    | 3,665.26          |
|                     |                                         |            |                                |         |            |                               | <b>3,665.26</b>   |
| 001-620.000-731.255 | Fuel & Oil Re<br>BOSSelman ENERGY, INC. | 3543044-UG | Jet A-3000gals,Av Gas-1560gals | 0       | 04/14/2016 | 05/09/2016                    | 10,982.64         |
|                     |                                         |            |                                |         |            |                               | <b>10,982.64</b>  |
|                     |                                         |            |                                |         |            | <b>Total Dept. Airport:</b>   | <b>17,823.99</b>  |
|                     |                                         |            |                                |         |            | <b>tal Fund GENERAL FUND:</b> | <b>143,871.97</b> |

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Dept: 000.000

|                     |                                         |              |                              |   |            |            |                 |
|---------------------|-----------------------------------------|--------------|------------------------------|---|------------|------------|-----------------|
| 111-000.000-720.300 | Professional<br>COMMUNITY REDEVELOPM    | May          | May director salary/off rent | 0 | 05/01/2016 | 05/09/2016 | 1,625.00        |
|                     |                                         |              |                              |   |            |            | <b>1,625.00</b> |
| 111-000.000-723.110 | Public Improv<br>HASTINGS BAND PARENTS  |              | Petunias                     | 0 | 04/22/2016 | 05/09/2016 | 2,100.00        |
|                     |                                         |              |                              |   |            |            | <b>2,100.00</b> |
| 111-000.000-727.201 | R & M Groun<br>DEMARS RENTALS           | Central Park | Fertilizer/umbrellas         | 0 | 04/15/2016 | 05/09/2016 | 79.76           |
|                     |                                         |              |                              |   |            |            | <b>79.76</b>    |
| 111-000.000-728.100 | Rent<br>COMMUNITY REDEVELOPM            | May          | May director salary/off rent | 0 | 05/01/2016 | 05/09/2016 | 250.00          |
|                     |                                         |              |                              |   |            |            | <b>250.00</b>   |
| 111-000.000-737.200 | Building Main<br>BIG G COMMERCIAL ACCOU | 530948       | Shade                        | 0 | 03/08/2016 | 05/09/2016 | 14.02           |

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|                                       |                         |                   |                                |         |            |              | 14.02    |
| Total Dept. 000000:                   |                         |                   |                                |         |            |              | 4,068.78 |
| ESS IMPROVEMENT DIST:                 |                         |                   |                                |         |            |              | 4,068.78 |
| <b>Fund: 130 LIBRARY GRANT FUND</b>   |                         |                   |                                |         |            |              |          |
| <b>Dept: 000.000</b>                  |                         |                   |                                |         |            |              |          |
| 130-000.000-720.357                   | Library Progr           |                   |                                |         |            |              |          |
|                                       | MC CRACKEN/BETH//       |                   | PLA meals,refrshmnts film ngt  | 0       | 04/10/2016 | 05/09/2016   | 18.17    |
|                                       | ORIENTAL TRADING COMPA  | 677211988         | Summer reading prizes          | 0       | 04/18/2016 | 05/09/2016   | 158.39   |
|                                       | US BANK CORPORATE PAYM  | Eileen's          | Teen program refreshments      | 0       | 04/12/2016 | 05/09/2016   | 9.75     |
|                                       |                         |                   |                                |         |            |              | 186.31   |
| 130-000.000-727.225                   | Grant Expen:            |                   |                                |         |            |              |          |
|                                       | US BANK CORPORATE PAYM  | Back Alley Bakery | Grant expenses-staff mtg       | 0       | 04/14/2016 | 05/09/2016   | 40.00    |
|                                       |                         |                   |                                |         |            |              | 40.00    |
| Total Dept. 000000:                   |                         |                   |                                |         |            |              | 226.31   |
| d LIBRARY GRANT FUND:                 |                         |                   |                                |         |            |              | 226.31   |
| <b>Fund: 133 PARKS GRANT FUND</b>     |                         |                   |                                |         |            |              |          |
| <b>Dept: 130.000 Parks</b>            |                         |                   |                                |         |            |              |          |
| 133-130.000-741.209                   | Infrastructure          |                   |                                |         |            |              |          |
|                                       | BIG G COMMERCIAL ACCOU  | 534227            | Plywood, ties, misc            | 0       | 04/11/2016 | 05/09/2016   | 83.37    |
|                                       | BIG G COMMERCIAL ACCOU  | 534233            | Fasteners, nails, misc         | 0       | 04/11/2016 | 05/09/2016   | 56.51    |
|                                       | BIG G COMMERCIAL ACCOU  | 534411            | Plywood, flashing              | 0       | 04/11/2016 | 05/09/2016   | 16.77    |
|                                       | BIG G COMMERCIAL ACCOU  | 534361            | Gazebo supplies                | 0       | 04/12/2016 | 05/09/2016   | 1,056.60 |
|                                       | NE STATEWIDE ARBORETUM  | 1340329           | Plants/Highland Pk Arboretum   | 0       | 03/04/2016 | 05/09/2016   | 260.00   |
|                                       | WAGNER/FRANC//          |                   | Promotion expenses/Arboretum   | 0       | 04/05/2016 | 05/09/2016   | 102.24   |
|                                       |                         |                   |                                |         |            |              | 1,575.49 |
| Total Dept. Parks:                    |                         |                   |                                |         |            |              | 1,575.49 |
| and PARKS GRANT FUND:                 |                         |                   |                                |         |            |              | 1,575.49 |
| <b>Fund: 170 MUSEUM FUND</b>          |                         |                   |                                |         |            |              |          |
| <b>Dept: 170.100 Museum administr</b> |                         |                   |                                |         |            |              |          |
| 170-170.100-720.350                   | Training & Cc           |                   |                                |         |            |              |          |
|                                       | US BANK CORPORATE PAYM  | Quality Inn       | Lodging NMA conf-Alliance      | 0       | 04/14/2016 | 05/09/2016   | 239.98   |
|                                       | US BANK CORPORATE PAYM  | Quality Inn       | Postage from hotel             | 0       | 04/14/2016 | 05/09/2016   | 2.64     |
|                                       |                         |                   |                                |         |            |              | 242.62   |
| 170-170.100-721.050                   | Postage                 |                   |                                |         |            |              |          |
|                                       | MUSEUM - PETTY CASH     |                   | Postage,guarantees,supplies    | 0       | 04/18/2016 | 05/09/2016   | 1.66     |
|                                       |                         |                   |                                |         |            |              | 1.66     |
| 170-170.100-721.100                   | Shipping                |                   |                                |         |            |              |          |
|                                       | ARK MEDIA GROUP, LTD.   | 161228            | Store merch: lmax DVDs,s/h     | 0       | 04/07/2016 | 05/09/2016   | 11.39    |
|                                       | PIKES PEAK ROCK SHOP WI | 71080             | Store merch:quartz/agate rocks | 0       | 04/13/2016 | 05/09/2016   | 10.61    |
|                                       | PLANET ZOO              | SPI-14865         | Notebooks,magnets,journals,s/h | 0       | 04/05/2016 | 05/09/2016   | 30.71    |
|                                       | UNIQUE CRAFTERS COMPAI  | 160257            | Store merch: Geodes,s/h        | 0       | 03/25/2016 | 05/09/2016   | 60.19    |
|                                       | UNIQUE CRAFTERS COMPAI  | 160284            | Store merch: magnets,s/h       | 0       | 03/31/2016 | 05/09/2016   | 15.87    |
|                                       |                         |                   |                                |         |            |              | 128.77   |
| 170-170.100-723.050                   | Advertising             |                   |                                |         |            |              |          |
|                                       | FLATWATER TECHNOLOGIE:  | 2015-496          | Domain registration 1 year     | 0       | 01/18/2016 | 05/09/2016   | 63.98    |
|                                       | MUSEUM                  | 001000324         | Concert series admission       | 0       | 04/14/2016 | 05/09/2016   | 30.00    |
|                                       | MUSEUM - PETTY CASH     |                   | Postage,guarantees,supplies    | 0       | 04/18/2016 | 05/09/2016   | 58.55    |

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| Fund/Dept/Acct      | Vendor Name                              | Invoice #   | Invoice Desc.                  | Check # | Due Date   | Posting Date | Amount          |
|---------------------|------------------------------------------|-------------|--------------------------------|---------|------------|--------------|-----------------|
|                     | US BANK CORPORATE PAYM                   | Amazon      | Astro bright flyer-summer clas | 0       | 04/11/2016 | 05/09/2016   | 119.64          |
|                     | US BANK CORPORATE PAYM                   | Amazon      | 15 Tadiran batteries           | 0       | 04/12/2016 | 05/09/2016   | 148.65          |
|                     | US BANK CORPORATE PAYM                   | Amazon      | Nikon camera,accessories       | 0       | 04/14/2016 | 05/09/2016   | 327.47          |
|                     | US BANK CORPORATE PAYM                   | Amazon      | 200 sheets full labels-Gosser  | 0       | 04/18/2016 | 05/09/2016   | 23.90           |
|                     |                                          |             |                                |         |            |              | <b>772.19</b>   |
| 170-170.100-727.500 | R & M Heavy<br>PROTEX CENTRAL, INC.      | 00068555    | Svc request theater drs/contct | 0       | 04/14/2016 | 05/09/2016   | 183.82          |
|                     |                                          |             |                                |         |            |              | <b>183.82</b>   |
| 170-170.100-728.150 | Film Royalty<br>MORE2SCREEN LIMITED      | INV-11689   | Queen concert series 50% gross | 0       | 04/16/2016 | 05/09/2016   | 2,377.50        |
|                     | MUSEUM - PETTY CASH                      |             | Postage,guarantees,supplies    | 0       | 04/18/2016 | 05/09/2016   | 794.75          |
|                     |                                          |             |                                |         |            |              | <b>3,172.25</b> |
| 170-170.100-729.050 | Dues & Subs<br>AMERICAN ALLIANCE OF ML   |             | Tier 3 membership thru 6/30/17 | 0       | 06/30/2016 | 05/09/2016   | 1,000.00        |
|                     |                                          |             |                                |         |            |              | <b>1,000.00</b> |
| 170-170.100-729.152 | Traveling Ext<br>MUSEUM - PETTY CASH     |             | Postage,guarantees,supplies    | 0       | 04/18/2016 | 05/09/2016   | 28.50           |
|                     |                                          |             |                                |         |            |              | <b>28.50</b>    |
| 170-170.100-730.050 | Office Supplie<br>US BANK CORPORATE PAYM | Walmart     | 6 cases of paper               | 0       | 04/11/2016 | 05/09/2016   | 185.71          |
|                     |                                          |             |                                |         |            |              | <b>185.71</b>   |
| 170-170.100-731.205 | Concessions<br>PEPSI-COLA BOTTLING CO.   | 6152036     | Soda and water for concessions | 0       | 04/12/2016 | 05/09/2016   | 25.50           |
|                     | PEPSI-COLA BOTTLING CO.                  | 6152564     | Soda and water for concessions | 0       | 04/20/2016 | 05/09/2016   | 67.50           |
|                     |                                          |             |                                |         |            |              | <b>93.00</b>    |
| 170-170.100-731.210 | Store Merch<br>ARK MEDIA GROUP, LTD.     | 161228      | Store merch: lmax DVDs,s/h     | 0       | 04/07/2016 | 05/09/2016   | 143.00          |
|                     | PIKES PEAK ROCK SHOP WI                  | 71080       | Store merch:quartz/agate rocks | 0       | 04/13/2016 | 05/09/2016   | 580.00          |
|                     | PLANET ZOO                               | SPI-14865   | Notebooks,magnets,journals,s/h | 0       | 04/05/2016 | 05/09/2016   | 488.10          |
|                     | UNIQUE CRAFTERS COMPAI                   | 160257      | Store merch: Geodes,s/h        | 0       | 03/25/2016 | 05/09/2016   | 797.60          |
|                     | UNIQUE CRAFTERS COMPAI                   | 160284      | Store merch: magnets,s/h       | 0       | 03/31/2016 | 05/09/2016   | 167.70          |
|                     |                                          |             |                                |         |            |              | <b>2,176.40</b> |
| 170-170.100-731.408 | Educational E<br>WAL-MART COMMUNITY      | 07221       | Preschool playday-PPO,Dutton's | 0       | 04/08/2016 | 05/09/2016   | 6.74            |
|                     | WAL-MART COMMUNITY                       | 06933       | Shortening: water friends      | 0       | 04/20/2016 | 05/09/2016   | 9.94            |
|                     | WAL-MART COMMUNITY                       | 04540       | GV flower packet               | 0       | 04/22/2016 | 05/09/2016   | 21.72           |
|                     |                                          |             |                                |         |            |              | <b>38.40</b>    |
| 170-170.100-737.200 | Building Mair<br>STAGING CONCEPTS        | 29908       | Final pmt pit filler stage sys | 0       | 04/29/2016 | 05/09/2016   | 2,232.50        |
|                     | UNISAN NEBRASKA, LLC                     | 01-INV11066 | Proteam micro filter,tbl liner | 0       | 04/04/2016 | 05/09/2016   | 185.38          |
|                     | UNISAN NEBRASKA, LLC                     | 01-INV11080 | Proteam 14" X over flr         | 0       | 04/05/2016 | 05/09/2016   | 47.20           |
|                     | US BANK CORPORATE PAYM                   | Amazon      | 15 Tadiran batteries           | 0       | 04/12/2016 | 05/09/2016   | 148.65          |
|                     | US BANK CORPORATE PAYM                   | Amazon      | Pests & roach killer           | 0       | 04/12/2016 | 05/09/2016   | 55.96           |
|                     | US BANK CORPORATE PAYM                   | Amazon      | 12 month tablet                | 0       | 04/13/2016 | 05/09/2016   | 253.84          |
|                     |                                          |             |                                |         |            |              | <b>2,923.53</b> |
| 170-170.100-737.208 | Collections S<br>US BANK CORPORATE PAYM  | Amazon      | Nikon camera,accessories       | 0       | 04/14/2016 | 05/09/2016   | 327.47          |
|                     | WAL-MART COMMUNITY                       | 05584       | Sympathy card,fiber-collection | 0       | 04/14/2016 | 05/09/2016   | 6.32            |
|                     |                                          |             |                                |         |            |              | <b>333.79</b>   |
| 170-170.100-737.210 | Exhibit Suppl<br>WAL-MART COMMUNITY      | 02789       | Dyeable eggs - events          | 0       | 04/05/2016 | 05/09/2016   | 4.56            |
|                     |                                          |             |                                |         |            |              | <b>4.56</b>     |



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| Fund/Dept/Acct        | Vendor Name               | Invoice #       | Invoice Desc.                      | Check # | Due Date   | Posting Date | Amount    |
|-----------------------|---------------------------|-----------------|------------------------------------|---------|------------|--------------|-----------|
| 170-170.100-737.212   | Event Expen:              |                 |                                    |         |            |              |           |
|                       | WAL-MART COMMUNITY        | 07221           | Preschool playday-PPO,Dutton's     | 0       | 04/08/2016 | 05/09/2016   | 46.39     |
|                       | WAL-MART COMMUNITY        | 014937          | Event concert series               | 0       | 04/14/2016 | 05/09/2016   | 61.49     |
|                       |                           |                 |                                    |         |            |              | 107.88    |
|                       |                           |                 | Total Dept. Museum administration: |         |            |              | 11,393.08 |
|                       |                           |                 | otal Fund MUSEUM FUND:             |         |            |              | 11,393.08 |
| Fund: 180 STREET FUND |                           |                 |                                    |         |            |              |           |
| Dept: 000.000         |                           |                 |                                    |         |            |              |           |
| 180-000.000-720.300   | Professional              |                 |                                    |         |            |              |           |
|                       | E S R I                   | 93113372        | ArcGIS ELA license renewal         | 0       | 03/28/2016 | 05/09/2016   | 10,750.00 |
|                       | E S R I                   | 93113372        | ArcGIS ELA license renewal         | 0       | 03/28/2016 | 05/09/2016   | 3,500.00  |
|                       | E S R I                   | 93113372        | ArcGIS ELA license renewal         | 0       | 03/28/2016 | 05/09/2016   | 9,550.00  |
|                       |                           |                 |                                    |         |            |              | 23,800.00 |
| 180-000.000-720.350   | Training & Cc             |                 |                                    |         |            |              |           |
|                       | US BANK CORPORATE PAYM    | Mid America GIS | 2016 GIS Symposium                 | 0       | 03/01/2016 | 05/09/2016   | 400.00    |
|                       |                           |                 |                                    |         |            |              | 400.00    |
| 180-000.000-726.060   | Traffic Signal            |                 |                                    |         |            |              |           |
|                       | HASTINGS UTILITIES        | 10152           | Traffic lights - March 2016        | 0       | 04/01/2016 | 05/09/2016   | 867.52    |
|                       |                           |                 |                                    |         |            |              | 867.52    |
| 180-000.000-726.100   | Natural Gas               |                 |                                    |         |            |              |           |
|                       | HASTINGS UTILITIES        | 09330010        | 1100 West A 2/5-3/7/16             | 0       | 03/07/2016 | 05/09/2016   | 76.72     |
|                       | HASTINGS UTILITIES        | 09330020        | 1010 West A 2/5-3/7/16             | 0       | 03/07/2016 | 05/09/2016   | 384.48    |
|                       |                           |                 |                                    |         |            |              | 461.20    |
| 180-000.000-726.150   | Sewer                     |                 |                                    |         |            |              |           |
|                       | HASTINGS UTILITIES        | 09330020        | 1010 West A 2/5-3/7/16             | 0       | 03/07/2016 | 05/09/2016   | 98.51     |
|                       |                           |                 |                                    |         |            |              | 98.51     |
| 180-000.000-726.250   | Water                     |                 |                                    |         |            |              |           |
|                       | HASTINGS UTILITIES        | 09330010        | 1100 West A 2/5-3/7/16             | 0       | 03/07/2016 | 05/09/2016   | 26.73     |
|                       | HASTINGS UTILITIES        | 09330020        | 1010 West A 2/5-3/7/16             | 0       | 03/07/2016 | 05/09/2016   | 66.66     |
|                       |                           |                 |                                    |         |            |              | 93.39     |
| 180-000.000-727.500   | R & M Heavy               |                 |                                    |         |            |              |           |
|                       | AUTO VALUE-HASTINGS       | 70-451594       | Heater hose #34                    | 0       | 04/11/2016 | 05/09/2016   | 9.00      |
|                       | AUTO VALUE-HASTINGS       | 70-451376       | Credit return fuel pump            | 0       | 04/06/2016 | 05/09/2016   | -42.69    |
|                       | AUTO VALUE-HASTINGS       | 70-451953       | Connectors #33                     | 0       | 04/18/2016 | 05/09/2016   | 20.74     |
|                       | AUTO VALUE-HASTINGS       | 70-451721       | Head light #54                     | 0       | 04/13/2016 | 05/09/2016   | 8.42      |
|                       | AUTO VALUE-HASTINGS       | 70-452083       | Clamp #53                          | 0       | 04/19/2016 | 05/09/2016   | 0.88      |
|                       | BIG G COMMERCIAL ACCOU    | 534242          | Unit 34, copper elbows & tubes     | 0       | 04/11/2016 | 05/09/2016   | 30.76     |
|                       | FLEET PRIDE, INC.         | 76066945        | King pins and align #53            | 0       | 04/14/2016 | 05/09/2016   | 509.44    |
|                       | GARRETT TIRES AND TREAT   | 106903          | Flat tire repair #39               | 0       | 04/07/2016 | 05/09/2016   | 72.50     |
|                       | MID-CITY AUTO SUPPLY, INC | 1181228         | Coolant reservoir #34              | 0       | 04/11/2016 | 05/09/2016   | 25.00     |
|                       | N A P A AUTO PARTS        | 622927          | Snap ring #53                      | 0       | 04/19/2016 | 05/09/2016   | 0.86      |
|                       | N A P A AUTO PARTS        | 623150          | Lock #53                           | 0       | 04/20/2016 | 05/09/2016   | 6.71      |
|                       | N A P A AUTO PARTS        | 623017          | Filter                             | 0       | 04/19/2016 | 05/09/2016   | 13.23     |
|                       | N A P A AUTO PARTS        | 613566          | Credit core deposit                | 0       | 03/10/2016 | 05/09/2016   | -450.00   |
|                       | N A P A AUTO PARTS        | 616584          | Filter                             | 0       | 03/23/2016 | 05/09/2016   | 11.14     |
|                       | N A P A AUTO PARTS        | 620403          | Tie rod #57                        | 0       | 04/08/2016 | 05/09/2016   | 28.97     |
|                       | N A P A AUTO PARTS        | 620993          | Brass tee #34                      | 0       | 04/11/2016 | 05/09/2016   | 5.01      |
|                       | N A P A AUTO PARTS        | 622354          | Filter                             | 0       | 04/18/2016 | 05/09/2016   | 5.43      |
|                       | N A P A AUTO PARTS        | 622868          | Switch #53                         | 0       | 04/19/2016 | 05/09/2016   | 10.69     |
|                       | NE MACHINERY CO.          | INV108363       | Service call #49                   | 0       | 03/30/2016 | 05/09/2016   | 2,149.56  |
|                       | UNIVERSAL HYDRAULICS, IN  | 22502           | Hose #57                           | 0       | 03/23/2016 | 05/09/2016   | 26.30     |
|                       |                           |                 |                                    |         |            |              | 2,441.95  |

# INVOICE APPROVAL LIST BY FUND REPORT

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| Fund/Dept/Acct                 | Vendor Name                         | Invoice #       | Invoice Desc.                 | Check # | Due Date   | Posting Date | Amount           |
|--------------------------------|-------------------------------------|-----------------|-------------------------------|---------|------------|--------------|------------------|
| 180-000.000-727.710            | R & M Traffic<br>HASTINGS UTILITIES | 2-5368          | Maint/op sch traf sgnls-March | 0       | 04/04/2016 | 05/09/2016   | 3,321.61         |
|                                |                                     |                 |                               |         |            |              | <b>3,321.61</b>  |
| 180-000.000-727.800            | R & M Vehicle                       |                 |                               |         |            |              |                  |
|                                | AUTO VALUE-HASTINGS                 | 70-452000       | Rotors #66                    | 0       | 04/18/2016 | 05/09/2016   | 102.52           |
|                                | AUTO VALUE-HASTINGS                 | 70-452004       | Brake pads #66                | 0       | 04/18/2016 | 05/09/2016   | 30.95            |
|                                | DINSDALE CHRYSLER-DODGE             | 124902          | Antenna #20                   | 0       | 04/20/2016 | 05/09/2016   | 72.75            |
|                                | MID-CITY AUTO SUPPLY, INC           | 1181350         | Radio #20                     | 0       | 04/20/2016 | 05/09/2016   | 50.00            |
|                                | N A P A AUTO PARTS                  | 614743          | Floor mat #13                 | 0       | 03/15/2016 | 05/09/2016   | 58.99            |
|                                | N A P A AUTO PARTS                  | 614658          | Fire extinguisher #13         | 0       | 03/15/2016 | 05/09/2016   | 67.59            |
|                                | N A P A AUTO PARTS                  | 616447          | Filter                        | 0       | 03/23/2016 | 05/09/2016   | 3.06             |
|                                | N A P A AUTO PARTS                  | 616585          | Filter                        | 0       | 03/23/2016 | 05/09/2016   | 11.28            |
|                                | N A P A AUTO PARTS                  | 618749          | Filter                        | 0       | 04/01/2016 | 05/09/2016   | 9.75             |
|                                | UNIVERSAL HYDRAULICS, INC           | 22485           | Fittings #16                  | 0       | 03/16/2016 | 05/09/2016   | 19.89            |
|                                |                                     |                 |                               |         |            |              | <b>426.78</b>    |
| 180-000.000-730.050            | Office Supplies                     |                 |                               |         |            |              |                  |
|                                | EAKES OFFICE SOLUTIONS              | 6952191         | Office supplies               | 0       | 04/24/2016 | 05/09/2016   | 77.46            |
|                                |                                     |                 |                               |         |            |              | <b>77.46</b>     |
| 180-000.000-731.050            | Asphalt & Concrete                  |                 |                               |         |            |              |                  |
|                                | ACE CONCRETE, INC.                  | 2365            | Removal & repl curb & gutter  | 0       | 04/19/2016 | 05/09/2016   | 1,350.00         |
|                                | STETSON BUILDING PRODUCTS           | 1383029         | ADA ramps/keyway/stakes       | 0       | 04/13/2016 | 05/09/2016   | 5,697.38         |
|                                | SUNSHINE INDUSTRIAL, INC            | 38409           | Asphalt & concrete saw blades | 0       | 04/13/2016 | 05/09/2016   | 1,013.00         |
|                                |                                     |                 |                               |         |            |              | <b>8,060.38</b>  |
| 180-000.000-731.250            | Fuel & Oil                          |                 |                               |         |            |              |                  |
|                                | SAPP BROS PETROLEUM INC             | 22141454        | 1500 gals unleaded            | 0       | 03/16/2016 | 05/09/2016   | 2,535.00         |
|                                | SAPP BROS PETROLEUM INC             | 22146956        | 1500 gals unleaded            | 0       | 03/31/2016 | 05/09/2016   | 2,535.00         |
|                                | THOMSEN OIL CO.                     | 246943          | 701 gals n/l, 500 gals #2 dsl | 0       | 04/07/2016 | 05/09/2016   | 1,909.20         |
|                                | THOMSEN OIL CO.                     | 246956          | 551 gals n/l, 399 gals #2 dsl | 0       | 04/13/2016 | 05/09/2016   | 1,509.27         |
|                                |                                     |                 |                               |         |            |              | <b>8,488.47</b>  |
| 180-000.000-731.600            | Signs                               |                 |                               |         |            |              |                  |
|                                | BIG G COMMERCIAL ACCOUNTS           | 533868          | Misc fasteners                | 0       | 04/07/2016 | 05/09/2016   | 63.33            |
|                                | JEFF THOMAS SNAP-ON TOOLS           | 4131626716      | 8 pc tap, 3/16 hex sockets    | 0       | 04/13/2016 | 05/09/2016   | 22.05            |
|                                | LAWSON PRODUCTS, INC                | 9303997464      | Prizm                         | 0       | 04/01/2016 | 05/09/2016   | 194.77           |
|                                | MENARDS - HASTINGS                  | 04689           | Lucite ext semi WH, paint     | 0       | 04/14/2016 | 05/09/2016   | 43.94            |
|                                |                                     |                 |                               |         |            |              | <b>324.09</b>    |
| 180-000.000-737.705            | Shop Supplies                       |                 |                               |         |            |              |                  |
|                                | KULLY PIPE & STEEL SUPPLY           | 646550          | Steel hawg drilling plow bits | 0       | 04/05/2016 | 05/09/2016   | 62.59            |
|                                | N A P A AUTO PARTS                  | 620224          | Wash brush                    | 0       | 04/07/2016 | 05/09/2016   | 5.00             |
|                                |                                     |                 |                               |         |            |              | <b>67.59</b>     |
| 180-000.000-738.050            | Hand Tools                          |                 |                               |         |            |              |                  |
|                                | JEFF THOMAS SNAP-ON TOOLS           | 4131626716      | 8 pc tap, 3/16 hex sockets    | 0       | 04/13/2016 | 05/09/2016   | 72.00            |
|                                |                                     |                 |                               |         |            |              | <b>72.00</b>     |
| 180-000.000-743.500            | Heavy Machinery                     |                 |                               |         |            |              |                  |
|                                | KEY GOVERNMENT FINANCIAL            | 581043029001605 | Street sweeper #35, pmt #2    | 0       | 05/15/2016 | 05/09/2016   | 36,402.32        |
|                                |                                     |                 |                               |         |            |              | <b>36,402.32</b> |
| <b>Total Dept. 000000:</b>     |                                     |                 |                               |         |            |              | <b>85,403.27</b> |
| <b>Total Fund STREET FUND:</b> |                                     |                 |                               |         |            |              | <b>85,403.27</b> |

Fund: 610 LANDFILL FUND

Dept: 000.000

|                     |                             |          |                         |   |            |            |       |
|---------------------|-----------------------------|----------|-------------------------|---|------------|------------|-------|
| 610-000.000-720.300 | Professional                |          |                         |   |            |            |       |
|                     | GLENWOOD TELECOMMUNICATIONS | 901-1101 | Internet svc - May 2016 | 0 | 05/01/2016 | 05/09/2016 | 84.95 |

Vouchers to be paid 05/09/2016

Page: 16

qqqq

| Fund/Dept/Acct          | Vendor Name             | Invoice #  | Invoice Desc.                  | Check # | Due Date   | Posting Date | Amount     |
|-------------------------|-------------------------|------------|--------------------------------|---------|------------|--------------|------------|
|                         |                         |            |                                |         |            |              | 84.95      |
| 610-000.000-721.050     | Postage                 |            |                                |         |            |              |            |
|                         | U.S. POSTAL SERVICE *1  | Landfill   | 2 rolls forever, 20-.22 stamps | 0       | 04/18/2016 | 05/09/2016   | 98.40      |
|                         |                         |            |                                |         |            |              | 98.40      |
| 610-000.000-725.050     | Insurance               |            |                                |         |            |              |            |
|                         | ARTHUR J. GALLAGHER RIS | 1710915    | Add Doppstadt shredder/LF      | 0       | 04/06/2016 | 05/09/2016   | 337.00     |
|                         |                         |            |                                |         |            |              | 337.00     |
| 610-000.000-726.200     | Telephone               |            |                                |         |            |              |            |
|                         | WINDSTREAM COMMUNICA    | 090231819  | Land & fax 4/4-5/3/16          | 0       | 04/07/2016 | 05/09/2016   | 173.29     |
|                         |                         |            |                                |         |            |              | 173.29     |
| 610-000.000-727.200     | R & M Buildir           |            |                                |         |            |              |            |
|                         | PARAMOUNT LINEN         | 81907      | Mats/coveralls                 | 0       | 04/08/2016 | 05/09/2016   | 20.25      |
|                         | PARAMOUNT LINEN         | 84005      | Mats/coveralls                 | 0       | 04/15/2016 | 05/09/2016   | 20.25      |
|                         | PARAMOUNT LINEN         | C83633     | Credit 2 mats                  | 0       | 04/15/2016 | 05/09/2016   | -6.00      |
|                         |                         |            |                                |         |            |              | 34.50      |
| 610-000.000-727.500     | R & M Heavy             |            |                                |         |            |              |            |
|                         | AUTO VALUE-HASTINGS     | 70-452071  | 3 filters - #110               | 0       | 04/19/2016 | 05/09/2016   | 75.25      |
|                         | AUTO VALUE-HASTINGS     | 70-452195  | 24 gal wndshld washer fluid    | 0       | 04/24/2016 | 05/09/2016   | 47.76      |
|                         | BOSSELMAN ENERGY, INC.  | 3542519 UF | Nozzle #114 storage fuel tank  | 0       | 04/12/2016 | 05/09/2016   | 92.00      |
|                         | COOPERATIVE PRODUCERS   | 106684     | Doppstadt-Cenex 15W40 blend    | 0       | 04/21/2016 | 05/09/2016   | 232.92     |
|                         | N A P A AUTO PARTS      | 621803     | Doppstadt grease fitting/zerk  | 0       | 04/14/2016 | 05/09/2016   | 3.69       |
|                         | N A P A AUTO PARTS      | 621921     | Doppstadt grease fittings/zerk | 0       | 04/14/2016 | 05/09/2016   | 14.76      |
|                         | N A P A AUTO PARTS      | 621191     | Doppstadt grease zerks,coupler | 0       | 04/12/2016 | 05/09/2016   | 29.34      |
|                         |                         |            |                                |         |            |              | 495.72     |
| 610-000.000-727.600     | R & M Office            |            |                                |         |            |              |            |
|                         | EAKES OFFICE SOLUTIONS  | 6956785    | Paper/file shredder            | 0       | 04/18/2016 | 05/09/2016   | 399.69     |
|                         |                         |            |                                |         |            |              | 399.69     |
| 610-000.000-730.050     | Office Supplie          |            |                                |         |            |              |            |
|                         | EAKES OFFICE SOLUTIONS  | 6951618    | 'FINAL NOTICE' stamp           | 0       | 04/13/2016 | 05/09/2016   | 10.95      |
|                         |                         |            |                                |         |            |              | 10.95      |
| 610-000.000-731.250     | Fuel & Oil              |            |                                |         |            |              |            |
|                         | THOMSEN OIL CO.         | 246947     | 272.1/gals #2 diesel           | 0       | 04/11/2016 | 05/09/2016   | 390.46     |
|                         | THOMSEN OIL CO.         | 246964     | 823.6gals dsl, 232.5/gals n/l  | 0       | 04/18/2016 | 05/09/2016   | 1,577.12   |
|                         |                         |            |                                |         |            |              | 1,967.58   |
| 610-000.000-737.100     | Landscaping             |            |                                |         |            |              |            |
|                         | MENARDS - HASTINGS      | 05138      | Scalehouse flowers             | 0       | 04/21/2016 | 05/09/2016   | 66.41      |
|                         | MENARDS - HASTINGS      | 05154      | Scalehouse flowers             | 0       | 04/24/2016 | 05/09/2016   | 5.97       |
|                         |                         |            |                                |         |            |              | 72.38      |
| Total Dept. 000000:     |                         |            |                                |         |            |              | 3,674.46   |
| tal Fund LANDFILL FUND: |                         |            |                                |         |            |              | 3,674.46   |
| Grand Total:            |                         |            |                                |         |            |              | 250,213.36 |

## Prepaid Vouchers 04/21/2016

Page: 1

qqqq

| Fund/Dept/Acct                         | Vendor Name              | Invoice # | Invoice Desc.        | Check # | Due Date   | Posting Date                              | Amount      |
|----------------------------------------|--------------------------|-----------|----------------------|---------|------------|-------------------------------------------|-------------|
| <b>Fund: 001 GENERAL FUND</b>          |                          |           |                      |         |            |                                           |             |
| <b>Dept: 070.000 Other governmenta</b> |                          |           |                      |         |            |                                           |             |
| 001-070.000-720.150                    | Contingency              |           |                      |         |            |                                           |             |
|                                        | PAY FLEX SYSTEMS USA, IN | 812178    | 4/2016 Voyles runout | 135358  | 04/10/2016 | 04/21/2016                                | 4.25        |
|                                        |                          |           |                      |         |            |                                           | <b>4.25</b> |
|                                        |                          |           |                      |         |            |                                           | <b>4.25</b> |
|                                        |                          |           |                      |         |            | <b>Dept. Other governmental accounts:</b> | <b>4.25</b> |
|                                        |                          |           |                      |         |            | <b>tal Fund GENERAL FUND:</b>             | <b>4.25</b> |
|                                        |                          |           |                      |         |            | <b>Grand Total:</b>                       | <b>4.25</b> |

# INVOICE APPROVAL LIST BY FUND REPORT

Prepaid Vouchers 04/22/2016

Date: 04/22/2016

Time: 10:25 am

Page: 1

City of Hastings

qqqq

| Fund/Dept/Acct                      | Vendor Name    | Invoice #          | Invoice Desc.             | Check # | Due Date   | Posting Date                   | Amount           |
|-------------------------------------|----------------|--------------------|---------------------------|---------|------------|--------------------------------|------------------|
| <b>Fund: 158 WIRELESS E911 FUND</b> |                |                    |                           |         |            |                                |                  |
| <b>Dept: 220.000 911 center</b>     |                |                    |                           |         |            |                                |                  |
| 158-220.000-743.400                 | Communicati    |                    |                           |         |            |                                |                  |
|                                     | HEARTLAND BANK | Loan #18922, pmt 6 | Loan repayment 911 phones | 135508  | 04/15/2016 | 04/22/2016                     | 20,434.55        |
|                                     |                |                    |                           |         |            |                                | <b>20,434.55</b> |
|                                     |                |                    |                           |         |            | <b>Total Dept. 911 center:</b> | <b>20,434.55</b> |
|                                     |                |                    |                           |         |            | <b>nd WIRELESS E911 FUND:</b>  | <b>20,434.55</b> |
|                                     |                |                    |                           |         |            | <b>Grand Total:</b>            | <b>20,434.55</b> |



## Hastings Lodge No. 50

A.F. & A.M.

411 North Hastings Avenue  
P.O. Box 817  
HASTINGS, NEBRASKA 68902-0817

April 25, 2016

Mr. David Wacker, City Engineer  
City of Hastings  
220 N. Hastings Ave.  
Hastings, NE 68901

Dear Mr. Wacker,

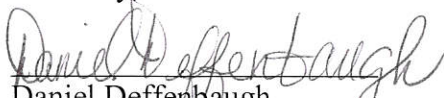
I am writing on behalf of Hastings Masonic Lodge 50, requesting a parade permit to conduct the Annual Veterans Recognition Parade on Saturday, November 7, 2015. This parade is to recognize all military veterans, but more especially, those who live in Hastings/Adams County and South Central Nebraska. We are planning to begin at 10:00 A.M. and will last approximately one hour. The required Insurance certificate, indicating the City of Hastings has been ordered and should arrive shortly.

Our proposed parade route is: beginning at the corner of Minnesota Ave. and 4<sup>th</sup> Street, we will travel west along 4<sup>th</sup> street to Hastings Ave., and turn South onto Hastings Ave. From that point the parade will continue South on Hastings Ave. to 2<sup>nd</sup> Street where it will turn East and follow 2<sup>nd</sup> Street to the corner of 2<sup>nd</sup> & Minnesota Street where the parade will end. As in the past, we would like to use Minnesota Ave. as our staging area from 8:30 A.M. until 11:00 A.M. The attached map indicates both our proposed route and staging area.

Safety being of utmost concern to us, we would appreciate the coordination of both the City Police and Street Departments to make this parade flow smoothly. Members of the Lodge 50 parade committee will be available to assist with traffic/safety control if needed.

Thank you for your consideration and I look forward to your approval. Please advise me of any other requirements needed for us to receive a parade permit.

Sincerely,

  
Daniel Deffenbaugh  
Master, Hastings Lodge #50

  
Duane Carr  
Parade Chairman, Hastings Lodge 50

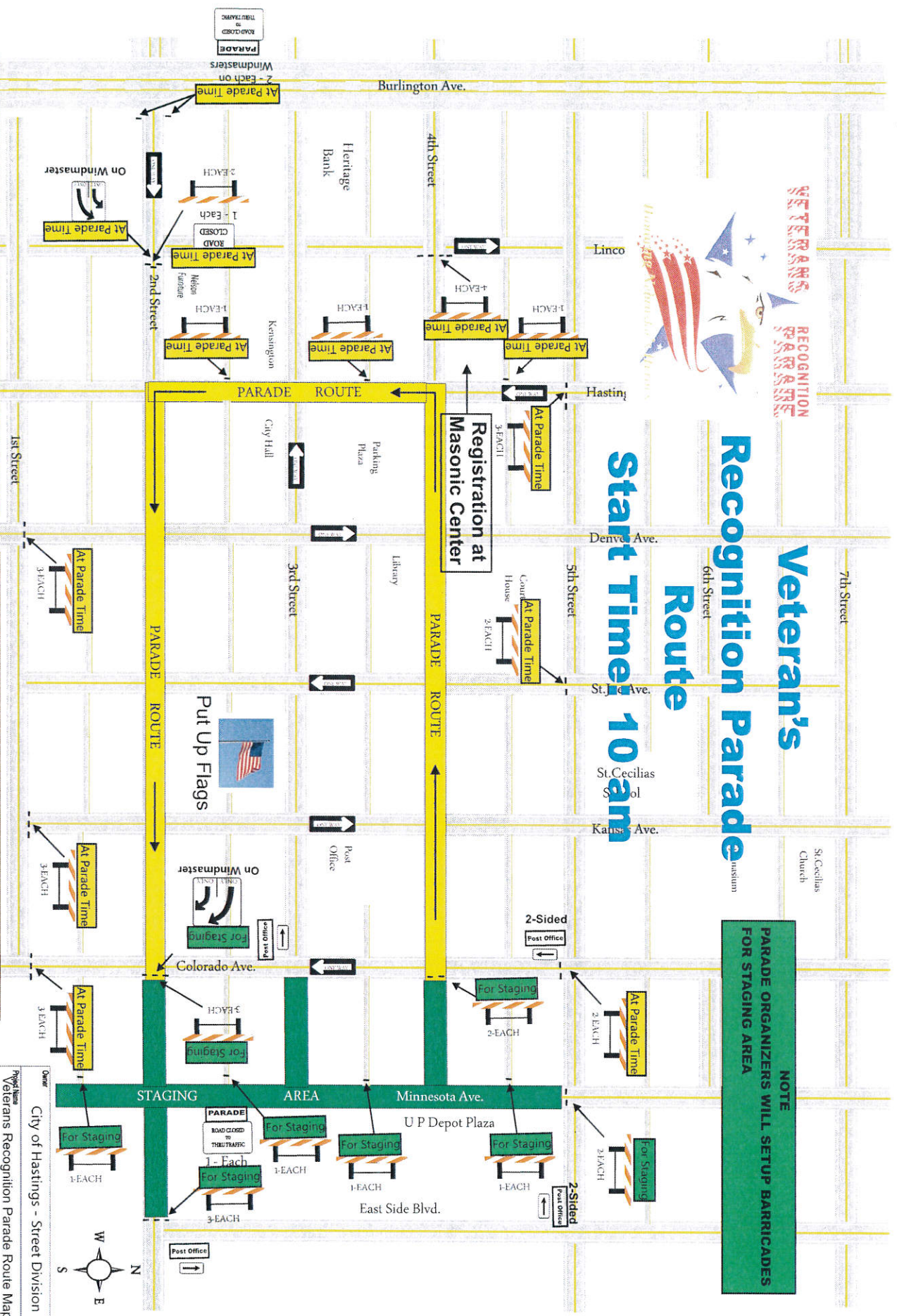




# Veteran's Recognition Parade Route

## Start Time: 10 am

**NOTE**  
PARADE ORGANIZERS WILL SETUP BARRICADES FOR STAGING AREA



**Street & Police Department Set Up Barricades 1/2 hour Before Parade Time.**

**6AM - Street Dept. Will Cone Off Parking Stalls = 138 CONES**  
**2ND STREET - Hastings Ave. to St. Joseph Ave.**  
**HASTINGS AVE. - 2nd Street to 4th Street**  
**4TH STREET - Hastings Ave. to St. Joseph Ave.**

|                                    |                                       |              |        |
|------------------------------------|---------------------------------------|--------------|--------|
| City of Hastings - Street Division |                                       |              |        |
| Project Name                       | Veterans Recognition Parade Route Map |              |        |
| Title/Contact                      | Hastings Police Department            |              |        |
| Phone                              | 402-461-2341                          | Small Number | 1 of 1 |
| Revised By                         | R. J. Douglas                         |              |        |
| Date                               | October 2012                          |              |        |





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

4/22/2016

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

| <b>PRODUCER</b><br>UNICO Group, Inc.<br>1128 Lincoln Mall<br>Suite 200<br>Lincoln NE 68508                       | <b>CONTACT NAME:</b> Sherry Spies<br><b>PHONE (A/C, No, Ext):</b> (402) 434-7200<br><b>E-MAIL ADDRESS:</b> <a href="mailto:sspies@unicogroup.com">sspies@unicogroup.com</a><br><b>FAX (A/C, No):</b> (402) 434-7272                                                                                                                                                                                              |                               |        |                                     |       |                                     |       |            |  |            |  |            |  |            |  |
|------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|--------|-------------------------------------|-------|-------------------------------------|-------|------------|--|------------|--|------------|--|------------|--|
| <b>INSURED</b><br>Grand Lodge A.F. & A.M. of Nebraska,, DBA: All<br>301 N. Cotner Blvd.<br>Lincoln NE 68505-2315 | <table border="1"><thead><tr><th>INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr></thead><tbody><tr><td>INSURER A: Cincinnati Insurance Co.</td><td>10677</td></tr><tr><td>INSURER B: Cincinnati Indemnity Co.</td><td>23280</td></tr><tr><td>INSURER C:</td><td></td></tr><tr><td>INSURER D:</td><td></td></tr><tr><td>INSURER E:</td><td></td></tr><tr><td>INSURER F:</td><td></td></tr></tbody></table> | INSURER(S) AFFORDING COVERAGE | NAIC # | INSURER A: Cincinnati Insurance Co. | 10677 | INSURER B: Cincinnati Indemnity Co. | 23280 | INSURER C: |  | INSURER D: |  | INSURER E: |  | INSURER F: |  |
| INSURER(S) AFFORDING COVERAGE                                                                                    | NAIC #                                                                                                                                                                                                                                                                                                                                                                                                           |                               |        |                                     |       |                                     |       |            |  |            |  |            |  |            |  |
| INSURER A: Cincinnati Insurance Co.                                                                              | 10677                                                                                                                                                                                                                                                                                                                                                                                                            |                               |        |                                     |       |                                     |       |            |  |            |  |            |  |            |  |
| INSURER B: Cincinnati Indemnity Co.                                                                              | 23280                                                                                                                                                                                                                                                                                                                                                                                                            |                               |        |                                     |       |                                     |       |            |  |            |  |            |  |            |  |
| INSURER C:                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                  |                               |        |                                     |       |                                     |       |            |  |            |  |            |  |            |  |
| INSURER D:                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                  |                               |        |                                     |       |                                     |       |            |  |            |  |            |  |            |  |
| INSURER E:                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                  |                               |        |                                     |       |                                     |       |            |  |            |  |            |  |            |  |
| INSURER F:                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                  |                               |        |                                     |       |                                     |       |            |  |            |  |            |  |            |  |

**COVERAGES****CERTIFICATE NUMBER:** CL1632433437**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE                                                                                                                                                                                                                                                                      | ADDL SUBR INSD WVD | POLICY NUMBER   | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS                                                                                                                                                                                                                                   |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-----------------|-------------------------|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A        | <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY<br>CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR<br>GEN'L AGGREGATE LIMIT APPLIES PER:<br><input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC<br>OTHER: |                    | EPP0225734/2017 | 1/1/2016                | 1/1/2017                | EACH OCCURRENCE \$ 1,000,000<br>DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000<br>MED EXP (Any one person) \$ 5,000<br>PERSONAL & ADV INJURY \$ 1,000,000<br>GENERAL AGGREGATE \$ 2,000,000<br>PRODUCTS - COMP/OP AGG \$ 2,000,000 |
| A        | AUTOMOBILE LIABILITY<br>ANY AUTO<br>ALL OWNED AUTOS <input checked="" type="checkbox"/> SCHEDULED AUTOS<br>HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS                                                                                                                        |                    | EPP0225734/2017 | 1/1/2016                | 1/1/2017                | COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000<br>BODILY INJURY (Per person) \$<br>BODILY INJURY (Per accident) \$<br>PROPERTY DAMAGE (Per accident) \$                                                                                |
| A        | <input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR<br>EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE<br>DED <input checked="" type="checkbox"/> RETENTION \$ 10,000                                                                         |                    | EPP0225734/2017 | 1/1/2016                | 1/1/2017                | EACH OCCURRENCE \$ 3,000,000<br>AGGREGATE \$ 3,000,000                                                                                                                                                                                   |
| B        | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY<br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)<br>If yes, describe under DESCRIPTION OF OPERATIONS below                                                                                                 | Y/N<br>N/A         | EW029422801     | 1/1/2016                | 1/1/2017                | <input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER<br>E.L. EACH ACCIDENT \$ 500,000<br>E.L. DISEASE - EA EMPLOYEE \$ 500,000<br>E.L. DISEASE - POLICY LIMIT \$ 500,000                                      |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: Veteran's Parade to be held November 5, 2016.

The City of Hastings is an additional insured with respects this event.

**CERTIFICATE HOLDER**City of Hastings  
220 N Hastings Avenue  
Hastings, NE 68901**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Edward Packard/JD

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South Central Economic Development District, Inc.

POB 79; 401 East Ave (2nd Floor)  
Holdrege, NE 68949

Invoice

| Date      | Invoice # |
|-----------|-----------|
| 4/26/2016 | 556       |

| Bill To                                                         |
|-----------------------------------------------------------------|
| City of Hastings<br>220 N Hastings Avenue<br>Hastings, NE 68901 |

| P.O. No. | Terms | Project |
|----------|-------|---------|
|          |       |         |

| Quantity | Description                                                                                                                                                                                                                                                                                                                                                            | Rate     | Amount     |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------------|
|          | CDBG Grant Administration including:<br>Final administrative draw for the project<br>Labor Compliance Monitoring<br>Payroll review and communication with contractor<br>Project Status Report preparation and submission<br>Preparation and submission of Draws 3 & 4<br>Preparation of Council agenda items<br>File Maintenance<br>Preparation of close-out documents | 5,560.00 | 5,560.00   |
|          |                                                                                                                                                                                                                                                                                                                                                                        | Total    | \$5,560.00 |



**REQUEST FOR CDBG FUNDS /**  
**Activity 0181 General Administration Only**  
**COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**  
**NEBRASKA DEPARTMENT OF ECONOMIC DEVELOPMENT**  
See Reverse Side for Instructions

**CDBG  
REQUEST  
form  
ACTY 0181**

**DED Date Stamp**

|                                                             |                                                    |                                                  |                                                                                                                 |                                                  |                    |                     |
|-------------------------------------------------------------|----------------------------------------------------|--------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|--------------------------------------------------|--------------------|---------------------|
| Name of Local Government Grantee<br><b>City of Hastings</b> |                                                    | Mailing Address<br><b>220 N. Hastings Avenue</b> |                                                                                                                 | City<br><b>Hastings</b>                          | State<br><b>NE</b> | ZIP<br><b>68901</b> |
| CDBG Grant Number<br><b>14-CR-108</b>                       | Federal Identification Number<br><b>47-6006221</b> | DUNS Number<br><b>076980556</b>                  | Number sequence order includes<br>Both general admin 0181 requests<br>And project activity requests<br><b>4</b> | DED Program Representative<br><b>Jenny Mason</b> |                    |                     |

**Part I – STATUS OF FUNDS ACTIVITY 0181 GENERAL ADMINISTRATION**

|                                                                                                                   |                          |                                                                                                    |                                                                                                                                                                                                               |
|-------------------------------------------------------------------------------------------------------------------|--------------------------|----------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Grant Funds Received to Date for activity 0181 general administration                                          | \$ <b>19,440.00</b>      | <b>IMPORTANT</b><br>Complete Part II for<br>approved activity 0181<br>general administration only. | <b>PART III GRANTEE</b><br><b>General Administration Award</b><br>CDBG activity 0181 Amount<br>Awarded \$ <b>25,000.00</b><br><br>90% General Admin Award<br>max total draw prior to<br>closeout <b>22500</b> |
| 2. Add: Program Income Received to Date                                                                           | \$ <b>not applicable</b> |                                                                                                    |                                                                                                                                                                                                               |
| 3. Subtotal                                                                                                       | \$ <b>not applicable</b> |                                                                                                    |                                                                                                                                                                                                               |
| 4. Less: Federal Administration Funds Disbursed To Date (Must Agree To Total Of Part II, Line 3)<br>activity 0181 | \$ <b>19,440.00</b>      |                                                                                                    |                                                                                                                                                                                                               |
| 5. Total: Federal Administration Funds On Hand (Must Agree To Part II, Line 6) activity 0181                      | <b>0</b>                 |                                                                                                    |                                                                                                                                                                                                               |

**Part II – CASH REQUIREMENTS ACTIVITY 0181 GENERAL ADMINISTRATION**

|                                                                                                                                               |                                          |                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|--------------------------------|
| <b>Activity Code 0181<br/>GENERAL ADMINISTRATION ONLY</b>                                                                                     | <b>project activities not applicable</b> | 0181<br>General Administration |
| 1. Total Cash Administration Requirements To Date                                                                                             |                                          | \$ <b>25,000.00</b>            |
| 2. Less: Local Funds Applied (Includes RLF)                                                                                                   |                                          | \$                             |
| 3. Less: Federal Funds Disbursed<br>Total Must Agree To Part I, Line 4                                                                        |                                          | \$ <b>19,440.00</b>            |
| 4. Total Current Cash Requirements                                                                                                            |                                          | <b>5560</b>                    |
| 5. Less: Unpaid Previous Request for activity 0181 general administration                                                                     |                                          | \$                             |
| 6. Less: Federal Funds On Hand for activity 0181 general administration<br>(Must Agree To Part I, Line 5)                                     |                                          | \$                             |
| 7. Net Amount of Federal Funds Requested ..... <b>\$500 MINIMUM</b> GENERAL ADMINISTRATION ACTIVITY 0181 REQUEST, UNLESS IT IS THE FINAL DRAW |                                          | <b>5560</b>                    |

By signing this report, I certify to the best of my knowledge and belief that the report is true, complete, and accurate, and the expenditures, disbursements and cash receipts are for the purposes and objectives set forth in the terms and conditions of the Federal award. I am aware that any false, fictitious, or fraudulent information, or the omission of any material fact, may subject me to criminal, civil or administrative penalties for fraud, false statements, false claims or otherwise. (U.S. Code Title 18, Section 1001 and Title 31, Sections 3729-3730 and 3801-3812). I also certificate that the amount of the request for federal funds is not in excess of current needs.

|                                                                            |                                                                      |                                          |
|----------------------------------------------------------------------------|----------------------------------------------------------------------|------------------------------------------|
| Signature of Authorized Official (Mayor/Board Chairman)                    | Typed Name of Authorized Official<br><b>Vern P. Powers, Mayor</b>    | Date<br><b>May 9, 2016</b>               |
| Signature of Authorized Official (Clerk/Treasurer)                         | Typed Name of Authorized Official<br><b>Kim Jacobitz, City Clerk</b> | Date<br><b>May 9, 2016</b>               |
| Person Preparing Request for CDBG Funds Form Name:<br><b>Lori Ferguson</b> | Organization:<br><b>SCEDD</b>                                        | Telephone Number:<br><b>308.455.4770</b> |
|                                                                            |                                                                      | Email:<br><b>lorif@scedd.us</b>          |
| DEPARTMENT OF ECONOMIC DEVELOPMENT USE                                     | AMOUNT APPROVED: \$ _____                                            | INITIALS: _____ DATE: _____              |

**INSTRUCTIONS**  
**Request for CDBG Funds**  
**0181 General Administration Only**  
Nebraska Department of Economic Development (Revised June 2013)

**CDBG**  
**REQUEST**  
**form**  
**ACTY 0181**

**General Instructions**

If a grantee has more than one grant, funds must be requested separately for each grant. Carefully enter all requested information. You must double check addition and subtraction. Incomplete or incorrect forms will not be processed. Funds requested must reflect actual eligible cost incurred. Claim exact amounts on each reimbursement or the grantee may use rounding down to the nearest dollar on individual reimbursements and then claim exact amounts due down to the penny on the final reimbursement request. **ONLY ONE ORIGINAL OF THIS FORM IS REQUIRED TO BE SUBMITTED.**

**MAXIMUM** 90% general administration CDBG funds allowable for request prior to project closeout (excludes planning).

**FINAL** 10% general administration CDBG funds allowable for request with closeout documents receipted/accepted DED.

The final request for closeout includes: final financial report, final project status report, compliance (monitoring) clearance, and if applicable the final wage report, jobs report, notification of annual audit, or audit.

**\$500 MINIMUM** request for general administration activity 0181, unless it is the final draw.

**Identifying Information**

The top portion of the Request for CDBG Funds will be completed with the appropriate identifying information.

- CDBG Grant Number - is the number assigned to each grant in the Notice of Approval for CDBG Funds.
- Tax Identification Number – it is the nine-digit identification number assigned by the Internal Revenue Service for tax identification purposes. DUN's number-<http://fedgov.dnb.com/webform/displayHomePage.do> or call D&B at 866-705-5711 or for persons with a hearing impairment, the TTY number is 866-814-7818.
- Request for CDBG Funds Number - Each request for funds will be consecutively numbered by the grantee. If a local government has received more than one CDBG grant, requests for funds will be numbered consecutively for each grant. The numbering sequence order includes draw requests for both general administration and project activities. For example: If the first draw request is for general administration, it is number 1. If the second draw request is for project activities (non-general administration), it is number 2. If the following draw, third draw request for the grant, is for general administration, it is number 3. If the next draw request is for project activities, it is number 4. When separate draw requests for general administration and project activities are submitted at the same time, number each draw request in sequence based on the signature date by the authorized officials. When the authorized signature dates are the same, number in sequence either way starting from the most recent draw request number.

**Part I Status of Funds**

Part I of the Request for activity 0181 CDBG Funds form will provide the status of CDBG funds for the grant.

Line 1 List all CDBG funds for activity 0181 general administration received to date for this grant.

Line 2 Add program income received from activities related to the grant. (Exclude program income designated for revolving funds.) **NOT APPLICABLE**

Line 3 Subtotal lines 1 and 2 **NOT APPLICABLE**

Line 4 Subtract all disbursements of CDBG funds for activity 0181 to date. (Must agree to total of Part II, Line 3)

Line 5 Federal funds on hand should reflect CDBG funds activity 0181 which have not been disbursed.

**Part II Cash Requirements**

Part II of the Request for activity 0181 CDBG Funds form will provide information on the grantee's cash requirements. Requests for funds are to be submitted only as funds are needed for immediate disbursement. The minimum request for activity 0181 general administration funds is \$500, unless the final draw. It is anticipated that local governments should receive funds within 2 weeks from the date the request is received in DED. Enter the amount for approved activity 0181 general administration. General administration activity 0181 is the only activity shown and to be requested.

Line 1 Enter the total of all cash requirements to date. This amount should be equal to all expenditures paid to date plus cash needed to meet immediate obligations on this form 0181.

Line 2 Subtract all local matching or other funds applied. (Include program income designated for revolving funds from prior grants for same activities.) This will include local funds already expended and local funds which will be expended to meet the immediate cash obligations identified on line 1.

Line 3 Subtract federal funds disbursed. The total of this row must equal the amount shown on Part I, Line 4.

Line 4 Subtotal by subtracting lines 2 and 3 from line 1. This amount should be equal the amount of federal funds needed for immediate general administration cash obligations.

Line 5 Subtract the amount of any previous Request for CDBG general administration funds, which has not yet been received.

Line 6 Subtract the amount of federal general administration funds on hand for payment of general administration costs. This amount must equal the amount on Line 5, part I.

Line 7 The net amount of federal funds requested for general administration is determined by subtracting lines 5 and 6 from line 4. This should be the amount of CDBG general administration funds needed (when added to CDBG funds on hand and CDBG funds requested but not yet received) to meet immediate cash obligations.

**Part III General administration**

Part III of the Request for activity 0181 CDBG funds will provide the amount of general administration CDBG funds awarded as stated in Part I Section 1.01 of the grantee agreement. Enter the amount CDBG funds awarded for activity 0181 general administration. Enter 90% of the CDBG funds awarded for activity 0181 general administration. This is the maximum amount of general administration funds that the grantee may request prior to submission of all final closeout documents to the Department. If the grant is for planning only activities enter 100%, which is the total amount CDBG general administration funds. Planning only CDBG grants do not require a 10% holdback for general administration funds.

Signatures of both the Mayor/Board Chairperson and the Clerk/Treasurer are necessary to process the Request for CDBG Funds. These signatures must agree to authorization signatures submitted to DED on the Authorization to Request Community Development Block Grant Funds. After signing and dating the Request for CDBG Funds, the grantee should retain a copy of the form and mail (no FAX) the single original to:

CDBG, Nebraska Department of Economic Development, P.O. Box 94666, Lincoln, Nebraska 68509-4666

Department: City Attorney  
Staff Contact: Dave Ptak, City Attorney  
Council Meeting Date: 05/09/2016

## **AGENDA ITEM SUMMARY SHEET**

### **Description of Item:**

Ordinance No. 4473 implements portions of the Novak Study dealing with the Board of Public Works

### **Names of People/Business affected by this action:**

Mayor and City Council, Board of Public Works, citizens of Hastings

### **Why Council action is required:**

Ordinances are required to be passed by the City Council.

### **Type of action requested:**

Ordinance

### **Suggested motion:**

Move to adopt Ordinance No. 4473 on First Reading (rules may be suspended if there sufficient votes to suspend)

### **Deadlines associated with action:**

None known

### **Department head comments:**

Ordinance No. 4473 was tabled at the April 25, 2016 City Council meeting. This ordinance would make the Manager of Utilities a City department head and place the hiring authority for the Manager of Utilities with the Mayor and City Council.

### **City Administrator comments:**

**ORDINANCE NO. 4473**

**AN ORDINANCE OF THE CITY OF HASTINGS, NEBRASKA, TO AMEND SECTION 2-501 OF THE OFFICIAL CITY CODE OF THE CITY OF HASTINGS DEALING WITH DEPARTMENT HEADS; TO REPEAL SECTIONS 2-520, 2-521, 2-522, 2-523, 2-524, 2-525, AND 2-526 OF THE OFFICIAL CITY CODE OF THE CITY OF HASTINGS, NEBRASKA; TO ADD A SECTION 2-529 TO THE OFFICIAL CITY CODE OF THE CITY OF HASTINGS TO PROVIDE FOR THE DUTIES OF THE MANAGER OF UTILITIES; TO AMEND SECTION 32-109 OF THE OFFICIAL CITY CODE OF THE CITY OF HASTINGS, NEBRASKA; TO PROVIDE THAT ANY ORDINANCES OR PROVISIONS INCONSISTENT HERewith ARE HEREBY REPEALLED; TO PROVIDE AN EFFECTIVE DATE OF THIS ORDINANCE AND TO PROVIDE FOR THE PULICATION OF THIS ORDINANCE IN PAMPHLET FORM.**

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

Section 1. That Section 2-501 of the Official City Code of the City of Hastings, Nebraska, be and the same is hereby amended to read as follows:

**2-501. Department heads.**

- (1) The following positions under the control of the Mayor and City Council are hereby created and confirmed:

|                                  |                                |
|----------------------------------|--------------------------------|
| City Administrator               | Police Chief                   |
| City Clerk                       | Fire Chief                     |
| City Treasurer                   | Manager of Utilities           |
| City Attorney                    | Museum Director                |
| City Engineer                    | Library Director               |
| Director of Development Services | Director of Parks & Recreation |

The persons holding these positions shall be heads of their respective departments.

- (2) Department heads shall be appointed by the Mayor with consent of a majority of the Council, and may be removed in the same manner; provided however, that the appointment, tenure, and removal of the Fire Chief and Police Chief shall be subject to the provisions of Nebraska statutes.

- (3) The compensation of department heads shall be determined by the Mayor and City Council as part of the annual budget process each fiscal year.

Section 2. That Sections 2-520, 2-521, 2-522, 2-523, 2-524, 2-525, and 2-526 of the Official City Code of the City of Hastings, Nebraska, be and the same are hereby repealed.

Section 3. That a new Section 2-529 to the Official City Code of the City of Hastings, Nebraska, is hereby enacted to read as follows:

## **2-529. Manager of Utilities.**

The Manager of Utilities shall perform administrative and supervisory work in directing municipal utilities of electric production and distribution, gas distribution, water, sewer, and wastewater, and street lighting and the formulation of long-range plans and daily operational decisions.

Section 4. That Section 32-109 of the Official City Code of the City of Hastings, Nebraska, be and the same is hereby amended to read as follows:

### **32-109. Employees; powers generally; purchases.**

- (1) The Mayor and City Council shall be the appointing authority to employ or discharge a Manager of Utilities and an Assistant Manager of Utilities. These positions are further subject to the approval of the Mayor and City Council in respect to job classification and compensation ranges.
- (2) The Manager of Utilities is authorized as the appointing authority to employ and discharge such other employees as may be required and as approved in the utility budget. These other positions are further subject to the approval of the Mayor and City Council in respect to job classifications and compensation ranges.
- (3) The Board may obtain and pay for technical or professional services including the services of any department of the city as the same may be needed.
- (4) The Board may make such rules and regulations as may be necessary for the government and operation of the Utility Department subject to the approval of the Mayor and City Council.
- (5) The Board may purchase of materials and supplies for the operation and maintenance of the Public Works.
- (6) Claims for salaries, wages, materials and all supplies shall be approved by the Manager of Utilities, and shall be signed by at least two members of the Board.
- (7) All equipment purchased, projects, extensions, and the like, for which competitive bids are required by state law, shall first be approved by the Mayor and City Council.

Section 5. That any ordinance passed and approved prior to the passage, approval and publication or posting of this ordinance, and in conflict with its provisions, is hereby repealed.

Section 6. That this ordinance shall take effect and be in full force and effect from and after its passage, approval and publication or posting as required by law, in its entirety or in pamphlet form, said effective date being \_\_\_\_\_, and this ordinance shall be included in the Official Hastings City Code Book.

PASSED AND APPROVED by the Mayor and City Council of the City of Hastings, Nebraska, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

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Mayor

ATTEST:

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City Clerk

(SEAL)

APPROVED TO FORM:

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City Attorney

Department: Development Services  
Staff Contact: Lance Lang, City Planner  
Council Meeting Date: 05/09/2016

## **AGENDA ITEM SUMMARY SHEET**

### **Description of Item:**

Request from Dan Pauley, Attorney at Law, representing Indicator Land & Cattle, LLC. to rezone a 114.94-acre tract of land located on the south side of East Lochland Road, east of Thom Subdivision and west of Columbine Avenue, from District R-1S, Single-Family Suburban Residential District to R-1A, Single-Family Large Lot Residential District.

### **Names of People/Business affected by this action:**

Neighboring property owners.

### **Why Council action is required:**

A public hearing is required for rezoning requests by state law before the Planning Commission and also before the City Council which shall take action on said request with consideration of public testimony and the recommendation of the Planning Commission.

### **Type of action requested:**

Ordinance

### **Suggested motion:**

Staff and Planning Commission recommend approval of the rezoning request as presented.

### **Deadlines associated with action:**

None.

### **Department head comments:**

The applicant is requesting rezoning of a 114.94-acre tract of land from District R-1S, Single-Family Suburban Acreage District to District R-1A, Single-Family Large Lot Residential District for property as described above. (See Exhibits 'A' and 'B').

The Future Land Use Map of the comprehensive development plan shows this site as "Suburban Residential." Either R-1S or R-1A zoning would be appropriate in this land use designation.(See Exhibits 'C' and 'D')

The applicant is requesting the change in zone for flexibility in using the property. R-1A allows the limited keeping of livestock while R1-S does not. The applicant may want to run free-range livestock for an interim



period before the property is developed with housing in the future. The number of horses or cows allowed is one animal per acre, however the applicant indicates a much smaller number, perhaps a dozen or so animals would be the extent pf the livestock at this site.

**City Administrator comments:**



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## PLANNING COMMISSION STAFF REPORT

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**FILE NO:** *DS 16-009*

**PREPARED BY:** *Lance A. Lang, City Planner*

**PROJECT:** *Rezoning  
R-1S to R-1A*

**LOCATION:** *South Side of East Lochland Road, east of Thom Subdivision,  
West of Columbine Avenue*

**PRESENTER:** *Dan Pauley, Dunmire, Fisher & Hastings Law Firm*

**DATE:** *April 18, 2016*

---

***DISCUSSION:***

The applicant is requesting rezoning of a 114.94-acre tract of land from District R-1S, Single-Family Suburban Acreage District to District R-1A, Single-Family Large Lot Residential District for property as described above. (See Exhibits 'A' and 'B').

The Future Land Use Map of the comprehensive development plan shows this site as "Suburban Residential." Either R-1S or R-1A zoning would be appropriate in this land use designation.(See Exhibits 'C' and 'D')

The applicant is requesting the change in zone for flexibility in using the property. R-1A allows the limited keeping of livestock while R1-S does not. The applicant may want to run free-range livestock for an interim period before the property is developed with housing in the future. The number of horses or cows allowed is one animal per acre.

***RECOMMENDATION***

Staff recommends approval of the rezoning request as presented.

DATE 03/07/2016

FILE NO.

**PROJECT APPLICATION**

City of Hastings – Development Services  
220 N. Hastings Avenue, Hastings, NE 68901  
Phone: (402) 461-2302; Fax: (402) 461-2304  
www.cityofhastings.org

**Please check the appropriate box below to indicate the type of application you are requesting. Contact Development Services for minimum requirements. Incomplete applications will not be processed. All applications must be completed by applicant prior to submission with all of the requested support materials by the last Monday of each month or they will be held until the next deadline to be processed.**

- |                                                             |                                                                     |                                                            |                                              |
|-------------------------------------------------------------|---------------------------------------------------------------------|------------------------------------------------------------|----------------------------------------------|
| <input type="checkbox"/> Preliminary Plat                   | <input type="checkbox"/> Final Plat                                 | <input type="checkbox"/> Short Plat                        | <input type="checkbox"/> Administrative Plat |
| <input type="checkbox"/> Code Amendment                     | <input checked="" type="checkbox"/> Zoning Change                   | <input type="checkbox"/> Vacation (Plat / ROW / Easements) |                                              |
| <input type="checkbox"/> Conditional Use Permit / Amendment | <input type="checkbox"/> Planned District / Amendment               |                                                            |                                              |
| <input type="checkbox"/> Comprehensive Plan / Amendment     | <input type="checkbox"/> Annexation Petition / Addition to the City |                                                            |                                              |

**PROJECT INFORMATION**

Project Name: Indicator Land & Cattle, LLC

Project Address: See attached Within City Limit ☐ Yes ☒ No

Existing Zoning: R-1S Proposed Zoning / Use: R-1A

Existing Comprehensive Plan Designation: Suburban Residential Gross Area: 114.94

Legal Description: See attached Number of Lots: 1

**APPLICANT INFORMATION**

Applicant: Daniel C. Pauley Company: Dunmire, Fisher & Hastings

Address: P.O. Box 1044 Tel: 402-463-1383 Fax: 402-463-0602

City: Hastings State: NE Zip: 68902 Email: dpauley@hastingslawyers.com

Property Owner: Indicator Land & Cattle, LLC Company: \_\_\_\_\_

Address: 3509 Wendell Drive Tel: 402-463-1383 Fax: 402-463-0602

City: Hastings State: NE Zip: 68901 Email: \_\_\_\_\_

Key Contact: Daniel C. Pauley Company: Dunmire, Fisher & Hastings

Address: P.O. Box 1044 Tel: 402-463-1383 Fax: 402-463-0602

City: Hastings State: NE Zip: 68902 Email: dpauley@hastingslawyers.com

I hereby acknowledge that all information provided with this application is true to the best of my knowledge.

X [Signature] 3-2-16 [Signature] 3-2-16  
Property Owner Signature Date Applicant Signature Date

**DEPARTMENTAL USE ONLY**

Fees: 350.00 Receipt No. \_\_\_\_\_

Accepted by Staff: [Signature] Case No. \_\_\_\_\_  
19442 Signature

DATE 3/7

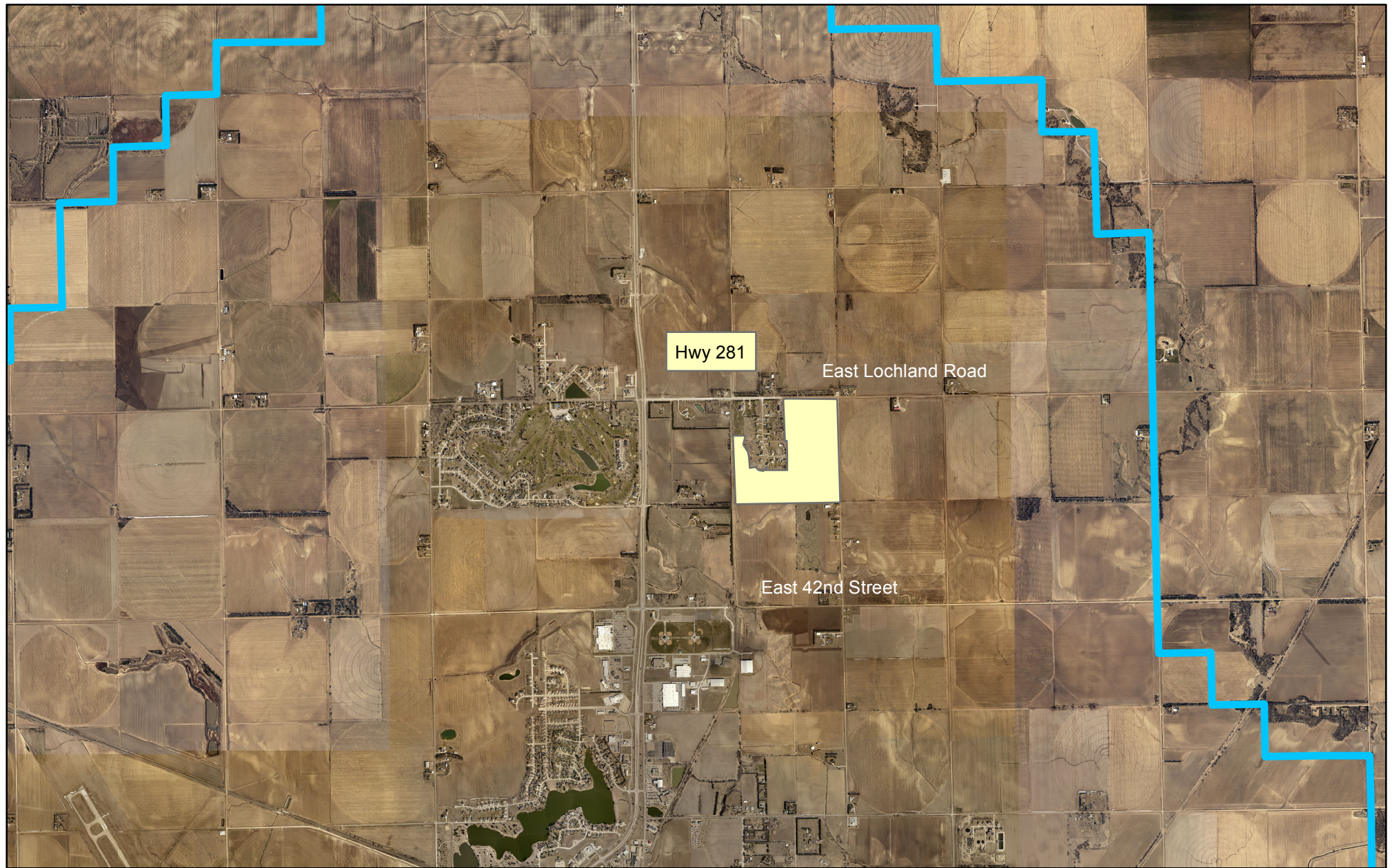
ST OF THE SIXTH P.M.,

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 8 NORTH, RANGE 9 WEST OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE N00°05'16"W (ASSUMED BEARING) ON THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1749.10 FEET TO THE SOUTHWEST CORNER OF LOT 1, FLEHARTY SUBDIVISION; THENCE S89°36'05"E ON THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 249.89 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, ALSO BEING THE SOUTHWEST CORNER OF LOT 7, BLOCK 1, THOM SUBDIVISION; THENCE S00°05'16"E ON THE WEST LINE OF LOTS 1 AND 2, BLOCK 4, THOM SUBDIVISION, A DISTANCE OF 290.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2 ALSO BEING THE NORTHWEST CORNER OF LOT 1, KISSINGER SUBDIVISION; THENCE S21°23'46"E ON THE WEST LINE OF KISSINGER SUBDIVISION, A DISTANCE OF 290.41 FEET TO THE SOUTHWEST CORNER OF SAID SUBDIVISION, ALSO BEING THE NORTHWEST CORNER OF LOT 4, BLOCK 4 OF THOM SUBDIVISION; THENCE S00°05'30"E ON THE WEST LINE OF SAID LOT 4, A DISTANCE OF 359.15 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 1ST AVENUE; THENCE S45°40'34"E, A DISTANCE OF 60.11 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID 1ST AVENUE AND THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 200.00 FEET SUBTENDED BY A CENTRAL ANGLE OF 21°09'14"; THENCE ALONG SAID CURVE, THE CHORD OF WHICH BEARS N54°44'21"E, AN ARC DISTANCE OF 73.84 FEET (73.42' CHORD DISTANCE); THENCE N65°25'59"E ON SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 255.89 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 5, THOM SUBDIVISION NUMBER THREE; THENCE S00°16'59"W ON THE WEST LINE OF SAID LOT 1, A DISTANCE OF 228.88 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE S89°41'06"E ON THE SOUTH LINE OF LOTS 1 THRU 4 INCLUSIVE, OF SAID BLOCK 5, A DISTANCE OF 624.87 FEET TO THE SOUTHEAST CORNER OF LOT 4 OF SAID BLOCK 5; THENCE N00°19'02"E ON THE EAST LINE OF SAID LOT 4, A DISTANCE OF 499.76 FEET TO THE NORTH RIGHT OF WAY LINE OF 54TH STREET; THENCE N89°43'28"W ON SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 47.08 FEET TO THE SOUTHEAST CORNER OF LOT 1, DIEKEN SUBDIVISION; THENCE N02°30'54"E ON THE EAST LINE OF SAID LOT 1, A DISTANCE OF 123.20 FEET; THENCE N10°27'58"W ON SAID EAST LINE, A DISTANCE OF 217.93 FEET; THENCE N65°29'43"W, A DISTANCE OF 45.50 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE N00°05'37"W ON THE EAST LINE OF SAID BLOCK 3 AND THE EAST LINE OF BLOCK 2 OF SAID SUBDIVISION AND THE EAST LINE OF LOT 2, BOHLEN 2ND SUBDIVISION, A DISTANCE OF 1086.86 FEET TO THE NORTHEAST CORNER OF SAID LOT 2 ALSO BEING THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE S89°37'24"E ON SAID NORTH LINE, A DISTANCE OF 1449.18 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE S00°11'44"E ON THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2646.39 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE N89°46'09"W ON THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2650.11 FEET TO THE POINT OF BEGINNING, CONTAINING 114.63 ACRES, MORE OR LESS.

(extended)





### Legend

- |                                                                                     |              |                                                                                     |         |
|-------------------------------------------------------------------------------------|--------------|-------------------------------------------------------------------------------------|---------|
|  | Parcels      |  | Limits  |
|  | Subdivisions |  | TwoMile |
|  | Legal_Lots   |                                                                                     |         |

## Exhibit 'A' - Vicinity Map

# City of Hastings

This map is for illustration only.





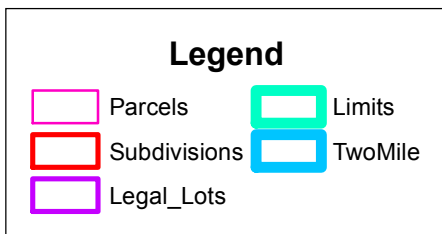
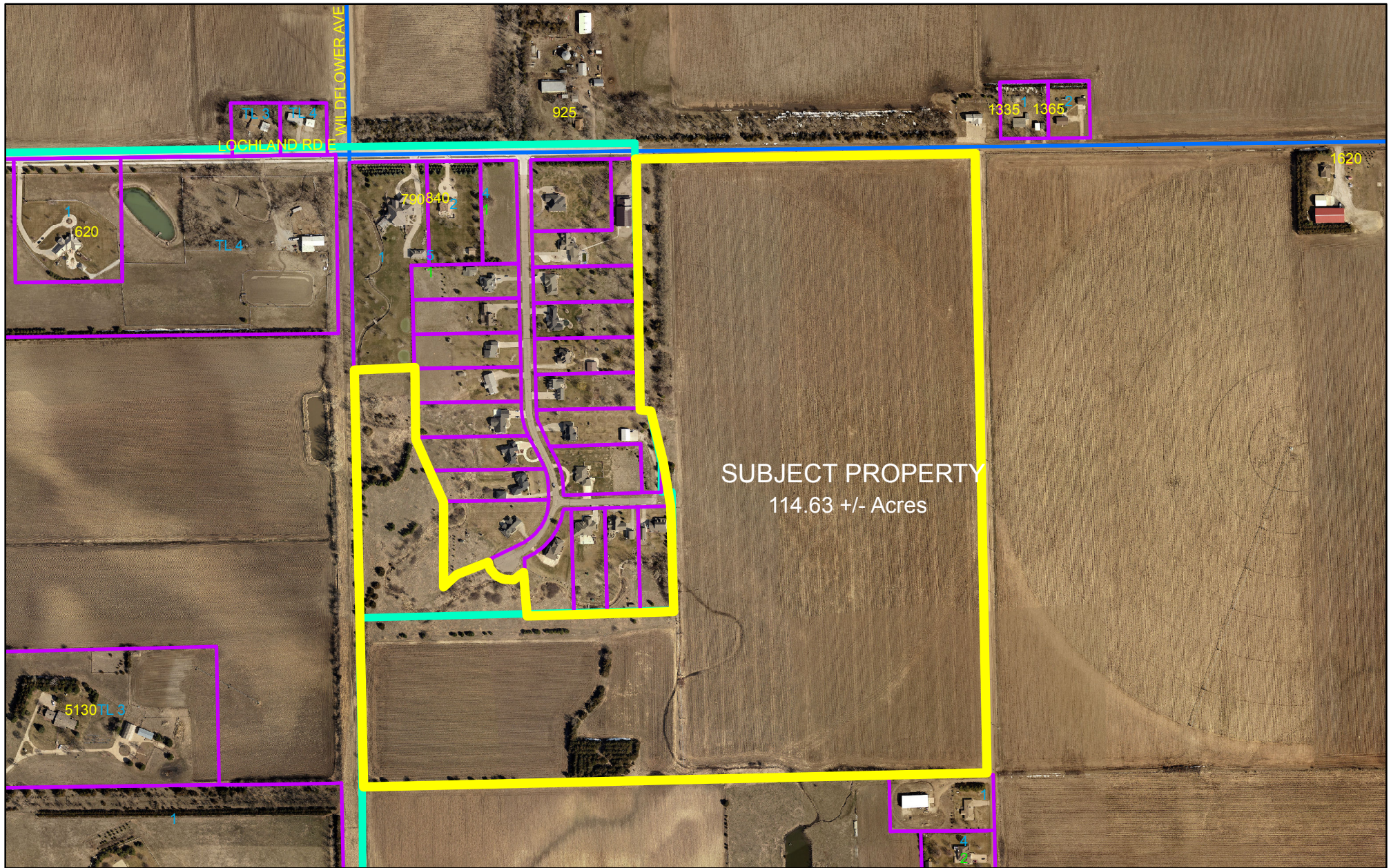


Exhibit 'B' - Rezoning R-1S to R-1A

# City of Hastings

This map is for illustration only.





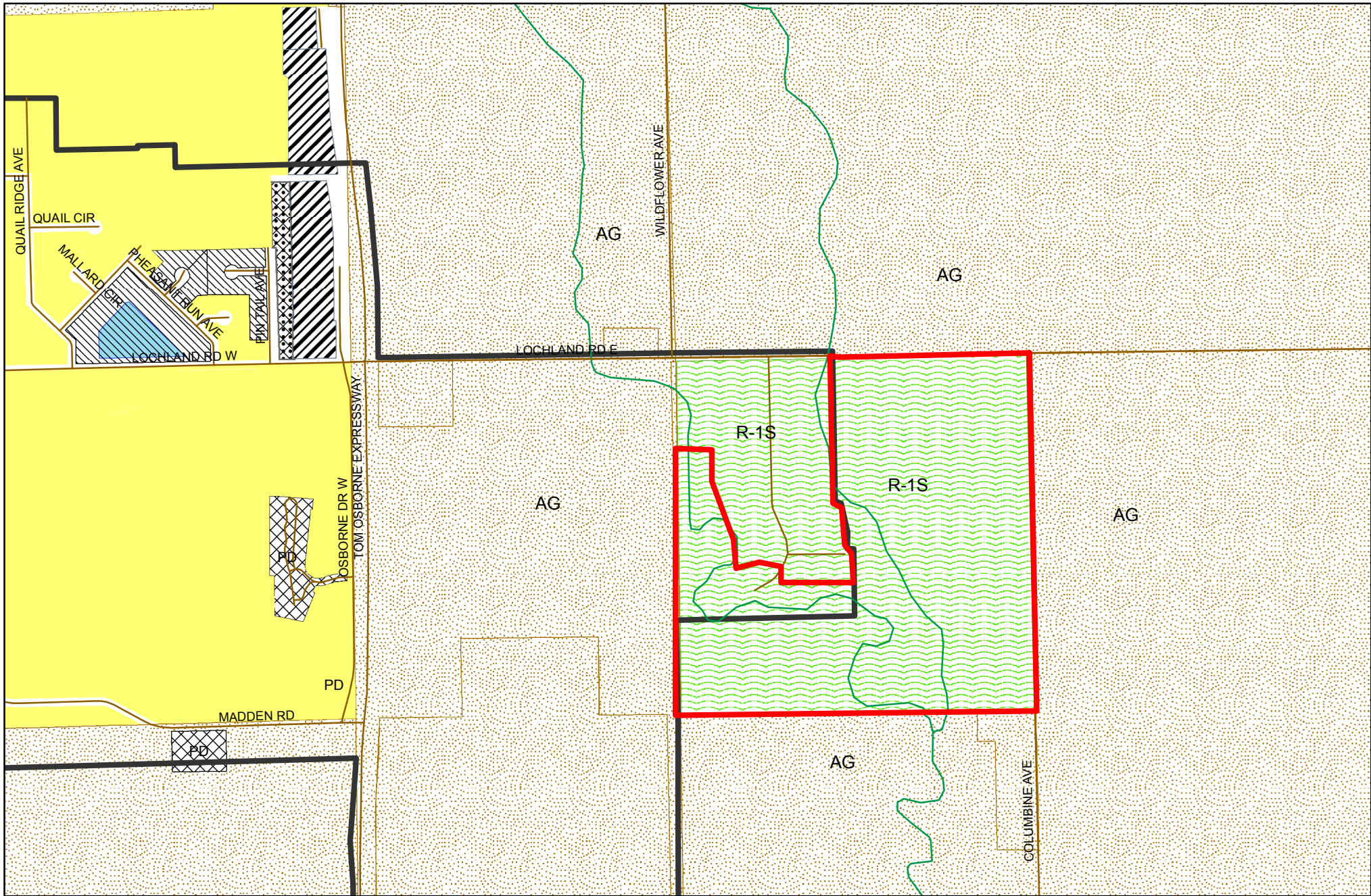
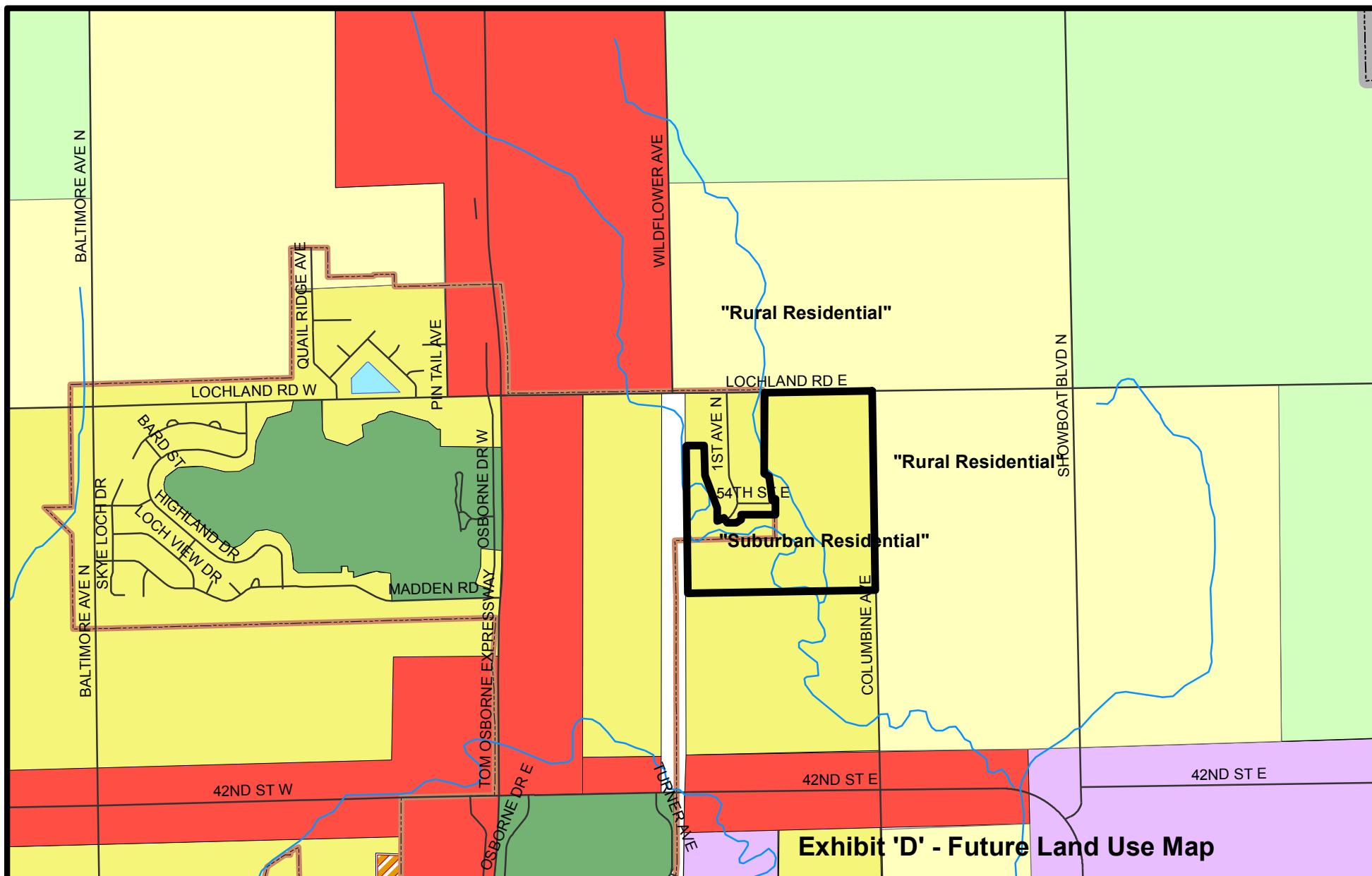


Exhibit 'C' - Existing Zoning  
**City of Hastings Zoning**

|                          |                                         |                          |
|--------------------------|-----------------------------------------|--------------------------|
| City Limits              | R-3: Multiple-family                    | C-1: Local business      |
| subdivision              | R-1A: Single family large lot           | C-2: Central business    |
| A: Agricultural district | R-1S: Single family suburban            | C-3: Commercial business |
| R-1: Urban single family | R-5: Urban single family undersized lot | C-0: Commercial office   |
| R-2: Two-family          | CMP: Campus institutional               | I-1: Light industrial    |
| R-3G: Garden apartment   | CZ: Clear zone                          | I-2: Heavy industrial    |



## Future Land Use

City of Hastings, Nebraska

0 650 1,300 2,600 Feet



### Land Use:

- Rural Residential
- Suburban Residential
- Urban Residential
- Commercial/Retail
- Employment/Industrial
- Parks & Recreation
- Public / Semi-Public

- Mixed-Use - Neighborhood
- Mixed-Use - Community
- Mixed-Use Downtown
- Commercial/Retail
- Employment/Industrial
- Parks & Recreation
- Public / Semi-Public

### Overlay Districts:

- South Burlington Overlay
- Highway 6 Overlay
- Urban Industrial Overlay
- Floodplain
- City Boundary
- ETJ Boundary



**ORDINANCE NO. 4474**

**AN ORDINANCE OF THE CITY OF HASTINGS, NEBRASKA, TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF THE CITY OF HASTINGS, NEBRASKA TO REZONE THE FOLLOWING PROPERTY AS SHOWN ON THE ATTACHED EXHIBIT “A” FROM “R-1S, SINGLE-FAMILY SUBURBAN RESIDENTIAL DISTRICT” TO “R-1A, SINGLE-FAMILY LARGE LOT RESIDENTIAL DISTRICT”; AND TO REPEAL ANY ORDINANCE IN CONFLICT HEREWITH; AND TO PROVIDE WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT.**

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

**SECTION 1.** That the property legally described in attached Exhibit ‘A’ is currently zoned “R-1S, Single-Family Suburban Residential District”, be and the same is hereby rezoned to “R-1A, Single-Family Large Lot Residential District”.

**SECTION 2.** That the City Engineer is hereby directed to cause the official zoning district map of the City of Hastings, Nebraska to be changed in accordance with the foregoing provisions.

**SECTION 3.** That any ordinance passed and approved prior to the passage, approval and publication or posting of this ordinance, and in conflict with its provisions, is hereby repealed.

**SECTION 4.** This ordinance shall take effect and be in full force from and after its passage, approval and pamphlet form, said effective date being the \_\_\_\_ day of \_\_\_\_\_, 2016, and this ordinance shall not be included in the Hastings City Code Book.

**PASSED AND APPROVED** by the Mayor and City Council of the City of Hastings, Nebraska, this \_\_\_\_ day of \_\_\_\_\_, 2016.

ATTEST:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

( S E A L )

APPROVED TO FORM:

\_\_\_\_\_  
City Attorney

\_\_\_\_\_  
Date

\_\_\_\_\_  
City Surveyor

\_\_\_\_\_  
Date

ST OF THE SIXTH P.M.

## EXHIBIT 'A'

### LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 8 NORTH, RANGE 9 WEST OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE N00°05'16"W (ASSUMED BEARING) ON THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1749.10 FEET TO THE SOUTHWEST CORNER OF LOT 1, FLEHARTY SUBDIVISION; THENCE S89°36'05"E ON THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 249.89 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, ALSO BEING THE SOUTHWEST CORNER OF LOT 7, BLOCK 1, THOM SUBDIVISION; THENCE S00°05'16"E ON THE WEST LINE OF LOTS 1 AND 2, BLOCK 4, THOM SUBDIVISION, A DISTANCE OF 290.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2 ALSO BEING THE NORTHWEST CORNER OF LOT 1, KISSINGER SUBDIVISION; THENCE S21°23'46"E ON THE WEST LINE OF KISSINGER SUBDIVISION, A DISTANCE OF 290.41 FEET TO THE SOUTHWEST CORNER OF SAID SUBDIVISION, ALSO BEING THE NORTHWEST CORNER OF LOT 4, BLOCK 4 OF THOM SUBDIVISION; THENCE S00°05'30"E ON THE WEST LINE OF SAID LOT 4, A DISTANCE OF 359.15 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 1ST AVENUE; THENCE S45°40'34"E, A DISTANCE OF 60.11 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID 1ST AVENUE AND THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 200.00 FEET SUBTENDED BY A CENTRAL ANGLE OF 21°09'14"; THENCE ALONG SAID CURVE, THE CHORD OF WHICH BEARS N54°44'21"E, AN ARC DISTANCE OF 73.84 FEET (73.42' CHORD DISTANCE); THENCE N65°25'59"E ON SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 255.89 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 5, THOM SUBDIVISION NUMBER THREE; THENCE S00°16'59"W ON THE WEST LINE OF SAID LOT 1, A DISTANCE OF 228.88 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE S89°41'06"E ON THE SOUTH LINE OF LOTS 1 THRU 4 INCLUSIVE, OF SAID BLOCK 5, A DISTANCE OF 624.87 FEET TO THE SOUTHEAST CORNER OF LOT 4 OF SAID BLOCK 5; THENCE N00°19'02"E ON THE EAST LINE OF SAID LOT 4, A DISTANCE OF 499.76 FEET TO THE NORTH RIGHT OF WAY LINE OF 54TH STREET; THENCE N89°43'28"W ON SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 47.08 FEET TO THE SOUTHEAST CORNER OF LOT 1, DIEKEN SUBDIVISION; THENCE N02°30'54"E ON THE EAST LINE OF SAID LOT 1, A DISTANCE OF 123.20 FEET; THENCE N10°27'58"W ON SAID EAST LINE, A DISTANCE OF 217.93 FEET; THENCE N65°29'43"W, A DISTANCE OF 45.50 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE N00°05'37"W ON THE EAST LINE OF SAID BLOCK 3 AND THE EAST LINE OF BLOCK 2 OF SAID SUBDIVISION AND THE EAST LINE OF LOT 2, BOHLEN 2ND SUBDIVISION, A DISTANCE OF 1086.86 FEET TO THE NORTHEAST CORNER OF SAID LOT 2 ALSO BEING THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE S89°37'24"E ON SAID NORTH LINE, A DISTANCE OF 1449.18 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE S00°11'44"E ON THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2646.39 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE N89°46'09"W ON THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2650.11 FEET TO THE POINT OF BEGINNING, CONTAINING 114.63 ACRES, MORE OR LESS.

EXTENDED

JEO

Ph: 4  
283  
Hast

The next item on the agenda was request number **16-009**. Rezoning – Request from Dan Pauley, Attorney at Law, representing Indicator Land & Cattle, LLC. to rezone from R-1S Single Family Suburban to R-1A, Single Family Large Lot.

The legal notice was read into the record.

The Chair declared the public hearing open.

The Chair asked for comments from Staff.

Mr. Lang stated this application is a rezoning request. Staff is in support of the rezoning. Mr. Dan Pauley, attorney with Dunmire, Fisher and Hastings is representing his client today and may wish to speak on this item.

The Chair asked if there was anyone that would like to speak in favor of the application.

Mr. Dan Pauley, attorney with Dunmire, Fisher and Hastings representing Indicator Land and Cattle, which is owned by Dr. Tyler Adams stated that this is a residential farmstead that the Adams' plan to build their home on. It circles Thom Subdivision. It is currently zoned R-1S and the rezone request is to R-1A. The current zoning does not allow for row crop; secondly, the Adams family want to have a small number of cattle, possibly 10 or so, on this property, along with their residence. R-1A would allow these agriculturally related uses while R-1S does not.

The Chair asked if there was anyone else that would like to speak to the application.

There being no one, the Chair declared the public hearing closed.

The Chair asked for a motion.

It was moved by Mr. Rosenberg, seconded by Mr. Stutte, to approve 16-009.

The Chair asked for further questions or comments.

There being none, the Chair asked for the vote.

**VOTE – 9 - YES – Stutte, Gaines, Hamelink, Rosenberg, Napier, Shutt, Kully, Johnson, Hamburger**

Motion carried unanimously.

Department: Development Services  
Staff Contact: Lance Lang, City Planner  
Council Meeting Date: 05/09/2016

## **AGENDA ITEM SUMMARY SHEET**

### **Description of Item:**

Request from Clifford F. Mesner of Mesner Development Company, to rezone a 3.46-acre tract of land legally described as the West 125.00 feet of Lots 1-11, Block 1, LB Palmers Second Addition, and the West 125.00 feet of Lots 1-12, Block 1, Poehlers Addition, City of Hastings, Adams County, Nebraska, and located between 12<sup>th</sup> and 14<sup>th</sup> Streets on Minnesota Avenue from District CP-3, "Planned Commercial Business District", to District RP-3, "Planned Multiple Family Residential District."

### **Names of People/Business affected by this action:**

Neighboring property owners, seniors with eligible low to moderate income

### **Why Council action is required:**

A public hearing is required for rezoning requests by state law, first by Planning Commission and then by City Council whereby the Council must take final action on the request with consideration of public input and the recommendation of the Planning Commission.

### **Type of action requested:**

Ordinance

### **Suggested motion:**

Staff and Planning Commission recommend approval of the rezoning request as presented.

### **Deadlines associated with action:**

None.

### **Department head comments:**

The developer is pursuing a tax credit project with the assistance of the Hastings Area CRA to develop duplex housing for low to moderate income seniors on property as described above. (see Exhibits 'A' and 'B').

The applicant is requesting rezoning of a 3.46-acre tract of land from District CP-3, Planned Commercial Business District to District RP-3, Planned Multiple Family Residential District to accommodate 14 duplex buildings containing 28 total dwelling units. (see Exhibit 'C').

The Future Land Use Map of the comprehensive development plan shows this site as "Urban Residential" and the proposed zoning and land use is in conformance with the land use designation. (See Exhibit 'D').

**City Administrator comments:**





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## PLANNING COMMISSION STAFF REPORT

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**FILE NO:** *DS 16-015*

**PREPARED BY:** *Lance A. Lang, City Planner*

**PROJECT:** *Rezoning and Planned Development Plan Approval  
CP-3 to RP-3*

**LOCATION:** *East of Minnesota Avenue, West of Eastside Boulevard between  
12<sup>th</sup> and 14<sup>th</sup> Streets*

**PRESENTER:** *Randall Chick, Hastings Area Community Redevelopment  
Authority*

**DATE:** *April 18, 2016*

---

### **DISCUSSION:**

The developer is pursuing a tax credit project with the assistance of the Hastings Area CRA to develop duplex housing for low to moderate income seniors on property as described above. (see Exhibits 'A' and 'B').

### **Land Use and Zoning.**

The applicant is requesting rezoning of a 3.46-acre tract of land from District CP-3, Planned Commercial Business District to District RP-3, Planned Multiple Family Residential District to accommodate 14 duplex buildings containing 28 total dwelling units. (see Exhibit 'C').

The Future Land Use Map of the comprehensive development plan shows this site as "Urban Residential" and the proposed zoning and land use is in conformance with the land use designation. (See Exhibit 'D').

### **Development Plan.**

The proposed duplexes will face East Side Boulevard with garages and on-street parking on Minnesota Avenue to the rear. The applicant has submitted a Site Plan layout, Floorplans, Building Elevations and a typical Landscape Plan for a complete submittal package. Staff has reviewed the submittal and recommends approval of the plans.

***RECOMMENDATION***

Staff recommends approval of the rezoning request and development plan as presented.

DATE / /

FILE NO.

**PROJECT APPLICATION**

City of Hastings -- Development Services  
220 N. Hastings Avenue, Hastings, NE 68901  
Phone: (402) 461-2302; Fax: (402) 461-2304  
www.cityofhastings.org

Please check the appropriate box below to indicate the type of application you are requesting. Contact Development Services for minimum requirements. Incomplete applications will not be processed. All applications must be completed by applicant prior to submission with all of the requested support materials by the last Monday of each month or they will be held until the next deadline to be processed.

- |                                                             |                                                                     |                                                            |                                              |
|-------------------------------------------------------------|---------------------------------------------------------------------|------------------------------------------------------------|----------------------------------------------|
| <input type="checkbox"/> Preliminary Plat                   | <input type="checkbox"/> Final Plat                                 | <input type="checkbox"/> Short Plat                        | <input type="checkbox"/> Administrative Plat |
| <input type="checkbox"/> Code Amendment                     | <input checked="" type="checkbox"/> Zoning Change                   | <input type="checkbox"/> Vacation (Plat / ROW / Easements) |                                              |
| <input type="checkbox"/> Conditional Use Permit / Amendment | <input type="checkbox"/> Planned District / Amendment               |                                                            |                                              |
| <input type="checkbox"/> Comprehensive Plan / Amendment     | <input type="checkbox"/> Annexation Petition / Addition to the City |                                                            |                                              |

**PROJECT INFORMATION**

Project Name: Eastside Estates  
 Project Address: Minnesota Ave - between 12<sup>th</sup> + 14<sup>th</sup> Streets Within City Limit ☒ Yes ☐ No  
 Existing Zoning: CP-3 Proposed Zoning / Use: RP-3  
 Existing Comprehensive Plan Designation: Urban Residential Gross Area: 150,966.22 sq. ft  
 Legal Description: See attached Number of Lots: 1

**APPLICANT INFORMATION**

Applicant: Clifford F. Mesner Company: Mesner Develop. Co.  
 Address: 2604 26<sup>th</sup> Ave. Tel: 308.946.8826 Fax: 308.946.3827  
 City: Central City State: NE Zip: 68826 Email: cliff@mesnerlaw.com  
 Property Owner: Community Redevelopment Auth Company: n/a  
 Address: 301 S. Burlington Tel: 402.461.8415 Fax: \_\_\_\_\_  
 City: Hastings State: NE Zip: 68901 Email: bidcra@gmail.com  
 Key Contact: Randy Chick Company: CRA  
 Address: same @ above Tel: 402.461-8415 Fax: \_\_\_\_\_  
 City: Hastings State: NE Zip: 68901 Email: bidcra@gmail.com

I hereby acknowledge that all information provided with this application is true to the best of my knowledge.

Randy Chick 3-25-16 Mesner Development Co. Christy R. Person 3-25-16  
 Properly Owner Signature Date Applicant Signature Sec'y Date

**DEPARTMENTAL USE ONLY**

Fees: \_\_\_\_\_ Receipt No. \_\_\_\_\_  
 Accepted by Staff: \_\_\_\_\_ Signature Case No. \_\_\_\_\_

**Current Legal Description: Eastside Estates**

**12<sup>th</sup> to 13<sup>th</sup> Street:**

The West 125 feet of Block 1, L.B. Palmers 2<sup>nd</sup> Addition to the City of Hastings, Adams County, Nebraska.

**13<sup>th</sup> to 14<sup>th</sup> Street:**

---

The West 125 feet of Lots 1, 2 and 3, Block 1, Poehlers Addition to the City of Hastings, Adams County, Nebraska.

The West 125 feet of Lot Four (4), Block One (1), Poehler's Addition to the City of Hastings, Adams County, Nebraska.

**AND**

The West 125 feet of Lots 5, 6, 7, 8, 9, 10, 11 and 12, Block 1, Poehlers Addition to the City of Hastings, Adams County, Nebraska.

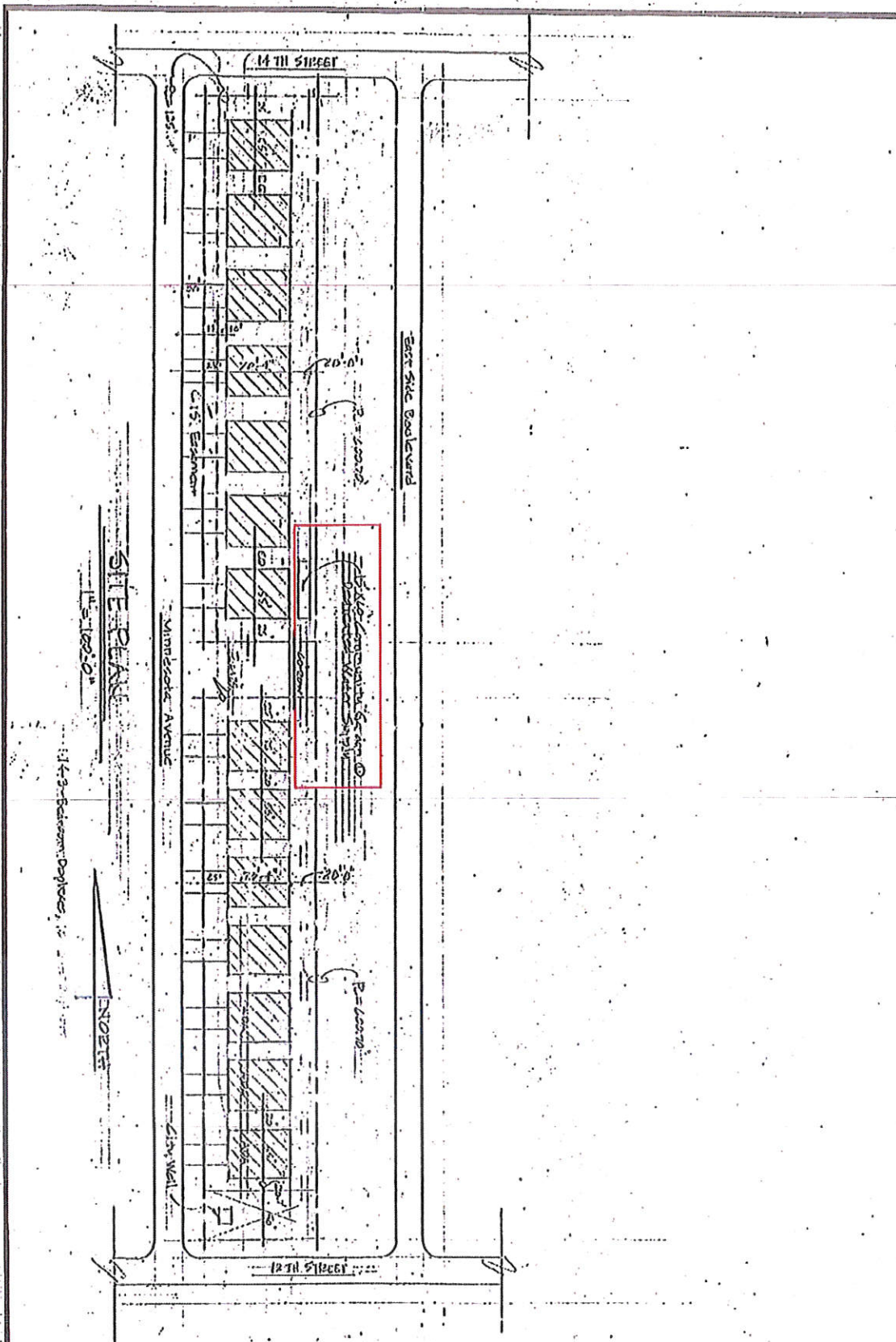
**AND**

The vacated West 13th Street lying between Block 1, L.B. Palmers 2nd Addition of the City of Hastings, Adams County, Nebraska, and Block 1, Poehlers Addition to the City of Hastings, Nebraska, subject to the easement reservation by the City of Hastings, Nebraska.\*

## **LEGAL DESCRIPTION FOLLOWING REPLAT:**

**Lot 1, Eastside Estates, Hastings, Adams County, Nebraska**





**TIM C. SCHALLER**  
**ARCHITECT**

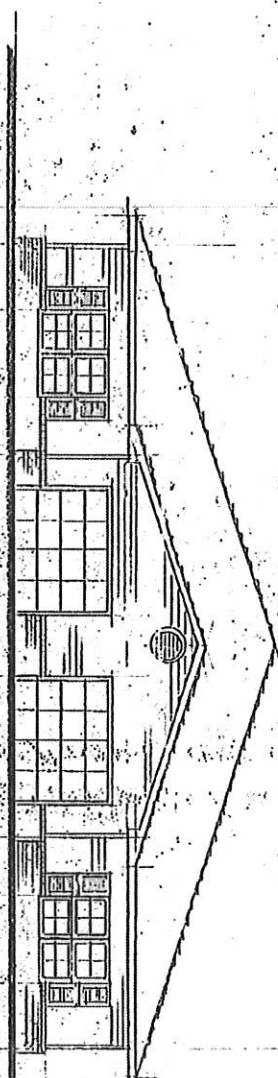
P.O. BOX 197 LARKEO, KANSAS 67550  
620-285-2950 FAX 620-285-2940  
TIM@KANS.COM

THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS HEREON ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

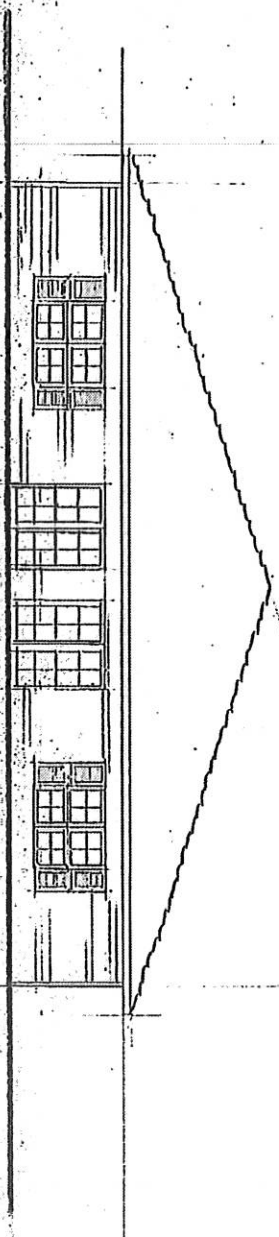
ADD NAME  
**HASTINGS PROTECT**  
ADDRESS PHONE

SCALE 1"=100'-0"  
DATE 7/20/15 COMPANY TCS SHEET NO. 1 OF 1

FRONT ELEVATION  
1/8" = 1'-0"



REAR ELEVATION  
1/8" = 1'-0"



**TIM C. SCHALLER**  
**ARCHITECT**  
P.O. Box 197 LARNED, KANSAS 67550  
620-285-2950 Fax 620-285-2940  
TIM@KANS.COM

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|                                      |                                          |
|--------------------------------------|------------------------------------------|
| JOB NAME<br><b>HASTING'S PROTECT</b> |                                          |
| ADDRESS                              | PHONE                                    |
| SCALE <b>1/8" = 1'-0"</b>            | JOB NO.                                  |
| DATE <b>9/28/15</b>                  | DRAWN BY <b>TCS</b> DRAW. NO. <b>101</b> |



1/8" = 1'-0"  
SIDE ELEVATION

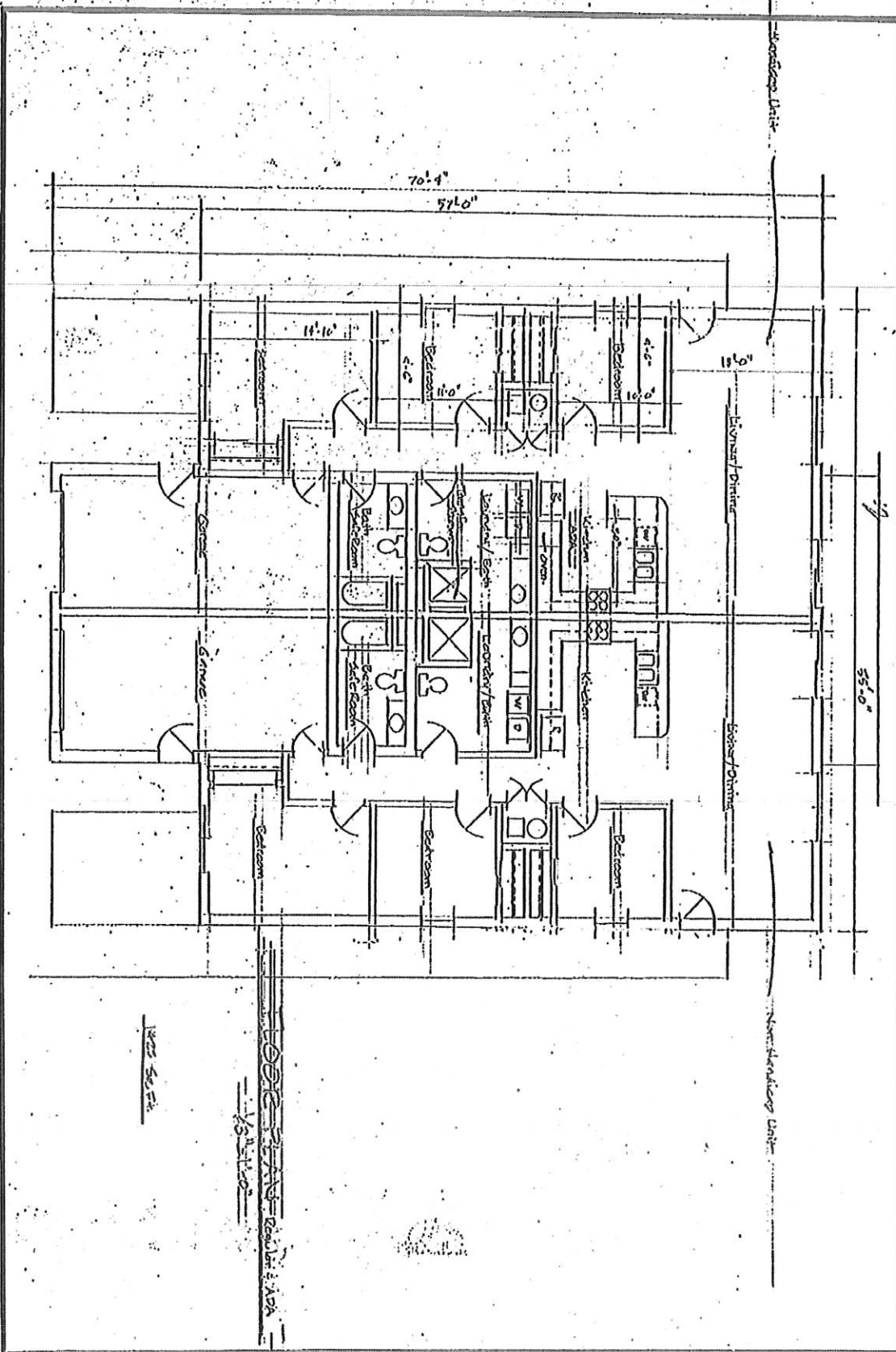


**TIM C. SCHALLER**  
**ARCHITECT**

P.O. Box 197 LARNED, KANSAS 67550  
620-285-2950 FAX 620-285-2940  
TIM@KANS.COM

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|                                     |                                          |
|-------------------------------------|------------------------------------------|
| JOB NAME<br><b>HASTINGS PROJECT</b> |                                          |
| ADDRESS                             | PHONE                                    |
| SCALE <b>1/8" = 1'-0"</b>           | JOB NO.                                  |
| DATE <b>11/25/15</b>                | DRAWN BY <b>TCS</b> DWG. NO. <b>1041</b> |

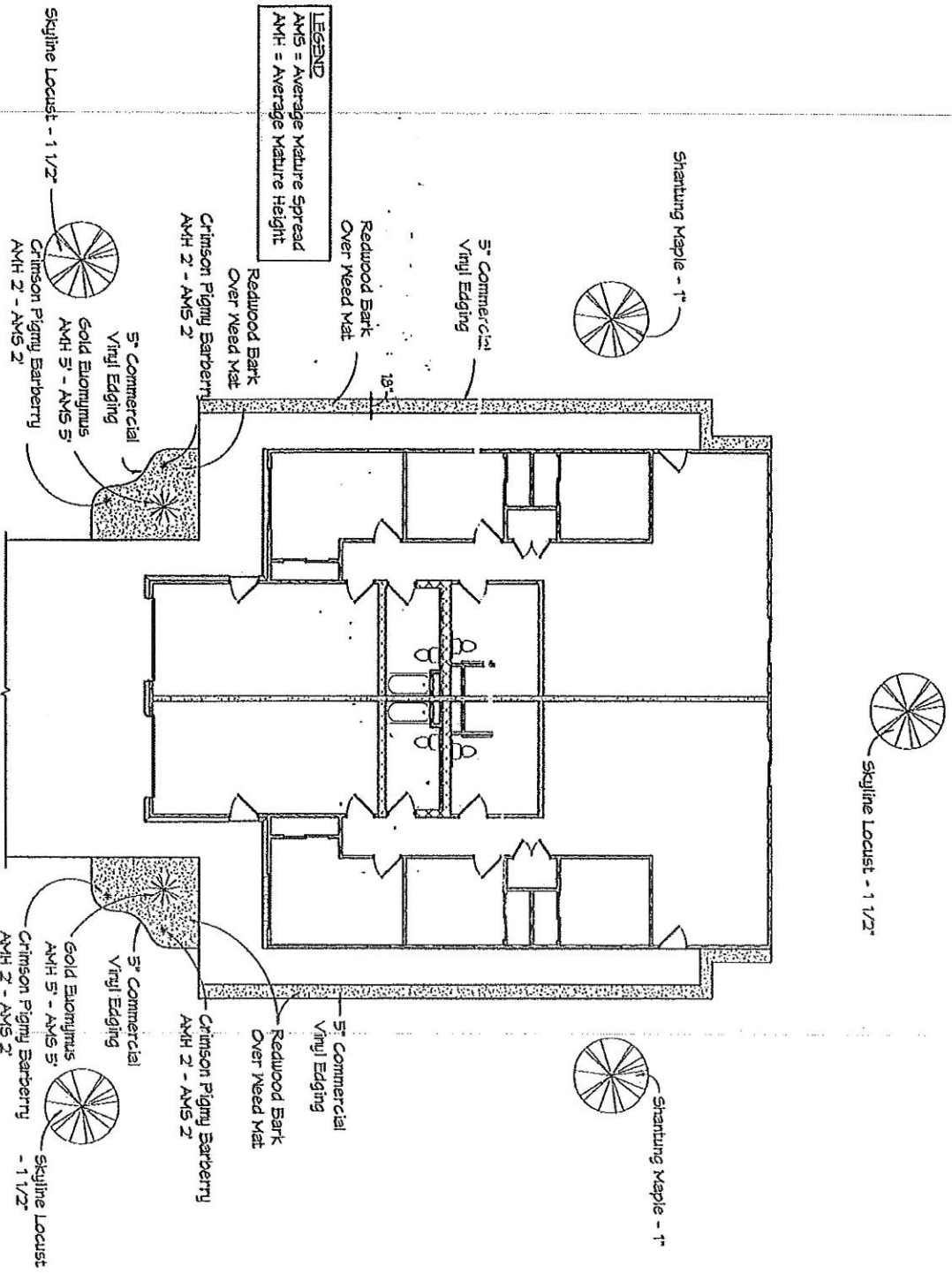


**TIM C. SCHALLER**  
ARCHITECT

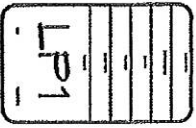
P.O. Box 197 LARNED, KANSAS 67550  
620-285-2950 FAX 620-285-2940  
TIM@KANS.COM

THE CLIENTS, SPECIFICATIONS AND OTHER DOCUMENTS ISSUED BY THE ARCHITECT FOR THE PROJECT ARE HEREBY ACCEPTED BY THE CLIENTS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.

|                            |                |                           |  |
|----------------------------|----------------|---------------------------|--|
| JOB NAME<br>HASTINGS PLACE |                | ADDRESS<br>HASTINGS PLACE |  |
| SCALE<br>1/8" = 1'-0"      | JOB NO.<br>125 | DATE<br>11/18/15          |  |
| DRAWN BY<br>TCS            |                | CHECKED BY<br>TCS         |  |
| DATE<br>11/18/15           |                | JOB NO.<br>107-1          |  |



3 BEDROOM - 2 BATH  
 1 LANDSCAPE PLAN  
 SCALE 1/8" = 1'-0"



**Tim C. Schaller**  
 Architect  
 P.O. Box 197 Lusted, Kansas 67550  
 620-285-2950 Fax 620-285-2940

The following is a summary of the design and construction of the landscape plan. The design is based on the client's requirements and the site conditions. The construction details are provided for the contractor's reference.

**EAST SIDE ESTATES**  
 HASTINGS, NE

## Teri Schelkopf

---

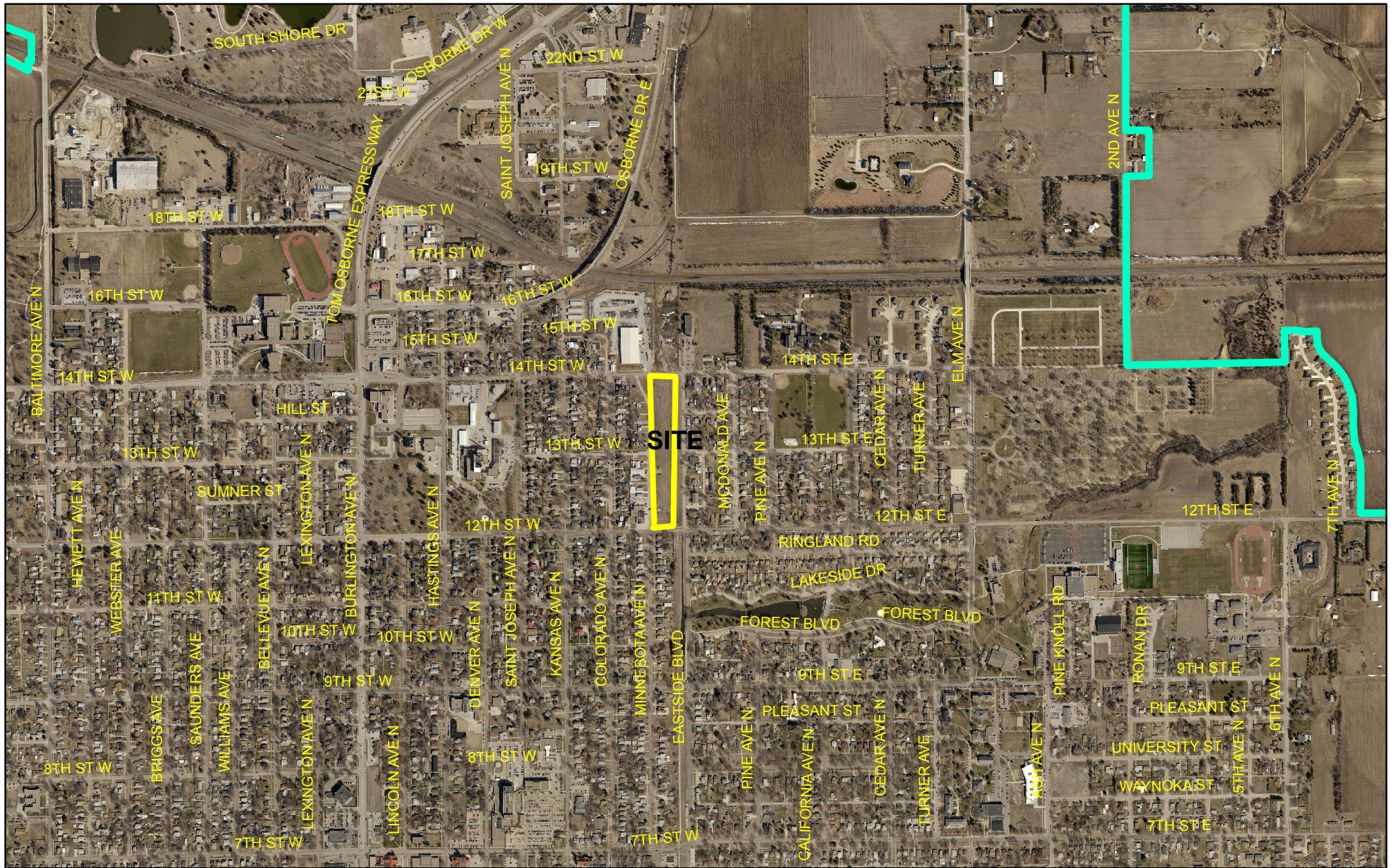
**From:** Randal Chick <bidcra@gmail.com>  
**Sent:** Friday, March 25, 2016 12:14 PM  
**To:** Teri Schelkopf  
**Cc:** Joe Patterson; David Ptak  
**Subject:** Fwd: Message from "RNP0026731E265F"  
**Attachments:** 20160325120146559.pdf

Teri: Attached is an application from Mesner Development for a zoning change. This property is currently owned by the City, but is in the process of being sold to the CRA, who is in turn selling it to Mesner Development. Mesner plans to construct 14 duplexes (28 rental units) for low to moderate income seniors.

Any questions on this application can be directed to Joe, Dave, Rodney or myself.

Randy Chick, Director  
Business Improvement District  
Community Redevelopment Authority  
301 S. Burlington  
Hastings, NE 68901  
(402) 461-8415  
[www.hastingsdowntown.com](http://www.hastingsdowntown.com)





### Legend

- Parcels
- Subdivisions
- Legal\_Lots
- Limits
- TwoMile

### Exhibit 'A'

## Eastside Estates - Vicinity Map City of Hastings

This map is for illustration only.









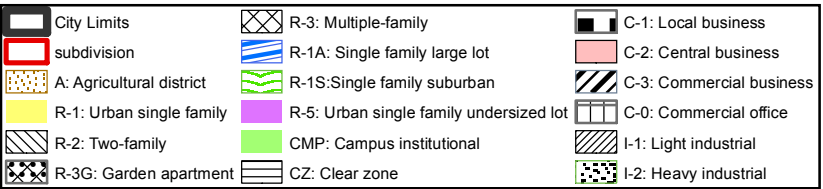
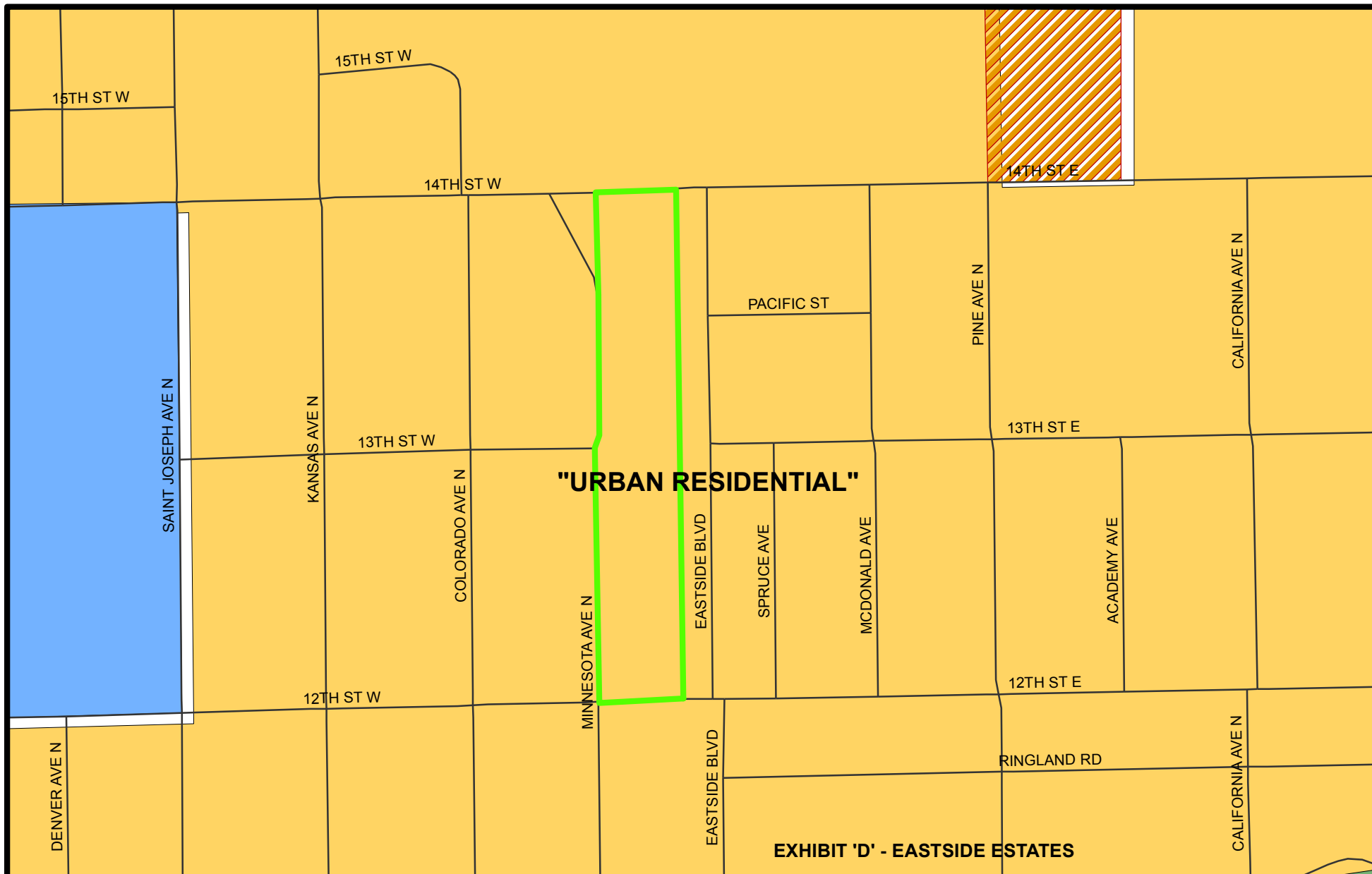


Exhibit 'C'

Eastside Estates -Existing Zoning

**City of Hastings Zoning**



## Future Land Use

City of Hastings, Nebraska

0 140 280 560 Feet



### Land Use:

-  Rural Residential
-  Suburban Residential
-  Urban Residential

-  Mixed-Use - Neighborhood
-  Mixed-Use - Community
-  Mixed-Use Downtown
-  Commercial/Retail
-  Employment/Industrial

-  Public / Semi-Public
-  Parks & Recreation
-  Agriculture

### Overlay Districts:

-  South Burlington Overlay
-  Highway 6 Overlay
-  Urban Industrial Overlay
-  Floodplain
-  City Boundary
-  ETJ Boundary

The next item on the agenda was request number **16-015**. Rezoning – Request from Clifford F. Mesner, Mesner Development Company, to rezone property between 12<sup>th</sup> and 14<sup>th</sup> Streets on Minnesota Avenue.

The legal notice was read into the record.

The Chair declared the public hearing open.

The Chair asked for comments from Staff.

Mr. Lang stated there is two parts to this application. First is a rezone from CP-3 to RP-3 which is multi-family district, and secondly it is a planned development district. To bring the development into line with the proposed use, it needs to be rezoned to RP-3 to accommodate 14 duplex buildings, two units per building, 28 total living units for low and moderate income seniors.

A complete Development Plan package was submitted including a Site Plan, Landscape Plan, Floorplans and Architectural Elevations of all four sides of the proposed duplexes.

The Chair asked if there was anyone else that would like to speak to the application.

There being no one, the Chair declared the public hearing closed.

The Chair asked for a motion.

It was moved by Mr. Gaines, seconded by Mr. Kully, to approve 16-015.

The Chair asked for further questions or comments.

There being none, the Chair asked for the vote.

**VOTE – 9 - YES – Stutte, Gaines, Hamelink, Rosenberg, Napier, Shutt, Kully, Johnson, Hamburger**

Motion carried unanimously.

The Ad Hoc Committee did meet in April. Then a meeting was held with the Combined Services Committee. The Ad Hoc Committee share some ideas for the North 281 corridor. All in attendance agreed that there is a desire to move forward with some planning in that corridor.

There being no other discussion, the Chair asked for a motion to adjourn.

Moved by Mr. Kully, seconded by Mr. Rosenberg.

The Chair asked for the vote.

**VOTE – 9 - YES – Stutte, Gaines, Hamelink, Rosenberg, Napier, Shutt, Kully, Johnson, Hamburger**

Motion carried unanimously.

**ORDINANCE NO. 4475**

**AN ORDINANCE OF THE CITY OF HASTINGS, NEBRASKA, TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF THE CITY OF HASTINGS, NEBRASKA TO REZONE THE FOLLOWING PROPERTY:**

**THE WEST 125.00 FEET OF LOTS 1-11, BLOCK 1, L.B. PALMERS 2<sup>ND</sup> ADDITION, AND THE WEST 125.00 FEET OF LOTS 1-12, BLOCK 1, POEHLERS ADDITION, CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, AND THAT PORTION OF THE VACATED WEST 13<sup>TH</sup> STREET LYING BETWEEN BLOCK 1, L.B. PALMERS 2<sup>ND</sup> ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, AND BLOCK 1, POEHLERS ADDITION TO THE CITY OF HASTINGS, NEBRASKA;**

**FROM “CP-3, PLANNED COMMERCIAL BUSINESS DISTRICT” TO “RP-3, PLANNED MULTIPLE FAMILY RESIDENTIAL DISTRICT”; TO REPEAL ANY ORDINANCE IN CONFLICT HEREWITH; AND TO PROVIDE WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT.**

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

**SECTION 1.** That the property legally described as the West 125.00 feet of Lots 1-11, Block 1, Palmers 2<sup>nd</sup> Addition, and the West 125.00 feet of Lots 1-12, Block 1, Poehlers Addition, City of Hastings, Adams County, Nebraska, and that portion of the vacated West 13<sup>th</sup> Street lying between Block 1, L.B. Palmers 2<sup>nd</sup> Addition to the City of Hastings, Adams County, Nebraska, and Block 1, Poehlers Addition to the City of Hastings, Nebraska is currently zoned “CP-3, Planned Commercial Business District”, be and the same is hereby rezoned to “RP-3, Planner Multiple Family Residential District”.

**SECTION 2.** That the City Engineer is hereby directed to cause the official zoning district map of the City of Hastings, Nebraska to be changed in accordance with the foregoing provisions.

**SECTION 3.** That any ordinance passed and approved prior to the passage, approval and publication or posting of this ordinance, and in conflict with its provisions, is hereby repealed.

**SECTION 4.** This ordinance shall take effect and be in full force from and after its passage, approval and pamphlet form, said effective date being the \_\_\_\_ day of \_\_\_\_\_, 2016, and this ordinance shall not be included in the Hastings City Code Book.

**PASSED AND APPROVED** by the Mayor and City Council of the City of Hastings, Nebraska, this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk  
( S E A L )

APPROVED TO FORM:

\_\_\_\_\_  
City Attorney

\_\_\_\_\_  
Date

\_\_\_\_\_  
City Surveyor

\_\_\_\_\_  
Date



Department: Development Services  
Staff Contact: Lance Lang, City Planner  
Council Meeting Date: 05/09/2016

## **AGENDA ITEM SUMMARY SHEET**

### **Description of Item:**

Request for approval of Development Plans for Planned District Overlay for property zoned RP-3, Planned Multiple Family Residential District and described as the west 125.00 feet of Lots 1-11, Block 1, Palmers Second Addition, and the west 125.00 feet of Lots 1-12, Block 1, Poehlers Addition, all in the City of Hastings, Adams County, Nebraska, property to be developed as duplex housing for low to moderate income seniors and known as Eastside Estates.

### **Names of People/Business affected by this action:**

Neighboring property owners, seniors who are eligible for low and moderate income projects

### **Why Council action is required:**

The review of Development Plans for a Planned Development Overlay is tied to the zoning of the property and must be considered by the Planning Commission at a public hearing followed by final action by the City Council at a public hearing taking into consideration all information, public input, and the recommendation of the Planning Commission.

### **Type of action requested:**

Ordinance

### **Suggested motion:**

Staff and Planning Commission recommend that the Developments Plans for proposed Eastside Estates be approved as presented.

### **Deadlines associated with action:**

None.

### **Department head comments:**

Fourteen duplex buildings are proposed for a total of 28 living units. This project involves tax credits and the Community Redevelopment Authority of the City of Hastings. The proposed duplexes are reserved for senior citizens that meet low to moderate income restrictions as defined by law. The proposed duplexes will face East Side Boulevard with garages and on-street parking on Minnesota Avenue to the rear. The applicant has submitted a Site Plan layout, Floorplans, Building Elevations and a typical Landscape Plan for a complete submittal package.

**City Administrator comments:**



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## PLANNING COMMISSION STAFF REPORT

---

**FILE NO:** *DS 16-015*

**PREPARED BY:** *Lance A. Lang, City Planner*

**PROJECT:** *Rezoning and Planned Development Plan Approval  
CP-3 to RP-3*

**LOCATION:** *East of Minnesota Avenue, West of Eastside Boulevard between  
12<sup>th</sup> and 14<sup>th</sup> Streets*

**PRESENTER:** *Randall Chick, Hastings Area Community Redevelopment  
Authority*

**DATE:** *April 18, 2016*

---

### **DISCUSSION:**

The developer is pursuing a tax credit project with the assistance of the Hastings Area CRA to develop duplex housing for low to moderate income seniors on property as described above. (see Exhibits 'A' and 'B').

### **Land Use and Zoning.**

The applicant is requesting rezoning of a 3.46-acre tract of land from District CP-3, Planned Commercial Business District to District RP-3, Planned Multiple Family Residential District to accommodate 14 duplex buildings containing 28 total dwelling units. (see Exhibit 'C').

The Future Land Use Map of the comprehensive development plan shows this site as "Urban Residential" and the proposed zoning and land use is in conformance with the land use designation. (See Exhibit 'D').

### **Development Plan.**

The proposed duplexes will face East Side Boulevard with garages and on-street parking on Minnesota Avenue to the rear. The applicant has submitted a Site Plan layout, Floorplans, Building Elevations and a typical Landscape Plan for a complete submittal package. Staff has reviewed the submittal and recommends approval of the plans.

***RECOMMENDATION***

Staff recommends approval of the rezoning request and development plan as presented.

DATE / /

FILE NO.

**PROJECT APPLICATION**

City of Hastings -- Development Services  
220 N. Hastings Avenue, Hastings, NE 68901  
Phone: (402) 461-2302; Fax: (402) 461-2304  
www.cityofhastings.org

Please check the appropriate box below to indicate the type of application you are requesting. Contact Development Services for minimum requirements. Incomplete applications will not be processed. All applications must be completed by applicant prior to submission with all of the requested support materials by the last Monday of each month or they will be held until the next deadline to be processed.

- |                                                             |                                                                     |                                                            |                                              |
|-------------------------------------------------------------|---------------------------------------------------------------------|------------------------------------------------------------|----------------------------------------------|
| <input type="checkbox"/> Preliminary Plat                   | <input type="checkbox"/> Final Plat                                 | <input type="checkbox"/> Short Plat                        | <input type="checkbox"/> Administrative Plat |
| <input type="checkbox"/> Code Amendment                     | <input checked="" type="checkbox"/> Zoning Change                   | <input type="checkbox"/> Vacation (Plat / ROW / Easements) |                                              |
| <input type="checkbox"/> Conditional Use Permit / Amendment | <input type="checkbox"/> Planned District / Amendment               |                                                            |                                              |
| <input type="checkbox"/> Comprehensive Plan / Amendment     | <input type="checkbox"/> Annexation Petition / Addition to the City |                                                            |                                              |

**PROJECT INFORMATION**

Project Name: Eastside Estates  
 Project Address: Minnesota Ave - between 12<sup>th</sup> + 14<sup>th</sup> Streets Within City Limit ☒ Yes ☐ No  
 Existing Zoning: CP-3 Proposed Zoning / Use: RP-3  
 Existing Comprehensive Plan Designation: Urban Residential Gross Area: 150,966.22 sq. ft  
 Legal Description: See attached Number of Lots: 1

**APPLICANT INFORMATION**

Applicant: Clifford F. Mesner Company: Mesner Develop. Co.  
 Address: 2604 26<sup>th</sup> Ave. Tel: 308.946.8826 Fax: 308.946.3827  
 City: Central City State: NE Zip: 68826 Email: cliff@mesnerlaw.com  
 Property Owner: Community Redevelopment Auth Company: n/a  
 Address: 301 S. Burlington Tel: 402.461.8415 Fax: \_\_\_\_\_  
 City: Hastings State: NE Zip: 68901 Email: bidcra@gmail.com  
 Key Contact: Randy Chick Company: CRA  
 Address: same @ above Tel: 402.461-8415 Fax: \_\_\_\_\_  
 City: Hastings State: NE Zip: 68901 Email: bidcra@gmail.com

I hereby acknowledge that all information provided with this application is true to the best of my knowledge.

Randy Chick 3-25-16 Mesner Development Co. Christy R. Person 3-25-16  
 Properly Owner Signature Date Applicant Signature Sec'y Date

**DEPARTMENTAL USE ONLY**

Fees: \_\_\_\_\_ Receipt No. \_\_\_\_\_  
 Accepted by Staff: \_\_\_\_\_ Signature Case No. \_\_\_\_\_



**Current Legal Description: Eastside Estates**

**12<sup>th</sup> to 13<sup>th</sup> Street:**

The West 125 feet of Block 1, L.B. Palmers 2<sup>nd</sup> Addition to the City of Hastings, Adams County, Nebraska.

**13<sup>th</sup> to 14<sup>th</sup> Street:**

---

The West 125 feet of Lots 1, 2 and 3, Block 1, Poehlers Addition to the City of Hastings, Adams County, Nebraska.

The West 125 feet of Lot Four (4), Block One (1), Poehler's Addition to the City of Hastings, Adams County, Nebraska.

**AND**

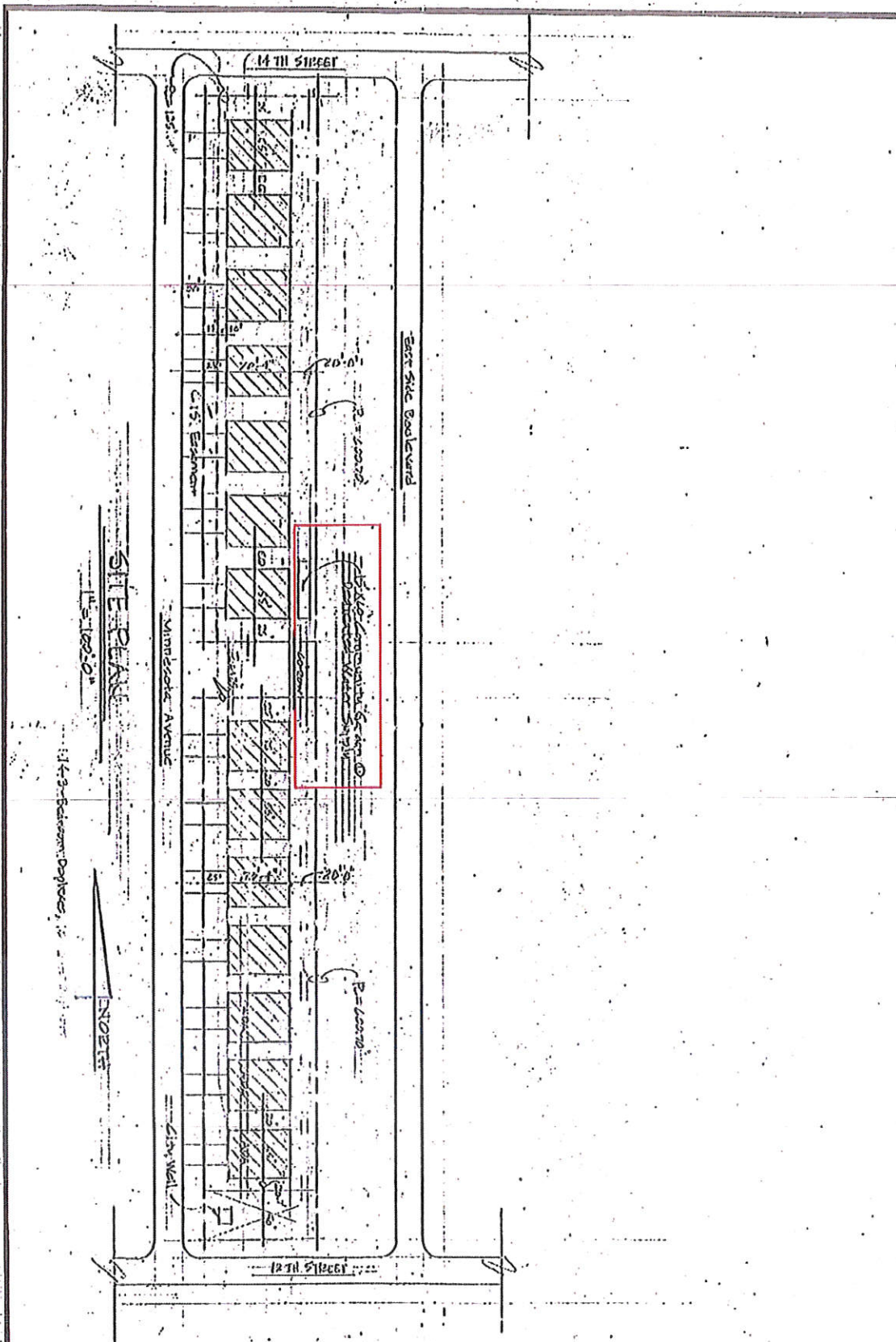
The West 125 feet of Lots 5, 6, 7, 8, 9, 10, 11 and 12, Block 1, Poehlers Addition to the City of Hastings, Adams County, Nebraska.

**AND**

The vacated West 13th Street lying between Block 1, L.B. Palmers 2nd Addition of the City of Hastings, Adams County, Nebraska, and Block 1, Poehlers Addition to the City of Hastings, Nebraska, subject to the easement reservation by the City of Hastings, Nebraska.\*

## **LEGAL DESCRIPTION FOLLOWING REPLAT:**

**Lot 1, Eastside Estates, Hastings, Adams County, Nebraska**



**TIM C. SCHALLER**  
**ARCHITECT**

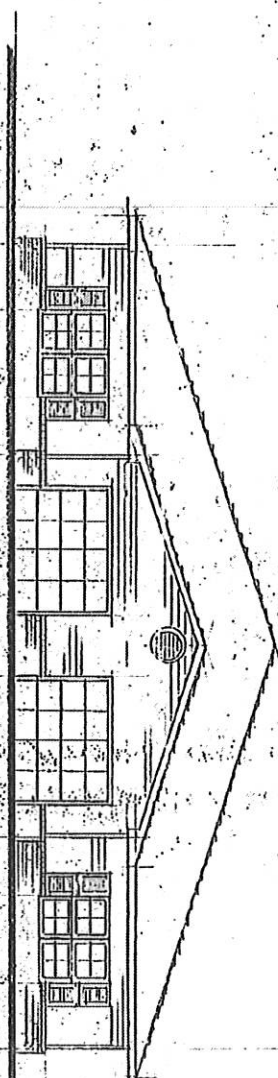
P.O. BOX 197 LARKEO, KANSAS 67550  
620-285-2950 FAX 620-285-2940  
TIM@KANS.COM

THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS HEREIN ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

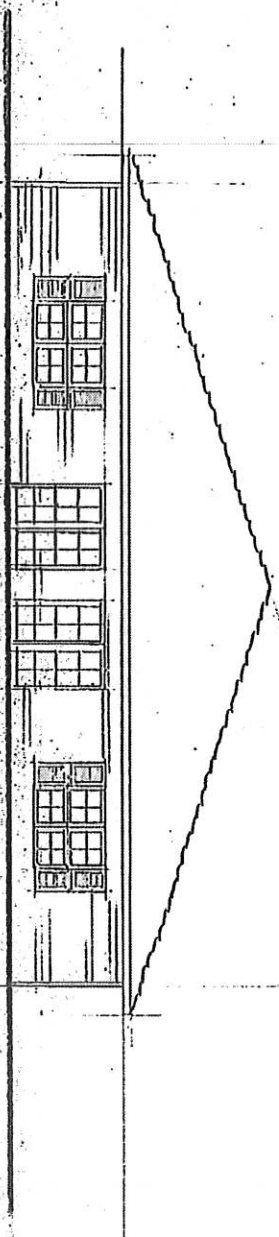
ADD NAME  
**HASTINGS PROTECT**  
ADDRESS PHONE

SCALE 1"=100'-0"  
DATE 7/20/15 COMPANY TCS  
JOB NO. 101

FRONT ELEVATION  
1/8" = 1'-0"



REAR ELEVATION  
1/8" = 1'-0"



**TIM C. SCHALLER**  
**ARCHITECT**  
P.O. Box 197 LARNED, KANSAS 67550  
620-285-2950 Fax 620-285-2940  
TIM@KANS.COM

THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT FOR THIS PROJECT ARE INSTRUMENTS OF THE ARCHITECT'S SERVICE FOR USE SOLELY IN RESPECT TO THIS PROJECT. THE ARCHITECT SHALL BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THESE DOCUMENTS AND SHALL BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. ANY REVISIONS TO THESE DOCUMENTS SHALL BE MADE BY THE ARCHITECT. ANY REVISIONS TO THESE DOCUMENTS SHALL BE MADE BY THE ARCHITECT.

|                                      |                                          |
|--------------------------------------|------------------------------------------|
| JOB NAME<br><b>HASTING'S PROTECT</b> |                                          |
| ADDRESS                              | PHONE                                    |
| SCALE <b>1/8" = 1'-0"</b>            | JOB NO.                                  |
| DATE <b>9/28/15</b>                  | DRAWN BY <b>TCS</b> DRAW. NO. <b>101</b> |

1/8" = 1'-0"  
SIDE ELEVATION

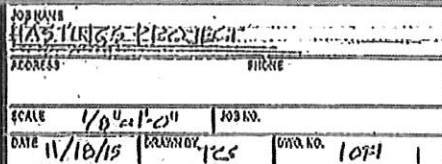


**TIM C. SCHALLER**  
**ARCHITECT**

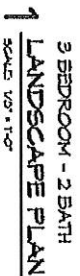
P.O. Box 197 LARNED, KANSAS 67550  
620-285-2950 FAX 620-285-2940  
TIM@KANS.COM

THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS FURNISHED BY THE ARCHITECT FOR THIS PROJECT ARE POSSESSIONS OF THE ARCHITECT'S FIRM FOR USE ONLY WITH RESPECT TO THIS PROJECT. THE ARCHITECT SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL BE RESPONSIBLE FOR ALL CORRECTIONS, REVISIONS AND OTHER REVISIONS, INCLUDING THE CORRECTION, AS A RESULT OF THIS USE, FOR ANY REPRODUCTION OF THIS DOCUMENT.

|                                     |                                          |
|-------------------------------------|------------------------------------------|
| JOB NAME<br><b>HASTINGS PROJECT</b> |                                          |
| ADDRESS                             | PHONE                                    |
| SCALE <b>1/8" = 1'-0"</b>           | JOB NO.                                  |
| DATE <b>11/25/15</b>                | DRAWN BY <b>TCS</b> DWG. NO. <b>1041</b> |







## Teri Schelkopf

---

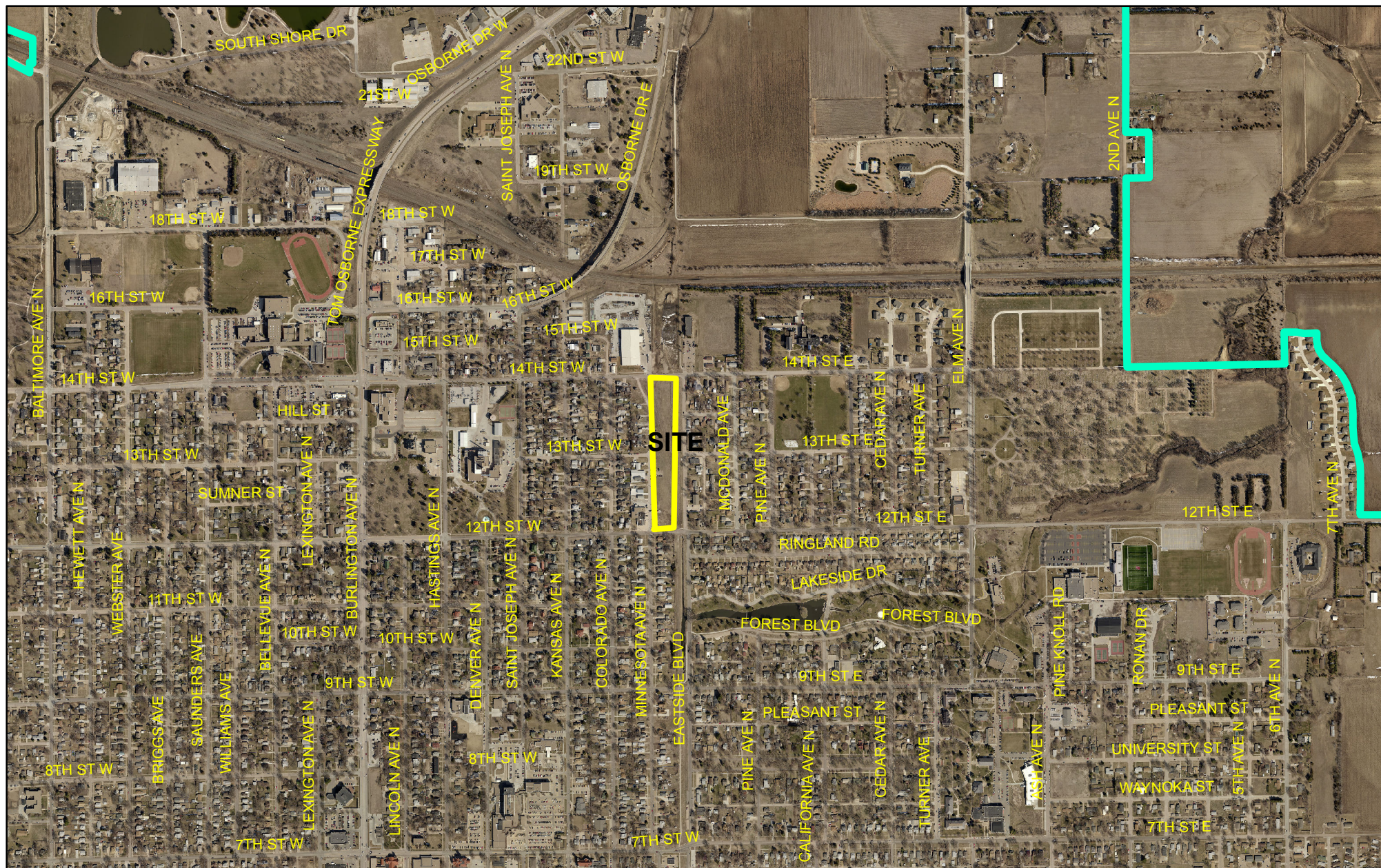
**From:** Randal Chick <bidcra@gmail.com>  
**Sent:** Friday, March 25, 2016 12:14 PM  
**To:** Teri Schelkopf  
**Cc:** Joe Patterson; David Ptak  
**Subject:** Fwd: Message from "RNP0026731E265F"  
**Attachments:** 20160325120146559.pdf

Teri: Attached is an application from Mesner Development for a zoning change. This property is currently owned by the City, but is in the process of being sold to the CRA, who is in turn selling it to Mesner Development. Mesner plans to construct 14 duplexes (28 rental units) for low to moderate income seniors.

Any questions on this application can be directed to Joe, Dave, Rodney or myself.

Randy Chick, Director  
Business Improvement District  
Community Redevelopment Authority  
301 S. Burlington  
Hastings, NE 68901  
(402) 461-8415  
[www.hastingsdowntown.com](http://www.hastingsdowntown.com)





### Exhibit 'A'

# Eastside Estates - Vicinity Map

## City of Hastings

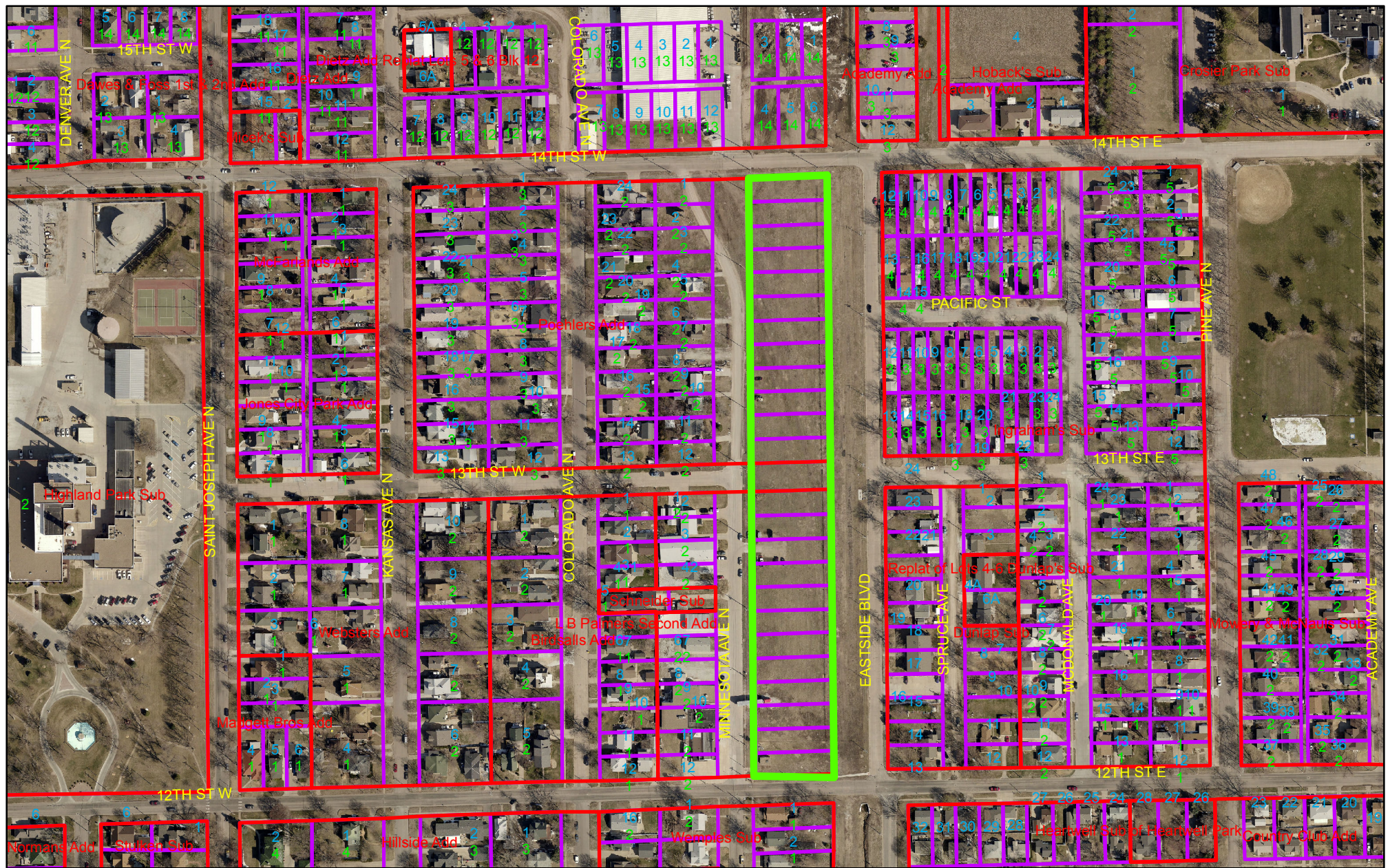
This map is for illustration only.



## Legend







Parcels

Limits

Subdivisions

TwoMile

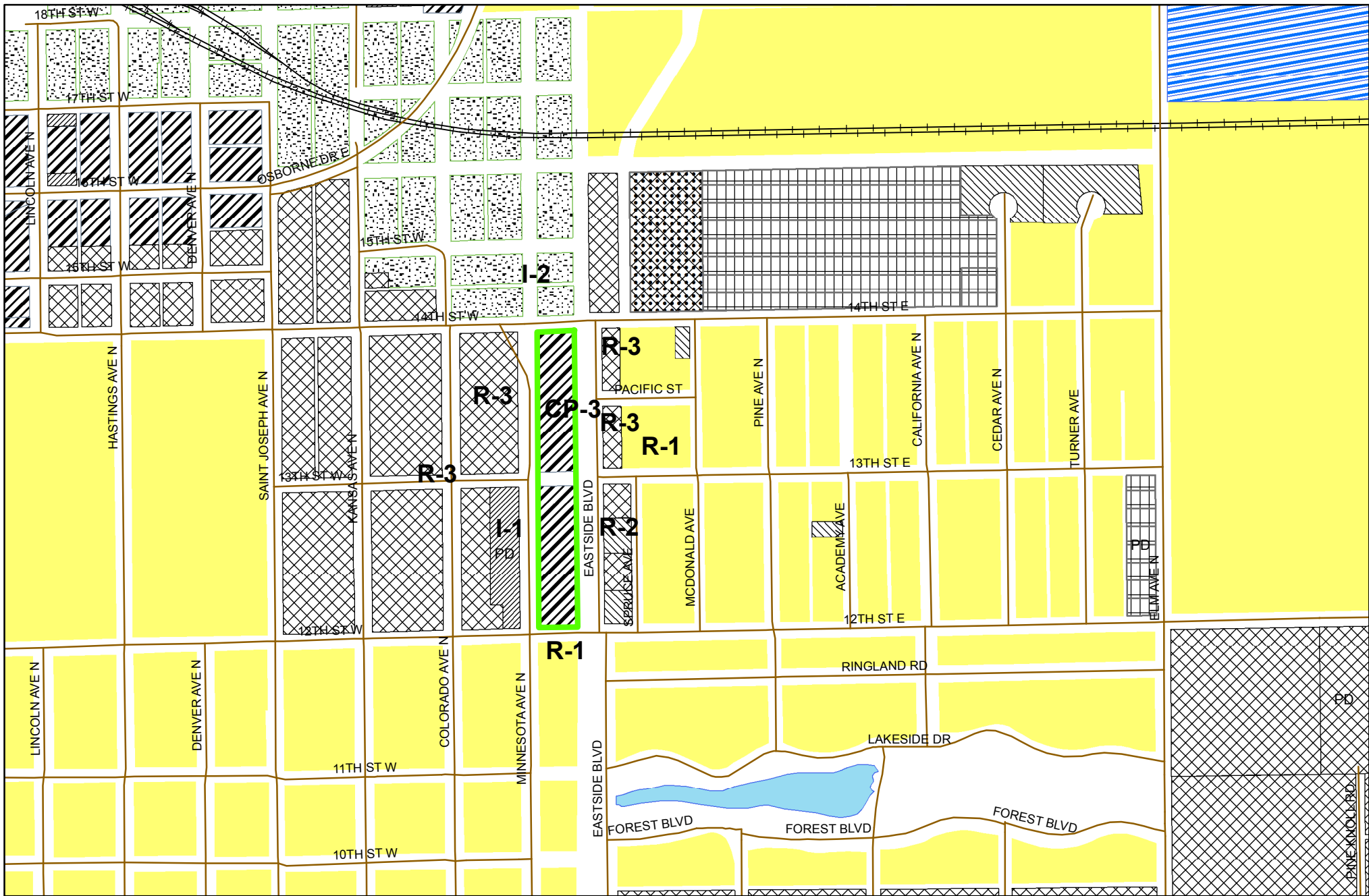
Legal\_Lots

Exhibit 'B' - Eastside Estates

# City of Hastings

This map is for illustration only.



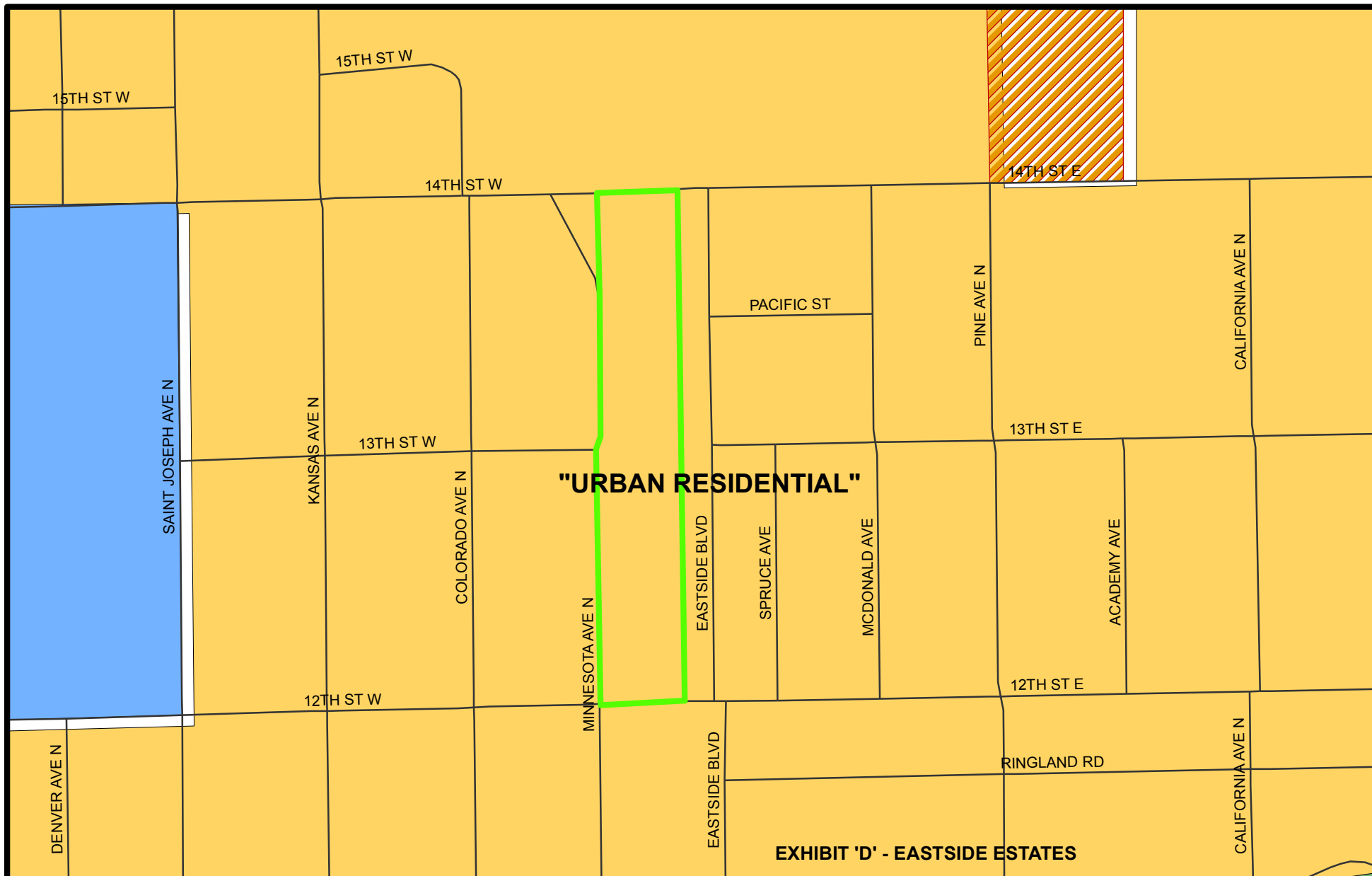


|                          |                                         |                          |
|--------------------------|-----------------------------------------|--------------------------|
| City Limits              | R-3: Multiple-family                    | C-1: Local business      |
| subdivision              | R-1A: Single family large lot           | C-2: Central business    |
| A: Agricultural district | R-1S: Single family suburban            | C-3: Commercial business |
| R-1: Urban single family | R-5: Urban single family undersized lot | C-0: Commercial office   |
| R-2: Two-family          | CMP: Campus institutional               | I-1: Light industrial    |
| R-3G: Garden apartment   | CZ: Clear zone                          | I-2: Heavy industrial    |

## Exhibit 'C'

# Eastside Estates -Existing Zoning City of Hastings Zoning





## Future Land Use

City of Hastings, Nebraska

0 140 280 560 Feet



### Land Use:

-  Rural Residential
-  Suburban Residential
-  Urban Residential

-  Mixed-Use - Neighborhood
-  Mixed-Use - Community
-  Mixed-Use Downtown
-  Commercial/Retail
-  Employment/Industrial

-  Public / Semi-Public
-  Parks & Recreation
-  Agriculture

### Overlay Districts:

-  South Burlington Overlay
-  Highway 6 Overlay
-  Urban Industrial Overlay
-  Floodplain
-  City Boundary
-  ETJ Boundary

**ORDINANCE NO. 4476**

**AN ORDINANCE OF THE CITY OF HASTINGS, NEBRASKA, TO APPROVE PLANS DEPICTING THE SITE LAYOUT, BUILDING STYLE AND MATERIALS, LANDSCAPING, UTILITIES AND INFRASTRUCTURE, PARKING AND ACCESS, SITE DRAINAGE AND SIMILAR DEVELOPMENT ATTRIBUTES FOR THE FOLLOWING DESCRIBED PROPERTY:**

**WEST 125 FEET OF LOTS 1 THROUGH 11, BLOCK 1, L.B. PALMERS 2<sup>ND</sup> ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA;**

**WEST 125 FEET LOTS 1 THROUGH 12, BLOCK 1, POEHLERS ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA; AND**

**WEST 125 FEET OF THAT PORTION OF THE VACATED WEST 13<sup>TH</sup> STREET LYING BETWEEN BLOCK 1, L.B. PALMERS 2<sup>ND</sup> ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, AND BLOCK 1, POEHLERS ADDITION TO THE CITY OF HASTINGS, NEBRASKA;**

**TO REPEAL ANY ORDINANCE IN CONFLICT HEREWITH; TO PROVIDE PROCEDURE FOR FUTURE AMENDMENTS, IF ANY; AND TO PROVIDE WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT.**

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

**SECTION 1.** That the property legally described as the West 125.00 feet of Lots 1-11, Block 1, Palmers Second Addition, and the West 125.00 feet of Lots 1-12, Block 1, Poehlers Addition, City of Hastings, Adams County, Nebraska, and the West 125 feet of that portion of the vacated West 13<sup>th</sup> Street lying between Block 1, L.B. Palmers 2<sup>nd</sup> Addition to the City of Hastings, Adams County, Nebraska, and Block 1, Poehlers Addition to the City of Hastings, Nebraska, is currently zoned “RP-3, Planned Multiple Family Residential District”, which planned overlay zoning district requires review and approval of a Development Plan package establishing the development standards in accordance with the foregoing provisions by the City Council.

**SECTION 2.** That the City Council has reviewed and approved said development plans and hereby directs that such plans be attached and made a part hereof this Ordinance in accordance with the foregoing provisions.

**SECTION 3.** That any future changes to the plans and provisions approved by and through the passage of this Ordinance shall cause the Developer of Record to submit Amended Development Plans depicting all revisions to the original proposal and that such amended plans will require review and approval by the City Council.

**SECTION 4.** That any ordinance passed and approved prior to the passage, approval and publication or posting of this ordinance, and in conflict with its provisions, is hereby repealed.

**SECTION 4.** This ordinance shall take effect and be in full force from and after its passage, approval and pamphlet form, said effective date being the \_\_\_\_ day of \_\_\_\_\_, 2016, and this ordinance shall not be included in the Hastings City Code Book.

**PASSED AND APPROVED** by the Mayor and City Council of the City of Hastings, Nebraska, this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

( S E A L )

APPROVED TO FORM:

\_\_\_\_\_  
City Attorney

\_\_\_\_\_  
Date

\_\_\_\_\_  
City Surveyor

\_\_\_\_\_  
Date

## **AGENDA ITEM SUMMARY SHEET**

### **Description of Item:**

Request from Terry Diecker of Diecker Enterprises, to locate ship-to-shore storage containers on site to be used for Self-Service storage cubicles to be rented by the public, said storage containers to be located on Lots 1 and 2, Diecker Towers, the north 10' measured perpendicular to the centerline of a 20' strip of land adjacent to said Diecker Towers, all of Block 5, St. Joseph's Addition, the vacated alley in Block 5 and north half of vacated "A" Street, all in the City of Hastings, Adams County, Nebraska, or proposed Administrative Plat – Diecker Towers Second Subdivision.

### **Names of People/Business affected by this action:**

Neighboring Property Owners

### **Why Council action is required:**

State law requires the City Council to hold a public hearing for conditional use permits, to take testimony and input from the public, and take such information and the recommendation of the Planning Commission into consideration when taking final action on the permit.

### **Type of action requested:**

Resolution

### **Suggested motion:**

Staff and Planning Commission recommend approval of the Conditional Use Permit subject to compliance with all of the following conditions to be attached and made a part of the permit:

1. No container shall exceed twenty-two feet in the narrowest dimension or thirty-six feet in the widest dimension, or fourteen feet at the eave.
2. The containers shall not be stacked vertically. All containers shall be painted a neutral earth tone color such as beige, tan, gray, or similar. All containers shall be painted the same color. Any graffiti that appears on the containers in the future shall be painted over in a timely manner to match the base color.
3. A ten-foot (10') wide strip of Portland cement concrete shall run continuous abutting the containers on both the north and south sides.
4. All containers shall be anchored at the ground plane to a continuous footing a minimum of eight inches (8") in width, or equal approved by the City, along the front and rear edge of the containers.
5. No loading docks, either elevated or excavated.
6. No openings shall be cut into the container walls, including interior doors connecting one or more units inside and exterior doors or windows (other than the primary access door).
7. No off-premises advertising shall be allowed on, or attached to, said containers.
8. Signs shall be limited to one ground pole sign at the entrance to the premises. Not more than thirty-two (32) square feet in area shall be



permitted with a maximum height of ten feet (10').

9. All exterior lighting shall be sharp cut-off type to prevent off-site glare.
10. All storage on the premises shall be kept within an enclosed building (ie. within containers)
11. Applicant is responsible for pest or varmint control if the units attract any vermin to the site living under or around the units.
12. No commercial activity allowed, other than leasing of the storage units for storage.
13. Repair, reconditioning, and fabrication services prohibited.
  - Because of the danger from fire or explosion caused by the accumulation of vapors from gasoline, diesel fuel, paint, paint remover, and other flammable materials, the repair, construction, or reconstruction of any boat, engine, motor vehicle, or furniture, and the storage of any propane or gasoline storage tank is prohibited within or outside any structure on a tract of land designated for a self-storage facility.
    - This provision shall be posted and be included in the tenant lease agreement.
14. Containers are limited to the quantity and to the location shown on the approved Site Plan, said Site Plan being made a part of this permit and kept on file at the Development Services Department of the City of Hastings.
15. An approved plan shall be valid for a period of twenty-four (24) months following the date of approval by the Council. If construction has not been started within said twenty-four-month period, the plan shall be null and void unless the time for start of construction has been extended by Council.

### **Deadlines associated with action:**

None.

### **Department head comments:**

The applicant is requesting a Conditional Use Permit (CUP) to allow ship-to-shore freight containers to be set in place in a row and used as self-storage along previously vacated West A Street from South Denver Avenue west to east for a distance of approximately 184 feet. This site is part of the overall subdivision known as Diecker Towers Second Subdivision. The containers he would like to use are eight feet (8') in width and forty-feet (40') in length. The Site Plan depicts 26 containers such containers side-by-side with no interruptions. A 40-foot by 50-foot industrial building is also proposed north of the storage containers, but is not a part of this CUP application. (No CUP required for the industrial building) The property is zoned I-1, Light Industrial district.

The proposed length of the individual containers does not comply with code. Section 34-404, "Specific Standards for Conditional Uses", paragraph (9), "Standards for Self-Service Storage Facilities" states the following language:

(v) {Buildings shall be separated....} *The dimensions of any storage bay shall not exceed twenty-two (22) feet in the narrowest dimension or thirty-six (36) feet in the widest dimension.*

The proposed units are forty feet in length, larger than the 36-foot maximum allowed by code. The applicant did mention half size containers at twenty feet (20') in length that he would like to place back to back to equal a total of forty feet and to be accessed from both the north and south sides. This arrangement would be acceptable as the individual units would not exceed the thirty-six-foot maximum length. This would mean that there will be 52 eight by twenty units as compared to 26 eight by forty foot units.

A ten-foot (10') wide strip of Portland cement concrete to City specs shall be installed as a continuous apron abutting the north and south sides of the storage containers. This apron shall be included in an unrestricted twenty-foot (20') wide drive aisle along both the north and south sides of the containers.

The containers shall be anchored individually along the front and rear edge to a concrete footing a minimum of eight-inches (8") wide, or as approved by the Development Services Department.

The fire department expressed some concern regarding the quantity of containers side-by-side without interruption and the lack of availability of water in this location.

The containers shall be in relatively good repair, not unsightly or damaged, and all shall be painted a consistent neutral earth tone color such as beige, tan, gray, or similar. All containers shall be painted the same color. Any graffiti that appears on the containers in the future shall be painted over in a timely manner to match the base color.

No off-premises advertising shall be allowed on, or attached to, said containers.

All storage on the premises shall be kept within an enclosed building (ie. within containers)

No commercial activity allowed, other than leasing of the storage units for storage.

Repair, reconditioning, and fabrication services prohibited.

- Because of the danger from fire or explosion caused by the accumulation of vapors from gasoline, diesel fuel, paint, paint remover, and other flammable materials, the repair, construction, or reconstruction of any boat, engine, motor vehicle, or furniture, and the storage of any propane or gasoline storage tank is prohibited within or outside any structure on a tract of land designated for a self-storage facility.
- This provision shall be posted and be included in the tenant lease agreement.

Containers are limited to the quantity and to the location shown on the approved Site Plan, said Site Plan being made a part of this permit and kept on file at the Development Services Department of the City of Hastings.

An approved plan shall be valid for a period of twenty-four (24) months following the date of approval by the Council. If construction has not been started within said twenty-four-month period, the plan shall be null and void unless the time for start of construction has been extended by Council.

The applicant's proposed use of ship to shore containers for self-storage units is a new use for these containers. In the past, such containers have generally been used for storage as an accessory use to a business, not rented to the general public. Staff is not supportive of establishing a new precedent for the use of these containers, however, there is no code section that would prohibit using them in this manner. The site is located in an industrial area which makes the proposal more palatable. Staff is concerned about future applications that may seek approval of a similar project in a more visible location. Planning Commission agreed that this location, with its industrial character, is an acceptable location for this use, but code may need to be amended to avoid this type of use in a more upscale area of town.

### **City Administrator comments:**



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## PLANNING COMMISSION STAFF REPORT

---

**FILE NO:** *DS 16-008*

**PREPARED BY:** *Lance A. Lang, City Planner*

**PROJECT:** *Conditional Use Permit  
Ship to Shore Containers for Self-Storage*

**LOCATION:** *Just North of 305 South Denver Avenue*

**PRESENTER:** *Terry Diecker, Applicant*

**DATE:** *April 18, 2016*

---

***DISCUSSION:***

The applicant is requesting a Conditional Use Permit (CUP) to allow ship to shore freight containers to be set in place in a row and used as self-storage along previously vacated West A Street from South Denver Avenue west to east for a distance of approximately 184 feet. This site is part of the overall subdivision known as Diecker Towers Second Subdivision. The containers he would like to use are eight feet (8') in width and forty-feet (40') in length. The Site Plan depicts 26 containers such containers side-by-side with no interruptions. A 40-foot by 50-foot industrial building is also proposed north of the storage containers, but is not a part of this CUP application. (No CUP required for the industrial building) The property is zoned I-1, Light Industrial district.

The proposed length of the individual containers does not comply with code. Section 34-404, "Specific Standards for Conditional Uses", paragraph (9), "Standards for Self-Service Storage Facilities" states the following language:

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would not exceed the thirty-six-foot maximum length. This would mean that there will be 52 eight by twenty units as compared to 26 eight by forty foot units.

A ten-foot (10') wide strip of Portland cement concrete to City specs shall be installed as a continuous apron abutting the north and south sides of the storage containers. This apron shall be included in an unrestricted twenty-foot (20') wide drive aisle along both the north and south sides of the containers.

The containers shall be anchored individually along the front and rear edge to a concrete footing a minimum of eight-inches (8") wide, or as approved by the Development Services Department.

The fire department expressed some concern regarding the quantity of containers side-by-side without interruption and the lack of availability of water in this location.

The containers shall be in relatively good repair, not unsightly or damaged, and all shall be painted a consistent neutral earth tone color such as beige, tan, gray, or similar. All containers shall be painted the same color. Any graffiti that appears on the containers in the future shall be painted over in a timely manner to match the base color.

No off-premises advertising shall be allowed on, or attached to, said containers.

All storage on the premises shall be kept within an enclosed building (ie. within containers)

No commercial activity allowed, other than leasing of the storage units for storage.

Repair, reconditioning, and fabrication services prohibited.

- Because of the danger from fire or explosion caused by the accumulation of vapors from gasoline, diesel fuel, paint, paint remover, and other flammable materials, the repair, construction, or reconstruction of any boat, engine, motor vehicle, or furniture, and the storage of any propane or gasoline storage tank is prohibited within or outside any structure on a tract of land designated for a self-storage facility.
- This provision shall be posted and be included in the tenant lease agreement.

Containers are limited to the quantity and to the location shown on the approved Site Plan, said Site Plan being made a part of this permit and kept on file at the Development Services Department of the City of Hastings.

An approved plan shall be valid for a period of twenty-four (24) months following the date of approval by the Council. If construction has not been started within said twenty-four-month period, the plan shall be null and void unless the time for start of construction has been extended by Council.

The applicant's proposed use of ship to shore containers for self-storage units is a new use for these containers. In the past, such containers have generally been used for storage as an accessory use to a business, not rented to the general public. Staff is not supportive of establishing a new precedent for the use of these containers, however, there is no code section that would prohibit using them in this manner. The site is located in an



industrial area which makes the proposal more palatable. Staff is concerned about future applications that may seek approval of a similar project in a more visible location.

### **RECOMMENDATION**

Staff recommends approval of the Conditional Use Permit for self-storage subject to the following conditions:

- a. No container shall exceed twenty-two feet in the narrowest dimension or thirty-six feet in the widest dimension, or fourteen feet at the eave.
- b. The containers shall not be stacked vertically.
- c. All containers shall be painted a neutral earth tone color such as beige, tan, gray, or similar. All containers shall be painted the same color. Any graffiti that appears on the containers in the future shall be painted over in a timely manner to match the base color.
- d. Per the zoning code, a Landscape Plan shall also be incorporated as part of the submittal. In this case, areas for landscaping are limited. Perhaps a couple of trees could be provided in the areas between the buildings and the property line.
- e. A ten-foot (10') wide strip of Portland cement concrete shall run continuous abutting the containers on both the north and south sides.
- f. All containers shall be anchored at the ground plane to a continuous footing a minimum of eight inches (8") in width, or equal approved by the City, along the front and rear edge of the containers.
- g. No loading docks, either elevated or excavated.
- h. No openings shall be cut into the container walls, including interior doors connecting one or more units inside and exterior doors or windows (other than the primary access door).
- i. No off-premises advertising shall be allowed on, or attached to, said containers.
- j. Signs shall be limited to one ground pole sign at the entrance to the premises. Not more than thirty-two (32) square feet in area shall be permitted with a maximum height of ten feet (10').
- k. All exterior lighting shall be sharp cut-off type to prevent off-site glare.
- l. All storage on the premises shall be kept within an enclosed building (ie. within containers)
- m. Applicant is responsible for pest or varmint control if the units attract any vermin to the site living under or around the units.
- n. No commercial activity allowed, other than leasing of the storage units for storage.
- o. Repair, reconditioning, and fabrication services prohibited.
  - Because of the danger from fire or explosion caused by the accumulation of vapors from gasoline, diesel fuel, paint, paint remover, and other flammable materials, the repair, construction, or reconstruction of any boat, engine, motor vehicle, or furniture, and the storage of any propane or gasoline storage tank is prohibited within or outside any structure on a tract of land designated for a self-storage facility.
  - This provision shall be posted and be included in the tenant lease agreement.
- p. Containers are limited to the quantity and to the location shown on the approved Site Plan, said Site Plan being made a part of this permit and kept on file at the Development Services Department of the City of Hastings.
- q. An approved plan shall be valid for a period of twenty-four (24) months following the date of approval by the Council. If construction has not been started within said

twenty-four-month period, the plan shall be null and void unless the time for start of construction has been extended by Council.

DATE 2/17/16

FILE NO.

**PROJECT APPLICATION**

City of Hastings – Development Services  
220 N. Hastings Avenue, Hastings, NE 68901  
Phone: (402) 461-2302; Fax: (402) 461-2304  
www.cityofhastings.org

Please check the appropriate box below to indicate the type of application you are requesting. Contact Development Services for minimum requirements. Incomplete applications will not be processed. All applications must be completed by applicant prior to submission with all of the requested support materials by the last Monday of each month or they will be held until the next deadline to be processed.

- |                                                                        |                                                                     |                                                            |                                              |
|------------------------------------------------------------------------|---------------------------------------------------------------------|------------------------------------------------------------|----------------------------------------------|
| <input type="checkbox"/> Preliminary Plat                              | <input type="checkbox"/> Final Plat                                 | <input type="checkbox"/> Short Plat                        | <input type="checkbox"/> Administrative Plat |
| <input type="checkbox"/> Code Amendment                                | <input type="checkbox"/> Zoning Change                              | <input type="checkbox"/> Vacation (Plat / ROW / Easements) |                                              |
| <input checked="" type="checkbox"/> Conditional Use Permit / Amendment | <input type="checkbox"/> Planned District / Amendment               |                                                            |                                              |
| <input type="checkbox"/> Comprehensive Plan / Amendment                | <input type="checkbox"/> Annexation Petition / Addition to the City |                                                            |                                              |

**PROJECT INFORMATION**

Project Name: Diecker Storage

Project Address: E OF DENVER AVE, ALONG VAC A ST Within City Limit ☒ Yes ☐ No

Existing Zoning: I-1 Proposed Zoning / Use: I-1 / Self Service Storage

Existing Comprehensive Plan Designation: Employment / Industrial Gross Area: \_\_\_\_\_

Legal Description: Diecker Tower Second Sub. Number of Lots: 1

**APPLICANT INFORMATION**

Applicant: Diecker Enterprises Company: \_\_\_\_\_

Address: PO Box 396 Tel: 402.469.5831 Fax: \_\_\_\_\_

City: Hastings State: NE Zip: 68902 Email: \_\_\_\_\_

Property Owner: Diecker Enterprises Company: \_\_\_\_\_

Address: PO Box 396 Tel: 402.469.5831 Fax: \_\_\_\_\_

City: Hastings State: NE Zip: 68902 Email: \_\_\_\_\_

Key Contact: Larry Diecker Company: \_\_\_\_\_

Address: PO Box 396 Tel: 402.469.5831 Fax: \_\_\_\_\_

City: Hastings State: NE Zip: 68902 Email: \_\_\_\_\_

I hereby acknowledge that all information provided with this application is true to the best of my knowledge.

Property Owner Signature

Date

Applicant Signature

Date

**DEPARTMENTAL USE ONLY**Fees: 500.00

Receipt No. \_\_\_\_\_

Accepted by Staff: \_\_\_\_\_

Signature

Case No. \_\_\_\_\_

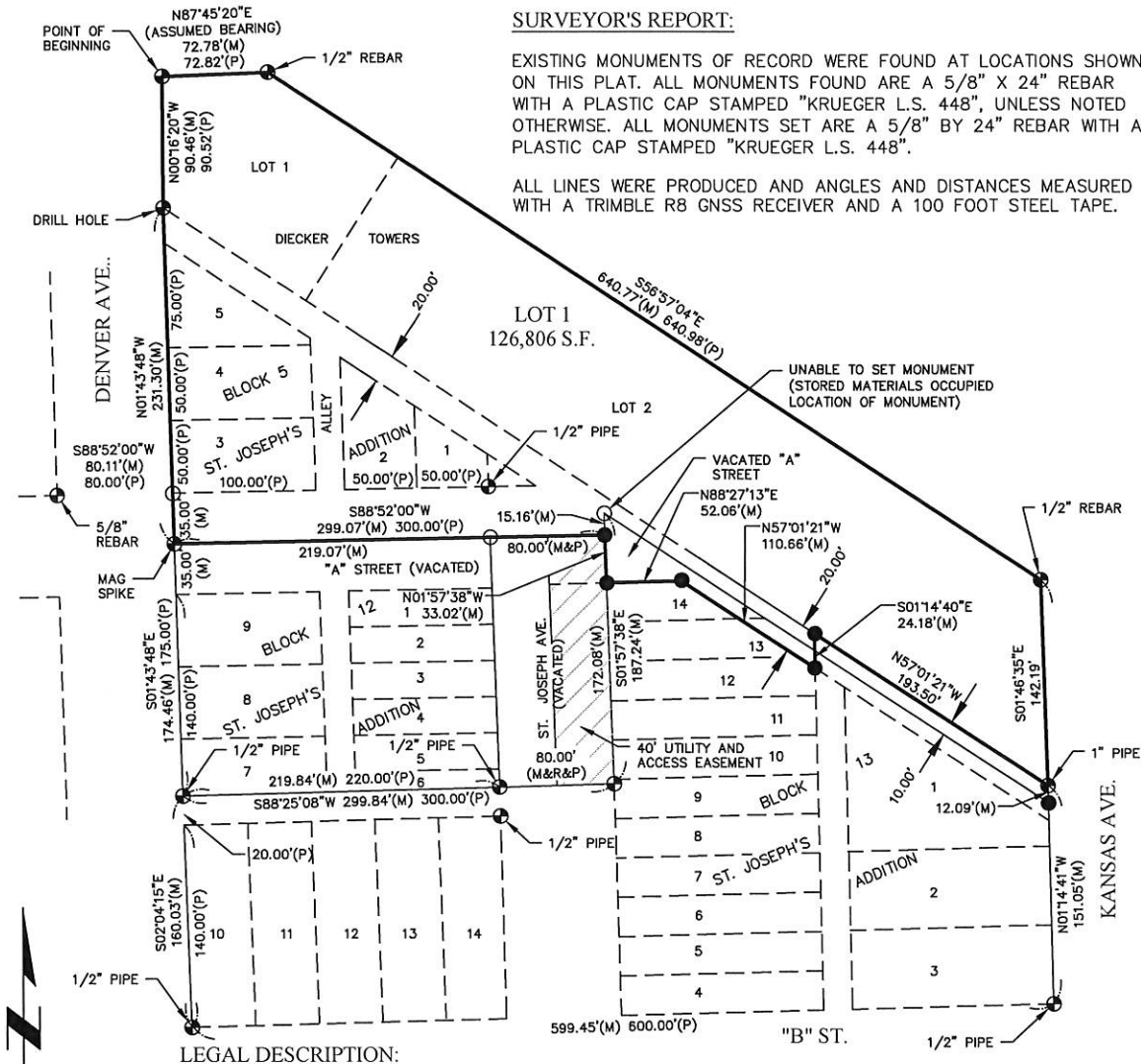
# DIECKER TOWERS SECOND SUBDIVISION

A REPLAT OF LOTS 1 AND 2, DIECKER TOWERS, PART OF A 20 FOOT STRIP OF LAND ADJACENT TO SAID DIECKER TOWERS, ALL OF BLOCK 5, ST. JOSEPH'S ADDITION, THE VACATED ALLEY IN SAID BLOCK 5 AND THE NORTH HALF OF VACATED "A" STREET, ALL IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA

## SURVEYOR'S REPORT:

EXISTING MONUMENTS OF RECORD WERE FOUND AT LOCATIONS SHOWN ON THIS PLAT. ALL MONUMENTS FOUND ARE A 5/8" X 24" REBAR WITH A PLASTIC CAP STAMPED "KRUEGER L.S. 448", UNLESS NOTED OTHERWISE. ALL MONUMENTS SET ARE A 5/8" BY 24" REBAR WITH A PLASTIC CAP STAMPED "KRUEGER L.S. 448".

ALL LINES WERE PRODUCED AND ANGLES AND DISTANCES MEASURED WITH A TRIMBLE R8 GNSS RECEIVER AND A 100 FOOT STEEL TAPE.



## LEGAL DESCRIPTION:

LOTS 1 AND 2, DIECKER TOWERS, PART OF A 20 FOOT STRIP OF LAND ADJACENT TO SAID DIECKER TOWERS, ALL OF BLOCK 5, ST. JOSEPH'S ADDITION, AND THE NORTH HALF OF VACATED "A" STREET, ALL IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, DIECKER TOWERS IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA; THENCE N87°45'20"E (ASSUMED BEARING) ON THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 72.78 FEET; THENCE S56°57'04"E ON THE NORTHEASTERLY LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 640.77 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE S01°46'35"E ON THE EAST LINE OF SAID LOT 2, A DISTANCE OF 142.19 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE N57°01'21"W, ON THE SOUTHWESTERLY LINE OF SAID LOT 2, A DISTANCE OF 193.50 FEET; THENCE S01°14'40"E, A DISTANCE OF 24.18 FEET; THENCE N57°01'21"W, PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT 2, A DISTANCE OF 110.66 FEET TO THE SOUTH LINE OF VACATED "A" STREET; THENCE S88°27'13"W ON SAID SOUTH LINE, A DISTANCE OF 52.06 FEET TO THE EAST LINE OF VACATED ST. JOSEPH AVENUE; THENCE N01°57'38"W ON SAID EAST LINE, A DISTANCE OF 33.02 FEET TO THE CENTERLINE OF VACATED "A" STREET; THENCE S88°52'00"W ON SAID CENTERLINE, A DISTANCE OF 299.07 FEET TO THE EAST RIGHT OF WAY LINE OF DENVER AVENUE; THENCE N01°43'48"W ON SAID EAST LINE, A DISTANCE OF 231.30 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE N00°16'20"W ON SAID WEST LINE, A DISTANCE OF 90.46 FEET TO THE POINT OF BEGINNING, CONTAINING 126,806 SQUARE FEET, MORE OR LESS.

## ADMINISTRATIVE PLAT

|            |              |
|------------|--------------|
| DATE       | 2-22-2016    |
| SCALE      | 1"=100'      |
| DRAWN      | KSL          |
| JOB NO.    | R160276      |
| FIELD BOOK | HASTINGS #54 |
| FIELD WORK | TK/JG        |
| SHEET      | 1 OF 3       |
| FILE NO.   |              |

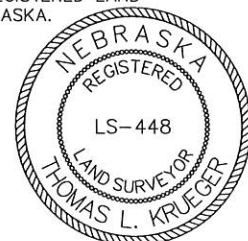


## SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT OF A SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

THOMAS L. KRUEGER, LS 448

NOTE: ALL BEARINGS ARE ASSUMED.



# DIECKER TOWERS SECOND SUBDIVISION

A REPLAT OF LOTS 1 AND 2, DIECKER TOWERS, PART OF A 20 FOOT STRIP OF LAND ADJACENT TO SAID DIECKER TOWERS, ALL OF BLOCK 5, ST. JOSEPH'S ADDITION, THE VACATED ALLEY IN SAID BLOCK 5 AND THE NORTH HALF OF VACATED "A" STREET, ALL IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA

## OWNER'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENT, THAT DIECKER TOWERS, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY AND DIECKER ENTERPRISES, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, THE OWNERS OF RECORD OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED IN THE LEGAL DESCRIPTION HEREON, HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "DIECKER TOWERS SECOND SUBDIVISION" IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, AND THAT SAID SURVEYING, SUBDIVIDING, PLATTING AND DESIGNATION WAS DONE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNERS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

DIECKER TOWERS, L.L.C.,  
A NEBRASKA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_

DIECKER ENTERPRISES, L.L.C.,  
A NEBRASKA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_

## ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2016, BY \_\_\_\_\_ OF DIECKER TOWERS, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY

MY COMMISSION EXPIRES THE \_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

(SEAL)

NOTARY \_\_\_\_\_

## ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2016, BY \_\_\_\_\_ OF DIECKER ENTERPRISES, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY

MY COMMISSION EXPIRES THE \_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

(SEAL)

NOTARY \_\_\_\_\_

## CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO SPECIAL ASSESSMENTS ARE DELINQUENT UPON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THIS PLAT.

\_\_\_\_\_  
CITY OF HASTINGS TREASURER

## COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES ARE DUE OR DELINQUENT UPON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THIS PLAT AS OF THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

\_\_\_\_\_  
ADAMS COUNTY TREASURER

## ADMINISTRATIVE PLAT

|                                                                                      |                                                                                     |  |
|--------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--|
| DATE<br>2-22-2016                                                                    |  |  |
| SCALE<br>1"=100'                                                                     |                                                                                     |  |
| DRAWN<br>KSL                                                                         |                                                                                     |  |
| JOB NO.<br>R160276                                                                   |                                                                                     |  |
| FIELD BOOK<br>HASTINGS #54                                                           |                                                                                     |  |
| FIELD WORK<br>TK/JG                                                                  |                                                                                     |  |
| SHEET 2 OF 3                                                                         |                                                                                     |  |
| FILE NO.                                                                             |                                                                                     |  |
| JEO CONSULTING GROUP INC<br>800.723.8567<br>Hastings, NE 402.462.5657<br>www.jeo.com |                                                                                     |  |



# DIECKER TOWERS SECOND SUBDIVISION

A REPLAT OF LOTS 1 AND 2, DIECKER TOWERS, PART OF A 20 FOOT STRIP OF LAND ADJACENT TO SAID DIECKER TOWERS, ALL OF BLOCK 5, ST. JOSEPH'S ADDITION, THE VACATED ALLEY IN SAID BLOCK 5 AND THE NORTH HALF OF VACATED "A" STREET, ALL IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA

## WAIVER

THE UNDERSIGNED HAVE FOUND AND DETERMINED THAT THE LOCATION OF EASEMENTS UPON THE FOREGOING PLAT IS UNNECESSARY AND THAT IT IS THEREFORE APPROPRIATE TO WAIVE, AND THEY DO HEREBY WAIVE THE EASEMENT REQUIREMENTS OF HASTINGS CITY CODE SECTION 38-308(4).

\_\_\_\_\_  
MANAGER, HASTINGS UTILITIES

\_\_\_\_\_  
CITY ENGINEER

## CITY SURVEYOR'S APPROVAL

THIS PLAT OF DIECKER TOWERS SECOND SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA HAS BEEN RECEIVED AND REVIEWED BY ME AND IS IN COMPLIANCE WITH NEBRASKA STATUTE 19-917 DO HEREBY \_\_\_\_\_ SAID ADMINISTRATIVE PLAT. DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

\_\_\_\_\_  
CITY SURVEYOR

## CITY ENGINEER'S APPROVAL

THIS PLAT OF DIECKER TOWERS SECOND SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA HAS BEEN RECEIVED AND REVIEWED BY ME AND IS IN COMPLIANCE WITH THE PROVISIONS OF ORDINANCE #2882 OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, PROVIDING FOR THE APPROVAL OF SUBDIVISIONS AND PLATS BY THE CITY ENGINEER UNDER CERTAIN CIRCUMSTANCES. APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

\_\_\_\_\_  
CITY ENGINEER

## REGISTER OF DEEDS CERTIFICATE

STATE OF NEBRASKA      }  
COUNTY OF ADAMS       } SS

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE OF ADAMS COUNTY, NEBRASKA.

DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ INSTRUMENT NO.: \_\_\_\_\_

\_\_\_\_\_  
REGISTER OF DEEDS

## ADMINISTRATIVE PLAT

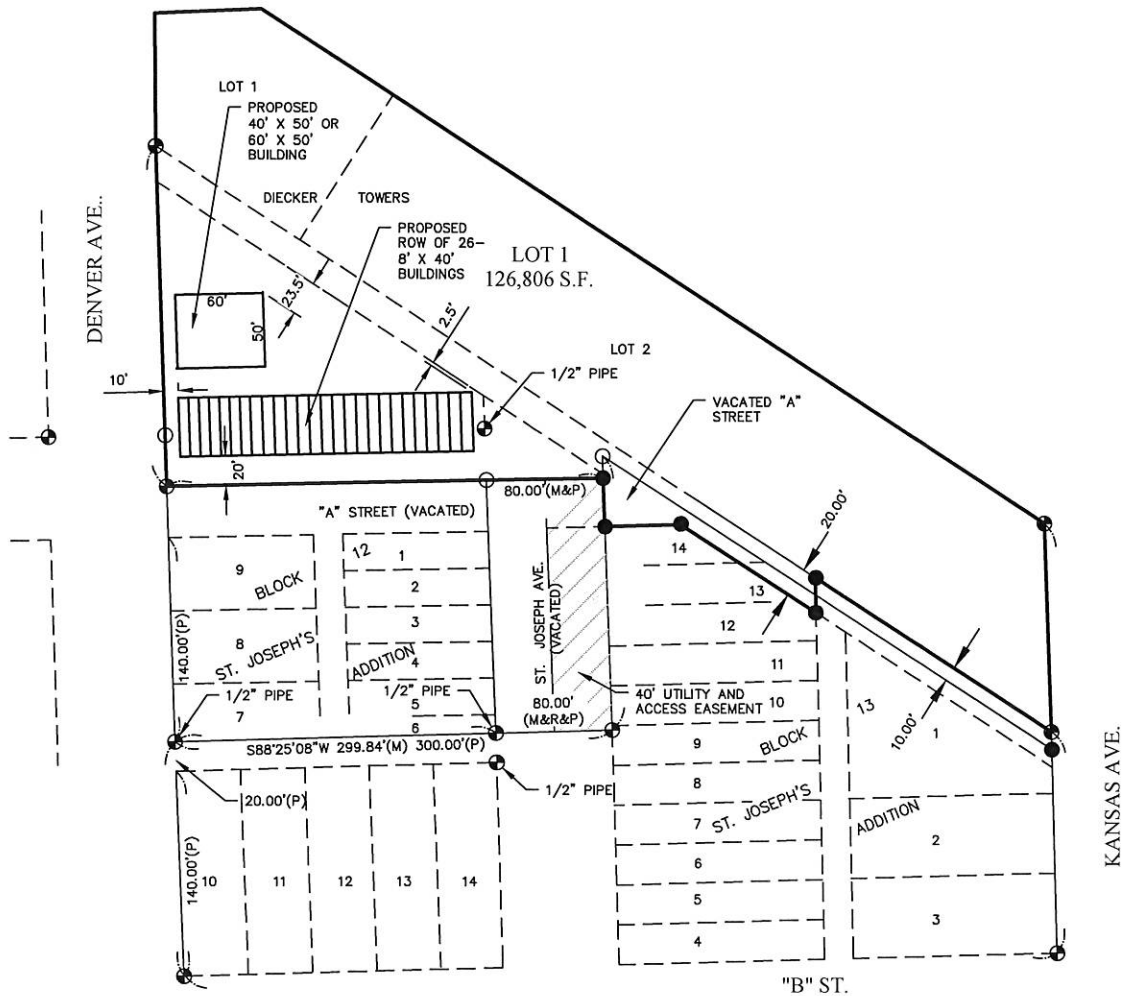
|            |              |
|------------|--------------|
| DATE       | 2-22-2016    |
| SCALE      | 1"=100'      |
| DRAWN      | KSL          |
| JOB NO.    | R160276      |
| FIELD BOOK | HASTINGS #54 |
| FIELD WORK | TK/JG        |
| SHEET      | 3 OF 3       |
| FILE NO.   |              |



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# DIECKER TOWERS SECOND SUBDIVISION

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ALL IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA



## GRAPHIC SCALE



## LEGEND

- ⊕ MONUMENT FOUND
- MONUMENT SET
- CALCULATED POINT
- D DEEDED DISTANCE
- G GOVERNMENT DISTANCE
- M MEASURED DISTANCE
- P PLATTED DISTANCE
- R RECORDED DISTANCE

## ADMINISTRATIVE PLAT

|            |              |
|------------|--------------|
| DATE       | 2-22-2016    |
| SCALE      | 1"=100'      |
| DRAWN      | KSL          |
| JOB NO.    | R160276      |
| FIELD BOOK | HASTINGS #54 |
| FIELD WORK | TK/JG        |
| SHEET      | 1 OF 1       |
| FILE NO.   |              |







FXLU 901732 0  
45G1

MAX.GR.  
TARE  
NET  
CU.CAP.

30400  
67200  
38800  
26550  
56620  
764  
2698

KG  
KG  
KG  
KG  
LBS  
CU.M.  
CU.FT.











Diecker Site  
Area for storage containers

**Legend**

|                                                                                     |              |                                                                                     |         |
|-------------------------------------------------------------------------------------|--------------|-------------------------------------------------------------------------------------|---------|
|  | Parcels      |  | Limits  |
|  | Subdivisions |  | TwoMile |
|  | Legal_Lots   |                                                                                     |         |

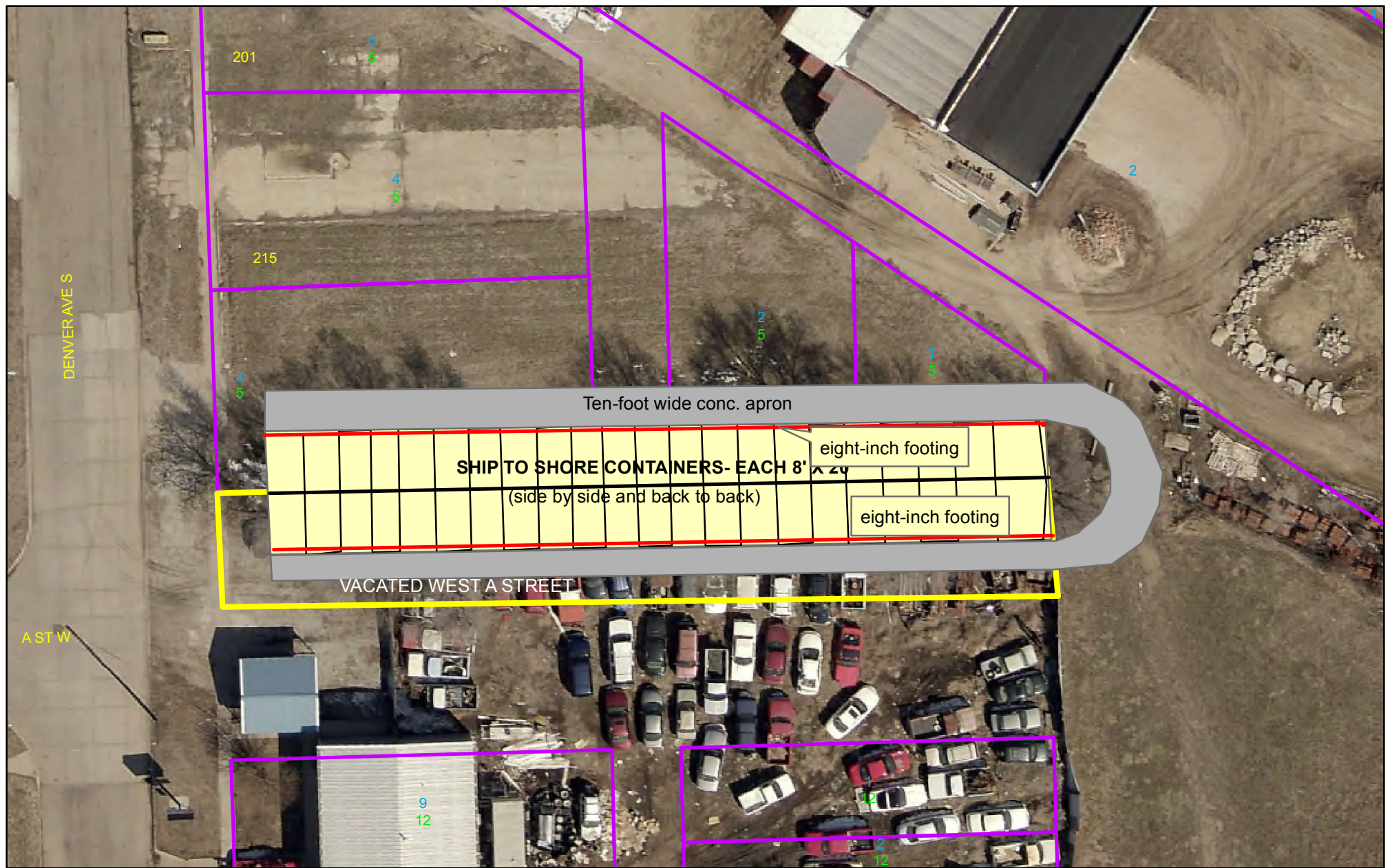
Diecker Storage -Vicinity Map

City of Hastings

This map is for illustration only.







### Legend

- Parcels
- Subdivisions
- Legal\_Lots
- Limits
- TwoMile

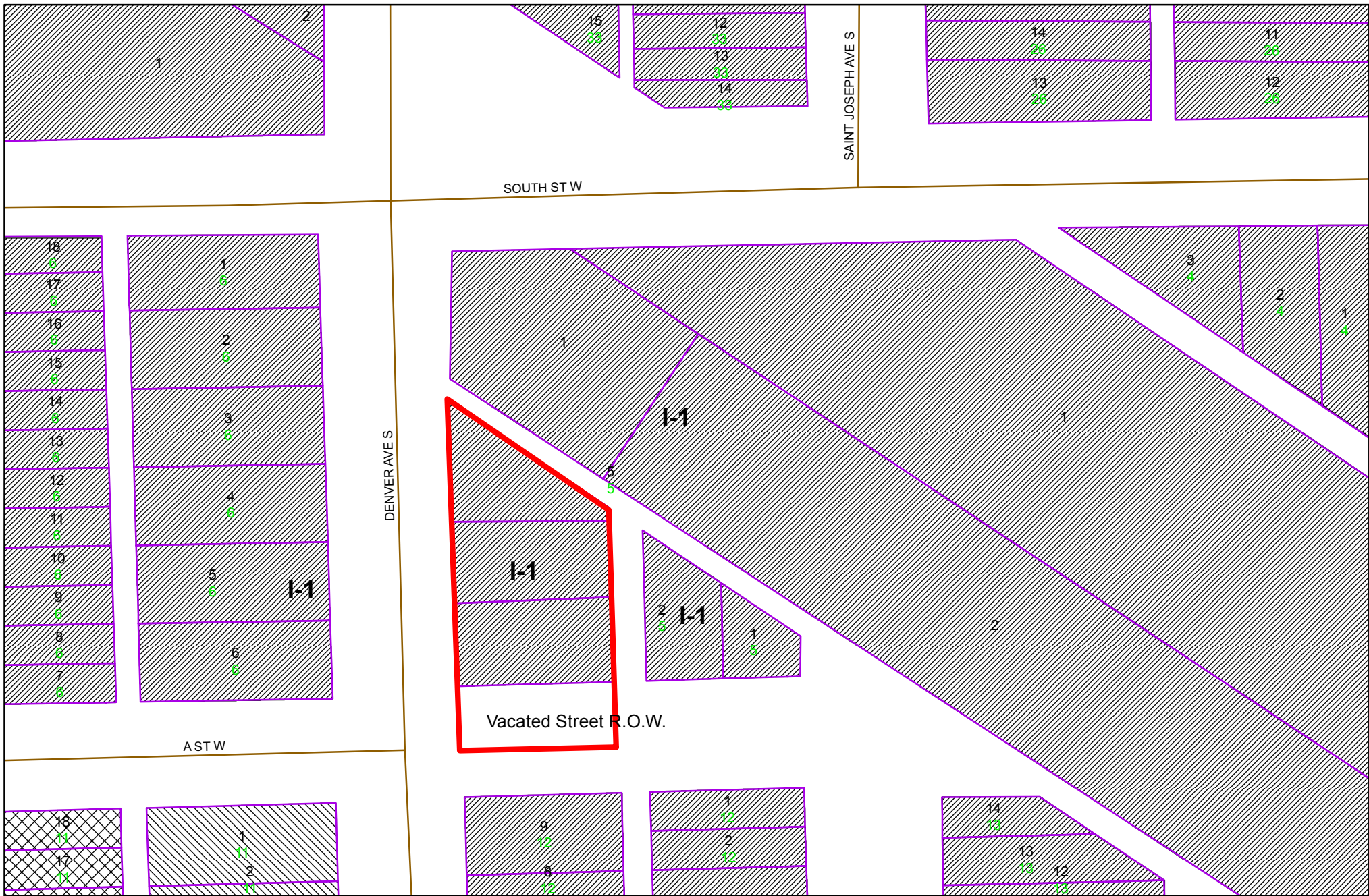
Diecker Storage - Approximate Layout

# City of Hastings

This map is for illustration only.







Diecker Storage - Existing Zoning (No Change Proposed)

# City of Hastings Zoning

|                          |                                         |                          |
|--------------------------|-----------------------------------------|--------------------------|
| City Limits              | R-3: Multiple-family                    | C-1: Local business      |
| subdivision              | R-1A: Single family large lot           | C-2: Central business    |
| A: Agricultural district | R-1S: Single family suburban            | C-3: Commercial business |
| R-1: Urban single family | R-5: Urban single family undersized lot | C-0: Commercial office   |
| R-2: Two-family          | CMP: Campus institutional               | I-1: Light industrial    |
| R-3G: Garden apartment   | CZ: Clear zone                          | I-2: Heavy industrial    |

The first item on the agenda was request number **16-008**. Conditional Use Permit – Request from Terry Diecker of Diecker Enterprises, to locate ship to shore storage containers on site to be used for self-service storage cubicles to be rented by the public, said storage containers to be located on Lots 1 and 2, Diecker Towers, the north 10' measured perpendicular to the centerline of a 20' strip of land adjacent to said Diecker Towers, all of Block 5, St. Joseph's Addition, the vacated alley in Block 5 and north half of vacated "A" Street, all in the City of Hastings, Adams County, Nebraska, or proposed Administrative Plat – Diecker Towers Second Subdivision.

The legal notice was read into the record.

The Chair declared the public hearing open.

The Chair asked for comments from Staff.

Mr. Lang stated Mr. Diecker owns property directly north of Pat's Auto on South Denver Avenue. Recently one-half of "A" Street was vacated and went to Mr. Diecker and the other to Pat's Auto. Mr. Diecker owns additional property that abuts that vacated street. He is wanting to use ship to shore containers as self-service storage units with them arranged side by side, similar to a storage unit with a number of overhead doors. Staff has applied the code requirements for self-storage facilities which are allowed in the industrial districts. Staff is concerned about setting a precedent as this is the first time anyone has approached the City about using these types of containers for this purpose. In this case, Mr. Diecker's property is industrial and the area around it is industrial, so it is not a bad "fit." For the neighborhood. In other, more visible commercial areas that are zoned for industry the container storage may not fit into the character of the neighborhood as well.

In this case, Mr. Diecker is proposing 26 back-to-back, 80-foot wide by 20-foot long, 52 total storage units. Conditions include:

- a. No container shall exceed twenty-two feet in the narrowest dimension or thirty-six feet in the widest dimension, or fourteen feet at the eave.
- b. The containers shall not be stacked vertically.
- c. All containers shall be painted a neutral earth tone color such as beige, tan, gray, or similar. All containers shall be painted the same color. Any graffiti that appears on the containers in the future shall be painted over in a timely manner to match the base color.
- d. Per the zoning code, a Landscape Plan shall also be incorporated as part of the submittal. In this case, areas for landscaping are limited. Perhaps a couple of trees could be provided in the areas between the buildings and the property line.
- e. A ten-foot (10') wide strip of Portland cement concrete shall run continuous abutting the containers on both the north and south sides.
- f. All containers shall be anchored at the ground plane to a continuous footing a minimum of eight inches (8") in width, or equal approved by the City, along the front and rear edge of the containers.
- g. No loading docks, either elevated or excavated.
- h. No openings shall be cut into the container walls, including interior doors connecting one or more units inside and exterior doors or windows (other than the primary access door).
- i. No off-premises advertising shall be allowed on, or attached to, said containers.
- j. Signs shall be limited to one ground pole sign at the entrance to the premises. Not more than thirty-two (32) square feet in area shall be permitted with a maximum height of ten feet (10').
- k. All exterior lighting shall be sharp cut-off type to prevent off-site glare.
- l. All storage on the premises shall be kept within an enclosed building (ie. within containers)

- m. Applicant is responsible for pest or varmint control if the units attract any vermin to the site living under or around the units.
- n. No commercial activity allowed, other than leasing of the storage units for storage.
- o. Repair, reconditioning, and fabrication services prohibited.
  - Because of the danger from fire or explosion caused by the accumulation of vapors from gasoline, diesel fuel, paint, paint remover, and other flammable materials, the repair, construction, or reconstruction of any boat, engine, motor vehicle, or furniture, and the storage of any propane or gasoline storage tank is prohibited within or outside any structure on a tract of land designated for a self-storage facility.
  - This provision shall be posted and be included in the tenant lease agreement.
- p. Containers are limited to the quantity and to the location shown on the approved Site Plan, said Site Plan being made a part of this permit and kept on file at the Development Services Department of the City of Hastings.
- q. An approved plan shall be valid for a period of twenty-four (24) months following the date of approval by the Council. If construction has not been started within said twenty-four-month period, the plan shall be null and void unless the time for start of construction has been extended by Council.

With these conditions attached, staff feels this is acceptable in this location and would allow Mr. Diecker to proceed.

Mr. Kully asked about trees?

Mr. Lang stated under the conditional use permit requirements for self-storage, it requires a landscape plan. This is a storage facility. In this instance there is not much room to do landscaping.

Mr. Kully stated most locations for storage units are very visible and landscaping is called for. This particular area is behind the Diecker Towers. If you were to drive by there now, it has not been taken care of for years. It would be difficult to put trees in because there are no water lines. He does not feel it is necessary.

The Chair asked if anyone else would like to speak to the application.

There being no one, the Chair declared the public hearing closed.

The Chair asked for a motion on application 16-008, to include recommendations a through q as listed by Staff as part of the permit.

Moved by Mr. Hamelink to approve 16-008. Seconded by Mr. Kully.

The Chair asked for further questions or discussion.

Mr. Hamelink stated staff express concern about the precedent. If they are painted well, this site will fit fine. He asked Mr. Diecker if any of the conditions are of a concern.

Mr. Diecker nodded "no" from the audience.

Mr. Lang asked the Chair about the landscaping, then stated staff would work with Mr. Diecker.

Chair Napier replied Mr. Diecker does not have a concern with the requirement.



The Chair asked for further questions or discussion.

There being none, the Chair asked for the vote.

**VOTE** – 9 - YES – Stutte, Gaines, Hamelink, Rosenberg, Napier, Shutt, Kully, Johnson, Hamburger

Motion passed unanimously.

## **RESOLUTION NO. 2016-14**

**WHEREAS**, the City of Hastings Municipal Code establishes regulations, requirements, and specific conditions in Section 34-104 to 34-404 for approving and issuing Conditional Use Permits (CUP) for development projects that require conditional approval by resolution approved by the Mayor and City; and

**WHEREAS**, applicant Terry Diecker representing Diecker Enterprises, hereinafter referred to as “Permittee,” has submitted an application for the approval of a Conditional Use Permit to locate up to fifty-two (52) ship-to-shore storage containers, eight feet (8’) in width by twenty-feet (20’) in length, side-by-side in rows to serve as self-service storage cubicles to be rented by the public. Said storage containers to be located on parts of Lots 3, 4, and 5, Block 5 of St. Josephs Addition plus the north half of vacated West A Street, property zoned I-1, Light Industrial District, physical address at 215 South Denver Avenue, Hastings, Nebraska; and

**WHEREAS**, the use of this property as requested by the Permittee is categorized as “Self-Service Storage” in the Use Type Definitions of the Code and such use is considered a conditional use; and

**WHEREAS**, the Planning Commission and City Council have conducted public hearings as required by law and recommended approval of the CUP with certain conditions to be attached to this Resolution;

**NOW THEREFORE**, in consideration of the foregoing recitals, the Mayor and City Council of the City of Hastings, Nebraska, hereby approve the CUP and the recommended conditions, and further do hereby adopt the following resolution:

**BE IT RESOLVED** by the Mayor and City Council of the City of Hastings, Nebraska, does hereby approve the Conditional Use Permit for the location of up to fifty-two (52) ship-to-shore containers as provided herein, located at 215 South Denver Avenue, Hastings, Nebraska, subject to the following conditions:

- a. No container shall exceed twenty-two feet in the narrowest dimension or thirty-six feet in the widest dimension, or fourteen feet at the eave.
- b. The containers shall not be stacked vertically.
- c. All containers shall be painted a neutral earth tone color such as beige, tan, gray, or similar. All containers shall be painted the same color. Any graffiti that appears on the containers in the future shall be painted over in a timely manner to match the base color.
- d. A ten-foot (10’) wide strip of Portland cement concrete shall run continuous abutting the containers on both the north and south sides.
- e. All containers shall be anchored at the ground plane to a continuous footing a minimum of eight inches (8”) in width, or equal approved by the City, along the front and rear edge of the containers.
- f. No loading docks, either elevated or excavated.
- g. No openings shall be cut into the container walls, including interior doors connecting one or more units inside and exterior doors or windows (other than the primary access door).
- h. No off-premises advertising shall be allowed on, or attached to, said containers.

- i. Signs shall be limited to one ground pole sign at the entrance to the premises. Not more than thirty-two (32) square feet in area shall be permitted with a maximum height of ten feet (10').
- j. All exterior lighting shall be sharp cut-off type to prevent off-site glare.
- k. All storage on the premises shall be kept within an enclosed building (ie. within containers)
- l. Applicant is responsible for pest or varmint control if the units attract any vermin to the site living under or around the units.
- m. No commercial activity allowed, other than leasing of the storage units for storage.
- n. Repair, reconditioning, and fabrication services prohibited.
  - Because of the danger from fire or explosion caused by the accumulation of vapors from gasoline, diesel fuel, paint, paint remover, and other flammable materials, the repair, construction, or reconstruction of any boat, engine, motor vehicle, or furniture, and the storage of any propane or gasoline storage tank is prohibited within or outside any structure on a tract of land designated for a self-storage facility.
  - This provision shall be posted and be included in the tenant lease agreement.
- o. Containers are limited to the quantity and to the location shown on the approved Site Plan, said Site Plan being made a part of this permit and kept on file at the Development Services Department of the City of Hastings.
- p. An approved plan shall be valid for a period of twenty-four (24) months following the date of approval by the Council. If construction has not been started within said twenty-four-month period, the plan shall be null and void unless the time for start of construction has been extended by Council.
- q. Permittee agrees to indemnify and hold the City harmless in the case of an accident, injury, loss, claims or damages to persons or property accruing or resulting from the permitted use.
- r. Said permit is temporary in character, shall immediately expired if abandoned, is not transferable without written consent of the City, and is subject to revocation, upon notice and hearing by the City Council upon determination by the City Council that Permittee has failed, refused, or ceased to comply with the conditions set forth herein, or has used or permitted the property to be used in such a manner as to constitute a nuisance, or to be injurious or harmful to the health, safety, morals or welfare of persons or property or future developments require revocation in order to comply with the spirit of the City of Hastings Municipal Code.

PASSED AND APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2016.

ATTEST:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

( S E A L )

Approved as to form: \_\_\_\_\_  
City Attorney

Department: Development Services  
Staff Contact: Lance Lang, City Planner  
Council Meeting Date: 05/09/2016

## **AGENDA ITEM SUMMARY SHEET**

### **Description of Item:**

Request from Faith Lutheran Church to amend their Conditional Use Permit to expand their parking at 837 Chestnut Avenue.

### **Names of People/Business affected by this action:**

Neighboring property owners

### **Why Council action is required:**

The City Council takes final action on conditional use permits after receiving a recommendation from the Planning Commission and holding a public hearing to solicit public input.

### **Type of action requested:**

Resolution

### **Suggested motion:**

Staff and Planning Commission recommend approval subject to compliance with the following conditions, and that such conditions shall be made a part of the permit.

- a. That the existing area proposed for future parking be brought to grade and seeded with a vegetative cover crop as soon as practical.
- b. A six-foot (6') tall solid privacy fence be constructed in conjunction and concurrent with the parking lot.
- c. All construction, as stated above, to be completed no later than November 1, 2017.

### **Deadlines associated with action:**

The area of the proposed parking lot is to be graded, stabilized and planted to vegetative ground cover by sod or seed as soon as practical. The parking lot paving and fence are to be completed no later than November 1, 2017.

### **Department head comments:**

The applicant is requesting an amendment to the existing Conditional Use Permit (CUP) to allow additional parking to be added on the west side of the church property at Faith Lutheran Church located at 837 Chestnut Avenue. (See Exhibit 'A')

The church has acquired two residential properties to the west of the church property. The houses have been removed from the property and the church has submitted a Site Plan depicting a proposed layout for a new parking lot. (See Exhibits 'B' and 'C') In addition, the church has an agreement for cross-parking with Hawthorne Elementary School and Hastings Public Schools to use 59 parking spaces during times of peak church activity. The addition of these spaces will bring the church into compliance with required off-street parking with 159 spaces required and 159 spaces provided. A new privacy fence will be erected along the west property line to protect adjacent residents from headlight glare.



At the Planning Commission hearing the fact that the area proposed for the future parking where the houses used to be is in disarray, basically a mudhole at this time. Neighboring property owners expressed their concern regarding the appearance of the property and questioned when the new parking lot will be completed? The applicants responded that engineering design has yet to be done to establish proper grades so the parking lot will drain and function properly. After the engineering is done the area can be graded. The applicants asked if loose rock or gravel could be spread over the future parking area to help with soil compaction. Staff stated that gravel or rock is not acceptable, the "temporary" nature of such parking too often becomes permanent. Some type of grass needs to be established to control erosion and keep sediment out of the public street. Rye grass was discussed as a potential candidate.

The Planning Commission continued discussing the timing of the improvements with the applicants. After discussion, it was decided and made a part of the final motion that the parking lot grading and establishment of grass was to take place as soon as practical, given the weather. Paving of the parking lot and construction of the privacy fence is to occur next construction season in spring/summer 2017. It was decided that the fence and paving shall be complete no later than November 1, 2017.

**City Administrator comments:**



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## PLANNING COMMISSION STAFF REPORT

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**FILE NO:** *DS 16-013*

**PREPARED BY:** *Lance A. Lang, City Planner*

**PROJECT:** *Conditional Use Permit  
Additional Parking for Faith Lutheran Church*

**LOCATION:** *Northwest Corner of the Intersection of Boyce Street and  
Chestnut Avenue*

**PRESENTER:** *Larry Keilig*

**DATE:** *April 18, 2016*

---

***DISCUSSION:***

The applicant is requesting an amendment to the existing Conditional Use Permit (CUP) to allow additional parking to be added on the west side of the church property at Faith Lutheran Church located at 837 Chestnut Avenue. (See Exhibit 'A')

The church has acquired two residential properties to the west of the church property. The houses have been removed from the property and the church has submitted a Site Plan depicting a proposed layout for a new parking lot. (See Exhibits 'B' and 'C') In addition, the church has an agreement for cross-parking with Hawthorne Elementary School and Hastings Public Schools to use 59 parking spaces during times of peak church activity. The addition of these spaces will bring the church into compliance with required off-street parking with 159 spaces required and 159 spaces provided. A new privacy fence will be erected along the west property line to protect adjacent residents from headlight glare.

***RECOMMENDATION***

Staff recommends approval of amended Conditional Use Permit for additional parking at Faith Lutheran Church.

DATE 3/24/16

FILE NO.

**PROJECT APPLICATION**

City of Hastings – Development Services / Planning Section  
 City Hall - 220 N. Hastings Avenue, Hastings, NE 68901  
 Phone: (402) 461-2345; Fax: (402) 461-2304  
 www.cityofhastings.org

**Please check the appropriate box below to indicate the type of application you are requesting. Contact Development Services for minimum requirements. Incomplete applications will not be processed. All applications must be completed by applicant prior to submission with all of the requested support materials by the last Monday of each month or they will be held until the next deadline to be processed.**

- |                                                                        |                                                                     |                                                            |                                              |
|------------------------------------------------------------------------|---------------------------------------------------------------------|------------------------------------------------------------|----------------------------------------------|
| <input type="checkbox"/> Preliminary Plat                              | <input type="checkbox"/> Final Plat                                 | <input type="checkbox"/> Short Plat                        | <input type="checkbox"/> Administrative Plat |
| <input type="checkbox"/> Code Amendment                                | <input type="checkbox"/> Zoning Change                              | <input type="checkbox"/> Vacation (Plat / ROW / Easements) |                                              |
| <input checked="" type="checkbox"/> Conditional Use Permit / Amendment | <input type="checkbox"/> Planned District / Amendment               |                                                            |                                              |
| <input type="checkbox"/> Comprehensive Plan / Amendment                | <input type="checkbox"/> Annexation Petition / Addition to the City |                                                            |                                              |

**PROJECT INFORMATION**

Project Name: Parking Lot Expansion for Faith Lutheran Church of Hastings

Project Address: 837 Chestnut Within City Limit ☒ Yes ☐ No

Existing Zoning: R-1 Proposed Zoning / Use: R-1

Existing Comprehensive Plan Designation: Urban Residential Gross Area: 14,602.50 sq. ft.

Legal Description: See attached Exhibit A Number of Lots: 2

**APPLICANT INFORMATION**

Applicant: Faith Lutheran Church of Hastings Company: \_\_\_\_\_

Address: 837 Chestnut Tel: 402-462-5044 Fax: 402-462-5404

City: Hastings State: NE Zip: 68901 Email: pastorpaul@afamilyoffaith.com

Property Owner: Faith Lutheran Church of Hastings Company: \_\_\_\_\_

Address: 837 Chestnut Tel: 402-462-5044 Fax: 402-462-5404

City: Hastings State: NE Zip: 68901 Email: \_\_\_\_\_

Key Contact: Larry Heilig Company: Faith Lutheran Church of Hastings

Address: 837 Chestnut Tel: 402 462 6703 Fax: \_\_\_\_\_

City: Hastings State: NE Zip: 68901 Email: LHeilig@charter.net

I hereby acknowledge that all information provided with this application is true to the best of my knowledge.

Faith Lutheran Church of Hastings

Faith Lutheran Church of Hastings

Property Owner Signature

Date

Applicant Signature

President Date

**DEPARTMENTAL USE ONLY**Fees: \$300

Receipt No. \_\_\_\_\_

Accepted by Staff: \_\_\_\_\_

Signature

Case No. \_\_\_\_\_

eileen@rubterauction.com

Revised 4/10/13

Exhibit A

Legal: Lot Sixteen (16), Westview Subdivision of Blocks Thirty-Three (33) and Thirty-Four (34), of D.W. Palmer's Prospect Park Addition to the City of Hastings, Adams County, Nebraska, according to the recorded plat thereof, also known as 2218 Boyce, Hastings, Nebraska

AND

Lot One (1), in Westview Subdivision of Blocks Thirty-three (33) and Thirty-Four (34) of D.W. Palmer's Prospect Park Addition to the City of Hastings, Adams County, Nebraska, also known as 2219 West 9<sup>th</sup> Street, Hastings, Nebraska.



Faith Lutheran Church is located at 837 Chestnut, at the intersection of Chestnut and West 9<sup>th</sup> Street.

The Church acquired the property at 2219 West 9<sup>th</sup> Street earlier this year. We have owned the property at 2218 Boyce for several years. Now owning both of these lots, it is the Churches desire to expand our parking lot. We have sold both of the homes along with the garages and all buildings have been removed from the property. Van Kirk Bros. Contracting have removed all basements and foundations from the property as well as trees. We request an amendment to the conditional use permit for this purpose.

It has been the recommendation of several contractors to let the ground lay to go through one season of freeze/thaw in order to help prevent the concrete from breaking up. Therefore we would like to prepare for this by possibly putting a layer of gravel over this area this summer and driving on it when permissible to help in the compacting of the soil.



# Hastings Public Schools

## Administrative Offices

1924 West A Street • Hastings, NE 68901 • Phone (402) 461-7500 • Fax (402) 461-7509

### Hastings Public Schools/Faith Lutheran Church Parking Agreement 9-30-15

1. Faith Lutheran Church will be allowed to use the Hawthorne Elementary School parking lot during those times when the demand for parking is greatest at Faith Lutheran Church (high demand times are generally on Sunday morning, Wednesday evenings, and on special holidays or church festival days), and
2. Hawthorne Elementary School be allowed to use the Faith Lutheran Church parking lot during those times when the demand for parking is greatest at Hawthorne Elementary School (high demand times are generally when children are being dropped off and picked up before or after school, and when special school-sponsored events are taking place at the school.

This agreement shall remain in place unless either party wishes to end the agreement and does so in written form.

Jeff Schneider  
Business Manager  
Hastings Public Schools

Rev, Paul Dunbar  
Director of Ministries  
Faith Lutheran Church





# EXHIBIT 'A'

## Faith Lutheran Church - Vicinity Map

# City of Hastings

This map is for illustration only.

### Legend

- Parcels
- Subdivisions
- Legal\_Lots
- Limits
- TwoMile





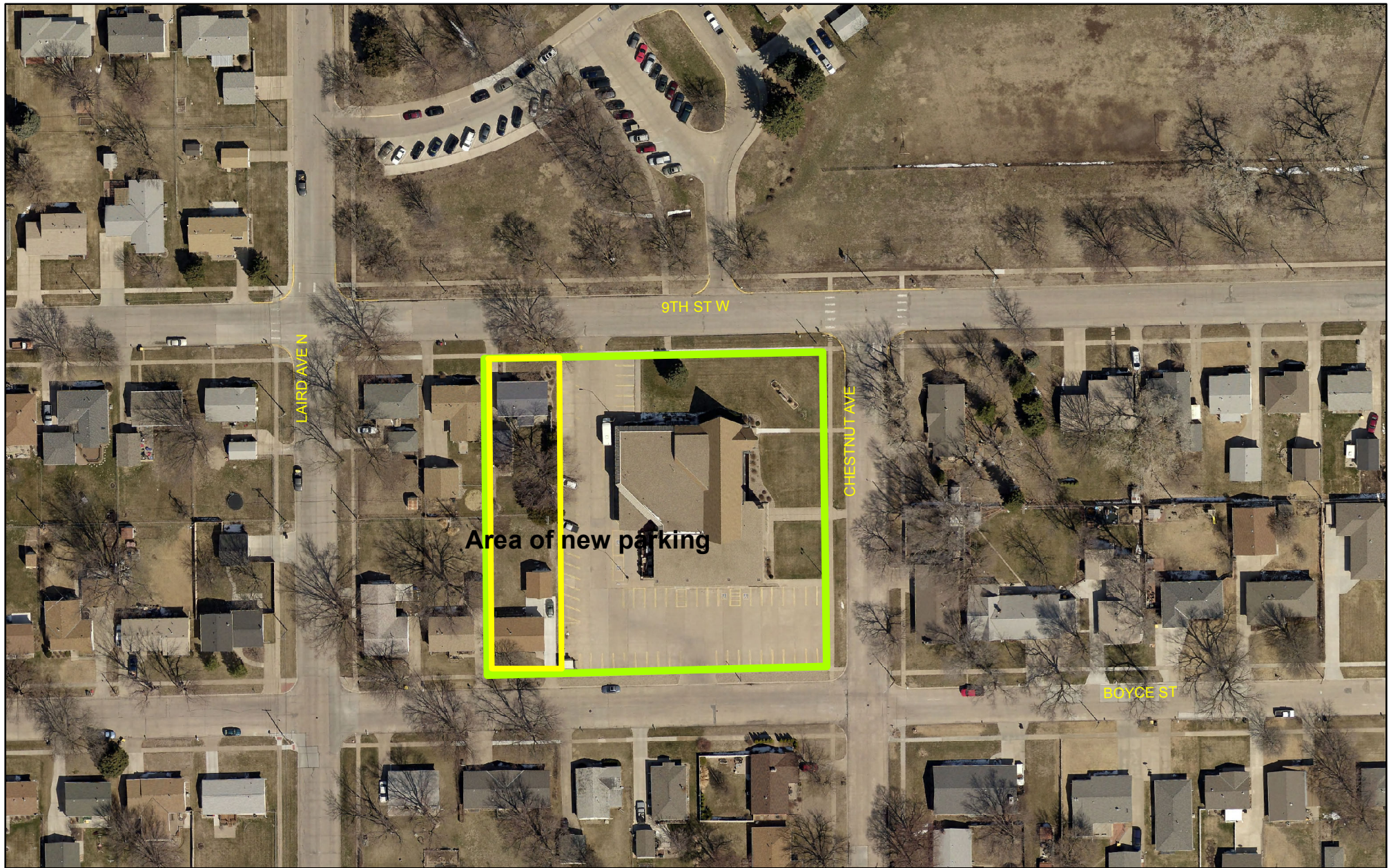


EXHIBIT 'B'

Faith Lutheran Church - Aerial View

# City of Hastings

This map is for illustration only.

**Legend**

- |                                                                                     |              |                                                                                     |         |
|-------------------------------------------------------------------------------------|--------------|-------------------------------------------------------------------------------------|---------|
|  | Parcels      |  | Limits  |
|  | Subdivisions |  | TwoMile |
|  | Legal_Lots   |                                                                                     |         |



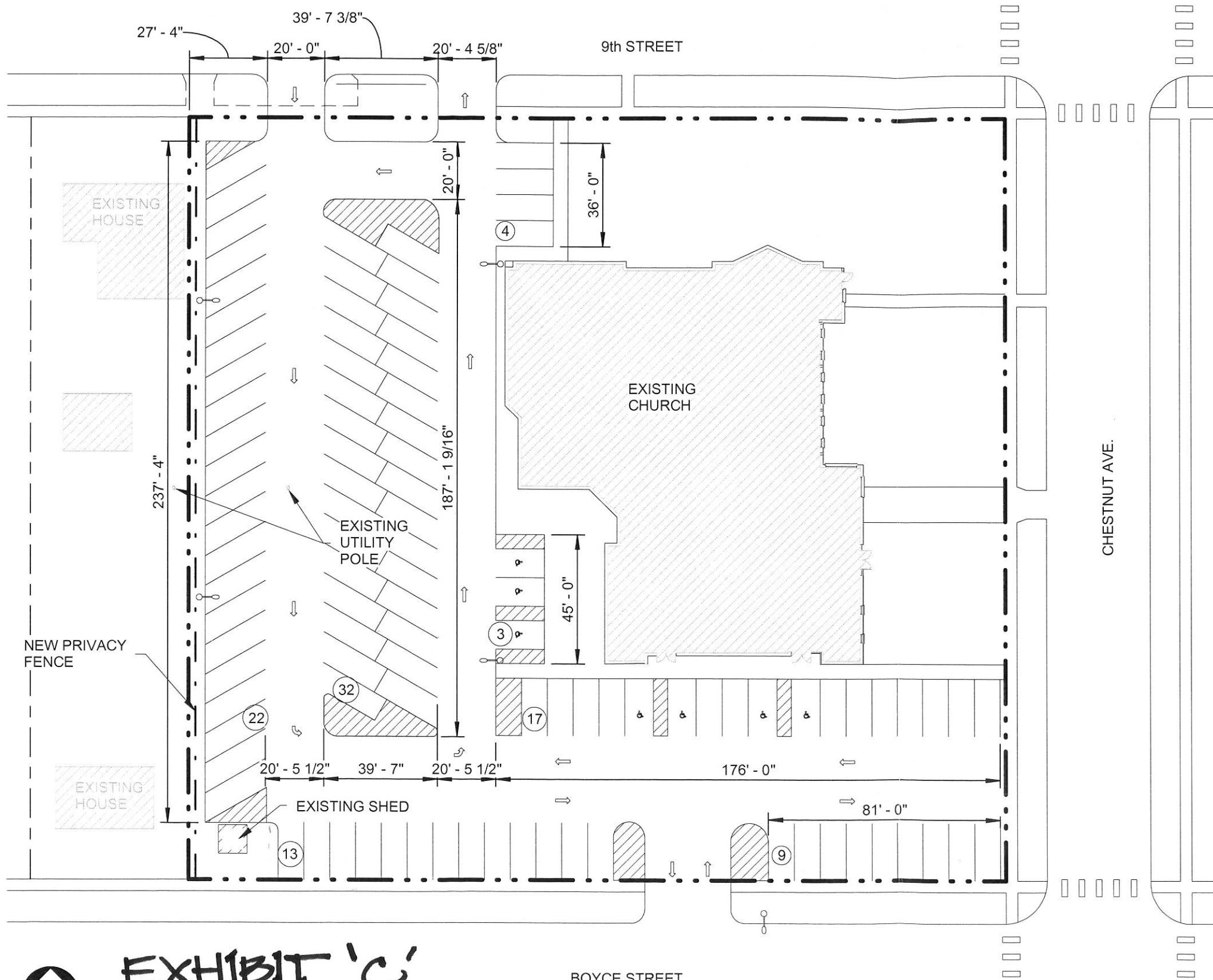


3/16/2016 4:09:59 PM  
J:\618-15 Faith Lutheran Church Parking Lot Design\Drawings\Current Drawings\618-15 PARKING LOT CONCEPT #2.rvt



EXHIBIT 'C'

1 SITE PLAN  
1" = 40'-0"



| PARKING TABULATION                           |       |
|----------------------------------------------|-------|
| OCCUPANT LOAD SANCTUARY:                     | 475/3 |
| OCCUPANT LOAD FELLOWSHIP:                    | 150   |
| TOTAL SPACES NEEDED:                         | 159   |
| TOTAL ACCESSIBLE SPACES:                     | 6     |
| TOTAL ACCESSIBLE VAN SPACES:                 | 1     |
|                                              |       |
| TOTAL OFF STREET SPACES:                     | 93    |
| TOTAL OFF STREET SPACES<br>(HAWTHORNE ELEM.) | 59    |
| TOTAL ACCESSIBLE SPACES:                     | 7     |
| ON-STREET SPACES:                            | 0     |
| ON-STREET PARKING CREDIT:                    | N/A   |
|                                              | 159   |

This bar is one inch long on original drawing.  
If not one inch on this sheet, adjust scales accordingly.  
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FAITH LUTHERAN CHURCH  
PARKING LOT CONCEPT  
HASTINGS, NE

WDA W DESIGN  
ASSOCIATES  
Consulting Engineers and Architects  
McCook, Nebraska 68001  
Hastings, Nebraska 68901

Seal of Coordinating Professional

PRELIMINARY  
NOT FOR CONSTRUCTION

618-15  
TJK  
TJK

PROJECT #:  
DRAWN:  
CHECKED:  
REVISIONS:

A1  
PARKING

DATE: 3/16/16

## **RESOLUTION NO. 2016-16**

**WHEREAS**, the City of Hastings Municipal Code establishes regulations, requirements, and specific conditions in Section 34-401 to 34-404 for approving and issuing Conditional Use Permits (CUP) for development projects that require conditional approval by resolution approved by the Mayor and City; and

**WHEREAS**, applicant Larry Keilig of Faith Lutheran Church, hereinafter referred to as "Permittee," has submitted an application for the amendment of an existing Conditional Use Permit to construct additional paved off-street parking and a privacy fence on the west side of the church property at 837 Chestnut Avenue, Hastings, Nebraska; and

**WHEREAS**, a church is considered "Neighborhood Assembly" in the Use Type Definitions of the code, and as such is considered a conditional use; and

**WHEREAS**, a Conditional Use Permit was previously approved and issued by the City Council for the church, but must now be amended to reflect the proposed changes; and

**WHEREAS**, the Planning Commission and City Council have conducted public hearings as required by law concerning the proposed amendment and have recommended approval of the CUP with certain conditions to be attached to this Resolution.

**NOW THEREFORE**, in consideration of the foregoing recitals, the Mayor and City Council of the City of Hastings, Nebraska, hereby approve the CUP and the recommended conditions, and further do hereby adopt the following resolution:

**BE IT RESOLVED** by the Mayor and City Council of the City of Hastings, Nebraska, does hereby approve the Conditional Use Permit Amendment for Permittee to construct paved off-street parking and a privacy fence at 837 Chestnut Avenue as provided herein, subject to the following conditions:

- a) Permittee agrees to install silt fence or other approved erosion and sediment control practices in accordance with standards required by the National Pollution Discharge Elimination System (NPDES) to control erosion of the disturbed area immediately.
- b) Permittee agrees to grade the site where the parking lot is proposed in accordance with engineered plans and to stabilize the soil by planting vegetative ground cover by seed or sod over the entire disturbed area as soon as practical.
- c) Permittee agrees to construct a hard-surfaced off-street parking lot, constructed of Portland cement concrete or asphaltic concrete, in accordance with the site plan that has been submitted and made a part of this permit, and in accordance with engineered construction plans and documents. Said off-street parking lot to be completed no later than November 1, 2017.
- d) Permittee agrees to construct a six-foot (6') tall privacy fence along the entire lineal footage of the west property line of the church property. Said fence to be solid or opaque with no openings. Said fence to be constructed no later than November 1, 2017.

- e) Permittee agrees to indemnify and hold the City harmless in the case of an accident, injury, loss, claims or damages to persons or property accruing or resulting from the permitted use.
- f) Said permit is temporary in character, shall immediately expired if abandoned, is not transferable without written consent of the City, and is subject to revocation, upon notice and hearing by the City Council upon determination by the City Council that Permittee has failed, refused, or ceased to comply with the conditions set forth herein, or has used or permitted the property to be used in such a manner as to constitute a nuisance, or to be injurious or harmful to the health, safety, morals or welfare of persons or property or future developments require revocation in order to comply with the spirit of the City of Hastings Municipal Code.

PASSED AND APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2016.

ATTEST:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

( S E A L )

Approved as to form: \_\_\_\_\_  
City Attorney

The next item on the agenda was request number **16-013**. Conditional Use Permit - Request from Faith Lutheran Church to amend their Conditional Use Permit to expand their parking at 837 Chestnut Avenue.

The legal notice was read into the record.

The Chair declared the public hearing open.

The Chair asked for comments from Staff.

Mr. Lang stated Faith Lutheran Church on Chestnut Avenue recently purchased residential properties to the west of the church. The church has submitted a proposed layout for a new parking lot. The church also has a parking agreement with Hawthorne Elementary School to use 59 parking spaces during peak times of school activity. This would bring the church into compliance with the required 159 spaces required. They will erect a new fence along the west property line to deal with headlight glare. This is an amendment to the existing CUP.

The Chair asked if there was anyone else that would like to speak to the application.

John Schudel. Neighbors immediately to the west. He stated they would like a 6' privacy fence and the timeline is long than anticipated. Now it is a muddy mess. He would like to see grass sown so it's not so muddy.

Mr. Lang did have a conversation with the applicant regarding seeding that area in the interim, i.e. rye grass. That can certainly be inserted as a condition. A privacy fence is proposed.

The Chair asked for a timeline for the fence.

Mr. Lang stated that the fence should be erected immediately or as soon as practical to provide that protection and the grass be established.

Eilene Saathoff. Member of Faith Lutheran Church, serves on the Board of Trustees and on the Vision Committee. The church does understand the neighbors' concerns. It was discussed about the possibility of a layer of gravel for the summer as an alternative to the grass. Regarding the fence, we need to establish grade for proper drainage prior to erecting the fence.

The Chair asked if there was anyone else that would like to speak to the application.

There being no one, the Chair declared the public hearing closed.

The Chair asked for a motion.

It was moved by Mr. Hamelink, seconded by Mr. Rosenberg, to approve 16-013.

The Chair asked for further questions or comments.

The Chair asked Mr. Lang about the gravel, would that be acceptable as far as the code is concerned?



Mr. Lang stated that the gravel idea was discussed but staff does not support gravel. "Temporary" gravel parking has a tendency to become permanent gravel surfacing. The area needs to be planted to grass. Grass would look nicer. And be less expensive to install.

Mr. Kully referred to T-Dance and allowed her to rock part of her lot. But that was commercial and in other residential areas we ask that they put down sod or grass.

The Chair concurred. T-Dance was an industrial zone.

Mr. Hamelink stated the issue before the Commission is whether we should allow that area to be used for parking. That is a good idea. The other issue is it is unsightly. First, if we allow parking, a fence is appropriate.

Ms. Saathoff said the fence would be erected as soon as grade can be established. This needs to go to council. We want to have the parking lot completed in a year.

Mr. Patterson sat in on a meeting with the church on this project. The gravel parking lot was discussed and staff's recommendation was to look at the grass. Temporary gravel parking lots become more permanent gravel parking lots. We want to keep the church focused. Staff does not want the gravel recommended to the council.

Mr. Lang stated conditions can be added to move onto council. One, that the area be put into grass and two, that the fence be erected, and the whole project needs to be done in a year.

Mr. Hamelink asked if the current condition of the parking lot was a code violation.

Mr. Ptak stated when you have a construction site, the concern is that any drainage or silt doesn't find its way into the streets which ends up in the storm sewer. It is good to have a cover crop on anything that isn't going to be constructed immediately or at least a silt fence installed.

Mr. Hamburger suggested the Commission require the grass seeding. If you put the fence in now, probably going to tear it out by doing all the grading. Sod/seeding done now, and it can't be used for a parking lot, put the fence in when you do the parking lot.

The Chair stated the Commission will add the recommendation that the existing space be seeded with so type of cover, that the privacy fence be erected at the time the parking lot is constructed.

Mr. Hamelink stated bringing the lot to grade and seeding at this time is appropriate, and that it not be used for parking until it is paved. The year's timeline is lengthy but if we have a late spring, or exceptionally wet spring, I think we should recommend a completion date of June 1, 2017.

The Chair reiterated the motion that the Commission approve the amendment to the Conditional Use Permit that the existing area be brought to grade, seeded with a cover crop, that construction be completed by fall of 2017 and that a 6' privacy fence be constructed in conjunction and concurrent with the parking lot.

The Chair asked for further questions or comments.

There being none, the Chair asked for the vote.

**VOTE** – 9 - YES – Stutte, Gaines, Hamelink, Rosenberg, Napier, Shutt, Kully, Johnson, Hamburger

Motion carried unanimously.

Department: Development Services  
Staff Contact: Lance Lang, City Planner  
Council Meeting Date: 05/09/2016

## **AGENDA ITEM SUMMARY SHEET**

### **Description of Item:**

Request from Randal Chick, Director of the Community Redevelopment Authority of the City of Hastings for review of consistency with the Hastings Comprehensive Plan and request for approval of Plan Modification #3.15.16 to Redevelopment Area #1 (THOAR, LLC Redevelopment Project) located at 731 West 1st Street, Hastings, Nebraska..

### **Names of People/Business affected by this action:**

Neighboring property owners, downtown businesses

### **Why Council action is required:**

The City Council must take final action on a request for a modification to a previously approved Redevelopment Plan at a public hearing after soliciting input from the public and in consideration of the recommendation from the Planning Commission.

### **Type of action requested:**

Resolution

### **Suggested motion:**

Staff and Planning Commission find the plan amendment to be in conformance with state law, the City's Comprehensive Development Plan, and the City's overall vision for urban growth. Therefore, both Staff and the Planning Commission recommend approval of Plan Modification #3.15.16 to Redevelopment Area I as presented.

### **Deadlines associated with action:**

None.

### **Department head comments:**

The applicant is requesting approval of a Redevelopment Plan Modification for Redevelopment Plan I, an existing building located at 731 West 1st Street, legally described as Lots 4 and 5, Block 27 of the Original Town, now City of Hastings, Adams County, Nebraska. The property is zoned C-2, Central Business District.

The modification #3.15.16 was approved by the CRA Board on March 15, 2016 and consists of four sections.

Section One addresses redevelopment activities including purchase and development of the interior and exterior consisting of approximately 3,000

square feet of speculative first-floor commercial space as well as four 1-bedroom/1-bath second floor apartments. Proposed scope of work includes facade improvements, sidewalk improvements and landscaping. The estimated project cost is \$450,000. This tax increment project will remove blight and create employment opportunities and living quarters and would otherwise be cost prohibitive and financially unrealistic without the assistance of the CRA.

Section Two sets the ad valorem tax levy and distribution not to exceed fifteen years.

Section Three state that the proposed plan modification is found to be reasonable and in conformity with the general development plan for the City and complies with state law. The plan modification is in accordance with the intent and purpose of the adopted Comprehensive Plan of the City of Hastings.

Section Four states that the plan, and proposed modifications, will be in full force and effect.

### **City Administrator comments:**





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## PLANNING COMMISSION STAFF REPORT

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**FILE NO:** *DS 16-011*

**PREPARED BY:** *Lance A. Lang, City Planner*

**PROJECT:** *Redevelopment Plan Modification - Plan I  
Hastings Area Community Redevelopment Authority*

**LOCATION:** *731 West 1<sup>st</sup> Street*

**PRESENTER:** *Randal Chick, CRA Executive Director*

**DATE:** *April 18, 2016*

---

***DISCUSSION:***

The applicant is requesting approval of a Redevelopment Plan Modification for Redevelopment Plan I, an existing building located at 731 West 1st Street, legally described as Lots 4 and 5, Block 27 of the Original Town, now City of Hastings, Adams County, Nebraska. The property is zoned C-2, Central Business District.

The modification was approved by the CRA Board on March 15, 2016 and consists of four sections.

Section One addresses redevelopment activities including purchase and development of the interior and exterior consisting of approximately 3,000 square feet of speculative first-floor commercial space as well as four 1-bedroom/1-bath second floor apartments. Proposed scope of work includes façade improvements, sidewalk improvements and landscaping. The estimated project cost is \$450,000. This tax increment project will remove blight and create employment opportunities and living quarters and would otherwise be cost prohibitive and financially unrealistic without the assistance of the CRA.

Section Two sets the ad valorem tax levy and distribution not to exceed fifteen years.

Section Three state that the proposed plan modification is found to be reasonable and in conformity with the general development plan for the City and complies with state law.

The plan modification is in accordance with the intent and purpose of the adopted Comprehensive Plan of the City of Hastings.

Section Four states that the plan, and proposed modifications, will be in full force and effect.

***RECOMMENDATION***

Staff recommends approval of the modifications to Redevelopment Plan I as presented.

DATE / /

FILE NO.

**PROJECT APPLICATION**

City of Hastings – Development Services  
220 N. Hastings Avenue, Hastings, NE 68901  
Phone: (402) 461-2302; Fax: (402) 461-2304  
www.cityofhastings.org

**Please check the appropriate box below to indicate the type of application you are requesting. Contact Development Services for minimum requirements. Incomplete applications will not be processed. All applications must be completed by applicant prior to submission with all of the requested support materials by the last Monday of each month or they will be held until the next deadline to be processed.**

- |                                                             |                                                                     |                                                            |                                              |
|-------------------------------------------------------------|---------------------------------------------------------------------|------------------------------------------------------------|----------------------------------------------|
| <input type="checkbox"/> Preliminary Plat                   | <input type="checkbox"/> Final Plat                                 | <input type="checkbox"/> Short Plat                        | <input type="checkbox"/> Administrative Plat |
| <input type="checkbox"/> Code Amendment                     | <input type="checkbox"/> Zoning Change                              | <input type="checkbox"/> Vacation (Plat / ROW / Easements) |                                              |
| <input type="checkbox"/> Conditional Use Permit / Amendment | <input type="checkbox"/> Planned District / Amendment               | <input checked="" type="checkbox"/> Redevelopment Plan     |                                              |
| <input type="checkbox"/> Comprehensive Plan / Amendment     | <input type="checkbox"/> Annexation Petition / Addition to the City | MODIFICATION                                               |                                              |

**PROJECT INFORMATION**

Project Name: THOAR, LLC Redevelopment Project

Project Address: 713 W. 1<sup>ST</sup> Within City Limit ☐ Yes ☐ No

Existing Zoning: C-2 Proposed Zoning / Use: C-2 MIXED USE

Existing Comprehensive Plan Designation: MIXED USE Downtown Gross Area: \_\_\_\_\_  
Lots 4 and 5, Block 27, Original Town

Legal Description: now City of Hastings, Adams Co, NE Number of Lots: 2

**APPLICANT INFORMATION**

Applicant: Randal Chick Company: Community Redevelopment Authority

Address: 301 S. Burlington Tel: 402-461-8415 Fax: \_\_\_\_\_

City: Hastings State: NE Zip: 68901 Email: bidcra@gmail.com

Property Owner: THOAR, LLC Company: same

Address: 125 N. LINCOLN Tel: 402-705-7283 Fax: \_\_\_\_\_

City: Hastings State: NE Zip: 68901 Email: drippe@hastingsedc.com

Key Contact: DAVE RIPPE Company: THOAR LLC

Address: 125 N. LINCOLN Tel: 402-705-7283 Fax: \_\_\_\_\_

City: Hastings State: NE Zip: 68901 Email: drippe@hastingsedc.com

I hereby acknowledge that all information provided with this application is true to the best of my knowledge.

Property Owner Signature

Date

Applicant Signature

Date

**DEPARTMENTAL USE ONLY**

Fees: \_\_\_\_\_

Receipt No. \_\_\_\_\_

Accepted by Staff: \_\_\_\_\_

Signature

Case No. \_\_\_\_\_

**REDEVELOPMENT PLAN I**  
**PLAN MODIFICATION NO. # \_\_\_\_\_**  
(THOAR, LLC, Redevelopment Project)

This Modification No. \_\_\_\_\_ to Redevelopment Plan I (the "Plan") modifies and amends the Original Revised Plan which was adopted by the Community Redevelopment Authority of the City of Hastings, Nebraska (the "CRA") on the 18th day of May 1987, and approved by the City Council on the 25<sup>th</sup> day of February, 1988, as follows;

Section 1. That paragraph 4, Recommended Redevelopment Activities, be amended by including the following language after the existing language:

The area legally described as;

Lots Four (4) and Five (5), Block Twenty-Seven (27), Original Town, now City of Hastings, Adams County, Nebraska, according to the recorded plat thereof.

will be purchase and develop the interior and exterior of the property including approximately 3,000 square feet of speculative first floor commercial space and four, 1-bedroom, 1-bath second floor apartments. The construction shall be in accordance with plans to be filed with the City of Hastings Development Services Department.

The Authority will provide funds for façade improvements and sidewalk and landscape improvements. The Authority will pledge for and apply to the payment of the principal, interest, and any premium on such indebtedness, all taxes levied by all taxing bodies, which taxes shall be as such rate for a period not to exceed 15 years, on the assessed valuation of the subject property that is in excess of the assessed valuation of such property for the year prior to its development.

The Tax Increment Financing will allow the Redeveloper to pay for the improvements set forth above. It is believed that said redevelopment will have the effect of removing blight, retention and creation of jobs, and making the above-described land a viable tax-producing property for many years after payment of the indebtedness. The total project costs are estimated to be **Four Hundred Fifty Thousand Dollars and no cents (\$450,000.00)**. The combination of the costs of construction and the financing render this redevelopment project financially unrealistic without the assistance of the Authority.

The effective date of the provision authorized in Neb. Rev. Stat. §18-2147 for the Redevelopment Project is hereby declared to be after January 1, \_\_\_\_\_. The redevelopment project valuation, as that term is defined in Neb. Rev. Stat. §18-2103(21), shall be the valuation for assessment of the taxable real property in the redevelopment project last certified for the year prior to the effective date of the provision authorized in Neb. Rev. Stat. §18-2147. (January 1, 2015 valuation was \$61,775.00).

Section 2. That a new section be added at the end of the Redevelopment Plan to read as follows:



5. Tax Increment Financing

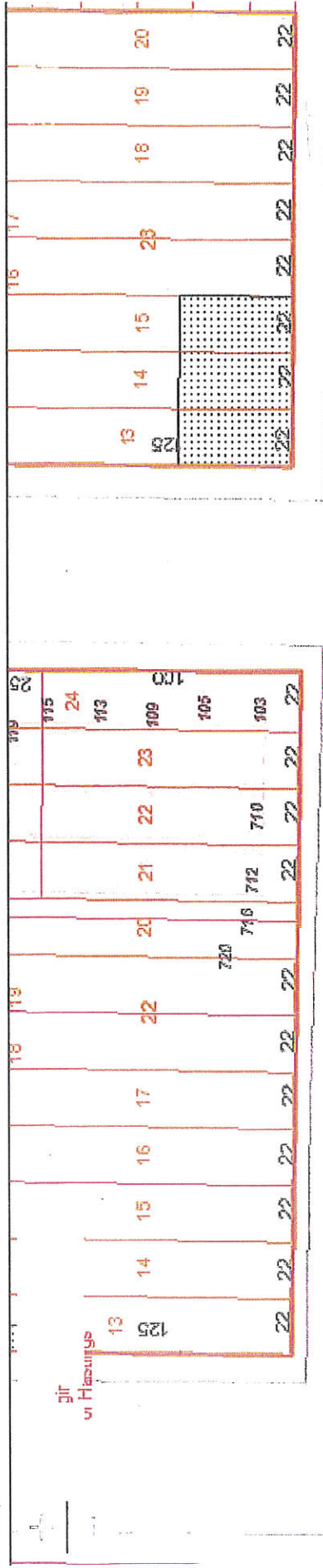
Any ad valorem tax levied upon real property in a redevelopment project for the benefit of any public body shall be divided, for a period not to exceed 15 years after the effective date of that provision by the governing body, as follows:

- a) That portion of the ad valorem tax which is produced by the levy at the rate fixed each year by or for each public body upon the redevelopment project valuation shall be paid into the funds of each such public body in the same proportion as are all other taxes collected by or for the body; and
- b) That portion of the ad valorem tax on real property in the redevelopment project in excess of such amount, if any, shall be allocated to, and when collected, paid into a special fund of the Authority to pay the principal of, the interest on, and any premiums due in connection with the bonds of, loans, notes, or advances of money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such authority for financing or refinancing, in whole or in part, a redevelopment project. See Neb. Rev. Stat. §18-2147.

Section 3. That, this Plan Modification No. \_\_\_\_\_ is found to be reasonable and in conformity with the general plan for the development of the City as a whole, and the Plan, as amended and modified, is in conformity with the legislative declaration and determinations set forth in Neb. Rev. Stat. §§18-2101 et seq.

Section 4. That the Plan, except as amended and modified herein, shall remain in full force and effect.

**This plan modification was adopted by the Community Redevelopment Authority on the 15th day of March, 2016, and approved by the Hastings City Council on the \_\_\_\_th day of May, 2016, based upon the finding that said plan, as modified, is feasible and in conformity with the general plan for the development of the City as a whole, and in conformity with the legislative declarations and determinations set forth in Neb. Rev. Stat. §§18-2101 et. seq.**







## CRA Redvelopment Plan I

# City of Hastings

This map is for illustration only.

### Legend





# ADAMS COUNTY ASSESSOR COUNTY REAL PROPERTY INFORMATION

Parcel ID: 010006085      Tax Year: 2016      Run Date: 03-11-2016 11:55 AM      Page 1 of 2  
 NDR Code: 01-03-03-01-00-00      Status: 01 Improved      Use: 03 Commercial      Zoning: 03 Commercial      Location: 01 Urban  
 City Size: Not Applicable      Parcel Size: N/A

| OWNER NAME AND MAILING ADDRESS |  |  |  | SALES INFORMATION        |            |          |             | Reference # |           |
|--------------------------------|--|--|--|--------------------------|------------|----------|-------------|-------------|-----------|
| THOAR LLC                      |  |  |  | Grantor                  | Date       | Type     | Sale Amount | Inst.Type   |           |
| 125 N LINCOLN                  |  |  |  | COMMUNITY REDEVELOPMENT  | 09/15/2015 | Improved | \$60,000    | WARRANTY    | 2015/3072 |
| HASTINGS, NE 68901             |  |  |  | ACQUIRED CAPITAL LLP     | 05/18/2015 | Improved | \$60,000    | WARRANTY    | 2015/1562 |
|                                |  |  |  | C/D MARKET FIRE ARMS LLC | 04/09/2015 | Improved | \$0         | WARRANTY    | 2015/1092 |

| SALES INFORMATION        |            |          |              |          |                        |
|--------------------------|------------|----------|--------------|----------|------------------------|
| Grantor                  | Date       | Type     | Sale Amount  | Validity | Inst.Type              |
| COMMUNITY REDEVELOPMENT  | 09/15/2015 | Improved | \$60,000     | Yes      | WARRANTY               |
| ACQUIRED CAPITAL ILP     | 05/18/2015 | Improved | \$60,000     | Yes      | WARRANTY               |
| OLD MARKET FIRE ARMS LLC | 04/09/2015 | Improved | \$0          | No       | WARRANTY               |
| BUILDING PERMITS         |            |          |              |          |                        |
| Number                   | Issue Date | Amount   | Status       | Type     | Description            |
| 2015B-7701               | 10/30/2015 |          | Check End Of |          | JIM: REMODEL 2ND FLOOR |
| 2015B-7662               | 08/31/2015 |          | Check End Of |          | JIM: DEMO INTERIOR     |

| INSPECTION HISTORY |      |        |              |
|--------------------|------|--------|--------------|
| Date               | Time | Reason | Contact-Code |
| 10/18/2004         |      |        | JDK          |

| RECENT APPEAL HISTORY |       |        |        |
|-----------------------|-------|--------|--------|
| Year                  | Level | Case # | Action |
| 2015                  |       |        |        |
| 2014                  |       |        |        |
| 2013                  |       |        |        |
| 2012                  |       |        |        |

| ASSESSMENT VALUE HISTORY |         |          |          |
|--------------------------|---------|----------|----------|
| Tax Year                 | Land    | Building | Total    |
| 2015                     | \$7,795 | \$53,980 | \$61,775 |
| 2014                     | \$7,795 | \$51,410 | \$59,205 |
| 2013                     | \$7,795 | \$51,410 | \$59,205 |
| 2012                     | \$7,795 | \$51,410 | \$59,205 |

| APPRAISED VALUES |          |          |          |
|------------------|----------|----------|----------|
|                  | Land     | Building | Total    |
| Current          | \$7,795  | \$55,060 | \$62,855 |
| Prior            | \$7,795  | \$53,980 | \$61,775 |
| Cost             | \$61,775 | Market   |          |
| Income           | \$0      | MRA      |          |
| Override         |          |          | \$59,205 |

| MARKET LAND INFORMATION |             |    |       |      |      |
|-------------------------|-------------|----|-------|------|------|
| Method                  | AC/SF/Units | FF | Depth | Inf1 | Inf2 |
| Units Buildable         | 7,795       |    |       |      |      |

Total Market Land Area in Acres 0

Total \$7,795

Final Value 7,795

Avg Unit Val 0.00



## **RESOLUTION NO. 2016-17**

**WHEREAS**, the Community Redevelopment Authority of the City of Hastings, Nebraska plan for Redevelopment Area I has previously been approved by the Mayor and City Council of the City of Hastings; and

**WHEREAS**, the Community Redevelopment Authority of the City of Hastings, Nebraska has prepared the Redevelopment Plan Modification #3.15.16 in conjunction with THOAR, LLC for the THOAR LLC Redevelopment for Redevelopment Area I; and

**WHEREAS**, the Community Redevelopment Authority Board of Directors approved Redevelopment Plan Modification #3.15.16 on May, 15, 2016; and

**WHEREAS**, the Community Redevelopment Authority has forwarded said Plan Modification to the Hastings City Planning Commission for its review and recommendations as to the consistency with the plan and development objectives for Redevelopment Area I and also its conformity with the Comprehensive Development Plan of the City of Hastings; and

**WHEREAS**, the Hastings City Planning Commission conducted a review of the Plan Modification #3.15.16 and held a public hearing to solicit testimony from the community regarding said plan modification and its conformity to the general plan for Redevelopment Area I and also its conformity to the Comprehensive Development Plan of the City; and

**WHEREAS**, the Planning Commission concluded that the THOAR LLC Redevelopment Plan Modification is consistent with the general plan and development objectives for Redevelopment Area I, and also consistent with the goals, policies, and objectives of the Comprehensive Development Plan of the City; and

**WHEREAS**, the Planning Commission took action to recommend approval of the Plan Modification to the Hastings City Council.

**NOW THEREFORE**, in consideration of the foregoing recitals, the Mayor and City Council of the City of Hastings, Nebraska, hereby approve the Redevelopment Plan Modification #3.15.16 and further do hereby adopt the following resolution:

**BE IT RESOLVED** by the Mayor and City Council of the City of Hastings, Nebraska, does hereby approve the Redevelopment Plan Modification #3.15.16 for the THOAR LLC redevelopment project in Redevelopment Area I as provided herein, a copy of said Redevelopment Pan Modification of which is attached hereto marked "Exhibit A" and incorporated herein by this reference.

PASSED AND APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2016.

---

Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

( S E A L )

Approved as to form: \_\_\_\_\_  
City Attorney

The next item on the agenda was request number **16-011**. CRA Plan Modification - Request from Randal Chick, Director of the Community Redevelopment Authority of the City of Hastings for review of consistency with the Hastings Comprehensive Plan and request for approval of Plan Modification #3.15.16 to Redevelopment Area #1 (THOAR, LLC Redevelopment Project).

The legal notice was read into the record.

The Chair declared the public hearing open.

The Chair asked for comments from Staff.

Mr. Lang stated this is a CRA request for a Modification for Redevelopment Area 1. It is the former Old Market Firearms Building a/k/a Block 27 Lofts. 3000 sq. ft. of first floor commercial space and four- one bedroom / one bath second floor apartments. This funding request will be for façade, sidewalk, and landscaping improvements at \$450,000.00. As with all CRA projects, the city strives to improve the neighborhood, remove blight, create employment opportunities and add living quarters downtown. The Planning Commission's involvement the compliance and conformance with the comprehensive plan and the overall development vision of the city is important and staff feels it is in compliance with that vision and that plan.

The Chair asked if there was anyone else that would like to speak to the application.

There being no one, the Chair declared the public hearing closed.

The Chair asked for a motion.

It was moved by Mr. Kully, seconded by Mr. Hamelink, to approve 16-011.

The Chair asked for further questions or comments.

There being none, the Chair asked for the vote.

**VOTE – 9 - YES – Stutte, Gaines, Hamelink, Rosenberg, Napier, Shutt, Kully, Johnson, Hamburger**

Motion carried unanimously.

Department: Development Services  
Staff Contact: Lance Lang, City Planner  
Council Meeting Date: 05/09/2016

## **AGENDA ITEM SUMMARY SHEET**

### **Description of Item:**

CRA Redevelopment Plan Modification

### **Names of People/Business affected by this action:**

Neighboring property owners

### **Why Council action is required:**

The City Council must take final action on a request for a modification to a previously approved Redevelopment Plan at a public hearing after soliciting input from the public and in consideration of the recommendation from the Planning Commission.

### **Type of action requested:**

Resolution

### **Suggested motion:**

Staff and Planning Commission find the plan amendment to be in conformance with state law, the City's Comprehensive Development Plan, and the City's overall vision for urban growth. Therefore, both Staff and the Planning Commission recommend approval of Plan Modification #6 to Redevelopment Area #IV as presented.

### **Deadlines associated with action:**

None.

### **Department head comments:**

The applicant is requesting approval of a Redevelopment Plan Modification #6 for Redevelopment Plan #IV, a vacant site located at 1903 West 2nd Street, legally described as W.G. Pauley Lumber Company Subdivision to the City of Hastings, Adams County, Nebraska. The property is zoned 1-2, Heavy Industrial District.

The modification was approved by the CRA Board on March 15, 2016 and consists of four sections.

Section One addresses redevelopment activities including development of two 3,750 square foot industrial buildings. Proposed scope of work includes rerouting of water service lines and drain lines and estimated project cost is \$370,000. This tax increment project will remove blight and create employment opportunities and would otherwise be cost prohibitive and financially unrealistic without the assistance of the CRA.

Section Two sets the ad valorem tax levy and distribution not to exceed fifteen years.

Section Three state that the proposed plan modification is found to be reasonable and in conformity with the general development plan for the City and complies with state law. The plan modification is in accordance with the intent and purpose of the adopted Comprehensive Plan of the City of Hastings.

Section Four states that the plan, and proposed modifications, will be in full force and effect.



**City Administrator comments:**



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## PLANNING COMMISSION STAFF REPORT

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**FILE NO:** *DS 16-011*

**PREPARED BY:** *Lance A. Lang, City Planner*

**PROJECT:** *Redevelopment Plan Modification- Plan IV  
Hastings Area Community Redevelopment Authority*

**LOCATION:** *1903 West 2<sup>nd</sup> Street*

**PRESENTER:** *Randal Chick, CRA Executive Director*

**DATE:** *April 18, 2016*

---

***DISCUSSION:***

The applicant is requesting approval of a Redevelopment Plan Modification #VI for Redevelopment Plan IV, a vacant site located at 1903 West 2nd Street, legally described as W.G. Pauley Lumber Company Subdivision to the City of Hastings, Adams County, Nebraska. The property is zoned 1-2, Heavy Industrial District.

The modification was approved by the CRA Board on March 15, 2016 and consists of four sections.

Section One addresses redevelopment activities including development of two 3,750 square foot industrial buildings. Proposed scope of work includes rerouting of water service lines and drain lines and estimated project cost is \$370,000. This tax increment project will remove blight and create employment opportunities and would otherwise be cost prohibitive and financially unrealistic without the assistance of the CRA.

Section Two sets the ad valorem tax levy and distribution not to exceed fifteen years.

Section Three state that the proposed plan modification is found to be reasonable and in conformity with the general development plan for the City and complies with state law. The plan modification is in accordance with the intent and purpose of the adopted Comprehensive Plan of the City of Hastings.

Section Four states that the plan, and proposed modifications, will be in full force and effect.

***RECOMMENDATION***

Staff recommends approval of modification #VI to Redevelopment Plan IV as presented.

DATE / /

FILE NO.

**PROJECT APPLICATION**

City of Hastings – Development Services  
220 N. Hastings Avenue, Hastings, NE 68901  
Phone: (402) 461-2302; Fax: (402) 461-2304  
www.cityofhastings.org

Please check the appropriate box below to indicate the type of application you are requesting. Contact Development Services for minimum requirements. Incomplete applications will not be processed. All applications must be completed by applicant prior to submission with all of the requested support materials by the last Monday of each month or they will be held until the next deadline to be processed.

- |                                                             |                                                                     |                                                                            |                                              |
|-------------------------------------------------------------|---------------------------------------------------------------------|----------------------------------------------------------------------------|----------------------------------------------|
| <input type="checkbox"/> Preliminary Plat                   | <input type="checkbox"/> Final Plat                                 | <input type="checkbox"/> Short Plat                                        | <input type="checkbox"/> Administrative Plat |
| <input type="checkbox"/> Code Amendment                     | <input type="checkbox"/> Zoning Change                              | <input type="checkbox"/> Vacation (Plat / ROW / Easements)                 |                                              |
| <input type="checkbox"/> Conditional Use Permit / Amendment | <input type="checkbox"/> Planned District / Amendment               | <input checked="" type="checkbox"/> <i>Redevelopment Plan modification</i> |                                              |
| <input type="checkbox"/> Comprehensive Plan / Amendment     | <input type="checkbox"/> Annexation Petition / Addition to the City |                                                                            |                                              |

**PROJECT INFORMATION**

Project Name: ON TOP, LLC Redevelopment Project

Project Address: 1903 W. 2ND Street Within City Limit ☒ Yes ☐ No

Existing Zoning: I-2 Heavy Industrial Proposed Zoning / Use: I-2 WORKSHOPS  
*Employment*

Existing Comprehensive Plan Designation: Industrial Gross Area: 30,000 sq ft  
*W.G. Pauley Lumber Company Subdivision to the*

Legal Description: City of Hastings, Adams County NE Number of Lots: 1 LOT

**APPLICANT INFORMATION**

Applicant: Randal Chick Company: Community Redevelopment Authority

Address: 301 S. Burlington Tel: 402 461-8415 Fax: \_\_\_\_\_

City: Hastings State: NE Zip: 68901 Email: bidcra@gmail.com

Property Owner: Terry Diecker Company: ON TOP, LLC

Address: 200 S. Denver Ave Tel: 402 461-4746 Fax: \_\_\_\_\_

City: Hastings, NE 68901 State: NE Zip: 68901 Email: \_\_\_\_\_

Key Contact: Terry Diecker Company: ON TOP LLC

Address: 200 S. Denver Tel: 461-4746 Fax: \_\_\_\_\_

City: Hastings State: NE Zip: 68901 Email: \_\_\_\_\_

I hereby acknowledge that all information provided with this application is true to the best of my knowledge.

Property Owner Signature

Date

Applicant Signature

Date

**DEPARTMENTAL USE ONLY**

Fees: \_\_\_\_\_

Receipt No. \_\_\_\_\_

Accepted by Staff: \_\_\_\_\_

Signature

Case No. \_\_\_\_\_



**REDEVELOPMENT PLAN IV – HASTINGS WEST**  
**PLAN MODIFICATION NO. #VI**  
(On Top, LLC, Redevelopment Project)

This Modification No. VI to Redevelopment Plan IV (the “Plan”) modifies and amends the Original Revised Plan which was adopted by the Community Redevelopment Authority of the City of Hastings, Nebraska (the “CRA”) on the 21st day of October 1991, and approved by the City Council on the 11<sup>th</sup> day of November, 1991, as follows;

Section 1. That paragraph 4, Recommended Redevelopment Activities, Zone be amended by including the following language after the existing language:

The area legally described as;

W.G. Pauley Lumber Company Subdivision to the City of Hastings, Adams County, Nebraska, according to the recorded plat thereof.

will be developed into two 3,750 sq ft steel industrial buildings with 2 individual shop spaces per building. The spaces will be provided with furnaces, bathrooms, electricity and floor drains, overhead door, and one walk out door. The construction shall be in accordance with plans to be filed with the City of Hastings Development Services Department.

The Authority will provide funds for the rerouting of water service service lines and drain lines. The Authority will pledge for and apply to the payment of the principal, interest, and any premium on such indebtedness, all taxes levied by all taxing bodies, which taxes shall be as such rate for a period not to exceed 15 years, on the assessed valuation of the subject property that is in excess of the assessed valuation of such property for the year prior to its development.

The Tax Increment Financing will allow the Redeveloper to pay for the improvements set forth above. It is believed that said redevelopment will have the effect of removing blight, retention and creation of jobs, and making the above-described land a viable tax-producing property for many years after payment of the indebtedness. The total project costs are estimated to be **Three Hundred Seventy Thousand Dollars and no cents (\$370,000.00)**. The combination of the costs of construction and the financing render this redevelopment project financially unrealistic without the assistance of the Authority.

The effective date of the provision authorized in Neb. Rev. Stat. §18-2147 for the Redevelopment Project is hereby declared to be after January 1, \_\_\_\_\_. The redevelopment project valuation, as that term is defined in Neb. Rev. Stat. §18-2103(21), shall be the valuation for assessment of the taxable real property in the redevelopment project last certified for the year prior to the effective date of the provision authorized in Neb. Rev. Stat. §18-2147.( January 1, 2015 valuation was \$68,985.00).

Section 2. That a new section be added at the end of the Redevelopment Plan to read as follows:

5. Tax Increment Financing

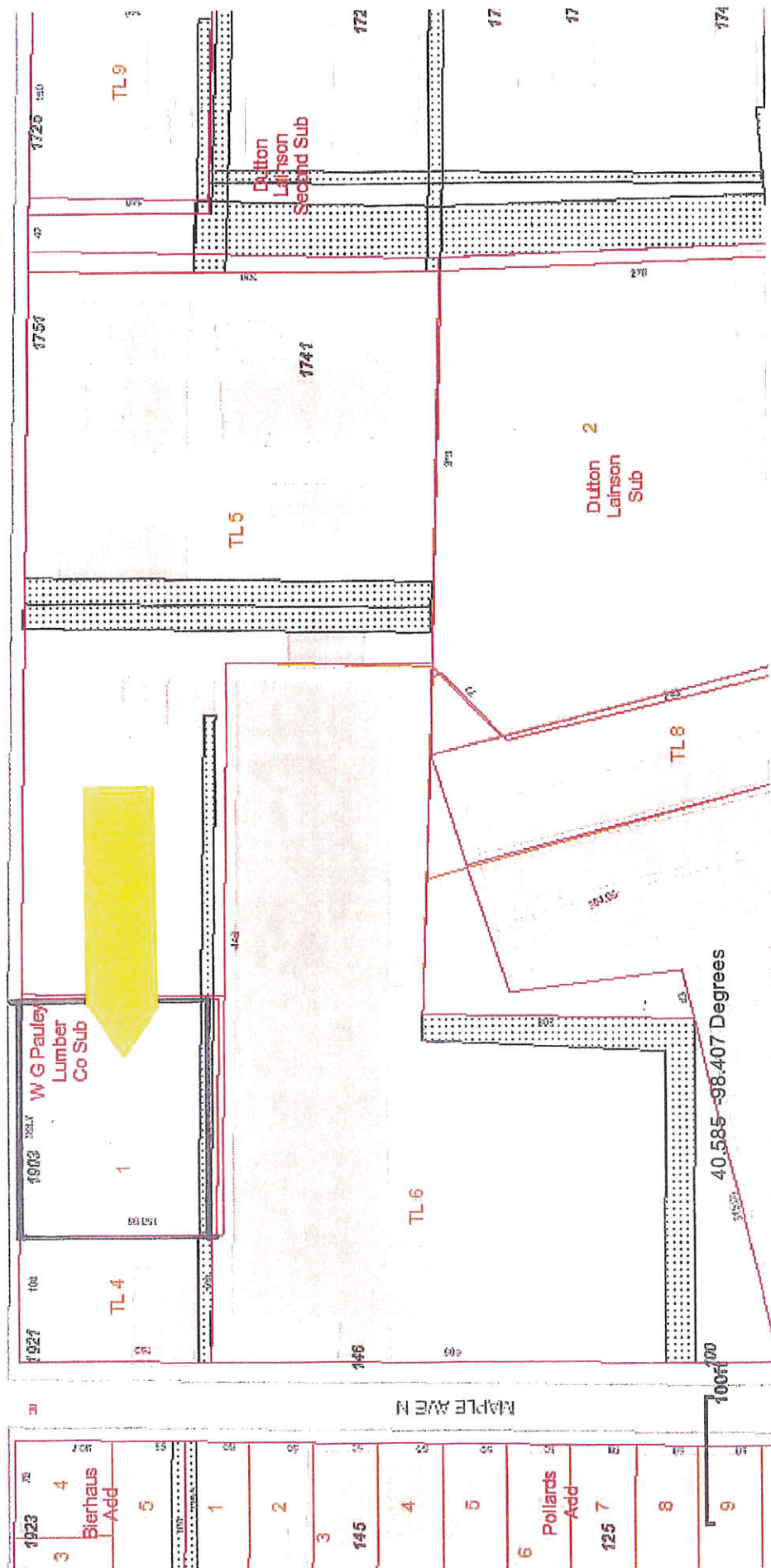
Any ad valorem tax levied upon real property in a redevelopment project for the benefit of any public body shall be divided, for a period not to exceed 15 years after the effective date of that provision by the governing body, as follows:

- a) That portion of the ad valorem tax which is produced by the levy at the rate fixed each year by or for each public body upon the redevelopment project valuation shall be paid into the funds of each such public body in the same proportion as are all other taxes collected by or for the body; and
- b) That portion of the ad valorem tax on real property in the redevelopment project in excess of such amount, if any, shall be allocated to, and when collected, paid into a special fund of the Authority to pay the principal of, the interest on, and any premiums due in connection with the bonds of, loans, notes, or advances of money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such authority for financing or refinancing, in whole or in part, a redevelopment project. See Neb. Rev. Stat. §18-2147.

Section 3. That, this Plan Modification No. VI is found to be reasonable and in conformity with the general plan for the development of the City as a whole, and the Plan, as amended and modified, is in conformity with the legislative declaration and determinations set forth in Neb. Rev. Stat. §§18-2101 et seq.

Section 4. That the Plan, except as amended and modified herein, shall remain in full force and effect.

**This plan modification was adopted by the Community Redevelopment Authority on the 15th day of March, 2016, and approved by the Hastings City Council on the \_\_\_th day of May, 2016, based upon the finding that said plan, as modified, is feasible and in conformity with the general plan for the development of the City as a whole, and in conformity with the legislative declarations and determinations set forth in Neb. Rev. Stat. §§18-2101 et. seq.**

2ND ST W

# ADAMS COUNTY ASSESSOR COUNTY REAL PROPERTY INFORMATION

Parcel ID: 010017230      Tax Year: 2016      Run Date: 03-11-2016 9:43 AM      Page 1 of 1  
 NDR Code: 02-03-03-01-03-03      Status: 02 Unimproved      Use: 03 Commercial      Zoning: 03 Commercial      Location: 01 Urban  
 City Size: 03 12,001 - 100,000      Parcel Size: 03 20,001 Sq. Ft. - .99 Acres

## OWNER NAME AND MAILING ADDRESS

ON TOP LLC  
 P O BOX 396  
 HASTINGS, NE 68902

Additional Owners  
 No.

## PROPERTY SITUS ADDRESS

## GENERAL PROPERTY INFORMATION

Cadastral # 284-17442  
 Living Units:  
 Zoning: 2009 - 2009 2ND ST (WEST)  
 Neighborhood: 284-ES9 NR2 SD18 CRA  
 Tax Unit Group: 6118 HASTINGS 18 (01-0018)  
 School Base:  
 Exemptions:  
 Property Flags:

## PROPERTY FACTORS

Topography:  
 Utilities:  
 Access:  
 Location:  
 Parking Type:  
 Parking Quantity:

## LEGAL DESCRIPTION

11-07-10-1390.11-TR OF LAND KNOWN AS W G  
 PAULEY LUMBER CO SUB-DIVISION

## SALES INFORMATION

| Grantor                  | Date       | Type   | Sale Amount | Validity | Inst Type | Reference # |
|--------------------------|------------|--------|-------------|----------|-----------|-------------|
| PAULEY W G LUMBER CO INC | 03/21/2003 | Vacant | \$50,000    | Yes      | WARR      | 2003/1828   |

## BUILDING PERMITS

| Number | Issue Date | Amount | Status | Type | Description |
|--------|------------|--------|--------|------|-------------|
|--------|------------|--------|--------|------|-------------|

## INSPECTION HISTORY

| Date     | Time | Reason | Appraiser | Contact-Code |
|----------|------|--------|-----------|--------------|
| 2/6/2006 |      |        | NUK       |              |

## RECENT APPEAL HISTORY

| Year | Level | Case # | Status | Action |
|------|-------|--------|--------|--------|
|------|-------|--------|--------|--------|

## ASSESSMENT VALUE HISTORY

| Tax Year | Land     | Building | Total    |
|----------|----------|----------|----------|
| 2015     | \$68,985 | \$0      | \$68,985 |
| 2014     | \$68,985 | \$0      | \$68,985 |
| 2013     | \$68,985 | \$0      | \$68,985 |
| 2012     | \$68,985 | \$0      | \$68,985 |

## APPRAISED VALUES

|          | Land     | Building | Total    | Method |
|----------|----------|----------|----------|--------|
| Current  | \$68,985 | \$0      | \$68,985 | IDX/AL |
| Prior    | \$68,985 | \$0      | \$68,985 | IDX/AL |
| Cost     | \$68,985 | Market   |          |        |
| Income   |          | MRA      |          |        |
| Override |          |          | \$68,985 |        |

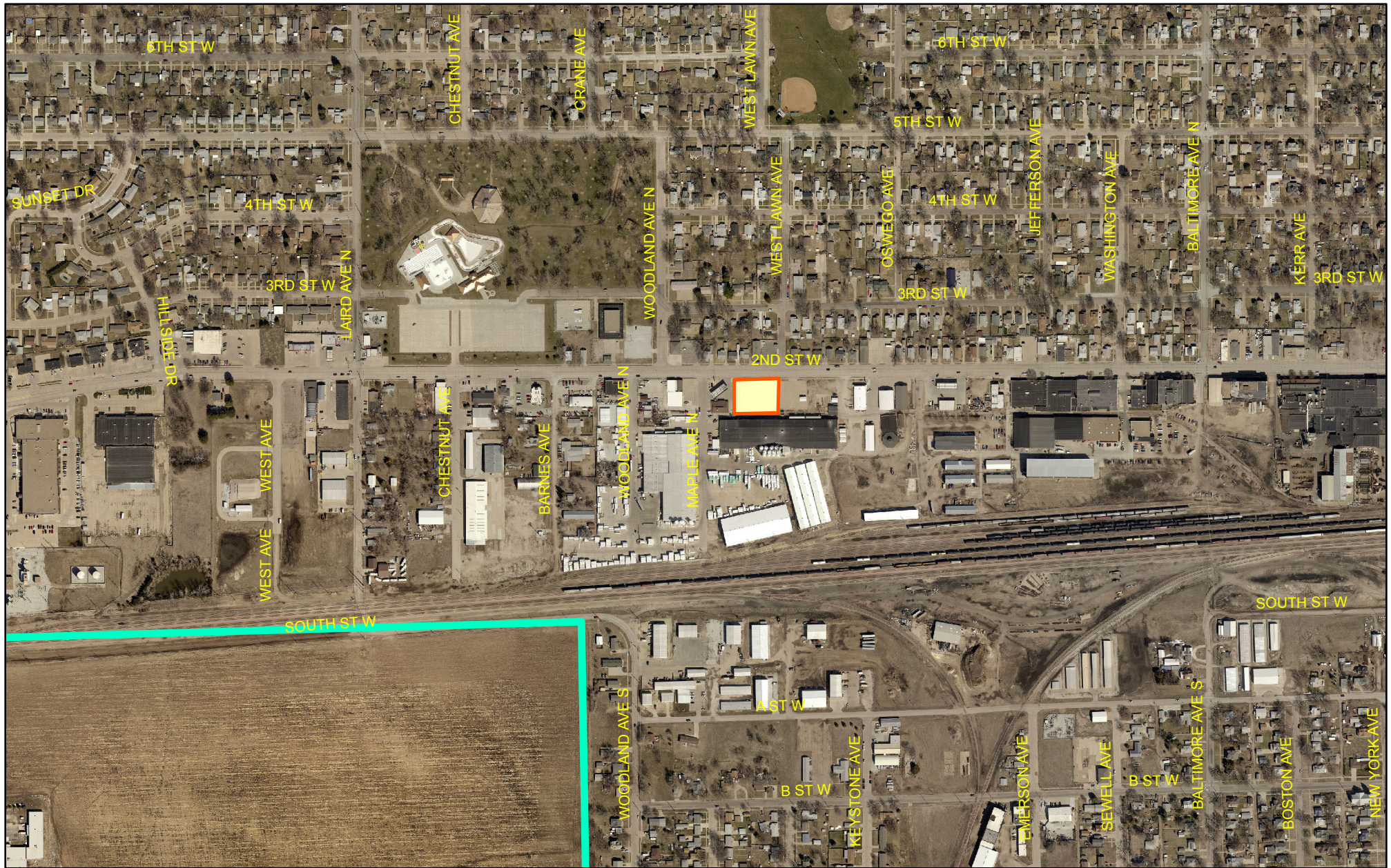
## MARKET LAND INFORMATION

| Method                   | AC/SP/Units | FF     | Depth  | Inf1 | Inf2 | Factor | Base Val | Final Value | Avg Unit Val |
|--------------------------|-------------|--------|--------|------|------|--------|----------|-------------|--------------|
| Sqft Method of Valuation | 29,994      | 188.70 | 158.95 |      |      |        | 68,986   | 68,985      | 2.30         |

Total Market Land Area in Acres 0.690

Total \$68,985





CRA REDEVELOPMENT PLAN IV

Exhibit 'A' - Vicinity Map  
**City of Hastings**

This map is for illustration only.







### Legend

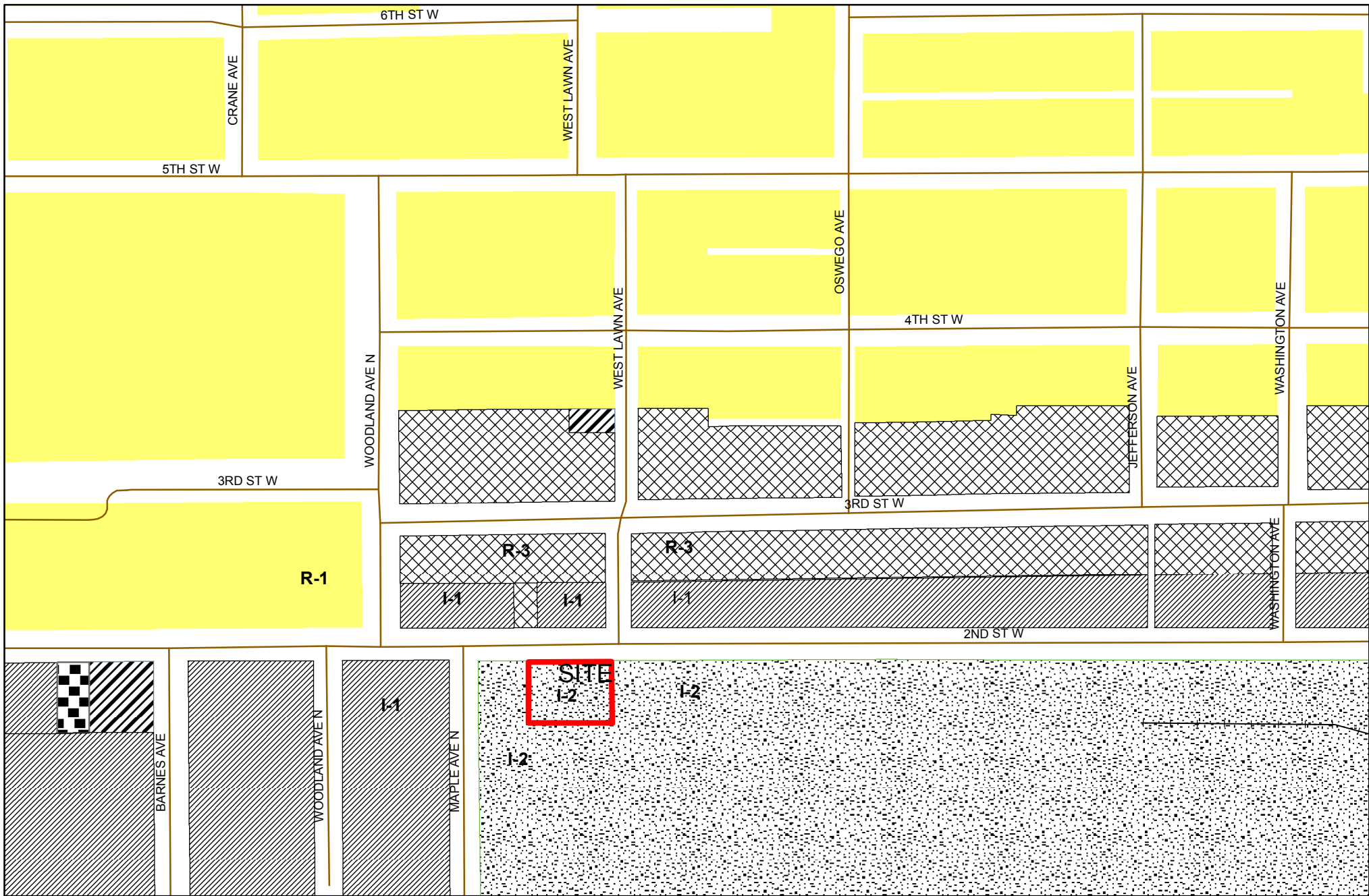
- |                                                                                     |              |                                                                                     |         |
|-------------------------------------------------------------------------------------|--------------|-------------------------------------------------------------------------------------|---------|
|  | Parcels      |  | Limits  |
|  | Subdivisions |  | TwoMile |
|  | Legal_Lots   |                                                                                     |         |

Exhibit 'B' - Modification to CRA Redevelopment Plan IV

# City of Hastings

This map is for illustration only.





|                          |                                         |                          |
|--------------------------|-----------------------------------------|--------------------------|
| City Limits              | R-3: Multiple-family                    | C-1: Local business      |
| subdivision              | R-1A: Single family large lot           | C-2: Central business    |
| A: Agricultural district | R-1S: Single family suburban            | C-3: Commercial business |
| R-1: Urban single family | R-5: Urban single family undersized lot | C-0: Commercial office   |
| R-2: Two-family          | CMP: Campus institutional               | I-1: Light industrial    |
| R-3G: Garden apartment   | CZ: Clear zone                          | I-2: Heavy industrial    |

CRA REDEVELOPMENT PLAN IV

Exhibit 'C' - Existing Zoning (No Change Proposed)

# City of Hastings Zoning

## **RESOLUTION NO. 2016-18**

**WHEREAS**, the Community Redevelopment Authority of the City of Hastings, Nebraska plan for Redevelopment Area IV has previously been approved by the Mayor and City Council of the City of Hastings; and

**WHEREAS**, the Community Redevelopment Authority of the City of Hastings, Nebraska has prepared the Redevelopment Plan Modification #6 in conjunction with ON TOP, LLC for the ON TOP LLC Redevelopment for Redevelopment Area IV; and

**WHEREAS**, the Community Redevelopment Authority Board of Directors approved Redevelopment Plan Modification #6 on May, 15, 2016; and

**WHEREAS**, the Community Redevelopment Authority has forwarded said Plan Modification to the Hastings City Planning Commission for its review and recommendations as to the consistency with the plan and development objectives for Redevelopment Area IV and also its conformity with the Comprehensive Development Plan of the City of Hastings; and

**WHEREAS**, the Hastings City Planning Commission conducted a review of the Plan Modification #6 and held a public hearing to solicit testimony from the community regarding said plan modification and its conformity to the general plan for Redevelopment Area IV and also its conformity to the Comprehensive Development Plan of the City; and

**WHEREAS**, the Planning Commission concluded that the ON TOP LLC Redevelopment Plan Modification is consistent with the general plan and development objectives for Redevelopment Area IV, and also consistent with the goals, policies, and objectives of the Comprehensive Development Plan of the City; and

**WHEREAS**, the Planning Commission took action to recommend approval of the Plan Modification to the Hastings City Council.

**NOW THEREFORE**, in consideration of the foregoing recitals, the Mayor and City Council of the City of Hastings, Nebraska, hereby approve the Redevelopment Plan Modification #6, Area #IV, and further do hereby adopt the following resolution:

**BE IT RESOLVED** by the Mayor and City Council of the City of Hastings, Nebraska, does hereby approve the Redevelopment Plan Modification #6 for the ON TOP LLC redevelopment project in Redevelopment Area IV as provided herein, a copy of said Redevelopment Pan Modification of which is attached hereto marked "Exhibit A" and incorporated herein by this reference.

PASSED AND APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2016.

---

Mayor



ATTEST:

\_\_\_\_\_  
City Clerk

( S E A L )

Approved as to form: \_\_\_\_\_  
City Attorney

The next item on the agenda was request number **16-012**. CRA Plan Modification – Request from Randal Chick, Director of the Community Redevelopment Authority of the City of Hastings for review of consistency with the Hastings Comprehensive Plan and request for approval of Plan Modification #6 to Redevelopment Area #IV-Hastings West (On Top, LLC Redevelopment Project).

The legal notice was read into the record.

The Chair declared the public hearing open.

The Chair asked for comments from Staff.

Mr. Lang stated this also is a Redevelopment Plan Modification for the CRA. This is an industrial site. It is vacant and is on the WG Pauley Lumber site. On Top, LLC is proposing two 3,750 sq. ft. industrial buildings be built at this location. The CRA's involvement will be to reroute water service and drain lines. Estimated project cost is \$370,000.00. The CRA board approved the Modification to both Plans at their meeting on March 15, 2016. This project would not be achievable without the assistance of the CRA. It will remove blight and create employment opportunities and improve the neighborhood. The Plan does comply with the vision for development in the city; the comprehensive plan and with state law. Staff recommends approval.

The Chair asked if there was anyone else that would like to speak to the application.

There being no one, the Chair declared the public hearing closed.

The Chair asked for a motion.

It was moved by Mr. Gaines, seconded by Mr. Hamburger, to approve 16-012

The Chair asked for further questions or comments.

There being none, the Chair asked for the vote.

**VOTE – 9 - YES – Stutte, Gaines, Hamelink, Rosenberg, Napier, Shutt, Kully, Johnson, Hamburger**

Motion carried unanimously.

Department: Development Services  
Staff Contact: Lance Lang, City Planner  
Council Meeting Date: 05/09/2016

## **AGENDA ITEM SUMMARY SHEET**

### **Description of Item:**

Request from Chad Cassel, Pastor of Oasis Church, to locate Oasis Church and conduct church services at the Imperial Mall, 3001 W. 12th St., Bay #19, Hastings, Nebraska.

### **Names of People/Business affected by this action:**

Other mall tenants

### **Why Council action is required:**

State law requires the City Council to take final action on a request for a Conditional Use Permit after holding a public hearing to solicit input from the public and in consideration of the recommendation of the Planning Commission.

### **Type of action requested:**

Resolution

### **Suggested motion:**

Staff and Planning Commission recommend approval of the Conditional Use Permit for Oasis Church to be located in bay #19, Imperial Mall subject to the following conditions, said conditions being a part of the permit:

1. Oasis Church is responsible for gaining all required permissions and any property rental or lease agreements with the Owners and/or management company operating Imperial Mall to allow the church to occupy the mall space. Other than any required building inspections performed by the City of Hastings Development Services Department for Oasis Church to obtain a Certificate of Occupancy, if any such inspection is required, The City shall be neutral, neither assisting nor protesting the ability of Oasis Church to obtain permission to locate in Imperial Mall.
2. At such time as the congregation of Oasis Church numbers fifty (50) persons, the on-site bathroom must be upgraded to meet the ADA requirements of the Americans' with Disabilities Act within ninety (90) days.
3. This permit shall be automatically renewed annually upon receipt by the City of a written request for renewal including the current number of congregation members for the given year.

### **Deadlines associated with action:**

None.

### **Department head comments:**

The applicant is requesting a Conditional Use Permit (CUP) to allow a church congregation to lease a bay at Imperial Mall.

The Pastor met with staff and said that the current congregation is relatively small, numbering less than twenty persons. He is actively negotiating

with the mall owner and mall management to lease bay # 19 in the mall just two bays north of Kmart. The space will be approximately 850 square feet in area with an additional private bathroom and storage area for a total lease area of approximately 1,020 square feet. There is another church congregation that currently leases space in the mall. Adequate parking is available in the mall parking lot.

The current private bathroom does not meet Americans with Disabilities (ADA) standards. There is a public bathroom in the mall approximately 350 feet from Bay #19. Although ADA requirements list 300 lineal feet as the maximum distance to any bathroom staff feels that it is reasonable to use the existing combination of public and private bathrooms since the congregation is limited at this point. Staff and the pastor agreed to a condition whereby upgrades to make the private bathroom ADA compliant at such time in the future when the congregation reaches a total of fifty (50) persons or more.

**City Administrator comments:**





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## PLANNING COMMISSION STAFF REPORT

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**FILE NO:** *DS 16-010*

**PREPARED BY:** *Lance A. Lang, City Planner*

**PROJECT:** *Conditional Use Permit  
Neighborhood Assembly (Church) in Imperial Mall*

**LOCATION:** *Bay #19 Imperial Mall (Three Bays North of Kmart)*

**PRESENTER:** *Chad Cassel, Pastor of Oasis Church*

**DATE:** *April 18, 2016*

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***DISCUSSION:***

The applicant is requesting a Conditional Use Permit (CUP) to allow a church congregation to lease a bay at Imperial Mall.

The Pastor met with staff and said that the current congregation is relatively small, numbering less than twenty persons. He is actively negotiating with the mall owner and mall management to lease bay # 19 in the mall just two bays north of Kmart. The space will be approximately 850 square feet in area with an additional private bathroom and storage area for a total lease area of approximately 1,020 square feet. There is another church congregation that currently leases space in the mall. Adequate parking is available in the mall parking lot.

The current private bathroom does not meet Americans with Disabilities (ADA) standards. There is a public bathroom in the mall approximately 350 feet from Bay #19. Although ADA requirements list 300 lineal feet as the maximum distance to any bathroom staff feels that it is reasonable to use the existing combination of public and private bathrooms since the congregation is limited at this point. Staff and the pastor agreed to a condition whereby upgrades to make the private bathroom ADA compliant at such time in the future when the congregation reaches a total of fifty (50) persons or more.

***RECOMMENDATION***

Staff recommends approval of the Conditional Use Permit for Oasis Church to be located in bay #19, Imperial Mall subject to the following conditions:

- a) At such time as the congregation of Oasis Church numbers fifty (50) persons, the on-site bathroom must be upgraded to meet the ADA requirements of the Americans' with Disabilities Act.
- b) This permit shall be automatically renewed annually upon receipt by the City of a written request for renewal including the current number of congregation members for the given year.

DATE 3/16/16

FILE NO.

**PROJECT APPLICATION**

City of Hastings – Development Services  
220 N. Hastings Avenue, Hastings, NE 68901  
Phone: (402) 461-2302; Fax: (402) 461-2304  
www.cityofhastings.org

**Please check the appropriate box below to indicate the type of application you are requesting. Contact Development Services for minimum requirements. Incomplete applications will not be processed. All applications must be completed by applicant prior to submission with all of the requested support materials by the last Monday of each month or they will be held until the next deadline to be processed.**

- |                                                                        |                                                                     |                                                            |                                              |
|------------------------------------------------------------------------|---------------------------------------------------------------------|------------------------------------------------------------|----------------------------------------------|
| <input type="checkbox"/> Preliminary Plat                              | <input type="checkbox"/> Final Plat                                 | <input type="checkbox"/> Short Plat                        | <input type="checkbox"/> Administrative Plat |
| <input type="checkbox"/> Code Amendment                                | <input type="checkbox"/> Zoning Change                              | <input type="checkbox"/> Vacation (Plat / ROW / Easements) |                                              |
| <input checked="" type="checkbox"/> Conditional Use Permit / Amendment | <input type="checkbox"/> Planned District / Amendment               |                                                            |                                              |
| <input type="checkbox"/> Comprehensive Plan / Amendment                | <input type="checkbox"/> Annexation Petition / Addition to the City |                                                            |                                              |

**PROJECT INFORMATION**

Project Name: \_\_\_\_\_

Project Address: 3001 W 12th #19 Within City Limit ☒ Yes ☐ No

Existing Zoning: CP3 Proposed Zoning / Use: \_\_\_\_\_

Existing Comprehensive Plan Designation: X Gross Area: \_\_\_\_\_

Legal Description: \_\_\_\_\_ Number of Lots: \_\_\_\_\_

**APPLICANT INFORMATION**

Applicant: OASIS CHURCH INC. Company: \_\_\_\_\_

Address: 1001 N Saunders Ave Tel: 705-2035 Fax: \_\_\_\_\_

City: HASTINGS State: NE Zip: 68901 Email: chadcasel@windstream.net

Property Owner: IMPERIAL MALL Company: \_\_\_\_\_

Address: 3001 W 12th Tel: \_\_\_\_\_ Fax: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Email: \_\_\_\_\_

Key Contact: \_\_\_\_\_ Company: \_\_\_\_\_

Address: \_\_\_\_\_ Tel: \_\_\_\_\_ Fax: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Email: \_\_\_\_\_

I hereby acknowledge that all information provided with this application is true to the best of my knowledge.

Property Owner Signature

Date

Applicant Signature

Date

**DEPARTMENTAL USE ONLY**Fees: 300.00

Receipt No. \_\_\_\_\_

Accepted by Staff: \_\_\_\_\_

Signature

Case No. \_\_\_\_\_

Oasis Church  
Narrative  
Space #19  
Imperial Mall Hastings NE

Oasis Church is a nondenominational fellowship of fewer than twenty members which are reaching out to the hurting, hungry and helpful in order to further the Gospel of Jesus Christ.

A Hastings Tribune article was brought to the attention of Oasis Church which reported that the Imperial Mall was actively looking for tenants. Oasis Church contacted Mall management and was informed that the Mall had an existing church which was using their facilities and was encouraged to find a suitable location in which Oasis Church could conduct services. Oasis Church was also instructed to contact Mason Asset Management in New York in order to negotiate a lease agreement. At this time (3/15/16) negotiations are still ongoing.

Oasis Church is considering the use of space #19 (see enclosure) at the Imperial Mall. It is essentially one room consisting of 850 sq ft with an additional private bathroom and storage area which make space #19 total approximately 1,020 sq ft.

The considered use of space #19 is as follows: Regular Sunday morning worship services beginning at 10:00 a.m. Services typically conclude at 11:30 a.m. As the vision continues to grow, Oasis Church would likely add additional services which are as follows: an evening midweek service, either an early morning or an evening prayer meeting (once per week), a Sunday evening service which would begin approximately 6:30 p.m.

Occasional services or use would be for example a Christmas service, "pot luck" fellowship or a three day seminar.

Thank you

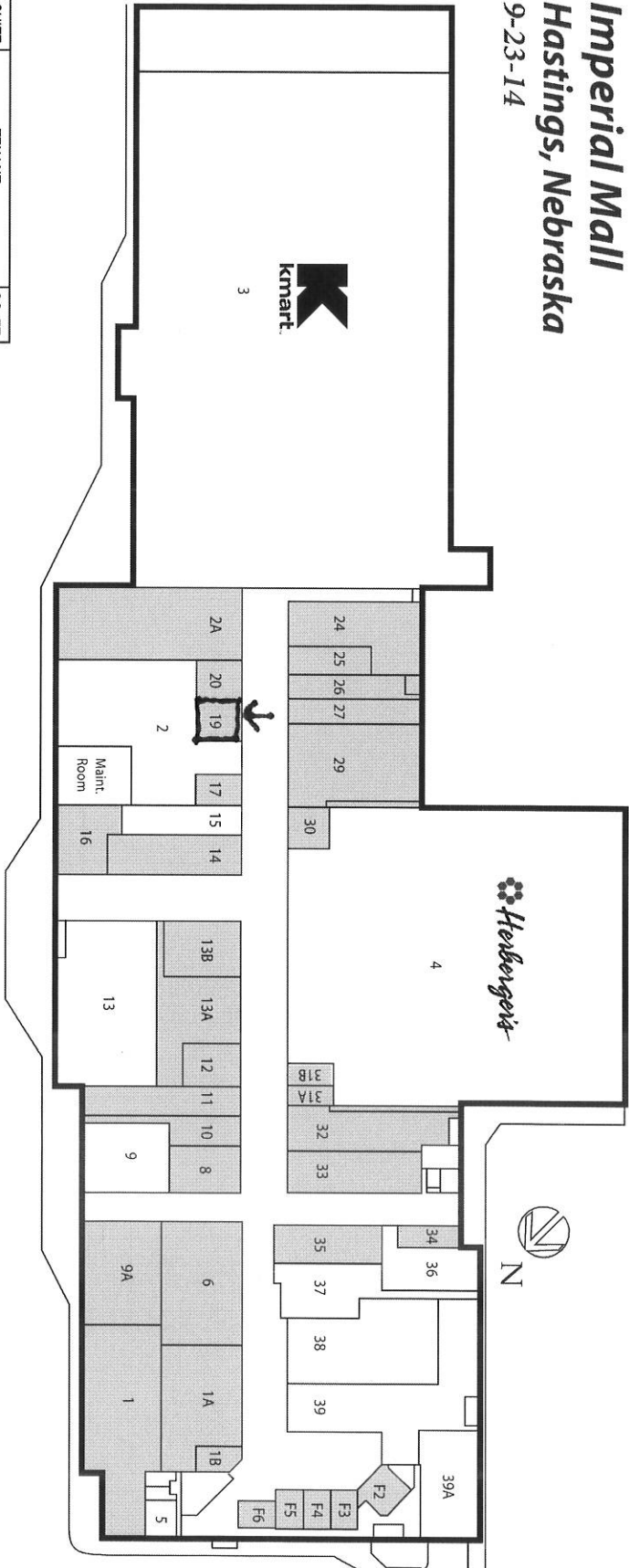


Pastor Chad Cassel, President Oasis Church

enclosures: Imperial Mall map  
Space #19 floor plan



# Imperial Mall Hastings, Nebraska 9-23-14



| SUITE | TENANT                          | SQ. FT. |
|-------|---------------------------------|---------|
| 1     | AVAILABLE                       | 8,490   |
| 1A    | AVAILABLE                       | 4,927   |
| 1B    | AVAILABLE                       | 700     |
| 2     | Children's Museum of Central NE | 9,876   |
| 2A    | AVAILABLE                       | 8,625   |
| 3     | Kmart Corporation               | 91,266  |
| 4     | G.R. Herberger's, Inc.          | 52,950  |
| 5     | Community Room                  | 605     |
| 6     | AVAILABLE                       | 5,220   |
| 8     | AVAILABLE                       | 1,950   |
| 9     | Napoli, LLC                     | 3,056   |
| 9A    | AVAILABLE                       | 4,500   |
| 10    | AVAILABLE                       | 914     |

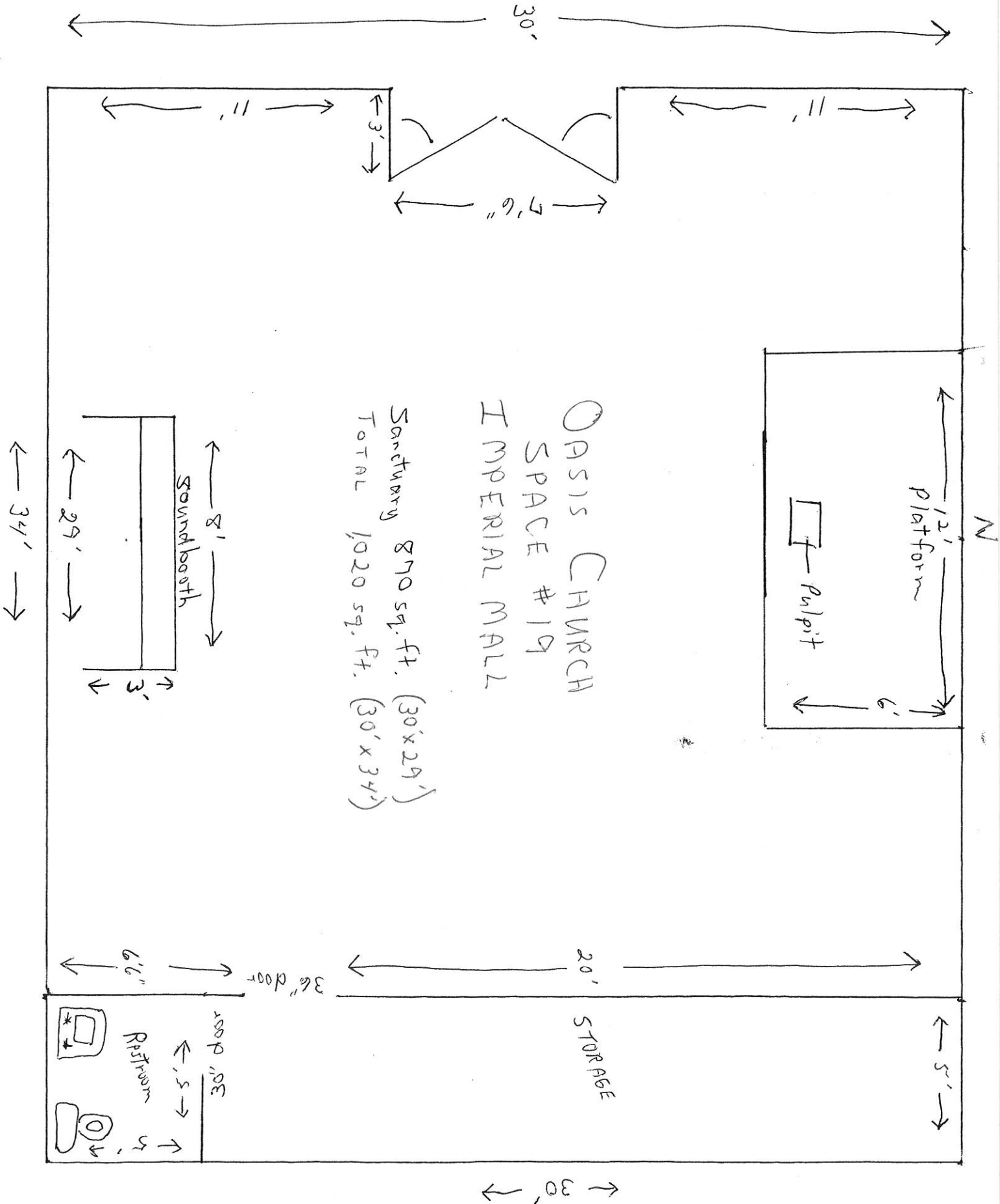
| SUITE | TENANT                         | SQ. FT. |
|-------|--------------------------------|---------|
| 11    | AVAILABLE                      | 3,300   |
| 12    | AVAILABLE                      | 1,300   |
| 13    | Mary Lanning Memorial Hospital | 8,606   |
| 13A   | AVAILABLE                      | 3,900   |
| 13B   | AVAILABLE                      | 2,256   |
| 14    | AVAILABLE                      | 3,000   |
| 15    | Herberger's Storage            | 1,800   |
| 16    | AVAILABLE                      | 2,200   |
| 17    | AVAILABLE                      | 875     |
| 19    | AVAILABLE                      | 1,095   |
| 20    | AVAILABLE                      | 1,050   |
| 24    | AVAILABLE                      | 3,800   |

| SUITE | TENANT      | SQ. FT. |
|-------|-------------|---------|
| 25    | AVAILABLE   | 1,200   |
| 26    | AVAILABLE   | 1,842   |
| 27    | AVAILABLE   | 1,923   |
| 29    | AVAILABLE   | 6,139   |
| 30    | AVAILABLE   | 950     |
| 31A   | AVAILABLE   | 525     |
| 31B   | AVAILABLE   | 510     |
| 32    | AVAILABLE   | 3,786   |
| 33    | AVAILABLE   | 3,090   |
| 34    | AVAILABLE   | 735     |
| 35    | AVAILABLE   | 2,125   |
| 36    | Mail Office | 2,500   |

| SUITE       | TENANT                    | SQ. FT. |
|-------------|---------------------------|---------|
| 37          | Life House Church Storage | 2,788   |
| 38, 39, 39A | Life House Church         | 16,747  |
| 100         | Dickenson Theatres*       | 15,600  |
| F2          | AVAILABLE                 | 812     |
| F3          | AVAILABLE                 | 560     |
| F4          | AVAILABLE                 | 560     |
| F5          | AVAILABLE                 | 600     |
| F6          | AVAILABLE                 | 600     |
| P1          | AVAILABLE*                | 2,690   |
| P2          | Pizza Hut*                | 1,500   |
| P3          | AVAILABLE*                | 1,425   |
| P100        | AVAILABLE*                | 30,000  |

\*Not shown on the site plan

# MAIN HALLWAY



## **RESOLUTION NO. 2016-15**

**WHEREAS**, the City of Hastings Municipal Code establishes regulations, requirements, and specific conditions in Section 34-401 to 34-404 for approving and issuing Conditional Use Permits (CUP) for development projects that require conditional approval by resolution approved by the Mayor and City; and

**WHEREAS**, applicant Chad Cassel, Pastor of Oasis Church, hereinafter referred to as "Permittee," has submitted an application for the approval of a Conditional Use Permit to locate the Oasis Church and conduct church services at the Imperial Mall, 3001 W. 12<sup>th</sup> St., #19, Hastings, Nebraska; and

**WHEREAS**, a church is considered "Neighborhood Assembly" in the Use Type Definitions of the code, and as such is considered a conditional use; and

**WHEREAS**, the Planning Commission and City Council have conducted public hearings as required by law and recommended approval of the CUP with certain conditions to be attached to this Resolution;

**NOW THEREFORE**, in consideration of the foregoing recitals, the Mayor and City Council of the City of Hastings, Nebraska, hereby approve the CUP and the recommended conditions, and further do hereby adopt the following resolution:

**BE IT RESOLVED** by the Mayor and City Council of the City of Hastings, Nebraska, does hereby approve the Conditional Use Permit for Permittee to locate in Imperial Mall, Bay # 19 as provided herein, subject to the following conditions:

- a) Oasis Church is responsible for gaining all required permissions and any property rental or lease agreements with the Owners and/or management company operating Imperial Mall to allow the church to occupy the mall space. Other than any required building inspections performed by the City of Hastings Development Services Department for Oasis Church to obtain a Certificate of Occupancy, if any such inspection is required, The City shall be neutral, neither assisting nor protesting the ability of Oasis Church to obtain permission to locate in Imperial Mall.
- b) At such time as the congregation of Oasis Church numbers fifty (50) persons, the on-site bathroom must be upgraded to meet the ADA requirements of the Americans' with Disabilities Act within 90 days.
- c) This permit shall be automatically renewed annually upon receipt by the City of a written request for renewal including the current number of congregation members for the given year.
- d) Permittee agrees to indemnify and hold the City harmless in the case of an accident, injury, loss, claims or damages to persons or property accruing or resulting from the permitted use.
- e) Said permit is temporary in character, shall immediately expired if abandoned, is not transferable without written consent of the City, and is subject to revocation, upon notice and hearing by the City Council upon determination by the City Council that Permittee has failed, refused, or ceased to comply with the conditions set forth herein,

or has used or permitted the property to be used in such a manner as to constitute a nuisance, or to be injurious or harmful to the health, safety, morals or welfare of persons or property or future developments require revocation in order to comply with the spirit of the City of Hastings Municipal Code.

PASSED AND APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

( S E A L )

Approved as to form: \_\_\_\_\_  
City Attorney



The next item on the agenda was request number **16-010**. Conditional Use Permit – Request from Chad Cassel, Pastor of Oasis Church, to conduct church services at the Imperial Mall, 3001 W. 12<sup>th</sup> St., #19.

The legal notice was read into the record.

The Chair declared the public hearing open.

The Chair asked for comments from Staff.

Mr. Lang stated this is a request for a Conditional Use Permit. Pastor Chad Cassel with the Oasis Church is wanting to lease Bay #19 at the Imperial Mall. By code this is considered a neighborhood assembly use and requires a Conditional Use Permit. In speaking with the Pastor, the congregation is small, less than 20. The rental space is 1000 sq. ft. or so with a private bathroom, however, the bathroom is not handicap accessible. It was decided with a CUP approach we could come up with a condition to regulate the bathroom situation. Staff is recommending approval with a condition that at such time as the congregation of Oasis Church numbers 50 persons, the on-site bathroom must be upgraded to meet ADA requirements. The CUP shall be automatically renewed annually upon receipt by the City of a written request for renewal, including the current number of congregation numbers for the given year. The Clerk would send out a letter at renewal time requesting the numbers of their congregation.

The Chair asked if there was anyone else that would like to speak to the application.

There being no one, the Chair declared the public hearing closed.

The Chair asked for a motion.

It was moved by Mr. Hamburger, seconded by Mr. Kully, to approve 16-010 as presented.

The Chair asked for further questions or comments.

There being none, the Chair asked for the vote.

**VOTE – 9 - YES – Stutte, Gaines, Hamelink, Rosenberg, Napier, Shutt, Kully, Johnson, Hamburger**

Motion carried unanimously.

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**From:** V.P. Powers  
**Sent:** Thursday, April 28, 2016 4:34 PM  
**To:** David Ptak; Joe Patterson; Kim Jacobitz; Lori Vorderstrasse  
**Subject:** Please place these items on the May 9th agenda for Council to discuss and act on where necessary..

April 29, 2016

Items to be placed on agenda for May 9<sup>th</sup> meeting

1. Council consideration regarding possible hiring of a City of Hastings Developmental Services Director.
2. Stand-alone motion to allow Mayor and Council to change hiring parameters from Hastings Utilities control to Mayor and Council control in regards to HU Manager hiring process.
3. Stand-alone motion to allow Mayor to appoint a committee to do HU Manager search. Committee to consist of Mayor and two Council members, Two HU Board members and three to five City of Hastings Community members. Search firm may be employed in this process. Committee to begin work immediately. Committee will bring finalist recommendation back to Council for final approval.
4. Council consideration regarding possible hiring of an Assistant City Administrator.

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4. Council consideration regarding possible hiring of an Assistant City Administrator.

Department: Utilities  
Staff Contact: Marvin Schultes, Utilities Manager  
Council Meeting Date: 05/09/2016

## **AGENDA ITEM SUMMARY SHEET**

### **Description of Item:**

Board of Public Works Resolution No. 2016-3 requesting the Mayor to appoint a selection committee for replacement of retiring Manager of Utilities

### **Names of People/Business affected by this action:**

Ratepayers of Hastings Utilities and citizens of Hastings

### **Why Council action is required:**

Mayor Powers has requested action to be taken to assist in the hiring process.

### **Type of action requested:**

Motion

### **Suggested motion:**

Moved by \_\_\_\_\_, seconded by \_\_\_\_\_, to ratify Board of Public Works Resolution No. 2016-3.

### **Deadlines associated with action:**

None, but the current Manager has announced his retirement to be effective July 16 2016

### **Department head comments:**

I have no objection to the recommendation of the Board of Public Works

### **City Administrator comments:**

## **BOARD OF PUBLIC WORKS RESOLUTION NO. 2016-3**

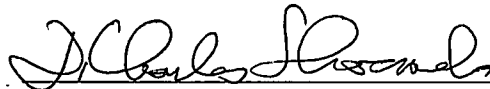
Whereas, the current Manager of Utilities has announced that he will be retiring effective July 16, 2016, and:

Whereas, the Mayor, City Council and the Board of Public Works have a common interest in working together to determine a replacement process that will serve the interests of the community, and:

Whereas, the Mayor, City Council and the Board of Public Works have a common interest in selecting the best candidate to fill the Manager of Utilities role for the City of Hastings;

NOW, THEREFORE, BE IT RESOLVED that the Board of Public Works requests that;

- 1) The Mayor appoint a selection committee which consists of representatives from the Mayor and City Council, the Board of Public Works and citizens of Hastings. This committee will work with the Hastings Utilities Director of Human Resources to review the applicants for the position and determine which candidates to personally interview. A professional recruiter may be included in the selection process.
- 2) Those selected candidates shall be interviewed by the selection committee with the Director of Human Resources acting as a resource.
- 3) The committee, after interviewing the selected applicants, shall choose the successful candidate and authorize the Director of Human Resources to extend an offer of employment to the selected candidate, contingent upon approval from the City Council and the Board of Public Works; and
- 4) The selection committee shall recommend the appointment of the successful candidate by the Mayor, to be ratified by the City Council.



D. Charles Shoemaker  
Chairman  
Board of Public Works

Approved by the Board on the 28<sup>th</sup> day of April, 2016.

Department: Engineering  
Staff Contact: David Wacker, City Engineer  
Council Meeting Date: 05/09/2016

## **AGENDA ITEM SUMMARY SHEET**

### **Description of Item:**

Award of Bid R-2016 - A1 Resurfacing of Wabash Avenue (US #6) "J" Street to Idlewilde Avenue to Vontz Paving Inc., 2355 West HWY 6, Hastings, Nebraska

### **Names of People/Business affected by this action:**

Vontz Paving, Inc.  
City of Hastings  
Adams County

### **Why Council action is required:**

Contract approval greater than \$30,000

### **Type of action requested:**

Motion

### **Suggested motion:**

Motion award bid to Vontz Paving Inc., 2355 West HWY 6, Hastings, Nebraska for project R-2016-A1, Wabash Avenue (US #6) "J" Street to Idlewilde Avenue in the amounts of \$101,855.58 Base Bid and \$128,004.05 Alternate Bid for a total amount of \$229,859.63 and authorize the Mayor and the City Clerk to execute contract documents

### **Deadlines associated with action:**

Deadline is ASAP Spring Construction

### **Department head comments:**

Wabash Avenue Resurfacing US # 6 ("J") Street to Idlewilde Avenue is included in the City/County One and Six Year Plan for resurfacing improvements.

The Base Bid for the project outlines the cities responsibility and the alternate bid outlines Adams County responsibilities. An interlocal agreement has been prepared and the City of Hastings have prepared plans and specifications for the work and advertised for bids.

Bids were received May 2, 2016 at 10:00 a.m. and the tabulation is attached for your review.

Vontz Paving Inc. has submitted a proposal to immediately begin work thus saving re mobilization costs.

The bid proposal in bold print outlines their bid which is the low bid for this project.



Dawn Miller, the Adams County Road Superintendent plans on submitting this bid to the Adams County Board on Tuesday May 3, 2016 for approval and to take advantage of the low bid and early starting date.

Dave Ptak and I met with Dawn Miller and Alan Kimberly of Vontz Paving, Inc. after the letting and it is our recommendation to accept the low bid and early starting date of May 3, 2016 from Vontz Paving, Inc. in the total project cost of \$229,859.63.

The interlocal agreement will be considered for approval at the Adams County Board Meeting on May 3 2016.

**City Administrator comments:**

Project No.: R-2016-A1  
Wabash Avenue – HWY # 6 to City Limits – (Base Bid – City of Hastings Responsibility)  
Wabash Avenue – City Limits to Idlewilde – (Base Bid Alternate “A” – Adams County Responsibility)

\*BID TABULATION

BID DATE: May 2, 2016

BID TIME: 10:00 a.m.

| Bidder                              | Bid                                                                                                                                                                                                                                                  |  | Bid Security<br>(Yes/No) |
|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------|
| Engineer Estimate                   | Base Bid - \$97,286.03<br>Bid Sheet (Alternate A) - \$122,026.98                                                                                                                                                                                     |  |                          |
| Vontz Paving<br>Hastings, NE        | Base Bid - \$121,317.58<br><b><u>**Base Bid (Pricing for May 3, 2016 Start Date) - \$101,855.58**</u></b><br>Bid Sheet (Alternate A) - \$152,613.35<br><b><u>**Bid Sheet (Alternate A) (Pricing for May 3, 2016 Start Date) - \$128,004.05**</u></b> |  | X                        |
| Werner Construction<br>Hastings, NE | Base Bid - \$126,045.09<br>Bid Sheet (Alternate A) - \$147,935.29                                                                                                                                                                                    |  | X                        |
|                                     |                                                                                                                                                                                                                                                      |  |                          |
|                                     |                                                                                                                                                                                                                                                      |  |                          |

Department: Engineering  
Staff Contact: David Wacker, City Engineer  
Council Meeting Date: 05/09/2016

## **AGENDA ITEM SUMMARY SHEET**

### **Description of Item:**

Award of Bid R-2016 - A1 Resurfacing of Wabash Avenue (US #6) "J" Street to Idlewilde Avenue. Interlocal agreement with Adams County.

### **Names of People/Business affected by this action:**

Vontz Paving, Inc.  
City of Hastings  
Adams County

### **Why Council action is required:**

Approval of Bid Award Interlocal Agreement with Adams County

### **Type of action requested:**

Resolution

### **Suggested motion:**

Approval of Resolution No. 2016-13 and Motion award bid to Vontz Paving Inc., 2355 West HWY 6, Hastings, Nebraska for Project R-2016 - A1, Wabash Avenue-US #6 to Idlewilde Road in the amounts of \$101,855.58 Base Bid and \$128,004.05 Alternate Bid for a total amount of \$229,859.63 and authorize the Mayor and the City Clerk to execute contract documents.

### **Deadlines associated with action:**

Deadline is ASAP Spring Construction

### **Department head comments:**

Wabash Avenue Resurfacing US # 6 ("J") Street to Idlewilde Avenue is included in the City/County One and Six Year Plan for resurfacing improvements.

The Base Bid for the project outlines the cities responsibility and the alternate bid outlines Adams County responsibilities. An interlocal agreement has been prepared and the City of Hastings have prepared plans and specifications for the work and advertised for bids.

Bids were received May 2, 2016 at 10:00 a.m. and the tabulation is attached for your review.

Vontz Paving Inc. has submitted a proposal to immediately begin work thus saving re mobilization costs.

The bid proposal in bold print outlines their bid which is the low bid for this project.

Dawn Miller, the Adams County Road Superintendent plans on submitting this bid to the Adams County Board on Tuesday May 3, 2016 for approval and to take advantage of the low bid and early starting date.

Dave Ptak and I met with Dawn Miller and Alan Kimberly of Vontz Paving, Inc. after the letting and it is our recommendation to accept the low bid and early starting date of May 3, 2016 from Vontz Paving, Inc. in the total project cost of \$229,859.63.

The interlocal agreement will be considered for approval at the Adams County Board Meeting on May 3 2016.

**City Administrator comments:**



**Inter-local Cooperation Act Agreement**  
**For the Improvement of**  
**Wabash Avenue**  
**“J” Street (US #6) South to Idlewilde Road**

THIS AGREEMENT is made and entered into this 3rd day of May, 2016, by and between the City of Hastings, Nebraska, a municipal corporation, hereinafter called CITY; and Adams County, Nebraska, a political subdivision of the State of Nebraska, hereinafter called COUNTY; WITNESSETH:

WHEREAS, the CITY and COUNTY are hereby entering into this agreement pursuant to appropriate action of the governing bodies of the respective parties under the authority and provisions of the Nebraska Inter-local Cooperation Act. (Neb. Rev. Stat. § 13-801-13-827); and

WHEREAS, the purpose of this Agreement is to provide for an outline of responsibilities and participation of costs for the resurfacing of Wabash Avenue from “J” Street (US #6) South to Idlewilde Road, Project R-2016-A1, hereinafter referred to as “PROJECT”, which lies jointly within the Corporate limits of the City of Hastings and within the boundaries of Adams County, Nebraska; and

WHEREAS, the CITY shall or has provided for the preparation of engineering drawings and specifications, the advertising for bids for construction of the PROJECT, the execution of the contract documents, and the construction inspection and project management; and

WHEREAS, the low bid was submitted by Vontz Paving, Inv., hereinafter referred to as “CONTRACTOR”, based on the unit quantities for the PROJECT in the amount of \$229,859.63;

NOW, THEREFORE, in consideration of the foregoing recitals and the terms and conditions hereinafter set forth, the parties hereto, pursuant to said Nebraska Interlocal Cooperation Act, agree as follows:

1. The COUNTY shall reimburse the CITY the actual construction costs based on unit quantities for the PROJECT, which is estimated to be \$128,004.05. It is understood by the parties that this amount may be adjusted to be more or less depending on the final quantities actually built, in accordance with the unit quantities set forth in the low bid as submitted by CONTRACTOR and attached to this Agreement as Exhibit "A".

2. Any change order(s) shall be executed by CITY and COUNTY representatives, as outlined in Section 6.

3. The COUNTY shall reimburse the City within thirty (30) days, for the amount of each progress payment to the CONTRACTOR, until the PROJECT is complete and satisfied by inspection of both parties. CITY shall provide detailed quantities completed in each payment request. Interest shall not be charged to the

COUNTY by the CITY on any payments due.

4. Final COUNTY payments shall be made within thirty (30) days of completion of the PROJECT, with anticipated completion and receipt no later than September 30, 2016.

5. This Agreement shall be in full force and effect until completion of the PROJECT and until full payment has been made by COUNTY to the CITY.

6. CITY and COUNTY representatives:

City of Hastings: David L. Wacker, City Engineer

Adams County: Dawn Miller, Adams County Highway Superintendent.

**City of Hastings, Nebraska:**

DATED this 9<sup>th</sup> day of May, 2016.

ATTEST:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

(SEAL)

APPROVED TO FORM: \_\_\_\_\_

City Attorney

**Adams County, Nebraska**

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

ATTEST:

\_\_\_\_\_  
Chairman of the Board

\_\_\_\_\_  
County Clerk

APPROVED TO FORM: \_\_\_\_\_

County Attorney

**RESOLUTION NO. 2016-13**

**INTERLOCAL AGREEMENT WITH ADAMS COUNTY, NEBRASKA**

**WHEREAS**, City of Hastings, Nebraska desires to participate in a road construction project with Adams County, Nebraska, to provide for the resurfacing of Wabash Avenue from “J” Street (US #6) to Idlewilde Road, Project R-2016-A1; and

**WHEREAS**, the City of Hastings, Nebraska, has provided for the preparation of engineering drawings and specifications, the advertising for bids for construction of the PROJECT, and the execution of the contract documents, and will further provide for the construction inspection and project management of Project R-2016-A1; and

**WHEREAS**, the City of Hastings, Nebraska, and Adams County, Nebraska, shall each pay their proportion share based on unit quantities of the cost of construction of Project R-2016-A1; and

**WHEREAS**, it is necessary that the City of Hastings, Nebraska enter into an Interlocal Cooperation Act Agreement with Adams County, Nebraska, for the improvement of said Baltimore Avenue;

**THEREFORE, BE IT RESOLVED** by the Mayor and City Council of the City of Hastings, Nebraska, that the City of Hastings, Nebraska, enter into an Interlocal Cooperation Act Agreement with Adams County, Nebraska for the improvement of Baltimore Avenue, under Project R-2016-A1, and that the Mayor be authorized to sign said Interlocal Cooperation Act Agreement on behalf of the City of Hastings, Nebraska.

**PASSED AND APPROVED** this 9<sup>th</sup> day of May, 2016.

Attest:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

(Seal)

Approved as to form: \_\_\_\_\_  
City Attorney

Department: City Attorney

Staff Contact:

Council Meeting Date: 05/09/2016

## **AGENDA ITEM SUMMARY SHEET**

### **Description of Item:**

This resolution was prepared at the request of Mayor Powers to provide a hiring policy and procedure for City department heads

### **Names of People/Business affected by this action:**

Mayor and City Council, city department head, city boards and commissions, citizens of Hastings

### **Why Council action is required:**

The resolution sets a hiring policy and procedure for the City to hire department heads

### **Type of action requested:**

Resolution

### **Suggested motion:**

Move to adopt Resolution 2016-19

### **Deadlines associated with action:**

Process to be used to hire the new Manager of Utilities

### **Department head comments:**

This resolution was prepared at Mayor Powers request

### **City Administrator comments:**



## RESOLUTION NO. 2016-19

WHEREAS, the Mayor and City Council desire to establish a hiring policy for all City department heads; and

WHEREAS, the implementation and use of this hiring policy will result in the hiring of the best possible person to be employed as a department head for the City of Hastings;

NOW, THEREFORE, in consideration of the foregoing recitals, the Mayor and City Council of the City of Hastings, Nebraska, hereby adopt the following Resolution:

BE IT RESOLVED by the Mayor and City Council of the City of Hastings, Nebraska, that whenever a vacancy occurs as a result of a resignation, termination, or retirement of a city department head as set for in Section 2-501 of the Hastings City Code, the Mayor shall:

1. appoint a selection committee which shall consist of the Mayor and two members of the City Council, two members of any board, commission, or authority with which the department head would regularly work with.
2. In addition, three to five citizens of the City of Hastings may be appointed at the discretion of the Mayor based on the department head position to be filled.
3. The hiring policy previously set forth in Resolution 2014-24 shall be followed, and depending on the department head position to be filled, a search firm may be employed by the City of Hastings to aid in this process.
4. The selection committee shall work with the City's Human Resources personnel to review the applicants for the vacant position and determine which candidates to personally interview.
5. Those selected candidates shall be interviewed by the selection committee with the City's Human Resources personnel acting as a resource.
6. The committee, after interviewing the selected applicants, shall recommend the successful candidate to the Mayor who shall then present the candidate to the City Council for their approval.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

ATTEST:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

( S E A L )

Approved as to form: \_\_\_\_\_  
City Attorney