

HASTINGS PLANNING COMMISSION

A meeting of the Hastings Planning Commission has been scheduled for Tuesday, January 16, 2018 at 4:00 PM in the City Building, 220 North Hastings Avenue.

AGENDA:

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Motion to adopt the current agenda for the Planning Commission Meeting
5. Public Notice - Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, January 12, 2018. Pursuant to 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.
6. Approval of Minutes
 - a. Meeting of December 18, 2017
7. Special Order of Business
 - a. Consider a recommendation for a Residential Development Incentive Agreement for Lakeview 6th Addition to the City of Hastings, Adams County, Nebraska, generally located North of Lakeridge Drive and West of Wendell Drive.
8. Unfinished Business
 - a. Continued Applications - None
 - b. Tabled Applications - None
 - c. Postponed Applications - None
 - d. Unfinished Applications - None
9. Public Hearings.
 - a. **2018-002.** Public hearing for a request to consider proposed Plan Modification #12.19.17 to Redevelopment Plan 1 for the following property: the South Seventy-four and One-half (74.5) feet of Lots One (1), Two (2), Three (3), Four (4) and Five (5) of Lyman's Addition to the City of Hastings, Adams County, Nebraska also addressed as 109 North Burlington Avenue, Hastings, Nebraska.
 - b. **2018-003.** Public hearing for Shadow Ridge 8th Addition, a .93 acre addition to the City of Hastings, Adams County, Nebraska, located in the Northwest Quarter of Section 36, Township 8 North, Range 10 West of the 6th P.M., Adams County, Nebraska.
10. Subdivisions

Planning Commission Agenda

January 16, 2018

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- a. **2018-004.** Consider a final plat for Lakeview 8th Subdivision, two tracts of land located in the Southwest Quarter of Section 36, Township 8 North, Range 10 West of the 6th P.M. in the City of Hastings, Adams County, Nebraska generally located abutting Merle Avenue North of Lakeridge Drive.
- b. **2018-005.** Consider a final plat for Hastings Commons Subdivision No. 2, a replat of Lot 1, Hastings Commons Subdivision in the City of Hastings, Adams County, Nebraska.

11. Reports

- a. Committee Reports
- b. Chairman Comments
- c. Staff Reports

Adjourn

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
Monday, December 18, 2017

Pursuant to due call and notice thereof, a meeting of the Hastings Planning Commission was conducted in the City Building, 220 North Hastings Avenue, on December 18, 2017.

The meeting was called to order at 4:00 p.m. in Regular Session by Chair Rosenberg with the following members present: Chuck Rosenberg, Gavin Raitt, Dale Hamburger, Jodi Graves, Dave Johnson, Mac Rundle. Absent: Marshall Gaines, Lou Kully, Rakesh Srivastava.

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

Moved by Jodi Graves, seconded by Dale Hamburger, to adopt the current agenda for the Planning Commission meeting. Roll Call: Ayes: Chuck Rosenberg, Dale Hamburger, Dave Johnson, Gavin Raitt, Jodi Graves, Mac Rundle. Nays: None. The motion carried

Chair Rosenberg read the Public Notice - Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, December 15, 2017. Pursuant to 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.

Moved by Dale Hamburger, seconded by Mac Rundle, to approve the Minutes of the November 20, 2017 meeting. Roll Call: Ayes: Chuck Rosenberg, Dale Hamburger, Dave Johnson, Gavin Raitt, Jodi Graves, Mac Rundle. Nays: None. The motion carried.

9. Public Hearings

a. 2017-045. A public hearing on a request for a change of zoning from "I-2 Heavy Industrial" to "C-3 Commercial Business" for Lots 13, 14, and 15 of Block 4, Dietz Addition to the City of Hastings, Adams County, Nebraska, commonly known as 1600, 1606, and 1614 North Saint Joseph Avenue respectively.

Don Threewitt stated all three of the owners are aware of and are in support of the action. The proposed zoning change is consistent with the character and development in the vicinity. The neighborhood is amenable to a mix of residential and commercial uses. Staff supports the rezone.

Moved by Gavin Raitt, seconded by Dave Johnson, to approve recommending approval of a change of zoning for Lots 13, 14, and 15 of Block 4 Dietz Addition to the City of Hastings, Adams County, Nebraska. Roll Call: Ayes: Chuck Rosenberg, Dale Hamburger, Dave Johnson, Gavin Raitt, Jodi Graves, Mac Rundle. Nays: None. The motion carried.

10. Subdivisions

a. 2017-046. A Preliminary/Final Plat for Hoch Subdivision, a replat of Lots 2 and 3, Shadow Ridge 4th Subdivision in the City of Hastings, Adams County, Nebraska.

Don Threewitt stated the applicant has requested this replat to combine 2 lots under the applicants, current three-lot ownership in order to allow the neighbor to the west to construct a six-foot privacy fence abutting the property. There has been no property transferred, development or change of use contemplated at the time. The owner want to create a backyard as one lot with the current residence as the second lot. Staff supports approving the

preliminary/final plat for Hoch Subdivision with the condition that a four-foot sidewalk be constructed on the east boundary of the property.

Moved by Dave Johnson, seconded by Mac Rundle, to approve the Preliminary/Final Plat for Hoch Subdivision, a replat of Lots 2 and 3, Shadow Ridge 4th Subdivision in the City of Hastings, Adams County, Nebraska. Roll Call: Ayes: Chuck Rosenberg, Dale Hamburger, Dave Johnson, Gavin Raitt, Jodi Graves, Mac Rundle. Nays: None. The motion carried.

11. Reports

a. Committee Reports

Chair Rosenberg stated the ad hoc committee plans to meet after the first of the year, and if any commission members want to volunteer for the committee to get a hold of him.

Adjourn

Chairman

Department: Utilities
Staff Contact: Kevin Johnson
Planning Commission Meeting Date: 01/16/2018
File No: 2018-001
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Consider a recommendation for a Residential Development Incentive Agreement for Lakeview 6th Addition to the City of Hastings, Adams County, Nebraska, generally located North of Lakeridge Drive and West of Wendell Drive.

Names of People/Business affected by this action:

The applicant, the Utilities Department, the City, and the people of Hastings.

Why Planning Commission action is required:

New development agreements which employ any portion of the development incentive agreement may be approved by the Planning Commission, the Utility Board, and ratified by the City Council.

Type of action requested:

Motion

Suggested motion:

Motion to recommend approval of the Residential Development Incentive Agreement for Lakeview 6th Addition to the City of Hastings, Adams County, Nebraska.

Deadlines associated with action:

This item is to be presented at the January 22, 2018 regular meeting of City Council for final approval.

Department head comments:

The Residential and Commercial Development Incentive Policy, Resolution 2017-029 (attached), was approved by City Council on August 14, 2017 . Funding for the program contained therein is anticipated in the 2019 budget, however certain portions of the incentive may be enacted under current budget provisions.

The proposed agreement contains the following provisions: a 25% down payment for the cost of water and sanitary sewer improvements, payment of an additional 25% on the fifth anniversary of contract approval (without interest), and the remaining balance paid prior to the tenth anniversary

at an interest rate of 4.5% per annum. As security, the Developer will grant a lien on each served lot for the proportionate share of the balance, to be settled upon the sale of the lot or at the tenth anniversary, whichever occurs first.

Recommendation:

Staff supports a recommendation to approve the Residential Development Incentive Agreement for Lakeview 6th Addition to the City of Hastings, Adams County, Nebraska with the terms and conditions as written.

DIP 2018-1

**RESIDENTIAL DEVELOPMENT INCENTIVE AGREEMENT FOR
RESIDENTIAL WATER DISTRIBUTION AND SANITARY SEWER SYSTEMS**

WHEREAS, the City of Hastings, Nebraska, has developed a Residential and Commercial Development Incentive Program as an incentive for developers of residential and commercial properties by lessening the up-front costs to the developer for infrastructure costs installation; and,

WHEREAS, **Westbrook Village, LLC**, hereinafter referred to as "Developer", is titleholder to the following described real estate located within the City of Hastings, Adams County, Nebraska, legally described as:

Lots 1 – 13, Block 1; Lots 1 – 4, Block 2; Lots 1 – 3 , Block 3; and Lots 1 – 3, Block 4, all in Lakeview 6th Addition, to the City of Hastings, Adams County, Nebraska

WHEREAS, the City of Hastings supports the development of real estate located within the City of Hastings, Nebraska, and its utility service area; and,

WHEREAS, Developer is prepared to provide for the orderly development of the said Lots by construction of improvements thereon; and,

WHEREAS, the interest of the City of Hastings that Developer provide the City of Hastings a security interest in the Lots as consideration for installation of water and sanitary sewer improvements upon the said Lots;

NOW, THEREFORE, consideration of the foregoing recitals and the terms and conditions hereinafter set forth the parties hereto hereby stipulate and agree as follows:

1. The City of Hastings through its Utility Department agrees to install a water distribution system and sanitary sewer collection system to Lots 1 – 13, Block 1; Lots 1 – 4, Block 2; Lots 1 – 3, Block 3; and Lots 1 – 3, Block 4, all in Lakeview 6th Addition prior to start of Developer's construction of improvements thereon.

2. Developer, pursuant to the aforementioned Development Incentive Program, agrees to pay the City as follows:
 - A. 25% of the costs of the water distribution and sanitary sewer improvements based on the award of contract to the successful bidder, plus engineering costs for the installation of said improvements at the time the contracts are approved by the Mayor and City Council.
 - B. Pay an additional 25% of the unpaid balance of the contract costs of the above improvements on the fifth anniversary of the approval of the contracts by the Mayor and City Council, said payment to be made without interest if paid within said five (5) year period.
 - C. Pay the remaining unpaid balance of the contract costs of the above improvements no later than the tenth anniversary of the award of said contracts by the Mayor and City Council. Said unpaid balance shall draw interest at the rate set forth in Paragraph 7 below, having been negotiated between the Developer and City at the time of the execution of this Agreement, commencing on the fifth anniversary of the award of said contracts by the Mayor and City Council.
3. The new water distribution system and sanitary sewer collection systems shall have a minimum of 8" diameter water and sanitary sewer mains. The City shall be responsible for the additional costs associated with mains larger than 8" and the cost of the water and sanitary sewer mains crossing street intersections as shown on Exhibit "A" and as set forth in said Development Incentive Program. That installation of all mains shall be installed in accordance with the Utility Department's current plans and specifications.
4. As additional consideration for this Agreement, Developer hereby conveys to the City of Hastings, Nebraska, utility easements over, under and upon the said real estate in accordance with the plat thereof, attached hereto as Exhibit "A" and incorporated herein by reference. Developer, however, shall be liable to the City for any additional costs caused by any relocation or modification of the said water and sanitary sewer mains resulting from the deviation from the said plat. Developer shall pay any such additional costs to the City immediately upon presentation of an invoice to Developer by the City. The final grade for the installation of the mains shall be provided by Developer and shall be above the one-hundred-year flood plain, if applicable.
5. As further additional consideration for this Agreement and the installation of the said water and sanitary sewer mains, Developer hereby grants the City of Hastings, Nebraska, a lien upon each of the said lots within the plat shown as Exhibit "A" in the amount as set forth on Exhibit "B", attached hereto and made a part hereof by this reference.
6. That the said lien of each lot shall remain in full force and effect until the amount set forth on Exhibit "B" shall be paid in full. The unpaid balance of said lien on each lot shall be due and payable by Developer to City upon the earlier of the tenth anniversary of the award of the said contracts by the Mayor and City Council or upon the sale of the lot by Developer.
7. That upon the payment of the lien as provided herein, the City of Hastings, Nebraska, shall release said lien. Interest on the amount of the lien shall begin to accrue on the unpaid

balance of the lien commencing on the fifth anniversary of the date of award of the said contracts by the Mayor and City Council at the rate of 4.5 % per annum until paid.

8. Developer's failure to make any payment required hereunder, time being of the essence, shall render this Agreement null and void, and the City shall be entitled without delay to foreclose its lien on the lot or lots having an unpaid balance thereon as of the date of said failure to pay by the Developer.
9. Developer agrees and understands that this Agreement does not include the other infrastructure, including but not limited to storm sewer, streets or sidewalks required by the Hastings City Code; and further that the funding for the remaining infrastructure improvements required by the Hastings City Code shall not be available for use by Developer until specific action and approval of funding by Mayor and City Council or on or after October 1, 2018.
10. That this Contract shall constitute the entire understanding between the parties and shall be binding upon the respective successors and assigns of the parties hereto.

Westbrook Village, L.L.C., a Nebraska Limited
Liability Company, Developer

By Alton M. Anderson
Member

City of Hastings, Nebraska, a Nebraska Municipal
Corporation

By _____
Mayor

ATTEST:

City Clerk

(S E A L)

Approved as to form:

City Attorney

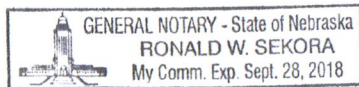
STATE OF NEBRASKA)

) ss.

COUNTY OF ADAMS)

Before me, a notary public duly commissioned and qualified for said county, on this 2nd day of JANUARY, 2018, personally came ALAN M. ANDERSON,
MEMBER, WESTBROOK VILLAGE LLC, Developer, known to me to be the identical person(s) who signed the foregoing instrument and acknowledged the execution thereof to be his/her voluntary act and deed on behalf of said Limited Liability Company.

Witness my hand and Notarial Seal the day and year above written.



Ronald W. Sekora

Notary Public

STATE OF NEBRASKA)

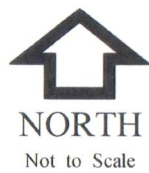
) ss.

COUNTY OF ADAMS)

Before me, a notary public duly commissioned and qualified for said county, on this ____ day of _____, 20____, personally came Corey Stutte, Mayor, and Kimberly S. Jacobitz, City Clerk, known to me to be the identical person(s) who signed the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed on behalf of the City of Hastings, Nebraska.

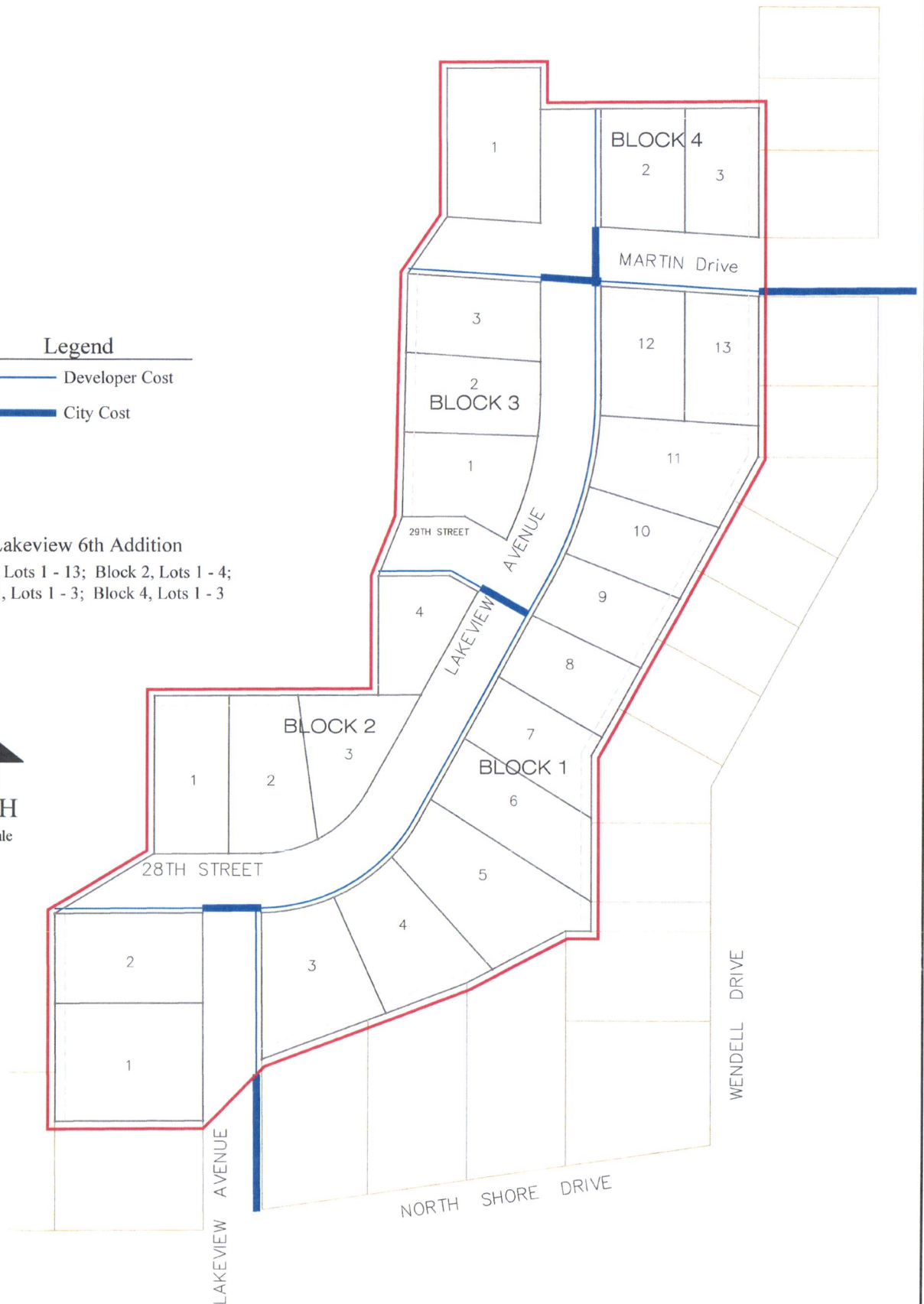
Witness my hand and Notarial Seal the day and year above written.

Notary Public



Lakeview 6th Addition
 Block 1, Lots 1 - 13; Block 2, Lots 1 - 4;
 Block 3, Lots 1 - 3; Block 4, Lots 1 - 3

Legend
 — Developer Cost
 — City Cost



DSN:	SUPT	CKD:
R. Sekora		
DRN:	W.O. No.	CKD:
S. Struss	WA-336	
DATE:	RET. No.	APP:
10/20/17		

Exhibit "A"
 Developer Agreement
 Lakeview 6th Addition
 Water



PAGE:
 EX-DA
 2018-1

No. DIP 2018 -1

Hastings Utilities / City of Hastings, Nebraska
 1228 N. Denver Avenue / PO Box 289 / Hastings, NE 68902-0289

EXHIBIT B - WATER

Westbrook Village LLC (Developer)

Water Installation Cost for:

Lots 1-13, Bk 1, Lots 1-4, Bk 2, Lots 1-3, Bk 3, and Lots 1-3, Bk 4 Lakeview 6th Addition
 City of Hastings, Adams County, Nebraska (Work Order WA-336)

Lot No.	Block No.	Addition	Lien Amount Due
1	1	Lakeview 6th Addition	3,278.12
2	1	Lakeview 6th Addition	3,278.12
3	1	Lakeview 6th Addition	3,278.12
4	1	Lakeview 6th Addition	3,278.12
5	1	Lakeview 6th Addition	3,278.12
6	1	Lakeview 6th Addition	3,278.12
7	1	Lakeview 6th Addition	3,278.12
8	1	Lakeview 6th Addition	3,278.12
9	1	Lakeview 6th Addition	3,278.12
10	1	Lakeview 6th Addition	3,278.12
11	1	Lakeview 6th Addition	3,278.12
12	1	Lakeview 6th Addition	3,278.12
13	1	Lakeview 6th Addition	3,278.12
1	2	Lakeview 6th Addition	3,278.12
2	2	Lakeview 6th Addition	3,278.12
3	2	Lakeview 6th Addition	3,278.12
4	2	Lakeview 6th Addition	3,278.12
1	3	Lakeview 6th Addition	3,278.12
2	3	Lakeview 6th Addition	3,278.12
3	3	Lakeview 6th Addition	3,278.12
1	4	Lakeview 6th Addition	3,278.12
2	4	Lakeview 6th Addition	3,278.12
3	4	Lakeview 6th Addition	3,278.14
Total			\$75,396.78
Project Cost			\$173,257.60
Hastings Utilities Betterment & Intersection Cost			\$72,728.56
Developer Cost			\$100,529.04
Westbrook Village LLC (Developer) 25% initial payment...			\$25,132.26
City of Hastings Lien Amount.....			\$75,396.78
Total Developer Cost			\$100,529.04



Legend

Developer Cost

City Cost

Lakeview 6th Addition
 Block 1, Lots 1 - 13; Block 2, Lots 1 - 4;
 Block 3, Lots 1 - 3; Block 4, Lots 1 - 3



DSN:	SUPT	CKD:
R. Sekora		
DRN:	W.O. No.	CKD:
S. Struss	SW-319	
DATE:	RET. No.	APP:
10/20/17		

Exhibit "A"
 Developer Agreement
 Lakeview 6th Addition
 Sewer



PAGE:
 EX-DA
 2018-1

No. DIP 2018 -1

Hastings Utilities / City of Hastings, Nebraska
 1228 N. Denver Avenue / PO Box 289 / Hastings, NE 68902-0289

EXHIBIT B - SEWER

Westbrook Village LLC (Developer)

Sewer Installation Cost for:

Lots 1-13, Bk 1, Lots 1-4, Bk 2, Lots 1-3, Bk 3, and Lots 1-3, Bk 4 Lakeview 6th Addition
 City of Hastings, Adams County, Nebraska (Work Order SW-319)

Lot No.	Block No.	Addition	Lien Amount Due
1	1	Lakeview 6th Addition	2,433.26
2	1	Lakeview 6th Addition	2,433.26
3	1	Lakeview 6th Addition	2,433.26
4	1	Lakeview 6th Addition	2,433.26
5	1	Lakeview 6th Addition	2,433.26
6	1	Lakeview 6th Addition	2,433.26
7	1	Lakeview 6th Addition	2,433.26
8	1	Lakeview 6th Addition	2,433.26
9	1	Lakeview 6th Addition	2,433.26
10	1	Lakeview 6th Addition	2,433.26
11	1	Lakeview 6th Addition	2,433.26
12	1	Lakeview 6th Addition	2,433.26
13	1	Lakeview 6th Addition	2,433.26
1	2	Lakeview 6th Addition	2,433.26
2	2	Lakeview 6th Addition	2,433.26
3	2	Lakeview 6th Addition	2,433.26
4	2	Lakeview 6th Addition	2,433.26
1	3	Lakeview 6th Addition	2,433.26
2	3	Lakeview 6th Addition	2,433.26
3	3	Lakeview 6th Addition	2,433.26
1	4	Lakeview 6th Addition	2,433.26
2	4	Lakeview 6th Addition	2,433.26
3	4	Lakeview 6th Addition	2,433.13
Total			\$55,964.85
Project Cost			\$94,881.81
Hastings Utilities Betterment & Intersection Cost			\$20,262.00
Developer Cost			\$74,619.81
Westbrook Village LLC (Developer) 25% initial payment...			\$18,654.96
City of Hastings Lien Amount.....			\$55,964.85
Total Developer Cost			\$74,619.81

RESOLUTION NO. 2017-29

WHEREAS, the City of Hastings desires to incentivize residential and commercial development within the City; and

WHEREAS, Development Services, Hastings Utilities, and Engineering staffs have met and collaborated on developing an incentive policy for residential and commercial development in the City and to create a consistent base for how future residential and commercial developments will be handled by City departments;

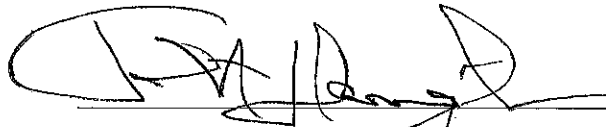
NOW, THEREFORE, in consideration of the foregoing recitals the Mayor and City Council of the City of Hastings hereby adopt the following Resolution:

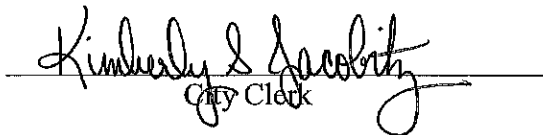
BE IT RESOLVED by the Mayor and City Council of the City of Hastings, Nebraska:

That Residential and Commercial Development Incentive Policy through a collaborative effort of City Staff, a copy of which is attached hereto as Exhibit "A" and made a part hereof by this reference, be and the same is hereby approved and City Staff is hereby authorized to implement the same.

PASSED AND APPROVED THIS 14TH day of August, 2017.

ATTEST:


Council President


City Clerk

(SEAL)



APPROVED AS TO FORM:


City Attorney

Exhibit "1"

CITY OF HASTINGS RESIDENTIAL AND COMMERCIAL DEVELOPMENT INCENTIVE PROGRAM

STREETS

Residential – City pays for pavement width in excess of 36 feet; thickness in excess of 6 inches. Minimum pavement width is 31 feet back-of-curb to back-of-curb. In addition, City pays for pavement cost for intersections and alley returns.

Commercial – City pays for pavement width in excess of 36 feet; thickness in excess of 6 inches. Minimum pavement width is 31 feet back-of-curb to back-of-curb. In addition, City pays for pavement cost for intersections and alley returns.

SIDEWALKS

Residential – Developer shall install 4-foot sidewalks in front and on the street sides of corner lots of each residential lot at the time of construction of any improvement thereon.

Commercial – Need for sidewalks shall be determined by City and Developer at the time of initial planning/platting conference based on location and adjacency to sidewalks in the area.

STORM WATER

Residential and Commercial – City pays for 50% of cost of storm water piping over 36 inches (Actual cost over 36 inches minus cost of 36-inch piping times 50%). Developer pays for storm water piping costs including inlets, grates, and returns up to 36 inches and remaining 50% of cost over 36 inches as computed above. Need for bridges and/or box culvers and the payment for the same shall be determined at the time of initial planning/platting conference with the Department of Development Services, subject to approval by the Mayor and City Council.

ELECTRIC

Residential – The City Utilities shall bear the cost of engineering services and electric distribution system extensions. The developer shall be responsible for bringing secondary service to each residence from transformer, pedestal or transclosure. City Utilities shall furnish meter sockets and meters.

Commercial – Same as Residential, except the electric distribution system on the outside perimeter of Industrial Parks and on section lines shall remain overhead at the discretion of City Utilities.

STREET LIGHTS

Residential and Commercial – Street lights shall be installed in all new subdivisions as a general obligation of the City and installed by the City Utilities Department according to City's specifications.

GAS

Residential and Commercial – The City Utilities shall bear the cost of engineering services and shall install at its expense the gas main distribution system, including setting the gas meter(s). The property owner shall pay the cost of the service line from the property line to the gas meter at the house or building improvement(s) needing gas service at a cost in conjunction with the City Utilities' existing policy.

SEWER AND WATER IMPROVEMENTS

I. Water Mains - Residential

The City Utilities shall be responsible for all costs associated with mains over 8 inches in diameter. (Actual cost minus cost of 8-inch main).

Water Mains - Commercial

The City Utilities shall be responsible for all costs associated with mains over 10 inches in diameter. (Actual cost minus cost of 10-inch main).

II. Sewer Mains - Residential

The City Utilities shall be responsible for all costs associated with mains over 8 inches in diameter. (Actual cost minus cost of 8-inch main).

Sewer Mains - Commercial

The City Utilities shall be responsible for all costs associated with mains over 10 inches in diameter. (Actual cost minus cost of 10-inch main).

Lift Stations - Residential and Commercial

The City Utilities shall install, operate, and maintain all necessary lift stations.

III. Intersections - Residential and Commercial

The traversing or crossing of the intersections of public street and alley right-of-way with water and sanitary sewer utility pipelines will be the responsibility of the City Utility system. Costs incurred shall be calculated on a pro-rata per frontal foot basis for assessment districts and assumed accordingly as a "general obligation". Costs include pipe, fire hydrants, boring and casing if needed, valves, crosses, tees or manholes within the right-of-way. Costs incurred by developers for the crossing of intersections of public right-of-way (streets and alleys) will be considered "general obligations" and the developer will be reimbursed or credited for the appropriate amount to be determined on a per frontal foot basis for the actual length of the right-of-way.

The City Utilities shall incur all non-betterment and betterment costs within this crossing of the right-of-way for intersections and alleys. (See Resolution No. 1252, Exhibit "A").

IV. Right-Of-Way Crossings - Residential and Commercial

Where it is necessary to cross public street right-of-ways with a water and sanitary sewer utility pipeline to service an existing or proposed new system, the City Utility will assume all betterment and non-betterment pipeline costs including the costs of pipe, fire hydrants, boring and casing, and pavement replacement, if required. These costs will be determined on a lineal foot basis for the length required to complete said undercrossing. On high traffic areas it is desirable to bore crossings in already developed or existing areas. (See Resolution No. 1252, Exhibit "B").

V. City Property - Residential and Commercial

Where a water and sanitary sewer pipeline is constructed adjacent to City owned property (a parcel) the City Utility Department shall incur the costs of said construction on a per frontal foot basis as determined by the actual final costs of construction. (See Resolution No. 1252, Exhibit "C").

SUBDIVISION APPROVAL AND INFRASTRUCTURE FINANCING

Prior to the platting and approval of any new subdivision and the construction of all infrastructure improvements needed therein, Developers shall meet with the City's Development Services Department for a "Pre-Platting Conference" whereat the requirement of the Developer's proposed subdivision development and the City's Subdivision Regulations shall be discussed. This discussion shall include the requirements of both the preliminary and final plat of the proposed subdivision, the necessity of a drainage plat, the ground floor elevations of each lot, and infrastructure improvements. A preliminary shall require contour lines showing the topography of the proposed subdivision and proposed lots and location of streets and other public improvements, if any. A drainage plan for the proposed subdivision shall be submitted along with the Preliminary Plat to the Planning Commission for review. The Preliminary Plat and final plat shall not be approved at the same Planning Commission meeting unless the drainage plan has been previously reviewed and approved by the City Engineer. A Final Plat shall only need to be approved by the Mayor and City Council as

required by Nebraska statute.

Upon approval of a Final Plat by the Mayor and City Council all infrastructure improvements, except for electric and gas, as set forth above shall be designed and bid at the same time. The intent would be to create paving districts or water and/or sewer districts or extension districts (ordinance of creation, engineer's estimate, and advertising for bids) with construction contracts let to the lowest responsible bidder as approved by the Mayor and City Council.

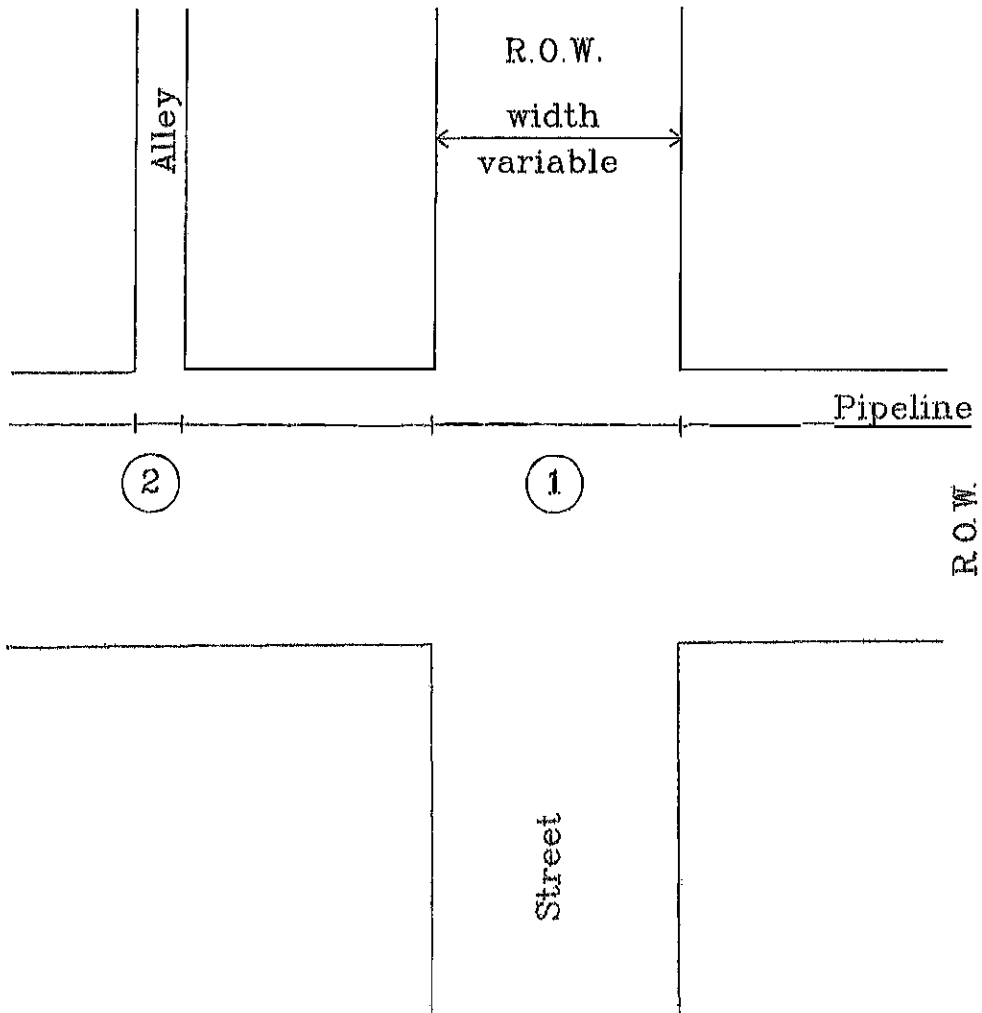
As an alternative to the creation of the above infrastructure districts, the City and Developer may enter into a Subdivision Agreement wherein the Developer would agree to the following:

1. Pay 25% of lesser of the costs of paving, storm water if applicable, water, and sewer improvements based on the City Engineer's estimate or the award to the successful bidders for the installation of said improvements at the time the contracts are approved by the Mayor and City Council.
2. Pay an additional 25% of the unpaid balance of the costs of the above improvements within five (5) years of the award of said contracts, said payment to be made without interest if paid within said five (5) year period.
3. Pay the remaining unpaid balance of the costs of the above improvements within 10 (10) years of the award of said contracts. Said unpaid balance shall draw interest at the rate negotiated between the Developer and City at the time of the execution of the Subdivision Agreement commencing on the 5th year anniversary of the award of said contracts.

The Subdivision Agreement shall be filed with the Register of Deeds of Adams County, Nebraska, and as part of the Subdivision Agreement Developer shall grant City a lien on each lot within the subdivision on a prorated basis based on the formula used by the City if the costs of said infrastructure improvements were to have been specially assessed. Developer shall agree that the amount of the City's lien shall be paid off at the time of the sale of each lot within the subdivision; and City shall agree to release its lien against each lot upon the payment to City of cost of the lien amount against that lot. The Subdivision Agreement shall apply to all subsequent owner(s) of lots within the subdivision.

Exhibit "A"

Intersection Crossing Situation



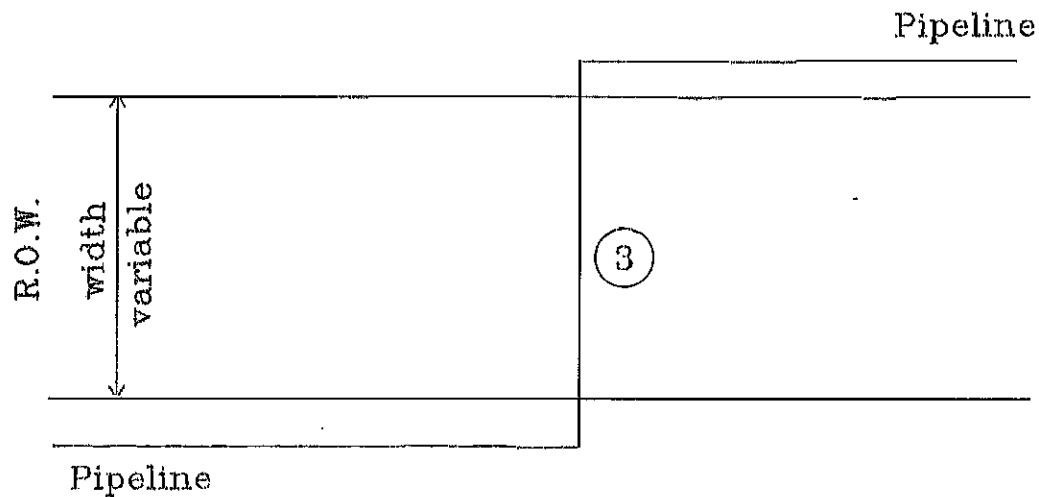
City Utilities responsibility
includes pipe, valves, crosses, tees or
manholes within R.O.W. area of intersection (red)

#1 Street Public R.O.W.

#2 Alley Public R.O.W.

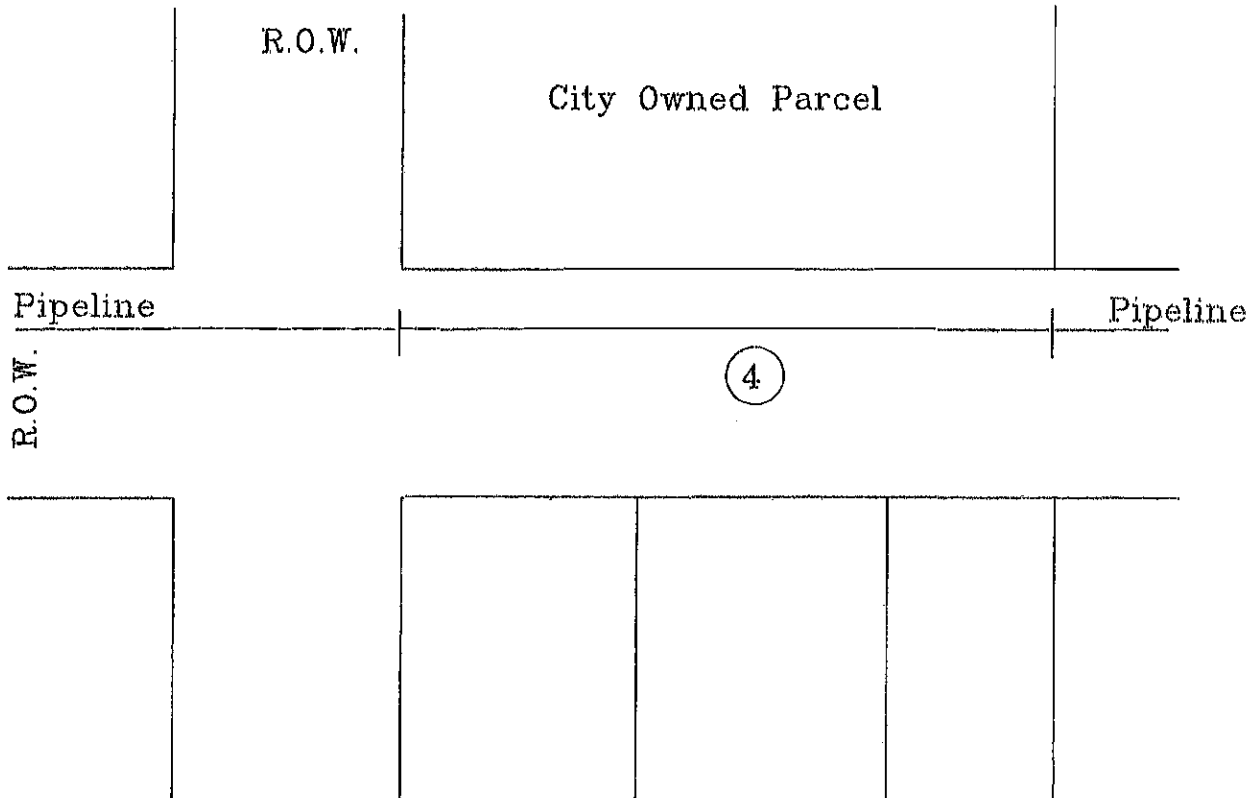
Exhibit "B"

Street R.O.W. Crossing Situation



City Utilities responsibility
includes pipeline costs
betterment and non betterment
boring and casing costs
street replacement if necessary
#3 Crossing Public R.O.W.

Exhibit "C"



City Utilities assumes all cost
on a per frontal foot basis in
front of City owned properties #4

Department: BID/CRA
Staff Contact: Randy Chick
Planning Commission Meeting Date: 01/16/2018
File No: 2018-002
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing for a request to consider proposed Plan Modification #12.19.17 to Redevelopment Plan I for the following property: the South Seventy-four and One-half (74.5) feet of Lots One (1), Two (2), Three (3), Four (4) and Five (5) of Lyman's Addition to the City of Hastings, Adams County, Nebraska also addressed as 109 North Burlington Avenue, Hastings, Nebraska.

Names of People/Business affected by this action:

The applicant, the people of Hastings, the Community Redevelopment Authority, and the City.

Why Planning Commission action is required:

An authority shall not prepare a redevelopment plan for a redevelopment project area unless the governing body of the city in which such area is located has, by resolution adopted after a public hearing with notice provided as specified in section 18-2115, declared such area to be a substandard and blighted area in need of redevelopment. The governing body of the city shall submit the question of whether an area is substandard and blighted to the planning commission or board of the city for its review and recommendation prior to making its declaration. The planning commission or board shall submit its written recommendations within thirty days after receipt of the request.

Type of action requested:

Motion

Suggested motion:

Motion to recommend approval of Plan Modification #12.19.17 to Redevelopment Plan I for the South Seventy-four and One-half feet of Lots One through Five of Lyman's Addition to the City of Hastings, Adams County, Nebraska.

Deadlines associated with action:

This item is scheduled to be considered at the February 12, 2018 regular meeting of the City Council.

Department head comments:

Approval of this item allows for redevelopment funding to be applied to the subject property, Lots One (1), Two (2), Three (3), Four (4), and Five (5) of Lyman's Addition to the City of Hastings, commonly known as 109 North Burlington Avenue.

The project proponent intends to renovate the facade, rehabilitating brick work, adding architectural stabilization elements, and increasing fenestration by re-opening windows to the basement level on the east side, and all levels on the south side. An ADA ramp is planned for the south side of the building.

Planned uses include rental commercial, assembly uses, and owner-occupied residential. Total project cost estimates are approximately \$3.4 Million.

Recommendation:

Staff supports a Planning Commission recommendation to approve Plan Modification #12.19.17 to Redevelopment Plan 1 for the following property: the South Seventy-four and One-half (74.5) feet of Lots One (1), Two (2), Three (3), Four (4) and Five (5) of Lyman's Addition to the City of Hastings, Adams County, Nebraska also addressed as 109 North Burlington Avenue, Hastings, Nebraska.

NRS
18-2115

Notice:

1/5

12/29

12/27 Notice

DATE 12/21/2017

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.

- | | | | |
|---|---|--|--|
| ☐ Preliminary Plat | ☐ Final Plat | ☐ Short Plat | ☐ Administrative Plat |
| ☐ Code Amendment | ☐ Zoning Change | ☐ Vacation (Plat / ROW / Easements) | |
| ☐ Conditional Use Permit / Amendment | ☐ Planned District / Amendment | ☒ PLAN MODIFICATION | |
| ☐ Comprehensive Plan / Amendment | ☐ Annexation Petition / Addition to the City | | |

PROJECT INFORMATION

Project Name: 109 N. Burlington Redevelopment Project

Project Address: 109 N. Burlington 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: 9,340 sq ft
The South Seventy-Four and One-Half (574.5)

Legal Description: Feet of Lots 1-5 of Lyman's Addition to the City of Hastings Number of Lots: 5 lots

APPLICANT INFORMATION

Applicant: Community Redevelopment Authority Company: _____

Address: 301 S. Burlington Tel: 402 461-8445 Fax: _____

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

Property Owner: Milo F. Kocurek - Property Under Contract to Scott and Tracy Bell Company: N/A

Address: 109 N. Burlington Tel: _____ Fax: _____

City: Hastings State: NE Zip: 68901 Email: _____

Key Contact: Randal Chick Company: CRA

Address: 301 S. Burlington Tel: _____ 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.

Property Owner Signature Date

Randal Chick 12/21/17
Applicant Signature Date

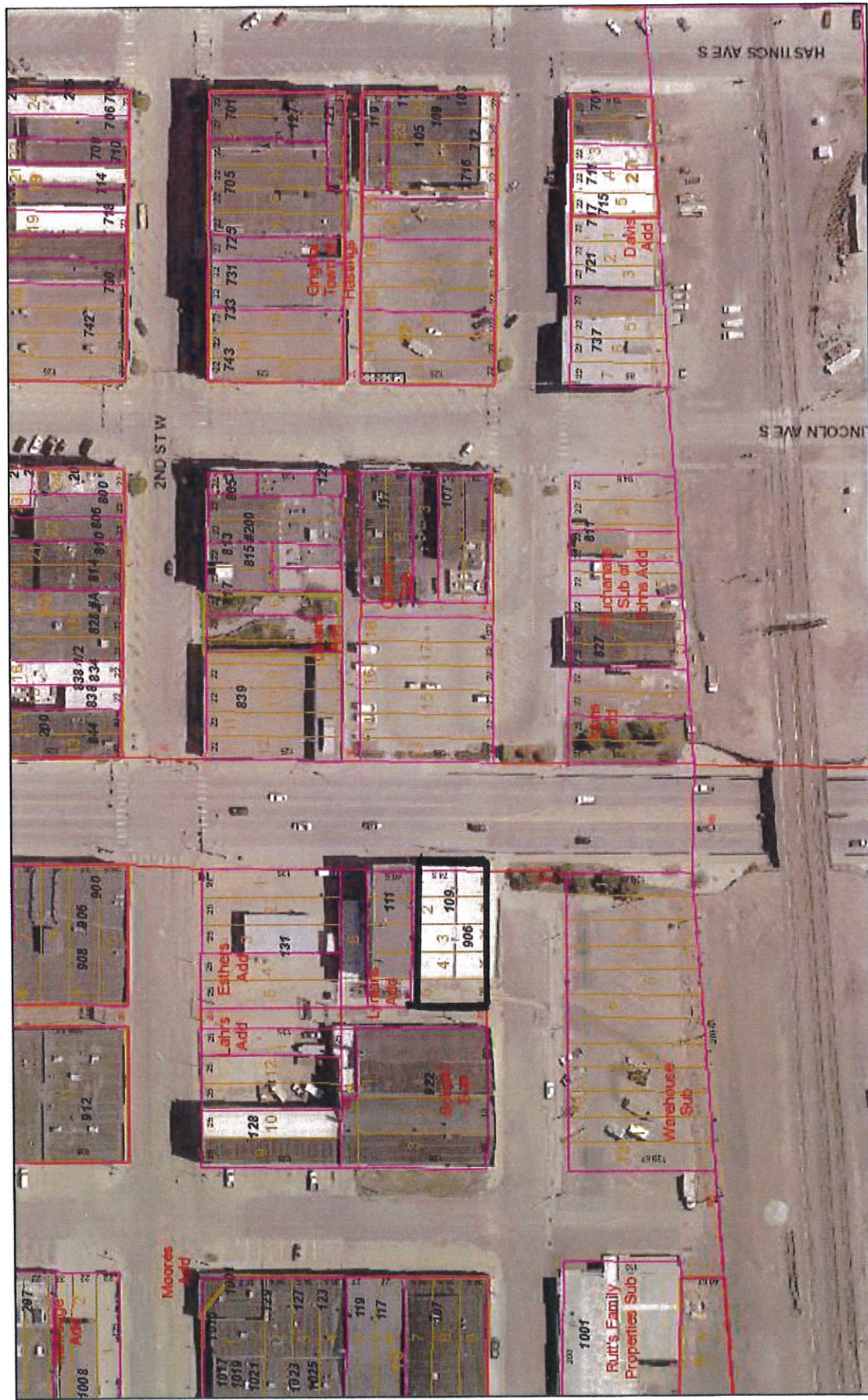
DEPARTMENTAL USE ONLY

Fees: _____ Receipt No. _____

Accepted by Staff: _____ Case No. _____

Signature

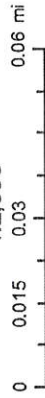
ArcGIS Web Map



December 21, 2017

- | | Limits | One Mile | Two Mile | Parcels | Subdivisions | Easements | LOTS | BLOCKS | Addresses |
|--------|--------|----------|----------|---------|--------------|-----------|------|--------|-----------|
| Legend | | | | | | | | | |

1:2,000



The map displays a grid of property lots with the following details:

- Streets:** 2ND ST W, BURLINGTON AVE N, LEX.
- Highlighted Property:** A lot at 906 is enclosed in a black box. It is part of the 'Schutz Sub' and is owned by 'Lyman's Add'.
- Other Properties and Owners:**
 - Rutti's Family Properties Sub:** Located at the bottom left, with lots 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646,

	Limits	One Mile	Two Mile	Parcels
1				
2				



109 N. Burlington Redevelopment Project

The Developer, Scott and Tracy Bell are completing the purchase of the former Acme Printing building at 109 N. Burlington in early January and propose to rehabilitate and develop the entire three floors above grade plus the basement of the 30,000+ square foot building into a mix of uses including commercial, assembly and residential occupancies. The developer proposes to finish the interior common spaces (stairs, elevator, restroom and lobbies) as required and prepare five white box commercial/assembly tenant lease spaces and a personal residence on the upper level. The project would also include; construction of a garage on the west side of the building and a handicap ramp on the south side to serve the dock area. The exterior façade would be rehabilitated to include new main level storefronts, basement and upper level windows, painting, brick reconstruction and tuck pointing, and signage. Estimated costs for the façade improvements are \$482,000 and total project costs are estimated to be \$3,500,000.

ADAMS COUNTY ASSESSOR COUNTY REAL PROPERTY INFORMATION

Parcel ID: 010006180 Tax Year: 2017 Run Date: 12-21-2017 9:51 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
 KOCOUREK MILO F ETUX
 109 N BURLINGTON
 HASTINGS, NE 68901

Additional Owners
 No.

PROPERTY SITUS ADDRESS
 109 N BURLINGTON AVE

GENERAL PROPERTY INFORMATION
 Cadastral # 283-08544
 Living Units: 3
 Zoning: 2007 - 2007 BURLINGTON
 Neighborhood: 283-ES9 NR2 SD18 CRA
 Tax Unit Group: 6118 HASTINGS 18 (01-0018)
 School Base:
 Exemptions:
 Property Flags: BID

PROPERTY FACTORS
 Topography:
 Utilities:
 Access:
 Location:
 Parking Type:
 Parking Quantitv:

LEGAL DESCRIPTION
 1483.00-S74 1/2' LOTS 1 THRU 5 LYMANS ADD OF
 BLK 5 MOORES ADD

SALES INFORMATION					
Grantor	Date	Type	Sale Amount	Validity	Inst.Type

Reference #

BUILDING PERMITS		
Number	Issue Date	Description

INSPECTION HISTORY			
Date	Time	Reason	Contact-Code
4/8/2010			JSR

RECENT APPEAL HISTORY				
Year	Level	Case #	Status	Action

ASSESSMENT VALUE HISTORY				
Tax Year	Land	Building	Total	Method
2017	\$56,040	\$52,720	\$108,760	IDXVAL
2016	\$56,040	\$48,815	\$104,855	IDXVAL
2015	\$56,040	\$47,860	\$103,900	IDXVAL
2014	\$11,580	\$45,580	\$57,160	IDXVAL
2013	\$11,580	\$45,580	\$57,160	IDXVAL

APPRAISED VALUES			
	Land	Building	Total
Current	\$56,040	\$52,720	\$108,760
Prior	\$56,040	\$48,815	\$104,855
Cost	\$101,620	Market	
Income	\$0	MRA	
		Override	\$57,160

MARKET LAND INFORMATION					
Method	AC/SF/Units	FF	Depth	Factor	Base Val
Sqft Method of Valuation	9,340	75.00	125.00		56,041
					Final Value
					56,040
					Avq Unit Val
					6.00

Total Market Land Area in Acres 0.210

Total \$56,040

ADAMS COUNTY ASSESSOR COUNTY REAL PROPERTY INFORMATION

Parcel ID: 010006180

Active

Tax Year: 2017

Run Date: 12-21-2017 9:51 AM

Page 2 of 2

OTHER IMPROVEMENTS										COMPONENTS				
Occupancy	MSCI Rank	Qty	Yr Bt Area	Perim	Hat	Dim	St	%Cmp	Code	Units	Pct.	Oth	Rank	Year
Mini-Warehouse	S 1	1	2011 2400		10	30x80	1							

**MINUTES OF THE MEETING FOR
THE COMMUNITY REDEVELOPMENT AUTHORITY
OF THE CITY OF HASTINGS, NEBRASKA
December 19, 2017**

A meeting of the Community Redevelopment Authority of the City of Hastings, Nebraska, was held on December 19, 2017 at 12:00 pm at the Chamber Development Center located at 301 S. Burlington, Hastings, Nebraska. Members of the Authority present were Dick Hysell, Dan Schwartzkoph, Roger Coffman, Rick Klamm and Michael Krings. Also present were Don Threewitt, Dave Ptak, Ken Frederick, Stacy Bell, Dale Gartner and Director Randy Chick. Dick Hysell called the meeting to order at 12:04 pm. Motion by Rick Klamm and second by Roger Coffman that prior to this meeting a notice was posted in three public places on November 16, 2017 and that a current copy of the Open Meetings Act is posted in the meeting room, and that each member of the Authority received a copy of the proposed agenda, and that an agenda for such meeting, kept continuously current, is available for public inspection at City Hall, and that said meeting be held in open session.

Ayes: D. Schwartzkoph, R. Coffman, D. Hysell, M. Krings, R. Klamm

Nays: None

Motion by Rick Klamm and second by Roger Coffman that the Consent Agenda, including the claims and minutes of the meeting of November 17, 2017.

<u>Amount</u>	<u>Payee</u>	<u>Description</u>
\$900.00	Chamber of Comm.	January rent (BID Reimburses \$258.33)
\$45.94	Chamber of Comm.	November copies
\$4,890.00	RAC Investments	January Administrative
\$205.98	RAC Investments	Reimburse for RFP signs for CRA buildings
\$81.92	Verizon	11/26/17 Phone
\$1,074.59	City of Hastings	Attorney Fees 11/2017
\$551.98	Steve Marvel	January Lease payment for 647 W. 2nd - year 9
\$555.55	Odyssey Downtown, LLC	Retail Incentive Grant #1 (\$20,000 over 3 yrs - December payment)
\$208.33	Wynk Boutique	Retail Incentive Grant #2 (\$7,500 over 3 yrs - December payment)
\$135.42	Trapped Downtown	Retail Incentive Grant #3 (\$4,875 over 3 yrs - December payment)
\$156.25	I Am Me, LLC	Retail Incentive Grant #4 (\$5,625 over 3 yrs - December payment)
\$2,501.22	Heritage Bank	TIF Prin. & Int - Big Dally's Deli - FINAL PAYMENT
\$2,959.00	Heartland Bank	TIF Prin. & Int. - Smitty's
\$3,330.00	Heartland Bank	TIF Prin. & Int - CI Properties
\$3,493.61	Heartland Bank	TIF Prin. & Int. - Greenhouse Cicada Project
\$102.70	Hastings Utilities	3211 W. 12th
\$20.03	Hastings Utilities	516 W. 1st
\$235.41	Hastings Utilities	731 W. 2nd
\$46.63	Hastings Utilities	119 N. Hastings
\$9.32	Hastings Utilities	105 N. Hastings #214
\$79.52	Hastings Utilities	105 N. Hastings
\$910.60	Hastings Utilities	105 N. Hastings
\$9.32	Hastings Utilities	105 N. Hastings #200
\$9.32	Hastings Utilities	105 N. Hastings #201
\$9.32	Hastings Utilities	105 N. Hastings #203
\$9.32	Hastings Utilities	105 N. Hastings #204
\$9.32	Hastings Utilities	105 N. Hastings #205
\$9.32	Hastings Utilities	105 N. Hastings #208

\$10.92	Hastings Utilities	105 N. Hastings #211
\$9.32	Hastings Utilities	105 N. Hastings #216
\$9.32	Hastings Utilities	105 N. Hastings #217
\$9.32	Hastings Utilities	105 N. Hastings #218
\$11.22	Hastings Utilities	113 N. Hastings
\$293.18	Hastings Utilities	113 N. Hastings
\$46.69	Hastings Utilities	712 W. 1st
\$379.72	Hastings Utilities	601 W. 1st
\$23.66	Hastings Utilities	607 W. 1st
\$247.45	Hastings Utilities	705 W. 2nd - Dollar General
\$1,578.00	Howard's Glass	50% of cost of new door at 731-733 W. 2nd on shared stairway
\$102.50	Woodward's	128 N. Hast. (\$47.50) - 105 N. Hast. (\$17.50) - 601 W. 1st (\$37.50)
\$260.00	Jake or Daniel Walther LLC	Cleaning Service for 105 N. Hastings & 128 N. Hast.

\$25,531.22 TOTAL CLAIMS

Ayes: D. Schwartzkoph, R. Coffman, D. Hysell, M. Krings, R. Klammm
Nays: None

Chairman Dick Hysell asked if anyone would like to speak on any agenda item that is not a public hearing. No one appeared to speak.

Randy Chick introduced Stacy Bell and Ken Frederick. Stacy and Scott Bell have entered into a purchase agreement with Milo Kocourek to purchase the Acme Printing Building at 109 N. Burlington. Ken Frederick of Master Builders Associates is the architect and explained the project. The Bell's are closing on the former Acme Printing building at 109 N. Burlington in early January and propose to rehabilitate and develop the entire three floors above grade plus the basement of the 30,000 square foot building into a mix of uses including commercial, assembly and residential occupancies. The developer proposes to finish the interior common spaces (stairs, elevator, restroom and lobbies) as required and prepare five white box commercial/assembly tenant lease spaces and a personal residence on the upper level. The project would also include; construction of a garage on the west side of the building and a handicap ramp on the south side to serve the dock area. Windows and entrances on the south of the building would be installed, the existing painted signage removed, the brick tuck pointed and the east facades renovated. Estimated costs for the façade improvements are \$482,000 and total project costs are proposed to be \$3,546,570.

Mrs. Bell and Mr. Frederick discussed the project timeline and stated that they hope to have the common spaces and white box tenant spaces completed by July 2018 and the private residence and garage completed by December 2018. Mrs. Bell is requesting \$120,000 of façade improvement funds and \$599,000 in tax increment financing. Mr. Frederick noted that the dock on the south side of the building was on public right of way and the developer hopes to work with the City to approve the installation of a handicap ramp to access the dock area as well as installation of awnings on the south side. Frederick and Bell commented that 1st Street dead ends at Burlington and vehicles are forced to turn around in the street on the east end. The developer would like to work with the City to reconfigure 1st Street to provide sidewalks parking and green space to enhance the public area. Board members were excited about the project and thanked Mrs. Bell for the investment in the community.

Randy Chick announced that the City of Hastings application for CDBG Downtown Revitalization Grant funds had been approved in the amount of \$350,000. The Board

discussed the process going forward and Chick stated that the funds had been designated for façade improvements on the four downtown properties owned by the CRA. It is the hope of the Downtown Revitalization Committee to utilize the funds as an incentive to recruit developers to invest significant private dollars to purchase and develop the pre-identified properties. Roger Coffman asked if some of the funds could be utilized for parking lot improvements on the lot at 1st and Hastings and Randy Chick responded that this would require an amendment to the application, but could be done. No action was taken.

Motion by Rick Klamm and second by Dick Hysell to go into closed session at 1:08 pm for the purpose of contract negotiations in connection with the Scott and Tracy Bell Redevelopment Project.

Ayes: D. Schwartzkoph, R. Coffman, D. Hysell, M. Krings, R. Klamm
Nays: None

Motion by Michael Krings and second by Rick Klamm to come out of closed session at 1:35 pm.

Ayes: D. Schwartzkoph, R. Coffman, D. Hysell, M. Krings, R. Klamm
Nays: None

Motion by Michael Krings and second by Rick Klamm to authorize the CRA Director to send a 30-day notice to the Mayor and Council of the Authority's intent to enter into an Redevelopment Agreement with Scott and Tracy Bell in connection with a redevelopment project at 109 N. Burlington and direct the CRA Attorney to prepare a plan modification to Redevelopment Area #1 and forward said plan to the Planning Commission for review and approval. Michael Krings stated that his motion includes that the Redevelopment Contract should provide the full amount of TIF available to the project that would be generated over the 15 year TIF period. During discussion the Board requested that Randy Chick meet with the Adams County Assessor to get an estimate of final valuation in order to determine the amount of TIF that might be available for the public improvements associated with the project. The Board also requested that the Director expedite the Plan Modification in order to have the modification heard at the Planning Commission Meeting in January. The Board agreed to ask the Façade Design Committee members to meet with the Developer on the proposed improvements and agreed to continue to discuss the Façade application and the amount of façade grant to provide to the project.

Ayes: D. Schwartzkoph, R. Coffman, D. Hysell, M. Krings, R. Klamm
Nays: None

Roger Coffman requested that the CRA hold a planning work session and the group agreed to set up a meeting for early January 2018. Coffman also discussed the former BG&S property and wanted the CRA to continue to consider options to acquire the property if the opportunity arises.

There being no further business to conduct it was moved by Dan Schwartzkoph and seconded by Michael Krings to adjourn the meeting.

Ayes: D. Schwartzkoph, R. Coffman, D. Hysell, M. Krings, R. Klamm
Nays: None

Respectfully submitted,

Randy Chick, Director

Department: Development Services
Staff Contact: Donald Threewitt
Planning Commission Meeting Date: 01/16/2018
File No: 2018-003
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing for Shadow Ridge 8th Addition, a .93 acre addition to the City of Hastings, Adams County, Nebraska, located in the Northwest Quarter of Section 36, Township 8 North, Range 10 West of the 6th P.M., Adams County, Nebraska.

Names of People/Business affected by this action:

The applicant, the people of Hastings, and the City.

Why Planning Commission action is required:

An addition may become part of the municipality at such time as the addition is approved by the legislative body if (a) after giving notice of the time and place of the hearing, the planning commission and legislative body both hold public hearings, and (b) the legislative body votes to approve the inclusion of the addition and conducts a separate vote to approve the addition.

Type of action requested:

Motion

Suggested motion:

Motion to recommend approval of Shadow Ridge 8th Addition to the City of Hastings, Adams County, Nebraska.

Deadlines associated with action:

This item is scheduled to be considered at the next regular meeting of City Council on February 12, 2018.

Department head comments:

This final plat is a refinement of a portion of the Shadow Ridge Preliminary Plat which was approved by Planning Commission on August 21, 2017, and City Council on September 11, 2017.

Current Zoning: "R-1 Single-family Residential"

Proposed Zoning: "R-1 Single-family Residential"

Comp Plan: The future land use designation in Imagine Hastings calls for Suburban Residential.

Surrounding Land Uses are:

North: Developed residential uses, zoned "R-1 Single-family Residential;"

South: Agricultural and suburban residential uses, zoned "R-1 Single-family Residential;"

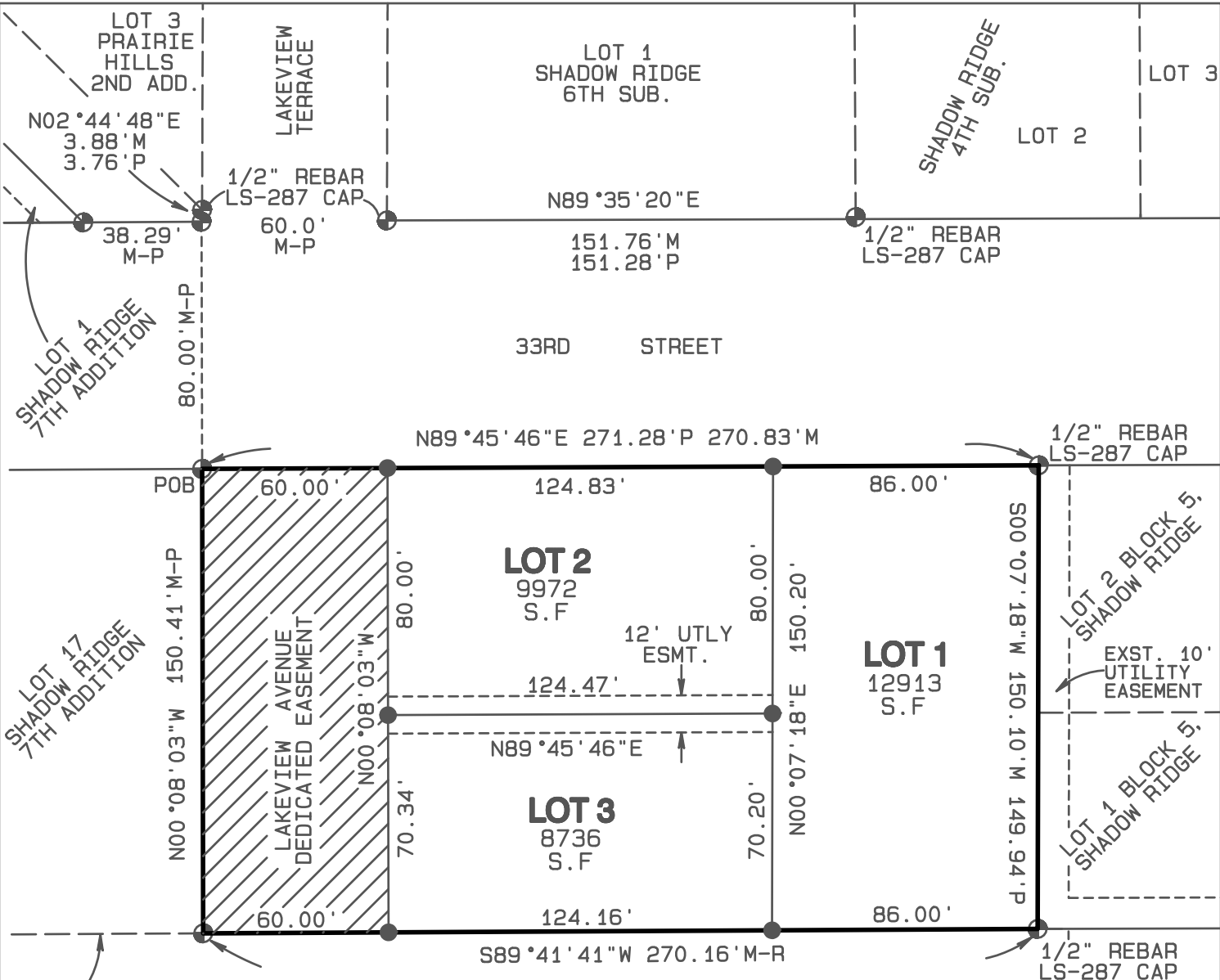
East: Developed residential uses, zoned "R-1 Single Family Residential;"

West: Agricultural and suburban residential uses, zoned "R-1 Single-family Residential."

Subdivision Standards: This plat is an Addition to the corporate limits of the city. The applicant has worked with city staff in the overall design and layout, which culminated in this submission. Recommendations from multiple city departments have been incorporated, and all issues have been addressed.

Recommendation:

Staff supports a Planning Commission recommendation to approve the final plat for Shadow Ridge 8th Addition to the City of Hastings.



SHADOW RIDGE 8TH ADDITION

A 0.93 ACRE ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, T8N-R10W, OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA.

FLOOD PLAIN NOTE:

NO PORTION OF THE PROPERTY SHOWN ON THIS FINAL PLAT IS LOCATED WITHIN THE 100 YEAR FLOODHAZARD ZONE "A" ACCORDING TO THE FLOOD HAZARD BOUNDARY MAPS AS PROVIDED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION., COMMUNITY PANEL NUMBER 3100010005B.

OWNERS NAME AND ADDRESS:

WESTBROOK VILLAGE L.L.C.
ALAN M. ANDERSON, (MANAGING MEMBER)
701 NORTH SHORE DRIVE
HASTINGS, NE 68901

CURRENTLY ZONED: R-1 SINGLE FAMILY RESIDENT
PROPOSED USE: R-1 SINGLE FAMILY RESIDENT

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 8 NORTH, RANGE 10 WEST OF THE SIXTH P.M., IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF LOT 17 SHADOW RIDGE 7TH ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, ALSO BEING THE SOUTH RIGHT OF WAY OF PLATTED 33RD STREET, THENCE N89°45'46"E (ASSUMED BEARING) ON SAID SOUTH RIGHT OF WAY A DISTANCE OF 270.83 FEET TO THE WEST LINE OF BLOCK 5, SHADOW RIDGE, THENCE S00°07'18"W ON SAID WEST LINE A DISTANCE OF 150.10 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER, THENCE S89°41'41"W ON SAID SOUTH LINE OF THE NORTHWEST QUARTER A DISTANCE OF 270.16 FEET, TO THE WEST LINE OF SAID LOT 17 SHADOW RIDGE 7TH ADDITION, THENCE N00°08'03"W ON SAID WEST LINE A DISTANCE OF 150.41 FEET TO THE POINT OF BEGINNING, CONTAINING 0.93 ACRES MORE OR LESS.

G.P.S. PROJECT # 047-2017



SURVEYOR'S CERTIFICATE:

I, JOSHUA EUGENE GRUMMERT, A LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA, DO HEREBY CERTIFY THIS SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION, ON _____, 20____.

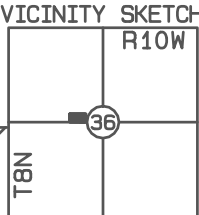
JOSHUA E. GRUMMERT | LS-783

SHEET 1 OF 3

50'
SCALE 1: 50

- LEGEND :
- P-PLATTED DISTANCE
 - M-MEASURED DISTANCE
 - R-RECORD DISTANCE
 - D-DEED DISTANCE
 - G-GOVERNMENT DISTANCE

- FOUND 1/2" REBAR WITH LS-783 CAP UNLESS NOTED
- TEMPORARY POINT
- SET 1/2" X 24" REBAR WITH BLUE LS-783 CAP UNLESS NOTED OTHERWISE



ASSUMED BEARING

OWNERS CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WESTBROOK VILLAGE, 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 HEREIN, HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "SHADOW RIDGE 8TH ADDITION", AN ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 8 NORTH, RANGE 10 WEST OF THE SIXTH P.M., 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. BE IT FURTHER KNOWN, THAT SAID OWNERS DO HEREBY DEDICATE ALL STREETS AND EASEMENTS SHOWN ON THE PLAT TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

SIGNED THIS _____ DAY OF _____, 20____.

WESTBROOK VILLAGE, L.L.C.

ALAN M. ANDERSON, MANAGING MEMBER

WAIVER

APPLICANTS HEREBY WAIVES ANY AND ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE STREETS AND ALLEYS TO CONFORM TO SAID GRADES AS ESTABLISHED.

SIGNED THIS _____ DAY OF _____, 20____.

WESTBROOK VILLAGE, L.L.C.

ALAN M. ANDERSON, MANAGING MEMBER

ACKNOWLEDGEMENT

STATE OF NEBRASKA }
COUNTY OF ADAMS } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY
OF _____, 2017, BY ALAN M. ANDERSON, MANAGING MEMBER OF
WESTBROOK VILLAGE, L.L.C. MY COMMISSION EXPIRES THE _____ DAY OF
_____, _____.

(SEAL)

NOTARY

MAYOR AND CITY COUNCIL ACTION

THIS PLAT OF SHADOW RIDGE 8TH ADDITION, AN ADDITION
TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, IS
HEREBY _____, DATED THIS _____ DAY OF _____, _____.

MAYOR

CITY CLERK

G.P.S. PROJECT # 047-2017

SHEET 2 OF 3

SHADOW RIDGE 8TH ADDITION

A 0.93 ACRE ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, T8N-R10W, OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA.

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES
ARE DUE OR DELINQUENT UPON THE PROPERTY IN THE LEGAL DESCRIPTION
ON THIS PLAT AS OF THIS _____DAY OF _____ , _____.

ADAMS COUNTY TREASURER

CITY ENGINEER'S APPROVAL

I, THE UNDERSIGNED, DO HEREBY _____ THIS PLAT SHADOW RIDGE 8TH ADDITION,
AN ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

CITY ENGINEER

CITY PLANNING COMMISSION RECOMMENDATION

THIS PLAT OF SHADOW RIDGE 8TH ADDITION, AN ADDITION TO THE CITY OF HASTINGS, ADAMS
COUNTY, NEBRASKA, HAS BEEN SUBMITTED TO AND REVIEWED BY THE CITY PLANNING COMMISSION FOR
APPROVAL AND IS HEREBY TRANSMITTED TO THE GOVERNING BODY OF THE CITY OF HASTINGS, ADAMS
COUNTY, NEBRASKA, WITH THE RECOMMENDATION THAT SAID PLAT BE _____AS PROPOSED
DATED THIS _____ DAY OF _____ , _____ .

CHAIRMAN

DIRECTOR

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

REGISTER OF DEEDS CERTIFICATE

STATE OF NEBRASKA }
COUNTY OF ADAMS } SS
 }

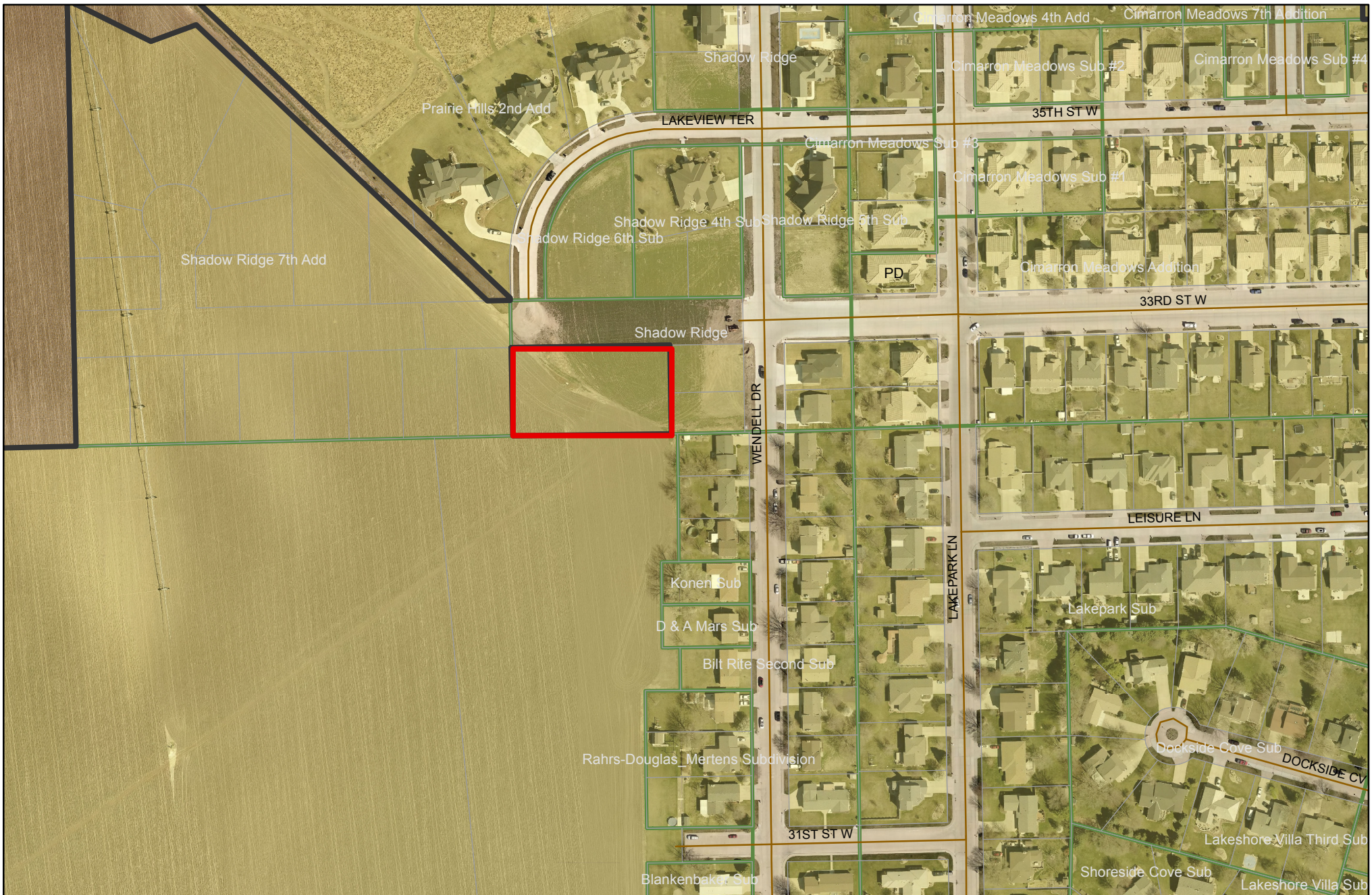
THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD
IN THE REGISTER OF DEEDS OFFICE OF ADAMS COUNTY, NEBRASKA
DATE: _____ TIME: _____ INSTRUMENT NO.: _____

REGISTER OF DEEDS

G.P.S. PROJECT # 047-2017

SHADOW RIDGE 8TH ADDITION

A 0.93 ACRE ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY,
NEBRASKA, LOCATED IN THE NORTHWEST QUARTER OF SECTION
36, T8N-R10W, OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA.



Shadow Ridge 8th Addition

Aerial Map



Department: Development Services
Staff Contact: Donald Threewitt
Planning Commission Meeting Date: 01/16/2018
File No: 2018-004
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Consideration of a final plat for Lakeview 8th Subdivision, two tracts of land located in the Southwest Quarter of Section 36, Township 8 North, Range 10 West of the 6th P.M. in the City of Hastings, Adams County, Nebraska generally located abutting Merle Avenue North of Lakeridge Drive.

Names of People/Business affected by this action:

The applicant, the people of Hastings, and the City.

Why Planning Commission action is required:

No plat of or instruments effecting the subdivision of real property shall be recorded or have any force and effect unless the same be approved by the City Council, subject however, to the exceptions set forth in Section 34-106 of the City Code. The City Council shall hold no public meeting, nor take any action upon any plat or instrument affecting a subdivision until it has received the recommendation of the Hastings Planning and Zoning Commission (38-201).

Type of action requested:

Motion

Suggested motion:

Motion to approve the final plat for Lakeview 8th Subdivision, two tracts of land located in the Southwest Quarter of Section 36, Township 8 North, Range 10 West of the 6th P.M. in the City of Hastings, Adams County, Nebraska.

Deadlines associated with action:

This item is scheduled for consideration at the February 12, 2018 regular meeting of City Council.

Department head comments:

The property extends from the Lakeview 7th Subdivision to the South, and the Merle Avenue right-of-way was approved with Lakeview 7th. Developed large-lot residential is adjacent to the West of the subject area. Undeveloped single-family residential, currently utilized as agricultural land, exists to the North and East. Future Land Use designation for the plat and all contiguous

parcels is Suburban Residential.

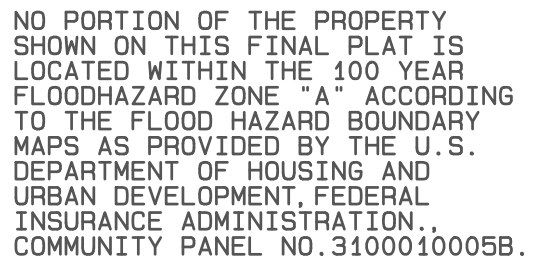
All requirements of Hastings City Code Sections 38-202 and 38-203 have been met, and the plat may be approved.

Recommendation:

Staff supports a motion to approve the final plat for Lakeview 8th Subdivision as presented.

LAKEVIEW 8th SUBDIVISION

LAKEVIEW NORTH PRELIMINARY PLAT NO.3

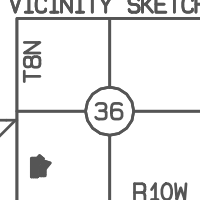


A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 8 NORTH, RANGE 10 WEST OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF LOT 6, LAKEVIEW 7TH SUBDIVISION IN THE CITY OF HASTINGS NEBRASKA, THENCE N89°57'22"W (ASSUMED BEARING) ON THE NORTH LINE OF SAID LOT 6 A DISTANCE OF 161.51 FEET TO THE EAST LINE OF NORTH SHORE HEIGHTS SUBDIVISION, THENCE N00°02'38"E ON SAID EAST LINE A DISTANCE OF 509.68 FEET TO THE SOUTHERLY LINE OF LOT 2, AZALEA ACRES, THENCE ALONG SAID SOUTHERLY LINE N89°59'43"E A DISTANCE OF 160.00 FEET, THENCE N39°33'21"E A DISTANCE OF 92.00 FEET, THENCE S50°26'39"E A DISTANCE OF 145.00 FEET TO THE PLATTED WESTERLY RIGHT OF WAY OF MERLE AVENUE, THENCE ON SAID WESTERLY RIGHT OF WAY S39°33'21"W A DISTANCE OF 182.87 FEET TO THE BEGINNING OF A CURVE THAT IS CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 230.00 FEET, A CHORD BEARING OF S19°47'59"W, AN ARC LENGTH OF 158.61 FEET (155.49' CHORD DISTANCE), THENCE S00°02'38"W A DISTANCE OF 201.12 FEET TO THE POINT OF BEGINNING, CONTAINING 2.50 ACRES MORE OR LESS.

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 8 NORTH, RANGE 10 WEST OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF LOT 7, LAKEVIEW 7TH SUBDIVISION IN THE CITY OF HASTINGS NEBRASKA, THENCE N89°57'22"W (ASSUMED BEARING) ON THE NORTH LINE OF SAID LOT 7 A DISTANCE OF 150.00 FEET TO THE PLATTED EASTERLY RIGHT OF WAY OF MERLE AVENUE, THENCE ON SAID EASTERLY RIGHT OF WAY N00°02'38"E A DISTANCE OF 169.59 FEET TO THE BEGINNING OF CURVE THAT IS CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 170.00 FEET, A CHORD BEARING OF N19°47'59"E, AN ARC LENGTH OF 117.23 FEET (114.92' CHORD DISTANCE) THENCE N39°33'21"E A DISTANCE OF 153.93 FEET, THENCE S72°20'48"E A DISTANCE OF 161.67 FEET, THENCE S39°33'21"W A DISTANCE OF 221.42 FEET, THENCE S00°02'38"W A DISTANCE OF 176.76 FEET TO THE POINT OF BEGINNING, CONTAINING 1.44 ACRES MORE OR LESS.

I, JOSHUA EUGENE GRUMMERT, A LICENSED PROFESSIONAL
LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA,
DO HEREBY CERTIFY THIS PLAT OF A SURVEY WAS MADE BY
ME OR UNDER MY SUPERVISION, ON _____, 20____.

VICINITY SKETCH



LEGEND :

- M-MEASURED DISTANCE
- R-RECORD DISTANCE
- G-GOVERNMENT DISTANCE
- P-PLATTED DISTANCE
- D-DEED DISTANCE
- ⊕ CORNER FOUND
- TEMPORARY POINT
- SET 1/2" X 24" REBAR WITH BLUE LS-783 CAP UNLESS NOTED OTHERWISE

CURVE 1
R=230.00'
L=158.61'
CHD=155.49'
CHB=S19°47'59"W

CURVE 2
R=170.00'
L=117.23'
CHD=114.92'
CHB=N19°47'59"E



G.P.S
website
www.grummert
surveying.com

GRUMMERT PROFESSIONAL SERVICES, LLC
PO BOX 37, 501 N. FORBES AVE, KENESAW, NE 68956
PHONE 402-879-5701 EMAIL imgrummert@yahoo.com

OWNERS CERTIFICATE AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT WESTBROOK VILLAGE, 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 HEREIN, HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "LAKEVIEW 8TH SUBDIVISION", A SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 8 NORTH, RANGE 10 WEST OF THE SIXTH P.M., 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. BE IT FURTHER KNOWN, THAT SAID OWNERS DO HEREBY DEDICATE ALL STREETS AND EASEMENTS SHOWN ON THE PLAT TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA,

SIGNED THIS _____ DAY OF _____, 2018.

WESTBROOK VILLAGE, L.L.C.

ALAN M. ANDERSON, MANAGING MEMBER

WAIVER:

APPLICANTS HEREBY WAIVES ANY AND ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE STREETS AND ALLEYS TO CONFORM TO SAID GRADES AS ESTABLISHED.

SIGNED THIS _____ DAY OF _____, 2018.

WESTBROOK VILLAGE, L.L.C.

ALAN M. ANDERSON, MANAGING MEMBER

ACKNOWLEDGEMENT

STATE OF NEBRASKA }
COUNTY OF ADAMS } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY
OF _____, 2018, BY ALAN M. ANDERSON, MANAGING MEMBER OF
WESTBROOK VILLAGE, L.L.C. MY COMMISSION EXPIRES THE _____ DAY OF
_____, _____.

(SEAL)

NOTARY

MAYOR AND CITY COUNCIL ACTION

THIS PLAT OF LAKEVIEW 8TH SUBDIVISION, A SUBDIVISION
IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, IS
HEREBY _____, DATED THIS _____ DAY OF _____, _____.

MAYOR

CITY CLERK

LAKEVIEW 8TH SUBDIVISION

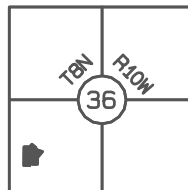
2 TRACTS OF LAND LOCATED IN THE SW 1/4
OF SECTION 36, T8N, R10W, IN THE CITY OF
HASTINGS, ADAMS COUNTY, NEBRASKA.

SHEET 2 OF 3

G.P.S
website
[www.grummert
surveying.com](http://www.grummertsurveying.com)

GRUMMERT PROFESSIONAL SERVICES, LLC
PO BOX 37, 501 N. FORBES AVE, KENESAW, NE 68956
PHONE 402-879-5701 EMAIL jmgrumment@yahoo.com

VICINITY SKETCH



G.P.S. PROJECT # 046-2017

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES ARE DUE OR DELINQUENT UPON THE PROPERTY IN THE LEGAL DESCRIPTION ON THIS PLAT AS OF THIS ____DAY OF _____ , _____.

ADAMS COUNTY TREASURER

CITY ENGINEER'S APPROVAL

I, THE UNDERSIGNED, DO HEREBY _____ THIS PLAT OF LAKEVIEW 8TH SUBDIVISION, A SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

CITY ENGINEER

CITY PLANNING COMMISSION RECOMMENDATION

THIS PLAT OF LAKEVIEW 8TH SUBDIVISION, A SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, HAS BEEN SUBMITTED TO AND REVIEWED BY THE CITY PLANNING COMMISSION FOR APPROVAL AND IS HEREBY TRANSMITTED TO THE GOVERNING BODY OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, WITH THE RECOMMENDATION THAT SAID PLAT BE _____AS PROPOSED DATED THIS _____ DAY OF _____ , _____ .

CHAIRMAN

DIRECTOR

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

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.: _____

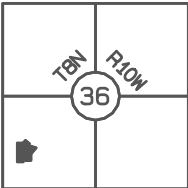
REGISTER OF DEEDS

LAKEVIEW 8TH SUBDIVISION

SHEET 3 OF 3

2 TRACTS OF LAND LOCATED IN THE SW 1/4
OF SECTION 36, T8N, R10W, IN THE CITY OF
HASTINGS, ADAMS COUNTY, NEBRASKA.

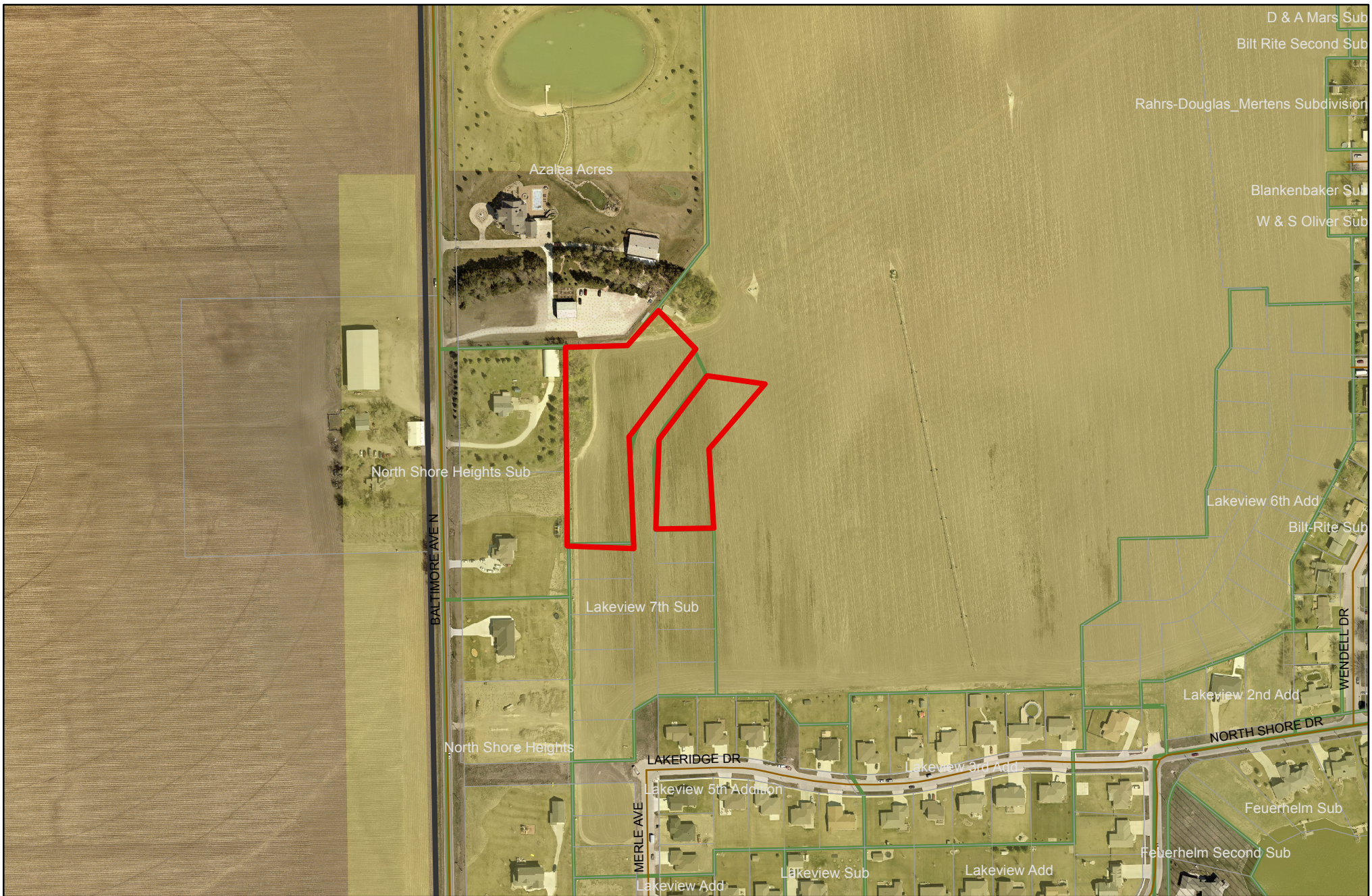
VICINITY SKETCH



G. P. S.
website
www.grummert
surveying.com

GRUMMERT PROFESSIONAL SERVICES, LLC
PO BOX 37, 501 N. FORBES AVE, KENESAW, NE 68956
PHONE 402-879-5701 EMAIL jmgrummert@yahoo.com

G.P.S. PROJECT # 046-2017



Lakeview 8th Subdivision

Aerial Map



Department: Development Services
Staff Contact: Donald Threewitt
Planning Commission Meeting Date: 01/16/2018
File No: 2018-005
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Consider a final plat for Hastings Commons Subdivision No. 2, a replat of Lot 1, Hastings Commons Subdivision in the City of Hastings, Adams County, Nebraska.

Names of People/Business affected by this action:

The applicant, the people of Hastings, and the City.

Why Planning Commission action is required:

No plat of or instruments effecting the subdivision of real property shall be recorded or have any force and effect unless the same be approved by the City Council, subject however, to the exceptions set forth in Section 34-106 of the City Code. The City Council shall hold no public meeting, nor take any action upon any plat or instrument affecting a subdivision until it has received the recommendation of the Hastings Planning and Zoning Commission (38-201).

Type of action requested:

Motion

Suggested motion:

Motion to recommend approval of Hastings Commons Subdivision No. 2.

Deadlines associated with action:

This item is scheduled for consideration at the regular meeting of City Council on February 12, 2018.

Department head comments:

This property abuts the future 31st Street extension to the north and the existing Wal-mart Subdivision to the south and west. The subject property is currently zoned "C-3 Commercial Business," and a change of zoning request will be presented at a future date.

Future Land Use designation for the area is Commercial/Retail. Surrounding land uses are:

North: Undeveloped commercial zoned "C-3 Commercial Business;"

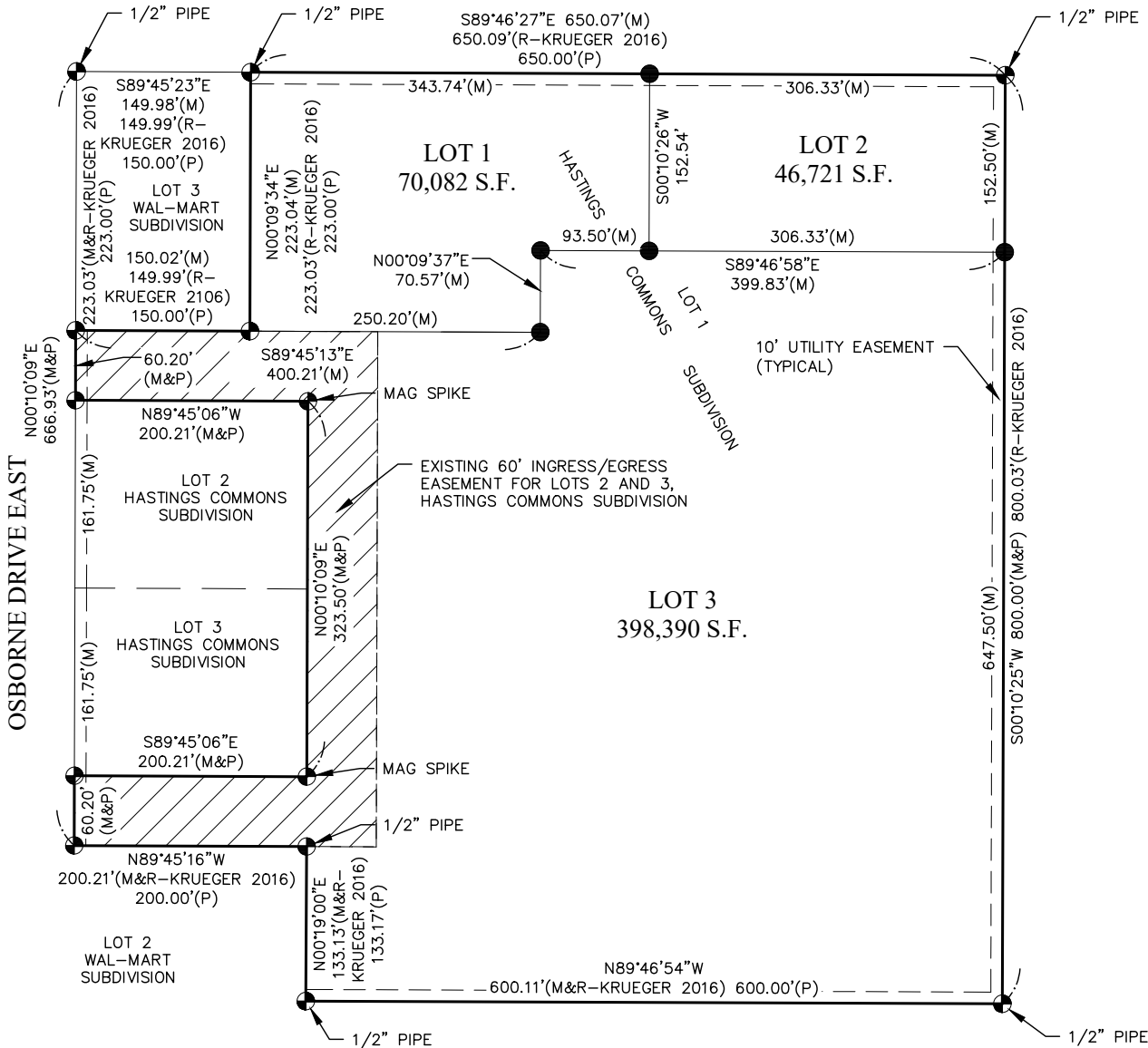
South: Developed commercial uses zoned "C-3 Commercial Business;"
East: Undeveloped residential uses zoned "AP Agricultural Planned District;"
West: Developed Commercial uses zoned "C-3 Commercial Business."

All requirements of Hastings City Code Sections 38-202 and 38-203 have been met, and the plat may be approved .

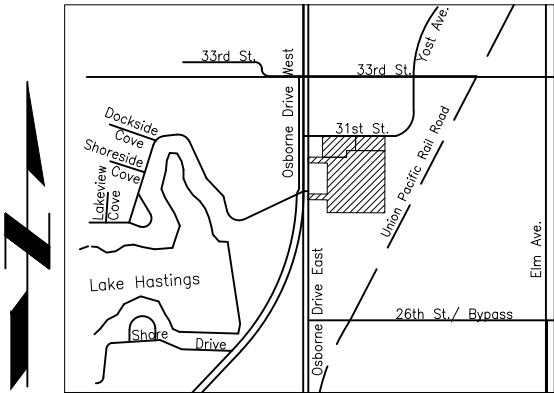
Recommendation:

Staff supports a Planning Commission recommendation to approve the Hastings Commons Subdivision No.2, a replat of Lot 1, Hastings Commons Subdivision in the City of Hastings, Adams County, Nebraska.

FINAL PLAT
HASTINGS COMMONS SUBDIVISION NO. 2
A REPLAT OF LOT 1, HASTINGS COMMONS SUBDIVISION
IN THE CITY OF HASTINGS,
ADAMS COUNTY, NEBRASKA



VICINITY SKETCH
SCALE: NONE



SURVEYOR'S REPORT:

EXISTING MONUMENTS OF RECORD WERE FOUND AT LOCATIONS SHOWN ON THIS PLAT. ALL MONUMENTS FOUND ARE A 5/8" REBAR WITH PLASTIC CAP STAMPED "L.S. 448" OR AS DESCRIBED ON THIS PLAT, 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:

"LOT 1, HASTINGS COMMONS SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA", NOW KNOWN AS HASTINGS COMMONS SUBDIVISION NO. 2.

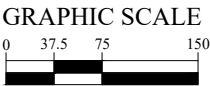
SURVEYOR'S CERTIFICATE:

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



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



NOTE: ALL BEARINGS ARE ASSUMED.

DATE	12/21/2017
SCALE	1"=150'
DRAWN	KSL
JOB NO.	R172090
FIELD BOOK	HASTINGS #
FIELD WORK	BS/WJ
SHEET	1 OF 3
FILE NO.	

JEO CONSULTING GROUP INC
800.723.8567
Hastings, NE 402.462.5657
www.jeo.com

OWNER'S CERTIFICATE

SIGNED THIS _____ DAY OF _____, 20____.

BY: _____

MY COMMISSION EXPIRES THE _____ DAY OF _____, _____.

NOTARY

BY: _____

CITY OF HASTINGS TREASURER

ADAMS COUNTY TREASURER

P:\Surveying\172090.00 - Hastings Commons Subdivision No 2\6 Survey\Drawings\sv172090.dwg, on 12/28/2017 10:57 AM.

FINAL PLAT
HASTINGS COMMONS SUBDIVISION NO. 2
A REPLAT OF LOT 1, HASTINGS COMMONS SUBDIVISION
IN THE CITY OF HASTINGS,
ADAMS COUNTY, NEBRASKA

CITY OF HASTINGS MAYOR AND CITY COUNCIL APPROVAL

THIS PLAT OF HASTINGS COMMONS SUBDIVISION NO. 2 HAS BEEN _____ BY MOTION DULY
PASSED THIS _____ DAY OF _____, 20_____.

MAYOR CITY CLERK

CITY ENGINEER'S APPROVAL

THIS PLAT OF HASTINGS COMMONS SUBDIVISION NO. 2 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 _____, 20_____.

CITY ENGINEER

HASTINGS PLANNING COMMISSION

THIS PLAT OF HASTINGS COMMONS SUBDIVISION NO. 2 HAS BEEN SUBMITTED TO AND
REVIEWED BY THE HASTINGS PLANNING AND ZONING COMMISSION AND IS HEREBY
TRANSMITTED TO THE GOVERNING BODY OF THE CITY OF HASTINGS, NEBRASKA, WITH THE
RECOMMENDATION THAT SAID PLAT BE _____ AS PROPOSED. SIGNED THIS
_____ DAY OF _____, 20_____.

CHAIRMAN DIRECTOR OF PLANNING

REGISTER OF DEEDS CERTIFICATE

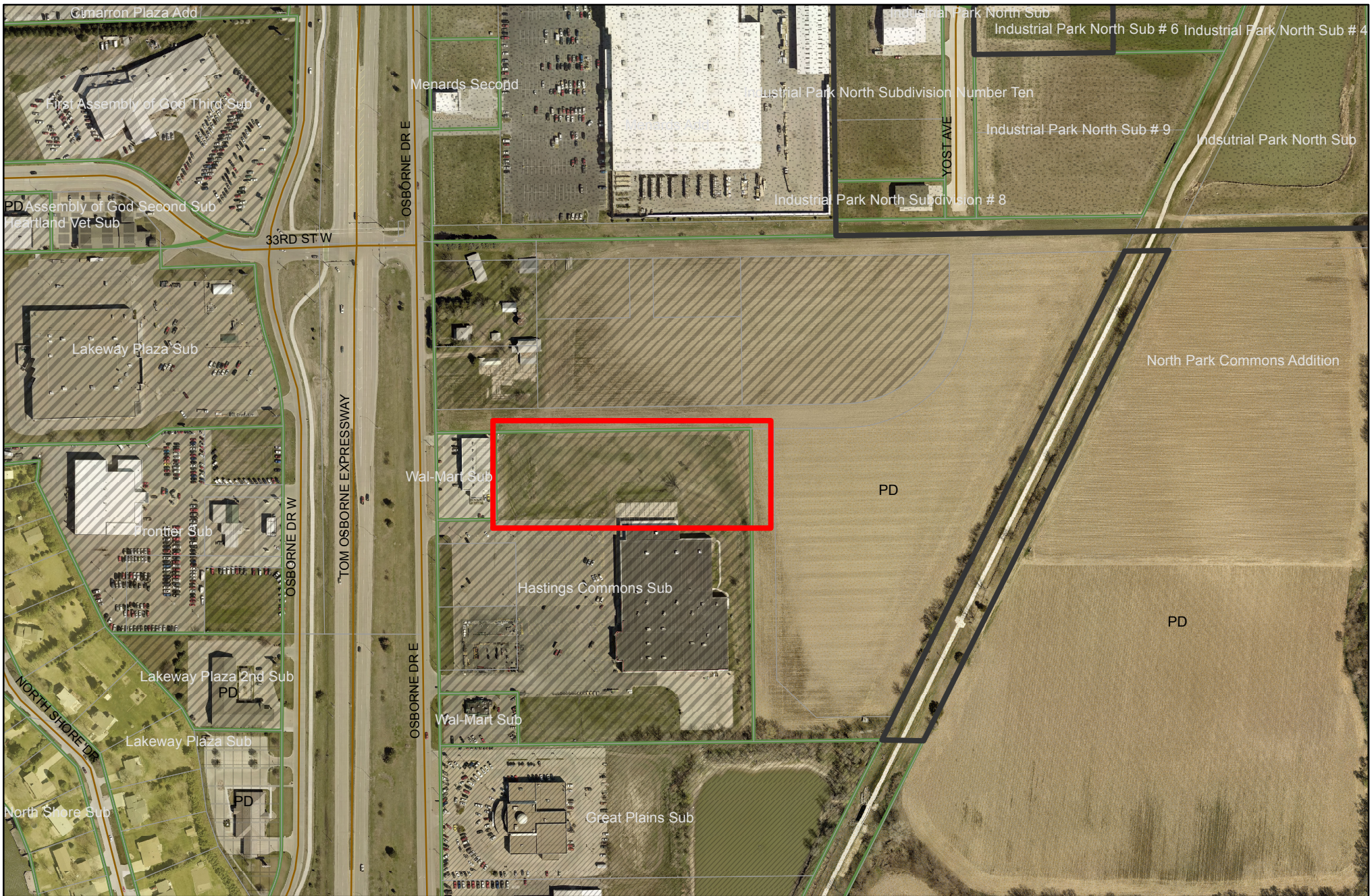
STATE OF NEBRASKA)
COUNTY OF ADAMS) SS

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

DATE 12/21/2017	 JEO CONSULTING GROUP INC 800.723.8567 Hastings, NE 402.462.5657 www.jeo.com
SCALE 1"=150'	
DRAWN KSL	
JOB NO. R172090	
FIELD BOOK HASTINGS #	
FIELD WORK BS/WJ	
SHEET 3 OF 3	
FILE NO.	



Hastings Commons Subdivision No. 2

Aerial Map