

**HASTINGS CITY COUNCIL
AGENDA**

**Council Chambers – City Hall
220 North Hastings Avenue
June 13, 2016
5:30 PM**

ROLL CALL:

PLEDGE OF ALLEGIANCE:

MOTION TO ADOPT CURRENT AGENDA for June 13, 2016 Regular Meeting.

PUBLIC NOTICE - Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, June 10, 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 May 23, 2016.
 - (b) Approval of the minutes of the Special Council Meeting of May 16, 2016.
 - (c) Approval of the minutes of the Worksession of May 16, 2016.
 - (d) Approval of the payroll for the period ending June 18, 2016, paid June 24, 2016.
 - (e) Approval of the regular claims and authorizing the City Clerk to issue checks against the various funds for payment.
 - (f) Approval of the prepaid claims and authorizing the City Clerk to issues checks against the various funds for payment.

- (g) Approve receiving and placing on file department monthly reports.
- (h) Approval of the request of the Adams County Agricultural Society for parade route and street closure for Fairfest 2016 Parade on July 16, 2016.
- (i) Receive and place on file Adams County Clerk's abstract of votes cast at the election held May 10, 2016.
- (j) Approval of the manager application of Justin D. Hoff in connection with the Class "D" Liquor License of Hoff Brothers, Inc. dba Fill-N-Chill #005 located at 2815 Parklane Drive.
- (k) Approval of the manager application of Justin D. Hoff in connection with the Class "D" Liquor License of Hoff Brothers, Inc. dba Fill-N-Chill #007 located at 228 North Burlington Avenue.
- (l) Approval of the manager application of Jolene Laux in connection with the Class "C" Liquor License of the Adams County Agricultural Society located at 947 S. Baltimore Avenue.
- (m) Approval of the request for CDBG funds, Drawdown #1 (\$79,000.07) for CDBG Comprehensive Revitalization, Streets Project 15-CR-008.
- (n) Approval of the request for CDBG funds, Drawdown #15 (\$42,247.12) for CDBG Downtown Revitalization Project 12-DTR-107. (*Murphy's 1st Street Parking Lot*)
- (o) Approval of the application of the Adams County Agricultural Society for a Special Designated License for July 20-24, 2016 at 947 S. Baltimore Avenue (Grandstand Area).
- (p) Approval of the request of Adams Central Jr./Sr. High School for use of City streets for the Adams Central Student Council 5K run and 3K walk at 9:00 A.M. on July 9, 2016.

REGULAR AGENDA:

1. Unfinished Business of Preceding Meeting.
2. Public Hearings.
 - (a) Public Hearing on the request of Tim Quigley of Cohen-Esrey Affordable Partners, Developer, and Paul Simmering and Randal Chick, Director of the Community Redevelopment Authority, property owners, to rezone property from District I-1, Light Industrial to District C-3, Commercial Business District at 219 W. 2nd Street and 227 W. 2nd Street.

Ordinance No. 4479. . .Amending the official Zoning District Map of the City of Hastings to rezone property from I-1, Light Industrial District to C-3, Commercial Business District.

- (b) Public hearing for review of consistency with the Hastings Comprehensive Plan and regarding approval of proposed Plan Modification #4.19.16 to Redevelopment Plan VII, Eastside Estates Redevelopment Project.

Resolution No. 2016-27. . .Approval of Redevelopment Plan Modification #4.19.16 for the Eastside Estates Redevelopment Project in Redevelopment Area VII.

- (c) Public Hearing on levying assessments in Street Improvement Districts Nos. 2013-1, 2013-2 and 2013-3.

Motion that the Mayor and City Council sit as a Board of Equalization.

- (d) Resolution No. 2016-28. . .Making assessments in Street Improvement District Nos. 2013-1, 2013-2 and 2013-3.

- (e) Motion that the Mayor and City Council adjourn as a Board of Equalization.

3. General Business.

- (a) Approval of the Redevelopment Agreement regarding the City Block Project for downtown Hastings.
- (b) Approval of the payment to James Baldwin for the balance due in his Police Retirement Fund.

4. Ordinances and Resolutions.

- (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. (*Second Reading*)
- (b) Ordinance No. 4477. . .Amending Sections 15-101 and 15-409 dealing with parking of motor homes. (*Second Reading*)
- (c) Ordinance No. 4478 repeals Ordinance No. 4406 and provides for the sale of City property to City Block Center Hospitality, L.L.C., a Nebraska limited liability company, City Block Center Housing, L.L.C., a Nebraska limited liability company, and City Block Center Mixed-Use, L.L.C., a Nebraska limited liability company. (*Second Reading*)

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, May 23, 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 May 23, 2016.

The meeting was called to order at 5:30 p.m. in Regular Session by Mayor Powers with the following members present: Ginny Skutnik, Michael Krings, Chuck Niemeyer, Everett Goebel, Sarah Hoops, Kathy Duval, John Harrington, Phil Odom.

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

Moved by Ginny Skutnik seconded by John Harrington to adopt current agenda for May 23, 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 - Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, May 20, 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:

Councilmember Goebel stated Grand Island Police were out at MPH racetrack for driver training school this week. He said in this month's utility bill was the annual water quality report which is required to be made public each year showing levels of contaminants. He indicated the report stated that no violations occurred during the calendar year 2015. He told Council PPGA owns Whelan Energy Center II and is working on a bond purchase agreement that would refund \$136 million with the anticipated savings to PPGA of \$26 million and since Hastings Utilities is one of the five partners, their share of the savings is \$4.16 million and that will affect every ratepayer in the City.

Councilmember Duval spoke regarding the Chautauqua that is coming up. She indicated this is a free event with a concert, ice cream social, chance to meet professors who are acting in the Chautauqua, symposiums, and the opportunity for students to learn about citizens of Hastings. She thanked the Library and the Parks and Recreation Department for all their help with this event.

CITIZEN COMMUNICATIONS:

Chuck Shoemaker, 815 West Second Street, #200, spoke on Ordinance No. 4473 regarding the Hastings Utilities Board of Public Works and indicated he had sent some remarks to Council and would like to formally submit them for the record. (Attached and made part of original minutes.)

Willis Hunt, 616 Madden Road, spoke in support of Ordinance No. 4473 regarding the Hastings Utilities Board of Public Works and asked to formally submit his written comments for the

record. (Attached and made part of original minutes.)

MAYOR'S COMMUNICATIONS:

Mayor Powers thanked all who ran for public office.

CONSENT AGENDA:

Moved by Chuck Niemeyer seconded by Ginny Skutnik that the following items on the Consent Agenda be approved:

- (a) Approval of the minutes of the Council Meeting of May 9, 2016.
 - (b) Approval of the payroll for the period ending May 21, 2016, paid May 27, 2016 and the period ending June 4, 2016, paid June 10, 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 request of the American Legion Riders of Hastings Post 11 to utilize city streets on June 18, 2016 for a parade to recognize all military veterans and families and also a re-dedication of the Hastings American Legion Park.
 - (f) Approval of the request of the YWCA of Adams County to close city streets for annual 4th of July Parade Celebration on July 4, 2016.
 - (g) Approval of the request of Burlington Village for two handicap parking spaces on the southwest corner of the building located at 220 South Burlington and West "A" Street for SASA.
- 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:

Public Hearing pursuant to Neb. Rev. Stat. 18-2528 (4) on the Redevelopment Agreement regarding the City Block Project for downtown Hastings.

Sheana Smith, 1025 N. Lincoln Avenue, representing Adams County Convention and Visitors Bureau, spoke in favor of the Redevelopment Agreement.

Andrew Willis, Cline Williams Law Firm, 233 South 13th Street, Lincoln, Nebraska, spoke in favor of the Redevelopment Agreement.

Gary Johnson, 3524 Laredo Lane, Hastings College Vice President of Academic Affairs, spoke in favor of the Redevelopment Agreement.

No one spoke in opposition.

The City Clerk's Office advised that no written objections had been received.

There being no other persons wishing to speak, Mayor Powers declared the hearing closed.

Moved by Ginny Skutnik seconded by Everett Goebel to approve Telecommunications Line Right-of-Way License Agreement with Glenwood Telecommunications for Werner, 2nd Street and Pine Avenue (GW 2016-9). 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 Sarah Hoops to approve awarding contract to Vontz Paving, 2355 West Highway 6, Hastings, Nebraska, 68901 for Projects R-2016 R1 through R5 in the total amount of \$633,574.48 and authorize the Mayor and the City Clerk to execute contract documents.

Dave Wacker, City Engineer, stated these are some of the residential resurfacing projects that are outlined in the One & Six Year Street Plan. He stated that two bids were received with the work beginning in early July.

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 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 REPEALED; TO PROVIDE AN EFFECTIVE DATE OF THIS ORDINANCE AND TO PROVIDE FOR THE PULICATION OF THIS ORDINANCE IN PAMPHLET FORM.

Said Ordinance was read by title and thereafter Councilmember John Harrington moved for passage of the ordinance, which motion was seconded by Councilmember Ginny Skutnik.

Councilmember Harrington stated he supported the ordinance and that he felt it was a step in the right direction, a small step but a necessary step towards a more effective and proficient representative government. He urged everyone to vote for it.

Councilmember Goebel proposed an amendment by addition of the following underlined text:

2-501. Department heads

(1) The following positions under the control of the Mayor and City Council, except as provided in city code 2-503 where Manager of Utilities, Museum Director and Library Director are under the direction of their respective boards, are hereby created and confirmed:

He stated he didn't think it changed anything the ordinance was set up to do but felt it added some clarity to it. He indicated that there was some confusion on whether this ordinance makes the three boards into advisory boards and he felt the amendment clarifies the status of the Museum Board, Library Board and Board of Public Works.

Moved by Everett Goebel seconded by Phil Odom to approve amendment.

Councilmember Duval asked for more clarification on the amendment.

Councilmember Goebel stated that in talking with the City Attorney, he felt that 2-503 leaves the directors working under their boards and he wasn't sure everyone was clear about that being the case.

Councilmember Duval questioned directors working under their boards. She questioned if this would impact the committee they had at the last meeting agreed to bring together.

Councilmember Goebel stated that he wanted it clear that the Board of Public Works is an operating board and not an advisory board and the manager of Hastings Utilities does work for the Board of Public Works.

Councilmember Duval stated that her concern is the hiring and terminating of directors or managers. She indicated that ultimately the Mayor and Council are responsible for these positions.

Councilmember Hoops stated that she liked the amendment and liked that it points to the 2-503 area of the code that talks about the duties and responsibilities of the City Administrator which she felt still allowed them to use the recommendations in the Novak Study in the future to coordinate safety, IT and human resources.

Mr. Ptak stated that it would not change the hiring committee resolution.

Councilmember Odom stated that the purpose of the amendment is to clarify, not change anything and felt it was a good opportunity to clear up what we have.

Councilmember Krings stated he also sees it as a clarification and didn't believe this amendment has any affect on the hiring and/or discharging of the utilities director. He indicated that his amendment will be on discharging.

Councilmember Harrington stated he felt it is redundant.

Councilmember Duval asked if the amendment really changes anything.

Mr. Ptak said the amendment simply reiterates what is already in 2-503. He stated it doesn't change anything, it is a clarification.

Councilmember Duval question if the amendment addresses the recommendations of the Novak Study and felt they were still at the same place they were months ago. She stated that they spent a lot of money for an organization assessment of our City and things have been done in various departments but anything that required direction from the Mayor or City Council hasn't been done. She stated that it bothered her that we haven't moved forward.

Councilmember Niemeyer stated that he wouldn't agree that the Council hasn't done anything for months. He indicated that initially it takes a while to digest the information in the Novak Study. When it comes the Board of Public Works and the vast amount of responsibility they have with the five different utility functions, to take only a month or two to make changes would be hasty and they wouldn't be doing due diligence. He felt that the committee the Mayor put together would still be interested in finding ways to merge services. He said he was comfortable with the amendment in that it clarified some of the code so that it is consistent. He indicated that he felt the next amendment allowing the Board of Public Works to actually govern the manager of utilities is important and that is the way it should be run. He expressed that the Council has had plenty of tools to assert authority to affect change at Utilities. He felt it was the fault of the Council for being lax over the years and having allowed the drift apart of the Utilities and the City.

Councilmember Duval stated she knows people have been working hard on this issue but not sure we have gotten very far. She stated she felt they wanted to look at organization as a whole and how to best represent their constituents and make the City more efficient as a whole. She

stated that she has received no data to indicate that by changing the role of the Board of Public Works minutely that there will be problems. She asked for some data that shows this.

Councilmember Goebel stated that he did not intend to change anything with his amendment, just clarify. He indicated they hired Novak Group and he felt like they were asking professionals or experts to come and give advice. He stated they were not hired to tell us what to do. He stated there are many ways to organize a city.

Mayor Powers stated there are some things that will be done quickly, some things will take a long time and some will never be done. He stated he hoped the community would look at it this way. He said there is a disconnect between Hastings Utilities and the City and somehow it needs to be addressed without it being taken personally.

Councilmember Goebel stated that in the Novak Study each item had a possible time frame for implementation and the one they are discussing now had a time frame of 24-48 months.

Councilmember Odom called for the question on the amendment.

Moved by Phil Odom seconded by Ginny Skutnik to call for the question on the amendment.

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.

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

Councilmember Goebel proposed an amendment by addition of the following underlined text and striking of the word "first":

32-109. Employees; powers generally; purchases.

(7) All equipment purchased, projects, extensions, and the like, for which competitive bids are required by state law, the acceptance of these bids shall ~~first~~ be approved by the Mayor and City Council.

Moved by Everett Goebel seconded by Michael Krings to approve amendment.

Mr. Ptak suggested changing the word "acceptance" to "award" because that is what they would be doing.

Councilmembers Goebel and Krings agreed to change the word "acceptance" to "award" in their motion and second.

Vote on amendment. 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.

Councilmember Krings proposed the following amendment by addition of the following underlined text and deletion of the struck text:

32-109. Employees; powers generally; purchases.

(1) The Mayor and City Council shall be the appointing authority to employ and discharge hire a

the Manager of Utilities and an Assistant Manager of Utilities. The Mayor and City Council shall have the authority to discharge the Manager of Utilities and Assistant Manager of Utilities based on a recommendation of the Board of Public Works. These positions are further subject to the approval of the Mayor and City Council in respect to job classification and compensation ranges.

Moved by Michael Krings seconded by Sarah Hoops to approve amendment.

Councilmember Krings stated this was the same amendment he proposed two weeks ago. He stated his intent is to address the issue of the discharge of the manager. He said he felt his amendment helped to create some insulation between the manager of utilities and the political body. He stated this would allow the City Council and the Board of Public Works to work in cooperation.

Councilmember Harrington stated he spoke against this amendment two weeks ago and does so again. He said this is a tough issue, everyone wants the best for Hastings. He stated he has respect for all Councilmembers but is dismayed how fearful we are of changing the status quo. He said that the assumption was that there was no better way of doing things. Mr. Harrington passed out an organizational chart for the City of Grand Island. He reminded Council that different cities can run differently and be very successful. He told Council they need to admit that things can be done better. He urged Council to envision how things could be better. He stated he felt the amendment was a step backwards and felt it was important to reassert the Council's authority over the new utility manager. He felt this amendment gave veto power to a non-elected board over a body of elected officials. He said they are not eliminating the Board but reasserting the Council's authority that we received from the citizens as an elected body over a non-elected board. He stated he would be voting against the amendment.

Councilmember Odom stated that he appreciated the Grand Island organizational chart but agreed that one size does not fit all. He stated that he felt we are different in that we have some of the lowest utility rates in the state of Nebraska. He stated he felt the Board of Public Works has done a great job of managing not only the manager but all the employees that worked with and under that manager. He stated that the amendment as proposed allows us to work together and didn't think they were taking a step backwards. He stated he felt they were the first Council that has decided they want to take a more active role in some of the things that happen in the utility department while other councils decided not to move forward with their studies. He stated that overall, the study was a good one for the community and felt this was a good step forward realizing that it is not as far as some want to go. He felt in some cases he didn't feel they have had enough discussion. He stated he felt this is a good amendment for the ordinance.

Councilmember Duval stated she supported the amendment and felt it validates what the Board does but maintains the final responsibility which falls on the elected officials.

Councilmember Skutnik stated they need to consider that if the Mayor and Council hire and there are problems, they are stuck with what they have.

Councilmember Harrington stated that he felt it is a weak ordinance and in taking this piece out we just make it extremely sad by taking away the Council's ability to fire. He stated he would vote against the amendment.

Councilmember Duval questioned if they could discharge without a recommendation.

Councilmember Niemeyer stated if we jointly hire a manager of utilities, he couldn't see a scenario where the individual is doing such a poor job and we see it and they don't.

Councilmember Harrington questioned if the feelings of an elected official carry more weight than the Board. He stated it is fine to work together but when push comes to shove, we are the elected body and we should have that responsibility.

Councilmember Odom stated we already have that power and can control the Board by appointments. He stated the Board was established to stop political infiltration into the utility department that was not for good things. We have a Board that wants to work with Council very strongly.

Councilmember Krings stated it is the attempt to remove the political nature from the management of the Utilities. He stated he would have a problem with the Council making a decision without the recommendation of experts at Hastings Utilities. He stated that is why the Board is in place.

Councilmember Skutnik asked for clarification if this is taking away the Council authority.

Mr. Ptak indicated they would have to receive a recommendation before you would have the authority to discharge a manager.

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

Mr. Ptak indicated that with the amendments this would take Ordinance No. 4473 back to first reading.

Councilmember Hoops stated she went back to the original ordinance and was surprised they had really not been presented the information at a worksession at any point. She indicated she would be willing to postpone action until there would be a chance to sit down and go line for line with some of the proposed changes with the other boards before we go forward. She stated she would like to hear from the boards on the proposed changes and any questions they might have.

Mayor Powers stated he would like to see the ordinance move on in some way tonight.

Councilmember Skutnik questioned if this was the scaled down version of the original red lined ordinance.

It was stated that it was.

Councilmember Hoops stated that she felt there needed to be some cleanup of the code in regard to previous changes made and not updated and grammatical inconsistencies. She indicated she would like to see some of corrections made at some point. She stated she would be willing to table passing the ordinance or pass on first reading.

Mayor Power stated he would like to see this ordinance keep moving and at least pass on first reading.

Councilmember Krings agreed with the Mayor's intent and encouraged liaisons to stay in contact with boards and encouraged boards to reach out to Council and that included Library,

Tree and Museum Boards. He stated they need to stay in constant communication.

Councilmember Harrington stated Ordinance No. 4473 does not do enough and stated he would be voting against it. He stated they spent \$80,000 of tax money on the Novak Study and here we are saluting the status quo and essentially saying we can do no better. He stated that until they can make a more aggressive step forward toward efficiency and eliminating duplication and a more effective governance structure, he would have to vote against the ordinance.

Councilmember Krings stated that to put \$80,000 on this ordinance tonight is completely irresponsible. He stated that they have done a ton of good things with regard to the Novak Study and to tie \$80,000 on this ordinance in front of us today is completely irresponsible.

Councilmember Hoops spoke about what the ordinance does and hoped it is a step that will facilitate the City being an excellent employer with department heads all answering to a centralized administrative services division.

The Mayor then stated the question "Shall Ordinance No. 4473 be passed and adopted?" Upon roll call vote the following Councilmembers voted Ayes: Kathy Duval, Chuck Niemeyer, Michael Krings, Sarah Hoops, Everett Goebel. Nays: John Harrington, Phil Odom, Ginny Skutnik. Absent: None. The motion carried. Ordinance No. 4473 passed on first reading.

ORDINANCE NO. 4477. . .AMENDING SECTION 15-101 OF THE OFFICIAL CITY CODE PROVIDING A DEFINITION OF MOTOR HOME; TO AMEND SECTION 15-409 TO ADD MOTOR HOMES OVER 20 FEET IN LENGTH TO THE RESTRICTIONS PROVIDED THEREIN; TO REPEAL ANY ORDINANCES OR PROVISIONS INCONSISTENT HEREWITH; AND TO PROVIDE WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT.

Said Ordinance was read by title and thereafter Councilmember Kathy Duval moved for passage of the ordinance on first reading, which motion was seconded by Councilmember Chuck Niemeyer.

Councilmember Goebel asked if this ordinance change covered travel trailers and campers.

Pete Kortum, Police Chief, stated this ordinance change keeps things consistent and makes enforcement easier.

The Mayor then stated the question "Shall Ordinance No. 4477 be passed and adopted?" Upon roll call vote the following Councilmembers voted 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. 4477 passed on first reading.

Moved by John Harrington seconded by Chuck Niemeyer to pass and approve Resolution No. 2016-20. . . Accepting the work and the certificate of the City Engineer for Street Improvement District No. 2013-1. 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 Chuck Niemeyer seconded by Everett Goebel to pass and approve Resolution No. 2016-21. . . Accepting plat and schedule of assessments prepared by the City Engineer for special assessments proposed to be levied in Street Improvement District No. 2013-1 and setting a hearing date relative to the levy of said special assessments.

Mr. Wacker stated the following are Street Improvement Districts that were constructed last year. He indicated that by law the certificate of the City Engineer has to be filed with Council to accept, a hearing date is set for equalization at the next council meeting, notices will be sent to the property owners by the clerk advising of assessments to be levied, Council will convene at their next meeting as a board of equalization and hear testimony and levy assessments.

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 Chuck Niemeyer seconded by John Harrington to pass and approve Resolution No. 2016-22. . . Accepting the work and the certificate of the City Engineer for Street Improvement District No. 2013-2. 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 Chuck Niemeyer to pass and approve Resolution No. 2016-23. . . Accepting plat and schedule of assessments prepared by the City Engineer for special assessments proposed to be levied in Street Improvement District No. 2013-2 and setting a hearing date relative to the levy of said special assessments. 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 Chuck Niemeyer to pass and approve Resolution No. 2016-24. . . Accepting the work and the certificate of the City Engineer for Street Improvement District No. 2013-3. 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 Phil Odom seconded by Ginny Skutnik to pass and approve Resolution No. 2016-25. . . Accepting the plat and schedule of assessments prepared by the City Engineer for special assessments proposed to be levied in Street Improvement District No. 2013-3 and setting a hearing date relative to the levy of said special assessments. 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 Chuck Niemeyer seconded by Ginny Skutnik to pass and approve Resolution No. 2016-26. . . Authorizing the Mayor and City Clerk to sign contract(s) with IES Commercial Inc. contingent upon final approval of the Nebraska Department of Aeronautics (NDA) and the Federal Aviation Administration (FAA) for AIP Project No. 3-31-0040-14, Hastings Municipal Airport.

Mr. Wacker told Council this is a project that has been worked on for the last year for the Airport involving installing path indicator lighting, pavement marking, replacing beacon, and terminal area lighting. He stated the Council was being asked to approve this funding contingent on approvals from Nebraska Department of Aeronautics and the Federal Aviation Administration. He indicated the Council needs to pass the Resolution but won't execute the agreement until the approvals are 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.

ORDINANCE NO. 4478. . .TO REPEAL ORDINANCE NO. 4406 AS NO REAL ESTATE PURCHASE AGREEMENT WAS EVER ENTERED INTO BETWEEN THE PARTIES; TO AUTHORIZE THE SALE OF CITY PROPERTY; TO PROVIDE THE TERMS OF SALE AND AUTHORIZE THE MAYOR TO EXECUTE AND DELIVER A QUIT CLAIM DEED TO THE PROPERTY; TO PROVIDE FOR A REMONSTRANCE TO SAID SALE AS PROVIDED BY LAW; AND TO PROVIDE WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT.

Said Ordinance was read by title and thereafter Councilmember Chuck Niemeyer moved for passage of the ordinance on first reading, which motion was seconded by Councilmember Ginny Skutnik.

David Ptak, City Attorney, asked that the ordinance only be passed on first reading due to the 30- day remonstrance period associated with the ordinance and since the redevelopment agreement cannot be adopted tonight. He asked that both the items be passed together at a subsequent meeting.

Councilmember Krings asked if an actual date needs to be set for passing the agreement.

Mr. Ptak stated it will come up at the next regular City Council meeting which is June 13, 2016.

The Mayor then stated the question "Shall Ordinance No. 4478 be passed and adopted?" Upon roll call vote the following Councilmembers voted 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. 4478 passed on first reading.

Moved by Michael Krings seconded by Chuck Niemeyer there being no further business to come before the Council, the meeting be adjourned at 7:17 P.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:

Vern P. Powers, Mayor

ATTEST:

Kimberly S. Jacobitz, City Clerk

(S E A L)

CITY OF HASTINGS, NEBRASKA
MINUTES OF CITY COUNCIL SPECIAL MEETING
Monday, May 16, 2016

Pursuant to due call and notice thereof, a Special Meeting of the City Council of the City of Hastings, Nebraska was conducted at City Hall, 220 N. Hastings Avenue, on May 16, 2016.

The meeting was called to order at 5:30 p.m. in Special Session by Mayor Powers with the following members present: Ginny Skutnik, Everett Goebel, Michael Krings, John Harrington, Phil Odom, Sarah Hoops, Chuck Niemeyer. Absent: Kathy Duval.

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

Moved by Krings, seconded by Niemeyer to adopt the agenda for the May 16, 2016 Special Meeting. Roll Call: Ayes: John Harrington, Phil Odom, Chuck Niemeyer, Michael Krings, Sarah Hoops, Ginny Skutnik, Everett Goebel. Nays: None. Absent: Kathy Duval. The motion carried.

Mayor Powers read the Public Notice - Official Notice of the Special Meeting was published in the Hastings Tribune on Saturday, May 14, 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 meeting room. Also, a current copy of the Nebraska Open Meetings Act is posted and is accessible to members of the public.

Moved by Phil Odom seconded by Michael Krings to approve Certificate of Participant for Public Power Generation Agency (PPGA) bond refinancing to save more than \$26 million in interest charges.

Councilmember Goebel stated that the PPGA is wanting to refinance some bonds on Whelen II with a \$26 million interest savings on the refinance. He stated that since the City of Hastings through Hastings Utilities owns 16% of that \$26 million, it would be a \$4.16 million savings. He felt this is a really good savings and this comes at a particularly good time with the wholesale electrical market as soft as it is. Roll Call: Ayes: John Harrington, Phil Odom, Chuck Niemeyer, Michael Krings, Sarah Hoops, Ginny Skutnik, Everett Goebel. Nays: None. Absent: Kathy Duval. The motion carried.

Moved by Michael Krings seconded by Ginny Skutnik to adjourn at 5:33 p.m. Roll Call: Ayes: John Harrington, Phil Odom, Chuck Niemeyer, Michael Krings, Sarah Hoops, Ginny Skutnik, Everett Goebel. Nays: None. Absent: Kathy Duval. The motion carried.

APPROVED:

Vern P. Powers, Mayor

ATTEST:

Lori Vorderstrasse, Assistant City Clerk

(S E A L)

CITY OF HASTINGS, NEBRASKA
MINUTES OF CITY COUNCIL WORKSESSION
Monday, May 16, 2016

The Worksession was called to order by Vice President Goebel with the following members present: John Harrington, Phil Odom, Chuck Niemeyer, Michael Krings, Sarah Hoops, Ginny Skutnik, Everett Goebel. Absent: Kathy Duval.

Others Present: Joe Patterson, Dave Wacker, Dave Ptak, Syed Ataullah, Tom Leikam, Wes Walhgren, Mike Owen, James Kindig, Dawn Miller, Ron Sekora, Chuck Shoemaker, Al Meyer.

Moved by Chuck Niemeyer seconded by Ginny Skutnik to adopt the May 16, 2016 Worksession Agenda. Roll Call: Ayes: John Harrington, Phil Odom, Chuck Niemeyer, Michael Krings, Sarah Hoops, Ginny Skutnik, Everett Goebel. Nays: None. Absent: Kathy Duval. The motion carried.

Council Vice President Goebel read the Public Notice - Notice posted on Thursday, May 12, 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 on Hastings Southeast (Highway 6) Construction Project.

Dave Wacker, City Engineer, stated that there were representatives from the State Highway Department present. He introduced several of the representatives and began by stating that he had been part of this project for 40 years and is anxious to see it move forward.

James Kindig, District 4 Highway Commissioner, began the presentation on the Hastings Southeast Construction Project and thanked the Council for allowing them to come before them and present on this project. (Presentation attached and made a part of original minutes.)

Wes Wahlgren, District 4 Engineer, reviewed with Council the limits of the project starting on "J" Street, up Elm Avenue, turning on South Street and extending just beyond Showboat Boulevard. He reviewed with Council the typical roadway section and further went over funding and agreements and stated it would be a Build Nebraska Act Project with 80% funding, a 20% match by the City of Hastings and requiring an agreement between the Nebraska Department of Roads and the City of Hastings.

Syed Ataullah, Assistant Roadway Design Engineer, reviewed with Council the funding and how it was arrived at. He stated that this is a Build Nebraska Act Project and is an 80/20 split with the 20% being the City of Hastings' share. He stated that as of today the cost of the project is \$25,800,000 with the City's share being \$5,150,000 but noted that the cost of the project could go higher or lower. He went on to explain how they arrived at the design of the project and that the City as well as Adams County had been involved. He told Council that stakeholder meetings had been held to explain the project and receive input. He indicated a public information meeting is tentatively scheduled for late June, 2016 with a Highway Commission Meeting scheduled for the fall of 2016. Mr. Ataullah indicated from there they would hopefully be ready for final design, right-of-way appraisals and acquisition of properties in 2017 and 2018 with anticipated construction beginning in 2019 to 2020.

Tom Leikam, Olsson Associates, reviewed with Council an Elm Avenue overview map and a South Street Overview map. He reviewed the 5-lane section being built and followed the project down South Street. He talked about the realignment of "J" street to improve safety and overall

traffic movement. He indicated they would be replacing some culverts, consolidating driveways to acquire access control and constructing a new frontage road. He spoke of the need for acquisition of property along the proposed road project due to a lot of driveway closures and the close proximity of properties to the road construction. Mr. Leikam indicated that the project will be constructed in phases and they would provide temporary pavement to maintain local access to businesses located along the construction. He also stated that in order to help reduce the congestion in the construction zone, there would be a detour route provided.

Mayor Powers asked if the construction would be staged from east to west.

Mr. Leikam stated they would probably build the north/south portion first.

Mayor Powers expressed concern about CPI customers during harvest time.

Mr. Leikam explained that temporary pavements would have to be built during construction in that area.

Mr. Ataullah indicated that the Council was provided with a draft agreement describing what the City of Hastings' responsibility would be as well as the cost sharing.

Councilmember Krings asked when this agreement needed to be signed.

Mr. Ataullah stated they would like to have it signed before their June meeting to show City support and that they are on board with the project.

Joe Patterson, City Administrator, questioned if the City had the right of rejection if the bids come in high or does that decision fall completely with the state.

Mike Owen, Planning and Project Development, stated that as the agreement is currently written, it does not have a right of refusal but it could be added. He also commented on the budget and said they are trying to maintain the price range that is stated in the agreement and have the same concerns as the City.

Councilmember Krings questioned if acquisition costs are included in the estimated cost.

Mr. Ataullah stated that they currently have \$5 million budgeted but at this time they don't know for sure what that amount will be until they get into the acquisition part of the project.

Councilmember Krings asked who owns the properties once acquired and will they just acquire the portion of property they need.

Mr. Ataullah stated with the right-of-way negotiations, it is up to landowner. He indicated some owners want to be bought out because they will no longer be able to do their business and others will just sell the portion of their property needed. He said they don't know until they get in to it. He stated if they have to buy more property than is needed, the state will own the property after the construction is complete.

Councilmember Odom asked if the information and maps provided at the meeting tonight would be provided online.

Mr. Ataullah stated it would be available on their NDOR website as well as at the public information meeting.

Mr. Wacker stated that he has worked with a number of officials from NDOR and he supports the design on this project and indicated it is one that really needs to be looked at and moved forward with. He stated it is an entrance to Hastings that he receives a lot of comment about due to the condition of it. He stated that drainage has been a concern, sidewalks and street lighting would be complementary to the area, and a new utility system would be beneficial since what is currently there is very old and in some places non-existent. \$5.2 million may seem like a lot but it is reasonable when you look at the long term benefit to the community.

Councilmember Odom questioned the pedestrian crosswalk in the "D" Street area and if there is enough room for the proposed future hike/bike trail.

Mr. Ataullah stated they could coordinate with City on the trail.

Mayor Powers asked Mr. Patterson to explain about bonding.

Mr. Patterson stated they initially issue BANS and then convert to bonds, the debt would be issued over a prescribed period of time, probably 20 years, and then annual payments are made.

Councilmember Krings questioned if they could issue bonds soon.

Mr. Wacker stated you would need actual bids on the project.

Mr. Ataullah indicated this project could move along very quickly after their public information meeting.

Councilmember Krings asked about date and time of that public information meeting.

Mr. Ataullah stated it is currently set for June 28, 2016 in the Hastings City Council Chambers from 4:00 to 6:00 P.M.

Mr. Patterson asked if individuals impacted by the project would be notified of the scheduled public information hearing.

Mr. Ataullah indicated that they would.

Mr. Patterson questioned if they wanted Council action on this item before or after the public hearing.

Mr. Ataulla stated they would like it before to show City support.

Moved by Ginny Skutnik seconded by Sarah Hoops to adjourn the Worksession at 6:17 P.M.
Roll Call: Ayes: John Harrington, Phil Odom, Chuck Niemeyer, Michael Krings, Sarah Hoops, Ginny Skutnik, Everett Goebel. Nays: None. Absent: Kathy Duval. The motion carried.

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Date: 06/02/2016

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Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
Fund: 001 GENERAL FUND							
Dept: 000.000							
001-000.000-240.075	State Pet Lic.						
	STATE TREASURER		Pet license tax thru 5/11/16	0	05/11/2016	06/13/2016	853.60
							853.60
001-000.000-422.050	Inspection Pe						
	ELECTRICAL SERVICES		Refund of electrical permit	0	03/16/2016	06/13/2016	110.00
	MAENDELE CONSTRUCTION		Refund bldg permit fee	0	05/19/2016	06/13/2016	195.24
							305.24
001-000.000-442.165	Ambulance fe						
	MONTAG/STEVEN//	Delgado	Refund for over/double pmt	0	05/23/2016	06/13/2016	599.20
	NE MEDICAID	Hardee	Refund for over/double pmt	0	05/23/2016	06/13/2016	69.17
	REGIONAL CARE	Hoffman	Refund for over/double pmt	0	05/23/2016	06/13/2016	765.80
	RIESE/RONALD//	Riese	Refund for over/double pmt	0	05/03/2016	06/13/2016	72.68
							1,506.85
001-000.000-462.050	Auditorium R						
	JIMENEZ/ALEXANDRA//	Refund	Refund rental deposit	0	05/09/2016	06/13/2016	100.00
							100.00
001-000.000-463.325	Swim lessons						
	SHADE/STEPHANIE//	Refund	Refund swim lessons/duplicate	0	05/16/2016	06/13/2016	60.00
							60.00
001-000.000-463.377	Program Fee						
	ADAMS LAND TITLE	Refund	Refund/youth BB sponsorship	0	04/25/2016	06/13/2016	150.00
							150.00
Total Dept. 000000:							2,975.69
Dept: 010.000 City administrator's							
001-010.000-720.350	Training & Co						
	JACOBITZ/KIMBERLY S//		Mileage,meal IIMC conf-Omaha	0	05/23/2016	06/13/2016	198.88
	LEAGUE OF NE MUNICIPALIT		Finance conf registration-Nash	0	06/02/2016	06/13/2016	355.00
	US BANK CORPORATE PAYM	Century Link	Food-IIMC conf-Jacobitz	0	05/21/2016	06/13/2016	11.50
	US BANK CORPORATE PAYM	Cheesecake Omaha	Food-IIMC conf-Jacobitz	0	05/21/2016	06/13/2016	24.88
	US BANK CORPORATE PAYM	Upstream	Food-IIMC conf-Jacobitz	0	05/21/2016	06/13/2016	8.17
	US BANK CORPORATE PAYM	Hilton	Room/meal-IIMC conf-Jacobitz	0	05/21/2016	06/13/2016	134.30
	US BANK CORPORATE PAYM	Hilton	Room/meal-IIMC conf-Jacobitz	0	05/21/2016	06/13/2016	910.78
	US BANK CORPORATE PAYM	Hilton	Food-IIMC conf-Jacobitz	0	05/21/2016	06/13/2016	24.40
							1,667.91
001-010.000-721.050	Postage						
	US BANK CORPORATE PAYM	Certified Mail	Postage for certified envelope	0	05/26/2016	06/13/2016	50.00
							50.00
001-010.000-727.200	R & M Buildir						
	DUTTON-LAINSON CO.	737677-1	Light bulbs	0	05/12/2016	06/13/2016	54.00
	DUTTON-LAINSON CO.	738447	Closet auger down head	0	05/25/2016	06/13/2016	45.62
	EARL MAY SEED & NURSER	00024065	Plants	0	05/10/2016	06/13/2016	167.41
	EARL MAY SEED & NURSER	00024034	Planters/plants	0	05/09/2016	06/13/2016	84.95
	EGAN SUPPLY COMPANY	247639	Delimer	0	05/17/2016	06/13/2016	49.76
	PARAMOUNT LINEN	91365	Floor mats	0	05/10/2016	06/13/2016	44.70
	PARAMOUNT LINEN	95571	Floor mats	0	05/24/2016	06/13/2016	44.70
	PRESTO-X	30872016	May pest control	0	05/20/2016	06/13/2016	50.65
							541.79
001-010.000-729.050	Dues & Subs						
	HASTINGS AREA CHAMBER	JUNE2016-104	2016 annual dues	0	05/09/2016	06/13/2016	962.00
	LEAGUE OF NE MUNICIPALIT	05162016-9	NCMA full memberships 2016	0	05/16/2016	06/13/2016	564.00

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Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
							1,526.00
001-010.000-730.050	Office Supplie						
	BUSINESS WORLD PRODUC	627385	2 pkgs certificate holders	0	05/23/2016	06/13/2016	24.98
	EAKES OFFICE SOLUTIONS	6981546	Binder covers,index tabs	0	05/18/2016	06/13/2016	11.37
	EAKES OFFICE SOLUTIONS	6981561	Labels, binder covers	0	05/19/2016	06/13/2016	36.45
							72.80
Total Dept. City administrator's office:							3,858.50
Dept: 030.000 City attorney							
001-030.000-720.300	Professional						
	ADAMS COUNTY COURT		Drohman Bill for civil papers CR15-862	0	04/27/2016	06/13/2016	36.40
							36.40
001-030.000-729.050	Dues & Subs						
	THOMSON REUTERS - WEST	833907542	West info chrgs,mnthly chrgs	0	05/01/2016	06/13/2016	305.52
							305.52
Total Dept. City attorney:							341.92
Dept: 070.000 Other governmental							
001-070.000-720.215	Lobbyist Acti						
	O'HARA LINDSAY & ASSOCI	HAS0516	Mnthly contract lobbying svc	0	05/09/2016	06/13/2016	2,000.00
							2,000.00
001-070.000-720.470	Disability Ins						
	MUTUAL OF OMAHA	G000AZN9	6/16 long term disability	0	06/01/2016	06/13/2016	1,402.84
							1,402.84
001-070.000-726.300	Waste Dispos						
	WOODWARD'S DISPOSAL SE	8675-1443	Service	0	05/23/2016	06/13/2016	2,284.84
							2,284.84
001-070.000-729.428	Internet Serv						
	CHARTER COMMUNICATION	0029496	Internet - June 2016	0	05/26/2016	06/13/2016	55.00
							55.00
001-070.000-741.200	Building Impr						
	HEARTLAND CONCRETE AN	8	Libs Park paving/sidewalk	0	05/16/2016	06/13/2016	56,000.00
	NE DEPT.OF ROADS	0635893	PST ph IIIA, ENH-1(50)	0	05/17/2016	06/13/2016	11,519.02
							67,519.02
001-070.000-741.215	Auditorium H						
	SINCLAIR HILLE ARCHITECT	15011-C-14	Auditorium reno 4/3-4/30/16	0	05/13/2016	06/13/2016	10,252.00
							10,252.00
Dept. Other governmental accounts:							83,513.70
Dept: 080.000 Development Servi							
001-080.000-720.300	Professional						
	FILL-N-CHILL	24266	Car wash	0	04/30/2016	06/13/2016	5.00
	WITT PLUMBING, INC.	225264	Plumbing inspections	0	05/11/2016	06/13/2016	760.00
							765.00
001-080.000-720.350	Training & Cc						
	NE CODE OFFICIALS ASSN.		Conference registration	0	05/24/2016	06/13/2016	150.00
							150.00
001-080.000-724.050	Printing						
	CORNHUSKER PRESS	P178094	Business cards-Evans/Schelkopf	0	05/28/2016	06/13/2016	80.00
							80.00
001-080.000-726.200	Telephone						

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Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
	VERIZON WIRELESS	9765180540	Cell phones 4/11-5/10/16	0	05/10/2016	06/13/2016	132.94
							132.94
001-080.000-729.050	Dues & Subs						
	US BANK CORPORATE PAYM	Int'l Assn Elec Inspectors	Inspector annual mbrshp dues	0	05/12/2016	06/13/2016	120.00
							120.00
001-080.000-730.050	Office Supplie						
	BUSINESS WORLD PRODUC	627283	Office supplies	0	05/16/2016	06/13/2016	44.92
							44.92
001-080.000-730.100	Books & Map						
	US BANK CORPORATE PAYM	NFPA	NFPA life safety code book	0	05/19/2016	06/13/2016	88.20
							88.20
Total Dept. Development Services:							1,381.06
Dept: 090.000 IT Division							
001-090.000-737.650	Office Equipn						
	US BANK CORPORATE PAYM	Amazon	HP OfficeJet Pro color printer	0	05/16/2016	06/13/2016	307.02
	US BANK CORPORATE PAYM	Amazon	HP color ink cartridge	0	05/16/2016	06/13/2016	86.60
							393.62
Total Dept. IT Division:							393.62
Dept: 110.000 Auditorium							
001-110.000-726.200	Telephone						
	CHARTER COMMUNICATION	0029348	Internet svc 6/18-7/17/16	0	06/11/2016	06/13/2016	65.00
							65.00
Total Dept. Auditorium:							65.00
Dept: 120.000 Cemetery							
001-120.000-723.050	Advertising						
	HASTINGS TRIBUNE	citypark	Ad/cemetery superintendent	0	04/30/2016	06/13/2016	157.55
							157.55
001-120.000-724.050	Printing						
	VAUGHAN'S PRINTERS, INC.	106071	Receipts 3 part (500)	0	04/13/2016	06/13/2016	154.88
							154.88
001-120.000-726.200	Telephone						
	CHARTER COMMUNICATION	0008425	Internet svc 6/9-7/8/16	0	05/26/2016	06/13/2016	65.00
							65.00
001-120.000-727.200	R & M Buildir						
	GRACE'S LOCKSMITH SERV	56316	Knobset	0	05/16/2016	06/13/2016	25.00
							25.00
001-120.000-727.500	R & M Heavy						
	THREE POINTS TIRE	14484	Tire sealant pump	0	05/12/2016	06/13/2016	98.00
							98.00
001-120.000-729.150	Other Operat						
	BIG G COMMERCIAL ACCOU	537030	Safety glasses	0	05/09/2016	06/13/2016	46.37
	BIG G COMMERCIAL ACCOU	537757	Overboot, number kit	0	05/16/2016	06/13/2016	33.46
	BIG G COMMERCIAL ACCOU	538761	Rope starter & grip, oil	0	05/26/2016	06/13/2016	41.17
							121.00
001-120.000-737.100	Landscaping						
	CNS (CENTRAL NE SOD SUF	11266	Sod 800 sq ft	0	05/18/2016	06/13/2016	192.00
	CNS (CENTRAL NE SOD SUF	11277	Sod 800 sq ft	0	05/19/2016	06/13/2016	192.00
	MENARDS - HASTINGS	7389	Red mulch	0	05/24/2016	06/13/2016	75.00
	MENARDS - HASTINGS	7499	Red mulch & rose	0	05/25/2016	06/13/2016	44.76

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Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
							503.76
001-120.000-737.200	Building Mair						
	BIG G COMMERCIAL ACCOU	537260	Epoxy	0	05/10/2016	06/13/2016	26.51
							26.51
001-120.000-737.250	Niche Supplie						
	EICKHOF COLUMBARIA, INC	00006657	Plaque/Harold Douglas	0	05/09/2016	06/13/2016	300.00
							300.00
Total Dept. Cemetery:							1,451.70
Dept: 130.000 Parks							
001-130.000-720.350	Training & Cc						
	US BANK CORPORATE PAYM	Ramada Inn	Omaha Midwest conf - lodging	0	04/10/2016	06/13/2016	178.00
							178.00
001-130.000-726.200	Telephone						
	CHARTER COMMUNICATION	0037739	Internet svc 5/25-6/24/16	0	05/15/2016	06/13/2016	69.03
	VIAERO WIRELESS	14809	Pks/Wacker cell 4/21-5/20/16	0	05/20/2016	06/13/2016	2.48
							71.51
001-130.000-727.200	R & M Buildir						
	BIG G COMMERCIAL ACCOU	538722	Hose	0	05/25/2016	06/13/2016	49.90
	BIG G COMMERCIAL ACCOU	538816	Hose, clamp	0	05/26/2016	06/13/2016	17.54
	BIG G COMMERCIAL ACCOU	536742	Epoxy, fasteners	0	05/05/2016	06/13/2016	8.62
	BIG G COMMERCIAL ACCOU	537179	Drill bit	0	05/10/2016	06/13/2016	3.50
	BIG G COMMERCIAL ACCOU	537484	Polyseal, bungee cord, straps	0	05/12/2016	06/13/2016	32.84
	BIG G COMMERCIAL ACCOU	537742	Silicone	0	05/16/2016	06/13/2016	15.19
	FASTENAL COMPANY	NEHAS125623	Parts	0	04/27/2016	06/13/2016	8.75
	FASTENAL COMPANY	NEHAS125955	Bench parts	0	05/06/2016	06/13/2016	23.25
	KULLY PIPE & STEEL SUPPL'	648448	Sprinkler repair	0	05/02/2016	06/13/2016	144.41
	KULLY PIPE & STEEL SUPPL'	648491	Parts	0	05/03/2016	06/13/2016	4.92
	MENARDS - HASTINGS	7400	Wading pool repairs	0	05/25/2016	06/13/2016	26.96
	N A P A AUTO PARTS	631027	Fasteners	0	05/24/2016	06/13/2016	2.20
							338.08
001-130.000-727.500	R & M Heavy						
	BIG G COMMERCIAL ACCOU	537149	Cable, fasteners	0	05/10/2016	06/13/2016	40.48
	COOPERATIVE PRODUCERS	T23189	Batteries	0	05/16/2016	06/13/2016	294.00
	FASTENAL COMPANY	NEHAS126011	Parts	0	05/10/2016	06/13/2016	28.33
	HASTINGS HONDA		Washer	0	05/23/2016	06/13/2016	1.99
	HYDRAULIC EQUIPMENT SE	62057FS	Armlift aerial annual inspect	0	05/11/2016	06/13/2016	710.00
	HYDRAULIC EQUIPMENT SE	62056FS	Altec aerial annual inspection	0	05/11/2016	06/13/2016	841.00
	HYDRAULIC EQUIPMENT SE	62058FS	Hiranger aerial annual inspect	0	05/11/2016	06/13/2016	841.00
	KELLY SUPPLY COMPANY	15086291	Gate hoses and stem	0	05/17/2016	06/13/2016	32.74
	N A P A AUTO PARTS	626640	Oil filter, air filter	0	05/04/2016	06/13/2016	56.99
	N A P A AUTO PARTS	628156	Fitting	0	05/11/2016	06/13/2016	3.69
	N A P A AUTO PARTS	629276	Bolt	0	05/16/2016	06/13/2016	9.21
	N A P A AUTO PARTS	629444	Transmission fluid	0	05/17/2016	06/13/2016	15.60
	N A P A AUTO PARTS	629660	Battery	0	05/18/2016	06/13/2016	91.84
	N A P A AUTO PARTS	629677	Credit bearing return	0	05/18/2016	06/13/2016	-43.74
	THREE POINTS TIRE	14462	Tires/Toro	0	05/09/2016	06/13/2016	134.00
	THREE POINTS TIRE	14526	Dismount/mount/junk	0	05/20/2016	06/13/2016	13.00
	THREE POINTS TIRE	14550	Tires/Hustler	0	05/24/2016	06/13/2016	268.00
	TURFWERKS	OI39185	Aerator parts	0	05/13/2016	06/13/2016	329.65
	TURFWERKS	OI39283	Aerator parts	0	05/19/2016	06/13/2016	581.99
							4,249.77
001-130.000-727.800	R & M Vehicl						
	BIG G COMMERCIAL ACCOU	538736	Fasteners	0	05/25/2016	06/13/2016	1.71
	BIG G COMMERCIAL ACCOU	536755	Credit return fasteners	0	05/05/2016	06/13/2016	-3.56

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	N A P A AUTO PARTS	627880	Brakeleen,elec tape,bearing	0	05/10/2016	06/13/2016	25.55
	N A P A AUTO PARTS	628540	Grease	0	05/12/2016	06/13/2016	6.08
	THREE POINTS TIRE	14445	Flat tire repair	0	05/05/2016	06/13/2016	32.00
	THREE POINTS TIRE	14452	Tire repair	0	05/05/2016	06/13/2016	16.00
							77.78
001-130.000-729.150	Other Operat						
	HASTINGS TRIBUNE	citypark	Ad/pks maintenance worker	0	04/30/2016	06/13/2016	150.25
	S.O.S. PORTABLE TOILET IN	34899	Toilets for parks/May	0	05/16/2016	06/13/2016	320.00
							470.25
001-130.000-730.050	Office Supplie						
	BUSINESS WORLD PRODUC	627205	Lead for pencil	0	05/10/2016	06/13/2016	0.99
	BUSINESS WORLD PRODUC	627299	Chair floor sleeves	0	05/17/2016	06/13/2016	33.98
							34.97
001-130.000-731.050	Asphalt & Ce						
	CONSOLIDATED CONCRETE	204650	Concrete/Bike Trail	0	04/06/2016	06/13/2016	194.00
	HEARTLAND CONCRETE AN	8	Libs Park paving/sidewalk	0	05/16/2016	06/13/2016	787.60
							981.60
001-130.000-731.400	Other Supplie						
	BIG G COMMERCIAL ACCOU	538028	Flags	0	05/18/2016	06/13/2016	124.76
	KULLY PIPE & STEEL SUPPL'	648706	Valves	0	05/06/2016	06/13/2016	10.49
	MAUGHN JR/KENNETH//		Corn for Heartwell Park	0	05/26/2016	06/13/2016	110.61
							245.86
001-130.000-737.100	Landscaping						
	EARL MAY SEED & NURSER'	139-001	Insect control	0	05/18/2016	06/13/2016	24.98
	MENARDS - HASTINGS	6432	Plants/flowers	0	05/10/2016	06/13/2016	26.00
	MENARDS - HASTINGS	7069	Plants/flowers	0	05/19/2016	06/13/2016	221.28
							272.26
001-130.000-737.200	Building Mair						
	BIG G COMMERCIAL ACCOU	537082	Flag,carwax,epoxy,rope,fstnrs	0	05/09/2016	06/13/2016	114.81
							114.81
001-130.000-737.705	Shop Supplie						
	BIG G COMMERCIAL ACCOU	537291	Paint brushes	0	05/11/2016	06/13/2016	7.07
							7.07
							Total Dept. Parks: 7,041.96
Dept: 140.000 Water Park							
001-140.000-720.350	Training & Cc						
	O'CONNELL/ALAYNA//		Reimburse mileage-pool clinic	0	05/02/2016	06/13/2016	116.10
	PARKS DEPT. - PETTY CASH		Pool clinic - O'Connell	0	05/02/2016	06/13/2016	60.00
	RADER/KAILEY//		Lifegrd instructor class mlg	0	05/10/2016	06/13/2016	123.66
	US BANK CORPORATE PAYM	Camput Rec	Lifeguard instructor class	0	05/20/2016	06/13/2016	290.00
							589.76
001-140.000-726.200	Telephone						
	WINDSTREAM COMMUNICAT	090766033	Service 5/19-6/18/16	0	05/23/2016	06/13/2016	204.65
							204.65
001-140.000-727.200	R & M Buildir						
	HOWARD'S GLASS	43769	Screen fiber/installed	0	05/12/2016	06/13/2016	6.00
	PRESTO-X	30873528	Pest control service	0	05/23/2016	06/13/2016	58.35
	PROTEX CENTRAL, INC.	IN00069913	Svc inspect fire ext - Duncan	0	05/20/2016	06/13/2016	25.00
							89.35
001-140.000-730.050	Office Supplie						
	EAKES OFFICE SOLUTIONS	6976987	Time cards	0	05/12/2016	06/13/2016	5.99

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	US BANK CORPORATE PAYM	Amazon	Weather radios (2)	0	05/23/2016	06/13/2016	32.91
	WAL-MART COMMUNITY	06288	Office supplies	0	05/16/2016	06/13/2016	93.21
							132.11
001-140.000-731.150	Chemicals						
	HAWKINS, INC.	3882151	Pool chemicals	0	05/11/2016	06/13/2016	1,694.39
							1,694.39
001-140.000-731.350	Medical Supp						
	US BANK CORPORATE PAYM	The Lifeguard Store	Med supplies,wearing apparel	0	05/17/2016	06/13/2016	102.48
	WAL-MART COMMUNITY	03987	Medical supplies, DVD movie	0	05/24/2016	06/13/2016	30.23
							132.71
001-140.000-731.700	Wearing Appi						
	US BANK CORPORATE PAYM	The Lifeguard Store	Med supplies,wearing apparel	0	05/17/2016	06/13/2016	231.00
							231.00
001-140.000-737.200	Building Mair						
	BIG G COMMERCIAL ACCOU	536733	Misc cleaing supplies	0	05/05/2016	06/13/2016	69.30
	JACKSON SERVICES INC.	3362429	Mops & linen bag rack	0	05/19/2016	06/13/2016	47.10
	N A P A AUTO PARTS	630633	Wax & armor all	0	05/23/2016	06/13/2016	71.12
	O'REILLY AUTO PARTS	764-472291	Slide wax	0	05/24/2016	06/13/2016	36.95
	OVERHEAD DOOR CO. OF H	28262	Operator parts	0	05/05/2016	06/13/2016	30.00
	SHERWIN-WILLIAMS	7218-6	Paint	0	05/06/2016	06/13/2016	37.98
							292.45
							Total Dept. Water Park: 3,366.42
Dept: 145.000 Recreation progrn							
001-145.000-720.300	Professional						
	NE SOFTBALL ASSOCIATION	Coed Teen SB	League register/trophy order	0	05/20/2016	06/13/2016	345.00
	STANEK FIRE PROTECTION	24803	New extinguisher/inspect syst	0	05/18/2016	06/13/2016	304.00
							649.00
001-145.000-720.331	Adult Act. Co						
	ENGBERG/SCOTT//	Umpire	22 gms @ \$22/game	0	05/05/2016	06/13/2016	484.00
	KILE/TIMOTHY L.//	Umpire	1 gm @ \$20/game	0	05/05/2016	06/13/2016	20.00
	KNAPPLE/FRED H.//	Umpire	21 gms @ \$22/game	0	05/05/2016	06/13/2016	462.00
	MASER/ADAM//	Umpire	23 gms @ \$22/game	0	05/05/2016	06/13/2016	506.00
	MC AMIS/RANDALL W.//	Umpire	23 gms @ \$23/game	0	05/05/2016	06/13/2016	529.00
	MC DONALD JR./BRIAN L.//	Umpire	9 gms @ \$22/game	0	05/05/2016	06/13/2016	198.00
	NELSON/BRENT//	Umpire	6 gms @ \$21/game	0	05/05/2016	06/13/2016	126.00
	RATZLAFF/THOMAS J//	Umpire	7 gms @ \$23/game	0	05/05/2016	06/13/2016	161.00
							2,486.00
001-145.000-720.332	Youth Act. Cc						
	FILSINGER/EMILY//	Umpire	2gms @ \$25/gm,2gms @ \$20/gr	0	05/05/2016	06/13/2016	90.00
	GERLOFF/SHELBY//	Umpire	1 gm @ \$25/game	0	05/05/2016	06/13/2016	25.00
	KRUEGER/DAVID//	Umpire	4 gms @ \$20/game	0	05/05/2016	06/13/2016	80.00
							195.00
001-145.000-721.050	Postage						
	US BANK CORPORATE PAYM	Lodge at Mahoney	NeRPA bd mtg - lunch	0	05/13/2016	06/13/2016	11.55
							11.55
001-145.000-726.200	Telephone						
	CHARTER COMMUNICATION	0263913	Internet svc 6/20-7/19/16	0	06/10/2016	06/13/2016	60.00
							60.00
001-145.000-730.050	Office Suppli						
	BIG G COMMERCIAL ACCOU	538057	Return extension cords	0	05/18/2016	06/13/2016	-7.00
	BUSINESS WORLD PRODUC	627218	Pens, thermal pouches	0	05/11/2016	06/13/2016	53.96
	US BANK CORPORATE PAYM	Amazon	Weather radios (2)	0	05/23/2016	06/13/2016	32.91

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							79.87
001-145.000-731.401	Adult Rec Su						
	INKCREDIBLE INC	12881	Pepsi Spring Spike VB T-shirts	0	04/24/2016	06/13/2016	270.00
	INKCREDIBLE INC	12896	Pepsi Spring Spike VB T-shirts	0	04/24/2016	06/13/2016	139.50
							409.50
001-145.000-731.403	Spec. Event :						
	RUSS'S MARKET	7661	Refrshmnts/track & field meet	0	05/05/2016	06/13/2016	35.88
							35.88
001-145.000-731.404	Adult-Fam. R						
	WAL-MART COMMUNITY	03987	Medical supplies, DVD movie	0	05/24/2016	06/13/2016	19.96
							19.96
001-145.000-737.200	Building Mair						
	EARL MAY SEED & NURSER`	00063476	Flowers	0	05/05/2016	06/13/2016	68.85
	IDEAL ELECTRIC, INC.	8205	Under desk heater w/timer	0	05/10/2016	06/13/2016	145.65
							214.50
Total Dept. Recreation programming:							4,161.26
Dept: 150.000 Library							
001-150.000-720.300	Professional						
	UNIQUE MANAGEMENT SVC	427090	Collection services	0	05/01/2016	06/13/2016	429.60
							429.60
001-150.000-720.310	Library Softw						
	BLACKSTONE AUDIOBOOKS	829639	Audiobooks	0	04/26/2016	06/13/2016	50.00
	SOFTMART	ARINV-687830	Software renewal	0	05/24/2016	06/13/2016	207.00
							257.00
001-150.000-726.200	Telephone						
	VERIZON WIRELESS	9765279030	Wireless svc 4/11-5/10/16	0	05/10/2016	06/13/2016	103.17
							103.17
001-150.000-727.200	R & M Buildir						
	O'KEEFE ELEVATOR COMPA	441096	Elevator maintenance	0	06/01/2016	06/13/2016	201.81
	SUPREME CLEANING SERVI	2884	Janitor svcs 5/16-31,trsh lnrs	0	05/26/2016	06/13/2016	800.00
							1,001.81
001-150.000-729.149	Processing F						
	BAKER & TAYLOR, INC.	2031954467	Books, processing	0	04/28/2016	06/13/2016	90.47
	BAKER & TAYLOR, INC.	2032022860	Books, processing	0	05/20/2016	06/13/2016	19.42
	MIDWEST TAPE	93911826	DVD, processing	0	04/24/2016	06/13/2016	2.85
	MIDWEST TAPE	93928274	MARC processing	0	05/01/2016	06/13/2016	3.60
	MIDWEST TAPE	93928275	MARC processing	0	05/01/2016	06/13/2016	9.60
	MIDWEST TAPE	93928276	MARC processing	0	05/01/2016	06/13/2016	8.40
	MIDWEST TAPE	93926137	DVD, processing	0	05/02/2016	06/13/2016	3.20
	MIDWEST TAPE	93930418	CD, processing	0	05/03/2016	06/13/2016	3.20
	MIDWEST TAPE	93947894	CD, processing	0	05/09/2016	06/13/2016	5.70
							146.44
001-150.000-730.050	Office Supplie						
	BUSINESS WORLD PRODUC	016510	Printer ink cartridges	0	05/10/2016	06/13/2016	53.47
	US BANK CORPORATE PAYM	Amazon	CD shelf tags	0	05/05/2016	06/13/2016	23.67
	WAL-MART COMMUNITY	03255	Office supplies	0	05/19/2016	06/13/2016	45.96
	WAL-MART COMMUNITY	02456	Programs-Children,Teen,off sup	0	05/24/2016	06/13/2016	48.68
							171.78
001-150.000-730.110	Electronic Da						
	NE LIBRARY COMMISSION	27397	Valueline online 7/1/16-6/30/17	0	05/18/2016	06/13/2016	2,980.00
							2,980.00

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001-230.000-720.350	Training & Conference TREFFER/TOM//		Educational assistance	0	05/23/2016	06/13/2016	172.00
							172.00
001-230.000-720.400	Reserve Expenses LARSEN/GARRET//		Mileage-firewrks shooter class	0	05/23/2016	06/13/2016	286.74
							286.74
001-230.000-720.425	Vol. Fire Res US BANK CORPORATE PAYM	SFM Display	Fireworks permit	0	05/18/2016	06/13/2016	11.25
							11.25
001-230.000-721.050	Postage FEDERAL EXPRESS CORPO	5-421-63827	Shipping	0	05/19/2016	06/13/2016	21.53
							21.53
001-230.000-726.200	Telephone CHARTER COMMUNICATION	0006486	HPS internet 6/1-6/30/16	0	05/20/2016	06/13/2016	148.66
	CHARTER COMMUNICATION	0039545	LPS internet 6/1-6/30/16	0	05/20/2016	06/13/2016	87.88
							236.54
001-230.000-726.220	Pest Control PRESTO-X	30868005	HPS pest control	0	05/16/2016	06/13/2016	43.71
	PRESTO-X	30868026	LPS pest control	0	05/16/2016	06/13/2016	44.91
							88.62
001-230.000-727.200	R & M Buildirg AHLMAN JANITORIAL SERVIC	1243	Scrub/polish bsmnt floors HPS	0	05/23/2016	06/13/2016	700.00
	E-Z KITCHENS, INC.	14070	Cabinets for HPS basement	0	05/11/2016	06/13/2016	9,338.00
	E-Z KITCHENS, INC.	1124	Install bsmnt cabnts/counters	0	05/11/2016	06/13/2016	2,335.00
	KRIEGER ELECTRIC CO.	41882	Electrical work in HPS bsmt	0	05/06/2016	06/13/2016	2,369.27
	MENARDS - HASTINGS	6886	Foam mat	0	05/16/2016	06/13/2016	19.98
	MENARDS - HASTINGS	6873	Foam mat, screws, shelving	0	05/16/2016	06/13/2016	74.21
	US BANK CORPORATE PAYM	Orscheln	Rubber mat, bit	0	05/16/2016	06/13/2016	302.72
							15,139.18
001-230.000-727.600	R & M Office US BANK CORPORATE PAYM	Amazon	Printer	0	05/06/2016	06/13/2016	220.20
							220.20
001-230.000-727.700	R & M Tools & ALL SAFE INDUSTRIES, INC.	16-66341	Calibration gas	0	05/17/2016	06/13/2016	309.00
	PROTEX CENTRAL, INC.	IN00069914	Tag/inspect fire ext at LPS	0	05/20/2016	06/13/2016	33.25
	PROTEX CENTRAL, INC.	IN00069915	Tag/inspect fire ext at HPS	0	05/20/2016	06/13/2016	33.25
	US BANK CORPORATE PAYM	Dunhams	Metal detect-Memorial day flgs	0	05/27/2016	06/13/2016	85.59
							461.09
001-230.000-727.800	R & M Vehicle FLEET PRIDE, INC.	77047586	Lamp, red	0	05/06/2016	06/13/2016	31.44
	PLATTE VALLEY COMMUNIC.	28800	Radio/wiring work in basement	0	05/26/2016	06/13/2016	3,598.25
	PLATTE VALLEY COMMUNIC.	28712	FU-2 install 2 new lgt modules	0	05/06/2016	06/13/2016	357.50
	THREE POINTS TIRE	14535	Cobra 3 - tire rotation	0	05/23/2016	06/13/2016	40.00
							4,027.19
001-230.000-729.100	Laundry RUSS'S MARKET	112310	Laundry supplies	0	05/06/2016	06/13/2016	12.75
							12.75
001-230.000-730.100	Books & Map US BANK CORPORATE PAYM	Amazon	iPad case, training books	0	05/23/2016	06/13/2016	57.99
	US BANK CORPORATE PAYM	Amazon	Training books	0	05/06/2016	06/13/2016	295.85
	US BANK CORPORATE PAYM	Amazon	Training books	0	05/06/2016	06/13/2016	46.07
							399.91

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001-230.000-737.200	Building Mair WAL-MART COMMUNITY	8611	Dish detergent	0	05/23/2016	06/13/2016	18.94
							18.94
001-230.000-737.215	Computer So US BANK CORPORATE PAYM	Dri Nuance	Dragon Speak software	0	05/24/2016	06/13/2016	106.99
							106.99
001-230.000-737.705	Shop Supplie BIG G COMMERCIAL ACCOU	538902	Marking paint	0	05/27/2016	06/13/2016	19.94
	BIG G COMMERCIAL ACCOU	537988	Brace,screws,tape,weed killer	0	05/18/2016	06/13/2016	319.68
	MATHESON TRIGAS-LINWEL	13402983	Safety glasses	0	05/20/2016	06/13/2016	87.90
							427.52
Total Dept. Hastings Fire & Rescue:							22,540.45
Dept: 230.300 Ambulance Service							
001-230.300-720.300	Professional BURKE, PSY.D./MICHAEL//	Wiedel, Pughes	Pre-employ psych evals	0	05/28/2016	06/13/2016	1,500.00
	FAMILY MEDICAL CENTER O	Wiedel	Pre-employment physical	0	05/16/2016	06/13/2016	296.00
	FAMILY MEDICAL CENTER O		Annual physicals	0	05/25/2016	06/13/2016	2,158.00
							3,954.00
001-230.300-720.350	Training & Cc US BANK CORPORATE PAYM	Fairfield Inn	Lodging-Larsen-firewrks class	0	05/06/2016	06/13/2016	105.12
							105.12
001-230.300-727.800	R & M Vehicl AUTO GLASS EXPERTS LLC	18466	R-8 windshield repair	0	05/14/2016	06/13/2016	175.00
	HASTINGS FORD LINCOLN	121347	R-9 sensors, nozzle assembly	0	05/13/2016	06/13/2016	29.21
							204.21
001-230.300-731.350	Medical Supp AIRGAS USA	9935619651	Oxygen cylinder rent	0	04/30/2016	06/13/2016	17.63
	BOUND TREE MEDICAL LLC	82149713	Medical supplies	0	05/17/2016	06/13/2016	1,736.73
	CROSIER PARK PHARMACY	3344	Drugs	0	04/04/2016	06/13/2016	974.00
	CROSIER PARK PHARMACY	4008	Drugs	0	04/15/2016	06/13/2016	70.00
	ZOLL MEDICAL CORPORATIK	2373830	Medical supplies	0	05/04/2016	06/13/2016	300.00
							3,098.36
001-230.300-731.650	Uniform Allow ASPEN MILLS, INC.	181371	EMS shorts - 3 pair	0	05/18/2016	06/13/2016	166.93
	ASPEN MILLS, INC.	181372	EMS shorts - 3 pair	0	05/18/2016	06/13/2016	61.03
	MUNICIPAL EMERGENCY SE	IN1025695	2 pair pants	0	04/29/2016	06/13/2016	77.95
	MUNICIPAL EMERGENCY SE	IN1030097	Polo - short sleeve	0	05/13/2016	06/13/2016	47.00
	WALDRON/LANA//	2715-14	Repair jacket, pants	0	05/24/2016	06/13/2016	16.00
							368.91
Total Dept. Ambulance Service:							7,730.60
Dept: 240.000 Police							
001-240.000-720.300	Professional BPAD GROUP, INC./THE//	2708	14 candidates-oral boards	0	05/10/2016	06/13/2016	140.00
	MAAR/RAQUEL//		Interpret 2 hrs	0	05/25/2016	06/13/2016	50.00
	NE LAW ENFORCEMENT TR/	5805	5 TABE tests	0	05/03/2016	06/13/2016	50.00
	NE PUBLIC HEALTH ENVIRO	475537	BAC tests (6)	0	05/17/2016	06/13/2016	630.00
	TRANSUNION RISK & ALTER	569373	Service 4/1-4/2016	0	05/01/2016	06/13/2016	112.25
							982.25
001-240.000-720.350	Training & Cc MENARDS - HASTINGS	06403	LP tank exchange	0	05/09/2016	06/13/2016	17.76
	NE LAW ENFORCEMENT TR/	5809	Firearms instructor school	0	05/12/2016	06/13/2016	200.00

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							217.76
001-240.000-721.050	Postage						
	TOTAL PACKAGE/THE//	58902	Postage	0	04/26/2016	06/13/2016	24.75
	TOTAL PACKAGE/THE//	59265	Postage	0	05/09/2016	06/13/2016	4.21
	US BANK CORPORATE PAYM	USPS	Postage	0	05/09/2016	06/13/2016	43.39
	US BANK CORPORATE PAYM	USPS	Postage	0	05/18/2016	06/13/2016	17.47
	US BANK CORPORATE PAYM	USPS	Postage	0	05/24/2016	06/13/2016	6.47
	US BANK CORPORATE PAYM	USPS	Postage	0	05/25/2016	06/13/2016	8.83
							105.12
001-240.000-724.050	Printing						
	EAKES OFFICE SOLUTIONS	6973190-1	Business cards	0	05/09/2016	06/13/2016	58.70
							58.70
001-240.000-726.200	Telephone						
	VERIZON WIRELESS	9765299218	Mnthly fees,hotspots 4/11-5/10	0	05/10/2016	06/13/2016	794.61
	WINDSTREAM COMMUNICA	090212727	Phone svc & long distance	0	05/06/2016	06/13/2016	132.91
							927.52
001-240.000-727.200	R & M Buildir						
	HAASE/JASON//	00802	Remove/install carpet - rm 317	0	05/05/2016	06/13/2016	3,922.75
	INTEGRATED SECURITY SOI	2016985	Install interview room camera	0	05/23/2016	06/13/2016	392.00
	MENARDS - HASTINGS	06605	Construction materials-range	0	05/12/2016	06/13/2016	563.75
	O'KEEFE ELEVATOR COMPA	438335	Maintenance agreement	0	04/01/2016	06/13/2016	613.53
	ROGERS, INC.	68635	Microwave/hood combo 911	0	05/16/2016	06/13/2016	218.00
	US BANK CORPORATE PAYM	Admiral Flag Poles	Wire core halyard-flag pole	0	05/18/2016	06/13/2016	69.00
	WATSON SIGNS	6953794	Lettering for drs,lobby-Craig	0	05/14/2016	06/13/2016	184.39
	WILLIAMS EXTERMINATING,	43246	Spring treatment & rodent cont	0	05/26/2016	06/13/2016	250.00
							6,213.42
001-240.000-727.400	R & M Comrr						
	DIGITAL ALLY INC	1085901	Holsters,clips,mic,chrgr	0	05/18/2016	06/13/2016	805.00
	PLATTE VALLEY COMMUNIC.	28779	Ck radio loose connection #87	0	05/24/2016	06/13/2016	17.50
	PLATTE VALLEY COMMUNIC.	28790	Reprogram portable radio	0	05/25/2016	06/13/2016	27.50
	US BANK CORPORATE PAYM	Amazon	Computer switch	0	05/10/2016	06/13/2016	1,009.98
	VERIZON WIRELESS	9765299218	Mnthly fees,hotspots 4/11-5/10	0	05/10/2016	06/13/2016	400.10
							2,260.08
001-240.000-727.700	R & M Tools						
	GRACE'S LOCKSMITH SERV	56355	10 keys,padlock,key ring/ID	0	05/20/2016	06/13/2016	32.80
	MENARDS - HASTINGS	06633	Credit	0	05/12/2016	06/13/2016	-4.00
	PLATTE VALLEY COMMUNIC.	28744	Mic clip,radar dash mnt #75	0	05/13/2016	06/13/2016	179.45
	PLATTE VALLEY COMMUNIC.	28749	Flshlgt,mic,gun rack #75	0	05/16/2016	06/13/2016	638.40
	PLATTE VALLEY COMMUNIC.	28752	Mic kit for cam systm #69	0	05/17/2016	06/13/2016	152.45
	PLATTE VALLEY COMMUNIC.	28758	Secure equip boxes #86,#87	0	05/17/2016	06/13/2016	72.50
	PLATTE VALLEY COMMUNIC.	28702	Initial setup/installation #86	0	05/05/2016	06/13/2016	6,935.95
	PLATTE VALLEY COMMUNIC.	28769	Rem/repl antenna,cable #84	0	05/20/2016	06/13/2016	80.00
	PLATTE VALLEY COMMUNIC.	28755	Mini-ATM fuse,flshlgt #79	0	05/17/2016	06/13/2016	49.95
	PLATTE VALLEY COMMUNIC.	28742	Repl lgtbar,gunrck,flshlgt #77	0	05/12/2016	06/13/2016	1,115.40
	PLATTE VALLEY COMMUNIC.	28789	Repl IO box for camera #70	0	05/25/2016	06/13/2016	70.00
	WAL-MART COMMUNITY	01294	5 card readers	0	05/16/2016	06/13/2016	99.40
							9,422.30
001-240.000-727.800	R & M Vehicl						

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	ACE AUTOMOTIVE, INC.	34969	Oil changes #82	0	05/06/2016	06/13/2016	39.98
	ACE AUTOMOTIVE, INC.	34985	Replace battery #62	0	05/10/2016	06/13/2016	40.00
	ACE AUTOMOTIVE, INC.	34991	Oil change #66	0	05/11/2016	06/13/2016	39.98
	ACE AUTOMOTIVE, INC.	34993	Oil change #74	0	05/11/2016	06/13/2016	39.98
	ACE AUTOMOTIVE, INC.	35021	Brake pads & rotors #82	0	05/16/2016	06/13/2016	254.28
	ACE AUTOMOTIVE, INC.	35049	Oil change,brk lgt,wpr blades	0	05/20/2016	06/13/2016	129.96
	ACE AUTOMOTIVE, INC.	35064	Frnt rtrs/pds,rechrg A/C #69	0	05/24/2016	06/13/2016	737.26
	ACE AUTOMOTIVE, INC.	35069	Oil change #79	0	05/24/2016	06/13/2016	39.98
	ACE AUTOMOTIVE, INC.	35082	Repr drvr seat,trn sgnls #67	0	05/25/2016	06/13/2016	220.72
	ACE AUTOMOTIVE, INC.	35034	Left front bearing #78	0	05/18/2016	06/13/2016	261.26
	FILL-N-CHILL	040116	Car wash	0	04/01/2016	06/13/2016	-5.00
	FILL-N-CHILL	24267	22 car washes	0	04/29/2016	06/13/2016	110.00
	FILL-N-CHILL	23526	15 blue car washes	0	05/01/2016	06/13/2016	75.00
	HESS AUTO BODY	437925	Remove decals,buff/clean #62	0	05/23/2016	06/13/2016	175.00
	MR. TIRE	46026	Tire repair #78	0	05/09/2016	06/13/2016	17.49
	MR. TIRE	46149	4 new tires,disposal #70	0	05/17/2016	06/13/2016	696.00
	MR. TIRE	46240	4 new tires w/disposal #69	0	05/24/2016	06/13/2016	381.36
	MR. TIRE	46236	4 new rims #62	0	05/24/2016	06/13/2016	275.60
	PLATTE VALLEY COMMUNIC.	28747	Lightbar wiring fixed #77	0	05/16/2016	06/13/2016	74.75
	VIDEO KINGDOM	100166	Keyless entry system #65	0	05/17/2016	06/13/2016	135.00
	WAL-MART COMMUNITY	00215	Vehicle clning,maint supplies	0	05/16/2016	06/13/2016	88.29
	WAL-MART COMMUNITY	04457	CDR,sleeves,air frshnr,grbg bg	0	05/25/2016	06/13/2016	37.42
							3,864.31
001-240.000-729.204	Heartland Pe						
	HEARTLAND PET CONNECTI	June	June pet care	0	06/01/2016	06/13/2016	4,333.33
							4,333.33
001-240.000-730.050	Office Supplie						
	EAKES OFFICE SOLUTIONS	6979058	Pens,mrkr,whiteboard eraser	0	05/16/2016	06/13/2016	13.25
	EAKES OFFICE SOLUTIONS	697059-1	Notary stamp - Story	0	05/23/2016	06/13/2016	25.99
	WAL-MART COMMUNITY	02758	Surge protector	0	05/09/2016	06/13/2016	19.97
							59.21
001-240.000-731.200	Food Supplie						
	US BANK CORPORATE PAYM	Russ's	Water,tea - training	0	05/10/2016	06/13/2016	14.13
	US BANK CORPORATE PAYM	Walmart	Condiments - training	0	05/10/2016	06/13/2016	18.81
							32.94
001-240.000-731.700	Wearing App:						
	JACK'S UNIFORMS & EQUIP	59461A	2 shirts - Chaplin Brandenburg	0	04/29/2016	06/13/2016	58.89
	JACK'S UNIFORMS & EQUIP	59621A	Rain jacket with hood - Sinner	0	05/13/2016	06/13/2016	166.89
							225.78
001-240.000-738.055	Field Equipm						
	GRACE'S LOCKSMITH SERV	56374	2 keys	0	05/24/2016	06/13/2016	4.00
	J&B MOBILE LOCK SERVICE	10185	Open 14DZ45 search warrant	0	05/22/2016	06/13/2016	35.00
	TASER INTERNATIONAL	SI1438140	80 taser cartridges	0	05/11/2016	06/13/2016	1,864.14
	US BANK CORPORATE PAYM	Amazon	Thermal fax paper-car printers	0	05/19/2016	06/13/2016	136.43
	US BANK CORPORATE PAYM	WalMart	Cell phone accessories-Story	0	05/24/2016	06/13/2016	53.71
	WAL-MART COMMUNITY	09533	Ph case,car chrgr,proglass	0	05/18/2016	06/13/2016	44.72
	WAL-MART COMMUNITY	04457	CDR,sleeves,air frshnr,grbg bg	0	05/25/2016	06/13/2016	52.13
							2,190.13
							30,892.85
Total Dept. Police:							30,892.85
Dept: 330.000 EPA mandates							
001-330.000-729.400	EPA Legal Fe						
	SULLIVAN, SHOEMAKER PC,	7250.507	Legal exp/EPA (So Landfill)	0	05/26/2016	06/13/2016	427.05
	SULLIVAN, SHOEMAKER PC,	7250.506	Legal exp/EPA (NLF)	0	05/26/2016	06/13/2016	292.50
	SULLIVAN, SHOEMAKER PC,	7250.500	Legal exp/EPA (Area Wide)	0	05/26/2016	06/13/2016	39.01
							758.56

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Total Dept. EPA mandates:							758.56
Dept: 330.100 EPA 2nd street sub							
001-330.100-729.400	EPA Legal Fees						
	GEOSYNTEC CONSULTANTS	17160434	So landfill svcs thru 3/31	0	04/14/2016	06/13/2016	1,121.16
	GEOSYNTEC CONSULTANTS	17160558	So landfill svcs thru 4/30	0	05/17/2016	06/13/2016	544.01
							1,665.17
001-330.100-729.436	2nd St. Rent						
	FILL-N-CHILL *2	June	June/202 East 2nd St	0	06/01/2016	06/13/2016	1,550.00
							1,550.00
Total Dept. EPA 2nd street subsite:							3,215.17
Dept: 330.200 Storm Water Management							
001-330.200-720.300	Professional						
	4IMPRINT INC	4637420	Public education promo items	0	05/10/2016	06/13/2016	1,476.00
							1,476.00
001-330.200-721.050	Postage						
	4IMPRINT INC	4637420	Public education promo items	0	05/10/2016	06/13/2016	95.61
	4IMPRINT INC	4652149	Public ed promo items	0	05/18/2016	06/13/2016	346.52
							442.13
001-330.200-721.100	Shipping						
	4IMPRINT INC	4627802	Public ed promo items	0	05/19/2016	06/13/2016	467.12
							467.12
001-330.200-723.050	Advertising						
	4IMPRINT INC	4627802	Public ed promo items	0	05/19/2016	06/13/2016	6,838.50
	4IMPRINT INC	4652149	Public ed promo items	0	05/18/2016	06/13/2016	349.00
	KSNB TV	336518-1	Ads 3/28-4/24, strmwtr, yd waste	0	04/24/2016	06/13/2016	830.00
							8,017.50
Total Dept. Storm Water Management:							10,402.75
Dept: 620.000 Airport							
001-620.000-721.050	Postage						
	U.S. POSTAL SERVICE *1	Airport	2 rolls forever stamps	0	06/01/2016	06/13/2016	94.00
							94.00
001-620.000-727.200	R & M Buildir						
	BIG G COMMERCIAL ACCOU	538170	JD fasteners, cleaning supplies	0	05/19/2016	06/13/2016	9.17
	KARR CONSTRUCTION		Labor/materials entry door	0	05/23/2016	06/13/2016	447.95
	PARAMOUNT LINEN	90464	Mats/coveralls	0	05/06/2016	06/13/2016	17.35
	PARAMOUNT LINEN	94675	Mats/coveralls	0	05/20/2016	06/13/2016	17.35
							491.82
001-620.000-727.700	R & M Tools						
	AUTO VALUE-HASTINGS	70-453705	JD 5300 4 filters	0	05/19/2016	06/13/2016	44.60
	AUTO VALUE-HASTINGS	70-453704	924G 4 filters, elec connector	0	05/19/2016	06/13/2016	61.60
	LANDMARK IMPLEMENT INC	10075187	Cushion JD5300 - 2 pc seat	0	05/19/2016	06/13/2016	872.02
	N A P A AUTO PARTS	628430	Hose & ends 924G	0	05/12/2016	06/13/2016	81.04
	PLATTE VALLEY COMMUNIC.	28736	Troubleshoot mobil radio #924G	0	05/12/2016	06/13/2016	27.50
							1,086.76
001-620.000-729.150	Other Operat						
	WINDSTREAM COMMUNICAT	090937657	Land & internet 5/7-6/6/16	0	05/10/2016	06/13/2016	101.76
							101.76
001-620.000-731.255	Fuel & Oil Re						
	BOSSELMAN ENERGY, INC.	3557348 UG	Jet A - 3496.60 gals	0	05/24/2016	06/13/2016	7,374.33
							7,374.33

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Total Dept. Resurface Grant 15-CR-008:							79,000.07
TY DEVELOPMENT FUND:							135,329.56
Fund: 130 LIBRARY GRANT FUND							
Dept: 000.000							
130-000.000-431.051	NE Library Commission						
	NE LIBRARY COMMISSION	Refund	Received in error from Commiss	0	05/16/2016	06/13/2016	3,500.00
							3,500.00
130-000.000-720.357	Library Programs						
	CORNHUSKER PRESS	P178095	Kids point tracker SRP	0	05/26/2016	06/13/2016	278.57
	CORNHUSKER PRESS	P178075	Teen Monopoly sheet SRP	0	05/26/2016	06/13/2016	254.73
	HASTINGS AREA CHAMBER	SRP Teen	Teen SRP prizes	0	05/23/2016	06/13/2016	90.00
	MORK/CURTIS//	001-2016	Lego presentation (2) SRP	0	05/24/2016	06/13/2016	300.00
	MUSEUM	SRP Children	Planetarium use for SRP	0	05/24/2016	06/13/2016	200.00
	US BANK CORPORATE PAYM	Eileen's Cookies	Teen program refreshments	0	05/24/2016	06/13/2016	8.00
	US BANK CORPORATE PAYM	Lincoln Children's Zoo	Teen SRP prizes	0	05/24/2016	06/13/2016	30.00
	US BANK CORPORATE PAYM	DiscountMugs	Pub quiz prizes	0	05/23/2016	06/13/2016	116.56
	US BANK CORPORATE PAYM	Upstart	SRP shirts	0	05/13/2016	06/13/2016	289.54
	US BANK CORPORATE PAYM	First Book	SRP book prizes	0	05/11/2016	06/13/2016	331.50
	US BANK CORPORATE PAYM	Spray Planet USA	Spray paints SRP	0	05/10/2016	06/13/2016	234.50
	US BANK CORPORATE PAYM	4imprint	SRP wallet prizes	0	05/10/2016	06/13/2016	286.60
	US BANK CORPORATE PAYM	Adams Co Ag Society	SRP Teen prizes county fair	0	05/24/2016	06/13/2016	25.00
	US BANK CORPORATE PAYM	Amazon	SRP Teen prizes gift card	0	05/25/2016	06/13/2016	25.00
	US BANK CORPORATE PAYM	Amazon	Teen SRP prizes	0	05/15/2016	06/13/2016	70.42
	US BANK CORPORATE PAYM	K-Mart	Cushion-story nest-Child Pro	0	05/05/2016	06/13/2016	41.72
	US BANK CORPORATE PAYM	Amazon	SRP Teen prizes	0	05/25/2016	06/13/2016	84.15
	WAL-MART COMMUNITY	09584	Programs - Teen,Children	0	04/30/2016	06/13/2016	61.03
	WAL-MART COMMUNITY	05100	Programs - Teen	0	05/04/2016	06/13/2016	91.23
	WAL-MART COMMUNITY	07603	Programs - children story nook	0	05/08/2016	06/13/2016	138.65
	WAL-MART COMMUNITY	02838	Programs - Teen	0	05/12/2016	06/13/2016	51.30
	WAL-MART COMMUNITY	02456	Programs-Children,Teen,off sup	0	05/24/2016	06/13/2016	13.06
							3,021.56
130-000.000-743.550	Computer Equipment						
	COMPUTER HARDWARE	H15785	Belkin mini display port	0	05/20/2016	06/13/2016	25.00
	US BANK CORPORATE PAYM	Amazon	HDMI coupler	0	05/25/2016	06/13/2016	9.98
							34.98
Total Dept. 000000:							6,556.54
Library Grant Fund:							6,556.54
Fund: 131 LIBRARY SALES TAX FUND							
Dept: 000.000							
131-000.000-742.300	Construction						
	BOCKMANN INC.	20160094-2	Asbestos removal-complete	0	05/12/2016	06/13/2016	79,520.00
	RETROFIT COMPANIES, INC.	0085816-IN	Lamp abatement - renovation	0	04/21/2016	06/13/2016	434.28
							79,954.28
Total Dept. 000000:							79,954.28
Library Sales Tax Fund:							79,954.28
Fund: 133 PARKS GRANT FUND							
Dept: 130.000 Parks							
133-130.000-741.209	Infrastructure						
	GAME TIME	PJI-0033789	Benches-Bakery/Harms Park	0	04/13/2016	06/13/2016	1,601.62
	US BANK CORPORATE PAYM	Bluestone Perennials	Highland Pk Arb flowers/plants	0	05/13/2016	06/13/2016	571.46

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							2,173.08
Total Dept. Parks:							2,173.08
and PARKS GRANT FUND:							2,173.08
Fund: 147 CANDO FUND							
Dept: 000.000							
147-000.000-729.600	Cando Project						
	PHELPS CO SHERIFF'S OFFI	Stache, Tilson	Reimburse OT 2 officers, 5/10	0	05/20/2016	06/13/2016	163.77
	WINDSTREAM COMMUNICAT	090212738	Phone svc Hastings office	0	05/06/2016	06/13/2016	67.92
							231.69
Total Dept. 000000:							231.69
Total Fund CANDO FUND:							231.69
Fund: 158 WIRELESS E911 FUND							
Dept: 220.000 911 center							
158-220.000-743.400	Communicati						
	ADAMS COUNTY TREASURE		Refund dupl pmt to Windstream	0	05/27/2016	06/13/2016	1,956.41
							1,956.41
Total Dept. 911 center:							1,956.41
nd WIRELESS E911 FUND:							1,956.41
Fund: 170 MUSEUM FUND							
Dept: 170.100 Museum administr							
170-170.100-721.100	Shipping						
	BLAIR CEDAR & NOVELTY W	93011	Store merchandise and shipping	0	05/13/2016	06/13/2016	18.27
	J&J WOODSHOP	5154	Store merchandise, shipping	0	05/04/2016	06/13/2016	11.00
	NAT'L DESIGN	100574481	Crayon twists, inserts,freight	0	05/12/2016	06/13/2016	17.90
	TAM RETAIL	05102016-01	Thermo receipt paper,freight	0	05/11/2016	06/13/2016	62.86
							110.03
170-170.100-723.050	Advertising						
	BH MEDIA GROUP	20410745	Road Trips mag 4/16	0	04/16/2016	06/13/2016	250.00
	BH MEDIA GROUP	20414890	Movies for weekend 4/15-4/16	0	04/15/2016	06/13/2016	87.00
	BH MEDIA GROUP	20415349	Movies for weekend 4/22/16	0	04/22/2016	06/13/2016	43.50
	BH MEDIA GROUP	20416644	Movie ad 4/29/16	0	04/29/2016	06/13/2016	43.50
	MUSEUM - PETTY CASH		Prk crds,guarantees,postage	0	05/25/2016	06/13/2016	244.70
	US BANK CORPORATE PAYM	Facebook	Ex promo,theater,advertise	0	04/30/2016	06/13/2016	168.04
							836.74
170-170.100-723.060	Promo Servic						
	ADAMS COUNTY CONVENTI	April	April lodging tax	0	06/01/2016	06/13/2016	7,987.40
							7,987.40
170-170.100-724.050	Printing						
	EAKES OFFICE SOLUTIONS	C 125792	B/W copies overage	0	05/20/2016	06/13/2016	245.61
	EAKES OFFICE SOLUTIONS	S 125628	Colored copies	0	05/20/2016	06/13/2016	526.20
							771.81
170-170.100-724.100	Film Print Co						
	21ST CENTURY CINEMAS	16-020	Film bookings (3)	0	05/28/2016	06/13/2016	105.00
	REAL D INC.	0000068998	RealD glasses, freight	0	05/13/2016	06/13/2016	100.00
	REAL D INC.	0000068998	RealD glasses, freight	0	05/13/2016	06/13/2016	10,000.00
							10,205.00
170-170.100-726.200	Telephone						
	CHARTER COMMUNICATION	0007005	Internet svcs 6/24-7/23/16	0	05/15/2016	06/13/2016	99.98

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	US BANK CORPORATE PAYM	Charter Comm	Charter internet 4/23-5/22	0	05/06/2016	06/13/2016	35.77
							135.75
170-170.100-727.200	R & M Buildir						
	BIG G COMMERCIAL ACCOU	538020	Bit carbide sds/pnt swim pool	0	05/18/2016	06/13/2016	151.76
							151.76
170-170.100-727.500	R & M Heavy						
	KELLY SUPPLY COMPANY	15086316	HVAC parts	0	05/18/2016	06/13/2016	61.33
	KELLY SUPPLY COMPANY	15086316-1	HVAC parts	0	05/19/2016	06/13/2016	103.45
	KRIEGER ELECTRIC CO.	41885	HVAC wiring	0	05/06/2016	06/13/2016	4,257.89
	US BANK CORPORATE PAYM	Amazon	Micro bags (3)	0	05/12/2016	06/13/2016	30.60
	US BANK CORPORATE PAYM	Amazon	HEPA Upright vacuum	0	05/12/2016	06/13/2016	344.25
							4,797.52
170-170.100-727.600	R & M Office						
	TAM RETAIL	05102016-01	Thermo receipt paper,freight	0	05/11/2016	06/13/2016	225.00
							225.00
170-170.100-728.150	Film Royalty						
	ARTS ALLIANCE DISTRIBUTI	780	Concert series: The Who	0	05/23/2016	06/13/2016	400.00
	MUSEUM - PETTY CASH		Prk crds,guarantees,postage	0	05/25/2016	06/13/2016	502.40
	ROADSIDE ATTRACTIONS		My Name is Doris royalties	0	05/23/2016	06/13/2016	58.00
							960.40
170-170.100-729.150	Other Operat						
	MUSEUM - PETTY CASH		Prk crds,guarantees,postage	0	05/25/2016	06/13/2016	75.60
							75.60
170-170.100-730.050	Office Supplie						
	BUSINESS WORLD PRODUC	627278	Name tags (2)	0	05/13/2016	06/13/2016	26.00
	BUSINESS WORLD PRODUC	627302	Name tags (2)	0	05/17/2016	06/13/2016	26.00
	US BANK CORPORATE PAYM	ID Card	Membership cards	0	05/04/2016	06/13/2016	69.27
	US BANK CORPORATE PAYM	Amazon	HP ink/graphic design	0	05/06/2016	06/13/2016	400.24
	US BANK CORPORATE PAYM	Amazon	HP ink/graphic design	0	05/06/2016	06/13/2016	412.82
	US BANK CORPORATE PAYM	Amazon	HP ink/graphic design	0	05/05/2016	06/13/2016	465.32
							1,399.65
170-170.100-731.205	Concessions						
	PASTIME LANES	10-05232016	68 bags of popcorn	0	05/23/2016	06/13/2016	816.00
	PEPSI-COLA BOTTLING CO.	6153913	Soda & water for concessions	0	05/10/2016	06/13/2016	199.00
	PEPSI-COLA BOTTLING CO.	6154839	Soda & water for concessions	0	05/24/2016	06/13/2016	161.00
	PEPSI-COLA BOTTLING CO.	6154390	Soda & water for concessions	0	05/17/2016	06/13/2016	13.00
	PEPSI-COLA BOTTLING CO.	6155255	Soda & water for concessions	0	05/31/2016	06/13/2016	160.50
	PRIMA DISTRIBUTION, INC.	00082503	Invoice/concessions	0	05/05/2016	06/13/2016	392.62
	WAL-MART COMMUNITY	006891	Event supplies, concessions	0	05/06/2016	06/13/2016	230.57
	WARRELL CORPORATION/TH	PS10046929	Milk choc peanuts 25lbs	0	05/11/2016	06/13/2016	137.50
							2,110.19
170-170.100-731.210	Store Mercha						
	ARK MEDIA GROUP, LTD.	161479	Store merch DVD-Pandas Journ	0	05/12/2016	06/13/2016	33.00
	BLAIR CEDAR & NOVELTY W	93011	Store merchandise and shipping	0	05/13/2016	06/13/2016	172.80
	J&J WOODSHOP	5154	Store merchandise, shipping	0	05/04/2016	06/13/2016	268.00
	NAT'L DESIGN	100574481	Crayon twists, inserts,freight	0	05/12/2016	06/13/2016	175.00
	OUTSET MEDIA	SI-373248	Store merchandise	0	05/09/2016	06/13/2016	1,064.00
							1,712.80
170-170.100-731.408	Educational E						
	EAKES OFFICE SOLUTIONS	6973507	Small envelopes w/eyelet,clasp	0	05/09/2016	06/13/2016	37.98
	ULINE	77061177	Wht merch/box,glv/respr dust	0	05/18/2016	06/13/2016	150.25

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	US BANK CORPORATE PAYM	Nature Watch	Insects,figurine,puzzles	0	04/26/2016	06/13/2016	70.88
	US BANK CORPORATE PAYM	Amazon	Sparco clasp coin envelopes	0	05/12/2016	06/13/2016	33.70
	US BANK CORPORATE PAYM	Crazy Crow Trading	Hairpipe and Rosette	0	05/12/2016	06/13/2016	28.75
	US BANK CORPORATE PAYM	Amazon	Brushes,color pads,glue	0	05/18/2016	06/13/2016	55.71
	US BANK CORPORATE PAYM	Amazon	Pirate,Amer Astro,Button,Wtr C	0	05/18/2016	06/13/2016	153.40
	WAL-MART COMMUNITY	02195	Lemon Kool-Aid	0	05/08/2016	06/13/2016	50.16
	WAL-MART COMMUNITY	02920	Kool-Aid success sch prog	0	05/09/2016	06/13/2016	4.28
	WAL-MART COMMUNITY	02655	Cord	0	05/21/2016	06/13/2016	9.47
	WAL-MART COMMUNITY	08763	Step stool, duct tape, supplie	0	05/26/2016	06/13/2016	47.78
							642.36
170-170.100-737.200	Building Mair						
	WAL-MART COMMUNITY	006891	Event supplies, concessions	0	05/06/2016	06/13/2016	6.98
							6.98
170-170.100-737.210	Exhibit Suppl						
	BIG G COMMERCIAL ACCOU	538208	Misc fasteners	0	05/20/2016	06/13/2016	11.00
	BIG G COMMERCIAL ACCOU	538540	Painter tape,router,fasteners	0	05/24/2016	06/13/2016	52.23
	ULINE	77061176	ADH transfer adhesive	0	05/18/2016	06/13/2016	200.67
	ULINE	77061177	Wht merch/box,glv/respr dust	0	05/18/2016	06/13/2016	146.25
	WAL-MART COMMUNITY	08763	Step stool, duct tape, supplie	0	05/26/2016	06/13/2016	3.37
							413.52
170-170.100-737.212	Event Expen:						
	WAL-MART COMMUNITY	006891	Event supplies, concessions	0	05/06/2016	06/13/2016	17.94
							17.94
170-170.100-737.705	Shop Supplie						
	BIG G COMMERCIAL ACCOU	537215	Lead ms anchor/fasteners	0	05/10/2016	06/13/2016	53.09
							53.09
Total Dept. Museum administration:							32,613.54
otal Fund MUSEUM FUND:							32,613.54
Fund: 180 STREET FUND							
Dept: 000.000							
180-000.000-720.300	Professional						
	PICTOMETRY	INV015882	2016 image library-aerials	0	05/17/2016	06/13/2016	30,724.34
							30,724.34
180-000.000-720.350	Training & Cc						
	CENTRAL COMMUNITY COLI	008308	Confined space training	0	05/11/2016	06/13/2016	190.00
	NE ENVIRONMENTAL PRODI	Dave,Andy,Rick	Street sweeper training	0	05/09/2016	06/13/2016	150.00
							340.00
180-000.000-726.200	Telephone						
	VIAERO WIRELESS	14809	Pks/Wacker cell 4/21-5/20/16	0	05/20/2016	06/13/2016	2.48
							2.48
180-000.000-727.200	R & M Buildir						
	CITY IRON & METAL CO.	36861	I beam West A	0	05/11/2016	06/13/2016	244.00
	CITY IRON & METAL CO.	36883	I beam West A	0	05/16/2016	06/13/2016	111.28
							355.28
180-000.000-727.500	R & M Heavy						
	AUTO VALUE-HASTINGS	70-453926	Battery #905	0	05/23/2016	06/13/2016	94.38
	CENTRAL NE BOBCAT	86065	Grinder teeth	0	05/12/2016	06/13/2016	608.30
	CONSTRUCTION RENTAL, IN	264680-3	Switch #48	0	04/22/2016	06/13/2016	213.50
	GARRETT TIRES AND TREAT	107604	Flat tire repair #41	0	05/18/2016	06/13/2016	42.45
	MENARDS - HASTINGS	06881	Acrylic glass for unit #41	0	05/16/2016	06/13/2016	164.98

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	N A P A AUTO PARTS	629628	Battery #41	0	05/18/2016	06/13/2016	148.19
	N A P A AUTO PARTS	630646	Valve #906	0	05/23/2016	06/13/2016	1.99
	N A P A AUTO PARTS	628459	Spring brake #46	0	05/12/2016	06/13/2016	45.87
	N A P A AUTO PARTS	627773	Filter	0	05/10/2016	06/13/2016	25.57
	N A P A AUTO PARTS	629356	Filter	0	05/17/2016	06/13/2016	7.65
	N A P A AUTO PARTS	629359	Revits #41	0	05/17/2016	06/13/2016	22.99
	N A P A AUTO PARTS	629897	Filter	0	05/19/2016	06/13/2016	18.36
	N A P A AUTO PARTS	631068	Filter	0	05/25/2016	06/13/2016	6.30
	N A P A AUTO PARTS	630991	Filter	0	05/24/2016	06/13/2016	8.60
	THREE POINTS TIRE	14539	Flat tire repair #20	0	05/23/2016	06/13/2016	22.50
	UNIVERSAL HYDRAULICS, IN	22616	Fittings #53	0	04/19/2016	06/13/2016	20.00
	UNIVERSAL HYDRAULICS, IN	22614	Motor repair #902	0	04/19/2016	06/13/2016	110.00
	UNIVERSAL HYDRAULICS, IN	22618	Couplers #53	0	04/19/2016	06/13/2016	186.90
	UNIVERSAL HYDRAULICS, IN	22620	Hoses #53	0	04/19/2016	06/13/2016	121.16
	UNIVERSAL HYDRAULICS, IN	22674	Cross valve #53	0	05/24/2016	06/13/2016	721.10
							2,590.79
180-000.000-727.800	R & M Vehicl						
	AUTO VALUE-HASTINGS	70-453808	Alternator #97	0	05/20/2016	06/13/2016	120.39
	AUTO VALUE-HASTINGS	70-453806	Battery #97	0	05/20/2016	06/13/2016	104.48
	AUTO VALUE-HASTINGS	70-453893	Credit	0	05/23/2016	06/13/2016	-1.63
	AUTO VALUE-HASTINGS	70-453885	Fd thermostat	0	05/23/2016	06/13/2016	12.64
	AUTO VALUE-HASTINGS	70-453877	Fd water pump	0	05/23/2016	06/13/2016	135.05
	AUTO VALUE-HASTINGS	70-454039	Handle #12	0	05/25/2016	06/13/2016	19.22
	N A P A AUTO PARTS	627772	Filter	0	05/10/2016	06/13/2016	11.47
	THREE POINTS TIRE	14442	Flat tire repair #66	0	05/05/2016	06/13/2016	18.00
							419.62
180-000.000-728.050	Hire of Equip						
	VAN KIRK BROTHERS CONT	020216	30hrs mtrgrdr,9hrs trk-snw rem	0	05/09/2016	06/13/2016	7,410.00
	VONTZ PAVING, INC.	10460-916	70hrs loaders-snow removal	0	05/10/2016	06/13/2016	9,610.50
							17,020.50
180-000.000-729.050	Dues & Subs						
	AMERICAN PUBLIC WORKS ,	21427	APWA memberships	0	01/16/2016	06/13/2016	775.00
	NE DEPT.OF HEALTH-RADIO	14-06-01	Industrial gauge license	0	05/04/2016	06/13/2016	1,500.00
							2,275.00
180-000.000-729.150	Other Operat						
	HASTINGS TRIBUNE	201758	Ad classified	0	04/30/2016	06/13/2016	131.50
	HASTINGS TRIBUNE	201754	Street closure	0	04/30/2016	06/13/2016	26.83
							158.33
180-000.000-730.050	Office Suppli						
	BUSINESS WORLD PRODUC	16563	Supplies, files	0	05/20/2016	06/13/2016	22.99
	BUSINESS WORLD PRODUC	16602	Supplies, files	0	05/27/2016	06/13/2016	21.99
							44.98
180-000.000-731.050	Asphalt & Ce						
	FASTENAL COMPANY	NEHAS126279	Broom #20	0	05/18/2016	06/13/2016	20.02
	J.I.L. ASPHALT PAVING CO.	160002	2.01 tons B-OS	0	05/02/2016	06/13/2016	89.45
	J.I.L. ASPHALT PAVING CO.	160005	4.09 tons B-OS	0	05/03/2016	06/13/2016	182.01
	J.I.L. ASPHALT PAVING CO.	160010	5.03 tons B-OS	0	05/04/2016	06/13/2016	202.96
	J.I.L. ASPHALT PAVING CO.	160014	1.56 tons SPR OS	0	05/05/2016	06/13/2016	77.06
	J.I.L. ASPHALT PAVING CO.	160016	5.05 tons SPR	0	05/05/2016	06/13/2016	249.47
	J.I.L. ASPHALT PAVING CO.	160023	4.07 tons SPR OS	0	05/10/2016	06/13/2016	201.06
	J.I.L. ASPHALT PAVING CO.	160025	10.13 tons SPR OS	0	05/12/2016	06/13/2016	500.42
	J.I.L. ASPHALT PAVING CO.	160030	5.07 tons SPR OS	0	05/13/2016	06/13/2016	250.46
	J.I.L. ASPHALT PAVING CO.	160045	2.11 tons B-RAP OS	0	05/19/2016	06/13/2016	85.14
	J.I.L. ASPHALT PAVING CO.	160041	1.53 tons B-RAP OS	0	05/18/2016	06/13/2016	61.74
	J.I.L. ASPHALT PAVING CO.	160034	1.58 tons B-RAP OS	0	05/17/2016	06/13/2016	63.75

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	VONTZ PAVING, INC.	10460-925	5.68 tons asphalt	0	05/09/2016	06/13/2016	380.56
	VONTZ PAVING, INC.	10460-925	2.08 tons asphalt	0	05/17/2016	06/13/2016	139.36
							2,503.46
180-000.000-731.250	Fuel & Oil						
	AUTO VALUE-HASTINGS	70-453461	Windshield washer fluid	0	05/13/2016	06/13/2016	28.68
	AUTO VALUE-HASTINGS	70-454058	Compressor oil	0	05/25/2016	06/13/2016	25.99
	THOMSEN OIL CO.	247084	722 gals n/l, 700 gals #2 dsl	0	05/13/2016	06/13/2016	2,459.75
	THOMSEN OIL CO.	247098	802 gals n/l, 500 gals #2 dsl	0	05/19/2016	06/13/2016	2,293.75
							4,808.17
180-000.000-731.400	Other Supplie						
	DUTTON-LAINSON CO.	737327	Photo control boxes for lights	0	05/05/2016	06/13/2016	31.42
							31.42
180-000.000-731.600	Signs						
	BIG G COMMERCIAL ACCOU	537830	Painting tools	0	05/16/2016	06/13/2016	5.45
	MENARDS - HASTINGS	06391	Resporators - paint stripping	0	05/09/2016	06/13/2016	89.57
							95.02
180-000.000-731.700	Wearing App						
	MATHESON TRIGAS-LINWEL	13408805	Safety glasses - Bill	0	05/23/2016	06/13/2016	5.42
	MATHESON TRIGAS-LINWEL	13380194	Safety glasses - Mike & Tyler	0	05/16/2016	06/13/2016	13.54
	MATHESON TRIGAS-LINWEL	13419693	Safety glasses - Chad	0	05/25/2016	06/13/2016	11.86
	MENARDS - HASTINGS	06833	Vests and gloves	0	05/16/2016	06/13/2016	65.86
							96.68
180-000.000-738.050	Hand Tools						
	BIG G COMMERCIAL ACCOU	537283	Fence stapler, staples	0	05/11/2016	06/13/2016	16.75
	FASTENAL COMPANY	NEHAS126438	Hammer drill	0	05/23/2016	06/13/2016	167.99
	N A P A AUTO PARTS	628102	Spring retainer for air hammer	0	05/11/2016	06/13/2016	5.22
	N A P A AUTO PARTS	628150	Credit	0	05/11/2016	06/13/2016	-1.83
							188.13
180-000.000-743.500	Heavy Machi						
	NE MACHINERY CO.	274700	Backhoe down payment	0	04/30/2016	06/13/2016	35,000.00
							35,000.00
Total Dept. 000000:							96,654.20
Total Fund STREET FUND:							96,654.20
Fund: 183 STREET SALES TAX FI							
Dept: 000.000							
183-000.000-742.320	New Street C						
	VONTZ PAVING, INC.	R-2016-A1, FINAL	Proj #R-2016-A1 - Wabash	0	05/12/2016	06/13/2016	220,642.40
							220,642.40
Total Dept. 000000:							220,642.40
TREET SALES TAX FUND:							220,642.40
Fund: 190 KENO BETTERMENT F							
Dept: 130.000 Parks							
190-130.000-742.420	Departmenta						
	HASTINGS UTILITIES	205352	Purchase boom truck	0	02/29/2016	06/13/2016	43,000.00
							43,000.00
Total Dept. Parks:							43,000.00
Dept: 240.000 Police							
190-240.000-742.420	Departmenta						

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	PLATTE VALLEY COMMUNIC.	28709	Initial setup/installation #87	0	05/05/2016	06/13/2016	12,590.80
	PLATTE VALLEY COMMUNIC.	28702	Initial setup/installation #86	0	05/05/2016	06/13/2016	5,654.85
							18,245.65
						Total Dept. Police:	18,245.65
						ENO BETTERMENT FUND:	61,245.65
Fund: 366 BAN/STREET CONSTR							
Dept: 000.000							
366-000.000-742.520	9th Str. Elm t						
	OLSSON ASSOCIATES	254067	9th St-Elm to 2nd Ave design	0	05/27/2016	06/13/2016	1,023.76
	VONTZ PAVING, INC.	SID 2015-1, Est #1	Proj SID 2015-1 - 9th St	0	05/16/2016	06/13/2016	21,059.10
							22,082.86
366-000.000-742.522	N Minn-13th 1						
	OLSSON ASSOCIATES	253515	Minnesota Ave-13th to 14th St	0	05/24/2016	06/13/2016	9,761.13
							9,761.13
						Total Dept. 000000:	31,843.99
						T CONSTRUCTION FUND:	31,843.99
Fund: 610 LANDFILL FUND							
Dept: 000.000							
610-000.000-720.300	Professional						
	GLENWOOD TELECOMMUNI	901-1101	Internet svcs - June 2016	0	06/01/2016	06/13/2016	84.95
							84.95
610-000.000-720.350	Training & Cc						
	US BANK CORPORATE PAYM	Longhorn	Conference meal	0	04/22/2016	06/13/2016	25.57
	US BANK CORPORATE PAYM	Embassy Suites	Lodging 4/19-20 NWEA conf	0	04/22/2016	06/13/2016	304.78
							330.35
610-000.000-724.050	Printing						
	VAUGHAN'S PRINTERS, INC.	106118	3000 #10 window envelopes	0	04/29/2016	06/13/2016	224.31
	VAUGHAN'S PRINTERS, INC.	106117	5000 statements	0	04/29/2016	06/13/2016	313.26
							537.57
610-000.000-726.200	Telephone						
	WINDSTREAM COMMUNICAT	090231819	Land & fax 5/4-6/3/16	0	05/06/2016	06/13/2016	172.91
							172.91
610-000.000-727.200	R & M Buildir						
	PARAMOUNT LINEN	90463	Mats/coveralls	0	05/06/2016	06/13/2016	20.25
	PARAMOUNT LINEN	C94704	Credit 5 mats	0	05/20/2016	06/13/2016	-7.00
	PARAMOUNT LINEN	92578	Mats/coveralls	0	05/13/2016	06/13/2016	20.25
	PARAMOUNT LINEN	94674	Mats/coveralls	0	05/20/2016	06/13/2016	22.85
							56.35
610-000.000-727.500	R & M Heavy						
	AUTO VALUE-HASTINGS	70-453704	924G 4 filters,elec connector	0	05/19/2016	06/13/2016	11.50
	BIG G COMMERCIAL ACCOU	537044	Fuel pump fittings (6)	0	05/09/2016	06/13/2016	28.03
	BIG G COMMERCIAL ACCOU	537052	Credit fitting exchange (3)	0	05/09/2016	06/13/2016	-5.15
	BOSSelman ENERGY, INC.	3550993 UG	3 fuel meters-storage tanks	0	05/06/2016	06/13/2016	846.21
	N A P A AUTO PARTS	625432	Doppstadt - 3 grease fittings	0	04/29/2016	06/13/2016	6.72
	N A P A AUTO PARTS	630565	Filters (4)	0	05/23/2016	06/13/2016	12.88
	N A P A AUTO PARTS	630910	Credit filter return	0	05/24/2016	06/13/2016	-9.66
	N A P A AUTO PARTS	630911	Filters (3)	0	05/24/2016	06/13/2016	7.84
	NE MACHINERY CO.	INV116571	Starter parts/labor #110	0	05/13/2016	06/13/2016	2,086.77
	NE MACHINERY CO.	INV117018	Grapple repairs #116/938H	0	05/17/2016	06/13/2016	2,042.86
	PAVELKA TRUCK & TRAILER	6819	Hydraulic system #115	0	05/04/2016	06/13/2016	261.29

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	PROTEX CENTRAL, INC.	IN00068924	Annual svc/inspect-30 fire ext	0	04/27/2016	06/13/2016	600.50
	UNIVERSAL HYDRAULICS, IN	22650	2 hydraulic hoses #116	0	05/05/2016	06/13/2016	244.84
							6,134.63
610-000.000-727.800	R & M Vehicle						
	GRAHAM TIRE COMPANY-HA	1818062254	2 new front tires/balance #99	0	05/11/2016	06/13/2016	360.70
							360.70
610-000.000-730.050	Office Supplie						
	BUSINESS WORLD PRODUC	016527	Time clock ribbon, pens	0	05/13/2016	06/13/2016	25.98
							25.98
610-000.000-731.250	Fuel & Oil						
	MID-NEBRASKA LUBRICANT:	22724	40 Cenex grease tubes	0	05/10/2016	06/13/2016	99.20
	MID-NEBRASKA LUBRICANT:	22832	50gals 10W cenex bulk oil	0	05/24/2016	06/13/2016	489.50
	THOMSEN OIL CO.	247086	909.1gals dsl,268.2gals n/l	0	05/16/2016	06/13/2016	1,939.26
	THOMSEN OIL CO.	247065	257.6gals #2 diesel	0	05/09/2016	06/13/2016	407.01
	THOMSEN OIL CO.	247153	1024.7 gals #2 diesel	0	05/23/2016	06/13/2016	1,619.03
							4,554.00
610-000.000-737.705	Shop Supplie						
	AUTO VALUE-HASTINGS	70-453704	924G 4 filters,elec connector	0	05/19/2016	06/13/2016	1.29
	BIG G COMMERCIAL ACCOU	537365	12 safety flags	0	05/11/2016	06/13/2016	72.91
							74.20
610-000.000-738.050	Hand Tools						
	HASTINGS OUTDOOR POWE	6140	Stihl FS90 weedeater	0	05/11/2016	06/13/2016	263.99
							263.99
							Total Dept. 000000: 12,595.63
							tal Fund LANDFILL FUND: 12,595.63
							Grand Total: 891,235.01

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Fund: 001 GENERAL FUND							
Dept: 000.000							
001-000.000-424.100	Cable TV Fra						
	HASTINGS PUBLIC ACCESS	NE0012	1% Jan-Mar 2016 franchise fee	135644	05/05/2016	05/20/2016	16,121.45
							16,121.45
Total Dept. 000000:							16,121.45
Dept: 010.000 City administrator's							
001-010.000-720.350	Training & Co						
	CITY OF NORFOLK	Joe Patterson	2016 NCMA conference	135643	05/09/2016	05/20/2016	125.00
							125.00
001-010.000-726.200	Telephone						
	WINDSTREAM COMMUNICAT	090212392	City phones 5/4-6/3/16	135652	05/06/2016	05/20/2016	79.80
							79.80
Total Dept. City administrator's office:							204.80
Dept: 020.000 Civil service							
001-020.000-726.200	Telephone						
	WINDSTREAM COMMUNICAT	090212392	City phones 5/4-6/3/16	135652	05/06/2016	05/20/2016	2.89
							2.89
Total Dept. Civil service:							2.89
Dept: 030.000 City attorney							
001-030.000-726.200	Telephone						
	WINDSTREAM COMMUNICAT	090212392	City phones 5/4-6/3/16	135652	05/06/2016	05/20/2016	7.49
							7.49
Total Dept. City attorney:							7.49
Dept: 080.000 Development Servi							
001-080.000-726.200	Telephone						
	WINDSTREAM COMMUNICAT	090212392	City phones 5/4-6/3/16	135652	05/06/2016	05/20/2016	9.04
							9.04
Total Dept. Development Services:							9.04
Dept: 120.000 Cemetery							
001-120.000-726.200	Telephone						
	VERIZON WIRELESS	9764939094	Cell phones 4/7-5/6/16	135650	05/06/2016	05/20/2016	33.37
							33.37
Total Dept. Cemetery:							33.37
Dept: 130.000 Parks							
001-130.000-726.200	Telephone						
	VERIZON WIRELESS	9764939094	Cell phones 4/7-5/6/16	135650	05/06/2016	05/20/2016	107.58
	WINDSTREAM COMMUNICAT	090212392	City phones 5/4-6/3/16	135652	05/06/2016	05/20/2016	65.67
	WINDSTREAM COMMUNICAT	090239198	Phones svcs 5/4-6/3/16	135652	05/07/2016	05/20/2016	104.54
							277.79
Total Dept. Parks:							277.79
Dept: 150.000 Library							
001-150.000-726.200	Telephone						
	CHARTER COMMUNICATION	0337394	Internet svcs 5/7-6/6/16	135642	04/27/2016	05/20/2016	92.91
	WINDSTREAM COMMUNICAT	090212392	City phones 5/4-6/3/16	135652	05/06/2016	05/20/2016	65.86
							158.77
001-150.000-727.200	R & M Buildir						

INVOICE APPROVAL LIST BY FUND REPORT

Prepaid Vouchers 05/20/2016

Date: 05/20/2016

Time: 8:33 am

Page: 2

City of Hastings

qqqq

Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
	US BANK CORPORATE PAYM	Amazon	Ethernet wire	135649	03/16/2016	05/20/2016	140.37
							140.37
						Total Dept. Library:	299.14
Dept: 220.000 911 center							
001-220.000-726.200	Telephone						
	WINDSTREAM COMMUNICA	090212392	City phones 5/4-6/3/16	135652	05/06/2016	05/20/2016	4,437.95
							4,437.95
						Total Dept. 911 center:	4,437.95
Dept: 230.000 Hastings Fire & Re							
001-230.000-726.200	Telephone						
	VERIZON WIRELESS	9764939094	Cell phones 4/7-5/6/16	135650	05/06/2016	05/20/2016	248.47
	WINDSTREAM COMMUNICA	090212392	City phones 5/4-6/3/16	135652	05/06/2016	05/20/2016	12.28
							260.75
						Total Dept. Hastings Fire & Rescue:	260.75
Dept: 230.300 Ambulance Service							
001-230.300-726.200	Telephone						
	VERIZON WIRELESS	9764939094	Cell phones 4/7-5/6/16	135650	05/06/2016	05/20/2016	356.60
	VERIZON WIRELESS	9764939096	Ambulance iPads - 4/7-5/6/16	135650	05/06/2016	05/20/2016	320.08
	VERIZON WIRELESS	9764939095	Ambulance iPads - 4/7-5/6/16	135650	05/06/2016	05/20/2016	105.84
							782.52
						Total Dept. Ambulance Service:	782.52
Dept: 240.000 Police							
001-240.000-726.200	Telephone						
	WINDSTREAM COMMUNICA	090212392	City phones 5/4-6/3/16	135652	05/06/2016	05/20/2016	91.11
							91.11
						Total Dept. Police:	91.11
Dept: 620.000 Airport							
001-620.000-726.200	Telephone						
	VERIZON WIRELESS	9764939094	Cell phones 4/7-5/6/16	135650	05/06/2016	05/20/2016	33.52
							33.52
						Total Dept. Airport:	33.52
tal Fund GENERAL FUND:							22,561.82
Fund: 170 MUSEUM FUND							
Dept: 170.100 Museum administr							
170-170.100-723.050	Advertising						
	OPEN FOR BUSINESS	1193	1/6 pg ad for issue 2&4-2016	135645	02/17/2016	05/20/2016	780.00
							780.00
170-170.100-726.200	Telephone						
	WINDSTREAM COMMUNICA	090212392	City phones 5/4-6/3/16	135652	05/06/2016	05/20/2016	118.96
							118.96
170-170.100-728.150	Film Royalty						
	S K FILMS, INC.	5001US	April royalties - Butterflies	135647	05/16/2016	05/20/2016	304.50
	WALT DISNEY STUDIO MOTI		Zootopia royalties less grntee	135651	05/16/2016	05/20/2016	512.62
							817.12
170-170.100-729.050	Dues & Subs						
	SPACE TELESCOPE SCIENC	D.4188	2016 subscription View Space	135648	05/06/2016	05/20/2016	88.40

Prepaid Vouchers 05/20/2016

Page: 3

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Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
							88.40
170-170.100-731.205	Concessions						
	PEPSI-COLA BOTTLING CO.	6152035	Soda & water for concessions	135646	04/12/2016	05/20/2016	148.00
	PEPSI-COLA BOTTLING CO.	6154390	Soda & water for concessions	135646	05/17/2016	05/20/2016	237.00
	PEPSI-COLA BOTTLING CO.	6154433	Add Mug root beer	135646	05/17/2016	05/20/2016	25.50
							410.50
Total Dept. Museum administration:							2,214.98
Total Fund MUSEUM FUND:							2,214.98
Fund: 180 STREET FUND							
Dept: 000.000							
180-000.000-726.200	Telephone						
	VERIZON WIRELESS	9764939094	Cell phones 4/7-5/6/16	135650	05/06/2016	05/20/2016	192.50
	VERIZON WIRELESS	9764939094	Cell phones 4/7-5/6/16	135650	05/06/2016	05/20/2016	105.13
	WINDSTREAM COMMUNICATIONS	090212392	City phones 5/4-6/3/16	135652	05/06/2016	05/20/2016	10.15
							307.78
Total Dept. 0000000:							307.78
Total Fund STREET FUND:							307.78
Fund: 610 LANDFILL FUND							
Dept: 000.000							
610-000.000-726.200	Telephone						
	VERIZON WIRELESS	9764939094	Cell phones 4/7-5/6/16	135650	05/06/2016	05/20/2016	66.91
	WINDSTREAM COMMUNICATIONS	090212392	City phones 5/4-6/3/16	135652	05/06/2016	05/20/2016	12.11
							79.02
Total Dept. 0000000:							79.02
Total Fund LANDFILL FUND:							79.02
Grand Total:							25,163.60

CITY OF HASTINGS
DEVELOPMENT SERVICES DEPARTMENT
For the Month of May, 2016

Type of Permit	# of Permits	Fees	Valuation
Electric	34	\$3,807.00	\$770,491.50
Gas	20	\$380.00	
Plumbing			
Inspection	23	\$800.00	
Utilities		\$14,923.16	
Building			
Issued	31	\$20,408.84	\$6,131,190.03
Demolition	2	\$120.00	
Sign Permits	2	\$50.00	
Fence Permits	12	\$180.00	
Street Access Permits	9	\$135.00	
Moving Permits	1	\$60.00	
Roofing Permits	10	\$300.00	
Siding Permits	1	\$30.00	
Zoning and Filing Fees		\$692.00	
Out of District		\$8,287.50	
Electric Cards		\$890.00	
Plumbing Cards		\$615.00	
Gas Cards		\$880.00	
Electric Exams		\$0.00	
Plumbing Exams		\$100.00	
Gas Exams		\$0.00	
Occupation Tax		\$800.00	
Subtotals	145	\$53,458.50	\$6,901,681.53
HU Plbg. Reimbursement		\$14,630.67	
HU Out of District Fees		\$0.00	
Total Collected	145	\$38,827.83	

Respectfully submitted



Joe Patterson
City Administrator

City of Hastings
Development Service Department
For the Month Ending May, 2016

<i>Type of Work</i>	<i>Occupancy</i>	<i>No.</i>	<i>Building Valuation</i>
Addition			
	Assembly, churches	1	940,401.00
	Educational	1	2,123,616.56
	Residential, one and two family	1	24,783.00
	Storage, moderate hazard	1	284,115.20
	Utility miscellaneous	6	47,861.50
New			
	Business	1	322,360.00
	Residential, one and two family	1	647,803.87
	Storage, moderate hazard	2	1,449,624.00
	Utility Miscellaneous	6	112,199.82
Remodel			
	Business	1	14,000.00
	Educational	1	5,000.00
	Factory and industrial, low hazard	1	68,000.00
	Residential, one and two family	6	81,785.00
	Utility miscellaneous	2	9,640.08
Total Building Valuation		31	\$6,131,190.03



Summary Report: May 2016

Sergeant Jim Baldwin retired on May 2, 2016 after 33 years of service.

On May 12th, the Hastings Police Department took part in a groundbreaking ceremony for the Hastings Child Advocacy Center, located on the Mary Lanning campus.

On May 10th and 17th we held eight-hour training days for officers. In honor of Law Enforcement Memorial week our Police Chaplains grilled burgers for lunch.

On May 18th, Sergeant Brian Hessler graduation from the 2015-2016 Leadership Hastings.

	2016	2015	<i>Year to Date Totals</i>	
	MAY	MAY	YTD 2016	YTD 2015
Police				
Total Calls for Service	1752	1686	8498	7227
Incident Reports	349	317	1590	1369
Traffic Accidents	67	68	330	307
Part I Crimes	89	88	451	383
Community Service Officers				
Animal Calls	195	247	691	815
Animals Impounded	37	38	158	158
Two Hour Parking Violation	1	89	3	252
72 Hour Parking Violation	12	17	153	66
Code Violation	32	40	132	89
Communication Center				
911 Calls	1093	952	4841	4450
All Other Calls	4822	4043	21915	20008

317 SOUTH BURLINGTON, HASTINGS, NEBRASKA 68901

www.hastingspolice.org

402/461-2380

pkortum@hastingspolice.org

317 SOUTH BURLINGTON, HASTINGS, NEBRASKA 68901

www.hastingspolice.org

402/461-2380

pkortum@hastingspolice.org

May 11, 2016

Office of City Engineer
220 North Hastings Avenue
Hastings, NE 68901

Dave,

The Adams County Fair is right around the corner. The dates for this community event are July 20th to July 24th.

The Adams County Ag. Society is asking permission to hold the annual Fairfest parade in downtown Hastings on Saturday, July 16th. We are requesting that registration begin at 9 AM on the North terrace of the City Parking Lot with the parade starting at 10 AM. The parade will go East on Fourth Street to Colorado Avenue, South on Colorado Avenue to Second Street, West on Second Street to Hastings Avenue and North on Hastings Avenue. We ask that on Hastings Avenue from Fourth Street to Third Street and Denver Avenue from Fourth Street to Third Street be barricaded off for registration and parade line-up by 7 AM. Also from Denver to Colorado Avenue as well as from Fourth Street to Second Street on Colorado be closed by 8:30 AM.

We are holding the after parade food and games in the grass North of the Masonic Temple, if available.

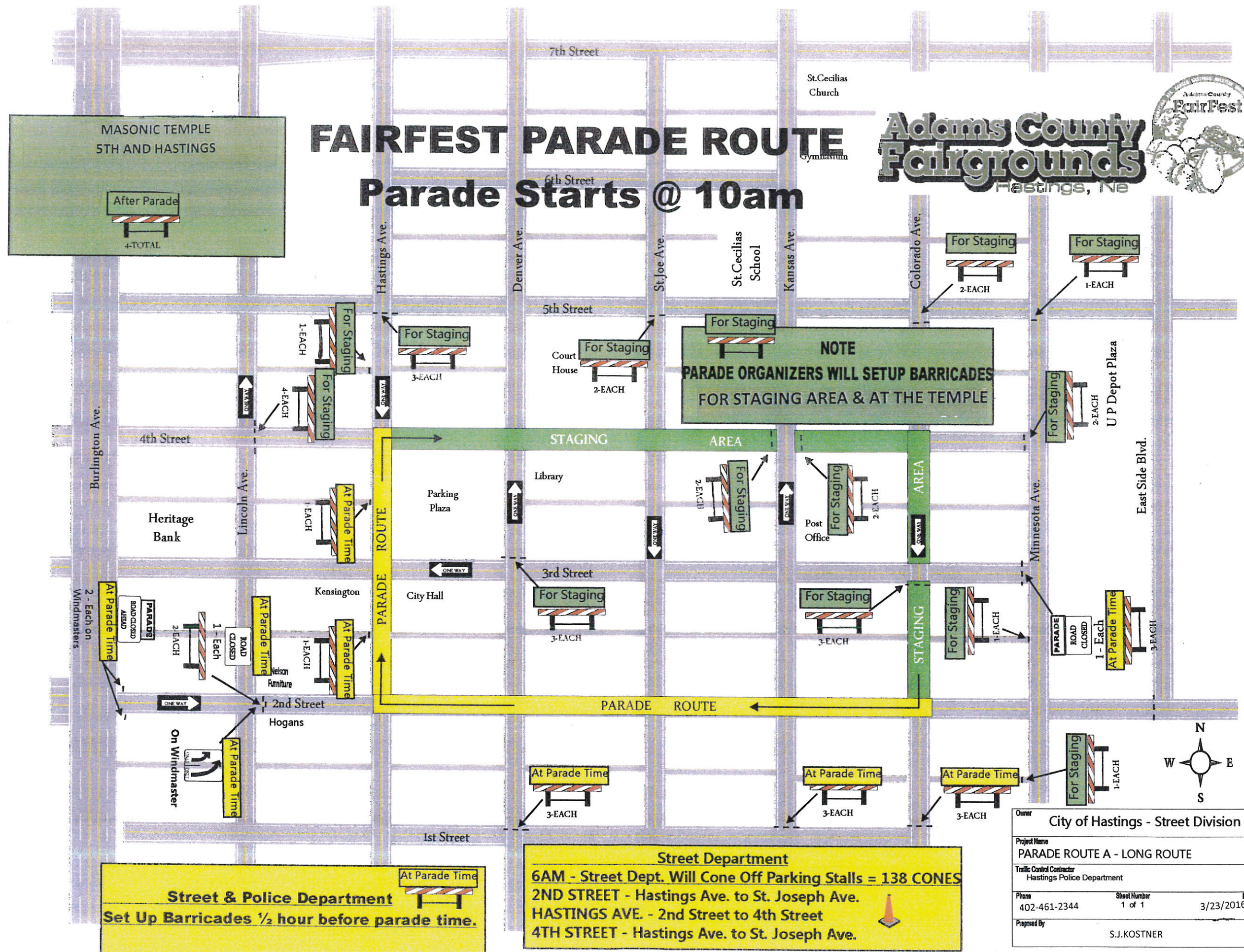
We ask that the City Council confirm this parade routing. If you have any questions please give the office a call at 402-462-3247.

Sincerely,

Jolene Laux
Manager

Cc: Police Chief Pete Kortum
Street Superintendent Dick Douglas
City Clerk Kim Jacobitz

Adams County Fairgrounds





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

5/2/2016

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).

PRODUCER Krull Insurance Agency 108 North Smith PO Box 200 Kenesaw NE 68956		CONTACT NAME: KEVIN KRULL/DEBBIE WILLY krulldebbie@gtmc.net PHONE (A/C, No. Ext): (402) 462-9003 FAX (A/C, No): (402) 752-3706 E-MAIL ADDRESS: KRULLdebbie@gtmc.net	
INSURED Adams County Agricultural Society 947 South Baltimore Ave Hastings NE 68901		INSURER(S) AFFORDING COVERAGE INSURER A: SCOTTSDALE INS CO. % Hull & Co INSURER B: COLUMBIA MUTUAL INS INSURER C: INSURER D: INSURER E: INSURER F:	

COVERAGES**CERTIFICATE NUMBER:CL165202511****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 INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY						EACH OCCURRENCE \$ 1,000,000
	☒ COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
	☐ CLAIMS-MADE ☒ OCCUR	X		CPS2461725	05/01/2016	05/01/2017	MED EXP (Any one person) \$ 5,000
							PERSONAL & ADV INJURY \$ 1,000,000
							GENERAL AGGREGATE \$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						PRODUCTS - COMP/OP AGG \$ 2,000,000
	☒ POLICY ☐ PRO-JECT ☐ LOC						\$
B	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
	☐ ANY AUTO						BODILY INJURY (Per person) \$
	☐ ALL OWNED AUTOS	X		CAPNE000007965	05/01/2016	05/01/2017	BODILY INJURY (Per accident) \$
	☒ HIRED AUTOS	X					PROPERTY DAMAGE (Per accident) \$
							\$
	UMBRELLA LIAB						EACH OCCURRENCE \$
	EXCESS LIAB						AGGREGATE \$
	DED						\$
	RETENTION \$						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						WC STATUTORY LIMITS
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y/N					OTH-ER
	If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				E.L. EACH ACCIDENT \$
							E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

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

RE: ADAMS COUNTY FAIR PARADE. July 16 2016 in Downtown Hastings NE & FUN RUN August. 2016. Certificate holder is hereby shown & is named Additional insured on the general liability policy herein.

CERTIFICATE HOLDER**CANCELLATION**

kjacobitz@cityofhastings.o

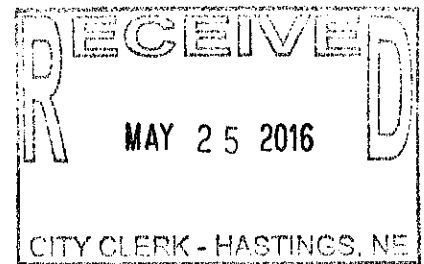
City of Hastings
220 N Hastings Ave
Hastings, NE 68901

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

Debra Willy/WILLYD

State of Nebraska County of Adams



To: The City of Hastings

I, the undersigned, being the County Clerk of Adams County, Nebraska, do hereby certify the following is a true and complete extract or copy of the abstract of the votes cast at the election held May 10, 2016, in this county, as canvassed by the canvassing board of this county, with respect to the candidates, measures, propositions, and issues therein listed; and do further certify that to the best of my knowledge all such ballots, including early voting, and provisional have been voted, counted and canvassed in the manner provided by law.

Position	Candidates	Votes Cast
Mayor of Hastings	Michael Krings	927
	Kathy Peterson Duval*	1244
	Corey Stutte*	1997
	Marvin "Butch" Hughes	829
	Emilio M. Llanes	110
	Scattered Write Ins	14
City Council Ward 3	Jack Giddings*	413
	Andrew Callahan	382
	Paul Hamelink*	538
	Scattered Write Ins	8

Witness my hand and official seal this 24th day of May 10, 2016.



A handwritten signature in cursive script, reading "Ramona R. Thomas".

Ramona R. Thomas
Adams County Clerk & Election Commissioner

*Denotes advancement to the November 8, 2016 General Election

**MANAGER APPLICATION
INSERT - FORM 3c**

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

Office Use

MUST BE:

- ✓ Citizen of the United States. Include copy of US birth certificate, naturalization paper or current US passport
- ✓ Nebraska resident. Include copy of voter registration card or print out document from Secretary of State website
- ✓ Fingerprinted. See form 147 for further information, read form carefully to avoid delays in processing, this form **MUST** be included with your application
- ✓ 21 years of age or older

Corporation/LLC information

Name of Corporation/LLC: Hoff Brothers Inc

Premise information

Liquor License Number: 033588 Class Type D (if new application leave blank)

Premise Trade Name/DBA: Fill-N-Chill #005

Premise Street Address: 2815 Parklane Dr

City: Hastings County: Adams Zip Code: 68901

Premise Phone Number: 402-462-5569

Premise Email address: _____

The individual whose name is listed as a corporate officer or managing member as reported on insert form 3a or 3b or listed with the Commission. To see authorized officers or members search your license information here.

Katherine J. Hoff

SIGNATURE REQUIRED BY CORPORATE OFFICER / MANAGING MEMBER

(Faxed signatures are acceptable)

Manager's information must be completed below PLEASE PRINT CLEARLY

Last Name: Hoff First Name: Justin MI: D

Home Address _____

City: Hastings County: Adams Zip Code: 68901

Home Phone Number: _____

Driver's License Number & State: _____

Social Security Number: _____

Date Of Birth: 04/24/1982 Place Of Birth: South Dakota

Email address: jdhoff@fillnchill.com

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

☒ YES

☐ NO

Spouse's information

Spouses Last Name: Hoff First Name: Russanne MI: M

Social Security Number: _____

Driver's License Number & State: _____

Date Of Birth: 08/09/1979 Place Of Birth: Washington

APPLICANT & SPOUSE MUST LIST RESIDENCE(S) FOR THE PAST TEN (10) YEARS
APPLICANT SPOUSE

CITY & STATE	YEAR FROM	YEAR TO	CITY & STATE	YEAR FROM	YEAR TO
Hastings NE	1987	2016	Hastings NE	2007	2016
			Tempe AZ	2006	2007

MANAGER'S LAST TWO EMPLOYERS

YEAR FROM TO		NAME OF EMPLOYER	NAME OF SUPERVISOR	TELEPHONE NUMBER
2002	2016	Hoff Brothers Inc	Vicki Tolson	
2000	2002	Hastings Masonary	Melvin	

1. READ CAREFULLY. ANSWER COMPLETELY AND ACCURATELY.

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

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

☐ YES ☐ NO

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

Name of Applicant	Date of Conviction (mm/yyyy)	Where Convicted (City & State)	Description of Charge	Disposition
Justin Hoff	04/2016	Clay Center NE	Speeding	Guilty

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

☐ YES ☒ NO

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

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

☒ YES ☐ NO

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

*NLCC Training Certificate Issued: 6/17/2013 Name on Certificate: Justin Hoff

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

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

Experience:

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

5. Have you enclosed form 147 regarding fingerprints?

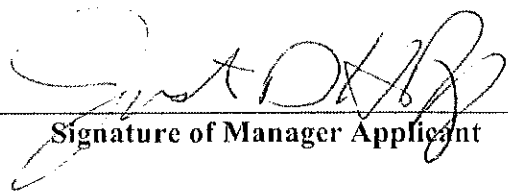
☒ YES ☐ NO

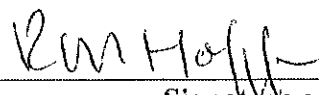
PERSONAL OATH AND CONSENT OF INVESTIGATION

The above individual(s), being first duly sworn upon oath, deposes and states that the undersigned is the applicant and/or spouse of applicant who makes the above and foregoing application that said application has been read and that the contents thereof and all statements contained therein are true. If any false statement is made in any part of this application, the applicant(s) shall be deemed guilty of perjury and subject to penalties provided by law. (Sec §53-131.01) Nebraska Liquor Control Act.

The undersigned applicant hereby consents to an investigation of his/her background including all records of every kind and description including police records, tax records (State and Federal), and bank or lending institution records, and said applicant and spouse waive any rights or causes of action that said applicant or spouse may have against the Nebraska Liquor Control Commission and any other individual disclosing or releasing said information to the Nebraska Liquor Control Commission. If spouse has **NO** interest directly or indirectly, a spousal affidavit of non-participation may be attached.

The undersigned understand and acknowledge that any license issued, based on the information submitted in this application, is subject to cancellation if the information contained herein is incomplete, inaccurate, or fraudulent.


Signature of Manager Applicant


Signature of Spouse

ACKNOWLEDGEMENT

State of Nebraska

County of Adams

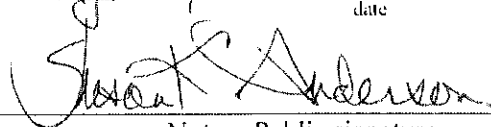
The foregoing instrument was acknowledged before me this

May 19, 2016

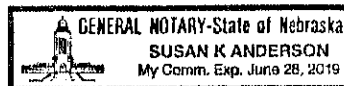
date

by

Justin D Hoff and Russanne Hoff
NAME OF PERSON BEING ACKNOWLEDGED


Notary Public signature

Affix Seal



In compliance with the ADA, this application is available in other formats for persons with disabilities. A ten day advance period is required in writing to produce the alternate format.

317 SOUTH BURLINGTON,
HASTINGS, NEBRASKA
68901



Date: 05-31-2016

To: Joe Patterson, City Administrator

From: Sgt. Paul Weber, Detective Division

Re: Liquor Application

I Sgt. Paul Weber have reviewed the applications through Hoff Brothers Inc. and under the management of Justin Hoff. The stores that Justin Hoff are managing are Fill-N-Chill #005 located at 2815 Parklane Drive, Hastings, Ne and the other store is Fill-N-Chill # 007 located at 228 North Burlington Ave, Hastings, Ne.

I have no concerns on allowing Liquor licenses for either of the stores named above under the management of Justin Hoff.

A handwritten signature in black ink that reads "Paul K. Weber". The signature is fluid and cursive, with a long horizontal stroke at the end.

Sgt. Paul Weber

**MANAGER APPLICATION
INSERT - FORM 3c**

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

Office Use

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MAY 26 2016

NEBRASKA LIQUOR
CONTROL COMMISSION

MUST BE:

- ✓ Citizen of the United States. Include copy of US birth certificate, naturalization paper or current US passport
- ✓ Nebraska resident. Include copy of voter registration card or print out document from Secretary of State website
- ✓ Fingerprinted. See form 147 for further information, read form carefully to avoid delays in processing, this form **MUST** be included with your application
- ✓ 21 years of age or older

Corporation/LLC information

Name of Corporation/LLC: Hoff Brothers Inc

Premise information

Liquor License Number: 097763 Class Type D (if new application leave blank)

Premise Trade Name/DBA: Fill-N-Chill #007

Premise Street Address: 228 N Burlington Ave

City: Hastings County: Adams Zip Code: 68901

Premise Phone Number: 402-462-8909

Premise Email address: _____

The individual whose name is listed as a corporate officer or managing member as reported on insert form 3a or 3b or listed with the Commission. To see authorized officers or members search your license information [here](#).

Katherine L. Hoff
SIGNATURE REQUIRED BY CORPORATE OFFICER / MANAGING MEMBER

(Faxed signatures are acceptable)

Manager's information must be completed below PLEASE PRINT CLEARLY

Last Name: Hoff First Name: Justin MI: D

Home Address: _____

City: Hastings County: Adams Zip Code: 68901

Home Phone Number: _____

Driver's License Number & State: _____

Social Security Number: _____

Date Of Birth: 04/24/1982 Place Of Birth: South Dakota

Email address: jdhoff@fillinchill.com

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

☒ YES

☐ NO

Spouse's information

Spouses Last Name: Hoff First Name: Russanne MI: M

Social Security Number: _____

Driver's License Number & State: _____

Date Of Birth: 08/09/1979 Place Of Birth: Washington

APPLICANT & SPOUSE MUST LIST RESIDENCE(S) FOR THE PAST TEN (10) YEARS
APPLICANT SPOUSE

CITY & STATE	YEAR FROM	YEAR TO	CITY & STATE	YEAR FROM	YEAR TO
Hastings NE	1987	2016	Hastings NE	2007	2016
			Tempe AZ	2006	2007

MANAGER'S LAST TWO EMPLOYERS

YEAR FROM TO		NAME OF EMPLOYER	NAME OF SUPERVISOR	TELEPHONE NUMBER
2002	2016	Hoff Brothers Inc	Vicki Tolson	
2000	2002	Hastings Masonary	Melvin	

1. READ CAREFULLY. ANSWER COMPLETELY AND ACCURATELY.

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

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

☐ YES ☐ NO

MAY 26 2017
NEBRASKA LIQUOR
CONTROL COMMISSION

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

Name of Applicant	Date of Conviction (mm/yyyy)	Where Convicted (City & State)	Description of Charge	Disposition
Justin Hoff	04/2016	Clay Center NE	Speeding	Guilty

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

☐ YES ☒ NO

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

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

☒ YES ☐ NO

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

*NLCC Training Certificate Issued: 6/17/2013 Name on Certificate: Justin Hoff

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

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

Experience:

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

5. Have you enclosed form 147 regarding fingerprints?

☒ YES ☐ NO

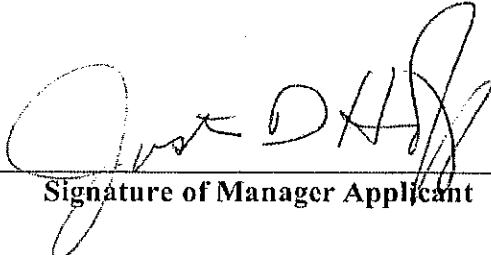
PERSONAL OATH AND CONSENT OF INVESTIGATION

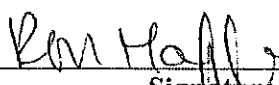
The above individual(s), being first duly sworn upon oath, deposes and states that the undersigned is the applicant and/or spouse of applicant who makes the above and foregoing application that said application has been read and that the contents thereof and all statements contained therein are true. If any false statement is made in any part of this application, the applicant(s) shall be deemed guilty of perjury and subject to penalties provided by law. (Sec §53-131.01) Nebraska Liquor Control Act.

The undersigned applicant hereby consents to an investigation of his/her background including all records of every kind and description including police records, tax records (State and Federal), and bank or lending institution records, and said applicant and spouse waive any rights or causes of action that said applicant or spouse may have against the Nebraska Liquor Control Commission and any other individual disclosing or releasing said information to the Nebraska Liquor Control Commission. If spouse has **NO** interest directly or indirectly, a spousal affidavit of non-participation may be attached.

The undersigned understand and acknowledge that any license issued, based on the information submitted in this application, is subject to cancellation if the information contained herein is incomplete, inaccurate, or fraudulent.

RECEIVED
MAY 19 2016
NEBRASKA LIQUOR
CONTROL COMMISSION


Signature of Manager Applicant


Signature of Spouse

ACKNOWLEDGEMENT

State of Nebraska
County of Adams

The foregoing instrument was acknowledged before me this

May 19, 2016

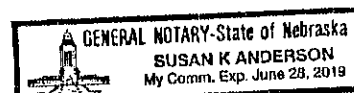
date

by Justin D Hoff + Russanne Hoff

NAME OF PERSON BEING ACKNOWLEDGED


Notary Public signature

Affix Seal



In compliance with the ADA, this application is available in other formats for persons with disabilities. A ten day advance period is required in writing to produce the alternate format.

317 SOUTH BURLINGTON,
HASTINGS, NEBRASKA
68901



Date: 05-31-2016

To: Joe Patterson, City Administrator

From: Sgt. Paul Weber, Detective Division

Re: Liquor Application

I Sgt. Paul Weber have reviewed the applications through Hoff Brothers Inc. and under the management of Justin Hoff. The stores that Justin Hoff are managing are Fill-N-Chill #005 located at 2815 Parklane Drive, Hastings, Ne and the other store is Fill-N-Chill # 007 located at 228 North Burlington Ave, Hastings, Ne.

I have no concerns on allowing Liquor licenses for either of the stores named above under the management of Justin Hoff.

A handwritten signature in cursive script that reads "Paul K. Weber".

Sgt. Paul Weber

**MANAGER APPLICATION
INSERT - FORM 3c**

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

Office Use

RECEIVED

JUN 1 2016

**NEBRASKA LIQUOR
CONTROL COMMISSION**

MUST BE:

- ✓ Citizen of the United States. Include copy of US birth certificate, naturalization paper or current US passport
- ✓ Nebraska resident. Include copy of voter registration card or print out document from Secretary of State website
- ✓ Fingerprinted. See form 147 for further information, read form carefully to avoid delays in processing, this form **MUST** be included with your application
- ✓ 21 years of age or older

Corporation/LLC information

Name of Corporation/LLC: Adams County Agricultural Society

Premise information

Liquor License Number: 014455 Class Type CK (if new application leave blank)

Premise Trade Name/DBA: Adams County Ag Society

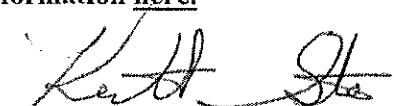
Premise Street Address: 947 S. Baltimore Ave.

City: Hastings County: Adams Zip Code: 68901

Premise Phone Number: 402-462-3247

Premise Email address: fairgrounds@gtmc.net

The individual whose name is listed as a corporate officer or managing member as reported on insert form 3a or 3b or listed with the Commission. To see authorized officers or members search your license information here.


SIGNATURE REQUIRED BY CORPORATE OFFICER / MANAGING MEMBER

(Faxed signatures are acceptable)

RECEIVED

Manager's information must be completed below PLEASE PRINT CLEARLY JUN 1 2016

Last Name: LauX First Name: Jolene NEBRASKA LIQUOR CONTROL COMMISSION

Home Address: _____

City: Hastings County: Adams Zip Code: 68901

Home Phone Number: _____

Driver's License Number & State: _____ Nebraska

Social Security Number: _____

Date Of Birth: 01-29-1980 Place Of Birth: Minden, Nebraska

Email address: fairgrounds@gtmc.net

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

☒ YES

☐ NO

Spouse's information

Spouses Last Name: LauX First Name: Brent MI: D

Social Security Number: _____

Driver's License Number & State: _____ Nebraska

Date Of Birth: 07-18-1977 Place Of Birth: Hastings, NE

APPLICANT & SPOUSE MUST LIST RESIDENCE(S) FOR THE PAST TEN (10) YEARS
APPLICANT SPOUSE

CITY & STATE	YEAR FROM	YEAR TO	CITY & STATE	YEAR FROM	YEAR TO
Hastings, Nebraska	2005	2016			

MANAGER'S LAST TWO EMPLOYERS

YEAR FROM TO	NAME OF EMPLOYER	NAME OF SUPERVISOR	TELEPHONE NUMBER
2006 2014	Picks Pack Haulers	Tracy Ochsner	
2001 2006	Allen's of Hastings	Chris Guest	

1. READ CAREFULLY. ANSWER COMPLETELY AND ACCURATELY.

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

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

☐ YES ☒ NO

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

RECEIVED
JUN 1 2016
NEBRASKA LIQUOR
CONTROL COMMISSION

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

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

☐ YES ☒ NO

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

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

☒ YES ☐ NO

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

RECEIVED

JUN 1 2016

*NLCC Training Certificate Issued: _____ Name on Certificate: _____

NEBRASKA LIQUOR
CONTROL COMMISSION

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

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

Experience:

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

5. Have you enclosed form 147 regarding fingerprints?

☒ YES

☐ NO

RECEIVED

JUN 1 2016

PERSONAL OATH AND CONSENT OF INVESTIGATION

NEBRASKA LIQUOR
CONTROL COMMISSION

The above individual(s), being first duly sworn upon oath, deposes and states that the undersigned is the applicant and/or spouse of applicant who makes the above and foregoing application that said application has been read and that the contents thereof and all statements contained therein are true. If any false statement is made in any part of this application, the applicant(s) shall be deemed guilty of perjury and subject to penalties provided by law. (Sec §53-131.01) Nebraska Liquor Control Act.

The undersigned applicant hereby consents to an investigation of his/her background including all records of every kind and description including police records, tax records (State and Federal), and bank or lending institution records, and said applicant and spouse waive any rights or causes of action that said applicant or spouse may have against the Nebraska Liquor Control Commission and any other individual disclosing or releasing said information to the Nebraska Liquor Control Commission. If spouse has **NO** interest directly or indirectly, a spousal affidavit of non-participation may be attached.

The undersigned understand and acknowledge that any license issued, based on the information submitted in this application, is subject to cancellation if the information contained herein is incomplete, inaccurate, or fraudulent.

Joh Laux

Signature of Manager Applicant

Brent Laux

Signature of Spouse

ACKNOWLEDGEMENT

State of Nebraska

County of

Adams

The foregoing instrument was acknowledged before me this

18th day of May, 2016

date

by

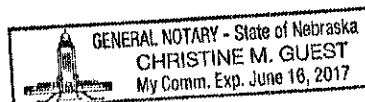
Jolene Laux and Brent Laux

NAME OF PERSON BEING ACKNOWLEDGED

Christine M. Guest

Notary Public signature

Affix Seal



In compliance with the ADA, this application is available in other formats for persons with disabilities. A ten day advance period is required in writing to produce the alternate format.



317 SOUTH BURLINGTON, HASTINGS, NEBRASKA 68901

Date: June 2, 2016

To: Joe Patterson, City Administrator

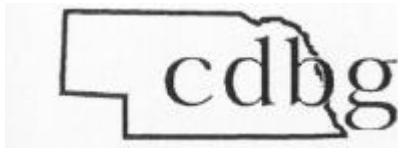
From: Sgt. Paul Weber

Re: Liquor Application

I have reviewed the Application for License; Adams County Ag. Society located at 947 South Baltimore Ave, Hastings, Ne. The Manager for this license will be Jolene M. Laux.

I have not discovered any information that would disqualify either the applicant or the establishment.

A handwritten signature in cursive script that reads "Paul Weber".



REQUEST FOR CDBG PROJECT FUNDS for PROJECT activities
(Excludes activity 0181 general administration)
 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
 NEBRASKA DEPARTMENT OF ECONOMIC DEVELOPMENT
 See Reverse Side for Instructions / Revised June 2013

CDBG REQUEST form Project Acty	DED Date Stamp
---	---------------------------

Name of Local Government Grantee City of Hastings		Mailing Address 220 N. Hastings		City Hastings	State NE	ZIP 68902
CDBG Grant Number 15-CR-008	Federal Identification Number 47-6006221	DUNS Number 076980556	Number sequence order includes Both general admin 0181 requests And project activity requests 1	DED Program Representative Jenny Mason		

Part I – STATUS OF FUNDS (excludes reporting general administration activity 0181 funds)

1. Project Grant Funds Received to Date	\$	0.00	<u>IMPORTANT</u> Complete Part II for all approved activities even if funds are not requested <u>DO NOT INCLUDE ACTIVITY</u> <u>0181 GENERAL ADMIN</u>
2. Add: Program Income Received to Date (exclude RLF)	\$	0.00	
3. Subtotal		0	
4. Less: Federal Project Funds Disbursed To Date (Must Agree To Total Of Part II, Line 3)	\$	0.00	
5. Total: Project Federal Funds On Hand (Must Agree To Part II, Line 6)		0	

Part II – CASH REQUIREMENTS (excludes reporting general administration activity 0181 funds)

Activity Code Description	0230						TOTAL
	Streets						
1. Total Cash Requirements To Date for Project	\$ 79,000.07	\$	\$	\$	\$	\$	79000.07
2. Less: Local Funds Disbursed (includes RLF) (exclude Program Income)	\$	\$	\$	\$	\$	\$	0
3. Less: Federal Funds Disbursed (include Program Income) Total Must Agree To Part I, Line 4 (exclude RLF)	\$	\$	\$	\$	\$	\$	0
4. Total Current Cash Requirements	79000.07	0	0	0	0	0	79000.07
5. Less: Unpaid Previous Request							\$
6. Less: Federal Funds On Hand (Must Agree To Part I, Line 5)							0
7. Net Amount of Federal Funds Requested \$1,500 MINIMUM CDBG REQUEST. IF NOT FINAL DRAW, A REQUEST LESS THAN \$1,500 IS RETURNED AND NOT PROCESSED							79000.07

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 certify 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 Vern Powers, Mayor	Date June 13, 2016
Signature of Authorized Official (Clerk/Treasurer)	Typed Name of Authorized Official Kim Jacobitz, City Clerk	Date June 13, 2016
Person Preparing Request for CDBG Funds Form Name: Lori Ferguson	Organization: SCEDD	Telephone Number: 308.455.4770
		Email: lorif@scedd.us
DEPARTMENT OF ECONOMIC DEVELOPMENT USE ONLY		AMOUNT APPROVED: \$ _____ INITIALS: _____ DATE: _____

Please refer to instructions for additional guidance.

INSTRUCTIONS
Request for CDBG Funds Project Activities only
Excludes 0181 General Administration
Nebraska Department of Economic Development (Revised June 2013)

**CDBG
REQUEST
form
Project Acty**

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.**

\$1,500 MINIMUM request for project activities (non-general administration), 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.

Status of Funds.... *Exclude general administration activity 0181*

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

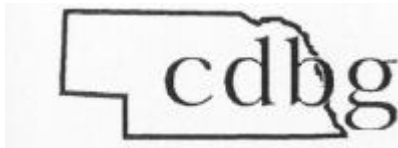
- Line 1 List all CDBG funds received to date for this grant. *Exclude general administration activity 0181*
- Line 2 Add program income received from activities related to the grant. (Exclude program income designated for revolving loan funds.)
- Line 3 Subtotal lines 1 and 2
- Line 4 Subtract all disbursements of CDBG funds to date. *Exclude general administration activity 0181* (Must agree to total of Part II, Line 3)
- Line 5 Federal funds on hand should reflect CDBG funds which have not been disbursed. *Exclude general administration activity 0181*

Cash Requirements.... *Exclude general administration activity 0181*

Part II of the Request for 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. It is anticipated that local governments should receive funds within 2 weeks from the date the request is received in DED. Enter the amounts for each approved activity. Identify the activities by entering the activity code and activity name (as shown in the Sources and Uses Section of the grant contract) above each column. Be sure to complete Part II for all approved activities even if funds are not requested for all activities. Enter totals to the right of each row and at the bottom of each column. Do not include general administrative activity 0181. There is a separate form 0181 for requesting general administration CDBG costs.

- 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. *Exclude general administration activity 0181*
- Line 2 Subtract all local matching or other funds disbursed. (Include program income designated for revolving loan 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. *Exclude general administration activity 0181*
- Line 3 Subtract federal funds applied (include program income). 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 cash obligations. *Exclude general administration activity 0181*
- Line 5 Subtract the amount of any previous Request for CDBG funds, which has not yet been received.
- Line 6 Subtract the amount of federal funds on hand. This amount must equal the amount on Line 5, part I.
- Line 7 The net amount of federal funds requested is determined by subtracting lines 5 and 6 from line 4. This should be the amount of CDBG funds needed (when added to CDBG funds on hand and CDBG funds requested but not yet received) to meet immediate cash obligations. *Exclude general administration activity 0181*

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



REQUEST FOR CDBG PROJECT FUNDS for PROJECT activities
(Excludes activity 0181 general administration)
 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
 NEBRASKA DEPARTMENT OF ECONOMIC DEVELOPMENT
 See Reverse Side for Instructions / Revised June 2013

CDBG REQUEST form Project Acty	DED Date Stamp
---	---------------------------

Name of Local Government Grantee City of Hastings		Mailing Address 220 N Hastings		City Hastings	State NE	ZIP 68902
CDBG Grant Number 12-DTR-107	Federal Identification Number 47-6006221	DUNS Number 076980556	Number sequence order includes Both general admin 0181 requests And project activity requests 15	DED Program Representative Brian Gaskill		

Part I – STATUS OF FUNDS (excludes reporting general administration activity 0181 funds)

1. Project Grant Funds Received to Date	\$	260,527.66	<u>IMPORTANT</u> Complete Part II for all approved activities even if funds are not requested <u>DO NOT INCLUDE ACTIVITY 0181 GENERAL ADMIN</u>
2. Add: Program Income Received to Date (exclude RLF)	\$		
3. Subtotal		260527.66	
4. Less: Federal Project Funds Disbursed To Date (Must Agree To Total Of Part II, Line 3)	\$	260,527.66	
5. Total: Project Federal Funds On Hand (Must Agree To Part II, Line 6)		0	

Part II – CASH REQUIREMENTS (excludes reporting general administration activity 0181 funds)

Activity Code Description	Comm	Public					TOTAL
	Rehab	Fac					
	0590	0070					
1. Total Cash Requirements To Date for Project	\$346,943.30	\$ 56,969.49	\$	\$	\$	\$	403912.79
2. Less: Local Funds Disbursed (includes RLF) (exclude Program Income)	\$ 86,895.64	\$ 14,242.37	\$	\$	\$	\$	101138.01
3. Less: Federal Funds Disbursed (include Program Income) Total Must Agree To Part I, Line 4 (exclude RLF)	\$260,047.66	\$ 480.00	\$	\$	\$	\$	260527.66
4. Total Current Cash Requirements	- 2.910383045 67337E-11	42247.12	0	0	0	0	42247.12
5. Less: Unpaid Previous Request							\$
6. Less: Federal Funds On Hand (Must Agree To Part I, Line 5)							0
7. Net Amount of Federal Funds Requested \$1,500 MINIMUM CDBG REQUEST. IF NOT FINAL DRAW, A REQUEST LESS THAN \$1,500 IS RETURNED AND NOT PROCESSED							42247.12

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 Vern Powers, Mayor		Date June 13, 2016
Signature of Authorized Official (Clerk/Treasurer)	Typed Name of Authorized Official Kim Jacobitz, City Clerk		Date June 13, 2016
Person Preparing Request for CDBG Funds Form Name: Lori Ferguson	Organization: SCEDD	Telephone Number: 308.455.4770	Email: lorif@scedd.us
DEPARTMENT OF ECONOMIC DEVELOPMENT USE ONLY	AMOUNT APPROVED: \$ _____		INITIALS: _____ DATE: _____

Please refer to instructions for additional guidance.

INSTRUCTIONS
Request for CDBG Funds Project Activities only
Excludes 0181 General Administration
Nebraska Department of Economic Development (Revised June 2013)

**CDBG
REQUEST
form
Project Acty**

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.**

\$1,500 MINIMUM request for project activities (non-general administration), 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.

Status of Funds.... *Exclude general administration activity 0181*

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

- Line 1 List all CDBG funds received to date for this grant. *Exclude general administration activity 0181*
- Line 2 Add program income received from activities related to the grant. (Exclude program income designated for revolving loan funds.)
- Line 3 Subtotal lines 1 and 2
- Line 4 Subtract all disbursements of CDBG funds to date. *Exclude general administration activity 0181* (Must agree to total of Part II, Line 3)
- Line 5 Federal funds on hand should reflect CDBG funds which have not been disbursed. *Exclude general administration activity 0181*

Cash Requirements.... *Exclude general administration activity 0181*

Part II of the Request for 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. It is anticipated that local governments should receive funds within 2 weeks from the date the request is received in DED. Enter the amounts for each approved activity. Identify the activities by entering the activity code and activity name (as shown in the Sources and Uses Section of the grant contract) above each column. Be sure to complete Part II for all approved activities even if funds are not requested for all activities. Enter totals to the right of each row and at the bottom of each column. Do not include general administrative activity 0181. There is a separate form 0181 for requesting general administration CDBG costs.

- 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. *Exclude general administration activity 0181*
- Line 2 Subtract all local matching or other funds disbursed. (Include program income designated for revolving loan 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. *Exclude general administration activity 0181*
- Line 3 Subtract federal funds applied (include program income). 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 cash obligations. *Exclude general administration activity 0181*
- Line 5 Subtract the amount of any previous Request for CDBG funds, which has not yet been received.
- Line 6 Subtract the amount of federal funds on hand. This amount must equal the amount on Line 5, part I.
- Line 7 The net amount of federal funds requested is determined by subtracting lines 5 and 6 from line 4. This should be the amount of CDBG funds needed (when added to CDBG funds on hand and CDBG funds requested but not yet received) to meet immediate cash obligations. *Exclude general administration activity 0181*

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

**APPLICATION FOR SPECIAL
DESIGNATED LICENSE**

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

DO YOU NEED POSTERS? YES X NO

NON PROFIT APPLICANTS

(Check one that best applies)

Municipal Political Fine Arts Fraternal Religious Charitable Public Service X

LIQUOR LICENSE HOLDERS

Liquor license number and class (i.e. C-055441)

CK-014455

COMPLETE ALL QUESTIONS

1. Type of alcohol to be served and/or consumed: Beer X Wine X Distilled Spirits

2. Licensee name (last, first,), corporate name or limited liability company (LLC) name
(As it reads on your liquor license)

NAME: Adams County Agricultural Society

ADDRESS: 947 S. Baltimore Ave.

CITY Hastings ZIP 68901

3. Location where event will be held; name, address, city, county, zip code

BUILDING NAME Grandstand Area

ADDRESS: 947 S. Baltimore Ave. CITY Hastings

ZIP 68901 COUNTY and COUNTY # Adams - #14

a. Is this location within the city/village limits? YES X NO

b. Is this location within the 150' of church, school, hospital or home
for aged/indigent or for veterans and/or wives? YES NO X

c. Is this location within 300' of any university or college campus? YES NO X

4. Date(s) and Time(s) of event (no more than six (6) consecutive days on one application)

Date <u>7-20-16</u>	Date <u>7-21-16</u>	Date <u>7-22-16</u>	Date <u>7-23-16</u>	Date <u>7-24-16</u>	Date _____
Hours From <u>6:00pm</u>	Hours From <u>6:00pm</u>	Hours From <u>6:00pm</u>	Hours From <u>6:00pm</u>	Hours From <u>6:00pm</u>	Hours From _____
To <u>1:00am</u>	To <u>1:00am</u>	To <u>1:00am</u>	To <u>1:00am</u>	To <u>1:00am</u>	To _____

- a. Alternate date: N/A
- b. Alternate location: N/A
(Alternate date or location must be specified in local approval)

5. Indicate type of activity to be carried on during event:

Dance _____ Reception _____ Fund Raiser _____ Beer Garden X Sampling/Tasting _____
Other Concerts

6. Description of area to be licensed

Inside building, dimensions of area to be covered IN FEET _____ x _____
(not square feet or acres)

*Outdoor area dimensions of area to be covered IN FEET _____ x _____

*SKETCH OF OUTDOOR AREA (or attach copy of sketch) (sample sketch)

Sketch included

If outdoor area, how will premises be enclosed?

____ Fence; _____ snow fence _____ chain link _____ cattle panel
X other Solid panels
____ Tent

7. How many attendees do you expect at event? 2500

8. If over 150 attendees. Indicate the steps that will be taken to prevent underage persons from obtaining alcohol beverages. (Attach separate sheet if needed)

We check all ID's and band those of legal age, also have paid security in the area and all entrances and exits, hands are stamped and checked under black light.

9. Will premises to be covered by license comply with all Nebraska sanitation laws? YES X NO _____

- a. Are there separate toilets for both men and women? YES X NO _____

10. Where will you be purchasing your alcohol?

Wholesaler ☒ Retailer _____ Both _____ BYO _____
(Includes wineries)

11. Will there be any games of chance operating during the event? YES ___ NO ☒

If so, describe activity _____

NOTE: Only games of chance approved by the Department of Revenue, Charitable Gaming Division are permitted. All other forms of gambling are prohibited by State Law. There are no exceptions for Non Profit Organizations or any events raising funds for a charity. This is only an application for a Special Designated License under the Liquor Control Act and is not a gambling permit application.

12. Any other information or requests for exemptions: _____

13. Name and telephone number/cell phone number of immediate supervisor. This person will be at the location of the event when it occurs, able to answer any questions from Commission and/or law enforcement before and during the event, and who will be responsible for ensuring that any applicable laws, ordinances, rules and regulations are adhered to. **PLEASE PRINT LEGIBLY**

Print name of Event Supervisor Jolene M. Laux

Signature of Event Supervisor Jolene M. Laux

Event Supervisor phone: Before 402-462-3247 During 402-462-3247
cell 402-984-5971 402-984-5971
Email address fairgrounds@gtmc.net

Consent of Authorized Representative/Applicant

14. I declare that I am the authorized representative of the above named license applicant and that the statements made on this application are true to the best of my knowledge and belief. I also consent to an investigation of my background including all records of every kind including police records. I agree to waive any rights or causes of action against the Nebraska Liquor Control Commission, the Nebraska State Patrol or any other individual releasing said information to the Liquor Control Commission or the Nebraska State Patrol. I further declare that the license applied for will not be used by any other person, group, organization or corporation for profit or not for profit and that the event will be supervised by persons directly responsible to the holder of this Special Designated License.

sign here Jolene Laux
Authorized Representative/Applicant

Manager 5-12-16
Title Date

Jolene Laux
Print Name

This individual must be listed on the application as an officer or stockholder unless a letter has been filed appointing an individual as the catering manager allowing them to sign all SDL applications.

The law requires that no special designated license provided for by this section shall be issued by the Commission without the approval of the local governing body. For the purposes of this section, the local governing body shall be the city or village within which the particular place for which the special designated license is requested is located, or if such place is not within the corporate limits of a city or village, then the local governing body shall be the county within which the place for which the special designated license is requested is located.

This page is required to be completed by Non Profit applicants only.

**Application for Special Designated License
Under Nebraska Liquor Control Act
Affidavit of Non-Profit Status**

I HEREBY DECLARE THAT THE CORPORATION MAKING APPLICATION FOR A SPECIAL DESIGNATED LICENSE UNDER THE NEBRASKA LIQUOR CONTROL ACT IS EITHER A MUNICIPAL CORPORATION, A FINE ARTS MUSEUM INCORPORATED AS A NONPROFIT CORPORATION, A RELIGIOUS NONPROFIT CORPORATION WHICH HAS BEEN EXEMPTED FROM THE PAYMENT OF FEDERAL INCOME TAXES, A POLITICAL ORGANIZATION WHICH HAS BEEN EXEMPTED FROM THE PAYMENT OF FEDERAL INCOME TAXES, OR ANY OTHER NONPROFIT CORPORATION, THE PURPOSE OF WHICH IS FRATERNAL, CHARITABLE, OR PUBLIC SERVICE AND WHICH HAS BEEN EXEMPTED FROM THE PAYMENT OF FEDERAL INCOME TAXES AS PER §53-124.11(1).

AS SIGNATORY I CONSENT TO THE RELEASE OF ANY DOCUMENTS SUPPORTING THIS DECLARATION AND ANY DOCUMENTS SUPPORTING THIS DECLARATION WILL BE PROVIDED TO THE NEBRASKA LIQUOR CONTROL COMMISSION, THE NEBRASKA STATE PATROL OR ANY AGENT OF THE LIQUOR CONTROL COMMISSION IMMEDIATELY UPON DEMAND. I ALSO CONSENT TO THE INVESTIGATION OF THIS CORPORATE ENTITY TO DETERMINE IT'S NONPROFIT STATUS.

I AGREE TO WAIVE ANY RIGHTS OR CAUSES OF ACTION AGAINST THE NEBRASKA LIQUOR CONTROL COMMISSION, THE NEBRASKA STATE PATROL OR ANY PARTY RELEASING INFORMATION TO THE AFOREMENTIONED PARTIES.

Adams County Agricultural Society
NAME OF CORPORATION

47-0414486

FEDERAL ID NUMBER

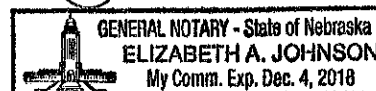
Charles R. Queen
SIGNATURE OF TITLE OF CORPORATE OFFICERS

THE ABOVE INDIVIDUAL STATES THAT THE STATEMENT ABOVE IS TRUE AND CORRECT: IF ANY FALSE STATEMENT IS MADE ON THIS APPLICATION, THE APPLICANT SHALL BE DEEMED GUILTY OF PERJURY AND SUBJECT TO PENALTIES PROVIDED BY LAW. (SEC. §53-131.01) NEBRASKA LIQUOR CONTROL ACT

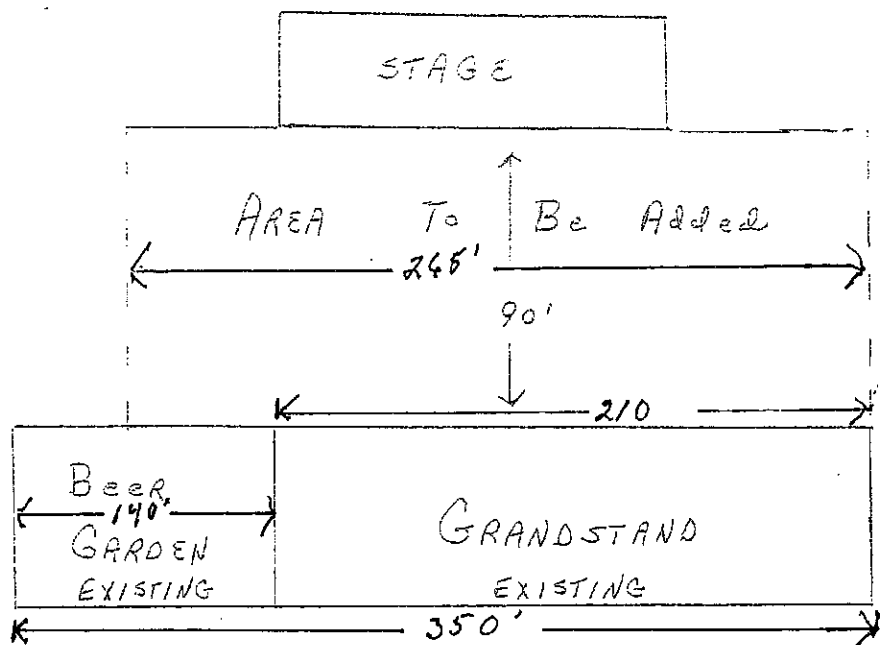
SUBSCRIBED IN MY PRESENCE AND SWORN TO BEFORE ME THIS 24th DAY OF

May, 2016

Elizabeth A. Johnson
NOTARY PUBLIC SIGNATURE & SEAL



N



ADAMS CENTRAL PUBLIC SCHOOLS

BOARD OF EDUCATION

Randy Kort, President
Ryan Weeks, Vice President
Chad Trausch, Secretary
Carissa Uhrmacher, Treasurer
Dave Johnson
Tim O'Dey

ADMINISTRATION

Shawn Scott, Superintendent
Dave Barrett, High School Principal
Lonnie Abbott, East Principal
Allyson Bohlen, Wallace Principal
Jennifer Pohlson, Juniata Principal
Shannon Nepple, Curr., Assess., Instr. Director
Alan Frank, Activities Director

May 16th, 2016

The Adams Central Student Council 5k run and 3k walk will be held at 9:00 a.m. on Saturday, July 9th, 2016. The run will start and finish at Hastings Lake. This is an event that is open to the community. The maximum amount of runners will be capped at 200. We are putting on this run to fundraise for our student council, and to promote physical fitness in our community. We will be starting on the playground on Southshore Drive. Participants will be using the sidewalks along Southshore Drive, the beginning of Northshore Drive, and Osbourne Drive West. People will be using roads on the middle of Northshore Drive, Lakepark Lane, West 33rd Street, Fisherman Lane, and the remainder of Northshore Drive. To complete the 5k run, participants will have to run the route twice, as once around is just short of 1.5 miles. Walkers will complete one lap only. See the enclosed map. Please contact me if you have any questions or concerns.

Thanks!

Sebastian Boelhower
Student Council Representative/5k manager
Adams Central Jr./Sr. High
(402)984-8792

Diane Wigert
Senior High Student Council Sponsor
Adams Central Jr./Sr. High
(402)984-5340

Adams Central
Jr.-Sr. High School
PO Box 1088
Hastings, NE 68902
402.463.3285
Fax: 402.463.6344

Adams Central
East Elementary
1970 East 12th
Hastings, NE 68901
402.463.6107
Fax: 402.463.9375

Adams Central
Juniata Elementary
512 N Brass Ave.
Juniata, NE 68955
402.751.2245
Fax: 402.751.2711

Adams Central
Wallace Elementary
2975 South Baltimore
Hastings, NE 68901
402.463.5090
Fax: 402.463.6006





CERTIFICATE OF LIABILITY INSURANCE

7ADAM-3

OP ID: SS

DATE (MM/DD/YYYY)

05/12/2016

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).

PRODUCER Public Risk Management 1313 Cumling Street, Suite 210 Omaha, NE 68102 Sheri Shonka		CONTACT NAME: Sarah Starks PHONE (A/C, No, Ext): 877-649-4612 FAX (A/C, No): 402-399-2785 E-MAIL ADDRESS: sarahstarks@prmne.com		
INSURED Adams Central Public Schools PO Box 1088 Hastings, NE 68902		INSURER(S) AFFORDING COVERAGE		NAIC #
		INSURER A: ALICAP		
		INSURER B:		
		INSURER C:		
		INSURER D:		
		INSURER E:		
INSURER F:				

COVERAGES**CERTIFICATE NUMBER:****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 INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC OTHER:	X		PK1016515	09/01/2015	09/01/2016	EACH OCCURRENCE \$ 5,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 5,000,000 PRODUCTS - COMP/OP AGG \$ 5,000,000
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ALL OWNED AUTOS ☒ HIRED AUTOS ☒ SCHEDULED AUTOS NON-OWNED AUTOS			PK1016515	09/01/2015	09/01/2016	COMBINED SINGLE LIMIT (Ea accident) \$ 5,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	☐ UMBRELLA LIAB ☐ EXCESS LIAB DED ☐ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
A	☒ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NE) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	PK1016515	09/01/2015	09/01/2016	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 2,500,000 E.L. DISEASE - EA EMPLOYEE \$ 2,500,000 E.L. DISEASE - POLICY LIMIT \$ 2,500,000

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

5 K Run - Lake Hastings - July 9, 2016

CERTIFICATE HOLDER**CANCELLATION**

CITYHA2 City of Hastings 220 N Hastings Ave Hastings, NE	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

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Department: Development Services
Staff Contact: Lance Lang, City Planner
Council Meeting Date: 06/13/2016

AGENDA ITEM SUMMARY SHEET

Description of Item:

Request from Tim Quigley of Cohen-Esrey Affordable Partners, Developer, and Paul Simmering and Randal Chick, Director of the Community Redevelopment Authority, property owners, to rezone property located in the 200 block of West 2nd Street from District I-1, Light Industrial to District C-3, Commercial Business District. Said property described as Lots 1 thru 10, Block 23, Johnson's Addition, City of Hastings, Adams County, Nebraska, said property referred to as "Hastings Brewery/Hastings Bottling Works".

Names of People/Business affected by this action:

Neighboring property owners.

Why Council action is required:

The City Council must hold a public hearing before taking action on a rezoning request, taking into account any public testimony, conformance of the proposed rezoning to the Future Land Use Map of the Comprehensive Development Plan, and the recommendation resulting from the Planning Commission hearing.

Type of action requested:

Ordinance

Suggested motion:

Staff and Planning Commission recommend approval of the rezoning request from I-1 to C-3 as presented.

Deadlines associated with action:

None.

Department head comments:

The applicant is requesting rezoning of property in the downtown area containing two existing buildings known as the Hastings Brewery building and the Hastings Bottle Works building plus adjacent property to the south of the Bottle Works building, property located at 219 West 2nd Street (see Exhibits 'B' and 'C'). The Legal Descriptions and property ownership are shown on Exhibit 'A'. This is a tax credit project for loft apartments.

The Community Redevelopment Authority of the City of Hastings currently owns the Bottling Works building and area proposed for off-street parking. The CRA will sell or lease the property to the developers.

These buildings will be renovated to provide 35 residential apartments for low and moderate income residents. The units are not age restricted. Residential uses are not allowed in industrial zones and the existing zoning is I-1 (see Exhibit 'D'). Therefore, rezoning to some other commercial or residential district is required. Residential uses are allowed in commercial zoning districts and C-3 seemed to be the best zoning district for the proposed project. Consequently, the rezoning request is from I-1, Light Industrial District, to C-3, Commercial Business District. C-2, Central Business District, may seem to make more sense given the downtown location, however ground floor housing is not allowable in C-2 zoning and this project proposes ground floor units.

A mixture of unit types is proposed as follows:

15 1BR/1BA

2 2BR/1BA

16 2BR/2BA

2 3BR/2BA

35 total

Of these 35 units, four will be located in the Bottling Works building (two 1BR/1BA and two 2BR/2BA) with the remaining 31 units on four floors of the Brewery building. Included in the packet are preliminary layouts for the floor plans and building elevations as well as Exhibit 1, Project Narrative.

Property to the south of the Bottling Works building is proposed for off-street parking for 44 vehicles. (See Exhibit 'F'). This property is not included in the rezoning and will remain as I-1, Light Industrial zoning. There are 11 additional off-street parking spaces directly west of the Bottling Works building and 12 on-street parking spaces along North Colorado Avenue near the intersection with West 2nd Street. The parking then totals 55 off-street spaces and 12 on-street. The code generally does not require parking in downtown locations because the properties are generally zoned C-2. In this case, the C-3 zoning and multi-family use will require 1.5 spaces per dwelling unit which is 53 parking spaces. The 55 off-street parking spaces provided slightly exceed the required parking. A Parking Layout Plan is included in the packet.

The Future Land Use Map of the comprehensive development plan shows this site as "Mixed-Use Downtown" (See Exhibit 'E'). The proposed C-3 zoning and multi-family residential land use are acceptable in this land use category. Therefore, the land use plan will not need to be amended to allow the rezoning request

City Administrator comments:

Great project, recommend approval

ORDINANCE NO. 4479

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 “I-1, LIGHT INDUSTRIAL DISTRICT” TO “C-3, COMMERCIAL BUSINESS 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 “I-1, Light Industrial District”, be and the same is hereby rezoned to “C-3, Commercial Business 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

EXHIBIT 'A'

BREWERY LOFTS

Legal Description

Lots One (1), Two (2), Three (3), Four (4), Five (5) and Six (6), except that part of said Lot 6 commencing at the Northwest corner of said Lot 6, running thence East 1 foot, thence Southerly to a point 1 foot 9 inches East of the Southwest corner of said Lot 6, thence West to the Southwest corner of said Lot 6, thence North along the West line of said Lot 6 to the point of commencement, located in Block Twenty-three (23), Johnson's Addition to the City of Hastings, Adams County, Nebraska, according to the recorded plat thereof.

AND;

Lots Seven (7), Eight (8), Nine (9), Ten (10) and part of Lot Six (6), described as follows: Commencing at the Northwest (NW) corner of said Lot Six (6), thence East one foot (1'); thence Southerly to a point One and Three Quarters feet ($1\frac{3}{4}'$) East of the Southwest corner thereof; thence West One and Three Quarters feet ($1\frac{3}{4}'$) to the Southwest corner of said Lot; and thence North to the place of beginning, all in Block Twenty-Three (23), Johnson's Addition to the City of Hastings, Adams County, Nebraska, according to the recorded plat thereof.

DATE / /

FILE NO.


HASTINGS
 DEVELOPMENT SERVICES

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 | | |
| ☐ Comprehensive Plan / Amendment | ☐ Annexation Petition / Addition to the City | | |

PROJECT INFORMATION

Project Name: The Brewery Lofts

Project Address: 219 West 2nd Street Within City Limit ☐ Yes ☐ No

Existing Zoning: I - 1 Industrial Proposed Zoning / Use: C-3

Existing Comprehensive Plan Designation: Mixed Use Downtown Gross Area: 31,250 sq.ft.

Legal Description: See attached Exhibit A Number of Lots: 10

APPLICANT INFORMATION

Applicant: Tim Quigley Company: Cohen-Esrey Affordable Partners

Address: 6800 W 64th Street, Suite 101 Tel: 913-671-3304 Fax: 913-671-3301

City: Overland Park State: KS Zip: 66202 Email: tquigley@cohenesrey.com

Property Owner: See attached Exhibit A Company: _____

Address: _____ 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.

Community Redevelopment Authority
g. Pandal *4/26/16*
 Property Owner Signature Date

Tim Quigley *4-26-16*
 Applicant Signature Date

DEPARTMENTAL USE ONLY

Fees: _____ Receipt No. _____

Accepted by Staff: _____ Case No. _____

Signature

Exhibit A

The Brewery Lofts Legal Description

Hastings Brewery
219 West 2nd Street
Hastings, NE 68901

Lots 1, 2, 3, 4, 5 and 6, except that part of said Lot 6 commencing at the Northwest corner of said Lot 6, running thence East 1 foot; thence Southerly to a point 1 foot 9 inches East of the Southwest corner of said Lot 6; thence West to the Southwest corner of said Lot 6; thence North along the West line of said Lot 6 to the point of commencement, located in Block 23, Johnson's Addition to the City of Hastings, Adams County, Nebraska.

Bottling Works
227 West 2nd Street
Hastings, NE 68901

Lots Seven (&), Eight (8), Nine (9), Ten (10) and part of Lot Six (6), described as follows: Commencing at the Northwest (NW) corner of said Lot Six (6), thence East (E) One Foot (1'); thence Southerly to a point one and three quarters feet ($1\frac{3}{4}'$) East (E) of the Southwest (SW) corner thereof; thence West one and three quarters feet ($1\frac{3}{4}'$) to Southwest corner of said Lot; and thence North (N) to the place of beginning, all being in Block Twenty-three (23), in Johnson's Addition to the City of Hastings, Adams County, Nebraska, according to the recorded plat thereof.

Property Owners

Hastings Brewery
K&R Media & Fine Arts Center, LLC
1105 North Kansas Avenue
Hastings, NE 68901

Paul Simmering
(402) 462-2111 office
pavs@windstream.net

Bottling Works
Community Redevelopment Authority of the City of Hastings, Nebraska
301 South Burlington
Hastings, NE 68901

Randy Chick
(402) 461-8415
bidcra@gmail.com

Exhibit 1

Narrative

Cohen-Esrey Affordable Partners, LLC has entered into a real estate contract to purchase the historic Hastings Brewery property, located at the southwest corner of 2nd Street and North Minnesota Avenue, Hastings, NE, for the purpose of renovating it into affordable housing. Our development will be called **The Brewery Lofts**, will have 35 units of one, two and three-bedroom apartments, and all will be designated as LIHTC units.

Cohen-Esrey is the developer and quarterback of this project. The project owner will be The Brewery Lofts, LLC and include PreservingUS, Inc. (PUI) as the managing member. PUI is a 501(c)(3) nonprofit entity whose formation was sponsored by Cohen-Esrey and whose mission is historic preservation and the advancement of affordable housing. The tax credit investors will be admitted as special limited partners of the project owner.

The following narrative further defines the project.

A. **Property Summary and Location.** The original four-story brewery building was built in 1890 by the Hastings Brewing Company and the smaller Bottling Works Building next door to the west was added a few years later. At the beginning of the 20th Century, the Hastings Brewery was a successful operation in the city. The advent of prohibition closed the business, and the Kauf and Rinderspacher (K&R) meat packing company used the building. K&R operated in Hastings until the Depression closed it in the 1930s, at which time the building was converted into the Hastings Cold Storage Company.

Our pursuit of this housing development has been aided by Randy Chick, Director of the Business Improvement District of the Hastings Community Redevelopment Authority. Randy has been very supportive of our efforts.

Hastings Brewery is on the east side of downtown and north of the railroad tracks. The Brewery Lofts will be the first LIHTC property developed “north of the tracks”.

B. **Housing Needs Characteristics.** Our project takes two locally significant commercial grade buildings and repurposes them into much needed housing. The NIFA City Profiles study on Hastings shows a 3.1% vacancy rate for rental units which would generally indicate a high need for additional housing. Based on our preliminary visits to town and discussions with Randy Chick, there appears to be a high demand for all types of housing – workforce, senior, low-income and market rate units.

C. **Development Characteristics.** We diligently work to minimize our construction costs and soft costs without jeopardizing the quality of our housing product. The apartments will be generous in size averaging 749 square feet for one-bedroom units,

1,101 for two-bedroom units, and 1,436 for three bedroom units. The development will have a total of 35 units.

We have designed The Brewery Lofts to provide the amenities that fit both the workforce and senior tenant profile, including an elevator serving all floors of the 4-story brewery building, wheelchair accessibility throughout the property and a security system with intercom located at the building entrances. Other amenities will include washers and dryers in each unit, high speed internet access, a community space, a safe room serving as shelter from violent weather, a picnic area with outdoor seating, table and grill, and a bike rack. An existing grassy lot southwest of the Brewery property will be developed into a surface parking lot for ample off-street parking.

D. **Supportive Services.** PreservingUS, Inc. will coordinate with the local service providers and with the Hastings Community Redevelopment Authority (HCRA) for resident supportive services. Both the City of Hastings and HCRA have welcomed our efforts to pursue this housing opportunity.

E. **Community Revitalization.** The City of Hastings participates in the Valuation Incentive Program (VIP) for abatement of property taxes on properties undergoing rehabilitation. Upon notification of a LIHTC award, we will apply for such abatement for our development.

The Hastings Brewery and the Bottling Works property was officially listed on the National Register of Historic Places on June 30, 2015. The National Register listing provides eligibility of the qualified rehabilitation expenditures on the Hastings Brewery for federal and state historic tax credits. We have worked diligently to balance the historic preservation requirements of the State Historic Preservation Office and National Parks Service with our design goals for space and energy efficient housing.

F. **Tenant Population Characteristics.** All apartment units in The Brewery Lofts will be reserved for tenants who meet the Section 42 income requirements (at or below 60% of area median income). Rents excluding tenant-paid utilities will range from \$500/month for the smaller one-bedroom units up to \$750/month for the large three-bedroom units.



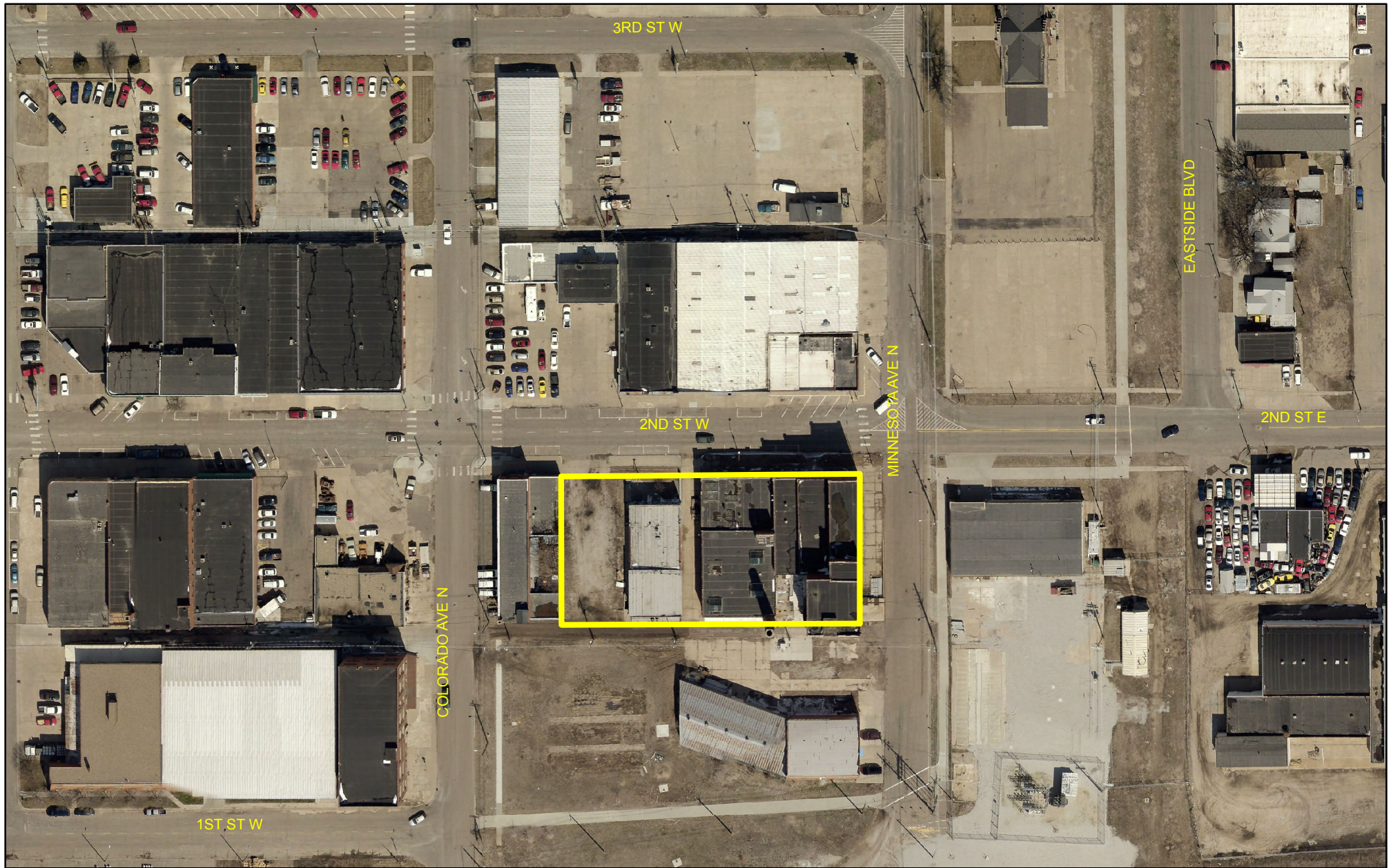
Legend

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

EXHIBIT 'B' - VICINITY MAP Brewery Lofts Rezoning City of Hastings

This map is for illustration only.





Legend

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

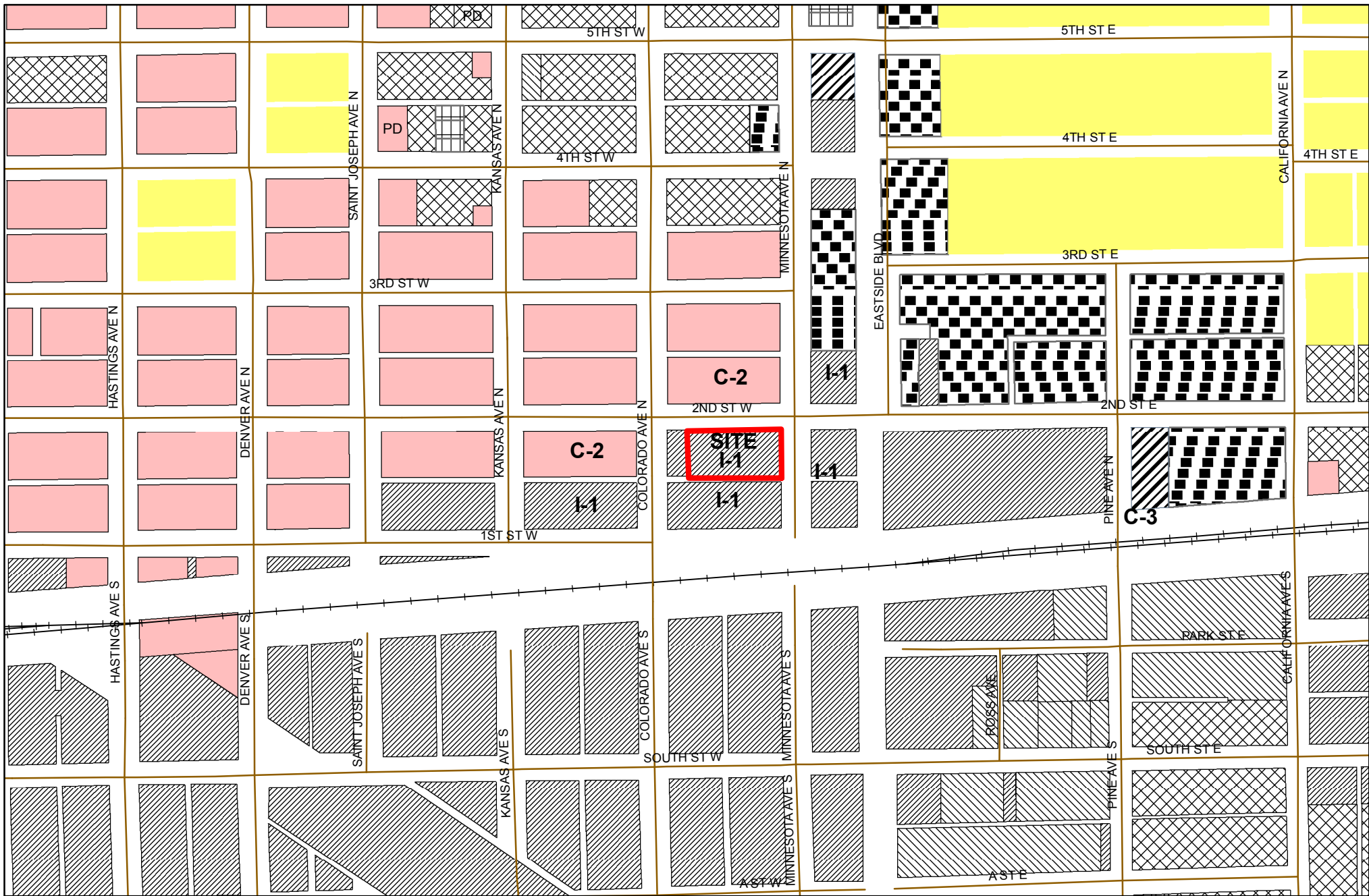
EXHIBIT 'C' - AERIAL VIEW

Brewery Lofts Rezoning

City of Hastings

This map is for illustration only.



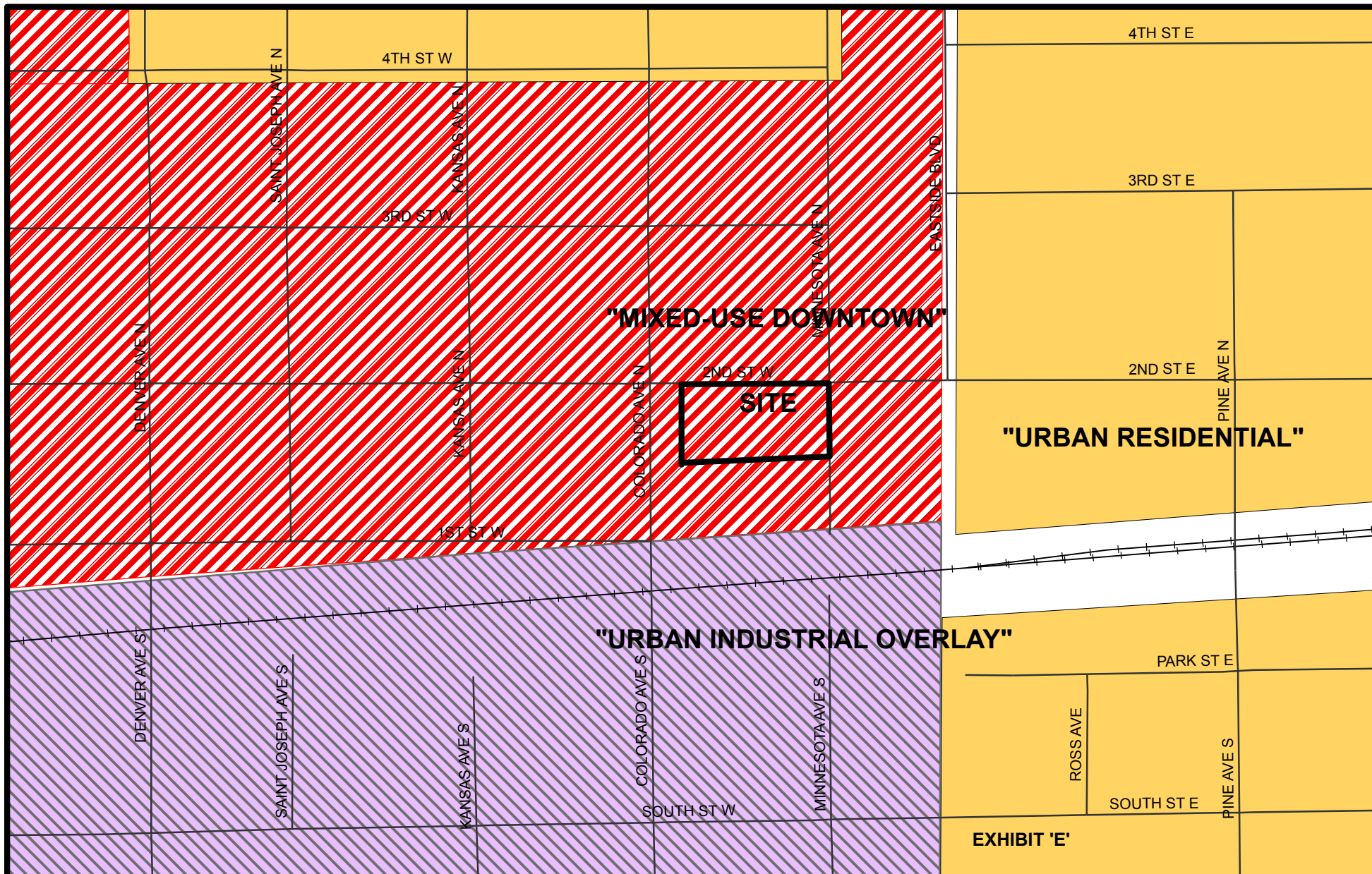


City Limits	R-3: Multiple-family	C-1: Local business
subdivision	R-1A: Single family large lot	C-2: Central business
A: Agricultural district	R-1S: Single family suburban	C-3: Commercial business
R-1: Urban single family	R-5: Urban single family undersized lot	C-0: Commercial office
R-2: Two-family	CMP: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

EXHIBIT 'D' - EXISTING ZONING

Brewery Lofts Rezoning

City of Hastings Zoning



Future Land Use

City of Hastings, Nebraska

0 115 230 460 Feet



Land Use:

- Rural Residential
- Suburban Residential
- Urban Residential

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

Brewery Lofts Rezoning

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

Overlay Districts:

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



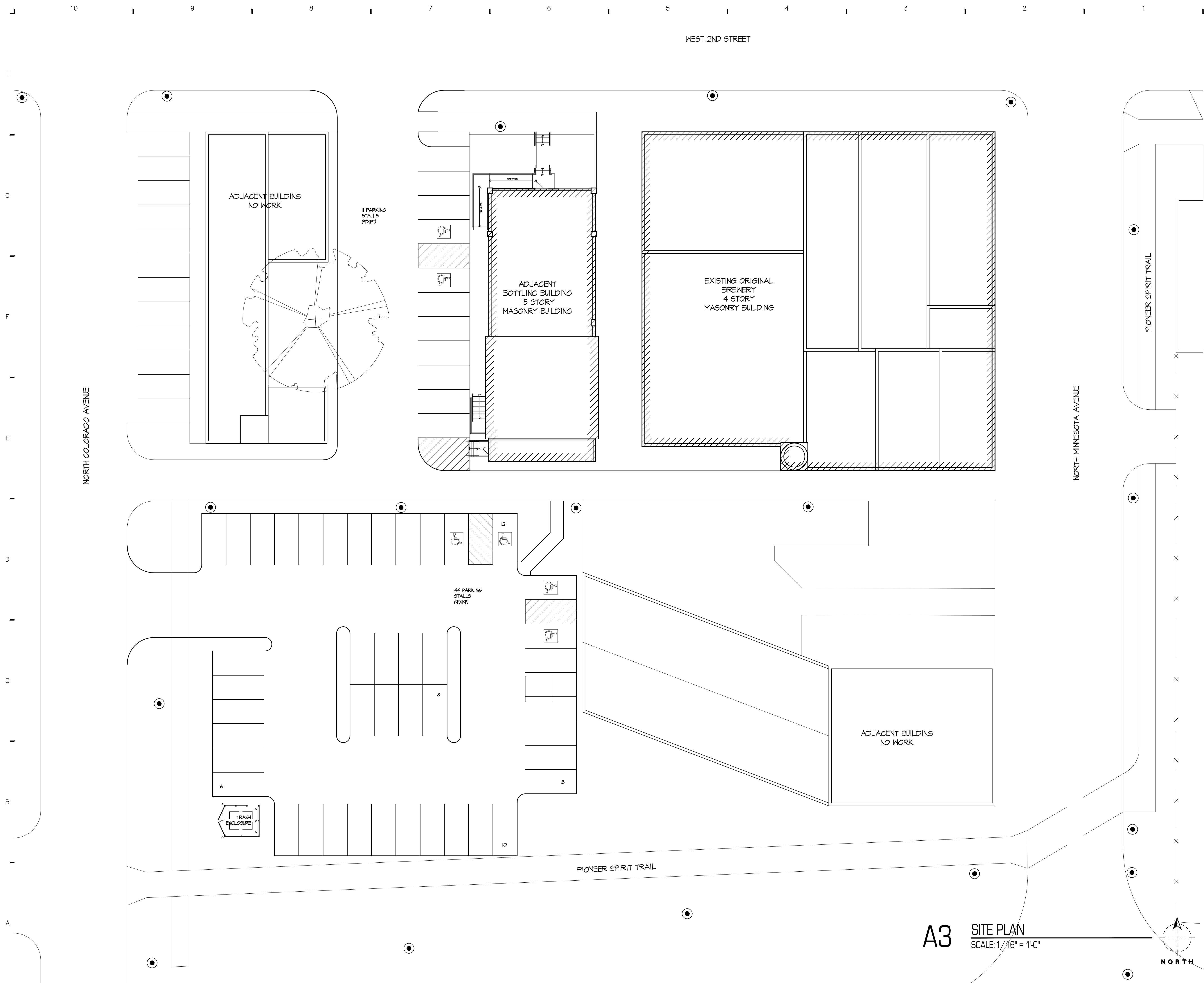
EXHIBIT 'F' - PARKING LOT LOCATION

Brewery Lofts Rezoning City of Hastings

This map is for illustration only.



May 14, 2015 3:40pm



ARCHITECTURAL CORPORATION
NEBRASKA CERTIFICATE
OF AUTHORITY NO. 000000

HASTINGS BREWERY HISTORIC RESIDENCES
219 WEST 2ND STREET
HASTINGS, ADAMS COUNTY, NEBRASKA 68901

STARK WILSON DUNCAN ARCHITECTS INC
315 NICHOLS RD, STE 228 • KANSAS CITY, MO 64112 • T 816.531.1698 F 816.531.1978

SEAL
ARCHITECT - TIMOTHY O.K. WILSON
MO. LICENSE NO. A-6972



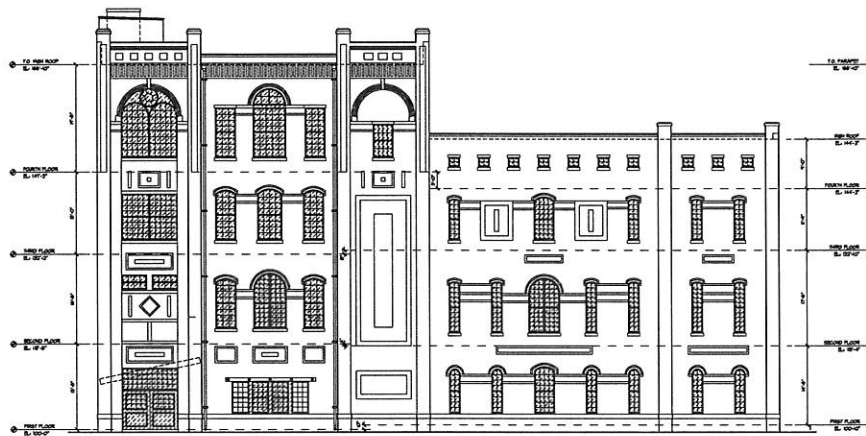
SITE PLAN

ISSUE DATE:
3.31.2015
REVISIONS:

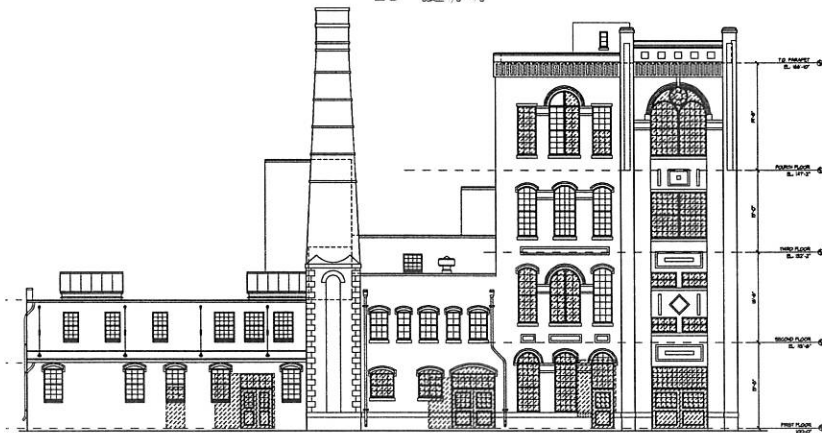
PROJECT NO.: 1424

SP1.1

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E5 EAST ELEVATION
SCALE: 1/8" = 1'-0"



A5 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

PAVISA HASTINGS BREWERY A2.1.dwg
May 19, 2015 4:14pm



ARCHITECTURAL CORPORATION
NEBRASKA CERTIFICATE
OF AUTHORITY NO. 000000

THE BREWERY LOFTS
219 WEST 2ND STREET
HASTINGS, ADAMS COUNTY, NEBRASKA 68901

CELESTINE WILSON ARCHITECTS INC.
316 NICHOLS RD. STE. 200 • KANSAS CITY, MO 64111 • TEL: 816.234.1100 • FAX: 816.234.1101

SEAL
ARCHITECT: EMERSON D. K. WILSON
MO. LICENSE NO. A-1807



EXTERIOR
ELEVATIONS

ISSUE DATE:
5/20/2015

REVISIONS:

PROJECT NO.: 1424

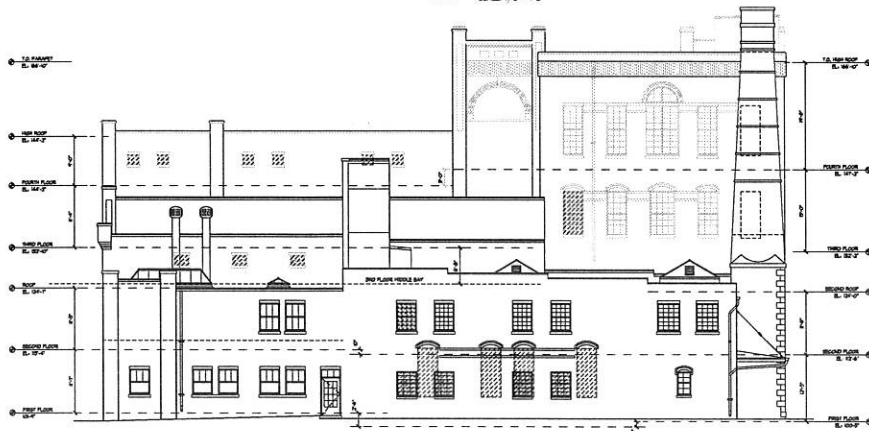
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CELESTINE WILSON ARCHITECTS INC.

W:\424 HASTINGS BREWERY\A2.2.dwg
Rev 19.05.2015 A2.2



E5 NORTH ELEVATION
SCALE 1/8" = 1'-0"



A5 WEST ELEVATION
SCALE 1/8" = 1'-0"

SWD
ARCHITECTS

EST 1935

ARCHITECTURAL CORPORATION
NEBRASKA CERTIFICATE
OF AUTHORITY NO. 000000

THE BREWERY LOFTS
219 WEST 2ND STREET
HASTINGS, ADAMS COUNTY, NEBRASKA 68901

DESIGNED BY SWD ARCHITECTS INC.
315 N. 10TH ST., SUITE 200, HASTINGS, NEBRASKA 68901

SEAL
ARCHITECT: TIMOTHY G. K. WILSON
MO LICENSE NO. A-007



EXTERIOR
ELEVATIONS

ISSUE DATE:
5.20.2015

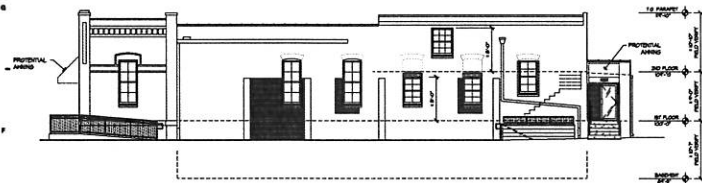
REVISIONS:

PROJECT NO.: 1424

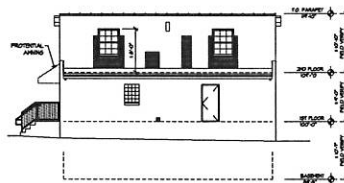
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DESIGNED BY SWD ARCHITECTS INC.

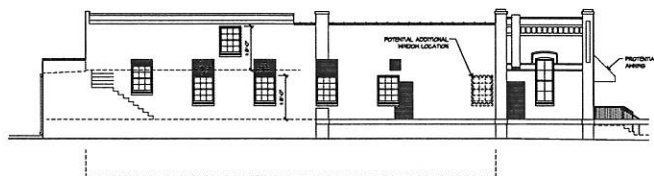
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Rev 19/2025 A2.6.dwg



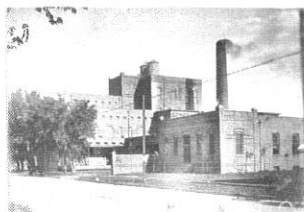
E7 WEST ELEVATION
SCALE 1/8" = 1'-0"



E2 SOUTH ELEVATION
SCALE 1/8" = 1'-0"



C7 EAST ELEVATION
SCALE 1/8" = 1'-0"



A8 HISTORIC PHOTO
SCALE



A2 NORTH ELEVATION
SCALE 1/4" = 1'-0"

SWD
ARCHITECTS

EST 1935

ARCHITECTURAL CORPORATION
NEBRASKA CERTIFICATE
OF AUTHORITY NO. 000000

THE BREWERY LOFTS

219 WEST 2ND STREET
HASTINGS, ADAMS COUNTY, NEBRASKA 68901

DESIGNED BY SWD ARCHITECTS, INC.
315 WINDHOLM RD, STE 202, HASTINGS, NEBRASKA 68901
315 WINDHOLM RD, STE 202, HASTINGS, NEBRASKA 68901

SEAL
ARCHITECT: TAMIKA D.K. NELSON
MO. LICENSE NO. A-1007



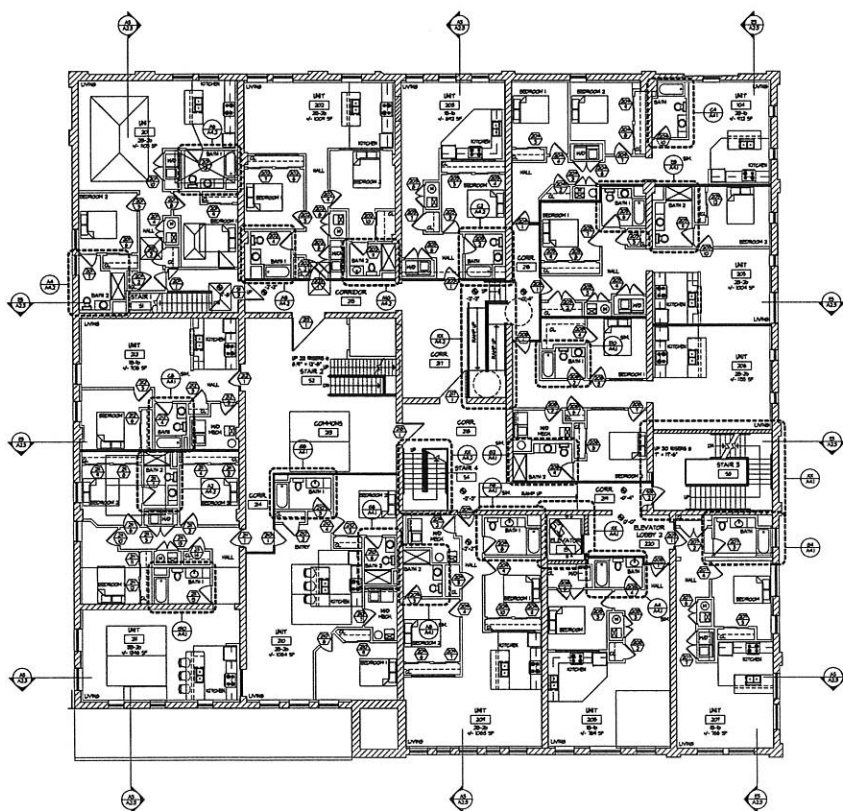
BOTTING BUILDING
EXTERIOR
ELEVATIONS

ISSUE DATE:
5/20/2015
REVISIONS:

PROJECT NO.: 1424

A2.6

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May 19,2015 4:10pm

SWD
ARCHITECTS

EST 1935

ARCHITECTURAL CORPORATION
NEBRASKA CERTIFICATE
OF AUTHORITY NO. 000000

THE BREWERY LOFTS
219 WEST 2ND STREET
HASTINGS, ADAMS COUNTY, NEBRASKA 68901

STARK WILSON DUNCAN ARCHITECTS INC

SEAL
ARCHITECT - TIMOTHY O.K. WILSON
MO LICENSE NO. A-9872



2ND FLOOR PLAN

ISSUE DATE:
5/20/2015
REVISIONS:

PROJECT NO.: 1424

A1.2

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STARK WILSON DUNCAN ARCHITECTS INC.



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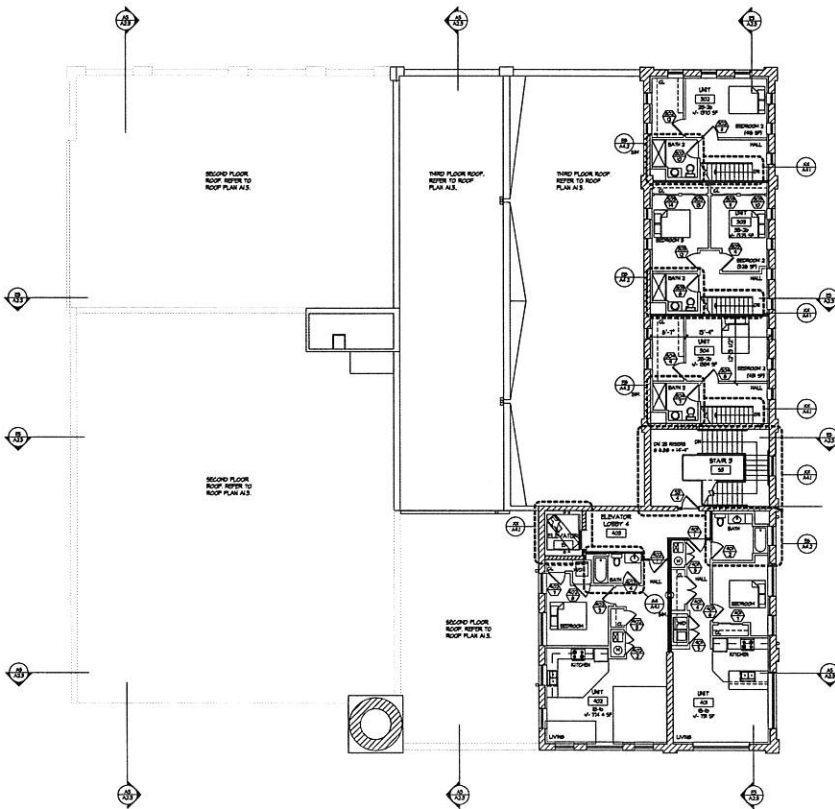
3RD FLOOR PLAN

ISSUE DATE:
5.20.2015
REVISIONS:

PROJECT NO.: 1424

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A5 4TH FLOOR PLAN
SCALE 1/8" = 1'-0"



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SEAL
ARCHITECT - TIMOTHY O.K. WILSON
MO. LICENSE NO. A-4672



4TH FLOOR PLAN

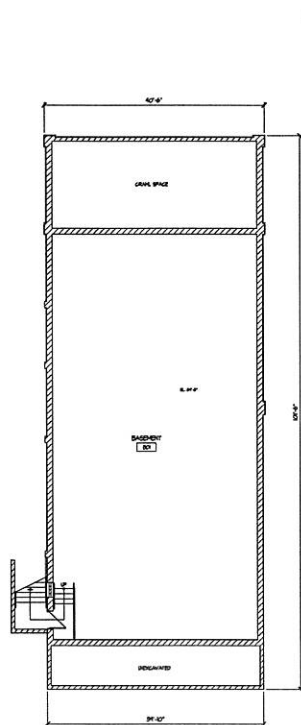
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5.20.2015
REVISIONS:

PROJECT NO.: 1424

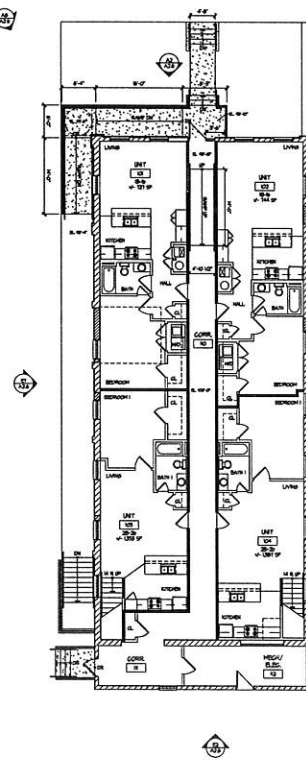
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COPYRIGHT © 2015 BAO ARCHITECTS INC.

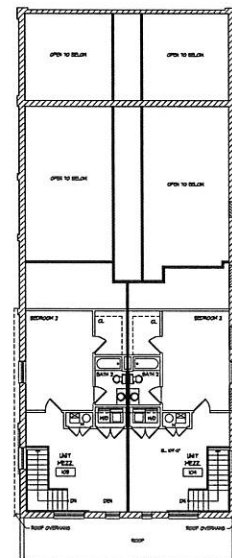
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Rev 19.05.2015 4:33pm



A10 BASEMENT
SCALE 1/8" = 1'-0"



A6 FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"



A2 MEZZANINE FLOOR PLAN
SCALE 1/8" = 1'-0"



SWD
ARCHITECTS

EST 1935

ARCHITECTURAL CORPORATION
NEBRASKA CERTIFICATE
OF AUTHORITY NO. 00000

THE BREWERY LOFTS
219 WEST 2ND STREET
HASTINGS, ADAMS COUNTY, NEBRASKA 68901

135 MICHELLE RD. STE 224 • JORDAN, MO 64501 • TEL: 417.785.4310 • FAX: 417.785.4311

SEAL
ARCHITECT - JORDAN O'NEIL WILSON
MO LICENSE NO. A-1007



BOTTING BUILDING
FLOOR PLANS

ISSUE DATE:
5.20.2015
REVISIONS:

PROJECT NO.: 1424

A1.6

©2015 SWD ARCHITECTS INC.

Department: Development Services
Staff Contact: Lance Lang, City Planner
Council Meeting Date: 06/13/2016

AGENDA ITEM SUMMARY SHEET

Description of Item:

Request from Randal Chick, Director of the Community Redevelopment Authority, for review of consistency with the Hastings Comprehensive Plan and request for approval of Plan Modification #4.19.16 to Redevelopment Plan VII, Eastside Estates Redevelopment Project, said property located on North Minnesota Avenue between West 12th and West 14th Streets, legally described as the West 125.00 feet of Lots 1-11, Block 1, LB Palmers Second Addition, the West 125.00 feet of Lots 1-12, Block 1, Poehlers Addition, and the West 125.00 feet of vacated 13th Street adjacent thereto, City of Hastings, Adams County, Nebraska.

Names of People/Business affected by this action:

Neighboring Property Owners.

Why Council action is required:

The City Council must hold a public hearing before taking action on an amendment to a redevelopment plan, taking into account any public testimony, conformance of the proposed rezoning to the Future Land Use Map of the Comprehensive Development Plan, and the recommendation resulting from the Planning Commission hearing.

Type of action requested:

Resolution

Suggested motion:

Staff and Planning Commission find that Plan Modification 4.19.16 for Redevelopment Area VII, Eastside Estates, is in conformance with the Comprehensive Development Plan of the City of Hastings and also in conformance with the development goals and policies for infill development in the City, and further recommend said plan amendment be approved as presented.

Deadlines associated with action:

None.

Department head comments:

The applicant is requesting approval of a Redevelopment Plan Modification for Redevelopment Plan 4.19.16 in CRA Redevelopment Area VII for a proposed residential duplex development to be known as Eastside Estates for low to moderate income senior citizens. You will recall that this property was on the agenda in May for rezoning to RP-3, Planned Multiple Family Residential District and also for approval of development plans to satisfy the submittal requirements for the “PD” overlay zone. The legal description of this property is included in the packet. A vicinity Map, Exhibit ‘A’, and an aerial view of the existing condition of the property, Exhibit ‘B’, are included in the packet. Existing Zoning and Land Use designation are included in the packet as Exhibit ‘C’ and Exhibit ‘D’ respectively.

This modification was approved by the CRA Board on April 19, 2016 and consists of four sections.

Section One addresses redevelopment activities including the installation of municipal water lines, sanitary sewer lines, natural gas lines, and the hard-surfaced paving of North Minnesota Avenue from West 13th Street to West 14th Street. The estimated project cost is five million two hundred thousand dollars (\$5,200,000). This tax increment project will increase property values, improve the area, and create housing opportunities for low to moderate income senior citizens. Without the assistance from the CRA, this infill project would be cost prohibitive and financially unrealistic.

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

Section Three states 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:

Recommend approval

DATE / /

FILE NO.



HASTINGS
DEVELOPMENT SERVICES

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: Eastside Estates

Project Address: Minnesota Ave - between 12th & 14th Streets Within City Limit ☒ Yes ☐ No

Existing Zoning: RP-3 Proposed Zoning / Use: multi Family Housing

Existing Comprehensive Plan Designation: Urban Residential Gross Area: 150,966.22 sq Ft
Following replat

Legal Description: LOT 1, Eastside Estates, Hastings Number of Lots: 1

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: _____ Company: _____

Address: _____ Tel: _____ Fax: _____

City: _____ State: _____ Zip: _____ 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.

l _____ Randal A. Chick 4/26/16
Property Owner Signature Date Applicant Signature Date

DEPARTMENTAL USE ONLY

Fees: _____ Receipt No. _____

Accepted by Staff: _____ Case No. _____

Signature

HASTINGS REDEVELOPMENT AREA #VII
PLAN MODIFICATION NO. 4.19.16
(Eastside Estates, LLC Redevelopment Project)

This Modification No. 4.19.16 to Revised Redevelopment Plan VII (the "Plan") modifies and amends the original Revised Plan which was adopted by the Community Redevelopment Authority of the City of Hastings, Nebraska, on the 25th day of August, 1994 and approved by the City Council on the 24th day of October, 1994, as follows:

Section 1. That Paragraph 4, Recommended Redevelopment Activities, subparagraph "District 2," be amended by including the following language after the existing language:

The area legally described as:

Lot 1, Eastside Estates, City of Hastings, Adams County, Nebraska

will be developed with a senior rental housing project made up of fourteen duplex units. The construction will be completed by the Redeveloper, Eastside Estates, L.L.C. The Authority will provide Tax Increment Financing funds for; the installation of water lines, sanitary sewer lines, gas lines and the paving of Minnesota Avenue from 13th Street to 14th Street. 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 at 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 redevelopment.

The Tax Increment Financing will allow the Redeveloper to construct 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 **Five Million Two Hundred Thousand Dollars and no cents (\$5,200,000.00)**. 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 Eastside Estates, LLC redevelopment project is hereby declared to be the first day of January, 201__.

Accordingly, the redevelopment project valuation date, as that term is defined in Neb. Rev. Stat. §18-2103(21) shall be the first day of January , 201__.

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 any indebtedness owed by the Authority for financing or refinancing, in whole or in part, a redevelopment project. When such indebtedness, including interest and premiums due, have been paid, the Authority shall so notify the County Assessor and County Treasurer, and all ad valorem taxes upon taxable property in such a redevelopment project shall be paid into the funds of the respective public bodies. See Neb. Rev. Stat. §18-2147.

Section 3. That, this Plan Modification No. 4.19.16 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., as amended.

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

This plan modification was adopted by the Community Redevelopment Authority on the 19th day of April, 2016, and approved by the Hastings City Council on the _____ 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., as amended.

RESOLUTION CRA - #4.19.2016

WHEREAS, the Community Redevelopment Authority of the City of Hastings, Nebraska ("CRA") has undertaken certain redevelopment activities under the authority of Neb. Rev. Stat. §18-2101 et seq., described as follows:

1. Redevelopment Area: Hastings Redevelopment Area VII.
2. Project: Eastside Estates, LLC Redevelopment Project.
3. Legal Description: Lot 1, Eastside Estates, City of Hastings, Adams County, Nebraska
4. Project Description: The property will be developed into a senior rental housing project made up of fourteen duplex units. The tax increment upon the property will be utilized for the installation of water lines, sanitary sewer lines, gas lines and the paving of Minnesota Avenue from 13th Street to 14th Street; and

WHEREAS, it is necessary for the CRA to approve the amendment to Plan VII and recommend the same to the Mayor and City Council:

NOW THEREFORE, BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF HASTINGS, NEBRASKA, that:

- (1) Redevelopment Plan VII, Modification No. 4.19.16, a copy of which is attached hereto, marked Exhibit "A," and incorporated herein by this reference, is hereby adopted and approved;
- (2) the Chairman and the Secretary of the CRA be and are hereby authorized to forward said modification onto the Hastings Planning Commission for its recommendations, and then to the Mayor and Hastings City Council for its review and approval, pursuant to Neb. Rev. Stat. §18-2101 et seq.

Dated this 19th day of April, 2016.

COMMUNITY REDEVELOPMENT
AUTHORITY OF THE CITY OF HASTINGS,
NEBRASKA

By _____
Chairperson

ATTEST:

Ex Officio Secretary

EASTSIDE ESTATES

Legal Description

Lots 1 through 11, Block 1, L.B. Palmers 2nd Addition to the City of Hastings, Adams County, Nebraska;

Lots 1 through 12, Block 1, Poehlers Addition to the City of Hastings, Adams County, Nebraska; and

That portion of the vacated West 13th Street lying between Block 1, L.B. Palmers 2nd Addition to the City of Hastings, Adams County, Nebraska, and Block 1, Poehlers Addition to the City of Hastings, Nebraska

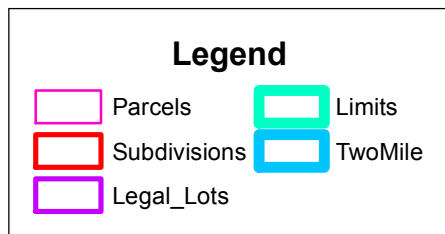
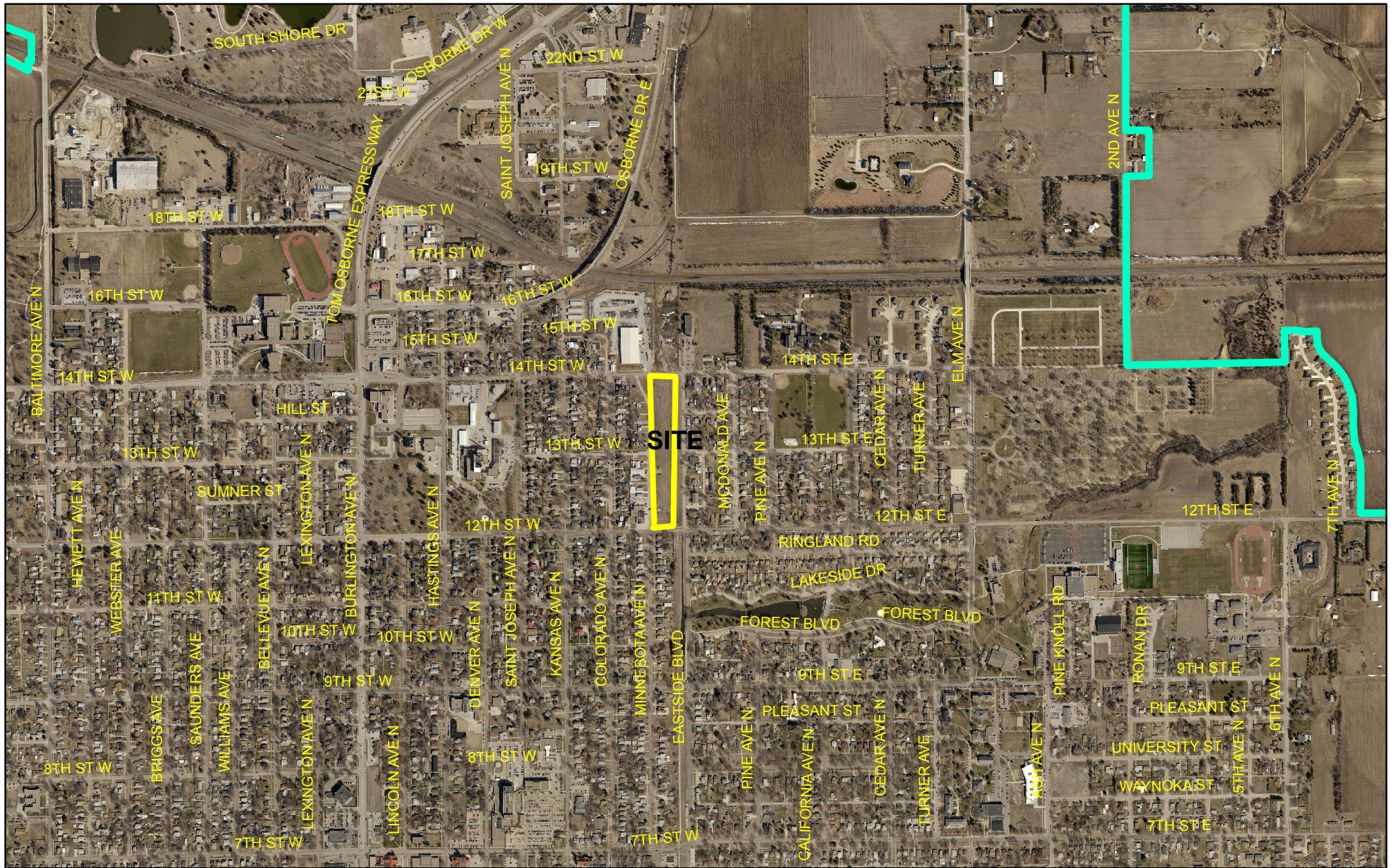


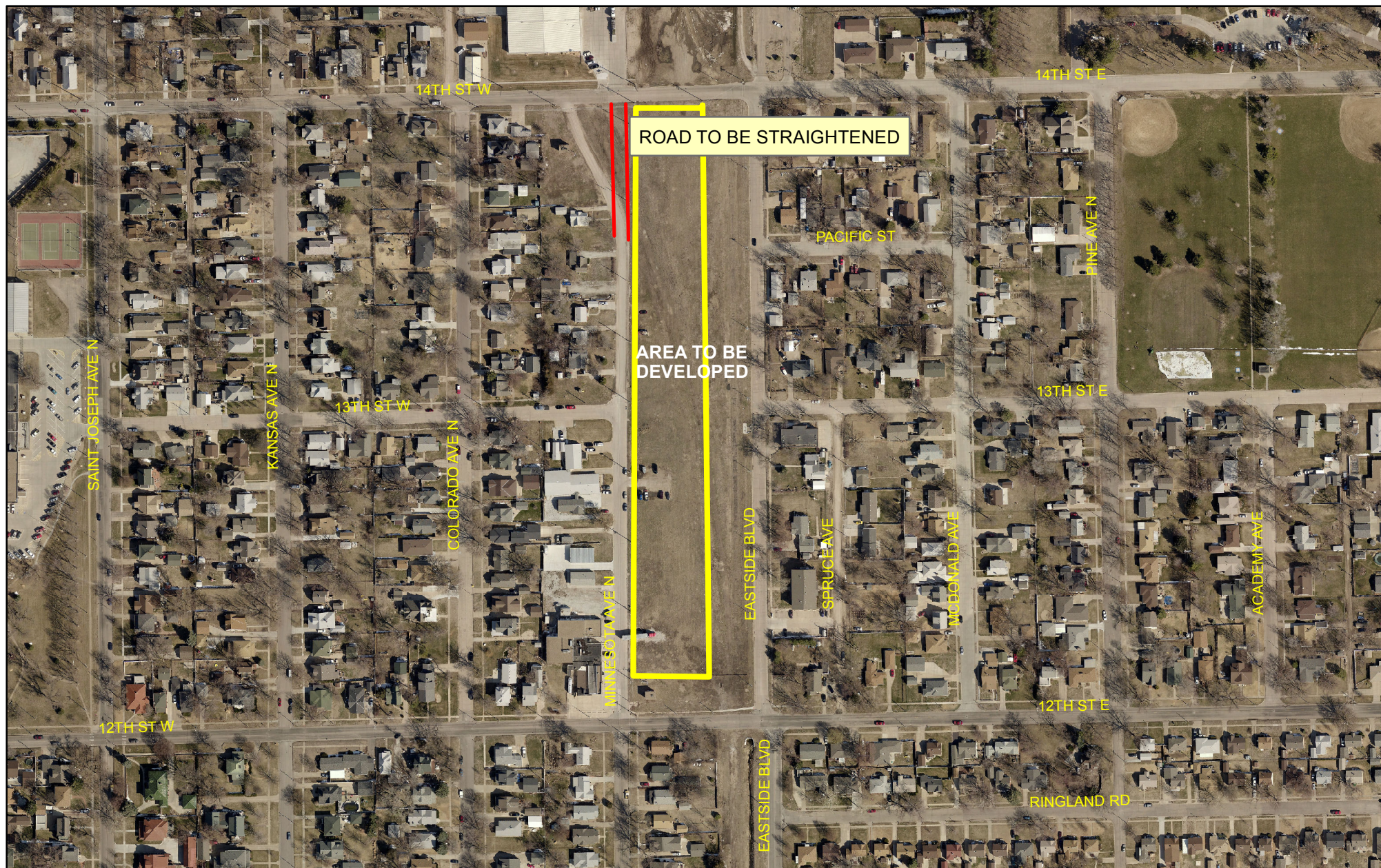
Exhibit 'A'

Eastside Estates - Vicinity Map

City of Hastings

This map is for illustration only.





Legend

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

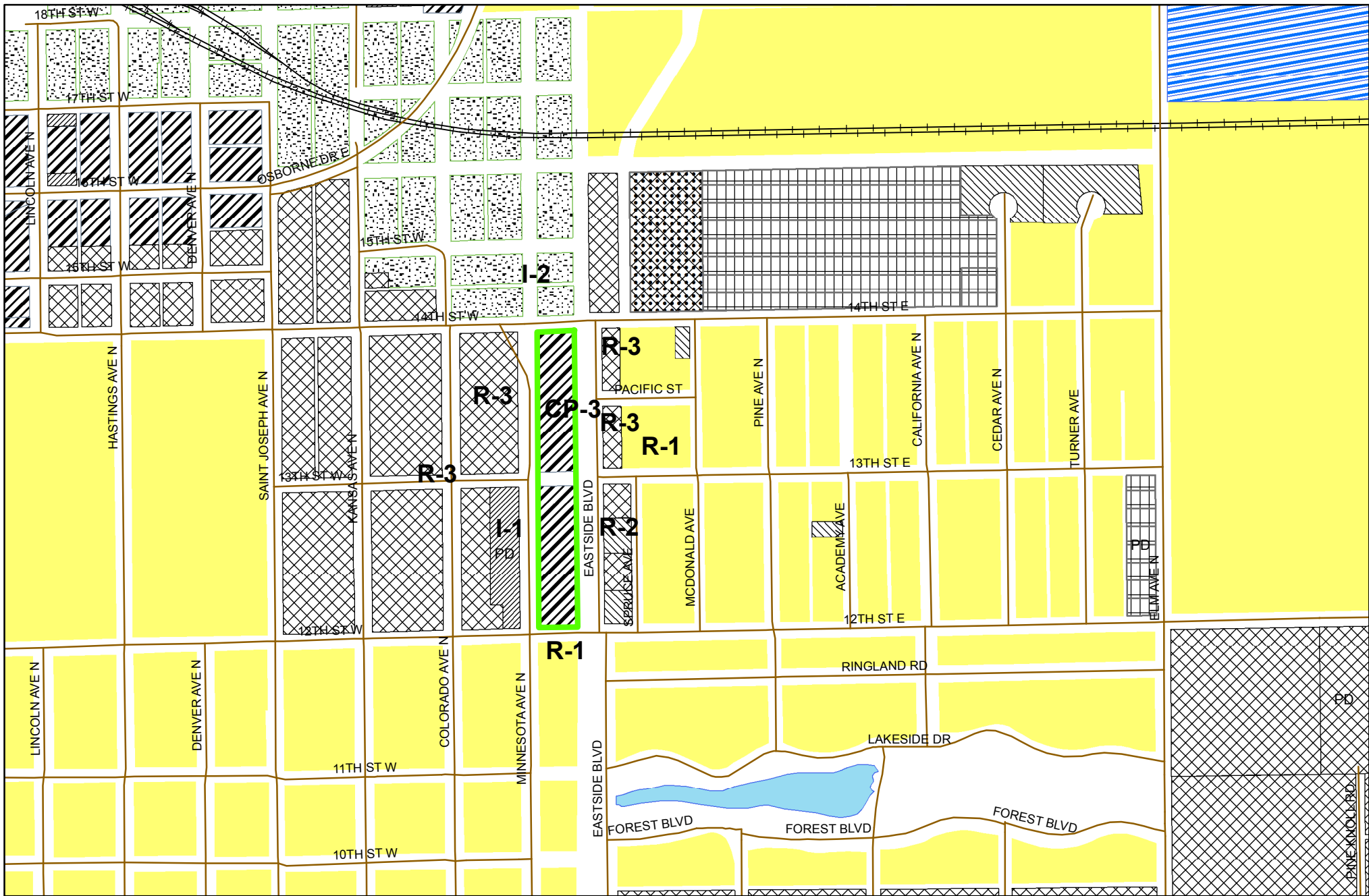
EXHIBIT 'B'

Eastside Estates - Aerial View

City of Hastings

This map is for illustration only.

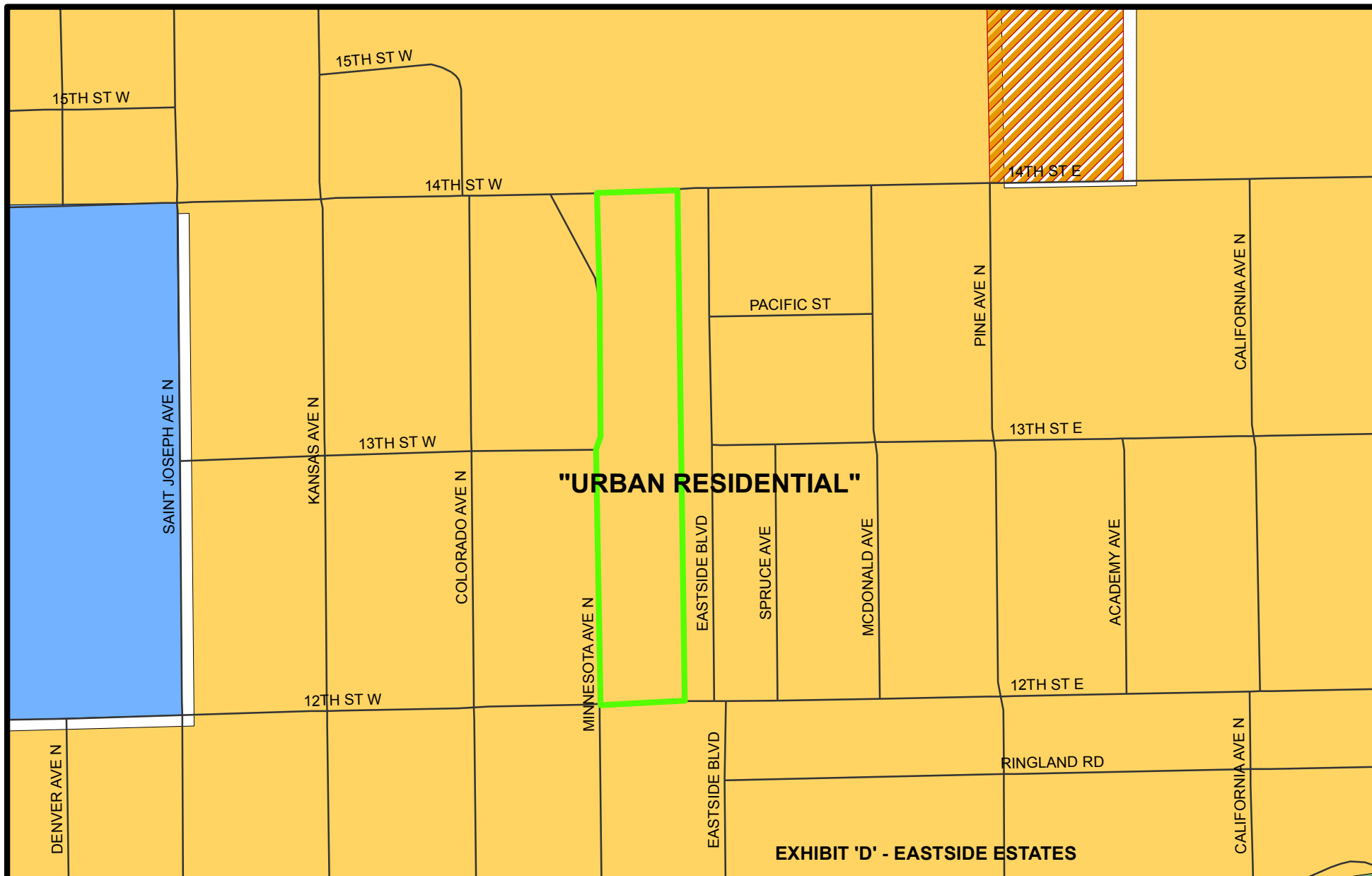




City Limits	R-3: Multiple-family	C-1: Local business
subdivision	R-1A: Single family large lot	C-2: Central business
A: Agricultural district	R-1S: Single family suburban	C-3: Commercial business
R-1: Urban single family	R-5: Urban single family undersized lot	C-0: Commercial office
R-2: Two-family	CMP: 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

RESOLUTION NO. 2016-27

WHEREAS, the Community Redevelopment Authority of the City of Hastings, Nebraska plan for Redevelopment Area VII, Eastside Estates Redevelopment Project, 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 #4.19.16 in conjunction with Mesner Development Company's plan for Eastside Estates in Redevelopment Area VII; and

WHEREAS, the Community Redevelopment Authority Board of Directors approved Redevelopment Plan Modification #4.19.16 on April 19, 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 VII 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 #4.19.16 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 VII and also its conformity to the Comprehensive Development Plan of the City; and

WHEREAS, the Planning Commission concluded that the Eastside Estates Redevelopment Plan Modification is consistent with the general plan and development objectives for Redevelopment Area VII, 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 #4.19.16 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 #4.19.16 for the Eastside Estates redevelopment project in Redevelopment Area VII 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

EXHIBIT 'A'

EASTSIDE ESTATES

Legal Description

Lots 1 through 11, Block 1, L.B. Palmers 2nd Addition to the City of Hastings, Adams County, Nebraska; and

Lots 1 through 12, Block 1, Poehlers Addition to the City of Hastings, Adams County, Nebraska; and

That portion of the vacated West 13th Street lying between Block 1, L.B. Palmers 2nd Addition to the City of Hastings, Adams County, Nebraska, and Block 1, Poehlers Addition to the City of Hastings, Nebraska

Department: Engineering
Staff Contact: David Wacker, City Engineer
Council Meeting Date: 06/13/2016

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public Hearing & setting as Board of Equalization & levying assessments on the following projects:

Paving District - PD 2013-1

PD 2013-2

PD 2013-3

Names of People/Business affected by this action:

Property Owners

City of Hastings

Why Council action is required:

Statutory Proceeding

Type of action requested:

Motion

Suggested motion:

Motion to sit as Board of Equalization

Motion adjourning as Board of Equalization

Deadlines associated with action:

Yes, to begin flow of funds to City Treasury

Department head comments:

Open and take testimony closed hearing, levy specials

City Administrator comments:

Recommend Approval

Department: Engineering
Staff Contact: David Wacker, City Engineer
Council Meeting Date: 06/13/2016

AGENDA ITEM SUMMARY SHEET

Description of Item:

Resolution 2016-28 levying assessments on the following projects:
Paving District - PD 2013-1
PD 2013-2
PD 2013-3

Names of People/Business affected by this action:

Property Owners
City of Hastings

Why Council action is required:

Satutory Proceeding

Type of action requested:

Resolution

Suggested motion:

Motion to approve Resolution No. 2016-28
Motion adjourning as Board of Equalization

Deadlines associated with action:

Yes, to begin flow of funds to City Treasury

Department head comments:

City Council took action at the May 23, 2016 meeting accepting plats and certifications of the final district costs and setting the date of equalization on June 15, 2013. Notice of the public hearing has been published in the Hastings Tribune as required by law, and all resident and non-resident property owners have been notified of the public hearing as required by law. The City Clerks offices has supplied payment schedule to property owners.

The total costs of all projects is \$287,880.97.

Total assessments = \$231,824.59

Total City Obligation = \$56,056.38

At this meeting, the City Council will converse as Board of Equalization and will hold a public hearing allowing affected property owners to ask questions and make comments.

After the hearing, the City Council will pass formal resolution adopting plats and schedules which levy the cost of special benefit against the affected properties.

The unpaid assessments will accrue at a 4.5% per annual rate; individuals have up to 15 years to pay for improvements.

Recommend Approval

City Administrator comments:

RESOLUTION NO. 2016-28

RESOLUTION MAKING ASSESSMENTS IN STREET IMPROVEMENT
DISTRICT NOS. 2013-1, 2013-2 and 2013-3

WHEREAS, Notice has been published as provided by law concerning the levy of special assessments in Street Improvement District Nos. 2013-1, 2013-2 and 2013-3 in the Hastings Daily Tribune on May 31, 2016 and June 6, 2016, and a copy of said Notice has been mailed to all resident and non-resident owners of property in said District Nos. 2013-1, 2013-2 and 2013-3 as provided by law, and

WHEREAS, a hearing has been conducted as provided by law relative to the levy of special assessments in said Districts proposed to be levied against said lots and parcels of ground on account of the construction of the improvements hereinbefore described in Street Improvement District Nos. 2013-1, 2013-2 and 2013-3; and

BE IT FURTHER RESOLVED, that the special assessments are adjusted as follows:

Street Improvement District No. 2013-1

Street Improvement District No. 2013-2

Street Improvement District No. 2013-3

BE IT FURTHER RESOLVED, that the said assessments against said lots, parts of lots and parcels of land are hereby declared to be in proportion to the special benefits conferred upon said property by said improvements and not in excess of such benefits or of the cost of the improvements;

BE IT FURTHER RESOLVED, that all special assessments above provided for shall become due in fifty (50) days after the date of the passage of this resolution and may be paid within that time without interest, but if not so paid, to bear interest thereafter at the rate of per centum (4.50%) per annum from the date of this resolution until delinquent; such assessments shall become delinquent as follows:

One fifteenth of the total amount shall become delinquent fifty days after such levy; one fifteenth in one year; one fifteenth in two years; one fifteenth in three years; one fifteenth in four years; one fifteenth in five years; one fifteenth in six years; one fifteenth in seven years; one fifteenth in eight years; one fifteenth in nine years; one fifteenth in ten years; one fifteenth in eleven years; one fifteenth in twelve years; one fifteenth in thirteen years; and one fifteenth in fourteen years.

Delinquent installments shall bear interest at the rate provided by law until paid and shall be collected in the usual manner for the collection of taxes. Installments may be prepaid at anytime at the option of the property owner as provided by law and as acceptable to the Treasurer of the City and to the Treasurer of Adams County.

AND BE IT FURTHER RESOLVED, that a certified copy of said assessment schedules be filed by the City Clerk with the City Treasurer and with the County Treasurer and the County Clerk of Adams County, as provided by law.

PASSED this 13th day of June 2016.

Mayor

ATTEST:

City Clerk

[SEAL]

City Attorney

PAVING ASSESSMENT

Improvement District No. PD-2013(1)

Merle Avenue - North Shore Drive to Lakeridge Drive

City

1	Construction Costs (Contractor's Final Estimate)		\$62,005.60
2	Less City's portion of Construction Costs	\$0.00	
3	Assessable Construction Costs Line #1-2		\$62,005.60
4	Cost of Title Search	\$750.00	
5	GSI Engineering	\$388.75	
6	Construction Engineering @ 4%	\$2,480.22	
8	Interest (_1.25_ %)	\$734.37	
9	Total Assessable (Items 3 thru 8)		\$66,358.94
10	City's Portion of Construction (Line 2)		\$0.00
	Total Cost of District (Items 9 thru 11)		\$66,358.94
Total Assessable (Item 9)			\$66,358.94

Divide by Total Frontage Footage **723.62** **Equals Price per Foot : \$91.70412648**

ASSESSMENTS BY LOT
Improvement District No. PD-2013(1)
Merle Avenue - North Shore Drive to Lakeridge Drive

Tract	Lot	Blk	Addition, Subdivision, or Legal Description	Frontal Footage in Feet	Owner	Frontage Assessment	Credit Applied	Total Due
	1		Lakeview Addition	120.00	Aaron T. Schardt, a married person	\$11,004.49		\$11,004.49
	2		Lakeview Addition	120.00	Ves E. and Denise M. Schwanebeck, husband and wife as joint tenants. Zone Back	\$10,886.17		\$10,886.17
	3		Lakeview Addition		Adam L. Story and Melissa A. Story, husband and wife as joint tenants. ZoneBack	\$118.33		\$118.33
	1		Lakeview 5th Addition	79.00	Westbrook Village L.L.C.	\$7,244.62		\$7,244.62
	2		Lakeview 5th Addition	79.00	Westbrook Village L.L.C.	\$7,244.63		\$7,244.63
	3		Lakeview 5th Addition	82.00	Westbrook Village L.L.C.	\$7,519.74		\$7,519.74
	12		Lakeview 5th Addition		Van L. Vuong and Dung T. Nguyen, husband and wife as joint tenants. Zone Back	\$83.83		\$83.83
	13		Lakeview 5th Addition	85.62	Marcus R. and Elizabeth S. Kohmetscher, husband and wife as joint tenants. Zone Back	\$7,767.88	\$7,767.88	\$0.00
	14		Lakeview 5th Addition	79.00	Westbrook Village L.L.C.	\$7,244.62	\$423.62	\$6,821.00
	15		Lakeview 5th Addition	79.00	Westbrook Village L.L.C.	\$7,244.63		\$7,244.63
			Assessed Total Frontage =	723.62	@ \$91.70412648 per Lin Foot	\$66,358.94	\$8,191.50	\$58,167.44

*Credit Applied denotes prepayment by developers

City Obligation =	\$0.00
* Credits Applied =	\$8,191.50
Total Due =	\$58,167.44
Total Cost of District =	\$66,358.94

PAVING ASSESSMENT

Improvement District No. PD-2013(2)

Nalan Drive / Meander Circle / West 14th Street

City

1	Construction Costs (Contractor's Final Estimate)		\$123,276.60
2	Less City's portion of Construction Costs	\$14,001.61	
3	Assessable Construction Costs Line #1-2		\$109,274.99
4	Cost of Title Search	\$1,225.00	
5	GSI Engineering	\$460.00	
6	Construction Engineering @ 4%	\$4,931.06	
7	Interest (_1.25_ %)	\$1,550.67	
8	Total Assessable (Items 3 thru 8)		\$117,441.72
9	City's Portion of Construction (Line 2)		\$14,001.61
	Total Cost of District (Items 9 thru 10)		\$131,443.33

Total Assessable (Item 8) \$117,441.72

Divide by Total Frontage Footag 1560.00 Equals Price per Foot : \$75.2831544069

CITY OBLIGATION

Improvement District No. PD-2013(2)

Nalan Drive / Meander Circle / West 14th Street

Item	Decsription	Quantity	Cost per Unit	Total	CITY	
					Portion 100%	Location
#06	Build 6" Concrete Pavement, Class 47B-3500	2917.5	\$34.00	\$99,195.00	\$14,001.61	Intersection

City Totals = \$14,001.61

103+79.19 to 108+25.50 = **450.31'**
Nalan Drive **450.31'** x 28' = **1400.964 SY**

409+42.05 to 413+65.14 = 423.09'
(2) 20' radi +28' = 68' Deduct
Total Assessable Length = **355.09'**
14th Street **355.09'** x 28' = **1104.724 SY**

1400.964 + 1104.724 = 2505.688 SY
2917.500 - 2505.688 = **411.812 SY City**

411.812 x \$34.00 = **\$14,001.61**

Zone Assessment by Lot
Improvement District No. PD-2013(2)
Nalan Drive / Meander Circle / West 14th Street

Lot	Blk	Addition, Subdivision, or Legal Description	Frontal Footage in Feet	Owner	Frontage Assessment	Credit Applied	Total Due
1		Westbrook Village 12th Addition (14th)	100.00	Steven D. and Carrie E. Ardiana, husband and wife as joint tenants.	\$7,528.32	\$7,528.32	\$0.00
2		Westbrook Village 12th Addition (14th)	100.00	Westbrook Village , L.L.C.	\$7,528.31		\$7,528.31
3		Westbrook Village 12th Addition (14th)	100.00	City of Hastings, Nebraska	\$7,528.32		\$7,528.32
1		Westbrook Village 13th Addition (14th)	100.00	Edwin L. and Carmen L. Taylor, husband and wife as joint tenants. With Zone Back	\$7,528.31	\$8,094.96	\$0.00
					\$566.65		
2		Westbrook Village 13th Addition (14th)	100.00	Westbrook Village , L.L.C. With Zone Back	\$6,961.67		\$13,923.34
		Westbrook Village 13th Addition (Nalan)	100.00		\$6,961.67		
1		Westbrook Village 14th Addition (Nalan)	85.00	Tyson Jordening and Nicole Jordening, husband and wife as joint tenants.	\$6,399.07	\$6,399.07	\$0.00
1		Westbrook Village 11th Subdivision (Nalan)	84.95	Westbrook Village , L.L.C.	\$6,395.30		\$6,395.30
2		Westbrook Village 11th Subdivision (Nalan)	79.95	Westbrook Village , L.L.C.	\$6,018.89	\$6,018.89	\$0.00
3		Westbrook Village 11th Subdivision (Nalan)	99.95	Westbrook Village , L.L.C. With Zone Back	\$7,524.55		\$8,471.80
					\$947.25		
4		Westbrook Village 15th Addition (14th)	149.83	Westbrook Village , L.L.C. With Zone Back	\$10,332.43		\$17,518.21
		Westbrook Village 15th Addition (Nalan)	95.45		\$7,185.78		
5		Westbrook Village 15th Addition (Nalan)	91.31	Westbrook Village , L.L.C. With Zone Back	\$6,874.10		\$7,440.75
					\$566.65		
6		Westbrook Village 15th Addition (Nalan)	91.15	Westbrook Village , L.L.C.	\$6,862.06		\$6,862.06
7		Westbrook Village 15th Addition (Nalan)	91.14	Westbrook Village , L.L.C.	\$6,861.30		\$6,861.30
8		Westbrook Village 15th Addition (Nalan)	91.27	Delta H. Fajardo-Norton, a married person.	\$6,871.09	\$6,871.09	\$0.00
		Total Frontage =	1560.00	@ \$75.2831544069 per Lin Foot	\$117,441.72	\$34,912.33	\$82,529.39

					City Obligation =	\$14,001.61
* Credit Applied denotes Prepayment by developers					* Credit Applied =	\$34,912.33
					Total Assessed Cost of District =	\$82,529.39
					Total Cost of District =	\$131,443.33

75.2831544069



	7528.3154	75.2831544069
	7528.3154	75.2831544069
	7528.3154	75.2831544069
	7528.3154	75.2831544069
15056.631	7528.3154	75.2831544069
	7528.3154	75.2831544069
	6399.0681	75.2831544069
	6395.3040	75.2831544069
	6018.8882	75.2831544069
	7524.5513	75.2831544069
18465.452	11279.6750	75.2831544069
	7185.7771	75.2831544069
	6874.1018	75.2831544069
	6862.0595	75.2831544069
	6861.3067	75.2831544069
	6871.0935	75.2831544069
	117441.7179	
	234883.44	

PAVING ASSESSMENT
Improvement District No. PD-2013(3)
Wendell Drive / West 33rd Street

		City	
1	Construction Costs (Contractor's Final Estimate)		\$85,144.24
2	Less City's portion of Construction Costs	\$42,054.77	
3	Assessable Construction Costs Line #1-2		\$43,089.47
4	Cost of Title Search	\$125.00	
5	GSI Engineering	\$332.50	
6	Construction Engineering @ 4%	\$3,405.77	
7	Interest (_1.25_ %)	\$1,071.19	
8	Total Assessable (Items 3 thru 8)		\$48,023.93
9	City's Portion of Construction (Line 2)		\$42,054.77
	Total Cost of District (Items 9 thru 10)		\$90,078.70

Total Assessable (Item 8) \$48,023.93

Divide by Total Frontage Footage 529.88 Equals Price per Foot = \$90.63171687

\$90.63171687

CITY OBLIGATION
Improvement District No. PD-2013(3)
Wendell Drive / West 33rd Street

Item	Decsription	Quantity	Cost per Unit	Total	CITY Portion 100%	Location
#06	Build 8" Concrete Pavement, Class 47B-3500	1512.14	\$39.40	\$59,578.32	\$42,054.77	Intersection

City Totals = \$42,054.77

Sta 25+55.26 to Sta 27+42.45 = 187.19'

20' Radius + 36' Roadway + 20' Radius = minus 76'

Assessable length = 111.19'

111.19' x 36' / 9 = 444.760 SqYds Assessable

Actual Quantity = 1512.14 SY minus 444.76 SY

1067.38 SqYds City Obligation

1067.38 x \$39.40 = \$42,054.77

PAVING ASSESSMENT
Improvement District No. PD-2013(3)
Wendell Drive / West 33rd Street

Lot	Blk	Addition, Subdivision, or Legal Description	Frontal Footage in Feet	Owner	Frontage Assessment	Credit Applied	Total Due
1	5	Shadow Ridge Addition	70.00	Westbrook Village, L.L.C.	\$6,344.22		\$6,344.22
2	5	Shadow Ridge Addition	79.94	Westbrook Village, L.L.C.	\$7,245.10		\$7,245.10
2		Shadow Ridge 5th Sub Division	115.00	Westbrook Village, L.L.C.	\$10,422.65	\$10,422.65	\$0.00
1	6	Shadow Ridge Addition 33rd Str. Side	115.00	Westbrook Village, L.L.C.	\$10,422.65		\$17,667.74
		Shadow Ridge Addition Wendell Dr. Side	79.94		\$7,245.09		
2	6	Shadow Ridge Addition	70.00	Neal A. Connelly and Lynn A. Connelly, husband and wife.	\$6,344.22	\$6,344.22	\$0.00
		Total Frontage =	529.88	@ \$90.63171687 per Lin Foot	\$48,023.93	\$16,766.87	\$31,257.06

City Obligation = **\$42,054.77**

* Credit Applied denotes prepayment by developers

*** Credits Applied =** **\$16,766.87**

Total Due= **\$31257.06**

Total Cost of District = **\$90078.70**

Department: City Attorney
Staff Contact:
Council Meeting Date: 06/13/2016

AGENDA ITEM SUMMARY SHEET

Description of Item:

Approval of the Redevelopment Agreement with Block Center Hospitality, L.L.C., a Nebraska limited liability company, City Block Center Housing, L.L.C., a Nebraska limited liability company, and City Block Center Mixed-Use, L.L.C., a Nebraska limited liability company, for the City Block Project in downtown Hastings

Names of People/Business affected by this action:

The Mayor and City Council, citizens of Hastings, and Chief Industries, WRK Development, LLC, Hastings College, Mary Lanning Hospital

Why Council action is required:

The Community Development statutes require the Redevelopment Agreement to be approved by both the CRA and the Mayor and City Council.

Type of action requested:

Motion

Suggested motion:

Move to approve the Redevelopment Agreement with City Block Center Hospitality, L.L.C., a Nebraska limited liability company, City Block Center Housing, L.L.C., a Nebraska limited liability company, and City Block Center Mixed-Use, L.L.C., a Nebraska limited liability company, for the City Block Project in downtown Hastings.

Deadlines associated with action:

Redevelopers would like to proceed as soon as legally possible.

Department head comments:

A public hearing to invoke the provision of Neb. Rev. Stat. 18-2528 (4) was held on May 23, 2016. The limited referendum statutes provide that the measure cannot be adopted on the same meeting as the public hearing is held. Therefore, Mayor and City Council is necessary to approve the Redevelopment Agreement.

City Administrator comments:

Recommend approval and would hope that the Council is willing to consider the restaurant tax to

support the construction and operations cost.

REDEVELOPMENT AGREEMENT

(City Block Redevelopment Project)

THIS REDEVELOPMENT AGREEMENT (this “Agreement”) is entered into this ____ day of _____, 2016, by and between the Community Redevelopment Authority of the City of Hastings, Nebraska, a municipal corporation (the “Authority”), the City of Hastings, Nebraska, a Nebraska municipal corporation (the “City”), City Block Center Hospitality, LLC, a Nebraska limited liability company (“CBC Hospitality”), City Block Center Housing, LLC, a Nebraska limited liability company (“CBC Housing”), and City Block Center Mixed-Use, LLC, a Nebraska limited liability company (“CBC Mixed-Use”) (CBC Hospitality, CBC Housing, and CBC Mixed-Use are collectively referred to as the “Redeveloper”).

RECITALS

- A. The Authority is a duly organized and existing community redevelopment authority, a body politic and corporate under the laws of the State of Nebraska, with lawful power and authority to enter into this Agreement.
- B. The City, in furtherance of the purposes and pursuant to the provisions of Article VIII, Section 12 of the Nebraska Constitution and Neb. Rev. Stat. §§ 18-2101 to 18-2154, as amended (collectively, the “Act”), has adopted a Redevelopment Plan for a blighted and substandard area designated by the City, including the Redevelopment Area, which is more particularly described in the Redevelopment Plan.
- C. Redeveloper submitted a proposal for a redevelopment project designated as the City Block Redevelopment Project (the “Redevelopment Project”) to redevelop the Project Site, which is located in the Redevelopment Area and which is more particularly described on Exhibit “A” attached and the Site Plan affixed to Exhibit “A”.
- D. Chief Industries, Inc., a Delaware corporation (“Chief”) and WRK, L.L.C., a Nebraska limited liability company (“WRK”), and the Hegg Companies, Inc., a South Dakota corporation (“Hegg”) were approved as the “Developer of Record” for the Redevelopment Project by the City Council of the City of Hastings at a meeting on February 23, 2016 (Chief, WRK, and Hegg are collectively referred to herein as the “Developer of Record”).
- E. Developer of Record has created the three (3) affiliated entities that have been identified as the Redeveloper herein to develop and own separate parts of the Private Project, as described herein.
- F. Upon execution of this Agreement by the parties hereto, the Redeveloper shall have contracted to purchase the Redeveloper Property, which is located on

the Project Site and which is more particularly described on Exhibit "B" attached hereto.

- G. The proposed Redevelopment Project includes two components: the Municipal Project and the Private Project. The improvements to be constructed pursuant to the Municipal Project and the Private Project shall be collectively referred to herein as the "Project Improvements".
- H. In connection with the proposed Redevelopment Project, but outside of the scope of this Agreement, the City has commenced renovation of the existing Hastings Auditorium.
- I. The Municipal Project obligates the City to make certain improvements on the Project Site, including construction of an approximately 15,000 square foot conference connecting link between the Hastings Auditorium and the Private Project, and associated improvements; and the creation of construction-ready pad sites for the hotel component, the housing component, and the mixed-use component of the Private Project.
- J. The Private Project obligates the Redeveloper to acquire the Redeveloper Property and construct certain improvements on the Redeveloper Property, including a new approximately 75 room hotel, a new approximately 22,000 square foot mixed use facility, a new approximately 94 bed residential housing facility and associated improvements.
- K. The Private Project contemplates that CBC Hospitality, CBC Housing, and CBC Mixed-Use, the three affiliated entities of the Developer of Record, shall independently develop and own separate parts of the Redevelopment Property and the Private Project, as more particularly set forth herein.
- L. The Authority has approved the Redeveloper's proposed Redevelopment Project, including the utilization of tax-increment financing to assist in the cost of the eligible expenditures described in Article VIII of this Agreement.
- M. The City, the Authority and the Redeveloper desire to enter into this Agreement for redevelopment of the Project Site.

NOW THEREFORE, in consideration of the mutual obligations of the parties hereto, each of them hereby covenant and agree with each other as follows:

ARTICLE I **DEFINITIONS**

Unless the context otherwise requires, the following terms shall have the following meanings for all purposes of this Agreement, such definitions equally applicable to both the singular and plural forms and masculine, feminine and neuter gender of the terms defined:

A. “Act” means Article VIII, Section 12 of the Nebraska Constitution, Neb. Rev. Stat. § 18-2101 through 18-2154, as amended, and acts amendatory thereof and supplemental thereto.

B. “Authority” means the Community Redevelopment Authority of the City of Hastings, Nebraska, a municipal corporation.

C. “City” means the City of Hastings, Nebraska.

D. “Effective Date” shall mean January 1st of the year in which substantial completion is achieved for the Private Project.

E. “Eligible Expenditures” means only costs or expenses incurred by Redeveloper for public improvements that are eligible for reimbursement under the Act.

F. “CBC Hospitality” means City Block Center Hospitality, LLC, a Nebraska limited liability company, or its assignee, which assignment is subject to the approval of the Authority as required herein. CBC Hospitality shall construct, operate and manage the hotel improvements described herein that are part of the Private Project.

G. “CBC Housing” means City Block Center Housing, LLC, a Nebraska limited liability company, or its assignee, which assignment is subject to the approval of the Authority as required herein. CBC Housing shall construct, operate and manage the housing improvements described herein that are part of the Private Project

H. “CBC Mixed-Use” means City Block Center Mixed-Use, LLC, a Nebraska limited liability company, or its assignee, which assignment is subject to the approval of the Authority as required herein. CBC Mixed-Use shall construct, operate and manage the mixed-use improvements described herein that are part of the Private Project

I. For the purposes of this Agreement, the term “holder” in reference to a Mortgage shall be deemed to include any insurer or guarantor of any obligation or condition secured by such Mortgage or similar type of encumbrance who succeeds to or becomes subrogated to the rights of the mortgagee.

J. “Mortgage” means a mortgage, deed of trust or other instrument creating an encumbrance or lien as security for a loan

K. “Municipal Project” means the improvements to the Project Site and adjacent thereto to be undertaken by the City, which improvements are more particularly described in Article IV of this Agreement.

L. “Private Project” means the improvements to the Redeveloper Property and adjacent thereto to be constructed by the Redeveloper, which improvements are more particularly set forth in Article V of this Agreement.

M. “Project Completion Date” means December 31, 2017.

N. “Project Improvements” means all of the improvements to be constructed on the Project Site and adjacent thereto pursuant to this Agreement, including both the Private Project improvements and the Municipal Project improvements.

O. “Project Site” means all that certain real property situated in the City, more particularly described on Exhibit “A”.

P. “Redeveloper” means CBC Hospitality, CBC Housing, and CBC Mixed-Use, and their respective assignees, which assignment is subject to the approval of the Authority as required herein.

Q. “Redeveloper Property” means all that certain real property situated in the City, more particularly described on Exhibit “B”.

R. “Redevelopment Area” means the Redevelopment Area that is set forth in the Redevelopment Plan.

S. “Redevelopment Plan” means the Auditorium/City Block Redevelopment Plan (Plan Modification VIII to Redevelopment Plan I) prepared by the Authority and approved by the City pursuant to City Council Resolution No. 2015-7, a copy of which has been filed in the office of the City Clerk of the City Hastings.

T. “Redevelopment Project” means all of the improvements to the Project Site and adjacent thereto, including both the Municipal Project and the Private Project, defined herein.

U. “Tax Increment” means incremental ad valorem taxes generated by the Private Project which are allocated to and paid to the Authority pursuant to the Act.

V. “Tax Increment Debt” means any bonds, loans and advances of money or other indebtedness, including interest thereon, issued by the Authority or the City secured in whole or in part by tax revenues derived from the Tax Increment.

W. The term “valuation” shall mean the fair market value or assessed value as that term appears in the records of Adams County, Nebraska, for the relevant tax year.

ARTICLE II

EVIDENCE OF FINANCIAL ABILITY

The Redeveloper shall, no later than ninety (90) days following the execution of this Agreement, provide to the City and the Authority evidence of availability of the specific amount of finances necessary for purposes of carrying out the commitment of the Redeveloper in connection with acquisition of the Redeveloper Property and construction of the Private Project. To the extent allowed by law, the City and the Authority agree to keep said information confidential. Such information shall state the amount and source of liquid assets on hand or immediately available to the Redeveloper for use in the Private Project; and shall state the amount and source of debt financing which is available, or irrevocably committed, to the Redeveloper for use in acquiring the Redeveloper Property and completing the Private Project. Such information shall be provided in a form satisfactory to the City and the Authority, and evidence of loan commitments shall include all of the documents evidencing the loan commitment, acceptance by the Redeveloper, the purposes of the loan, the authorized use of loan funds, and all other terms and conditions of the loan commitment, the acceptance, and the loan. Submittal of such financial information in a form satisfactory to the City and the Authority shall be a condition precedent to the requirement of the City and the Authority to proceed with their obligations under this Agreement, including the City's obligation to convey the Redeveloper Property as set forth in Article III.

ARTICLE III

REDEVELOPER PROPERTY

3.01 Conveyance of the Redeveloper Property. The City agrees to sell to the Redeveloper, and the Redeveloper agrees to buy from the City, the Redeveloper Property, which shall include all of the property legally described on Exhibit "B".

3.02 Purchase Price. The purchase price for the Redeveloper Property shall be One and No/100 Dollars (\$1.00) (the "Purchase Price"), which Purchase Price shall be due at closing.

3.03 Title. At closing and after the approval of the Conditions Precedent described in Section 3.09 below, the City shall execute and deliver to Redeveloper Special Warranty deeds (the "Deeds") conveying title to the Redeveloper Property free and clear of all liens and encumbrances, except easements or restrictions of record which do not restrict Redeveloper's ability to implement the Redevelopment Project on the Redeveloper Property, and provided that title to the Redeveloper Property will be subject to any Permitted Exceptions as described in Section 3.07 below. Title shall also be subject to the restrictions set forth in this Agreement. In addition to the other conditions precedent set forth in Section 3.09 below, Redeveloper contemplates the creation of a condominium regime to create separate condominium units for the components of the Private Project, and to facilitate delivery of title at closing. Redeveloper shall, in its sole discretion, determine which portion of the Redeveloper Property shall be conveyed to CBC Hospitality, which portion of the Redeveloper Property shall be conveyed to CBC Housing and which portion shall be conveyed to CBC Mixed-Use.

3.04 Closing Costs. The City shall be obligated to prepare the Deeds and to pay the Nebraska Documentary Stamp Tax, if any, relating to the transfer. Redeveloper shall be obligated to prepare the Real Estate Transfer Statement and to pay the cost, if any, of filing said Deeds. Each party shall pay its own attorney fees. The City and Redeveloper agree to retain Charter Title & Escrow as the Closing Agent ("Title Company") to close this transaction and shall execute the Title Company's escrow closing agreement upon reasonable request. The City and the Redeveloper shall each pay one-half (1/2) of the expenses of the Title Company to close this transaction.

3.05 Taxes. The City warrants that the Redeveloper Property is currently exempt from real estate taxes. The Redeveloper shall pay all real estate taxes due on the Redeveloper Property for the period on or after the Closing Date.

3.06 Closing. The closing ("Closing Date") for the purchase and sale of the Redeveloper Property shall occur as soon as possible following the satisfaction of the conditions precedent set forth in Section 3.09, subject to the mutual scheduling of the City and the Redeveloper.

3.07 Title Insurance. Within fifteen (15) days from the date of this Agreement, Redeveloper shall obtain one or more title insurance commitments on the Redeveloper Property issued by the Title Company. The title insurance commitment shall show marketable title to the Redeveloper Property in the City in accordance with the terms and conditions of this Agreement, and shall agree to insure title in CBC Hospitality, CBC Housing, and CBC Mixed-Use in the amount of the project costs acceptable to the Redeveloper following closing in conformity herewith. The cost of the final title insurance policy shall be equally shared by the City and the Redeveloper.

The Redeveloper shall approve or disapprove title to the Redeveloper Property within fifteen (15) days after receipt of the title insurance commitment and the ALTA Survey, if ordered by the Redeveloper. If any defect in title is discovered during the examination of the title commitment by either the Redeveloper or the Redeveloper's attorney, the Redeveloper shall provide written notice of said defects to the City. The City shall have the option to cure such defect at City's sole cost and expense. If the City elects not to cure such defect, or if efforts to cure any such defect fail, the Redeveloper shall have the option to rescind this Agreement or to waive such defect and proceed to closing. Any matters reflected in the title commitment to which the Redeveloper does not object shall be deemed to be "Permitted Exceptions."

3.08 Possession. The City shall deliver possession of the Redeveloper Property to Redeveloper on the Closing Date.

3.09 Conditions Precedent. The Redeveloper's obligation to close on the purchase of the Redeveloper Property shall be contingent upon the following:

A. Inspection. Redeveloper or Redeveloper's authorized agent shall have the right to inspect the Redeveloper Property, at Redeveloper's expense, to determine the condition of the Redeveloper Property, which inspection may include, but shall not be limited to, a Phase I Environmental Site Assessment, flood plain determination, wetlands delineation, geotechnical soils report, and an ALTA Survey. Such reports or results shall be deemed satisfactory in Redeveloper's sole discretion.

B. Land Use Approvals. The City shall have provided or obtained all necessary governmental approvals including, without limitation: (i) a change of zone of the Redeveloper Property to the CP-2 Central Business District zoning classification with a Planned District overlay, and/or any other required zoning approvals to allow Redeveloper to use the Redeveloper Property for its intended purpose; (ii) a plat of subdivision of the Redeveloper Property necessary to create the legal lots of record to be conveyed to CBC Hospitality, CBC Housing, and CBC Mixed-Use, respectively, for the three (3) or more parcels required for the Private Project; (iii) vacation of the alley that bisects Block 15, Original Town of Hastings, from the East right-of-way line of North Hastings Avenue to the West right-of-way line of North Denver Avenue; and (iv) the vacation of 4th Street between the west right-of-way line of North Denver Avenue and the east right-of-way line of North Hastings Avenue.

C. Remonstrance Period. The City shall have approved the sale of the Redeveloper Property in compliance with all applicable laws and regulations, and the remonstrance period required pursuant to Neb. Rev. Stat. § 16-202 shall have been completed and satisfied, and the City shall have successfully completed its referendum process.

D. Condominium. Redeveloper shall have created a condominium regime on the Redeveloper Property to separate ownership of the various components of the Redevelopment Project.

E. No Referendum. There has not been a successful petition filed with the City as provided by Neb. Rev. Stat. §18-2528, §18-2529, and/or §18-2530 seeking Referendum or Limited Referendum which would cause this Redevelopment Agreement to be submitted to a vote of the citizens of the City of Hastings as provided therein.

F. Food and Beverage (a/k/a Restaurant) Tax. The City would adopt an ordinance providing for a food and beverage tax of one and one-half percent (1.5%) on the sale of food and beverages sold within the City of Hastings.

The conditions set forth in this Section 3.09 are for the benefit of Redeveloper and must be satisfied or waived before the Redeveloper is obligated to close on the purchase and sale of the Redeveloper Property. If Redeveloper determines, in Redeveloper's sole discretion, that the conditions have not been satisfied, Redeveloper shall have the right to rescind this Agreement.

3.10 Risk of Loss. Risk of loss or damage to the Redeveloper Property shall rest with the City until the delivery of possession to the Redeveloper. The City shall maintain all existing hazard insurance covering the Redeveloper Property in full force and effect up to and including the Closing Date. In the event, prior to closing of the Property and its conveyance to the Redeveloper, the Redeveloper Property is damaged by fire, explosion, casualty, or other cause, or in the event that condemnation proceedings are commenced against the Redeveloper Property or any part thereof, the Redeveloper shall have the right to rescind this Agreement.

ARTICLE IV **MUNICIPAL PROJECT**

4.01 Components of Municipal Project. In order to implement to the Municipal Project, the City, at its own cost and expense, shall cause the following improvements to be constructed on the Project Site in accordance with the Construction Documents, which improvements shall be referred to herein as the “Municipal Project Improvements”:

- A. First Priority: Relocation of utilities/communication facilities and the delivery of the Project Site necessary for the Private Project in Construction-Ready Condition;
- B. Second Priority: Design and construction of a new approximately fifteen thousand (15,000) square foot conference center link connecting the New Hotel, defined below, with the Hasting Auditorium (the “Conference Link”);
- C. Third Priority: Construction of a surface parking lot providing approximately one hundred (100) parking stalls on the Hastings Masonic Temple Association site (“Masonic Temple Parking Lot”) adjacent to the Project Site, with twenty-five (25) parking stalls in the Masonic Temple Parking Lot dedicated to the Private Project, and providing not less than one hundred (100) additional parking stalls within six hundred (600) feet of the Project Site which are currently and will remain available for the Private Project in the future (“Available Parking”); and
- D. Fourth Priority: Design and construction of certain streetscape improvements to North St. Joseph Street, North Denver Avenue, and North Hastings Avenue where such right-of-ways about the Project Site, including but not limited to decorative hardscape, landscaping, pedestrian lighting, and sewer and sidewalk improvements.

For purposes of this Agreement, the term “Construction-Ready Condition” shall require: (i) extension of utilities and infrastructure to within five (5) feet of the footprint of each building to be constructed on the Project Site, as reflected in the Construction Documents; (ii) relocation of all existing utility and communication facilities which exist in the Project Site; (iii) performance of demolition, site grading and excavation, and installation of soil stabilization measures including a geo-pier system to the satisfaction of Redeveloper; (iv) satisfaction of the compaction and fill

requirements of Redeveloper and/or its contractors; (v) vacation of the public right-of-way of West 4th Street from the East right-of-way line of North Hastings Avenue to the West right-of-way line of North Denver Avenue; (vi) rezoning the Project Site to the CP-2 Central Business District classification with a Planned District overlay; and (vii) any other preparation Redeveloper and/or its contractors deems necessary in order to begin construction on the Project Site.

4.02 Budget for Municipal Project. The City's cost and expense for the Municipal Project Improvements shall not exceed Four Million Eight Hundred Thousand and No/100 Dollars (\$4,800,000.00) (the "City Expense Cap") without the consent and approval of the City. For the purposes of this Agreement, if the City's cost and expense for the Municipal Project Improvements should exceed the Four Million Eight Hundred Thousand and No/100 Dollar (\$4,800,000.00) cap as set forth above, the City in its sole discretion shall be entitled to adjust or reduce the size and scope of the Municipal Project based upon City's modifications to the Municipal Project, provided that the City shall make such adjustments or reductions to the Municipal Project starting with the lowest priority identified above.

4.03 Available Parking. The parties agree that the Redeveloper's rights to use the Masonic Temple Parking Lot and other parking provided by the City pursuant to section 4.01(C) of this Agreement is intended to support and satisfy the parking needs of the Private Project, the existing City Auditorium, the Conference Link, the Hastings Public Library, and the Hastings Masonic Center. The parties acknowledge and understand that providing sufficient parking is necessary to obtaining the necessary financing for the Private Project and essential to the success of both the Municipal Project and Private Project. For the purposes of section 4.01(C), Available Parking shall mean a sufficient supply of unencumbered parking within a 600-foot radius of the Project Site to adequately support and ensure the marketability and utilization of both the Public Project and the Private Project. Should it be determined by either party in the future and sufficiently documented and exhibited through mutually accepted methods of measuring market performance that available parking is not reasonably sufficient to support both the Public Project and the Private Project, City shall be responsible for providing additional or designated parking by such means and upon such timing as would be mutually acceptable by the City and Redeveloper and which shall ensure that the lack of sufficient parking shall not cause economic hardship to the City or the Redeveloper. Mutually accepted methods of measuring market performance shall mean:

- a. Redeveloper is unable to obtain market rents for a housing project of similar age, amenities, geographic location, and quality, and the inability to obtain such rents can be directly attributed to insufficient Available Parking,
- b. Redeveloper is unable to maintain market housing occupancy rates for a housing project of similar age, amenities, geographic location, and quality, and the inability to maintain such occupancy rates can be directly attributed to insufficient Available Parking,

- c. A third party parking consultant, mutually agreeable to Redeveloper and City, makes a determination that the available parking is not reasonably sufficient to support both the Public Project and the Private Project, or
- d. The parties otherwise mutually agree that there is insufficient parking.

Should Redeveloper and City not reach mutual acceptance or agreement regarding the necessity of additional parking, the parties shall utilize the determination and recommendations of a third party parking consultant mutually agreeable to Redeveloper and City in order to establish parking sufficient to support both the Public Project and the Private Project.

The parties agree that the purpose of defining market performance is not to publicly support or enhance the competitiveness of the Private Project should a new facility of similar age, amenities, geographic location, and quality be constructed in the Hastings market.

If additional parking becomes necessary the City will implement a temporary solution by designating existing off-street and/or on-street parking for the housing component of the Private Project by sign, striping, or permitting within six hundred (600) feet of the Project Site to address the need for additional parking and proceed to the creation of a permanent solution by such means, including, but shall not be limited to the following within six hundred (600) feet of the Project Site: the acquisition or creation of additional public parking, the exclusive designation by sign, striping, or permitting of either off-street and/or on-street parking, or the exclusive designation by sign, striping, or permitting of current off-street and/or on-street parking or additional parking facilities.

If the City and/or the Authority is unable to provide the agreed upon required Available Parking as set forth herein, the Redeveloper shall have the right to reduce the size and scope of the Private Project and the various improvements included therein to create a private project that is properly sized based on the available parking.

ARTICLE V

PRIVATE PROJECT

5.01 In order to implement the Private Project, the Redeveloper cause to be constructed the following improvements on the Project Site in accordance with the Construction Documents:

A. Design and construction of an approximately forty-eight thousand (48,000) square foot, seventy-five (75) room hotel, which shall be designed and constructed with not less than seventy-five percent (75%) of the façade (excluding window area) comprised of brick or masonry (the “New Hotel”) to be contained in the Hotel Condo Unit;

B. Design and construction of an approximately twenty-two thousand (22,000) square foot mixed use facility, comprised of a combination of retail and office uses to be contained in the Mixed-Use Condo Unit; and

C. Design and construction of an approximately ninety-four (94) bed, sixty thousand (60,000) square foot residential housing facility to be contained in the Housing Condo Unit.

5.02 Condominium Regime. The Redeveloper shall independently develop separate parts of the Private Project constructed on the Redeveloper Property. Redeveloper reserves the right to subject the Private Project to a condominium regime to facilitate the separation and financing of the various components of the Private Project to create: (a) Hotel Condo Unit; (b) Mixed-Use Condo Unit; and (c) Housing Condo Unit. Redeveloper shall obtain the Authority's consent to the initial Declaration of Condominium Regime, which consent shall be supplied if the Declaration is consistent with the terms of this Agreement.

ARTICLE VI

CONSTRUCTION OF THE PROJECT IMPROVEMENTS

6.01 Project Improvements. The improvements to be constructed pursuant to the Municipal Project shall be referred to as the "Municipal Project Improvements" and the improvements to be constructed pursuant to the Private Project shall be referred to herein as the "Private Project Improvements". The Municipal Project Improvements and the Private Project Improvements shall be collectively referred to herein as the "Project Improvements". For the purposes of this Article VI, "Redeveloper Improvements" shall mean all of the portions of the Project Improvements for which the Redeveloper shall be responsible, as more particularly described in Section 6.04.

The anticipated investment in and construction cost of the Project Improvements shall be at least Twenty Million and No/100 Dollars (\$20,000,000.00).

6.02 Conditions Precedent. The Redeveloper's obligation to commence construction of the Redeveloper Improvements and complete them in accordance with the terms of this Agreement is conditioned upon:

A. The closing of the purchase and sale of the Redeveloper Property pursuant to Article III of this Agreement; and

B. Delivery of the Project Site by the City to Redeveloper in Construction-Ready Condition.

6.03 Construction Documents. Detailed site plan and final construction plans and specifications ("Construction Documents") have been prepared by Redeveloper for the Project Improvements. Redeveloper shall submit the

Construction Documents for the Private Project, and any material changes thereto, to the Authority, for review and approval or disapproval. If the Construction Documents, or modified Construction Documents, for the Private Project are in substantial conformity with the Redevelopment Plan and this Agreement, the Authority shall approve the Construction Documents and notify Redeveloper in writing of its approval. If the Authority does not approve or reject the Construction Documents within fourteen (14) days after receipt of said documents, all such documents shall be deemed to be approved.

6.04 Construction Manager; General Contractor.

A. The parties agree and acknowledge that Chief Construction Company ("Private Project Construction Manager"), an affiliate of Chief Industries, Inc., which is a Member of the Redeveloper, shall serve as the construction manager on all construction of the Private Project.

B. The City shall use a construction manager for the construction of the Municipal Project, pursuant to the Nebraska Political Subdivision Alternative Construction Act, Neb. Rev. Stat. § 13-2901 et. seq., except those components prohibited by Neb. Rev. Stat. § 13-2914. The City shall submit requests for proposals for the Municipal Project pursuant to Neb. Rev. Stat. § 13-2909. The construction manager selected for the Municipal Project shall be required to carry insurance policies in the same types and coverage amounts as the Private Project Construction Manager on the Private Project. The City shall submit a request for proposal to the Private Project Construction Manager for the construction management services for the Municipal Project, but acknowledges that said services may be awarded to a third party depending on the results of the proposals submitted to the City. If the City selects any construction manager other than Private Project Construction Manager for the Municipal Project, then notwithstanding anything in this Agreement to the contrary: (i) Redeveloper shall have no obligations with respect to the construction and completion of the Municipal Project Improvements and the City must enter into the appropriate agreements for the construction of the Municipal Project Improvements; and (ii) said contractor or construction manager shall have no interest in or rights with respect to this Agreement.

6.05 Time for Completion of Project Improvements. The construction of the Project Improvements shall be substantially completed on or before the Project Completion Date. Provided, Redeveloper shall have the right to request time extensions for completion of the Redeveloper Improvements for good cause.

6.06 Progress Reports. Until construction of the Redeveloper Improvements have been completed, Redeveloper shall make periodic reports in such detail and at such times as may be reasonably requested by the Authority as to the actual progress of Redeveloper with respect to construction of such Redeveloper Improvements. Subject to reasonable advance notification and approval of the timing of such access by the Private Project Construction Manager, and further subject to safety restrictions or requirements imposed by the Private Project Construction Manager, fire marshal or any governmental agency, the City and the

Authority shall inspect the Municipal Project Improvements on a monthly basis as part of the monthly progress payment process. The City shall be required to fund monthly progress payments for the Municipal Project, not to exceed the approved construction budget for the Municipal Project.

6.07 Certificate of Completion.

A. Promptly after completion by the Redeveloper of the Redeveloper Improvements, in substantial accordance with all provisions of this Agreement, the Redeveloper shall furnish to the Authority a Certificate of Completion in the form attached hereto as Exhibit "C". The Authority's having endorsed its written acceptance of the Certificate of Completion shall be a conclusive determination of satisfaction of the agreements and covenants in this Agreement with respect to the obligations of Redeveloper to construct the Redeveloper Improvements as shown on the approved Construction Documents and any amendments thereto. Nothing contained in this paragraph shall authorize the Redeveloper to issue a Certificate of Completion until all required construction of the Redeveloper Improvements is completed in accordance with the approved Construction Documents and any approved changes thereto, or to require the Authority to accept the same until the Authority shall have been furnished with such certifications, representations, undertakings and warranties of the Redeveloper and its architects and others as the Authority may reasonably require. As used herein, the term "completion" shall mean substantial completion of the required Project Improvements.

B. The Certificate of Completion shall be recorded by the Redeveloper in the office of the Register of Deeds for Adams County, Nebraska. If the Authority shall refuse or fail to endorse its acceptance upon the Certificate of Completion in accordance with the provisions of this section after being requested to do so by the Redeveloper, the Authority shall, within thirty (30) days after written request by the Redeveloper, provide the Redeveloper with a written statement indicating in what respect Redeveloper has failed to complete the Project Improvements in accordance with the provisions of this Agreement or is otherwise in default, and what measures or acts will be necessary in the opinion of the Authority, for Redeveloper to take or perform in order to obtain the Certificate of Completion. If the Authority does not provide such written response to the Redeveloper within the said thirty (30) day period as set forth above, the Certificate of Completion shall be deemed to be accepted by the Authority.

6.08 Contractors; Insurance; Ability to Perform. Private Project Construction Manager shall be required to obtain and keep in force at all times until completion of construction, policies of insurance including coverage for contractors' general liability, completed operations, automobile liability, and an adequate umbrella insurance policy. The minimum acceptable limits of liability to be provided by such insurance are: bodily injury of \$1 million per person or occurrence and property damage of \$500,000 per occurrence. The City and Authority and the Redeveloper shall be named as additional insureds.

Private Project Construction Manager or Redeveloper shall be required to purchase and maintain property insurance upon the Private Project to the full insurable value thereof. This insurance shall insure against the perils of fire extended coverage and shall include "All Risk" or "Builders Risk" insurance for physical loss or damage. Contractor or Redeveloper, as the case may be, shall furnish the Authority with a Certificate of Insurance evidencing policies as required above. The certificates shall specifically indicate that the insurance includes all extension of coverage required and shall state that the insurance companies shall give the Authority at least thirty (30) days' written notice in the event of cancellation of or material reduction in the coverage in any of the policies.

The Redeveloper, in choosing any contractor for construction of any of the Redeveloper Improvements, shall do so in part on the basis of ability to complete construction of the Redeveloper Improvements by the Project Completion Date.

6.09 Access to Project Site. Subject to reasonable advance notification and approval of the timing of such access by the Private Project Construction Manager, Redeveloper shall permit the representatives of the Authority to enter all areas of the Project Site at reasonable times as the Authority may deem necessary for the purposes of this Agreement, including, but not limited to, inspection of all work being performed in connection with the rehabilitation and construction of the Project Improvements. Similarly, the Authority shall permit the Redeveloper such entry upon the public right-of-way for such purposes. No compensation shall be payable nor shall any charges be made in any form by any party for the access or inspection provided for in this section. The Authority's right of access to the Redeveloper Property shall terminate upon acceptance by the Authority of the Certificate of Completion. Any such access by the Authority shall be subject to safety restrictions or requirements imposed by the Private Project Construction Manager, fire marshal or any governmental agency.

6.10 Cross Easement Agreement and Additional Easements. It is recognized and agreed by the parties hereto that their mutual cooperation in granting to each other the necessary and desired rights, licenses and easements to enter and make use of portions of their respective properties on the Project Site, both temporarily during construction and permanently, is required in order for any and all Project Improvements to be functional and useful, and the parties agree to execute the form of Cross Easement Agreement attached hereto as Exhibit "D" in order to accomplish this understanding. Additionally, the City shall grant to Redeveloper the following licenses as necessary to construct the Project:

- a) Encroachment of subgrade footings to be located within the public right-of-way;
- b) Encroachment of entry stoops and *porte cochere* for the structures to be located within the public right-of-way; and
- c) Encroachment or extension of structure balconies into the airspace above the public right-of-way.

ARTICLE VII

MORTGAGE FINANCING

7.01 Limitation Upon Encumbrance. Prior to acceptance by the Authority of the Certificate of Completion, neither the Redeveloper nor any successors in interest to the Redeveloper Property shall engage in any financing or any other transaction creating any mortgage or any other encumbrance or lien upon the Redeveloper Property, whether by express agreement or operation of law, or suffer any encumbrance or lien to be made on or attached to any of such Redeveloper Property, except for the purposes of obtaining funds only to the extent necessary to purchase the Redeveloper Property and undertake the Private Project, including to acquire, finance, operate, maintain and repair the Private Project.

7.02 Mortgage Holder Obligations. Each mortgage holder who obtains title to the Project Site or any part thereof as a result of foreclosure or other judicial proceedings or action in lieu thereof (referred to in this section as the "Mortgage Holder") shall be obligated to require construction and completion of the Private Improvements by any person or entity who subsequently obtains title to the Project Site or any part thereof from the Mortgage Holder; provided, however, the Mortgage Holder shall not be obligated by and shall be exempted from those provisions of this Redevelopment Agreement which require construction and completion of the Private Improvements. Additionally, no person, including the Mortgage Holder, may devote the Private Improvements thereon or any part thereof to any use or construct any improvements thereon other than those uses and improvements provided and permitted in accordance with this Redevelopment Agreement for the term of this Agreement.

7.03 Copy of Notice of Default to Mortgagee. Whenever the Authority shall deliver any notice or demand to Redeveloper with respect to any breach or default by Redeveloper of its obligations or covenants in this Agreement, the Authority shall, at the same time, forward a copy of such notice or demand to each holder of any mortgage authorized by this Agreement at the last address of such holder as shown in the records of the Authority or as provided by such mortgagee.

7.04 Mortgagee's Option to Cure Defaults. If thirty (30) days after notice or demand with respect to any breach or default as referred to in Section 7.03, such breach or default remains uncured, each holder shall (and every mortgage instrument made prior to acceptance by the Authority of the Certificate of Completion with respect to any of the Project Improvements by Redeveloper or its successors in interest shall so provide) have the right, at its option, to cure or remedy such breach or default within sixty (60) days after notice or demand as referred to in Section 7.03, and to add the cost thereof to the mortgage debt and the lien of its mortgage. If the mortgage holder commences efforts to cure the default within such period and the default cannot, in the exercise of due diligence, be cured within such period, the holder shall have the right to diligently continue to cure the default.

7.05 City's Option to Purchase Property. In any case where the holder of any mortgage obtains title to the Project Site and any Private Improvements as a result of foreclosure proceedings or action in lieu thereof, prior to issuance by the City of the Redeveloper's Certificate of Completion of Improvements for the Private Improvements, the City and Authority shall (and any additional mortgage instrument made after the date of this Redevelopment Agreement with respect to the Project Site prior to issuance by the City of the Redeveloper's Certificate of Completion of Improvements shall so provide) be entitled, at its option, to a conveyance to it of the Project Site upon payment to such holder of an amount equal to the sum of:

- (1) The mortgage debt at the time of foreclosure or action in lieu thereof (less all the appropriate credits including those resulting from collection and application of rentals and other income received during foreclosure proceedings);
- (2) All expense with regard to foreclosure;
- (3) The net expense, if any, incurred by such holder in and as a direct result of its subsequent management and operation of the Project Site; and
- (4) All other reasonable holding costs actually incurred as to the Project Site.

The City's option shall remain in force for ninety (90) days after the date the holder of any mortgage obtains title to said Project Site and notifies the City, unless the City waives the option prior to the end of such 90-day period. If the City obtains title to the Project Site pursuant to this Section 7.05, Redeveloper shall deliver all plans and specifications for the Project to the City for use by the City and/or any subsequent redeveloper to complete the Project.

7.06 Mortgage Rights Applicable to Other Forms of Encumbrance. The rights and obligations of this Agreement relating to mortgages of the Project Site shall apply to any other type of encumbrance on the Project Site, and any of the stated rights, obligations and remedies of any party relating to mortgage foreclosures shall be applicable to procedures under any deed of trust or similar method of encumbrance.

7.07 Termination of Provisions. The provisions of this Article VII shall terminate upon issuance by the City to the Redeveloper the Redeveloper's Certificate of Completion of Improvements for all the Private Improvements

ARTICLE VIII

TAX INCREMENT DEBT

8.01 Authority Fee. The Authority shall retain one percent (1%) of the Tax Increment to cover the cost of TIF Indebtedness issuance and administrative costs related to this Project (the “Authority Fee”).

8.02 Security and Pledge Agreement. Except for the Authority Fee set forth in Section 8.01, one hundred percent (100%) of the Tax Increment will be used to pay debt service on the Tax Increment Debt as defined below. The Authority agrees to pledge the Tax Increment to Redeveloper’s lender(s) (“Banks”) to pay the Tax Increment Debt pursuant to the Community Redevelopment Authority Security and Pledge Agreement attached hereto as Exhibit “E”.

8.03 Protest Value and Tax Increment Debt. From and after the date of this Agreement, and for so long as amounts are outstanding under one or more promissory notes executed by Redeveloper in favor of the Banks in the aggregate original principal amount of approximately Three Million Six Hundred Twenty Five Thousand Five Hundred and No/100 Dollars (\$3,625,500.00) (the “Tax Increment Debt”), any valuation by the Adams County Assessor for tax purposes based on the fair market value of the Private Project and the Redeveloper Property not exceeding Fifteen Million Six Hundred Fifty Thousand and No/100 Dollars (\$15,650,000.00) will not be contested, objected to or protested by Redeveloper, its successors or assigns. Redeveloper agrees that any purchaser of the Redeveloper Property will give his or her written consent to such valuation. The Authority may waive this restriction at any time if deemed appropriate by the Authority. If there is more than one promissory note evidencing the Tax Increment Debt, the Authority shall pay use any Tax Increment to pay each note proportionally and no Tax Increment Debt promissory note shall have preference over another note.

8.04 Sources and Uses of Tax Increment Debt. As indicated above, Redeveloper shall undertake the construction of the Private Project on the Redeveloper Property to create the Tax Increment allowing the Authority to capture the Tax Increment to pay the applicable debt service payments on the Tax Increment Debt. The proceeds of the Tax Increment Debt shall be used by Redeveloper to pay the cost and expense of certain improvements designated as eligible expenditures under the Nebraska Community Development law, as more particularly set forth on Exhibit “F”. The eligible expenditures exceed the amount of proceeds of the anticipated Tax Increment Debt. At substantial completion of the Project Improvements, Redeveloper shall provide evidence of the final costs of the eligible expenditures in amounts which, in the aggregate, equal or exceed the Tax Increment Debt.

8.05 Agreement to Pay Taxes. The Redeveloper and its successors and assigns agree to pay all real estate taxes levied upon the Private Project and the Redeveloper Property upon which the same are situated prior to the time that such taxes become delinquent. This obligation to pay such taxes prior to delinquency shall cease upon payment in full of the Tax Increment Debt, but the Authority in no way eliminates the statutory obligation of the owner to continue to pay real estate taxes.

8.06 Payment in Lieu of Taxes. While the parties expect the level of Tax Increment to be adequate to service the Tax Increment Debt, the possibility exists that the amount of Tax Increment could decrease in the future for reasons such as a general change in valuation methods or the development of other sources of tax revenues. If, for any reason, the Tax Increment is insufficient to pay the semi-annual debt service payments on Tax Increment Debt when due, the applicable Redeveloper entity or its successors and assigns will immediately pay to the Bank the difference between the incremental revenue and the required debt service payment due on the Tax Increment Debt. Such payment shall be paid by Redeveloper or a successor as a payment in lieu of taxes to the Authority to enable the Authority to make the debt service payment on the Tax Increment Debt. This obligation to make payments in lieu of taxes may be assigned to the individual owner, or its successor associated with the particular condominium unit comprising a part of the Private Project.

8.07 Restriction on Transfer. The Redeveloper will not, so long as the Tax Increment Debt remains outstanding, convey all or any part of Redeveloper Property to any entity which would result in all or any part of the Private Project or the Redeveloper Property being exempt from payment of ad valorem taxes levied by the State of Nebraska or any of its subdivisions without the prior written approval of the Authority, which approval may be conditioned upon, for example, a written agreement by the Redeveloper to repay the Tax Increment Debt in full.

8.08 Damage or Destruction to Private Project. So long as the Tax Increment Debt is outstanding, Redeveloper and its successors and assigns agree to keep the Private Project insured against loss or damage by fire and such other risks, casualties and hazards as are customarily covered by Builders' Risk and "All Risk" coverage policies in an amount not less than the assessed value of the same. In the event of any damage or destruction which is insured as aforesaid, and which would reduce the valuation, the Redeveloper agrees to restore the Private Project to the value that immediately predated the damage or destruction. Repairs shall commence within sixty (60) days from the date of the damage or destruction and the Redeveloper shall diligently pursue same to completion.

8.09 Condemnation. In the event that all or a substantial portion of the Redeveloper Property is condemned and the condemning party would not be obligated to pay real estate taxes upon that portion condemned, the Authority shall be entitled to claim against the condemner an interest in such property equal to the unpaid principal amount of the Tax Increment Debt, less the amount of any reserves in any fund or account securing the Tax Increment Debt.

8.10 Termination of Provisions. The provisions and covenants of this Agreement shall not terminate so long as the Tax Increment Debt remains outstanding, provided that the Redeveloper's obligation to construct the Project Improvements shall terminate on acceptance by the Authority of the Certificate of Completion contemplated herein.

8.11 Effective Date. The parties agree that the Effective Date, within the meaning of Neb. Rev. Stat. §18-2147, shall be as set forth in Article I.

ARTICLE IX

DEFAULT, REMEDIES

9.01 Remedies. Except as otherwise provided in this Agreement, in the event of any default in or breach of this Agreement or any of its terms or conditions by the parties or any successors to or assigns of such parties, such party, successor or assignee shall, upon written notice from the other, proceed immediately to cure or remedy such default or breach, and in any event, such default or breach shall be cured within thirty (30) days after receipt of such notice, except that if such default cannot, in the exercise of reasonable diligence, be cured within such thirty (30) day period, then the defaulting party, within such period, shall commence efforts to cure such default and shall diligently continue to cure the same. In case such default is not cured as provided above, the aggrieved party may institute such proceedings as may be necessary or desirable, in its opinion, to cure and remedy such default or breach, including, but not limited to, proceedings to seek recovery for damages or to compel specific performance by the party in default or breach of its obligation. Any curing of any default by a mortgagee of Redeveloper shall be deemed to be a curing by Redeveloper. Except with respect to construction commencement and completion dates, any default which cannot, by its nature, be cured in the time allowed, shall be deemed cured if curing is commenced in the time allowed and diligently pursued to completion thereafter.

9.02 Other Rights and Remedies; No Waiver. The parties hereto shall have the right to institute such actions or proceedings as they may deem desirable for effectuating the purposes of this Agreement. Any delay in instituting or prosecuting any action or proceeding or otherwise asserting its rights under this Agreement shall not operate as a waiver of such rights to deprive a party of or limit such rights in any way.

9.03 Delay in Performance. For the purposes of this Agreement, the parties or their successors or assigns shall not be considered in breach or default of their obligations in the event of delay in the performance of such obligations due to causes beyond their reasonable control and without their fault, including, but not restricted to, acts of God, acts of the public enemy, acts of terrorism, acts of the federal government, fires, floods, epidemics, quarantine restrictions, strikes, freight embargoes or delays of contractors or subcontractors due to such causes (financial incapacity of Redeveloper, contractors or subcontractors excepted); it being the purpose and intent of this section that in the event of the occurrence of any such delay, the time for performance of the obligations of each party with respect to construction of the Project Improvements shall be extended for the period of delay; provided, that in order to obtain the benefit of the provisions of this section, the party seeking the benefit shall, within ten (10) days after the beginning of any such delay, notify the other party thereof in writing and of the cause or causes thereof.

9.04 Rights and Remedies Cumulative. The rights and remedies of the parties to this Agreement, whether provided by law or by this Agreement, shall be cumulative and the exercise by each party of any one or more such remedies shall not preclude the exercise by it, at the same or different times, of any other remedies for any other default or breach by the other party. A waiver of any right of each party conferred by this Agreement shall be effective only if such waiver is in writing and only to the extent as so specified in writing.

ARTICLE X **MISCELLANEOUS**

10.01 Nondiscrimination. The Redeveloper agrees and covenants for itself, its successors and assigns that during the term of this Agreement it will not discriminate against any person or group or persons on account of race, sex, color, religion, national origin, ancestry, disability, marital status or receipt of public assistance in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the Private Project or the Redeveloper Property, nor will it, or any claiming under or through it, permit such practices of discrimination or segregation with reference to the selection, location, number or occupancy of tenants, lessees, sublessees, vendees or invitees to the Private Project or the Redeveloper Property.

10.02 Obligations Run with Property. The obligations of Redeveloper contained in this Agreement shall run with the Redeveloper Property and shall become the obligations of the current owner or owners of the Redeveloper Property and Private Project, and of their successors, so long as the Tax Increment Debt remains outstanding.

10.03 Conflicts of Interest; Individual Liability. No officer or employee of the Authority or City shall have any personal interest, direct or indirect, in this Agreement. No official or employee of the Authority or City shall be personally liable to the Redeveloper, any successors or transferees of Redeveloper, or any other party or person, in consequence of any default or breach by the Authority or for any amount which may become due to Redeveloper, its successors or transferees, or for any obligations under the terms of this Agreement.

10.04 Equal Employment Opportunity. Redeveloper, for itself and its successors and transferees, agrees that during the construction of the Project Improvements provided for in this Agreement, Redeveloper will not discriminate against any employee or applicant for employment because of race, religion, sex, color, national origin, ancestry, disability, marital status or receipt of public assistance. Redeveloper will comply with all applicable federal, state and local laws.

10.05 Necessary Actions Taken to Authorize. Redeveloper covenants and warrants that Redeveloper has taken all necessary action to approve Redeveloper's execution and delivery of this Agreement, and that it has taken all actions and obtained such consents or approvals of its officers, directors, and partners as are necessary to approve the execution and delivery of this contract.

10.06 Assignment of Rights and Obligations. Redeveloper represents and agrees that prior to acceptance of the Certificate of Completion by the City and Authority, and without the prior written approval of the City and Authority, there shall be no sale or transfer by the Redeveloper or assignment of rights or obligations under this Agreement or of any interest in the entities which constitute the Redeveloper to any party without the prior written approval of the City and Authority other than: (i) involuntary transfers by reason of death, insolvency or incompetency; and (ii) assignment of the right to develop, own, and operate the New Hotel to a developer of hotels which shall own the Hotel Condo Unit.

Nothing herein contained shall prohibit Redeveloper from entering into any agreement to sell or other agreement as to transfer of any interest if such agreement can, by its terms only, become effective after the City and Authority have accepted the Redeveloper's Certificate of Completion. The Redeveloper represents and agrees that its improvement of the property and its other undertakings pursuant to this Agreement has been, are, and will be for the purpose of redevelopment of such property and not for speculation in land holding.

10.07 Persons Authorized to Issue Approvals. For purposes of this Agreement and the approvals and disapprovals required hereunder, Redeveloper shall be entitled to rely on the written approval or disapproval of the City and Authority. Until the Authority receives further written notice from the Redeveloper, the City and Authority shall be entitled to rely on the written approval of all of the undersigned parties as constituting the approval or disapproval of the Redeveloper.

10.08 Approvals Not Unreasonably Withheld. Whenever approval or consent of either party is required hereunder, such consent shall not be unreasonably withheld or delayed.

10.09 Notices and Demands. A notice, demand or other communication under this Agreement by either party to the other shall be sufficiently given or delivered if it is sent by registered or certified mail, postage prepaid, return receipt requested, or delivered personally, in the case of Redeveloper to: Chief Industries, Inc., 3942 West Old Highway 30, Grand Island, Nebraska 68802, Attn: Executive Office, with a copy to: Thomas C. Huston at Cline Williams Wright Johnson & Oldfather, L.L.P., 233 South 13th Street, Suite 1900, Lincoln, Nebraska 68508; and in the case of the City or the Authority, if it is addressed to or delivered personally to the Hastings City Clerk, 220 North Hastings Avenue, Hastings, Nebraska 68901, or at such other address with respect to either party as that party may from time to time designate in writing and forwarded to the other as provided in this section.

10.10 Titles of Articles and Sections. Any titles of the several parts, articles and sections of this Agreement are inserted for convenience of reference only and shall be disregarded in construing or interpreting any of its provisions.

10.11 Severance; Governing Law. It is intended by the parties that this Agreement and the incorporated, attached and referenced documents shall be an integrated contract, but that invalidation of any of its provisions by judgment or

court order shall in no way affect any other provisions which shall remain in full force and effect. This Agreement shall be construed and governed by the laws of the State of Nebraska.

10.12 Memorandum. Contemporaneously with the execution and delivery of this Agreement, the Redeveloper will cause the filing of this document with the Register of Deeds of Adams County, Nebraska, or in the alternative, it will execute and deliver a Memorandum of Redevelopment Agreement of even date herewith to the Register of Deeds of Adams County, Nebraska, for filing, at the expense of the Redeveloper. The Memorandum shall be in the form attached hereto as Exhibit "G" and incorporated by this reference.

IN WITNESS WHEREOF, the parties have caused this agreement to be executed as of the date first above written.

"AUTHORITY"
COMMUNITY REDEVELOPMENT
AUTHORITY OF THE CITY OF
HASTINGS, NEBRASKA, a Municipal
corporation

ATTEST:

By: _____
Dick Hysell, Chairman

Secretary - Community Redevelopment
Authority of the City of Hastings, Nebraska

STATE OF NEBRASKA)
) ss:
COUNTY OF ADAMS)

Before me, a Notary Public qualified for said county, personally came Dick Hysell, Chairman of the Community Redevelopment Authority of the City of Hastings, Nebraska, known to me to be the identical person who signed the foregoing instrument, and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said Authority.

Witness my hand and notarial seal on this ____ day of _____, 2016.

Notary Public

“CITY”

CITY OF HASTINGS, NEBRASKA, a
Municipal Corporation

ATTEST:

City Clerk

By: _____
Mayor

(S E A L)

Approved as to form: _____
City Attorney

STATE OF NEBRASKA)
) ss:
COUNTY OF ADAMS)

Before me, a Notary Public qualified for said county, personally came Vern P. Powers, Mayor of the City of Hastings, Nebraska, known to me to be the identical person who signed the foregoing instrument, and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said City of Hastings, Nebraska.

Witness my hand and notarial seal on this ____ day of _____, 2016.

Notary Public

“REDEVELOPER”

“CBC Hospitality”

CITY BLOCK CENTER HOSPITALITY,
LLC, a Nebraska limited liability
company

By: _____
Name: _____
Title: _____

STATE OF NEBRASKA)
) ss:
COUNTY OF _____)

Before me, a Notary Public qualified for said county, personally came _____, Manager of City Block Center Hospitality, LLC, known to me to be the identical person who signed the foregoing instrument, and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said corporation.

Witness my hand and notarial seal on this ____ day of _____, 2016.

Notary Public

"CBC Housing"

CITY BLOCK CENTER HOUSING, LLC, a
Nebraska limited liability company

By: _____

Name: _____

Title: _____

STATE OF NEBRASKA)
) ss:
COUNTY OF _____)

Before me, a Notary Public qualified for said county, personally came _____, Manager of City Block Center Housing, LLC, known to me to be the identical person who signed the foregoing instrument, and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said corporation.

Witness my hand and notarial seal on this ____ day of _____, 2016.

Notary Public

“CBC Mixed Use”

CITY BLOCK CENTER MIXED-USE, LLC,
a Nebraska limited liability company

By: _____

Name: _____

Title: _____

STATE OF NEBRASKA)
) ss:
COUNTY OF _____)

Before me, a Notary Public qualified for said county, personally came _____, Manager of City Block Center Mixed-Use, LLC, known to me to be the identical person who signed the foregoing instrument, and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said corporation.

Witness my hand and notarial seal on this ____ day of _____, 2016.

Notary Public

Exhibits

- Exhibit “A” – Legal Description of Project Site and Site Plan
- Exhibit “B” – Legal Description of Redeveloper Property
- Exhibit “C” – Certificate of Completion
- Exhibit “D” – Cross Easement Agreement
- Exhibit “E” – Community Redevelopment Authority Security and Pledge Agreement
- Exhibit “F” – Eligible Expenditures
- Exhibit “G” – Memorandum of Redevelopment Agreement

EXHIBIT “A”
LEGAL DESCRIPTION OF PROJECT SITE

1. City of Hastings Original Town Subdivision, Lots 1 through 24, Block Fifteen (15), City of Hastings, Adams County, Nebraska;
2. The vacated Right-of-Way of West 4th Street between the East Right-of-Way line on North Hastings Avenue and the West Right-of-Way line of North Denver Avenue; and
3. The vacated East-West Alley located between West 3rd Street and West 4th Street that bisects City of Hastings Original Town Subdivision Block Fifteen (15), City of Hastings, Adams County, Nebraska.

**EXHIBIT “A”
SITE PLAN**

EXHIBIT “B”
LEGAL DESCRIPTION OF REDEVELOPER PROPERTY

Lots 1 through 24, Block 15, Original Town of Hastings, Adams County,
Nebraska.

EXHIBIT "C"
CERTIFICATE OF COMPLETION

The undersigned, City Block Center Hospitality, LLC, a Nebraska limited liability company, City Block Center Housing, LLC, LLC, a Nebraska limited liability company, and ”), and City Block Center Mixed-Use, LLC, LLC, a Nebraska limited liability company (collectively, the “Redeveloper”), hereby certify, represent, and warrant to the Community Redevelopment Authority of the City of Hastings, Nebraska, the conclusive determination with regard to the real property situated in the City of Hastings, Adams County, Nebraska and legally described on the attached and incorporated Exhibit “A” (the “Project Site”), that the Project Improvements required to be constructed by the Redeveloper upon the Project Site have been satisfactorily completed in accordance with the requirements of the Redevelopment Agreement dated _____, 2015, between the Redeveloper and the Community Redevelopment Authority of the City of Hastings, Nebraska.

Dated _____, 201__.

City Block Center Hospitality, LLC, a
Nebraska limited liability company

By: _____

Name: _____

Title: _____

[illegible]

The foregoing instrument was acknowledged before me this ____ day of _____, 201__ by _____, _____ of City Block Center Hospitality, LLC, on behalf of the limited liability company.

Notary Public

City Block Center Housing, LLC, a Nebraska
limited liability company

By: _____

Name: _____

Title: _____

STATE OF NEBRASKA)
) ss
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of
_____, 201__ by _____, _____ of City Block Center
Housing, LLC, on behalf of the limited liability company.

Notary Public

City Block Center Mixed-Use, LLC, a
Nebraska limited liability company

By: _____

Name: _____

Title: _____

STATE OF NEBRASKA)
) ss
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of
_____, 201__ by _____, _____ of City Block Center Mixed-
Use, LLC, on behalf of the limited liability company.

Notary Public

ACCEPTANCE

This Certificate of Completion of Project Improvements is hereby accepted by the Community Redevelopment Authority of the City of Hastings, Nebraska, this ____ day of _____, 201__.

COMMUNITY REDEVELOPMENT
AUTHORITY OF THE CITY OF HASTINGS,
NEBRASKA

ATTEST:

Chairman

By: _____
Secretary

EXHIBIT “D”
CROSS EASEMENT AGREEMENT

EXHIBIT “E”
COMMUNITY REDEVELOPMENT AUTHORITY
SECURITY AND PLEDGE AGREEMENT

EXHIBIT “F”
ELIGIBLE EXPENDITURES

TIF Eligible Expenditures for this Project shall include any eligible expenditures under the Nebraska Community Development Law, including without limitation: predevelopment work including but not limited to architectural, engineering, and environmental services, market studies, traffic studies and other studies related to the Project; site acquisition; site preparation; environmental remediation; utility and infrastructure construction and improvements; paving; façade improvements; construction and installation of sidewalks, landscaping, and streetscape improvements; construction of public parking facilities and fire access improvements; construction of improvements reasonably related to convention and civic centers; façade and structural enhancements that exceed building code requirements but are required by the City for this Project; and any other necessary public improvements essential for uses in accordance with the Redevelopment Plan

EXHIBIT “G”
MEMORANDUM OF REDEVELOPMENT AGREEMENT

This Memorandum of Redevelopment Agreement (“Memorandum”) is made this ____ day of _____, 2016 by and between The Community Redevelopment Authority of the City of Hastings, Nebraska, (“CRA”), the City of Hastings, a Nebraska municipal corporation (the “City”), City Block Center Hospitality, LLC, a Nebraska limited liability company, City Block Center Housing, LLC, a Nebraska limited liability company, and City Block Center Mixed-Use, LLC, a Nebraska limited liability (collectively, “Redeveloper”).

1. **Redevelopment Agreement.** The CRA, the City and Redeveloper have entered into that certain Redevelopment Agreement dated as of this even date, describing certain public improvements being made by the CRA in the Redevelopment Area, certain municipal improvements being made by the City in the Redevelopment Area, and certain private improvements being made to real property owned by Redeveloper legally described on Exhibit “A” attached hereto.

2. **Tax Increment Financing.** The Redevelopment Agreement provides for the capture of the Tax Increment, as defined therein, by the CRA of the private improvements to be made by the Redeveloper for a period not to exceed fifteen (15) years after the Project Effective Date defined in the Redevelopment Agreement. The Tax Increment so captured by the CRA shall be used to make the public improvements as described in the Redevelopment Agreement.

3. **Remaining Terms.** The rest and remaining terms of the Redevelopment Agreement are hereby incorporated into this Memorandum as if they were set forth in full. A full and correct copy of the Redevelopment Agreement may be inspected at the office of the City Clerk of Hastings, Nebraska.

[SIGNATURE PAGES TO FOLLOW]

Executed this ____ day of _____, 2016.

“CRA”

COMMUNITY REDEVELOPMENT
AUTHORITY OF THE CITY OF
HASTINGS, NEBRASKA, a
Municipal Corporation

By: _____

Name: _____

Title: _____

STATE OF NEBRASKA)
) ss:
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me this ____ day of _____, 2016 by _____, _____ of the Community Redevelopment Authority of the City of Hastings, Nebraska, a Nebraska municipal corporation, on behalf of the municipal corporation.

Notary Public

“CITY”

CITY OF HASTINGS, a Nebraska municipal corporation

By: _____

Name: _____

Title: _____

STATE OF NEBRASKA)
) ss:
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me this ____ day of _____, 2016 by _____, _____ of the City of Hastings, Nebraska, a Nebraska municipal corporation, on behalf of the municipal corporation.

Notary Public

“REDEVELOPER”

City Block Center Hospitality, LLC, a
Nebraska limited liability company

By: _____

Name: _____

Title: _____

STATE OF NEBRASKA)
) ss
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of
_____, 2016 by _____, _____ of City Block Center
Hospitality, LLC, on behalf of the limited liability company.

Notary Public

City Block Center Housing, LLC, a Nebraska
limited liability company

By: _____

Name: _____

Title: _____

STATE OF NEBRASKA)
) ss
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of
_____, 2016 by _____, _____ of City Block Center Housing,
LLC, on behalf of the limited liability company.

Notary Public

City Block Center Mixed-Use, LLC, a
Nebraska limited liability company

By: _____

Name: _____

Title: _____

STATE OF NEBRASKA)
) ss
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of
_____, 2016 by _____, _____ of City Block Center Mixed-
Use, LLC, on behalf of the limited liability company.

Notary Public

4846-6623-2369, v. 1

Department: City Administrator
Staff Contact: Joe Patterson, City Administrator
Council Meeting Date: 06/13/2016

AGENDA ITEM SUMMARY SHEET

Description of Item:

Police retirement fund payment to Jim Baldwin

Names of People/Business affected by this action:

Citizens of Hastings

Why Council action is required:

Payments from the Police Retirement Fund are approved by the Council.

Type of action requested:

Motion

Suggested motion:

The Mayor and City Council approve the payment of \$242,828.74 to James Baldwin for the balance due for his Police defined retirement.

Deadlines associated with action:

Jim retired last month and is awaiting his retirement funds.

Department head comments:

City Administrator comments:

Jim Baldwin retired from the Hastings Police Department and is eligible to receive a "Defined Benefit" retirement as he is a pre-1984 police officer. Those hired after 1984 are under a defined contribution fund. The balance in his fund at retirement is \$428,318.81. By statute, the City is required to fund the balance needed to purchase a whole life annuity that will generate 1/2 of his annual salary upon retirement. The process requires that the City, the employee, and the Police Retirement Committee secure quotes that are "gender neutral". This is done by averaging a male and female quote. These three quotes are then averaged to determine what, if any, City contribution is needed. In this case, Jim's balance is \$242,828.74 short of the amount required. A significant factor in the payment is the current very low interest which affects the annuity bid. See the attached spreadsheet for quote information.

Recommend Approval as required by State Statute.

Jim Baldwin
Annuity

Baldwin

Male	\$671,437.80
Female	<u>\$705,464.01</u>
	$\$1,376,901.81 / 2 = \$688,450.91$

Committee

Male	\$681,445.72
Female	<u>\$706,621.16</u>
	$\$1,388,066.88 / 2 = \$694,033.44$

City

Male	\$621,718.70
Female	<u>\$640,197.90</u>
	$\$1,261,916.60 / 2 = \$630,958.30$

$\$2,013,442.65 / 3 =$

Average	\$671,147.55
---------	--------------

Balance in personal account	\$428,318.81
-----------------------------	--------------

Difference of	\$242,828.74
	to be paid by the Police Retirement Fund

Department: City Attorney
Staff Contact: Dave Ptak, City Attorney
Council Meeting Date: 06/13/2016

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, **except as provided in City Code Section 2-503 where the Manager of Utilities, Museum Director, and Library Director are under the direction of their respective boards**, 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, 25-525, 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 **hire the** Manager of Utilities and an Assistant Manager of Utilities. **The Mayor and City Council shall have the authority to discharge the Manager of Utilities and Assistant Manager of Utilities based on a recommendation of the Board.** 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, **the award of these bids** shall 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.

Mayor

ATTEST:

City Clerk

(SEAL)

APPROVED TO FORM:

City Attorney

Department: City Attorney

Staff Contact:

Council Meeting Date: 06/13/2016

AGENDA ITEM SUMMARY SHEET

Description of Item:

Ordinance No. 4477 amends Section 15-101 to add a definition of motor home which is consistent with state statute, and amends Section 15-409 to prohibit motor homes over 20 feet in length from parking on city streets

Names of People/Business affected by this action:

Police department and citizens of Hastings

Why Council action is required:

Ordinances are required to be passed by the City Council on three readings in order to take effect

Type of action requested:

Ordinance

Suggested motion:

Move to approve Ordinance No. 4477 on first reading and if successful, consider a motion to suspend the rules on second and third reading

Deadlines associated with action:

None known

Department head comments:

This ordinance was a result of communication with HPD dealing with large motor homes that are sometime parked on City streets. The mere size of some can create a sight barrier for pedestrians and motorists at intersections.

City Administrator comments:

This is a problem according to our Police Department.

Recommend Approval

ORDINANCE NO. 4477

AN ORDINANCE OF THE CITY OF HASTINGS, NEBRASKA, TO AMEND SECTION 15-101 OF THE OFFICIAL CITY CODE DEALING TO PROVIDE A DEFINITION OF MOTOR HOME; TO AMEND SECTION 15-409 TO ADD MOTOR HOMES OVER 20 FEET IN LENGTH TO THE RESTRICTIONS PROVIDED THEREIN; TO REPEAL ANY ORDINANCES OR PROVISIONS INCONSISTENT 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 Section 15-101 of the Official City Code of the City of Hastings, Nebraska, be and the same is hereby amended to read as follows:

15-101. Definitions.

For the purposes of this Chapter, the following words and phrases shall have the meanings respectively ascribed to them by this Section:

Alley. The entire width between the property lines of every way or place of whatever nature, when any part thereof is open to the use of the public as a matter of right for vehicular traffic, when the entire width between property lines of such way or place does not exceed twenty feet.

Alley entrance. The extension of the alley from the lot line to the street curb line.

Arterial street. A street designated as such by resolution duly adopted by the City Council.

Authorized emergency vehicle. Vehicles of the Fire Department and of the Police Department of the City, and ambulances.

Automatic traffic signals. Any signal electrically or mechanically controlled, by which traffic is alternately directed to stop and proceed.

Crosswalk. That portion of a roadway included within the prolongation or connection of the lateral lines of sidewalks at intersections.

Curb. The lateral boundaries of that portion of a street designated for the use of vehicles whether marked by curb stones or not so marked.

Driver. Every person who drives or is in actual physical control of a vehicle.

Highway. The entire width between the boundary limits of any street, road, avenue, boulevard, or way which is publicly maintained when any part thereof is open to the use of the public for purposes of vehicular travel.

Intersection or street intersection. The space occupied by two streets at the point where they cross each other, bounded by the lot lines extended and shall include the sidewalk space as well as the roadway.

Motorcycles. Every vehicle designed to travel on not more than three wheels in contact with the ground.

Motor home. A vehicular unit primarily designed to provide temporary living quarters which are built into an integral part of, or permanently attached to, a self-propelled motor vehicle chassis or van, containing permanently installed independent life-support systems and providing at least four of the following facilities: Cooking; refrigeration or ice box; self-contained toilet; heating, air conditioning, or both; a potable water supply system including a faucet and sink; separate one-hundred-twenty-nominal-volt electrical power supply; or LP gas supply.

Motor vehicle. Every vehicle which is self-propelled.

Official traffic signs. All signs, markings and devices, other than signals, not inconsistent with this Chapter, placed or erected by authority of the City Council, or a public body having jurisdiction for the purpose of building, directing, warning or regulating traffic.

Owner. As defined by Section 39-602(61), Revised Statutes of Nebraska, 1943 or any successor statute thereto.

Park or Parking. To stand a vehicle, whether occupied or not, upon a street or alley, otherwise than temporarily for the purpose of and while actually engaged in loading or unloading, or in obedience to traffic regulations, signs or signals.

Private driveway. Every road or driveway not open to the use of the public for purposes of vehicular travel, including driveways into gasoline filling stations and public garages.

Railroad crossing. That part of any street at which the tracks of a railroad shall cross the street and to include that part of the street within twenty-five feet of the outside of such track.

Residential district. That portion of the City not included within a Business District as defined in 15-501, or a school zone as described in Section 15-311 hereof.

Right-of-way. The privilege of the immediate use of the roadway.

Sidewalk or sidewalk space. That portion of a street between the curb lines and the adjacent property lines.

Stop. To cause complete cessation of movement of a vehicle which is occupied by at least one person.

Stop signs. Any object placed in any street at or near a street intersection with the word "stop" written or inscribed thereon.

Street or highway. The entire width between property lines of every way or place of whatever nature, when any part thereof is open to use of the public as a matter of right for purposes of vehicular traffic.

Traffic. Pedestrians, ridden or herded animals, vehicles and other conveyances, either singly or together, while using any street, alley or public way for purposes of travel.

Trailer. Means any device without motive power designed for carrying persons or property and being towed by a motor vehicle and so constructed that no part of its weight would rest upon the towing vehicle. Trailer includes: a farm trailer as defined in Neb. Rev. Stat. §60-114 or §60-324; a utility trailer as defined by Neb. Rev. Stat. §60-135 or §60-358; a commercial trailer as defined by Neb. Rev. Stat. §60-109; a fertilizer trailer as defined by Neb. Rev. Stat. §60-115 or §60-326; and a cabin trailer as defined by Neb. Rev. Stat. §60-107, §60-314 or §60-614, as those sections may from time to time be amended.

Truck. A motor vehicle equipped or used to transport anything other than persons.

Vehicle. Every device in, upon or by which any person or property is, or may be transported or drawn upon a street, and shall be deemed to include wagons, trucks, carts, cabs, carriages, horses, whether led, driven or ridden, stages, omnibuses, motors, automobiles, locomobiles, motorcycles, bicycles, tricycles, sleighs, steam or gasoline tractors, motor buses, motor scooters and all other conveyances for persons or property, except railway trains running upon their own rails or tracks.

Watchman. Any person stationed upon a railway crossing for the purpose of directing traffic, whether employed by the city or by the railway company as a crossing watchman.

SECTION 2. That Section 15-409 of the Official City Code of the City of Hastings, Nebraska, be and the same is hereby amended to read as follows:

15-409. Restrictions on parking trucks, motor homes; exceptions.

It shall be unlawful for the operator of any truck, trailer, truck-tractor or semitrailer of an overall length of twenty (20') feet including load, or motor home over twenty (20') feet in length to stop or park such vehicle on any street, whether or not such street is marked for angle or parallel parking. Such vehicles may stop, stand or park for such time as is necessary, in no case longer than one half (1/2) hour, to expeditiously load or unload their contents in streets or alleys where such stopping is possible; provided, that it shall be lawful for such vehicle to stop or park elsewhere on highways if stopping for loading or unloading in alleys is impossible. It shall also be unlawful for the operator of any such truck, truck- tractor or semitrailer regardless of the length of the same, to park such

vehicle with the end-gate of same down and extended beyond the body of such vehicle; nor shall such vehicle or motor home stop, stand or park within a street intersection, on a crosswalk, in front of a private driveway or on a sidewalk. The Mayor and City Council may provide truck parking and/or motor home lots for parking purposes. No such truck, including any oil tanker, shall park or stop for any period of time within the limits of any street during the night or day save and except for the purpose of loading or unloading the cargo thereof in the ordinary course of business; provided, however, the City Council may by resolution designate portions of any street as available for truck parking, and so long as any such resolution is in effect for any particular street, it shall be lawful to park trucks there, subject to any restrictions contained in the resolution. Violators of this section shall be punishable by a fine in an amount set forth in the most recent Council Fee Resolution.

SECTION 3. That any ordinance or provision inconsistent herewith be and the same is hereby repealed.

SECTION 4. This ordinance shall take effect and be in full force from and after its passage, approval and publication in pamphlet form, said effective date being the ____ day of _____, 2016, 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.

ATTEST:

Mayor

City Clerk

(S E A L)

APPROVED TO FORM:

City Attorney

Department: City Attorney

Staff Contact:

Council Meeting Date: 06/13/2016

AGENDA ITEM SUMMARY SHEET

Description of Item:

Ordinance No. 4478 repealing Ordinance No. 4406 for the sale of the City Block property as a result of no purchase agreement ever having been executed, and providing for the sale of the City Block property to City Block Center Hospitality, L.L.C., a Nebraska limited liability company, City Block Center Housing, L.L.C., a Nebraska limited liability company, and City Block Center Mixed-Use, L.L.C., a Nebraska limited liability company

Names of People/Business affected by this action:

City of Hastings, citizens of Hastings, City Block Center Hospitality, L.L.C., a Nebraska limited liability company, City Block Center Housing, L.L.C., a Nebraska limited liability company, and City Block Center Mixed-Use, L.L.C., a Nebraska

Why Council action is required:

Ordinances are required by law to adopted by the City Council on three readings

Type of action requested:

Ordinance

Suggested motion:

Move to adopt Ordinance No. 4478 on First Reading, and if successful, move to suspend the rules and adopt Ordinance No. 4478 on second and third reading

Deadlines associated with action:

There is a 30-day right of remonstrance on the sale of city property pursuant to Neb. Rev. Stat. 16-202

Department head comments:

This ordinance is one of the prerequisites to moving forward with the City Block project

City Administrator comments:

Recommend Approval

ORDINANCE NO. 4478

AN ORDINANCE OF THE CITY OF HASTINGS, NEBRASKA, TO REPEAL ORDINANCE NO. 4406 AS NO REAL ESTATE PURCHASE AGREEMENT WAS EVER ENTERED INTO BETWEEN THE PARTIES; TO AUTHORIZE THE SALE OF CITY PROPERTY; TO PROVIDE THE TERMS OF SALE AND AUTHORIZE THE MAYOR TO EXECUTE AND DELIVER A QUIT CLAIM DEED TO THE PROPERTY; TO PROVIDE FOR A REMONSTRANCE TO SAID SALE AS PROVIDED BY LAW; AND TO PROVIDE WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT.

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

Section 1. That Ordinance No. 4406 of the City of Hastings, Nebraska, be and the same is hereby repealed and shall be of no force or effect.

Section 2. That the following described real property owned by the City of Hastings, Nebraska, to wit:

Lots 1 through 24, Block 15, Original Town of Hastings, Adams County, Nebraska is hereby authorized sold to City Block Center Hospitality, L.L.C., a Nebraska limited liability company, City Block Center Housing, L.L.C., a Nebraska limited liability company, and City Block Center Mixed-Use, L.L.C., a Nebraska limited liability company, for the purchase price of One Dollar (\$1.00), subject to the satisfaction of the contingencies set forth in the Redevelopment Agreement between the Community Redevelopment Authority of the City of Hastings, Nebraska, the City of Hastings, Nebraska, and City Block Center Hospitality, L.L.C., a Nebraska limited liability company, City

Block Center Housing, L.L.C., a Nebraska limited liability company, and City Block Center Mixed-Use, L.L.C., a Nebraska limited liability company.

Section 3. That the Mayor is hereby empowered to execute and deliver a Quit Claim Deed to the above described real property to City Block Center Hospitality, L.L.C., a Nebraska limited liability company, City Block Center Housing, L.L.C., a Nebraska limited liability company, and City Block Center Mixed-Use, L.L.C., a Nebraska limited liability company, upon the payment of the purchase price according to the terms of the Redevelopment Agreement to be executed by the Community Redevelopment Authority of the City of Hastings, Nebraska, the City of Hastings, Nebraska, and City Block Center Hospitality, L.L.C., a Nebraska limited liability company, City Block Center Housing, L.L.C., a Nebraska limited liability company, and City Block Center Mixed-Use, L.L.C., a Nebraska.

Section 3. That such sale shall not be closed for a period of thirty (30) days from the passage and publication date of this Ordinance so as to allow for the remonstrance to said sale by citizens of the City, by filing, in writing, a remonstrance to said sale signed by legal electors of the City equal in number to thirty percent (30%) of the electors of the City voting at the last regular municipal election held by the City, with the governing body of the City. If said remonstrance is filed and certified as legally sufficient by the City Clerk, the above property shall not then, nor within one (1) year thereafter, be sold.

Section 4. 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. The effective date of this Ordinance shall be _____, and this ordinance shall not be included in the Hastings City Code Book.

PASSED AND APPROVED this _____ day of _____, 2016.

ATTEST:

Mayor

City Clerk

(S E A L)

Approved as to form: _____
City Attorney