

**HASTINGS CITY COUNCIL
AGENDA**

**Council Chambers – City Hall
220 North Hastings Avenue
July 11, 2016
5:30 PM**

ROLL CALL:

PLEDGE OF ALLEGIANCE:

MOTION TO ADOPT CURRENT AGENDA for July 11, 2016 Regular Meeting.

PUBLIC NOTICE - Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, July 8, 2015. 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 Special Council Meeting of June 20, 2016.
 - (b) Approval of the minutes of the Council Meeting of June 27, 2016.
 - (c) Approval of the minutes of the Worksession of June 20, 2016.
 - (d) Approval of the payroll for the period ending July 16, 2016, paid July 22, 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 Business Improvement District to close city streets for the 2016 Good Living Tour Concert on July 28, 2016.

REGULAR AGENDA:

1. Unfinished Business of Preceding Meeting.

2. Public Hearings.

- (a) Public hearing on the request of Keith and Gail Dreher to rezone property from R-1S, Single Family Suburban Acreage Residential District to R-1A, Single Family Large Lot Residential District at 1255 N. Adams Central Avenue.

Ordinance No. 4482. . .Amending the Zoning District Map to rezone Lot 5, Block 1, Country Estates Subdivision from R-1S, Single Family Suburban Acreage Residential District to R-1A, Single Family Large Lot Residential District.

- (b) Public hearing on the request of the Community Redevelopment Authority regarding a proposed modification to Plan Modification #5.17.16.1 to Redevelopment Plan VII, Redline Properties L.L.C. Redevelopment Project, located on the west side of East Osborne Drive, north of 2411 East Osborne Drive.

Resolution No. 2016-31. . .Approval of Redevelopment Plan Modification #5.17.16.1 for the Redline Properties, LLC Redevelopment Project in Redevelopment Area VII.

- (c) Public hearing on the request of the Community Redevelopment Authority regarding a proposed modification to Plan Modification #5.17.16.2 to Redevelopment Plan V, Furrow Plumbing Redevelopment Project located at 122 South Ash Avenue.

Resolution No. 2016-32. . .Approval of Redevelopment Plan Modification #5.17.16.2 for the Furrow Plumbing, LLC Redevelopment Project in Redevelopment Area V.

- (d) Public hearing on the request of the Community Redevelopment Authority regarding a proposed modification to Plan Modification #5.17.16.3 to Redevelopment Plan V, Steve Johnson Redevelopment Project, located at 126 South Ash Avenue.

Resolution No. 2016-33. . .Approval of the Redevelopment Plan Modification #5.17.16.3 for the Steve Johnson Redevelopment Project in Redevelopment Area V.

- (e) Public hearing on the request of Thomas Kluver for a Conditional Use Permit to locate and operate a craft brewery at 717 W. 1st Street.

Resolution No. 2016-34. . .Approval of the Conditional Use Permit for Thomas Kluver to locate and operate a craft brewery at 717 W. 1st Street.

- (f) Public hearing on the request of Bluestem Energy Solutions for a Conditional Use Permit to locate and operate a large wind turbine generator.

Resolution No. 2016-35. . .Approval of the Conditional Use Permit for Bluestem Energy Solutions to locate and operate a large wind turbine generator.

- (g) Public hearing on the request of the City of Hastings Development Services Department to rezone properties presently zoned C-2, Central Business District to C-3, Commercial Business District.

Ordinance No. 4481. . .Amending the Zoning District Map to rezone six separate parcels from C-2, Central Business District to C-3, Commercial Business District.

3. General Business.

4. Ordinances and Resolutions.

- (a) Resolution No. 2016-36. . .Adopting and approving the execution of an Agreement with the Department of Roads of the State of Nebraska for Project No. S-6-4 (1022), CN 41086. (Highway US-6)

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 SPECIAL MEETING
Monday, June 20, 2016

Pursuant to due call and notice thereof, a Special Meeting of the City Council of the City of Hastings, Nebraska was conducted in the Large Conference Room of City Hall, 220 N. Hastings Avenue, on June 20, 2016.

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

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

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

ORDINANCE NO. 4480. . . AUTHORIZING THE ISSUANCE AND SALE OF BOND ANTICIPATION NOTES, SERIES 2016, OF THE CITY OF HASTINGS, NEBRASKA, OF THE PRINCIPAL AMOUNT OF NOT TO EXCEED EIGHT HUNDRED FIFTY THOUSAND DOLLARS (\$850,000) FOR THE PURPOSE OF PROVIDING INTERIM FINANCING FOR A PORTION OF THE COSTS OF CONSTRUCTING IMPROVEMENTS IN ALLEY IMPROVEMENT DISTRICT NOS. 2013-1 AND 2015-1; AND IN STREET IMPROVEMENT DISTRICT NOS. 2013-1, 2013-2, 2014-3 AND 2016-2, PENDING THE ISSUANCE OF PERMANENT GENERAL OBLIGATION BONDS; PRESCRIBING THE FORM OF SAID NOTES; AGREEING TO ISSUE GENERAL OBLIGATION BONDS TO PAY THE NOTES AT MATURITY OR TO PAY THE NOTES FROM OTHER AVAILABLE FUNDS; AND ENTERING INTO A CONTRACT ON BEHALF OF THE CITY WITH THE HOLDERS OF SAID NOTES.

Mr. Phil Lorenzen, D.A. Davidson & Company, spoke regarding Ordinance No. 4480.

Said Ordinance was read by title and thereafter Councilmember Michael Krings moved for passage of the ordinance, which motion was seconded by Councilmember Chuck Niemeyer.

Council President Kathy Duval then stated the question "Shall Ordinance No. 4480 be passed and adopted?" Upon roll call vote the following Councilmembers voted Ayes: John Harrington, Kathy Duval, Chuck Niemeyer, Michael Krings, Sarah Hoops, Ginny Skutnik, Everett Goebel. Nays: None. Absent: Phil Odom. The motion carried.

Councilmember Ginny Skutnik moved that the statutory rule requiring reading on three different days be suspended; Councilmember Chuck Niemeyer seconded the motion to suspend the rules and upon roll call vote the following Councilmembers voted Ayes: John Harrington, Kathy Duval, Chuck Niemeyer, Michael Krings, Sarah Hoops, Ginny Skutnik, Everett Goebel. Nays: None. Absent: Phil Odom. The motion to suspend the rules was adopted by three fourths vote of the Council and the statutory rule was declared suspended for consideration of said ordinance.

The passage and adoption of said ordinance having been concurred in by a majority of all members of the Council, Council President Kathy Duval declared the ordinance adopted upon second and final reading. Published in the Hastings Tribune on June 24, 2016. Effective date of the ordinance is July 6, 2016.

Moved by Michael Krings seconded by Sarah Hoops to adjourn Special Council Meeting at 5:35p.m. Roll Call: Ayes: John Harrington, Kathy Duval, Chuck Niemeyer, Michael Krings, Sarah Hoops, Ginny Skutnik, Everett Goebel. Nays: None. Absent: Phil Odom. 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 REGULAR MEETING
Monday, June 27, 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 June 27, 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, Sarah Hoops, Chuck Niemeyer, Phil Odom, John Harrington, Kathy Duval, Everett Goebel. Absent: Michael Krings.

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

Moved by Chuck Niemeyer seconded by John Harrington to adopt current agenda for June 27, 2016 Regular Meeting. Roll Call: Ayes: John Harrington, Kathy Duval, Phil Odom, Chuck Niemeyer, Sarah Hoops, Ginny Skutnik, Everett Goebel. Nays: None. Absent: Michael Krings. The motion carried.

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

COUNCIL COMMUNICATION:

Councilmember Goebel stated this month in utility bills is information on grants received by Hastings Utilities for the water purification project. Grants help to keep rates down. The next Board of Public Works meeting will be June 30th at 9:30a.m. in the HU Boardroom.

Councilmember Odom reported on the Board of Public Works meeting held June 16, 2016. WEC Unit 2 is back online after scheduled maintenance and problems with a motor, which caused additional down-time for repairs. There was discussion of an interim manager when Mr. Schultes retires in July. A monthly financial report was given.

Councilmember Duval asked Police Chief Kortum for a report on fireworks. Chief Kortum stated fireworks' sales are allowed (starting today) from 9 a.m. to 11p.m. through July 2nd and from 9a.m. until midnight on July 3rd and 4th.

CONSENT AGENDA:

Moved by Chuck Niemeyer seconded by Sarah Hoops to approve all items on the consent agenda. Roll Call: Ayes: John Harrington, Kathy Duval, Phil Odom, Chuck Niemeyer, Sarah Hoops, Ginny Skutnik, Everett Goebel. Nays: None. Absent: Michael Krings. The motion carried.

(a) Approval of the minutes of the Council Meeting of June 13, 2016.

(b) Approval of the payroll for the period ending July 2, 2016, paid July 8, 2016.

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

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

(e) Approval of the application of Midtowne Mart, LLC for a Special Designated License at the City Auditorium on August 27, 2016.

(f) Approval of the manager application of Brandon J. Hoff in connection with the Class "D" Liquor License of Fill-N-Chill #002 located at 202 E. 2nd Street.

(g) Approval of the manager application of Brandon J. Hoff in connection with the Class "D" Liquor License of Fill-N-Chill #006 located at 734 S. Burlington Avenue.

(h) Approval of the application of Hallett, Inc. for a Special Designated License at the Colonial Gardens Event Center on August 13, 2016.

(i) Approval of the application of Hallett, Inc. for a Special Designated License at the Colonial Gardens Event Center on August 27, 2016.

REGULAR AGENDA:

Public Hearings.

2.(a) At this time a public hearing was held on the request of the application of No Coast Brewing, LLC dba "First Street Brewing Company" for a Class "L" Liquor License at 119 N. St. Joseph Avenue.

Mayor Powers excused himself and asked Council President Duval to take over the proceedings for this item, stating he has part ownership in the First Street Brewing Company.

Nathan Hoeft (Owner, First Street Brewing Company), spoke in favor.

No other public testimony was heard. No objections were received by the City Clerk.

There being no other persons wishing to speak, Council President Duval declared the hearing closed.

Moved by Chuck Niemeyer seconded by Ginny Skutnik to approve Resolution No. 2016-30. . . Approving the application of No Coast Brewing, LLC dba "First Street Brewing Company" for a Class "L" Liquor License at 119 N. St. Joseph Avenue. Roll Call: Ayes: John Harrington, Kathy Duval, Phil Odom, Chuck Niemeyer, Sarah Hoops, Ginny Skutnik, Everett Goebel. Nays: None. Absent: Michael Krings. The motion carried.

2.(b) Moved by John Harrington seconded by Ginny Skutnik to approve the manager application of Nathan K. Hoeft in connection with the Class "L" Liquor License of No Coast Brewing, LLC dba "First Street Brewing Company" located at 119 N. St. Joseph Avenue. Roll Call: Ayes: John Harrington, Kathy Duval, Phil Odom, Chuck Niemeyer, Sarah Hoops, Ginny Skutnik, Everett Goebel. Nays: None. Absent: Michael Krings. The motion carried.

Mayor Powers rejoined the meeting.

Ordinances and Resolutions.

4.(a) Moved by Everett Goebel seconded by Phil Odom to approve Resolution No. 2016-29....Approving Little Blue and Lower Big Blue Natural Resources Districts Multi-Jurisdictional Hazard Mitigation Plan.

Chip Volcek, County Emergency Management, stated this is the final resolution to adopt the Mitigation Plan, which the Council approved 1 1/2 years ago to participate in the plan. This plan allows us to purchase sirens at 25% cost.

Dave Wacker stated the plan deals with mutual aid in disaster events, coordinating manpower and equipment across Fire, Police, and Utility Departments.

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

Moved by Chuck Niemeyer seconded by Ginny Skutnik there being no further business to adjourn at 5:43p.m. Roll Call: Ayes: John Harrington, Kathy Duval, Phil Odom, Chuck Niemeyer, Sarah Hoops, Ginny Skutnik, Everett Goebel. Nays: None. Absent: Michael Krings. 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 WORKSESSION
Monday, June 20, 2016

The Worksession was called to order at 5:38 p.m. by Council President Kathy Duval with the following members present: John Harrington, Kathy Duval, Chuck Niemeyer, Sarah Hoops, Ginny Skutnik, Everett Goebel. Absent: Phil Odom, Michael Krings, Vern Powers.

Other Staff Present: Joe Patterson (City Administrator), Dave Ptak (City Attorney), Peter Kortum (Police Chief), Amy Hafer (Library Director), Jeff Hassenstab (Parks & Recreation Director), Kimberly Jacobitz (City Clerk)

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

PUBLIC NOTICE - Notice posted on Friday, June 17, 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.

Update on Library and Auditorium Renovation Projects

Jeff Hassenstab, Parks and Recreation Director, gave a presentation on the Hastings City Auditorium renovation project. He updated the council on the last six months of construction. A new HVAC system and ADA compliance are among the renovations. He offered a walk-through for the Council members after the Worksession. (Presentation is attached and made part of these minutes.)

Amy Hafer, Library Director, gave a presentation on the Hastings Public Library renovation project. Amy stated that one month into demolition, the project is moving forward on budget and on schedule. She informed the group of items being recycled back into the project. They are fundraising for the technology space, not included in the budget. (Presentation is attached and made part of these minutes.)

Moved by John Harrington seconded by Ginny Skutnik to go into closed session for the reasons of discussion on employee benefits, litigation, and negotiations.

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

Moved by Chuck Niemeyer seconded by Ginny Skutnik to go out of closed session at 7:10 P.M.

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

Moved by Ginny Skutnik seconded by Chuck Niemeyer to adjourn the Worksession at 7:10 P.M.

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

INVOICE APPROVAL LIST BY FUND REPORT

Vouchers to be paid 07/11/2016

Date: 06/29/2016

Time: 9:19 am

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City of Hastings

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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							
001-000.000-422.050	Inspection Pe BURMUDA TRIANGLE	Refund	Occupation tax,gas permit	0	04/29/2016	07/11/2016	120.00
							120.00
001-000.000-463.055	Pool passes SMEDRA/BETTY//	Refund	Refund pool membership	0	06/07/2016	07/11/2016	200.00
							200.00
Total Dept. 000000:							320.00
Dept: 010.000 City administrator's							
001-010.000-720.300	Professional FLATWATER TECHNOLOGIE	2014-4578	Virus removal-Roger's computer	0	06/23/2016	07/11/2016	131.25
							131.25
001-010.000-720.350	Training & Co NASH/ROGER L.//	Reimburse	Mileage-2 trips-Kearney conf	0	06/16/2016	07/11/2016	116.64
							116.64
001-010.000-727.200	R & M Buildir EARL MAY SEED & NURSER	63227	Overpayment on invoice	0	05/04/2016	07/11/2016	-147.45
	PARAMOUNT LINEN	03962	Floor mats	0	06/21/2016	07/11/2016	44.70
	PRESTO-X	30896134	June pest control	0	06/20/2016	07/11/2016	50.65
							-52.10
Total Dept. City administrator's office:							195.79
Dept: 020.000 Civil service							
001-020.000-730.050	Office Supplie BUSINESS WORLD PRODUC	627754	File folders	0	06/13/2016	07/11/2016	62.98
	BUSINESS WORLD PRODUC	627755	File fldrs,ink crtrdrg,pen ref	0	06/14/2016	07/11/2016	68.34
							131.32
Total Dept. Civil service:							131.32
Dept: 030.000 City attorney							
001-030.000-720.300	Professional CLAY COUNTY SHERIFF'S OI	CR15-862	Citation in lieu of arrest	0	04/27/2016	07/11/2016	36.40
							36.40
001-030.000-729.050	Dues & Subs THOMSON REUTERS - WEST	834084629	West information charges	0	06/01/2016	07/11/2016	305.52
							305.52
Total Dept. City attorney:							341.92
Dept: 070.000 Other governments							
001-070.000-720.307	ELSA Transla REAL TIME TRANSLATION, IN	109058	47 minutes, 6/1-15/2016	0	06/16/2016	07/11/2016	70.50
							70.50
001-070.000-720.470	Disability Inst MUTUAL OF OMAHA	G000AZN9	7/16 long term disability	0	07/01/2016	07/11/2016	1,411.36
							1,411.36
001-070.000-729.428	Internet Serv CHARTER COMMUNICATION	0029496	Internet/July	0	06/26/2016	07/11/2016	55.00
							55.00
001-070.000-741.215	Auditorium H HAMPTON COMM CONSTRU	HCCI 15-309	Renovations pmt #3	0	06/16/2016	07/11/2016	375,756.51

INVOICE APPROVAL LIST BY FUND REPORT

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Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
							375,756.51
001-070.000-742.306	City Block Pr						
	OLSSON ASSOCIATES	HCBC-UTIL-2016	Conf center utility improvemnt	0	06/22/2016	07/11/2016	49,200.00
							49,200.00
Dept. Other governmental accounts:							426,493.37
Dept: 080.000 Development Servi							
001-080.000-720.300	Professional						
	FILL-N-CHILL	26074	Car wash	0	05/31/2016	07/11/2016	5.00
							5.00
001-080.000-720.350	Training & Cc						
	US BANK CORPORATE PAYM	Mellow Mushroom	Conference food	0	06/09/2016	07/11/2016	12.93
	US BANK CORPORATE PAYM	Haymarket Garage	Conference parking	0	06/08/2016	07/11/2016	9.00
	US BANK CORPORATE PAYM	Express Red One	Conference parking	0	06/10/2016	07/11/2016	9.00
	US BANK CORPORATE PAYM	Expedia	Conference lodging	0	06/21/2016	07/11/2016	142.73
							173.66
001-080.000-722.100	Mileage						
	NE CODE OFFICIALS ASSN.	Evans,Schelkopf	Conference registrations	0	06/23/2016	07/11/2016	225.00
							225.00
001-080.000-726.200	Telephone						
	VERIZON WIRELESS	9766824332	Cell phone 5/11-6/10/16	0	06/10/2016	07/11/2016	132.94
							132.94
001-080.000-730.050	Office Supplie						
	BUSINESS WORLD PRODUC	627821	Office supplies	0	06/20/2016	07/11/2016	44.99
							44.99
Total Dept. Development Services:							581.59
Dept: 090.000 IT Division							
001-090.000-737.220	I.T. Products						
	FLATWATER TECHNOLOGIE	2015-801	Watchguard bulk renewal	0	06/23/2016	07/11/2016	1,891.00
	FLATWATER TECHNOLOGIE	2015-800	Barracuda spam firewall renew	0	06/23/2016	07/11/2016	1,298.00
							3,189.00
Total Dept. IT Division:							3,189.00
Dept: 110.000 Auditorium							
001-110.000-726.200	Telephone						
	CHARTER COMMUNICATION	0029348	Internet svc 7/18-8/17/16	0	07/11/2016	07/11/2016	65.00
							65.00
Total Dept. Auditorium:							65.00
Dept: 120.000 Cemetery							
001-120.000-720.300	Professional						
	RAMAKER & ASSOCIATES IN	15711	CIMS maint prog/renewal	0	05/10/2016	07/11/2016	424.00
							424.00
001-120.000-720.350	Training & Cc						
	US BANK CORPORATE PAYM	UNL Marketplace	Pesticide manual	0	06/14/2016	07/11/2016	40.36
							40.36
001-120.000-726.200	Telephone						
	CHARTER COMMUNICATION	0008425	Service 7/9-8/8/16	0	06/26/2016	07/11/2016	65.00
	US BANK CORPORATE PAYM	Charter	Internet svc June-July	0	06/22/2016	07/11/2016	123.44
							188.44
001-120.000-727.200	R & M Buildir						

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Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
	BIG G COMMERCIAL ACCOU	540997	Fresheners, screwdrivers	0	06/17/2016	07/11/2016	43.06
							43.06
001-120.000-727.500	R & M Heavy						
	BOETTCHER SUPPLY, INC.	973701-1	Semi-auto head	0	05/12/2016	07/11/2016	130.84
	TURFWERKS	0139632	End rod	0	06/09/2016	07/11/2016	178.05
							308.89
001-120.000-730.050	Office Suppli						
	EAKES OFFICE SOLUTIONS	7002898	Office supplies	0	06/16/2016	07/11/2016	40.57
	EAKES OFFICE SOLUTIONS	867723	Protectors	0	06/16/2016	07/11/2016	12.99
							53.56
Total Dept. Cemetery:							1,058.31
Dept: 130.000 Parks							
001-130.000-721.050	Postage						
	TOTAL PACKAGE/THE//	60404	Priority mail	0	06/21/2016	07/11/2016	16.64
							16.64
001-130.000-726.200	Telephone						
	CHARTER COMMUNICATION	0037739	Internet svcs 6/25-7/24/16	0	06/15/2016	07/11/2016	69.03
	VIAERO WIRELESS	14809	Pks/Wacker cell 5/21-6/20/16	0	06/27/2016	07/11/2016	2.48
							71.51
001-130.000-727.200	R & M Buildir						
	BIG G COMMERCIAL ACCOU	540089	Swing hooks	0	06/08/2016	07/11/2016	21.01
	BIG G COMMERCIAL ACCOU	540162	Caulking	0	06/09/2016	07/11/2016	22.96
	BIG G COMMERCIAL ACCOU	540347	Wire, reel cord w/stand	0	06/10/2016	07/11/2016	50.66
	BIG G COMMERCIAL ACCOU	540952	Jump starter,drill bit,blades	0	06/16/2016	07/11/2016	248.36
	CONSOLIDATED CONCRETE	205797	Cement for benches	0	05/03/2016	07/11/2016	191.00
	GRACE'S LOCKSMITH SERV	56287	Replace mortise locks/svc call	0	05/05/2016	07/11/2016	575.00
	GRACE'S LOCKSMITH SERV	56412	Softball complex press box	0	06/03/2016	07/11/2016	95.00
	GRACE'S LOCKSMITH SERV	56459	Repair lock cylinder, keys	0	06/16/2016	07/11/2016	20.00
	KULLY PIPE & STEEL SUPPL'	650641	Sprinkler repair	0	06/08/2016	07/11/2016	7.38
	KULLY PIPE & STEEL SUPPL'	650976	Sprinkler repair	0	06/14/2016	07/11/2016	70.91
	MENARDS - HASTINGS	08713	Sealer,spryr,duct tape,repilnt	0	06/10/2016	07/11/2016	113.80
	PAULEY LUMBER CO./W.G./	51681	Supplies	0	04/05/2016	07/11/2016	14.00
	PAULEY LUMBER CO./W.G./	52718	Foam expansion	0	05/03/2016	07/11/2016	19.95
	PAULEY LUMBER CO./W.G./	53180	Siding	0	05/16/2016	07/11/2016	79.80
	PRESTO-X	30854628	Sftball complx,D St,W 3rd,Dunc	0	04/30/2016	07/11/2016	169.75
	PRESTO-X	30877820	Sftball complx,D St,W 3rd,Dunc	0	05/31/2016	07/11/2016	169.75
							1,869.33
001-130.000-727.500	R & M Heavy						
	AUTO VALUE-HASTINGS	70-455512	Relay, freeze off	0	06/21/2016	07/11/2016	22.93
	AUTO VALUE-HASTINGS	70-455554	Relay	0	06/22/2016	07/11/2016	32.49
	FASTENAL COMPANY	NEHAS126764	Mower part	0	07/06/2016	07/11/2016	4.80
	N A P A AUTO PARTS	634134	Paint prep & cleaning solvent	0	06/09/2016	07/11/2016	16.24
	N A P A AUTO PARTS	634264	Wire kit and connector	0	06/09/2016	07/11/2016	32.38
	N A P A AUTO PARTS	634419	Lube filter,oil filter,hydraul	0	06/10/2016	07/11/2016	43.13
	SCHERBARTH, INC.	40099	Aerator parts	0	05/31/2016	07/11/2016	46.96
	TURFWERKS	J110650A	Aerator parts	0	06/21/2016	07/11/2016	15.66
	TURFWERKS	J110650	Aerator parts	0	06/20/2016	07/11/2016	45.72
	TURFWERKS	J110490	Aerator parts	0	06/17/2016	07/11/2016	103.11
							363.42
001-130.000-727.800	R & M Vehicl						
	L C L TRUCK EQUIPMENT, IN	143591	Adjustable ball coupler	0	06/14/2016	07/11/2016	98.00
	MENARDS - HASTINGS	08522	Blower, gloves	0	06/08/2016	07/11/2016	388.95

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N A P A	AUTO PARTS	634561	Heater hose & core,antifreeze	0	06/10/2016	07/11/2016	32.30
N A P A	AUTO PARTS	634600	Hose connector return	0	06/10/2016	07/11/2016	-6.16
N A P A	AUTO PARTS	635293	Parts for tilt	0	06/14/2016	07/11/2016	20.89
N A P A	AUTO PARTS	635780	Oil seal	0	06/16/2016	07/11/2016	31.66
N A P A	AUTO PARTS	635640	Goop, sleeve	0	06/15/2016	07/11/2016	77.76
							643.40
001-130.000-729.150	Other Operat ALLEN TREE SERVICE		Remove tree 418 University	0	06/13/2016	07/11/2016	900.00
							900.00
001-130.000-731.150	Chemicals						
VAN DIEST SUPPLY COMPAN		137337	Herbicide	0	06/10/2016	07/11/2016	681.15
VAN DIEST SUPPLY COMPAN		141169	Lawn chemicals	0	06/17/2016	07/11/2016	462.80
							1,143.95
001-130.000-731.250	Fuel & Oil						
TRI STATE OIL RECLAIMERS		0125436	Deposing of used oil	0	06/10/2016	07/11/2016	75.00
US BANK CORPORATE PAYM	Pump & Pantry		Fuel	0	06/06/2016	07/11/2016	5.00
							80.00
001-130.000-731.400	Other Supplie						
BIG G COMMERCIAL ACCOU		541360	Bleach, engine oil	0	06/21/2016	07/11/2016	49.05
MENARDS - HASTINGS		08612	Chlorine	0	06/10/2016	07/11/2016	52.94
MENARDS - HASTINGS		08956	Paint kit, pliers	0	06/14/2016	07/11/2016	140.72
MENARDS - HASTINGS		09630	Pressure washer	0	06/22/2016	07/11/2016	399.00
US BANK CORPORATE PAYM	Amazon		Crescent tool set	0	06/11/2016	07/11/2016	159.90
							801.61
001-130.000-731.550	Sand & Grav						
CONSOLIDATED CONCRETE		138784	Sand/Libs volleyball court	0	05/20/2016	07/11/2016	139.21
CONSOLIDATED CONCRETE		138785	Sand/Libs volleyball court	0	05/20/2016	07/11/2016	146.16
							285.37
001-130.000-737.100	Landscaping						
EARL MAY SEED & NURSER`		63227	Roses	0	05/04/2016	07/11/2016	189.91
EARL MAY SEED & NURSER`		67910	Adjustment credit on roses	0	05/04/2016	07/11/2016	-18.00
							171.91
001-130.000-737.705	Shop Supplie						
MENARDS - HASTINGS		09269	Pliers	0	06/17/2016	07/11/2016	53.97
							53.97
Total Dept. Parks:							6,401.11
Dept: 140.000 Water Park							
001-140.000-720.300	Professional						
NBE SOLUTIONS		2150	Service support	0	06/08/2016	07/11/2016	93.75
NBE SOLUTIONS		2166	Service support	0	06/09/2016	07/11/2016	381.35
							475.10
001-140.000-720.350	Training & Cc						
US BANK CORPORATE PAYM	Am Red Cross		Waterpark skills	0	06/07/2016	07/11/2016	38.00
US BANK CORPORATE PAYM	Am Red Cross		Waterpark skills	0	06/07/2016	07/11/2016	19.00
							57.00
001-140.000-726.200	Telephone						
WINDSTREAM COMMUNICA		090766033	Service 6/19-7/18/16	0	06/22/2016	07/11/2016	204.65
							204.65
001-140.000-727.200	R & M Buildir						
PRESTO-X		30849336	Pest control service	0	04/25/2016	07/11/2016	58.35
							58.35

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001-140.000-727.600	R & M Office						
	PLATTE VALLEY COMMUNIC.	28885	Service/charge radio	0	06/15/2016	07/11/2016	106.15
	PLATTE VALLEY COMMUNIC.	28892	Service/charge radio	0	06/16/2016	07/11/2016	113.50
							219.65
001-140.000-730.050	Office Supplie						
	ALLEN'S OF HASTINGS, INC.	42	Film processing	0	06/21/2016	07/11/2016	1.60
	DAYMARK SOLUTIONS	101650	Photo ID cards	0	06/13/2016	07/11/2016	40.00
	DAYMARK SOLUTIONS	101679	Photo ID cards	0	06/16/2016	07/11/2016	97.00
	EAKES OFFICE SOLUTIONS	7005374	Time cards	0	06/20/2016	07/11/2016	17.97
	RUSS'S MARKET		Gatorade	0	06/16/2016	07/11/2016	19.96
	WAL-MART COMMUNITY	02146	Office supplies	0	06/08/2016	07/11/2016	31.29
	WRISTBANDS MEDTECH US	16325	Wristbands (1000)	0	04/28/2016	07/11/2016	50.25
							258.07
001-140.000-731.150	Chemicals						
	HAWKINS, INC.	3895879	Pool chemicals	0	06/07/2016	07/11/2016	508.13
							508.13
001-140.000-731.205	Concessions						
	ALLEN'S OF HASTINGS, INC.	388	Concessions resale	0	05/31/2016	07/11/2016	40.96
	ALLEN'S OF HASTINGS, INC.	22	Concessions resale	0	06/05/2016	07/11/2016	41.95
	ALLEN'S OF HASTINGS, INC.	112	Concessions resale	0	06/10/2016	07/11/2016	20.16
	ALLEN'S OF HASTINGS, INC.	145	Concessions resale	0	06/11/2016	07/11/2016	5.60
	ALLEN'S OF HASTINGS, INC.	137	Concessions resale	0	05/30/2016	07/11/2016	11.23
	ALLEN'S OF HASTINGS, INC.	6	Concessions resale	0	06/02/2016	07/11/2016	8.60
	ALLEN'S OF HASTINGS, INC.	154	Concessions resale	0	06/12/2016	07/11/2016	19.69
	ALLEN'S OF HASTINGS, INC.	51	Concessions resale	0	06/13/2016	07/11/2016	56.77
	ALLEN'S OF HASTINGS, INC.	123	Concessions resale	0	06/17/2016	07/11/2016	44.28
	ALLEN'S OF HASTINGS, INC.	155	Concessions resale	0	06/17/2016	07/11/2016	17.88
	ALLEN'S OF HASTINGS, INC.	68	Concessions resale	0	06/22/2016	07/11/2016	11.52
	CASH-WA CANDY CO.	67547	Concessions for resale	0	06/08/2016	07/11/2016	18.06
	CASH-WA CANDY CO.	67693	Concessions for resale	0	06/14/2016	07/11/2016	50.40
	CASH-WA DISTRIBUTING	10564376	Concessions for resale	0	06/06/2016	07/11/2016	2,392.95
	CASH-WA DISTRIBUTING	10565837	Concessions for resale	0	06/07/2016	07/11/2016	760.10
	CASH-WA DISTRIBUTING	10570318	Concessions for resale	0	06/09/2016	07/11/2016	638.45
	CASH-WA DISTRIBUTING	10572212	Concessions for resale	0	06/10/2016	07/11/2016	638.85
	CASH-WA DISTRIBUTING	10574797	Concessions for resale	0	06/14/2016	07/11/2016	854.10
	CASH-WA DISTRIBUTING	CM1911015	Concessions for resale	0	06/16/2016	07/11/2016	-35.10
	CASH-WA DISTRIBUTING	10573631	Concessions for resale	0	06/13/2016	07/11/2016	508.20
	CASH-WA DISTRIBUTING	C10577360	Concessions for resale	0	06/15/2016	07/11/2016	87.00
	CASH-WA DISTRIBUTING	10577380	Concessions for resale	0	06/15/2016	07/11/2016	281.80
	CASH-WA DISTRIBUTING	P10582924	Concessions for resale	0	06/18/2016	07/11/2016	1,567.15
	HASTINGS HIGH BOOSTER C		Reimburse concession supplies	0	06/15/2016	07/11/2016	574.50
	LITTLE CAESAR'S	289578	Concessions for resale	0	06/08/2016	07/11/2016	32.00
	MIDWEST MINI MELTS	16567	Mini melts	0	06/06/2016	07/11/2016	656.25
	PEPSI-COLA BOTTLING CO.	6155726	Concessions for resale	0	06/06/2016	07/11/2016	260.25
	PEPSI-COLA BOTTLING CO.	6155755	Concessions for resale	0	06/06/2016	07/11/2016	50.00
	PEPSI-COLA BOTTLING CO.	6155765	Concessions for resale	0	06/06/2016	07/11/2016	103.36
	PEPSI-COLA BOTTLING CO.	6156203	Concessions for resale	0	06/13/2016	07/11/2016	611.75
	PEPSI-COLA BOTTLING CO.	6156723	Concessions for resale credit	0	06/20/2016	07/11/2016	-82.00
	PEPSI-COLA BOTTLING CO.	6156724	Concessions for resale	0	06/20/2016	07/11/2016	44.70
	PEPSI-COLA BOTTLING CO.	6156725	Concessions for resale	0	06/20/2016	07/11/2016	974.27
	PEPSI-COLA BOTTLING CO.	6156669	Concessions for resale	0	06/17/2016	07/11/2016	56.00
	WAL-MART COMMUNITY	07241	Padlocks	0	06/14/2016	07/11/2016	13.53
	WAL-MART COMMUNITY	03990	Swim pants,bandaids	0	06/15/2016	07/11/2016	59.82
	WAL-MART COMMUNITY	03118	Padlocks,nightcrawlers,suppl	0	06/17/2016	07/11/2016	1.00
	WAL-MART COMMUNITY	01745	Padlocks	0	06/18/2016	07/11/2016	20.91
							11,416.94
001-140.000-731.350	Medical Supp						

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	WAL-MART COMMUNITY	03990	Swim pants,bandaids	0	06/15/2016	07/11/2016	23.30
	WAL-MART COMMUNITY	05547	Band aids	0	06/19/2016	07/11/2016	19.02
							42.32
001-140.000-737.200	Building Mair						
	ECHO SYSTEMS	S6798922.001	Fuse repair	0	06/07/2016	07/11/2016	21.50
	JACKSON SERVICES INC.	3380215	Mops & linen bag rack	0	06/16/2016	07/11/2016	47.10
	MENARDS - HASTINGS	5623	Liners	0	04/28/2016	07/11/2016	44.90
	MENARDS - HASTINGS	7404	Spring snaps,screws,tape	0	05/24/2016	07/11/2016	23.84
							137.34
						Total Dept. Water Park:	13,377.55
Dept: 145.000	Recreation program						
001-145.000-720.331	Adult Act. Co						
	ENGBERG/SCOTT//	Umpire	12gms @ \$22/game	0	06/23/2016	07/11/2016	264.00
	KNAPPLE/FRED H.//	Umpire	15gms @ \$22/game	0	06/23/2016	07/11/2016	330.00
	LINDBLAD/BRADLEY EDGAR	Umpire	9gms @ \$21/game	0	06/23/2016	07/11/2016	189.00
	MASER/ADAM//	Umpire	11gms @ \$22/game	0	06/23/2016	07/11/2016	242.00
	MC AMIS/RANDALL W.//	Umpire	9gms @ \$23/game	0	06/23/2016	07/11/2016	207.00
	MC DONALD JR./BRIAN L.//	Umpire	6gms @ \$22/game	0	06/23/2016	07/11/2016	132.00
	NELSON/BRENT//	Umpire	3gms @ \$21/game	0	06/23/2016	07/11/2016	66.00
	RATZLAFF/THOMAS J//	Umpire	18gms @ \$23/game	0	06/23/2016	07/11/2016	414.00
							1,844.00
001-145.000-720.332	Youth Act. Cc						
	DENKLAU/MIRANDA//	Umpire	2gms @ \$25/gm,2gms @ \$20/gr	0	06/23/2016	07/11/2016	90.00
	FILSINGER/EMILY//	Umpire	8gms @ \$25/gm,4gms @ \$20/gr	0	06/23/2016	07/11/2016	280.00
	GERLOFF/SHELBY//	Umpire	2gms @ \$20/game	0	06/23/2016	07/11/2016	40.00
	HINRICHS/JOSHUA//		Golf camp instructor	0	06/22/2016	07/11/2016	352.80
	ILLIF/BEKAH//	Umpire	2gms @ \$25/game	0	06/23/2016	07/11/2016	50.00
							812.80
001-145.000-726.200	Telephone						
	CHARTER COMMUNICATION	0263913	Internet svc 7/20-8/19/16	0	07/10/2016	07/11/2016	60.00
							60.00
001-145.000-730.050	Office Supplie						
	BIG G COMMERCIAL ACCOU	540806	Batteries	0	06/15/2016	07/11/2016	31.18
	EAKES OFFICE SOLUTIONS	6998765	Business card holder	0	06/10/2016	07/11/2016	1.09
	US BANK CORPORATE PAYM	Amazon	Audio cable	0	06/20/2016	07/11/2016	37.30
	US BANK CORPORATE PAYM	Amazon	Microphone	0	06/20/2016	07/11/2016	24.97
							94.54
001-145.000-731.401	Adult Rec Su						
	AWARDS UNLIMITED, INC.	411714	2016 softball league 3rd place	0	06/13/2016	07/11/2016	34.50
							34.50
001-145.000-731.402	Youth Rec St						
	HASTY AWARDS	06161546	Youth softball medals	0	06/17/2016	07/11/2016	151.65
	WAL-MART COMMUNITY	00129	Youth fishing derby supplies	0	06/17/2016	07/11/2016	16.05
	WAL-MART COMMUNITY	03118	Padlocks,nightcrawlers,suppl	0	06/17/2016	07/11/2016	26.80
							194.50
001-145.000-731.404	Adult-Fam. R						
	SWANK MOTION PICTURES,	1355048	DVD movies	0	06/22/2016	07/11/2016	750.00
							750.00
						Total Dept. Recreation programming:	3,790.34
Dept: 150.000	Library						
001-150.000-720.300	Professional						
	UNIQUE MANAGEMENT SVC	428500	Collection services	0	06/01/2016	07/11/2016	214.80

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							214.80
001-150.000-726.200	Telephone						
	VERIZON WIRELESS	9766921260	Wireless svc 5/11-6/10/16	0	06/10/2016	07/11/2016	111.10
							111.10
001-150.000-727.200	R & M Buildir						
	SUPREME CLEANING SERVI	2899	Janitor svc 6/16-30	0	06/23/2016	07/11/2016	800.00
							800.00
001-150.000-729.100	Laundry						
	PARAMOUNT LINEN	C66552	Mats outstanding credit	0	02/16/2016	07/11/2016	-10.35
							-10.35
001-150.000-729.149	Processing F						
	BAKER & TAYLOR, INC.	2032054215	Books, processing	0	06/01/2016	07/11/2016	16.28
	MIDWEST TAPE	94029125	DVD, processing	0	06/03/2016	07/11/2016	19.95
	MIDWEST TAPE	94029123	CDs, processing	0	06/03/2016	07/11/2016	2.85
	MIDWEST TAPE	94038642	DVD, processing	0	06/07/2016	07/11/2016	2.85
	MIDWEST TAPE	94049977	DVD, processing	0	06/10/2016	07/11/2016	5.70
	MIDWEST TAPE	94047104	CDs, processing	0	06/13/2016	07/11/2016	2.85
							50.48
001-150.000-730.050	Office Supplie						
	BUSINESS WORLD PRODUC	016731	Ink cartridges,scotch tape	0	06/24/2016	07/11/2016	51.97
	ELITE SUPPLIES	21716	Toner for oversized printer	0	06/06/2016	07/11/2016	433.00
	WAL-MART COMMUNITY	03956	Storage for lawn games	0	06/14/2016	07/11/2016	16.59
							501.56
001-150.000-730.115	Library Collec						
	BAKER & TAYLOR, INC.	2032054215	Books, processing	0	06/01/2016	07/11/2016	286.08
	BAKER & TAYLOR, INC.	2032070935	Books	0	06/07/2016	07/11/2016	667.12
	BAKER & TAYLOR, INC.	2032069624	Books	0	06/07/2016	07/11/2016	173.29
	BAKER & TAYLOR, INC.	5014147672	Books	0	06/08/2016	07/11/2016	26.76
	BLACKSTONE AUDIOBOOKS	835567	Audiobook	0	05/26/2016	07/11/2016	50.00
	BLACKSTONE AUDIOBOOKS	835568	Audiobook	0	05/26/2016	07/11/2016	50.00
	GALE-CENGAGE LEARNING	58178218	Books	0	06/08/2016	07/11/2016	123.16
	GALE-CENGAGE LEARNING	58186646	Books	0	06/09/2016	07/11/2016	47.23
	GALE-CENGAGE LEARNING	58186032	Books	0	06/09/2016	07/11/2016	122.95
	GALE-CENGAGE LEARNING	58186961	Books	0	06/09/2016	07/11/2016	18.19
	MIDWEST TAPE	94029125	DVD, processing	0	06/03/2016	07/11/2016	76.98
	MIDWEST TAPE	94029123	CDs, processing	0	06/03/2016	07/11/2016	18.99
	MIDWEST TAPE	94038642	DVD, processing	0	06/07/2016	07/11/2016	12.99
	MIDWEST TAPE	94049977	DVD, processing	0	06/10/2016	07/11/2016	29.98
	MIDWEST TAPE	94047104	CDs, processing	0	06/13/2016	07/11/2016	11.99
	OVERDRIVE INC	60716	Ebooks	0	06/07/2016	07/11/2016	40.98
	RECORDED BOOKS, LLC	75353067	Audio book	0	06/13/2016	07/11/2016	129.20
	US BANK CORPORATE PAYM	Amazon	Ebook - Kindle	0	06/21/2016	07/11/2016	1.06
	US BANK CORPORATE PAYM	Amazon	Ebook - Kindle	0	06/20/2016	07/11/2016	16.04
	US BANK CORPORATE PAYM	Amazon	Ebook - Kindle	0	06/20/2016	07/11/2016	14.97
	US BANK CORPORATE PAYM	Amazon	Ebook - Kindle	0	06/15/2016	07/11/2016	10.99
	US BANK CORPORATE PAYM	Amazon	Ebook - Kindle	0	06/13/2016	07/11/2016	10.49
	US BANK CORPORATE PAYM	Amazon	Ebook - Kindle	0	06/11/2016	07/11/2016	6.41
	US BANK CORPORATE PAYM	Amazon	Ebook - Kindle	0	06/10/2016	07/11/2016	9.62
	US BANK CORPORATE PAYM	Amazon	Ebook - Kindle	0	06/22/2016	07/11/2016	10.69
							1,966.16
						Total Dept. Library:	3,633.75
Dept: 220.000	911 center						
001-220.000-726.200	Telephone						
	STATE OF NE - DAS STATE	1015993	State telecom - June 2016	0	06/21/2016	07/11/2016	704.00
	WINDSTREAM COMMUNICA	090239051	Silent Knight lines 6/4-7/3/16	0	06/07/2016	07/11/2016	108.14

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							812.14
001-220.000-730.050	Office Supplies						
	WAL-MART COMMUNITY	04330	Batteries	0	06/22/2016	07/11/2016	99.18
							99.18
Total Dept. 911 center:							911.32
Dept: 230.000 Hastings Fire & Rescue							
001-230.000-712.250	Life Insurance						
	BALL INSURANCE SERVICES	743	Reserve life insurance	0	06/16/2016	07/11/2016	756.00
							756.00
001-230.000-726.220	Pest Control						
	PRESTO-X	30891236	HPS pest control	0	06/13/2016	07/11/2016	43.71
	PRESTO-X	30891268	LPS pest control	0	06/13/2016	07/11/2016	44.91
							88.62
001-230.000-727.200	R & M Building						
	BIG G COMMERCIAL ACCOUNTS	541219	3 floor registers	0	06/20/2016	07/11/2016	30.40
	RAYNOR GARAGE DOORS CO	21325	Service overhead door	0	06/13/2016	07/11/2016	90.00
							120.40
001-230.000-727.700	R & M Tools & Equipment						
	DEB'S UPHOLSTERY	450679	Recover weight benches	0	06/20/2016	07/11/2016	160.00
	HASTINGS CANVAS & MFG. CO	12102	Hose bed tarp repr/new tarp	0	06/23/2016	07/11/2016	262.00
	YANT EQUIPMENT CO., INC.	L103103	Repr issues underground tanks	0	06/15/2016	07/11/2016	125.00
	YANT EQUIPMENT CO., INC.	L103104	Repr issues underground tanks	0	06/15/2016	07/11/2016	125.00
							672.00
001-230.000-727.800	R & M Vehicle						
	FYR-TEK	S3018-9	Annual pump tests/repairs	0	06/03/2016	07/11/2016	1,222.00
							1,222.00
001-230.000-730.050	Office Supplies						
	EAKES OFFICE SOLUTIONS	6998881	Envelopes,legal pds,post-its	0	06/13/2016	07/11/2016	42.76
							42.76
001-230.000-730.100	Books & Maps						
	US BANK CORPORATE PAYMENT	Jones & Bartlett	Training books	0	06/16/2016	07/11/2016	593.00
							593.00
001-230.000-731.470	Fire Prevention						
	BIG G COMMERCIAL ACCOUNTS	540899	Smoke alarms - 12	0	06/16/2016	07/11/2016	188.04
	NE FOREST SERVICE		Fire prevention materials	0	06/17/2016	07/11/2016	57.20
	VIDEO KINGDOM	100417	Copy prevention tapes	0	06/17/2016	07/11/2016	24.00
							269.24
001-230.000-731.650	Uniform Allowance						
	WITMER PUBLIC SAFETY GROUP	E1477318	2 helmet shields	0	06/06/2016	07/11/2016	94.17
							94.17
001-230.000-737.705	Shop Supplies						
	BIG G COMMERCIAL ACCOUNTS	541655	Carwash	0	06/23/2016	07/11/2016	18.70
	MENARDS - HASTINGS	4778	Utility knives	0	04/15/2016	07/11/2016	129.64
							148.34
Total Dept. Hastings Fire & Rescue:							4,006.53
Dept: 230.300 Ambulance Service							
001-230.300-720.300	Professional						
	FAMILY MEDICAL CENTER	Henry,Smith,Steiner,Lammers	Annual physicals-Dooley	0	06/17/2016	07/11/2016	770.00
							770.00

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001-230.300-731.350	Medical Supr						
	BOUND TREE MEDICAL LLC	82178792	Medical supplies	0	06/14/2016	07/11/2016	119.96
	BOUND TREE MEDICAL LLC	82183190	Medical supplies	0	06/17/2016	07/11/2016	119.96
	LIFEGUARD MD	5031	Medical supplies	0	06/21/2016	07/11/2016	574.80
	MATHESON TRIGAS-LINWEL	13552297	Oxygen	0	06/16/2016	07/11/2016	76.50
							891.22
001-230.300-731.650	Uniform Allow						
	ASPEN MILLS, INC.	174483	4 pair black pants	0	12/16/2015	07/11/2016	198.99
	MUNICIPAL EMERGENCY SE	IN1038114	Uniform pants	0	06/09/2016	07/11/2016	73.95
	MUNICIPAL EMERGENCY SE	IN1039375	2 polos	0	06/14/2016	07/11/2016	101.57
	MUNICIPAL EMERGENCY SE	IN1039385	Uniform pants	0	06/14/2016	07/11/2016	39.12
							413.63
Total Dept. Ambulance Service:							2,074.85
Dept: 240.000 Police							
001-240.000-720.300	Professional						
	BURKE, PSY.D./MICHAEL//	Barron, Taylor	Candidate evals-Dawe,Hanson	0	05/11/2016	07/11/2016	3,000.00
	CBS - REPORTING SERVICE	319930	Membership, 5 reports	0	06/01/2016	07/11/2016	56.50
	CROWN POINTE TECHNOLO	13941	Annual maintenance-Skills mgr	0	01/06/2016	07/11/2016	560.00
	CYPRESS SOLUTIONS	6924	CTM-200 LTE,DC pwr cbl (2)	0	05/11/2016	07/11/2016	1,632.09
	HASTINGS INTERNAL MEDIC	Hanson	Hepatitis shots-Barron,Taylor	0	05/27/2016	07/11/2016	217.00
	NE PUBLIC HEALTH ENVIRO	476712	BAC test (1)	0	06/14/2016	07/11/2016	105.00
	PEAVEY COMPANY/LYNN//	44605	Urine collection kits (15)	0	06/16/2016	07/11/2016	75.25
	US BANK CORPORATE PAYM	Crown Pointe Tech	Credit not charged on card	0	01/06/2016	07/11/2016	-560.00
	US BANK CORPORATE PAYM	Charter Comm	TV/internet service	0	06/09/2016	07/11/2016	247.01
							5,332.85
001-240.000-720.350	Training & Cc						
	US BANK CORPORATE PAYM	Streetdrugs.org	Drug ID guide & CD	0	06/20/2016	07/11/2016	67.71
							67.71
001-240.000-721.050	Postage						
	POLICE DEPT. - PETTY CAS		Postage,register fee #62	0	06/10/2016	07/11/2016	1.36
	TOTAL PACKAGE/THE//	59630	Postage	0	05/23/2016	07/11/2016	11.11
	US BANK CORPORATE PAYM	USPS	Postage	0	06/13/2016	07/11/2016	25.19
	US BANK CORPORATE PAYM	USPS	Postage	0	06/15/2016	07/11/2016	8.83
	US BANK CORPORATE PAYM	USPS	Postage	0	06/16/2016	07/11/2016	8.83
	US BANK CORPORATE PAYM	USPS	Postage	0	06/20/2016	07/11/2016	17.66
	US BANK CORPORATE PAYM	USPS	Postage	0	06/22/2016	07/11/2016	8.83
							81.81
001-240.000-724.050	Printing						
	CAPITAL BUSINESS SYSTEM	618280	Copier coverage - Task Force	0	06/06/2016	07/11/2016	98.68
	TRAF-O-TERIA SYSTEM	15724	2000 parking ticket blanks	0	06/10/2016	07/11/2016	345.04
							443.72
001-240.000-726.200	Telephone						
	VERIZON WIRELESS	9766941171	Mnthly svc,hotspts 5/11-6/10	0	06/10/2016	07/11/2016	817.10
	WINDSTREAM COMMUNICA	090212727	Phone svc & long distance	0	06/07/2016	07/11/2016	132.91
							950.01
001-240.000-727.200	R & M Buildir						
	PRECISION SPRINKLERS, IN	10158	Repair 11 heads, 2 modules	0	06/17/2016	07/11/2016	514.50
	PRESTO-X	30896553	Bird baiting service	0	06/20/2016	07/11/2016	80.00
							594.50
001-240.000-727.400	R & M Commr						
	PLATTE VALLEY COMMUNIC	28922	Prog prtble radio,instll mic	0	06/22/2016	07/11/2016	105.00
	PLATTE VALLEY COMMUNIC	28921	Repr prtble radio,install mic	0	06/22/2016	07/11/2016	111.25
	US BANK CORPORATE PAYM	Amazon	Wireless remote,cable	0	06/14/2016	07/11/2016	32.74
	VERIZON WIRELESS	9766941171	Mnthly svc,hotspts 5/11-6/10	0	06/10/2016	07/11/2016	400.10

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							649.09
001-240.000-727.600	R & M Office COMPUTER HARDWARE	H15985	2 iPad Air - new officers	0	06/14/2016	07/11/2016	798.00
							798.00
001-240.000-727.700	R & M Tools & Equip						
	PLATTE VALLEY COMMUNIC.	28852	Install camera,remove mic #77	0	06/10/2016	07/11/2016	562.50
	PLATTE VALLEY COMMUNIC.	28872	Repl camera,mnt monitor #75	0	06/14/2016	07/11/2016	187.50
							750.00
001-240.000-727.800	R & M Vehicle Maint						
	ACE AUTOMOTIVE, INC.	35182	Charge A/C #69	0	06/10/2016	07/11/2016	113.20
	ACE AUTOMOTIVE, INC.	35198	R/R muffler & tailpipe #72	0	06/14/2016	07/11/2016	388.17
	ACE AUTOMOTIVE, INC.	34822	R/R brake light #75	0	06/15/2016	07/11/2016	40.00
	ACE AUTOMOTIVE, INC.	34824	Oil change #85	0	06/16/2016	07/11/2016	39.98
	ACE AUTOMOTIVE, INC.	34837	Oil change #76	0	06/17/2016	07/11/2016	39.98
	ACE AUTOMOTIVE, INC.	35153	Oil change #75	0	06/07/2016	07/11/2016	39.98
	ACE AUTOMOTIVE, INC.	34866	R/R cooling fans,collant #54	0	06/22/2016	07/11/2016	372.50
	FILL-N-CHILL	34947	2 car washes	0	05/01/2016	07/11/2016	10.00
	FILL-N-CHILL	26819	11 blue car washes	0	05/20/2016	07/11/2016	55.00
	FILL-N-CHILL	26075	11 car washes	0	05/20/2016	07/11/2016	55.00
	FILL-N-CHILL	34006	1 car wash	0	05/20/2016	07/11/2016	5.00
	FILL-N-CHILL	28326	6 blue car washes	0	05/31/2016	07/11/2016	30.00
	FILL-N-CHILL	21866	13 car washes	0	05/31/2016	07/11/2016	65.00
	FILL-N-CHILL	38870	1 car wash	0	05/31/2016	07/11/2016	5.00
	HASTINGS FORD LINCOLN	121516	Lamp & bulb assmbly,core	0	06/15/2016	07/11/2016	176.34
	HASTINGS FORD LINCOLN	121522	Credit core return	0	06/16/2016	07/11/2016	-50.00
	MR. TIRE	46547	1 tire, mounted	0	06/16/2016	07/11/2016	142.92
	SPADY CHEVROLET,GMC,CADILLAC	137487	Wheel	0	06/13/2016	07/11/2016	183.75
	WAL-MART COMMUNITY	06196	Flrmats,str whl covers #62,#65	0	06/20/2016	07/11/2016	34.50
							1,746.32
001-240.000-729.204	Heartland Pet Services						
	HEARTLAND PET CONNECTION	July	July pet care	0	07/01/2016	07/11/2016	4,333.33
							4,333.33
001-240.000-730.050	Office Supplies						
	EAKES OFFICE SOLUTIONS	6999666	Printer ink cartridge	0	06/13/2016	07/11/2016	39.99
	EAKES OFFICE SOLUTIONS	7000137	Legal copy,laminating,twlettes	0	06/13/2016	07/11/2016	10.37
	QUILL CORPORATION	68700428	1 toner cartridge,4 ink cartri	0	06/17/2016	07/11/2016	385.95
							436.31
001-240.000-731.407	Youth Activities						
	4IMPRINT INC	12258824	Junior officer badge stickers	0	06/10/2016	07/11/2016	325.50
							325.50
001-240.000-731.700	Wearing Apparel						
	IN STITCHES EMBROIDERY	466956	2 shirts with embroidery	0	06/17/2016	07/11/2016	9.50
	US BANK CORPORATE PAYMENT	Liberty Cleaners	Dry cleaning uniform	0	06/10/2016	07/11/2016	18.79
							28.29
001-240.000-738.055	Field Equipment						
	ALLEN'S OF HASTINGS, INC.	259	14 cans bug repellent	0	06/20/2016	07/11/2016	83.86
	JACK'S UNIFORMS & EQUIPMENT	58858B	2 pr pants exchanged - Mary	0	06/07/2016	07/11/2016	27.99
	POLICE DEPT. - PETTY CASH		Postage,register fee #62	0	06/10/2016	07/11/2016	6.60
	US BANK CORPORATE PAYMENT	Amazon	iPad cases for new officers	0	06/09/2016	07/11/2016	155.60
	WAL-MART COMMUNITY	03918	CD/DVD burner,2 crd readers	0	06/14/2016	07/11/2016	79.64
							353.69
Total Dept. Police:							16,891.13

Dept: 330.000 EPA mandates

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001-330.000-729.400	EPA Legal Fees						
	SULLIVAN, SHOEMAKER PC,	7250.506	Legal exp/EPA (NLF)	0	06/22/2016	07/11/2016	352.95
	SULLIVAN, SHOEMAKER PC,	7250.504	Legal exp/EPA (Non-HGWCS)	0	06/22/2016	07/11/2016	432.90
							785.85
							Total Dept. EPA mandates:
							785.85
Dept: 330.100 EPA 2nd street sub							
001-330.100-729.435	2nd St. Subs						
	GRACE'S LOCKSMITH SERV	56454	1 master key padlock-2nd St	0	06/15/2016	07/11/2016	25.50
							25.50
001-330.100-729.436	2nd St. Rent						
	FILL-N-CHILL *2	July	July/202 East 2nd St	0	07/01/2016	07/11/2016	1,550.00
							1,550.00
							Total Dept. EPA 2nd street subsite:
							1,575.50
Dept: 330.200 Storm Water Management							
001-330.200-723.050	Advertising						
	KSNB TV	336518-2	Advertising 4/25-5/29	0	05/29/2016	07/11/2016	1,550.00
							1,550.00
							Total Dept. Storm Water Management:
							1,550.00
Dept: 620.000 Airport							
001-620.000-723.050	Advertising						
	HASTINGS TRIBUNE	202252	Advisory bd mtg notice 5/18/16	0	05/31/2016	07/11/2016	106.00
							106.00
001-620.000-727.200	R & M Building						
	BIG G COMMERCIAL ACCOUNT	541539	Flr clnr,trsh bgs,flgs,soap	0	06/22/2016	07/11/2016	20.46
	PARAMOUNT LINEN	03092	Mats/coveralls	0	06/17/2016	07/11/2016	17.35
							37.81
001-620.000-727.202	R & M Airport						
	BIG G COMMERCIAL ACCOUNT	540961	Paint supp,2/5gal dsl cans	0	06/16/2016	07/11/2016	100.36
	NE DEPT.OF AGRICULTURE	Pump Renewal	Wayne pump 2 registration fees	0	07/01/2016	07/11/2016	41.96
							142.32
001-620.000-729.150	Other Operating						
	WINDSTREAM COMMUNICATION	090937657	Land & internet 6/7-7/6/16	0	06/09/2016	07/11/2016	101.76
							101.76
001-620.000-731.250	Fuel & Oil						
	BIG G COMMERCIAL ACCOUNT	540961	Paint supp,2/5gal dsl cans	0	06/16/2016	07/11/2016	19.99
							19.99
001-620.000-731.255	Fuel & Oil Re						
	BOSELNMAN ENERGY, INC.	28-6124954115	Jet A 1989gals,AV gas 2000gals	0	06/15/2016	07/11/2016	11,991.26
							11,991.26
							Total Dept. Airport:
							12,399.14
							Total Fund GENERAL FUND:
							499,773.37
Fund: 111 1999 BUSINESS IMPROVEMENT							
Dept: 000.000							
111-000.000-720.300	Professional Services						
	COMMUNITY REDEVELOPMENT	July	July director salary/off rent	0	07/01/2016	07/11/2016	1,625.00
							1,625.00
111-000.000-728.100	Rent						

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	COMMUNITY REDEVELOPMI	July	July director salary/off rent	0	07/01/2016	07/11/2016	250.00
							250.00
Total Dept. 000000:							1,875.00
ESS IMPROVEMENT DIST:							1,875.00

Fund: 120 COMMUNITY DEVELOI

Dept: 420.321 Resurface Grant 15

120-420.321-742.229 D St - Garfiel

MID-STATE ENGINEERING AI	13218	D Street, CDBG 15-CR-008	0	05/31/2016	07/11/2016	560.00
						560.00
Total Dept. Resurface Grant 15-CR-008:						560.00
TY DEVELOPMENT FUND:						560.00

Fund: 130 LIBRARY GRANT FUNI

Dept: 000.000

130-000.000-720.357 Library Progr

ARIAS/JOSH//	SRP	Art 4 graffiti classes	0	06/07/2016	07/11/2016	250.00
REAMS/KALEE//	4973	Dance instruction prog SRP	0	06/14/2016	07/11/2016	72.00
STONER/AMELIA//	6742	Dance instruction prog SRP	0	06/14/2016	07/11/2016	54.00
US BANK CORPORATE PAYM	K-Mart	Teen SRP items	0	06/19/2016	07/11/2016	5.67
US BANK CORPORATE PAYM	K-Mart	Children's SRP items	0	06/18/2016	07/11/2016	358.29
US BANK CORPORATE PAYM	Amazon	Portable PA spkr sound system	0	06/09/2016	07/11/2016	109.99
WAL-MART COMMUNITY	00171	Teen SRP items	0	06/17/2016	07/11/2016	111.14
WAL-MART COMMUNITY	00792	Childrens RP items	0	06/20/2016	07/11/2016	37.31
						998.40
Total Dept. 000000:						998.40
d LIBRARY GRANT FUND:						998.40

Fund: 131 LIBRARY SALES TAX F

Dept: 000.000

131-000.000-742.300 Construction

B2 ENVIRONMENTAL INC	9487	Asbestos work on renovation	0	06/08/2016	07/11/2016	5,300.00
CHIEF CONSTRUCTION CO.	APP2	Renovation work	0	06/03/2016	07/11/2016	65,350.84
						70,650.84
Total Dept. 000000:						70,650.84
BRARY SALES TAX FUND:						70,650.84

Fund: 133 PARKS GRANT FUND

Dept: 130.000 Parks

133-130.000-741.209 Infrastructure

BIG G COMMERCIAL ACCOU	538446, 100947	Fasteners,vent,sealant-Arbrtm	0	05/23/2016	07/11/2016	37.21
CONSOLIDATED CONCRETE	205797	Cement for benches	0	05/03/2016	07/11/2016	100.00
UPBEAT, INC.	578475	Beckner memorial bench	0	06/09/2016	07/11/2016	696.89
UPBEAT, INC.	578527	Memorial bench	0	06/10/2016	07/11/2016	847.08
						1,681.18
Total Dept. Parks:						1,681.18
and PARKS GRANT FUND:						1,681.18

Fund: 147 CANDO FUND

Dept: 000.000

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147-000.000-729.600	Cando Project						
	GRAND ISLAND POLICE DEF	Berlie	Reimburse OT 5/3/16	0	06/14/2016	07/11/2016	25.04
	INTERNET NEBRASKA	cando	3 mnths internet Hastings off	0	06/20/2016	07/11/2016	62.95
	REDWOOD TOXICOLOGY LA	559953	Drug test kits	0	06/09/2016	07/11/2016	111.55
							<u>199.54</u>
						Total Dept. 000000:	<u>199.54</u>
						Total Fund CANDO FUND:	199.54
Fund: 158 WIRELESS E911 FUND							
Dept: 220.000 911 center							
158-220.000-743.400	Communicati						
	GEOCOMM, INC.	2322	GIS 911 data maintenance	0	05/01/2016	07/11/2016	9,006.00
							<u>9,006.00</u>
						Total Dept. 911 center:	<u>9,006.00</u>
						nd WIRELESS E911 FUND:	9,006.00
Fund: 170 MUSEUM FUND							
Dept: 170.100 Museum administr							
170-170.100-720.350	Training & Co						
	HASTINGS AREA CHAMBER		Chamber/Jonschallert.com	0	06/14/2016	07/11/2016	98.00
							<u>98.00</u>
170-170.100-723.050	Advertising						
	INSCRIBED DESIGN & PHOT	24	Photography events	0	06/13/2016	07/11/2016	100.00
							<u>100.00</u>
170-170.100-723.060	Promo Servic						
	ADAMS COUNTY CONVENTI	May	May lodging tax	0	07/01/2016	07/11/2016	8,710.55
							<u>8,710.55</u>
170-170.100-726.200	Telephone						
	CHARTER COMMUNICATION	007005	Internet svcs 7/24-8/23/16	0	06/15/2016	07/11/2016	99.98
							<u>99.98</u>
170-170.100-727.200	R & M Buildir						
	SCHNEIDER PLUMBING	04262016	Labor & parts	0	05/30/2016	07/11/2016	159.20
							<u>159.20</u>
170-170.100-727.500	R & M Heavy						
	WITTE SALES & SERVICE/AL	1358	Drain & lid/ring, shipping	0	06/09/2016	07/11/2016	99.57
							<u>99.57</u>
170-170.100-728.150	Film Royalty						
	MUSEUM - PETTY CASH		Supplies,mower gas,guarantees	0	06/22/2016	07/11/2016	502.40
							<u>502.40</u>
170-170.100-729.050	Dues & Subs						
	BH MEDIA GROUP	10906939	Annual subscription-Independnt	0	06/14/2016	07/11/2016	192.40
							<u>192.40</u>
170-170.100-730.050	Office Suppli						
	WAL-MART COMMUNITY	05854	Thumb drives(2),pencil shrpnr	0	06/20/2016	07/11/2016	24.55
							<u>24.55</u>
170-170.100-731.205	Concessions						
	PEPSI-COLA BOTTLING CO.	6156295	Soda & water for concessions	0	06/14/2016	07/11/2016	199.00
	PEPSI-COLA BOTTLING CO.	6156600	Soda & water for concessions	0	06/17/2016	07/11/2016	16.50
	PEPSI-COLA BOTTLING CO.	6156809	Soda & water for concessions	0	06/21/2016	07/11/2016	331.00

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	PRIMA DISTRIBUTION, INC.	000083724	Invoice/concessions	0	06/20/2016	07/11/2016	425.85
							972.35
170-170.100-731.210	Store Merch						
	3D ENTERTAINMENT DISTRI	HAS/DD/H0516	12 DVDs, shipping	0	06/21/2016	07/11/2016	202.02
	BRONZE HORSE, LLC/THE//	06162016	Martin Bros books-store merch	0	06/16/2016	07/11/2016	167.50
	LONGLEAF SERVICES INC	684346	Store merch: letters	0	06/03/2016	07/11/2016	570.28
	LONGLEAF SERVICES INC	686208	Civil War disc/reorder	0	06/09/2016	07/11/2016	41.25
	LONGLEAF SERVICES INC	CM684346	Civil War return credit	0	06/09/2016	07/11/2016	-45.00
	LONGLEAF SERVICES INC	684346	Lord Grizzly second edit	0	06/06/2016	07/11/2016	28.42
							964.47
170-170.100-731.408	Educational E						
	EAKES OFFICE SOLUTIONS	7004985	Cardstock-3 reams,education	0	06/20/2016	07/11/2016	35.97
	MUSEUM - PETTY CASH		Supplies,mower gas,guarantees	0	06/22/2016	07/11/2016	71.30
	WAL-MART COMMUNITY	04889	Kool-Aid,snacks,Summer Fun	0	06/12/2016	07/11/2016	108.44
	WAL-MART COMMUNITY	09587	Summer Fun, ed supplies	0	06/15/2016	07/11/2016	87.38
	WAL-MART COMMUNITY	03954	Mask,juices,Summer Fun	0	06/15/2016	07/11/2016	50.38
	WAL-MART COMMUNITY	01860	Cupcakes Summer Fun	0	06/17/2016	07/11/2016	12.00
	WAL-MART COMMUNITY	03899	Summer Fun - dye, food	0	06/19/2016	07/11/2016	177.52
	WAL-MART COMMUNITY	06421	Summer Fun - crews	0	06/20/2016	07/11/2016	110.84
	WAL-MART COMMUNITY	01131	Magic tape,cupcakes,Summer Fi	0	06/22/2016	07/11/2016	38.26
							692.09
170-170.100-737.100	Landscaping						
	BIG G COMMERCIAL ACCOU	541339	Valve sprinklers	0	06/21/2016	07/11/2016	18.23
	MUSEUM - PETTY CASH		Supplies,mower gas,guarantees	0	06/22/2016	07/11/2016	38.00
	REAMS SPRINKLER SUPPLY	S1309924.001	Nozzles (10), shipping	0	06/13/2016	07/11/2016	118.63
							174.86
170-170.100-737.200	Building Mair						
	MENARDS - HASTINGS	08484	Bathroom cleaner/primer/batts	0	06/08/2016	07/11/2016	46.61
							46.61
170-170.100-737.205	Electrical Sup						
	MENARDS - HASTINGS	08945	Flood lgt blbs (6),steel studs	0	06/14/2016	07/11/2016	16.99
							16.99
170-170.100-737.210	Exhibit Suppl						
	ACORN NATURALISTS	707151	Lrg track panel,ship exh suppl	0	06/09/2016	07/11/2016	507.74
	BIG G COMMERCIAL ACCOU	540641	Misc fasteners/Nook	0	06/14/2016	07/11/2016	5.68
	CTM GROUP INC.	22679	Tie dye,yth camos,adult blue	0	06/15/2016	07/11/2016	386.00
	GRACE'S LOCKSMITH SERV	56434	1 cam lock/6 keys	0	06/09/2016	07/11/2016	20.00
	MENARDS - HASTINGS	08945	Flood lgt blbs (6),steel studs	0	06/14/2016	07/11/2016	21.29
	WAL-MART COMMUNITY	08440	Diorama draw repairs	0	06/14/2016	07/11/2016	7.60
							948.31
170-170.100-737.212	Event Expen:						
	MUSEUM - PETTY CASH		Supplies,mower gas,guarantees	0	06/22/2016	07/11/2016	24.90
							24.90
							13,827.23
							13,827.23
Fund: 180 STREET FUND							
Dept: 000.000							
180-000.000-720.350	Training & Cc						
	BERGMANN/DEB//	Reimburse	CDBG full cert trning fee	0	02/04/2016	07/11/2016	100.00
	US BANK CORPORATE PAYM	NEDED	CDBG training not chrg to card	0	02/04/2016	07/11/2016	-100.00
							0.00
180-000.000-726.200	Telephone						

INVOICE APPROVAL LIST BY FUND REPORT

Vouchers to be paid 07/11/2016

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Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
	VIAERO WIRELESS	14809	Pks/Wacker cell 5/21-6/20/16	0	06/27/2016	07/11/2016	2.48
							2.48
180-000.000-727.200	R & M Buildir NE FIRE SPRINKLER CORP.	738	Annual sprinkler inspection	0	06/07/2016	07/11/2016	165.00
							165.00
180-000.000-727.500	R & M Heavy						
	ACE AUTOMOTIVE, INC.	34823	A/C repair #44	0	06/16/2016	07/11/2016	155.00
	AUTO VALUE-HASTINGS	70-455432	Flasher return	0	06/20/2016	07/11/2016	-4.29
	AUTO VALUE-HASTINGS	70-455428	Flasher #57	0	06/20/2016	07/11/2016	4.29
	AUTO VALUE-HASTINGS	70-454706	Tower & shroud #29	0	06/07/2016	07/11/2016	12.58
	AUTO VALUE-HASTINGS	70-454867	Seal & cap #923	0	06/09/2016	07/11/2016	13.42
	AUTO VALUE-HASTINGS	70-455184	Flasher #57	0	06/15/2016	07/11/2016	4.29
	AUTO VALUE-HASTINGS	70-455345	Switch #54	0	06/17/2016	07/11/2016	15.78
	AUTO VALUE-HASTINGS	70-455570	Comp fitting #47	0	06/22/2016	07/11/2016	3.20
	FASTENAL COMPANY	NEHAS127008	Bolt for hammer #42	0	06/14/2016	07/11/2016	3.66
	GARRETT TIRES AND TREA	108186	Flat tire repair #902	0	06/20/2016	07/11/2016	17.05
	GARRETT TIRES AND TREA	108112	New tire #41	0	06/16/2016	07/11/2016	223.90
	GARRETT TIRES AND TREA	108235	Foam fill tires #906	0	06/23/2016	07/11/2016	75.90
	N A P A AUTO PARTS	636828	Flasher #57	0	06/20/2016	07/11/2016	4.49
	N A P A AUTO PARTS	634298	Seal #923	0	06/09/2016	07/11/2016	8.66
	N A P A AUTO PARTS	635913	Fuel filter,wheel seal return	0	06/16/2016	07/11/2016	-17.06
	PLATTE VALLEY COMMUNIC.	28900	Strobe light #54	0	07/17/2016	07/11/2016	189.95
	THREE POINTS TIRE	14654	Flat repair #917	0	06/09/2016	07/11/2016	13.00
	THREE POINTS TIRE	14706	Flat repair #923	0	06/17/2016	07/11/2016	16.00
	THREE POINTS TIRE	14744	Flat repair #29	0	06/22/2016	07/11/2016	28.00
	THREE POINTS TIRE	14742	Tires #902	0	06/22/2016	07/11/2016	160.00
	TURFWERKS	J110465	Wheels & tires #906	0	06/17/2016	07/11/2016	318.77
							1,246.59
180-000.000-727.800	R & M Vehicl						
	AUTO VALUE-HASTINGS	70-455234	Tail lamp socket #45	0	06/16/2016	07/11/2016	31.82
	AUTO VALUE-HASTINGS	70-455400	Connectors	0	06/20/2016	07/11/2016	13.49
	DEB'S UPHOLSTERY	450677	Seat repair #16	0	06/08/2016	07/11/2016	90.00
	FRIESEN CHEVROLET, INC.	503394	Armrest #66	0	06/07/2016	07/11/2016	73.50
	THREE POINTS TIRE	14712	Flat repair #21	0	06/17/2016	07/11/2016	28.00
							236.81
180-000.000-728.050	Hire of Equip						
	HASTINGS TRIBUNE	201758	Balance for ad	0	05/31/2016	07/11/2016	133.47
							133.47
180-000.000-730.050	Office Suppli						
	BUSINESS WORLD PRODUC	16626	First aid, misc supplies	0	06/20/2016	07/11/2016	11.20
	BUSINESS WORLD PRODUC	16722	Phone book messages	0	06/23/2016	07/11/2016	5.49
							16.69
180-000.000-731.050	Asphalt & Ce						
	FASTENAL COMPANY	NEHAS127219	Catch basin bits	0	06/21/2016	07/11/2016	11.55
	SMITH CONSTRUCTION CO.,	02573	5.60 tons SPR asphalt	0	06/06/2016	07/11/2016	243.93
	SMITH CONSTRUCTION CO.,	02578	21.31 tons SPR asphalt	0	06/13/2016	07/11/2016	921.67
							1,177.15
180-000.000-731.250	Fuel & Oil						
	SAPP BROS PETROLEUM IN	22169189	650 gals #2 diesel	0	06/07/2016	07/11/2016	1,001.00
	SAPP BROS PETROLEUM IN	22171705	643 gals #2 diesel	0	06/14/2016	07/11/2016	990.22
	THOMSEN OIL CO.	247221	1314 gals unleaded	0	06/17/2016	07/11/2016	2,605.66
							4,596.88
180-000.000-731.700	Wearing Appi						
	MATHESON TRIGAS-LINWEL	13557760	Safety glasses	0	06/17/2016	07/11/2016	7.14
	MATHESON TRIGAS-LINWEL	13562875	Safety glasses	0	06/20/2016	07/11/2016	6.83

INVOICE APPROVAL LIST BY FUND REPORT

Vouchers to be paid 07/11/2016

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Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
							13.97
180-000.000-737.705	Shop Supplie						
	KARR ENTERPRISES	139481	Post grinder	0	06/07/2016	07/11/2016	100.00
							100.00
180-000.000-737.710	Welding Supl						
	ISLAND SUPPLY WELDING C	152440	Plazma tips	0	06/14/2016	07/11/2016	110.05
							110.05
180-000.000-738.050	Hand Tools						
	JEFF THOMAS SNAP-ON TO	6221628212	Torque wrench	0	06/22/2016	07/11/2016	225.00
							225.00
180-000.000-742.300	Construction						
	FARRIS CONSTRUCTION CO	N Crane	600' paving N Crane	0	05/31/2016	07/11/2016	4,591.00
							4,591.00
						Total Dept. 000000:	12,615.09
						Total Fund STREET FUND:	12,615.09
Fund: 366 BAN/STREET CONSTR							
Dept: 000.000							
366-000.000-742.520	9th Str. Elm t						
	MID-STATE ENGINEERING AI	13217, SID2015-1	9th St-2nd Ave to Elm	0	05/31/2016	07/11/2016	388.00
	VONTZ PAVING, INC.	9th St-Elm to 2nd Ave	Proj # SID 2015-1, est #1	0	06/14/2016	07/11/2016	58,231.80
							58,619.80
366-000.000-742.521	2016-2 FoxR						
	MID-STATE ENGINEERING AI	13219, SID2016-2	Fox Run-Quail Ridge,Mallard Wa	0	05/31/2016	07/11/2016	440.00
							440.00
						Total Dept. 000000:	59,059.80
						T CONSTRUCTION FUND:	59,059.80
Fund: 610 LANDFILL FUND							
Dept: 000.000							
610-000.000-720.300	Professional						
	GLENWOOD TELECOMMUNI	901-1101	Internet svcs - July 2016	0	07/01/2016	07/11/2016	84.95
	NE DEPT.OF AGRICULTURE	Scale Renewal	Scale registration fees	0	07/01/2016	07/11/2016	59.03
	OLSSON ASSOCIATES	254204	OA proj #012-0631.grndwtr rept	0	06/16/2016	07/11/2016	638.12
	OLSSON ASSOCIATES	254204	OA proj #012-0631.grndwtr rept	0	06/16/2016	07/11/2016	2,146.00
							2,928.10
610-000.000-726.200	Telephone						
	WINDSTREAM COMMUNICAT	090231819	Land & fax 6/4-7/3/16	0	06/07/2016	07/11/2016	172.65
							172.65
610-000.000-727.200	R & M Buildir						
	PARAMOUNT LINEN	987	Mats/coveralls	0	06/10/2016	07/11/2016	21.35
	PARAMOUNT LINEN	3091	Mats/coveralls	0	06/17/2016	07/11/2016	20.25
							41.60
610-000.000-727.500	R & M Heavy						
	AUTO VALUE-HASTINGS	70-455501	Morbark filters (2)	0	06/21/2016	07/11/2016	55.18
	CENTRAL NE BOBCAT	086876	Filters (3)	0	06/14/2016	07/11/2016	126.97
	FLEET PRIDE, INC.	77924234	U-bolts cold bent #96	0	06/17/2016	07/11/2016	37.04
	MIDWEST HYDRAULIC SERV	66388	Morbark grinder - 2 motors	0	06/23/2016	07/11/2016	5,804.00

INVOICE APPROVAL LIST BY FUND REPORT

Vouchers to be paid 07/11/2016

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City of Hastings

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Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
	N A P A AUTO PARTS	637814	Oil & air filters #96	0	06/23/2016	07/11/2016	13.89
	N A P A AUTO PARTS	635394	Filters #114 (4), yellow (1)	0	06/14/2016	07/11/2016	29.42
	N A P A AUTO PARTS	636204	Morbark grinder hyd filters-4	0	06/17/2016	07/11/2016	227.20
	N A P A AUTO PARTS	634445	Radiator #97	0	06/10/2016	07/11/2016	146.78
	N A P A AUTO PARTS	636260	Sway bar link repair kit #96	0	06/17/2016	07/11/2016	22.41
	NE MACHINERY CO.	CUI252528	Grapple coupler & nipple #938H	0	06/14/2016	07/11/2016	284.47
	NE MACHINERY CO.	CUI251152	Coupler & nipple #924G	0	06/09/2016	07/11/2016	140.30
	NE MACHINERY CO.	SCN024089	Credit coupler & nipple #924G	0	06/13/2016	07/11/2016	-128.00
	NE MACHINERY CO.	SCN024148	Credit freight #924G	0	06/15/2016	07/11/2016	-12.30
	NE MACHINERY CO.	CUI253283	2 couplers #924G	0	06/15/2016	07/11/2016	97.14
	PAVELKA TRUCK & TRAILER	7050	Morbark grinder-5th wheel repl	0	06/13/2016	07/11/2016	1,951.26
							8,795.76
610-000.000-727.600	R & M Office						
	EAKES OFFICE SOLUTIONS	S126979	5046 copies - West office	0	06/10/2016	07/11/2016	110.51
							110.51
610-000.000-727.800	R & M Vehicle						
	GRAHAM TIRE COMPANY-HA	1818063346	2 new rear tires/balance #99	0	06/23/2016	07/11/2016	359.58
							359.58
610-000.000-731.250	Fuel & Oil						
	COOPERATIVE PRODUCERS	107291	Morbark-hydrostatic oil 236gal	0	06/18/2016	07/11/2016	2,253.80
	SAPP BROS PETROLEUM IN	22171120	808gals #2 dyed diesel	0	06/13/2016	07/11/2016	1,244.32
	SAPP BROS PETROLEUM IN	293817	676 gals #2 dyed diesel	0	06/20/2016	07/11/2016	1,041.04
	THOMSEN OIL CO.	247215	180.4 gals unleaded	0	06/15/2016	07/11/2016	357.73
							4,896.89
610-000.000-737.200	Building Maint						
	BIG G COMMERCIAL ACCOU	541539	Flr clnr,trsh bgs,flgs,soap	0	06/22/2016	07/11/2016	65.45
							65.45
610-000.000-737.705	Shop Supplies						
	BIG G COMMERCIAL ACCOU	541539	Flr clnr,trsh bgs,flgs,soap	0	06/22/2016	07/11/2016	9.59
	MATHESON TRIGAS-LINWEL	16488777815	Acetylene	0	06/24/2016	07/11/2016	190.14
							199.73
610-000.000-738.050	Hand Tools						
	BIG G COMMERCIAL ACCOU	541539	Flr clnr,trsh bgs,flgs,soap	0	06/22/2016	07/11/2016	42.10
	BIG G COMMERCIAL ACCOU	541616	3 arm whirling sprinkler	0	06/23/2016	07/11/2016	17.93
							60.03
610-000.000-742.300	Construction						
	OLSSON ASSOCIATES	254204	OA proj #012-0631,grndwtr rept	0	06/16/2016	07/11/2016	946.73
							946.73
						Total Dept. 000000:	18,577.03
						tal Fund LANDFILL FUND:	18,577.03
Fund: 710 SELF INSURED HEALTH							
Dept: 000.000							
710-000.000-720.306	IRS Research						
	DEPARTMENT OF THE TREASURY	Form 720-V	Self-insured health plans	0	06/13/2016	07/11/2016	789.61
							789.61
						Total Dept. 000000:	789.61
						INSURED HEALTH FUND:	789.61
						Grand Total:	689,613.09

INVOICE APPROVAL LIST BY FUND REPORT

Prepaid Vouchers 06/20/2016

Date: 06/21/2016

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City of Hastings

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Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
Fund: 001 GENERAL FUND							
Dept: 130.000 Parks							
001-130.000-726.200 Telephone							
	WINDSTREAM COMMUNICAT	090239198	Services 6/4-7/3/16	136027	06/07/2016	06/20/2016	131.74
							131.74
						Total Dept. Parks:	131.74
						tal Fund GENERAL FUND:	131.74
Fund: 170 MUSEUM FUND							
Dept: 170.100 Museum administr							
170-170.100-720.350 Training & Cc							
	AMERICAN ASSN. FOR STAT		Member rate annual mtg registr	136024	06/15/2016	06/20/2016	443.00
							443.00
170-170.100-727.200 R & M Buildir							
	US BANK CORPORATE PAYM	Amazon	General purpose motor	136025	05/23/2016	06/20/2016	57.23
	US BANK CORPORATE PAYM	Amazon	Pool & spa pump shaft	136025	05/24/2016	06/20/2016	21.99
	US BANK CORPORATE PAYM	Amazon	Aquaflo impeller-fountain	136025	05/31/2016	06/20/2016	54.28
							133.50
170-170.100-728.150 Film Royalty							
	WARNER BROS.DISTRIBUTI		Batman royalties less guarante	136026	06/07/2016	06/20/2016	186.09
							186.09
170-170.100-730.050 Office Suppli							
	US BANK CORPORATE PAYM	ACCO	Calendars 2017	136025	05/27/2016	06/20/2016	61.06
							61.06
170-170.100-731.408 Educational E							
	US BANK CORPORATE PAYM	Oriental Trading	Pirate telescopes, jewel bags	136025	05/23/2016	06/20/2016	48.47
	US BANK CORPORATE PAYM	Walmart	Sterilite large stacking bskt	136025	05/24/2016	06/20/2016	88.00
	US BANK CORPORATE PAYM	Oriental Trading	Regular drawstring bags	136025	05/31/2016	06/20/2016	30.97
	US BANK CORPORATE PAYM	Nature Watch	Bug puzzles	136025	05/31/2016	06/20/2016	21.94
	US BANK CORPORATE PAYM	Amazon	Watercolor paper,canvas,lamin	136025	06/02/2016	06/20/2016	156.18
							345.56
170-170.100-737.210 Exhibit Suppl							
	US BANK CORPORATE PAYM	Leather Unlimited	Cow rawhide	136025	06/09/2016	06/20/2016	165.94
	US BANK CORPORATE PAYM	Halloween Costumes	Halloween costumes	136025	06/09/2016	06/20/2016	280.85
	US BANK CORPORATE PAYM	Centralia Fur & Hide	Rawhide, natural deer, s/h	136025	06/09/2016	06/20/2016	258.41
	US BANK CORPORATE PAYM	Moccasin Shop	Wagon train dolls	136025	06/09/2016	06/20/2016	295.60
	US BANK CORPORATE PAYM	Crazy Crow	Glue, paint	136025	06/09/2016	06/20/2016	60.55
							1,061.35
						Total Dept. Museum administration:	2,230.56
						otal Fund MUSEUM FUND:	2,230.56
						Grand Total:	2,362.30

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

Type of Permit	# of Permits	Fees	Valuation
Electric	30	\$870.00	\$75,460.35
Gas	9	\$250.00	
Plumbing			
Inspection	37	\$1,050.00	
Utilities		\$8,374.50	
Building			
Issued	27	\$12,855.68	\$3,658,147.77
Demolition	1	\$25.00	
Sign Permits	7	\$182.40	
Fence Permits	21	\$315.00	
Street Access Permits	4	\$60.00	
Moving Permits	3	\$180.00	
Roofing Permits	5	\$150.00	
Siding Permits	6	\$182.40	
Zoning and Filing Fees		\$0.00	
Out of District		\$0.00	
Electric Cards		\$0.00	
Plumbing Cards		\$85.00	
Gas Cards		\$35.00	
Electric Exams		\$35.00	
Plumbing Exams		\$0.00	
Gas Exams		\$0.00	
Occupation Tax		\$800.00	
Subtotals	150	\$25,449.98	\$3,733,608.12
HU Plbg. Reimbursement		\$8,210.36	
HU Out of District Fees		\$0.00	
Total Collected	150	\$17,239.62	

Respectfully submitted



Joe Patterson
City Administrator

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

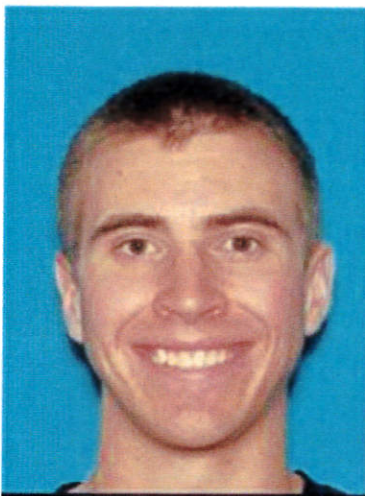
<i>Type of Work</i>	<i>Occupancy</i>	<i>No.</i>	<i>Building Valuation</i>
Addition			
	Business	1	1,022,272.20
	Residential, one and two family	1	23,431.20
	Utility miscellaneous	7	95,667.18
New			
	Residential, one and two family	4	1,066,328.47
	Storage, moderate hazard	2	646,500.00
	Utility Miscellaneous	8	95,723.72
Remodel			
	Business	2	703,000.00
	Residential, one and two family	2	5,225.00
		27	
Total Building Valuation			\$3,658,147.77



Summary Report: June 2016

On June 1st, Sergeant Paul Weber was recognized at PD on his 35th anniversary. Paul also received recognition at the June 13th council meeting.

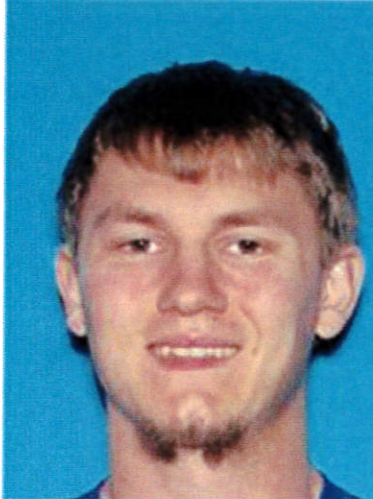
On June 27th, four new officers started at HPD:



Nathan Hanson



Jimmy Barron



Jady Dawe



Sabra Ditter

317 SOUTH BURLINGTON, HASTINGS, NEBRASKA 68901

www.hastingspolice.org

402/461-2380

pkortum@hastingspolice.org

Sabra is a certified officer and will be assigned to a shift after completing the HPD field training. Nathan, Jimmy, and Jadya will start training at the Nebraska Law Enforcement Center on July 31st.

	2016	2015	<i>Year to Date Totals</i>	
	JUN	JUN	YTD 2016	YTD 2015
Police				
Total Calls for Service	1919	1771	10417	8998
Incident Reports	344	382	1934	1751
Traffic Accidents	59	55	322	362
Part I Crimes	82	114	533	497
Community Service Officers				
Animal Calls	224	200	915	1015
Animals Impounded	29	39	187	197
Two Hour Parking Violation	3	82	6	334
72 Hour Parking Violation	18	14	171	80
Code Violation	87	66	219	155
Communication Center				
911 Calls	1119	1026	5960	5476
All Other Calls	4828	5058	26743	25066

317 SOUTH BURLINGTON, HASTINGS, NEBRASKA 68901

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402/461-2380

pkortum@hastingspolice.org

CITY OF HASTINGS PUBLIC SERVICES
ENGINEERING, STREET & LANDFILL
REPORT FOR June 2016

June 01: Hastings Auditorium Progress Meeting

June 02: Hastings Library Renovation-OAC Meeting (Site visit to follow as necessary)

June 07: Budget Meeting for EPA, Airport, and Solid Waste Departments

June 13: Meeting with the Pastor (Elder Barahona) and a church member to discuss the church relocating to 1609 N. Kansas Ave. (Former Taylor's Steakhouse)

June 15: Hastings Auditorium Progress Meeting with Chris Foged

June 16: Hastings Library Renovation-OAC Meeting
Hastings School Board Meeting to discuss the 5th & Marion Traffic Light

June 21: Meeting with Matt Rief regarding Hastings Eastside Estates

June 22: City Block Project meeting
Meeting with Ron Wissing to meet regarding the vacation of "C" Street between Pine and former UP ROW.

June 27: Meeting regarding Hastings Utilities on the storage lagoons

June 28: Meeting with Bill Cook regarding the Nebraska Concrete Council
Public Meeting regarding S-6-4 (1022) Hastings Southeast Project

June 30: Hastings Library Renovation-OAC Meeting

Miscellaneous:

- Conducted Utility/Engineering Staff Meetings and Work sessions
- Internal Staff Meetings
- Administration/Inspection oversight of projects

Respectfully submitted,



David L. Wacker, P.E.
Director Public Works
City Engineer

SOLID WASTE/WOOD WASTE VOLUME AND REVENUE REPORT

Month of JUNE 2016

SOLID WASTE FACILITY

Hastings/Adams County

Loose Tonnage	910.38 •
Compacted Tonnage	1,731.82 •
Special Waste Tonnage	10.61 • Asbestos = 5.35
Industrial Waste I Tonnage	102.32 •
Industrial Waste II Tonnage	0.02 •
Contaminated Soil/Sands	510.64 •

Regional Five-County Area

Loose Tonnage	281.86 •
Compacted Tonnage	627.87 •
Special Waste Tonnage	3.73 • Asbestos
Industrial Waste I Tonnage	0.00 •
Contaminated Soils/Sands	0.00 •
	4,179.25 •*

WOOD WASTE FACILITY

Hastings/Adams County and Regional Five-County Area

Total Tonnage of Incoming Wood Waste	251.89 *
Total Tonnage of Incoming Green Waste	3.14 *
	4,434.28 *

REVENUE INCOME

Solid Waste Facility

Cash	\$12,281.40 13 cy dirt, -0-RCCRedeemed
Charge	\$139,758.96
Special Waste Fees	\$1,364.80 *
Industrial Waste I Fees	\$5,575.50 *
Industrial Waste II Fees	\$72.00 *
Contaminated Soil/Sands	\$15,370.40 *
	* \$22,382.70

Wood Waste Facility

Incoming Wood Waste Revenue	\$7,325.22
Total Revenue of Natural Wood Chip Sales	\$756.40
Incoming Green Waste Revenue	\$159.42
Total Revenue of Compost Sales	\$16.88

***REVENUE GRAND TOTAL FOR THE MONTH** \$160,298.28

*Special Waste/Industrial Waste/Contaminated Soil & Sand charges included in charge amount

Prepared By: Janet Johnson Checked By: Michelle Pele
Gulayne Brown

Updated 7/1/16

**CITY OF HASTINGS
2015-2016 LANDFILL MONTHLY TOTALS**

MONTH	HASTINGS/ADAMS COUNTY					OUTSIDE ADAMS COUNTY					CASH	CHARGE	SPEC/INDR SOIL/SANDS*	TOTAL	DC/CY	RATIO CY/TON
	L-TON	C-TON	SP	IND	SOIL/SAND	L-TON	C-TON	SP	IND	S/S						
10/2015	1,181.51	1,662.87	0.05	58.80	532.99	300.79	577.38	0.43	0.00	0.00	12,143.04	142,808.52	19,406.33	154,951.56	986	4.376/1
11/2015	580.49	1,524.76	3.44	61.99	436.82	142.33	582.25	0.60	0.00	0.00	7,810.48	112,480.72	17,106.46	120,291.20	586	5.687/1
12/2015	680.53	1,678.88	2.89	78.10	475.56	283.24	619.92	5.17	3.28	0.00	10,818.41	127,032.44	19,591.54	137,850.85	240	15.948/1
01/2016	888.37	1,425.02	5.54	30.98	403.90	205.24	544.86	0.14	0.00	0.00	8,581.32	117,171.06	14,543.98	125,752.38	30	116.802/1
02/2016	752.15	1,390.84	0.00	40.21	424.30	184.50	531.45	0.00	0.60	0.00	4,514.52	114,554.92	15,060.26	119,069.44	21	158.288/1
03/2016	1,385.27	1,622.46	1.56	50.85	428.85	260.74	638.80	0.00	0.00	0.00	6,788.84	134,581.46	15,880.40	141,370.30	1,781	2.464/1
04/2016	687.60	1,679.15	67.69	18.29	900.85	222.07	591.49	0.60	0.00	0.00	7,038.17	143,293.24	34,522.22	150,331.41	746	5.587/1
05/2016	847.53	1,690.52	17.77	68.84	425.56	253.52	679.61	2.40	0.00	0.00	10,737.06	134,404.34	18,514.92	145,141.40	15	265.72/1
06/2016	910.38	1,731.82	10.61	102.34	510.64	281.86	627.87	3.73	0.00	0.00	12,281.40	139,758.96	22,382.70	152,040.36	1,004	4.163/1
07/2016														0.00		
08/2016														0.00		
09/2016														0.00		
TOTAL	7,913.83	14,406.32	109.55	510.40	4,539.47	2,134.29	5,393.63	13.07	3.88	0.00	80,713.24	1,166,085.66	177,008.81	1,246,798.90	5,409	---

Oct 2015 / I RCC Redeemed = .16 T (320 lbs)=\$10.50
 Nov 2015 / I RCC Redeemed = .293T (585 lbs)=\$10.50
 Dec 2015 / No RCC Redeemed
 Jan 2016 / I RCC Redeemed = .293T (585 lbs)=\$10.50
 Feb 2016 / No RCC Redeemed

Mar 2016 / I RCC Redeemed = .293T (585 lbs)=\$10.50
 Apr 2016 / No RCC Redeemed
 May 2016 / No RCC Redeemed
 Jun 2016 / No RCC Redeemed

Industrial Waste I & Industrial Waste II

*Spec/Ind Waste/Soil/Sand Waste added together-Total \$'s

Prepared By:

Janet Johnson

Checked By:

*Michelle Lynn
Lulayne Brown*

Updated 7/1/16

CITY OF HASTINGS
2015-2016 WOOD WASTE FACILITY MONTHLY TOTALS

MONTH	TOTAL TON INCOMING WOOD WASTE	TOTAL INCOMING \$	TOTAL CY STD CHIP SALES	TOTAL CY PREM CHIP SALES	TOTAL CHIP SALES	GRAND TOTAL
10/2015	154.06	\$5,731.26	18.00	69.00	\$391.50	\$6,122.76
11/2015	131.40	\$4,644.12	53.00	0.00	\$48.53	\$4,692.65
12/2015	282.74	\$3,512.46	5.00	0.00	\$10.55	\$3,523.01
01/2016	130.20	\$4,048.50	0.00	0.00	\$0.00	\$4,048.50
02/2016	102.38	\$3,277.68	9.00	0.00	\$18.44	\$3,296.12
03/2016	157.01	\$4,791.24	67.00	16.00	\$225.79	\$5,017.03
04/2016	140.23	\$5,299.56	53.00	51.00	\$357.90	\$5,657.46
05/2016	202.42	\$6,072.78	50.00	84.00	\$425.69	\$6,498.47
06/2016	251.89	\$7,325.22	35.00	137.00	\$756.40	\$8,081.62
07/2016						\$0.00
08/2016						\$0.00
09/2016						\$0.00
TOTALS	1,552.33	\$44,702.82	290.00	357.00	\$2,234.80	\$46,937.62

Parks 3.84 T Wd-
N/C, 2 cy Prem
Chips N/C

Parks- N/C .69T
Xmas Trees, Wd
185.35T N/C

Xmas Trees, Wd
9.98 T N/C

Parks- N/C 13.19
tons Wd

Street = 2.95 tons Wd N/C
Parks = 27.46 tons Wd N/C

Street = .27 tons Wd N/C
Parks-N/C Stand W Chips -10cy

Street=6.51 T Wd, Parks=40.16 T
Wd & 8cy Prem Wd Chips, 15 cy
Prem Wd Chips-In Kind

Parks= 66.63 T Wd, PD=.04T
Wd,Parks= 7cy Prem Chips

Oct 2015 - 1 RCC Redeemed =.17 T (350 lbs) = \$7.50

Prepared By: Janet Johnson Checked By: Michelle ym
Thelaine Brown

Updated 7/1/16

CITY OF HASTINGS
2015-2016 GREEN WASTE & COMPOST MONTHLY TOTALS

MONTH	TOTAL TON INCOMING GREEN WASTE	TOTAL INCOMING \$	TOTAL CY COMPOST SALES	TOTAL \$ COMPOST SALES	GRAND TOTAL
10/2015	3.24	\$180.00	3.00	\$6.33	\$186.33
11/2015	4.38	\$230.10	0.00	\$0.00	\$230.10
12/2015	3.07	\$166.74	0.00	\$0.00	\$166.74
01/2016	0.31	\$22.50	0.00	\$0.00	\$22.50
02/2016	0.00	\$0.00	0.00	\$0.00	\$0.00
03/2016	2.86	\$181.02	12.00	\$25.32	\$206.34
04/2016	4.67	\$250.56	7.00	\$14.77	\$265.33
05/2016	6.03	\$251.88	12.00	\$25.32	\$277.20
06/2016	3.14	\$159.42	8.00	\$16.88	\$176.30
07/2016					\$0.00
08/2016					\$0.00
09/2016					\$0.00
TOTALS	27.70	\$1,442.22	42.00	\$88.62	\$1,530.84

Prepared By: Janet Johnson Checked By: Michelle York
Shelbyne Brown

CITY OF HASTINGS

2015-2016 USED OIL COLLECTION MONTHLY TOTALS

MONTH	TOTAL INCOMING USED OIL (GAL)	TOTAL INCOMING \$
10/2015	24.00	N/C
11/2015	49.00	N/C
12/2015	5.00	N/C
01/2016	19.00	N/C
02/2016	17.00	N/C
03/2016	66.00	N/C
04/2016	21.00	\$5.25
05/2016	39.00	\$7.00
06/2016	54.00	\$13.50
07/2016		N/C
08/2016		N/C
09/2016		N/C
TOTALS	294.00	\$25.75

approved by City Council,
11/2014

1/14/16-Tri State Oil Reclaimers
pickup 639 gal oil at .05/gal = \$31.95

2/1/16 - Tri State Oil
Reclaimers pickup oil at no
charge

3/1/2016 Tri State Oil
Reclaimers chrg \$.25 gal for
used oil & antifreeze

4/1/16 Fees Chrgd

LF=11 gal

LF= 262 gal

Prepared By: Janet Johnson Checked By: Yusef Yusef

Shelbyne Brown



MONTHLY ACTIVITY REPORT

Month	June	Year	2016	Street Division	
Activity	#			Billed Out	Paid Out
1 Asphalt Street & Alley Maintenance	83	Tonnage			
2 Central Garage	33	Equipment/ Vehicles Service & Repair		\$290.00	\$5,782.57
3 Public Requests (phone, verbal, etc.)	10				
4 Public Requests Completed	6				
5 Concrete Street Maintenance	4	Contractor/ Utility Street Openings		\$3,126.15	
		Work Orders/Repair Street, Curbs, Inlets			
	148.25	Cubic Yards of Concrete			
6 Drainage Ditch line Maintenance	32	Machine Hours			
7 Gravel Road & Alley Maintenance	39	Machine Hours			
	0	Tons of Gravel/ Rock			\$0.00
8 Litter Control/ Storm Damage	600	lbs.			
9 Mowing Public Right of Way	291	Machine Hours			
10 On-Call/Fires,Accidents,Storm Calls	0	Incidents			
11 Painting Streets & Parking Lots	275	Gallons of Paint			\$3,011.25
12 Sign Maintenance	0	Signs Replaced or Requiring Maintenance			
	0	Replace Damaged Signs			
	0	Place New Signs			
13 Snow Removal & Ice Control	0	Equipment Hours Used for Snow Removal			
	0	Equipment Mileage Used for Ice Control			
14 Special Events Requiring Overtime	1	Events			
15 Street Sweeping	456	Miles of Street			
	242	Cubic Yards of Material			
16 Inlet Cleaning	60	Cubic Yards of Material			
17 Weed Control	0	Gallons of Chemicals			
18 Crack Seal Program	0	lbs. of Tar			
19 Unleaded Fuel	0	Gallons			
20 Diesel Fuel	0	Gallons			



June 23, 2016

Mr. Dave Wacker
220 N. Hastings Avenue
Hastings, NE 68901

Dear Dave:

The purpose of this letter is to request a street closing for the Hear Nebraska 2016 Good Living Tour, an event being sponsored by the Business Improvement District. The **"2016 Good Living Tour Concert"** will be held on Thursday, July 28, 2016 from 6:00 p.m. to 8:00 p.m. The BID respectfully requests that St. Joseph Avenue be closed between 1st Street and 2nd Street from 12:00 p.m. to 10:00 p.m. to allow for setup and tear down. If you can have this item placed on the City Council agenda and inform Street Department Staff of our needs it would greatly appreciated. I have included information on the Good Living Tour for review. If you have any questions or concerns regarding this request, you can contact me at 461-8415. Thank you for your help on this request.

Sincerely,

A handwritten signature in blue ink that reads "Randy Chick". The signature is written in a cursive, flowing style.

Randy Chick
Director
Business Improvement District



HEAR NEBRASKA

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EVENT | The Good Living Tour: Hastings



The Good Living Tour: Hastings

EVENT INFORMATION

[Facebook](#) / [Map](#) / [Hastings](#) / July 28, 2016 / 6pm

Hear Nebraska is excited to welcome Hastings as a host city of the 2016 Good Living Tour — Thursday, July 28!

In its second year, the Good Living Tour expands from 9 to 12 Greater Nebraska cities over three weekends this summer, July 21-Aug. 7. Like last year's inaugural run, the tour will mix a concert series and storytelling project to celebrate the state's unique livelihood and increasingly vibrant, original music culture.

An unprecedented project, the tour will bring free, all-ages concerts featuring a diverse mix of all-original Nebraska bands and DJs to each location. Its mission is to connect the state's urban and rural communities, expose young audiences to music performance, educated the world about Greater Nebraska's music and art scenes and ultimately help each participating town attract and retain young people.

Along with a concert, the Good Living Tour will also create two feature stories highlighting music community and industry-related subjects in Hastings and an "Experience Nebraska" video featuring young professionals speaking about what makes Hastings a uniquely great place to live, work and play, and a music video featuring a local artist performing a song at a landmark community location.

The concert is FREE, FAMILY FRIENDLY, and ALL AGES are encouraged to attend. Music begins at 6 p.m. Come young. Come old. Celebrate Good

[SIGN UP FOR EMAIL UPDATES](#)


Upcoming Events / June 2016

THU	FRI	SAT	SUN	MON	TUE	WED
23	24	25	26	27	28	29

KAT 103.7 Presents: Charles Kelley with Sack of Lions at The Waiting Room

8PM

Ragged Company, Ike Fonseca, Jared Woodruff at Barley Street Tavern

9PM

Jabee X Jivin Scientists at The Bourbon

8PM

[See Full Calendar](#)

FEATURED VIDEO

Anna McClellan | Midnight Storm



"Midnight Storm" by Anna McClellan | Sonata

Living in Greater Nebraska!

LINEUP:

See Through Dresses (folk/rock – Omaha)

Two records have found Omaha's See Through Dresses digging deep into their distorted, hazy brand of garage rock. Through tours all over the United States and Europe with the likes of Cursive and Cymbals Eat Guitars, the quartet has honed its live show into an exuberant and frantic release of the kinetic energy wound tightly in its composition. Among Nebraska's most storied live bands, See Through Dresses has cemented itself as a must-see.

Jack Hotel (folk – Lincoln)

As a bluegrass and folk band that undulates between precise and rip-roaring on the live stage, Jack Hotel will always find its heart in the songwriting of frontman Günter Voelker. Voelker pens folk yarns capable of literary depth, some that feel like Western ballads and others that bloom in quiet images. Jack Hotel releases its second album on Sower Records in May 2016, the follow-up to its locally beloved 2014 debut "Good Sons and Daughters."

For the Birds (rock – Hastings)

For the Birds, a post-rock outfit from Hastings, is something of an anomaly in central Nebraska, where most bands lean heavily toward hardcore or country. Their 2015 EP *Ghost Stories* finds the band working out sing-along choruses, classic guitar solos and song structures reminiscent '90s emo acts like American Football. In that tradition, For the Birds promises the same energetic and high-velocity live performances of their older counterparts.

Star Belle (folk – Utica)

Hearing the harmony-driven Hastings folk outfit Star Belle on an album, you want to hear them in a room. The three ukuleles and three voices of Hope Dunbar, Emily Dunbar and Jessica Luebke mingle, combine and create an acoustic experience worthy of a listening room or perhaps a sunny park bench. Star Belle released its debut album, *Make Some Room For Love*, in 2013.

DJ: Dojorok (Omaha)

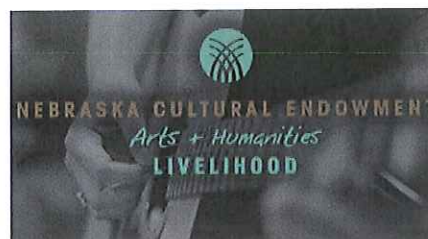
Dojorok is one of Omaha's leading DJs, notable for the deeply artistic twist to his prolific beatwork. He's been a key producer and collaborator with Omaha emcees Conchance and Black Jonny Quest, all of whom are in the hip-hop outfit Midtown Marauders. As a live act, Dojorok is one of the most skilled and evocative turntablists in the region.

THANKS TO OUR PRESENTING SPONSOR:

Nebraska Department of Economic Development

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Sessions



Featured Partner

FROM THE ARCHIVE



Stories from the Photo
Pit: Janet Macoska | X-
Rated



Peter Kiewit Foundation (Kiewit Corporation), Center for Rural Affairs,
Union Pacific Railroad, Pinnacle Bank, Humanities Nebraska, Nebraska
Loves Public Schools

*The Good Living Tour’s carbon footprint is being 100% offset by Nebraska
Renewable Energy Credits donated by Sandhills Wind Energy, LLC.

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Department: Development Services
Staff Contact: Lance Lang, City Planner
Planning Commission Meeting Date: 07/11/2016
File No: 2016-016
Prepared By: Lance Lang, City Planner

AGENDA ITEM SUMMARY SHEET

Description of Item:

Request from Keith and Gail Dreher, property owners, to rezone a residential lot at 1255 North Adams Central Avenue from District R-1S, Single-Family Suburban Acreage Residential to District R-1A, Single-Family Large Lot Residential, property approximately 1.498 acres and described as Lot 5, Block One, Country Estates Subdivision located in the City of Hastings, Adams County, Nebraska.

Names of People/Business affected by this action:

Neighboring property owners

Why Planning Commission action is required:

The Planning Commission must make a recommendation to the City Council on any request to rezone property at a Public Hearing after the 10-day advertising and property posting requirements required by state law.

Type of action requested:

Ordinance

Suggested motion:

Move to deny the rezoning request because it does not meet generally accepted planning standards as summarized below:

1. If approved, it would create inconsistent lot size- smaller than established abutting lots;
2. No potential contiguous connection of this parcel to the requested zoning district,
3. Does not meet generally accepted planning standards for increased corner lot width, in fact the opposite would be true;
4. Has potential traffic concerns resulting from an additional driveway cut closer to an intersection of two arterial streets;
5. Known opposition to the proposed rezoning request received from telephone conversation between staff and neighboring property owners.

Deadlines associated with action:

None.

Department head comments:

This rezoning application was continued last month at the request of the property owner. Nothing has happened in the interim to change the staff recommendation.

The applicant is requesting rezoning of an existing rural residential lot with a house on it from District R-1S, Single-Family Suburban Acreage District, to District R-1A, Single-Family Large Lot Residential District, property located at the northwest corner of the intersection of North Adams Central Avenue and West 12th Street. (see Exhibits 'A' and 'B')

The applicants are requesting this rezoning as a possible way to reduce the amount and expense of property maintenance as this is a fairly large lot and both Mr. and Mrs. Dreher are elderly and unable to maintain this amount of property the way they would like. They would like to reduce the lot size of the property through rezoning to a different district and then subdivide the existing lot into two proposed lots. One lot would contain the existing house and the Dreher's would continue to reside there; the other lot would be a buildable lot for sale. The minimum lot size required in the existing R-1S district is 1.50 acres while in R-1A districts the minimum lot size is 20,000 square feet or .459 acres. The existing lot, described as Lot 5, Block One, Country Estates Subdivision, contains 1.498 acres, more or less.

If this lot were successfully rezoned, it could conceivably be subdivided by an administrative plat into two lots that meet or exceed the 20,000 square foot minimum. (see Exhibit 'F') In this manner, the applicant's obligation for property maintenance would be significantly reduced to the one lot with the house and the second lot could be sold.

Staff has met with the applicant to discuss this project and also had internal discussions regarding this rezoning request. Staff is not in support of this rezoning for several reasons that will be discussed in detail in this memo. Staff informed the applicant that there was a high probability that staff would not support the request for these reasons. Staff further informed the applicant that it was within their rights of due process to apply for the rezoning request regardless of staff's opinion. The Dreher's decided to apply as there is no other recourse identified to meet their objective, except to sell the property as it is today and look for a smaller parcel.

This rezoning request causes concern for Staff because it conflicts with several commonly accepted planning standards as follows:

1. Consistent Lot Size.

The very reason the applicants have requested this rezoning, to reduce lot size, is a concern. Generally speaking, lot sizes in a subdivision are designed to be fairly consistent throughout, without significantly larger or smaller lots that vary from the norm. This principle hinges largely on the differences in required minimum lot sizes in differing zoning districts. The lots in the subdivisions to the west of the Dreher property, known as the Westbrook Village Subdivisions, are zoned R-1A, the same zoning district that the Dreher's have requested. A comparison in lot size between the two subdivisions is significant. The lots in the R-1S zoning that abut North Adams Central Avenue are consistently large, close to the 1.50-acre minimum required by code. If this rezoning request is granted and the existing lot is split, there will be a disparity with two small lots newly created on the end of a row of established larger lots.

2. Proximity to properties zoned likewise.

In general planning principles, a rezoning request should be complementary to surrounding properties and how they are zoned. In this case, the existing zoning and the requested zoning are both rural residential (which is a better scenario than something like residential to commercial, for example). In the best case scenario, the subject property will abut the desired zoning from at least one direction. It is very difficult to conclude that a rezoning request is not valid when the requested zoning directly abuts the parcel to be rezoned. In this case however, there is no direct abutting R-1A zoning. There is, however, a significant amount of property to the west in Westbrook Village that is zoned R-1A. (see Exhibit 'G'- Distance to Nearest R-1A Zoning). The R-1A zoning is approximately 465 feet away from the subject property as measured at its closest tangent distance and approximately 815 feet apart at the furthest tangent distance. Is the presence of R-1A zoning at a distance of 400 to 800 feet away from the subject parcel sufficient justification to approve the rezoning request? Staff, feels that the proximity to similar zoning is not enough justification to approve this request given other concerns that are noted in this Staff Report.

3. Proximity to Intersection.

The subject property is located at the intersection of two section-line roads which are classified as major arterial streets. Both streets carry significant daily traffic at relatively high speeds. The existing lot fronts, and thus the house takes access from, North Adams Central Avenue. A second lot on the corner would require another driveway cut on one of the two streets closer to the intersection. In comparison, although some of the lots to the west take access from West 12th Street, the majority of the lots in the R-1A Westbrook Village developments take access from an internal road network of local, low volume, residential streets. Those lots with arterial access were previously platted and approved and are therefore an existing circumstance. By today's standards, residential lots would not be allowed to front directly on to a major arterial street. They would need to side or back to the arterial street taking access from interior roads.

4. Frontage on Arterial Streets.

Separation or setback from the busy arterial streets is desirable and larger lots allow greater separation. Smaller lots may compromise this advantage.

5. Increased Lot Width for Corner Lots.

Although under item a) above it states "Generally speaking, lot sizes in a subdivision are designed to be fairly consistent throughout" it is common planning practice and advisable to design corner lots to be about 10 percent wider than interior lots since corner lots are impacted on two sides by streets (front and side) and the additional lot area helps to offset this impact. In fact, many subdivision ordinances require wider corner lots. In Hastings there is no such requirement, however the applicant's proposal, if approved, would move in the opposite direction of this principle. If the existing corner lot were to be rezoned as requested and then subdivided into two lots, the resulting corner lot would be narrower than the other lot. Both newly created lots would be more narrow than any of the other existing lots to the north with frontage on North Adams Central Avenue.

6. Public Input.

Although not a requirement and merely a suggestion, Staff suggested that the applicants may want to contact neighboring property owners to explain what they are trying to accomplish and gain their support. In similar fashion to the way a public protest can stop a project, sometimes support from neighboring property owners can affect the outcome of a project in a positive way. The true measure of public input on this proposal will not be known until the public hearings are held before the Commission and Council. However, to date, Staff received two phone calls from neighboring property owners last month in opposition and none in support of this rezoning request. No additional calls have been received since the item was continued. Neighboring property owners expressed concerns for a project that would result in less than average sized lots in their established neighborhood and may affect their property values negatively.

In terms of conformity with the Future Land Use Map of the comprehensive development plan, this parcel and surrounding area is designated "Suburban Residential." (See Exhibits 'C' and 'D') Either the existing R-1S zoning, or the proposed R-1A zoning for this parcel, would be appropriate within this land use designation. So, there is no real direction provided from this perspective, although to the applicant's advantage, the zoning is consistent with the comp plan and no amendment is required.

After public testimony and discussion among the Planning Commission members, the Commission voted to recommend denial of this rezoning request unanimously.

Recommendation:

Staff recommends that this rezoning request be denied because it does not meet generally accepted planning standards as elaborated above and summarized as follows:

1. If approved, it would create inconsistent lot size- smaller than established abutting lots;
2. No potential contiguous connection of this parcel to the requested zoning district,
3. Does not meet generally accepted planning standards for increased corner lot width, in fact the opposite would be true;
4. Has potential traffic concerns resulting from an additional driveway cut closer to an intersection of two arterial streets;
5. Known opposition to the proposed rezoning request received from telephone conversation between staff and neighboring property owners.

City Administrator comments:

I would agree with the findings of the Planning Commission and deny the application to sub-divide the lot.

DATE 4 / 13 / 16

APR 25

FILE NO.



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

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

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

PROJECT INFORMATION

Project Name: DREKER SUBDIVISION

Project Address: 1255 ADAMS CENTRAL RD Within City Limit ☒ Yes ☐ No

Existing Zoning: R-1S Proposed Zoning / Use: R-1A 65,295

Existing Comprehensive Plan Designation: SUBURBAN RESIDENTIAL Gross Area: EX 1.49 AC

Legal Description: LOT 5, BLOCK ONE COUNTRY ESTATES SUB Number of Lots: 1 EX/2 PROPOSED

APPLICANT INFORMATION

Applicant: KEITH AND GAIL DREKER Company: N/A
100' X 212
REMAIN 208' X 212
CSU 402 461 6449

Address: 3460 S WABASH Tel: 463 8800 Fax: _____

City: HASTINGS State: NE Zip: 68901 Email: N/A

Property Owner: KEITH AND GAIL DREKER Company: N/A

Address: SAME Tel: _____ Fax: _____

City: _____ State: _____ Zip: _____ Email: _____

Key Contact: GAIL 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.

Gail Draker

4-13-16

Property Owner Signature

Date

Applicant Signature

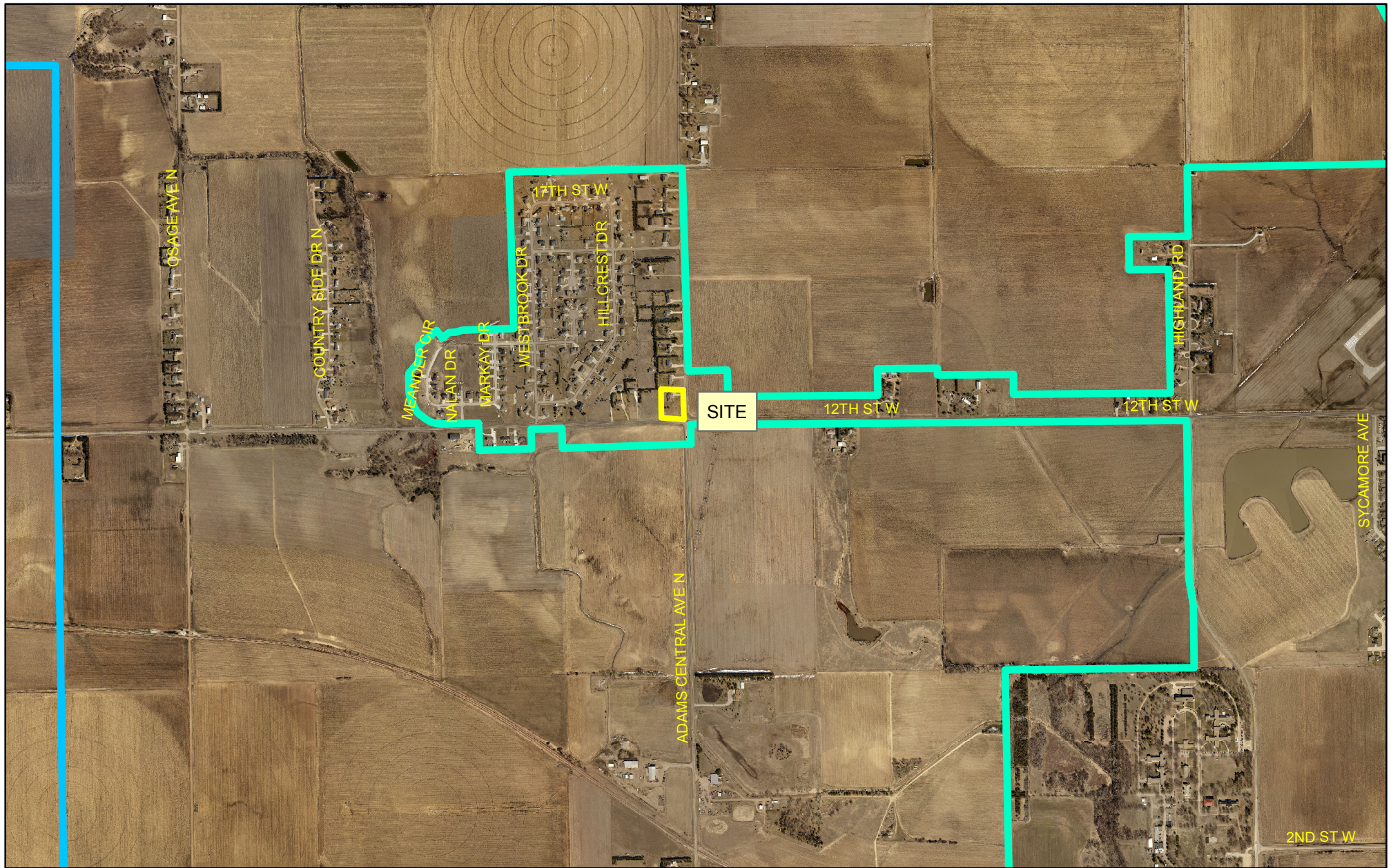
Date

DEPARTMENTAL USE ONLY

Fees: \$350.00 Receipt No. _____

Accepted by Staff: _____ Case No. _____

Signature



Legend

Parcels

Limits

Subdivisions

TwoMile

Legal_Lots

EXHIBIT 'A' - VICINITY MAP

DREHER PROPERTY REZONING

City of Hastings

This map is for illustration only.

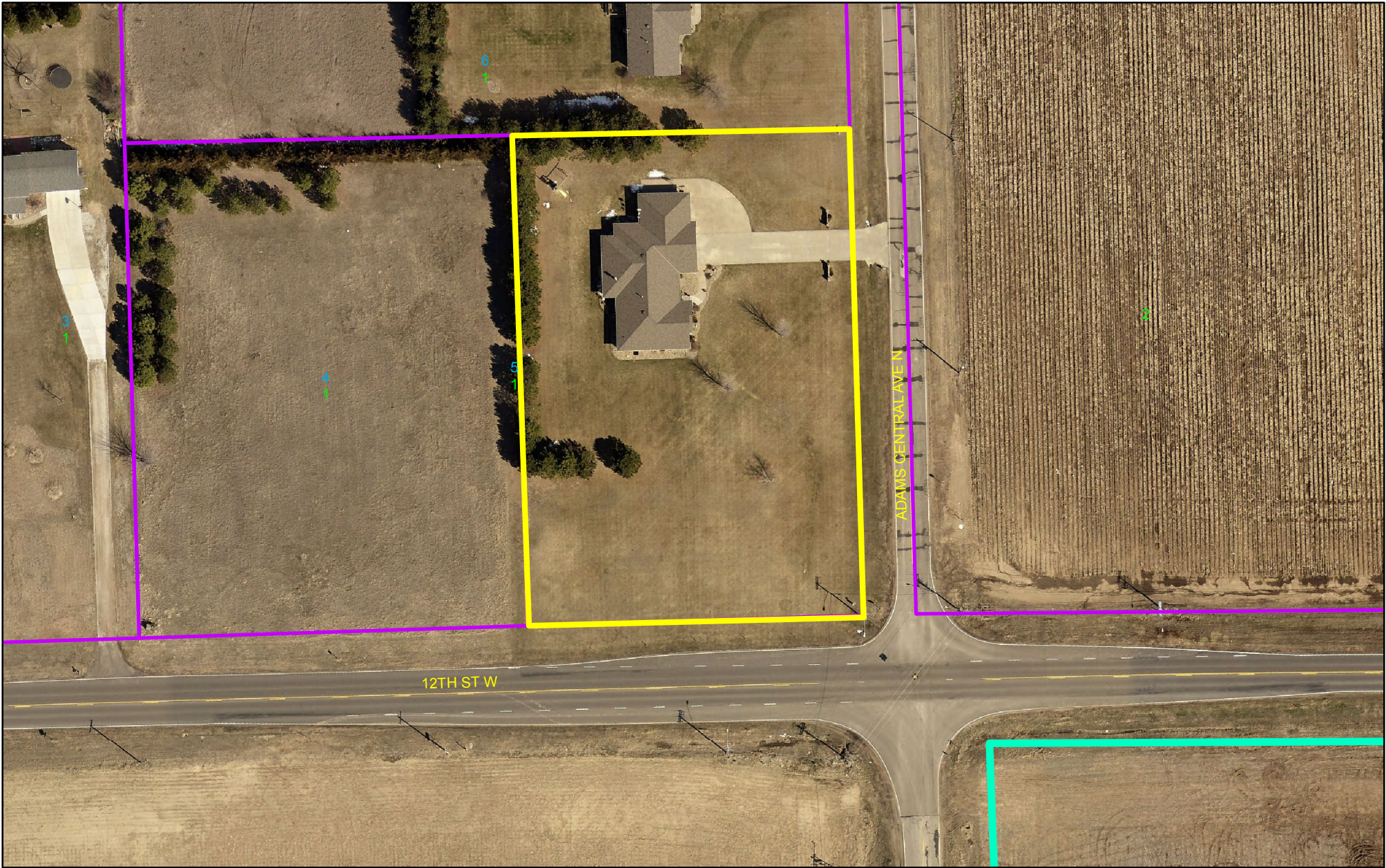


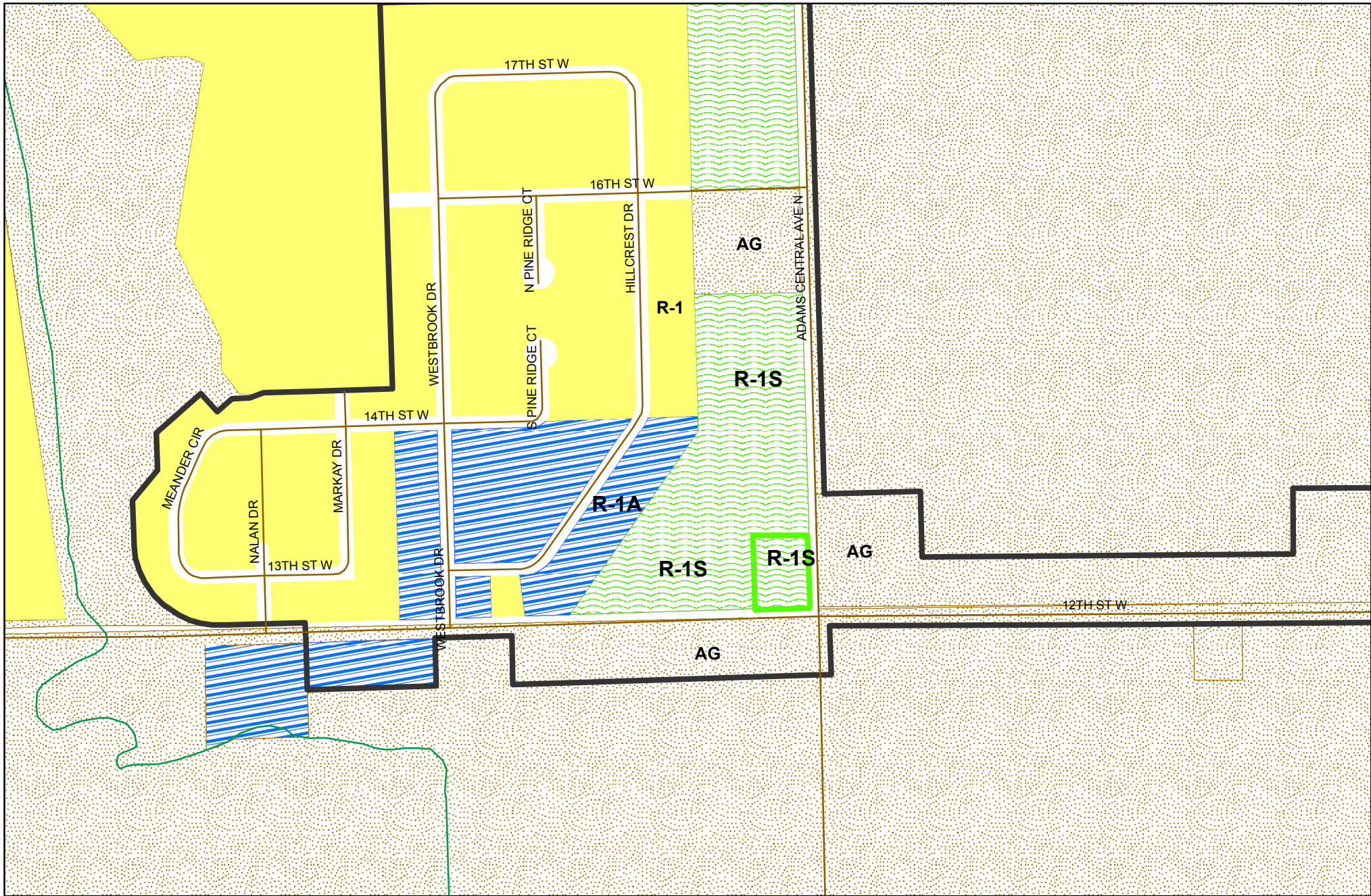
EXHIBIT 'B' - AERIAL VIEW

DREHER PROPERTY REZONING

City of Hastings

This map is for illustration only.



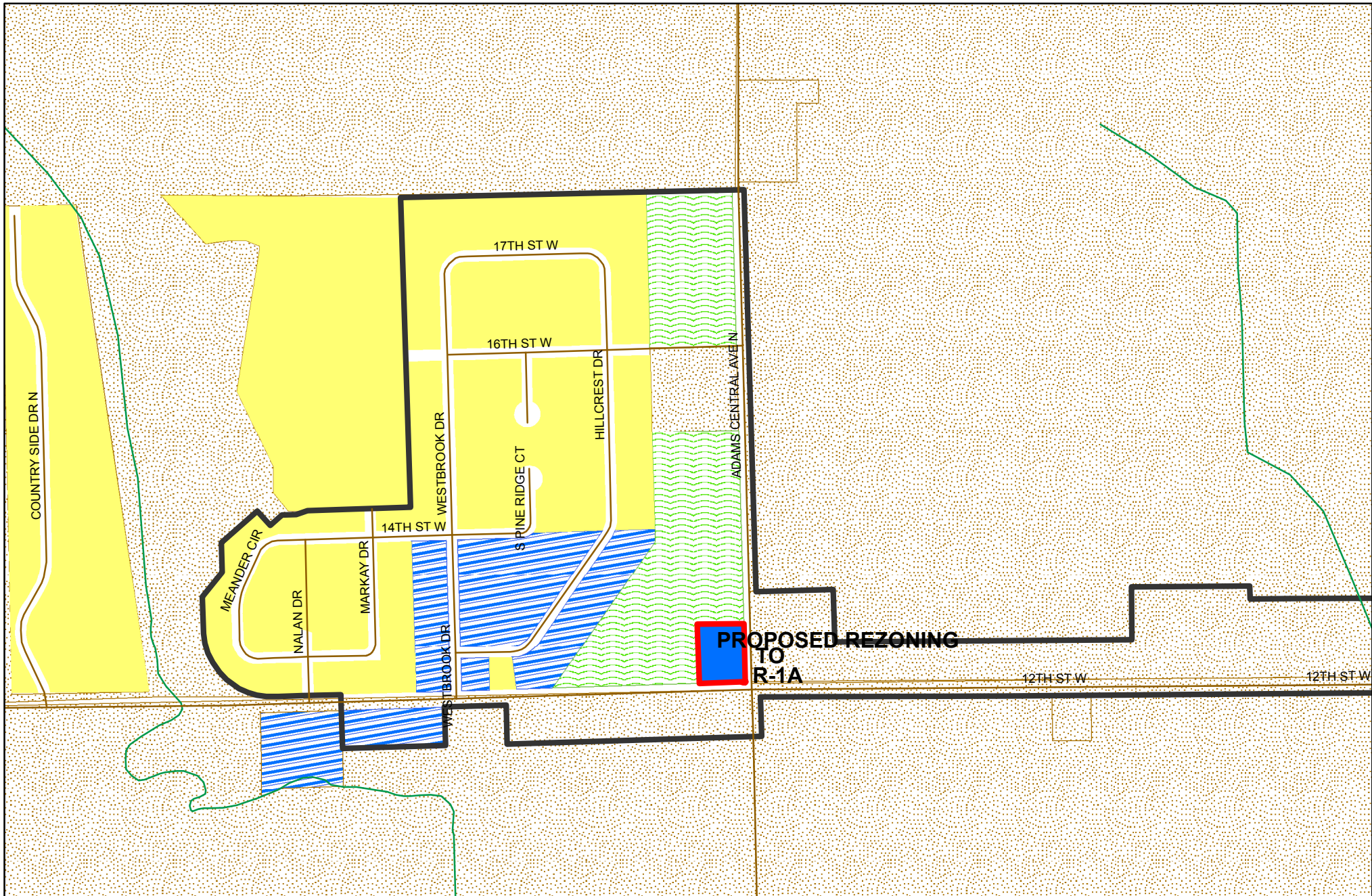


City Limits	R-3: Multiple-family	C-1: Local business
subdivision	R-1A: Single family large lot	C-2: Central business
A: Agricultural district	R-1S: Single family suburban	C-3: Commercial business
R-1: Urban single family	R-5: Urban single family undersized lot	C-0: Commercial office
R-2: Two-family	CMP: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

EXHIBIT 'C' - EXISTING ZONING

DREHER PROPERTY REZONING

City of Hastings Zoning

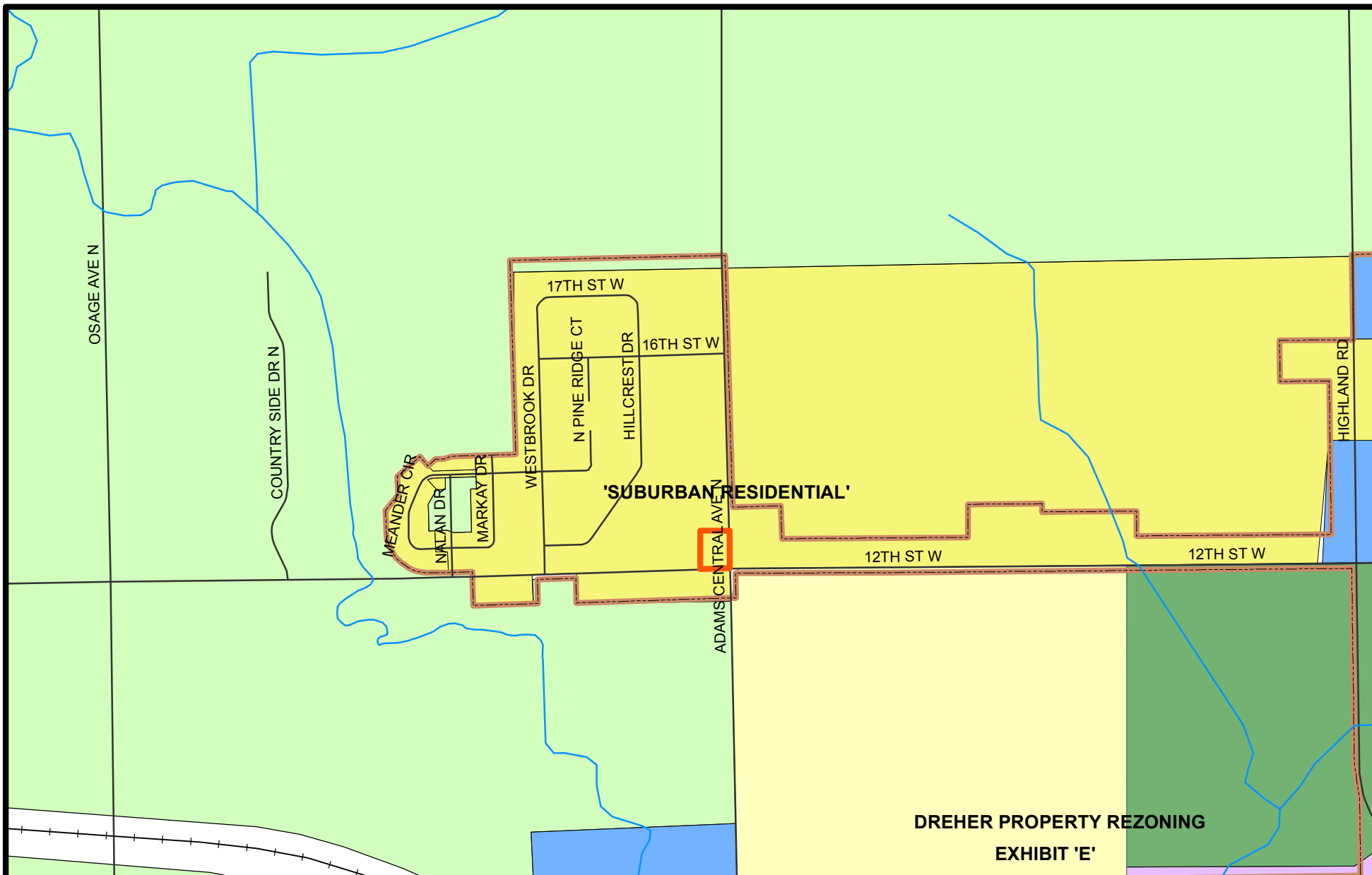


City Limits	R-3: Multiple-family	C-1: Local business
subdivision	R-1A: Single family large lot	C-2: Central business
A: Agricultural district	R-1S: Single family suburban	C-3: Commercial business
R-1: Urban single family	R-5: Urban single family undersized lot	C-0: Commercial office
R-2: Two-family	CMP: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

EXHIBIT 'D' - PROPOSED REZONING

DREHER PROPERTY REZONING

City of Hastings Zoning



DREHER PROPERTY REZONING EXHIBIT 'E'

Future Land Use

City of Hastings, Nebraska

0 440 880 1,760 Feet



Land Use:

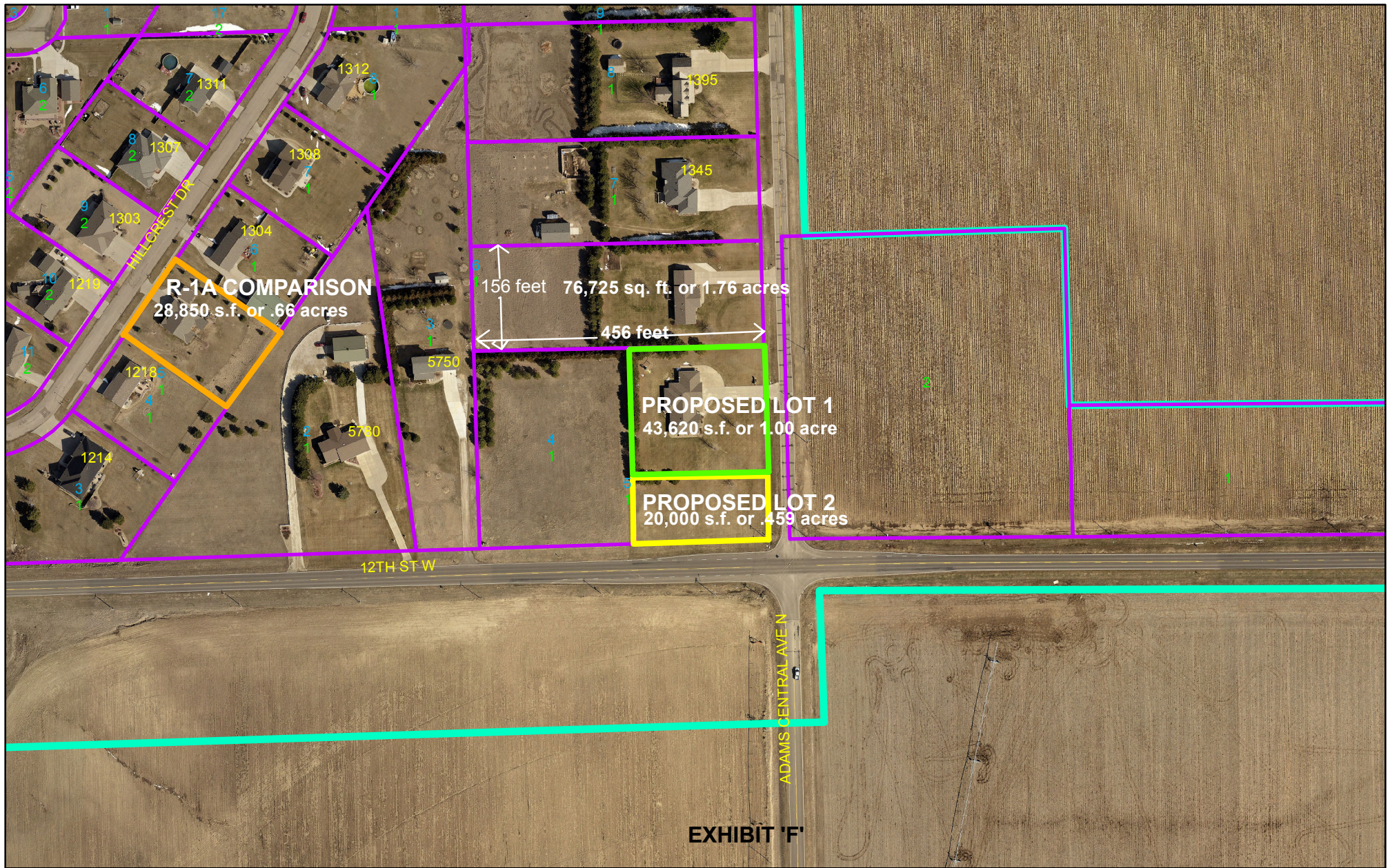
- Rural Residential
- Suburban Residential
- Urban Residential

- 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



PROPOSED ADMINISTRATIVE SUBDIVISION (MEASUREMENTS ARE APPROXIMATE)

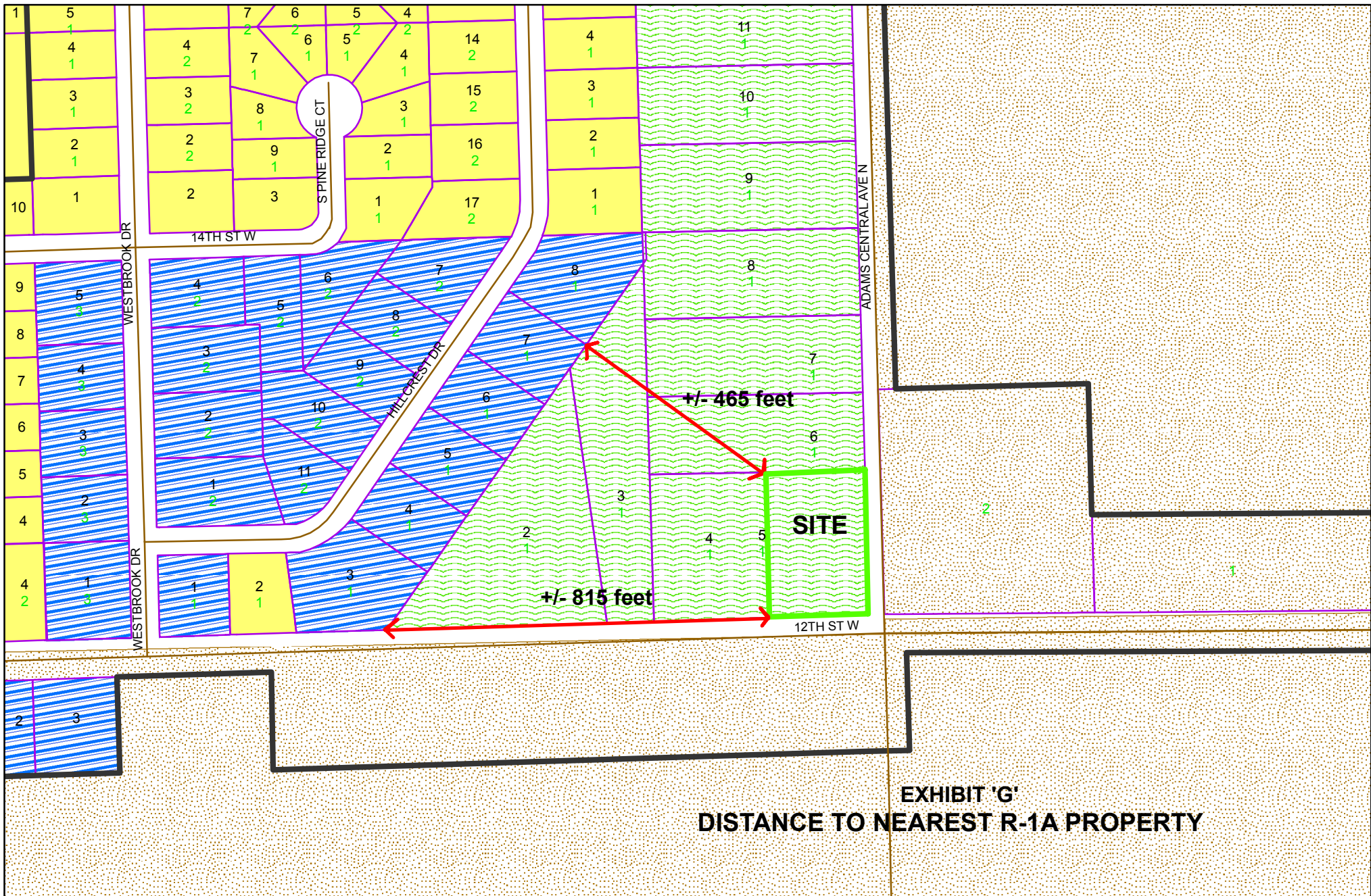
DREHER PROPERT REZONING City of Hastings

This map is for illustration only.



Legend

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



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

Dreher Rezoning

City of Hastings Zoning



May 5, 2016

To: Planning & Zoning Commissioners
From: Linda Waldron, Fire Prevention Officer

Comments, recommendations and/or conditions for agenda items:

8. a. Public Hearings

a. **16-016.** Rezoning –

Request from Keith and Gail Dreher, property owners, to rezone a residential lot at 1255 North Adams Central Avenue from District R-1S, Single-Family Suburban Acreage Residential to District R-1A, Single-Family Large Lot Residential, property approximately 1.498 acres and described as Lot 5, Block One, Country Estates Subdivision located in the City of Hastings, Adams County, Nebraska. No Concerns

b. **16-017.** Conditional Use Permit Amendment –

Request from Gary Ockinga to amend an existing conditional use permit to allow a building addition and associated off-street parking at Peace Lutheran Church, property located at 906 North California Avenue (Lot 1, Peace Lutheran Subdivision). No Concerns

c. **16-018.** Rezoning –

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". No Concerns

d. **16-019.** CRA Plan Modification

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. No Concerns

1313 North Hastings Avenue, Hastings NE 68901

Phone 402-461-2350 Fax 402-461-2358

hfd@hastingsfire.org www.hastingsfire.org

Any Problem, Any Time, Any Where

ORDINANCE NO. 4482

AN ORDINANCE OF THE CITY OF HASTINGS, NEBRASKA, TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF THE CITY OF HASTINGS, NEBRASKA TO REZONE LOT 5, BLOCK 1, COUNTRY ESTATES SUBDIVISION, ADAMS COUNTY, NEBRASKA, FROM “R-1S, SINGLE-FAMILY SUBURBAN ACREAGE RESIDENTIAL DISTRICT” TO “R-1A, SINGLE-FAMILY LARGE LOT RESIDENTIAL DISTRICT”; AND TO REPEAL ANY ORDINANCE IN CONFLICT HERewith; AND TO PROVIDE WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT.

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

SECTION 1. That the property legally described as Lot 5 of Block 1 in Country Estates Subdivision is currently zoned “R-1S, Single-Family Suburban Acreage Residential District”, be and the same is hereby rezoned to “R-1A, Single-Family Large Lot Residential District”.

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

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

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

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

ATTEST:

Mayor

City Clerk

(S E A L)

APPROVED TO FORM:

City Attorney

Date

City Surveyor

Date

Department: Development Services
Staff Contact: Lance Lang, City Planner
Planning Commission Meeting Date: 07/11/2016
File No: 2016-020
Prepared By: Lance Lang, City Planner

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 #5.17.16.1 to Redevelopment Plan VII, Redline Properties L.L.C. Redevelopment Project, said property located north of 2411 East Osborne Drive, and legally described as Lot 2, Garden Subdivision in the City of Hastings, Adams County, Nebraska, according to the recorded plat thereof.

Names of People/Business affected by this action:

Neighboring property owners.

Why Planning Commission action is required:

As required by state Community Development Law, a public hearing before the Planning Commission must be held to review the Redevelopment Plan Modifications for conformance with the Future Land Use Plan and applicability of development goals and policies as set forth in the City Comprehensive Development Plan, and the Planning Commission must then make a recommendation to the City Council.

Type of action requested:

Resolution

Suggested motion:

Move to approve the CRA Plan Modification as presented as it 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.

Deadlines associated with action:

None.

Department head comments:

The applicant is requesting approval of a Redevelopment Plan Modification for Redevelopment Plan #5.17.16.1 in CRA Redevelopment Area VII for a proposed 14,000 square foot office and retail building on Lot 2, Garden Subdivision just north of the Bobcat dealership on East Osborne Drive. 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 May 17, 2016 and consists of four sections.

Section One addresses redevelopment activities including site preparation, the installation of municipal water and sanitary sewer lines, and façade improvements. The estimated project cost is one million seven hundred and fifty thousand dollars (\$1,750,000). This tax increment project will increase property values, improve the area, and create employment opportunities making the property a viable tax producing property for years to come. Without the assistance from the CRA, this 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.

The Planning Commission recommended approval of this plan modification.

Recommendation:

Staff recommends approval of the modifications to Redevelopment Plan #5.17.16.1 as presented.

City Administrator comments:

Recommend Approval

DATE / /

FILE NO.

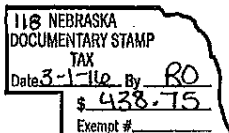
 HASTINGS DEVELOPMENT SERVICES		PROJECT APPLICATION City of Hastings – Development Services 220 N. Hastings Avenue, Hastings, NE 68901 Phone: (402) 461-2302; Fax: (402) 461-2304 www.cityofhastings.org	
Please check the appropriate box below to indicate the type of application you are requesting. Contact 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 ☐ Code Amendment ☐ Conditional Use Permit / Amendment ☐ Comprehensive Plan / Amendment		☐ Final Plat ☐ Zoning Change ☐ Planned District / Amendment ☐ Annexation Petition / Addition to the City	
☐ Short Plat ☐ Administrative Plat ☐ Vacation (Plat / ROW / Easements)		☒ Redevelopment Plan modification	
PROJECT INFORMATION Project Name: <u>Redline Properties, LLC Redevelopment Project</u> Project Address: _____ Within City Limit ☒ Yes ☐ No Existing Zoning: <u>C-3</u> Proposed Zoning / Use: <u>C-3</u> Existing Comprehensive Plan Designation: <u>Commercial Retail</u> Gross Area: <u>115,293</u> Legal Description: <u>Lot Two(2), Carden Subdivision</u> Number of Lots: <u>1</u>			
APPLICANT INFORMATION Applicant: <u>Randal Chick</u> Company: <u>CRA</u> Address: <u>301 S. Burlington</u> Tel: <u>402 461 8415</u> Fax: _____ City: <u>Hastings</u> State: <u>NE</u> Zip: <u>68901</u> Email: <u>bidcra@gmail.com</u> Property Owner: <u>Redline Properties LLC</u> Company: <u>Same</u> Address: <u>401 W. 33RD</u> Tel: <u>402 462 2929</u> Fax: _____ City: <u>Hastings</u> State: <u>NE</u> Zip: <u>68901</u> Email: <u>tim@redlinepharmacy.com</u> Key Contact: <u>Randy Chick</u> Company: <u>CRA</u> Address: <u>301 S. Burlington</u> Tel: _____ Fax: _____ City: <u>Hastings</u> State: <u>NE</u> Zip: <u>68901</u> Email: <u>bidcra@gmail.com</u>			
I hereby acknowledge that all information provided with this application is true to the best of my knowledge.			
_____ Property Owner Signature		_____ Applicant Signature	
_____ Date		_____ Date	
DEPARTMENTAL USE ONLY			
Fees: _____		Receipt No. _____	
Accepted by Staff: _____		Case No. _____	
_____ Signature			

Revised 4/10/13

NUM PGS 3
DOC TAX 438.75 CK# 3458 (PT)
FEES 22.00 PD 22.00 CK# 3458
CHG _____ ACCT# _____
RET FEES: _____ CASH _____
P & M FUND 3.50 GEN FUND 18.50
REC'D Jennifer - Trainor Title
RETURN Sullivan Shoemaker
* See Address Below



ADAMS COUNTY, NE
FILED
INST. NO. 20160633
Date 3-1-16 Time 2:27pm
Annie M. Hinton
REGISTER OF DEEDS



NO
CORP.
SEAL

NUM Garden Sub
RD. COMP X RO
COMPARE J BM
CADAS 1-580 COMP RO
or BM BM

* Return Address: Sullivan Shoemaker P.C., L.L.O.; attn: Adam D. Pavelka; PO Box 309, Hastings, NE 68902-0309

WARRANTY DEED WITH EASEMENT RESERVED TO GRANTOR

TLC PROPERTIES, INC., A LOUISIANA CORPORATION, Grantor (whether one or more), in consideration of One Dollar (\$1.00) and other valuable consideration, received from Grantee (whether one or more), conveys to Grantee, REDLINE PROPERTIES, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201):

Lot Two (2), Garden Subdivision in the City of Hastings, Adams County, Nebraska, according to the recorded plat thereof.

Grantor covenants (jointly and severally, if more than one) with Grantee that Grantor:

- (1) is lawfully seized of such real estate and that it is free from encumbrances, except easements, reservations, covenants and restrictions of record;
- (2) has legal power and lawful authority to convey the same; and
- (3) warrants and will defend the title to the real estate against the lawful claims of all persons.

Subject, however, to an easement reserved to Grantor as described on Exhibit "A" attached hereto and incorporated herein, and subject to Grantor's warranties made therein.

EXECUTED: February 29, 2016.

Scott Morton
TLC PROPERTIES, INC., A LOUISIANA CORPORATION, By Scott Morton, Its Vice President

20160633

STATE OF Nebraska)
) ss.
COUNTY OF Lancaster)

The foregoing instrument was acknowledged before me on the 29 day of
February, 2016, by Scott Morton, Vice President, on behalf of TLC
PROPERTIES, INC., A LOUISIANA CORPORATION, Grantor.



Tasha M Fifer
Notary Public

Exhibit A

GRANTOR herein reserves an exclusive perpetual easement on, over, across, under and above the real estate for the following purposes and subject to the following terms and conditions (collectively, the "Easement"). The Easement shall be for the location, construction and maintenance of outdoor advertising sign/structures (including the four currently existing billboard signs) and all necessary or desirable appurtenances thereto (collectively, the "Signs," whether one or more), on, over, under, above and upon the real estate. The Easement shall provide GRANTOR the right to construct, service, maintain, improve, modify the Signs to have as many advertising faces, including changeable copy faces or electronic faces, as are allowed by local and state law, replace or rebuild the Signs. The Easement reserved herein and the covenants, conditions, restrictions, easements and obligations contained herein shall be perpetual and shall run with the land and shall be binding on and inure to the benefit of all present and future parties having any right, title and interest in the real estate. The Easement shall also include the right of ingress and egress over the real estate described herein to and from the Signs, a right to install, repair, replace and maintain underground and/or above ground electrical service to and for the benefit of the Signs, a right to maintain telecommunication devices as it pertains to the Signs and a right of unobstructed view from US Highway 281/North Burlington Avenue, prohibiting vegetation, activities, equipment or ornamental devices, improvements on the real estate described herein that would obstruct the view of the Signs from the adjoining highway or other public right of way. GRANTEE agrees that GRANTOR may trim or remove any or all trees and vegetation in, on or about the Easement as often as GRANTOR deems necessary to prevent obstruction or to improve the appearance of the structure(s). GRANTOR, its successors and assigns hereby specifically hold GRANTEE, its successors and assigns, free and harmless from any damages or injuries to any person or property caused by GRANTOR'S construction or maintenance activities on the real estate.

Furthermore, GRANTEE acknowledges that GRANTOR will, at all times, retain sole ownership of the Signs (including without limitation the currently existing Signs), any and all billboard structure(s) and all related appurtenances thereto on the real estate and shall have the right to remove same from the real estate without any obligation to compensate GRANTEE. GRANTEE further acknowledges that GRANTOR shall be solely entitled to the proceeds of any taking under the power of eminent domain or the threat of the exercise of the power of eminent domain relative to the removal or relocation of the Signs, any billboard structure(s), and anything related thereto. The parties also agree to the following provisions:

1. GRANTOR shall maintain \$2,000,000.00 in liability insurance insuring the Signs naming the GRANTEE as an additional insured. GRANTOR shall provide proof of such insurance at the reasonable request of GRANTEE.
2. GRANTOR shall pay all utilities and personal property taxes associated with the Signs. GRANTEE shall be responsible for all real property taxes. GRANTOR and GRANTEE will reasonably cooperate to have all utilities metered separately and all taxes billed separately.

HASTINGS REDEVELOPMENT AREA #VII
PLAN MODIFICATION NO. 5.17.16.1
(Redline Properties, LLC Redevelopment Project)

This Modification No. 5.17.16.1 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 Two (2), Garden Subdivision in the City of Hastings, Adams County, Nebraska according to the recorded plat thereof.

will be developed into a 14,000 square foot retail/office building. The construction will be completed by the Redeveloper, Redline Properties, L.L.C. The Authority will provide Tax Increment Financing funds for; site preparation, the installation of water lines, sanitary sewer lines, and façade improvements. The Authority will pledge for and apply to the payment of the principal, interest, and any premium on such indebtedness, all taxes levied by all taxing bodies, which taxes shall be 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 **One Million Seven Hundred Fifty Thousand Dollars and no cents (\$1,750,000.00)**. 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 Redline Properties, 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. 5.17.16.1 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 17th day of May, 2016, and approved by the Hastings City Council on the ____ day of _____, 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 - #5.17.2016.1

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: Redline Properties, LLC Redevelopment Project.
Legal Description: Lot Two (2), Garden Subdivision in the City of Hastings, Adams County, Nebraska according to the recorded plat thereof.
3. 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. 5.17.16.1, 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.

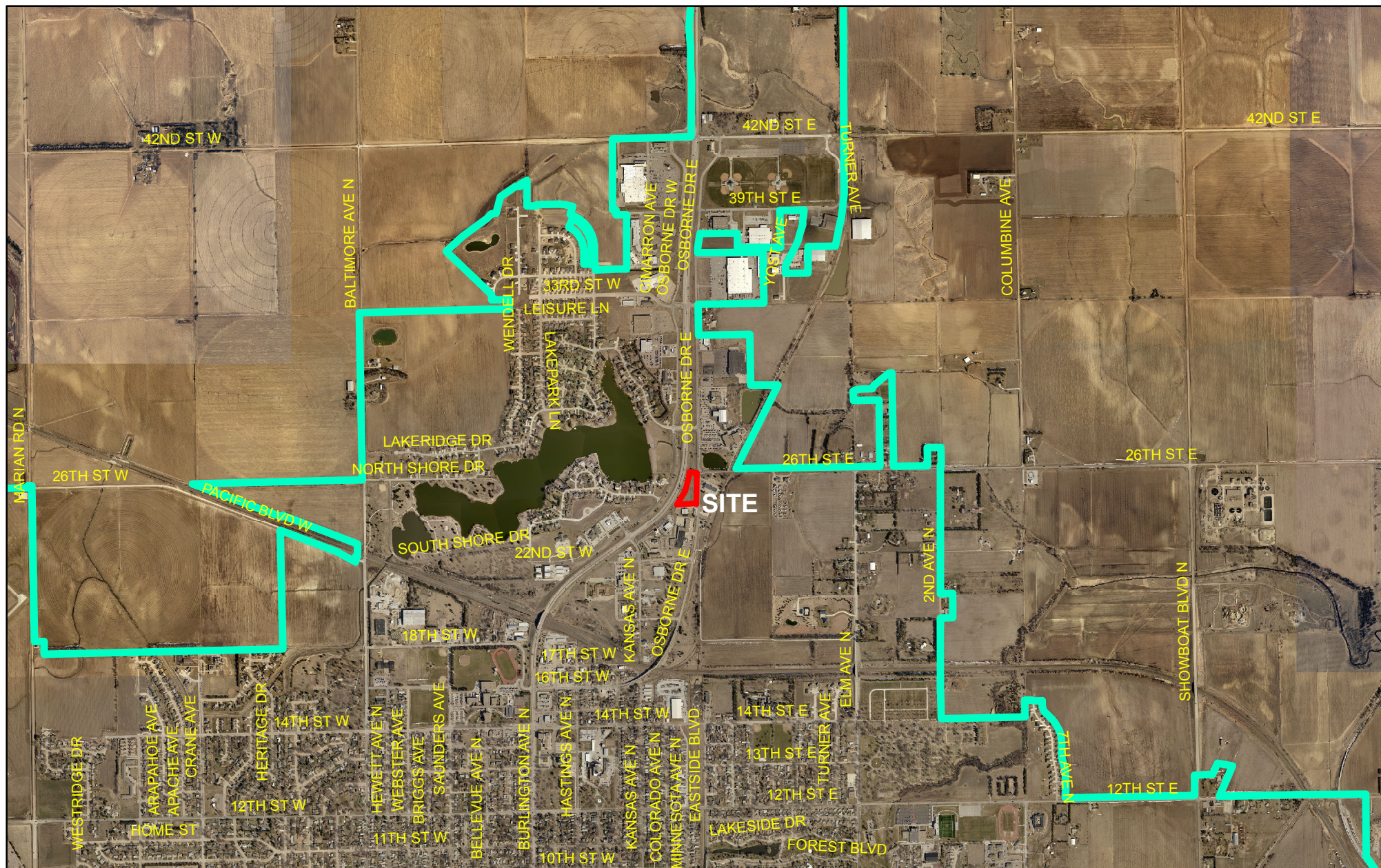
Dated this 17th day of May, 2016.

COMMUNITY REDEVELOPMENT AUTHORITY
OF THE CITY OF HASTINGS, NEBRASKA

By _____
Chairperson

ATTEST:

Ex Officio Secretary



Legend

- Parcels
- Subdivisions
- Legal_Lots
- Limits
- TwoMile

Exhibit 'A' - Vicinity Map

City of Hastings

This map is for illustration only.



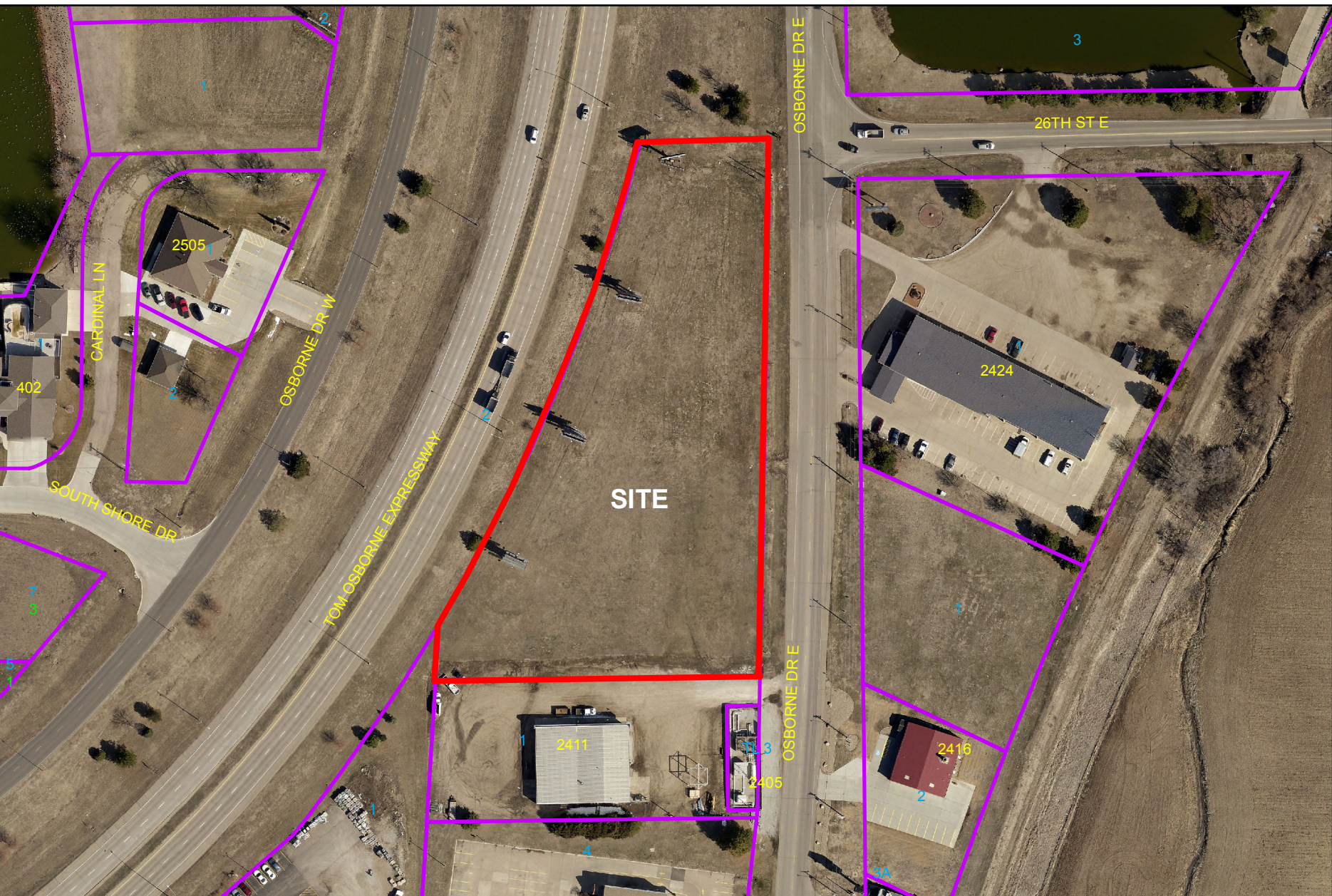
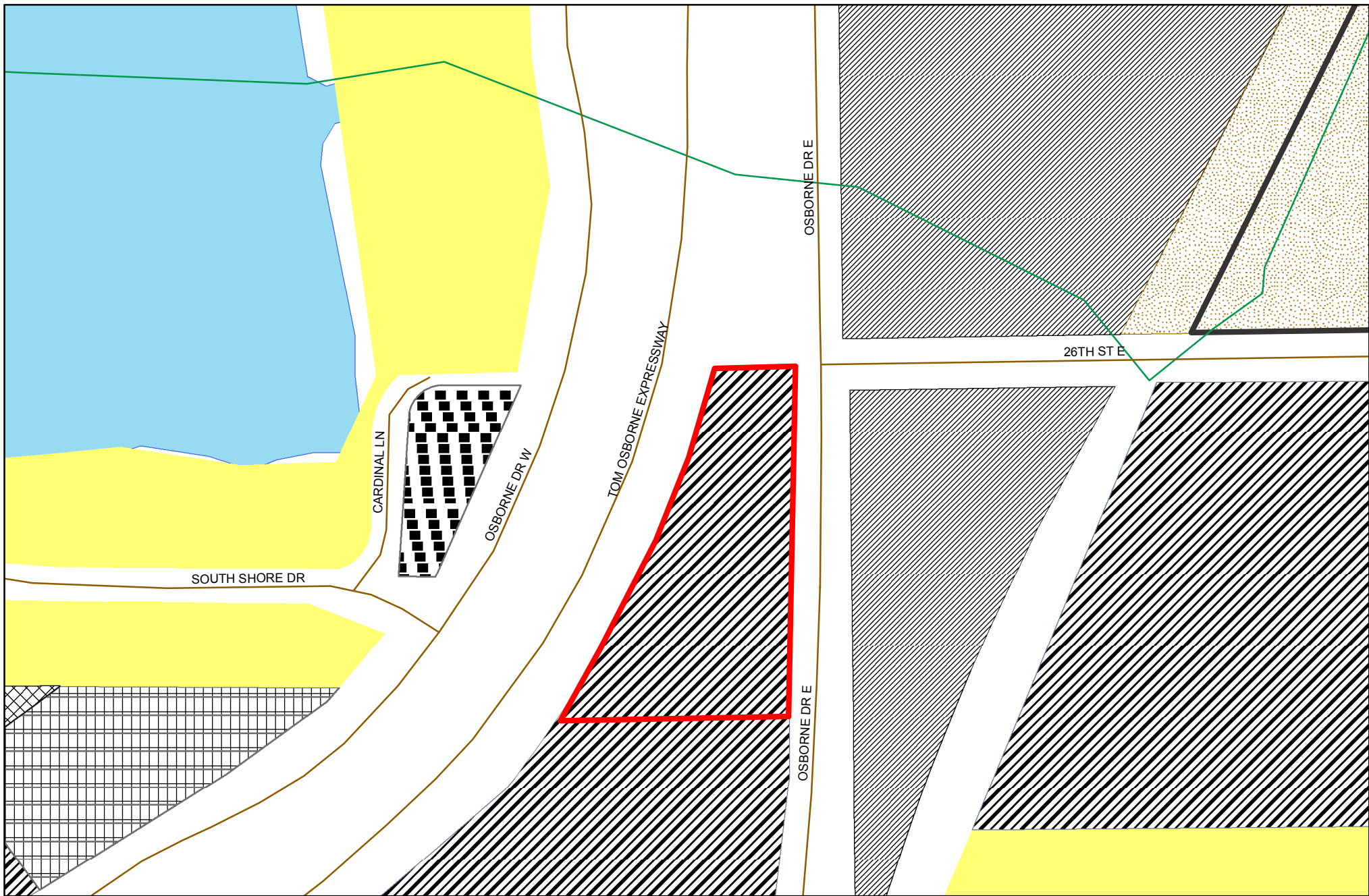


Exhibit 'B' - Aerial View

City of Hastings

This map is for illustration only.

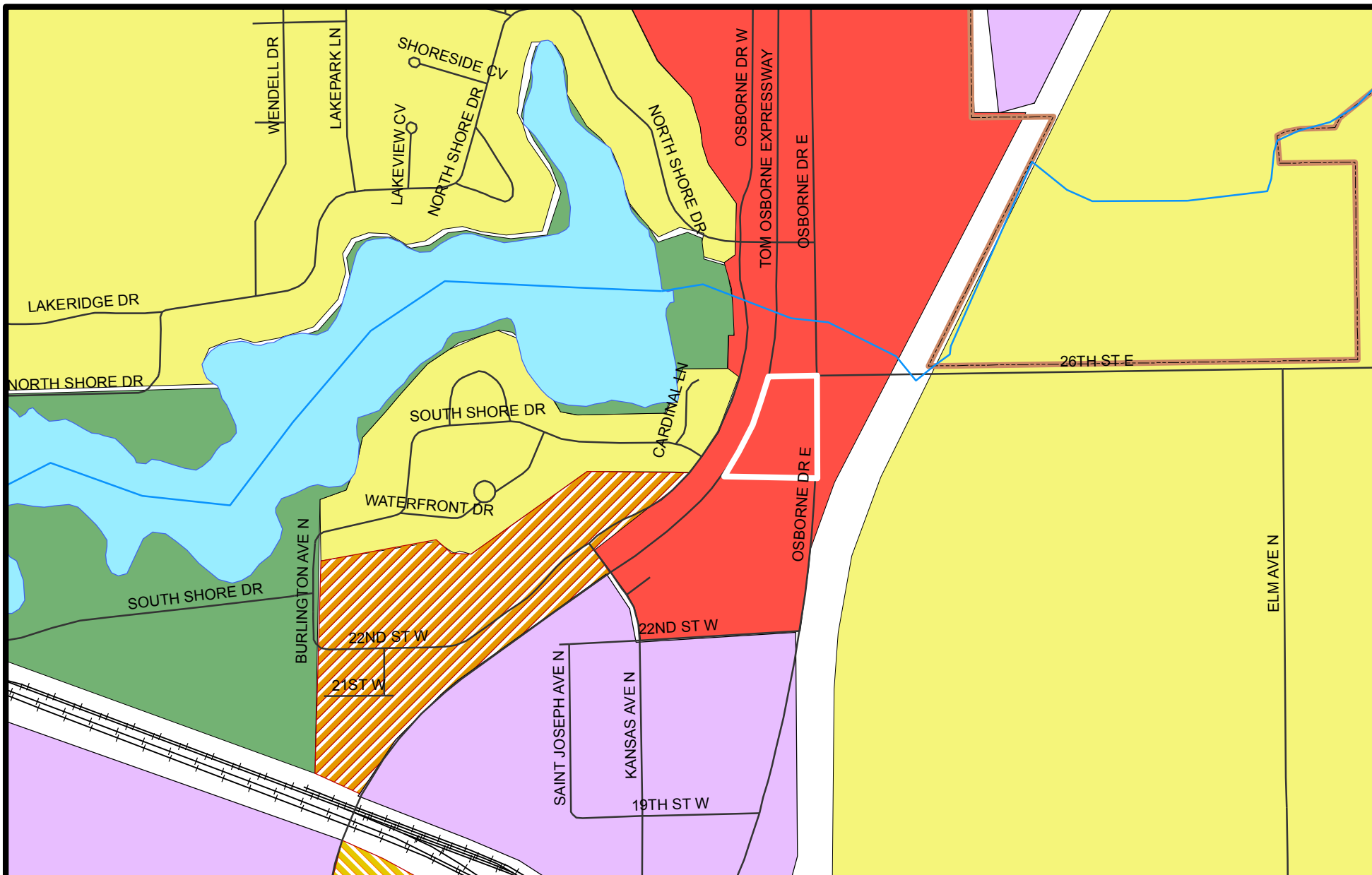




City Limits	R-3: Multiple-family	C-1: Local business
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R-3G: Garden apartment	CZ: Clear zone	I-2: Heavy industrial

Exhibit 'C' - Existing Zoning

City of Hastings Zoning



Future Land Use

City of Hastings, Nebraska

0 275 550 1,100 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
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- Agriculture

Overlay Districts:

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- Floodplain
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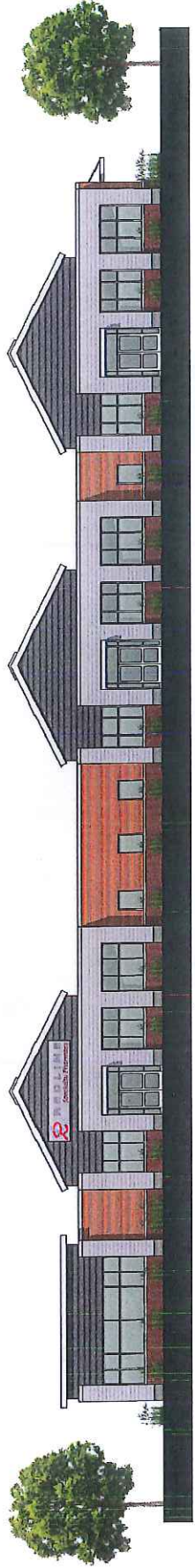


Master Builder
Associates
Architects & Construction Managers
602 W 4th ST Ste 412
Lincoln, Nebraska 68502
TEL: 402-342-6155 FAX: 402-342-0256

Redline Specialty Pharmacy
Osborne Drive
Hastings, Nebraska

Sheet Title:
EXTERIOR
ELEVATIONS
Project Number:
2015RED-020
Sheet Number:
A2.1

3/28/16
Date:
3/28/16
Revisions:
Preliminary
NOT FOR
CONSTRUCTION
Scale:
As Shown
Notes:
1. All elevations are shown as they will appear when completed.
2. All elevations are shown as they will appear when completed.
3. All elevations are shown as they will appear when completed.



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

SOUTH ELEVATION

GENERAL NOTES

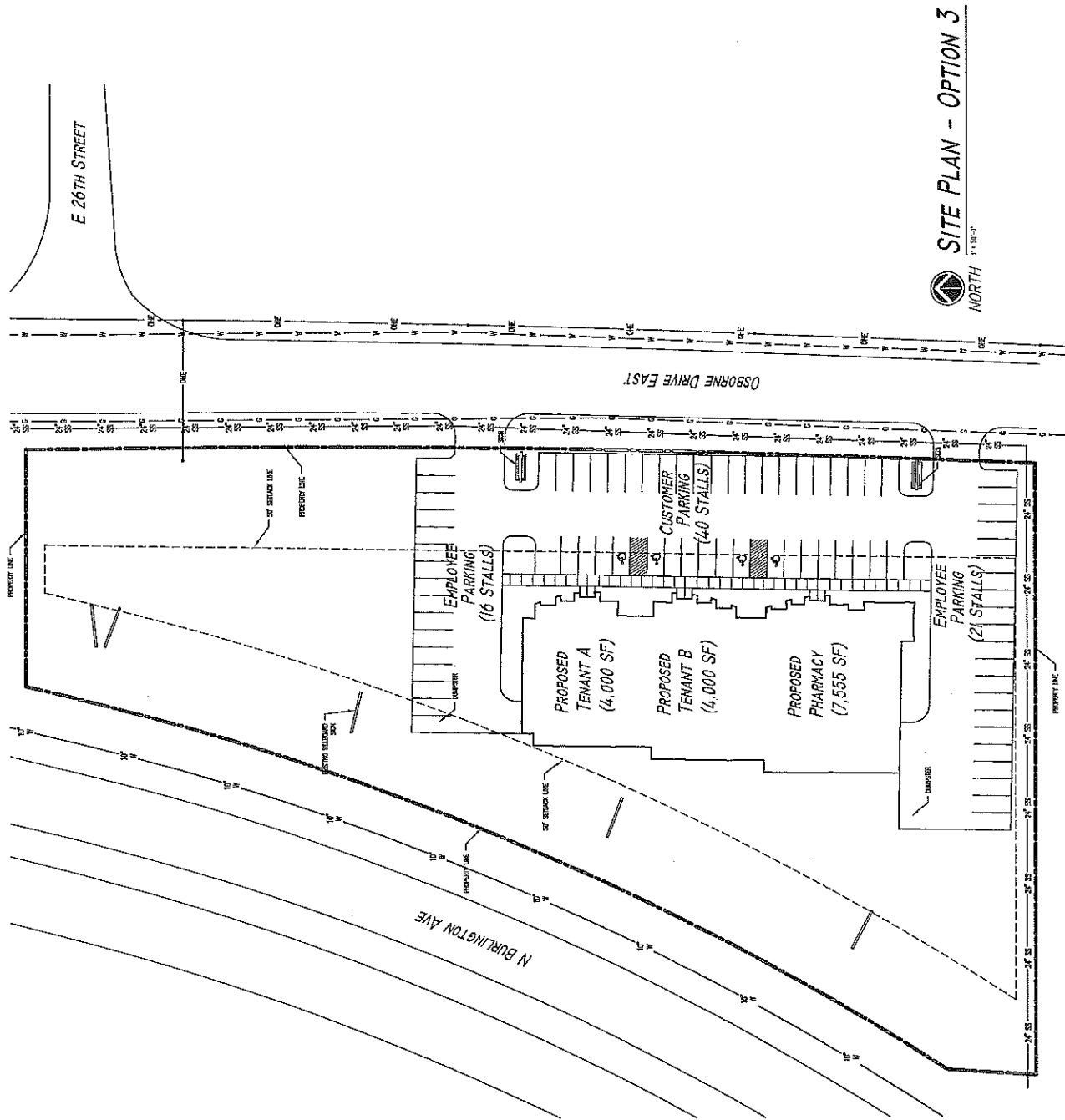
Master Builder Associates
ARCHITECTS & CONSTRUCTION MANAGERS
602 W. 6TH ST. PO BOX 423 BURLINGTON, NEBRASKA 68802
TEL: (402) 863-4255 FAX: (402) 863-4250

Redline Specialty Pharmacy
Osborne Drive
Hastings, Nebraska

PRELIMINARY
NOT FOR CONSTRUCTION
Scale:
Date: 3/28/16
Revisions:

Sheet Title:
SITE PLAN
OPTION 3
Project Number:
2015RED-020
Sheet Number:

CL.



SITE PLAN - OPTION 3
1" = 50'-0"

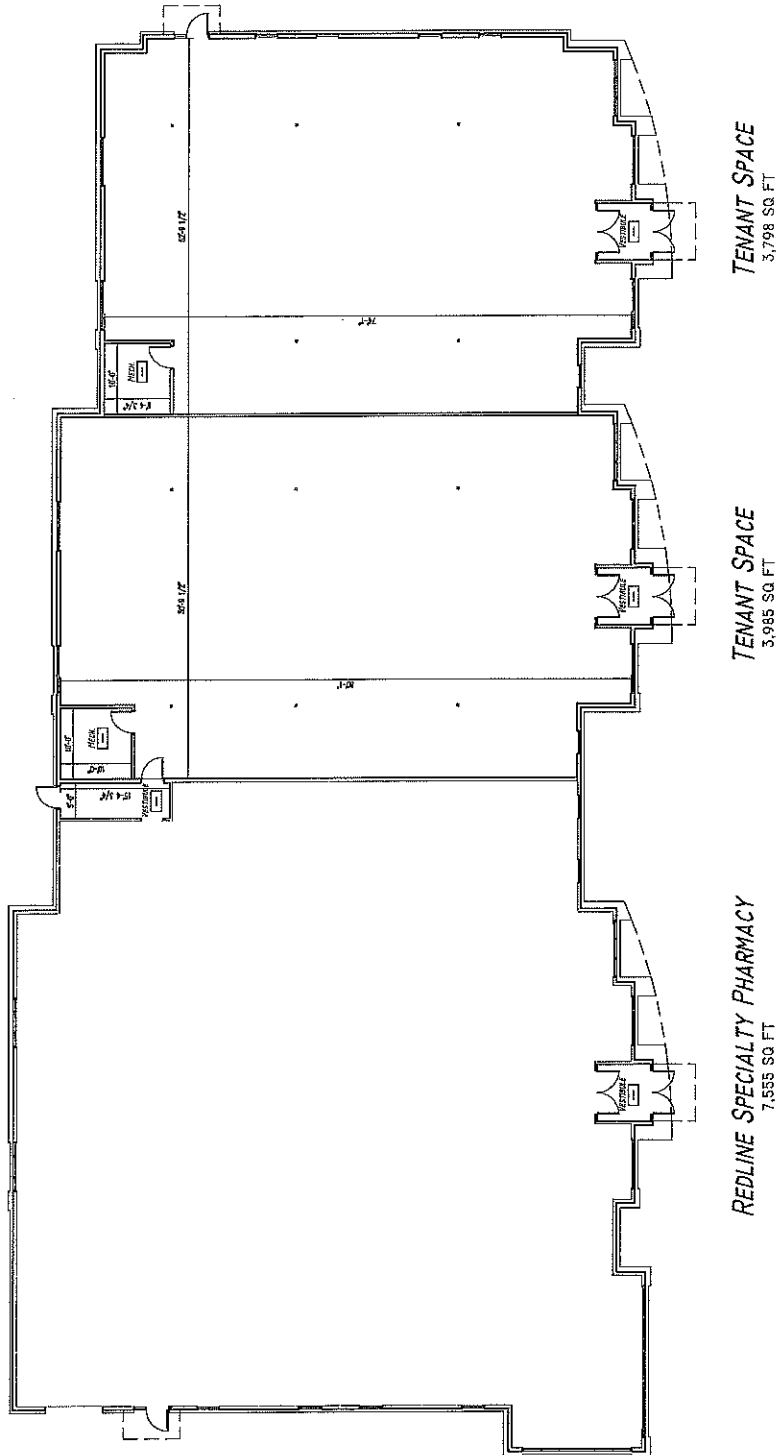
GENERAL NOTES

Master Builder
Associates
602 W 6TH ST PO BOX 423 BOWEN, NEBRASKA 68323
TEL: (402) 645-4235 FAX: (402) 645-4264

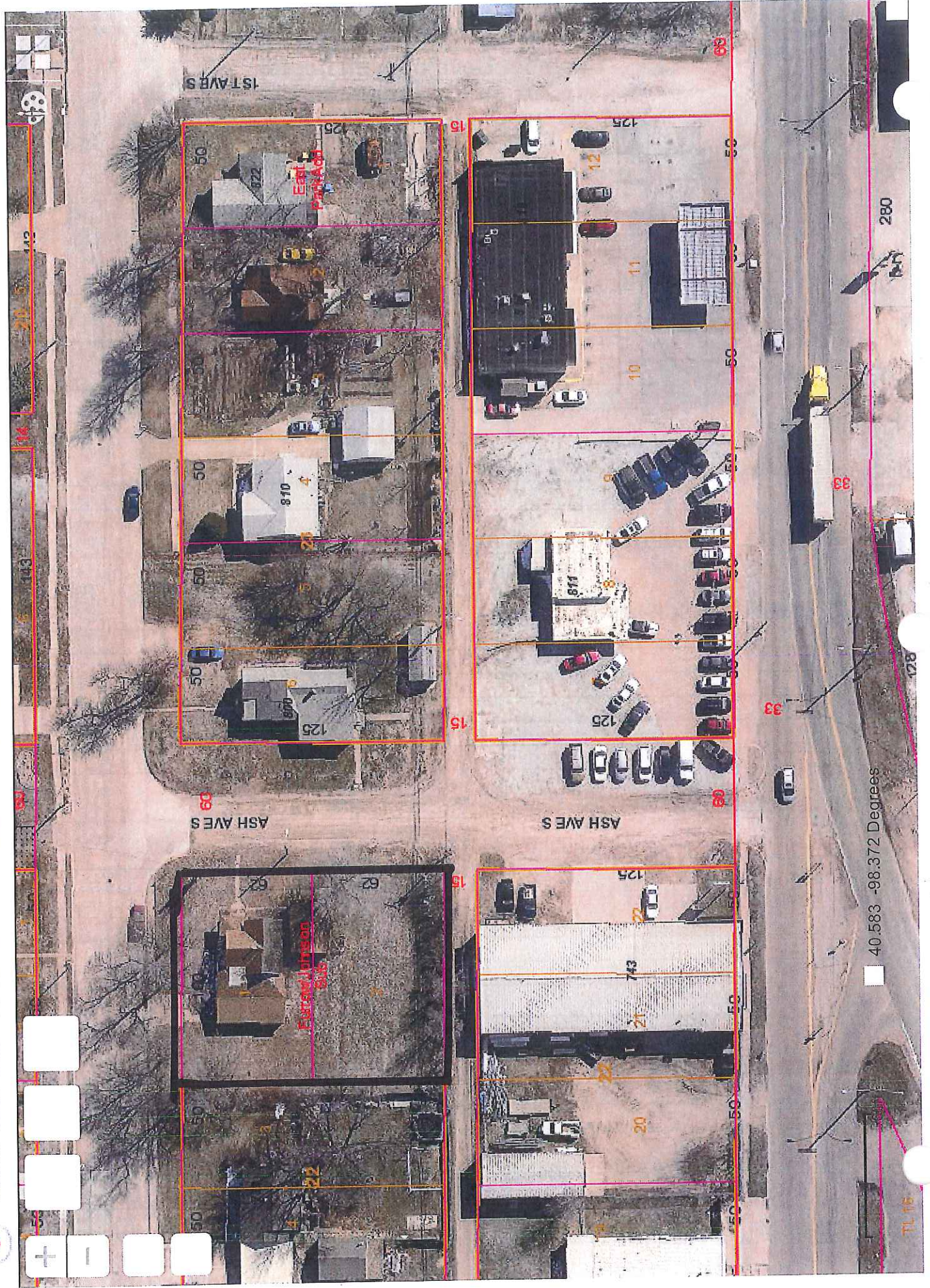
Redline Specialty Pharmacy
Osborne Drive
Hastings, Nebraska

PRELIMINARY
NOT FOR
CONSTRUCTION
Date: 3/28/16
Revisions:
Seal:

Sheet Title:
FLOOR PLAN
Project Number:
2015RED-020
Sheet Number:
A1.1



NORTH
FLOOR PLAN
1/16" = 1'-0"





RESOLUTION NO. 2016-31

WHEREAS, the Community Redevelopment Authority of the City of Hastings, Nebraska plan for Redevelopment Area VII 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 #5.17.16.1 in conjunction with Redline Properties, L.L.C. for the Redline Properties LLC Redevelopment for Redevelopment Area VII; and

WHEREAS, the Community Redevelopment Authority Board of Directors approved Redevelopment Plan Modification #5.17.16.1 on May 17, 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 #5.17.16.1 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 Redline Properties LLC 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 #5.17.16.1 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 #5.17.16.1 for the Redline Properties LLC redevelopment project in Redevelopment Area VII as provided herein, a copy of said Redevelopment Plan 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

ATTACHMENT 'A'
HASTINGS REDEVELOPMENT AREA #VII
PLAN MODIFICATION NO. 5.17.16.1
(Redline Properties, LLC Redevelopment Project)

This Modification No. 5.17.16.1 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 Two (2), Garden Subdivision in the City of Hastings, Adams County, Nebraska according to the recorded plat thereof.

will be developed into a 14,000 square foot retail/office building. The construction will be completed by the Redeveloper, Redline Properties, L.L.C. The Authority will provide Tax Increment Financing funds for; site preparation, the installation of water lines, sanitary sewer lines, and façade improvements. The Authority will pledge for and apply to the payment of the principal, interest, and any premium on such indebtedness, all taxes levied by all taxing bodies, which taxes shall be 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 **One Million Seven Hundred Fifty Thousand Dollars and no cents (\$1,750,000.00)**. 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 Redline Properties, 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. 5.17.16.1 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 17th day of May, 2016, and approved by the Hastings City Council on the _____ day of _____, 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 - #5.17.2016.1

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: Redline Properties, LLC Redevelopment Project.
Legal Description: Lot Two (2), Garden Subdivision in the City of Hastings, Adams County, Nebraska according to the recorded plat thereof.
3. Project Description: will be developed into a 14,000 square foot retail/office building. The construction will be completed by the Redeveloper, Redline Properties, L.L.C. The Authority will provide Tax Increment Financing funds for; site preparation, the installation of water lines, sanitary sewer lines, and façade improvements.

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. 5.17.16.1, 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 17th day of May, 2016.

COMMUNITY REDEVELOPMENT AUTHORITY
OF THE CITY OF HASTINGS, NEBRASKA

By _____
Chairperson

ATTEST:

Ex Officio Secretary

Department: Development Services
Staff Contact: Lance Lang, City Planner
Planning Commission Meeting Date: 07/11/2016
File No: 2016-021
Prepared By: Lance Lang, City Planner

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 #5.17.16.2 to Redevelopment Plan V, Furrow Plumbing Redevelopment Project, said property located at 122 South Ash Avenue, and legally described as Lot 1, Furrow/Johnson Subdivision in the City of Hastings, Adams County, Nebraska, according to the recorded plat thereof.

Names of People/Business affected by this action:

Neighboring Property Owners

Why Planning Commission action is required:

As required by state Community Development Law, a public hearing before the Planning Commission must be held to review the Redevelopment Plan Modifications for conformance with the Future Land Use Plan and applicability of development goals and policies as set forth in the City Comprehensive Development Plan, and the Planning Commission must then make a recommendation to the City Council.

Type of action requested:

Resolution

Suggested motion:

Move to approve the CRA Plan Modification as presented as it 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.

Deadlines associated with action:

None.

Department head comments:

The applicant is requesting approval of a Redevelopment Plan Modification for Redevelopment Plan #5.17.16.2 in CRA Redevelopment Area V for

a proposed 2,400 square foot shop building on Lot 1, Furrow/Johnson Subdivision, 122 South Ash Avenue.. 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 May 17, 2016 and consists of four sections.

Section One addresses redevelopment activities including demolition and site preparation, alley improvements, and other public improvements. The estimated project cost is one hundred thousand dollars (\$100,000). This tax increment project will increase property values, improve the area, and create employment opportunities making the property a viable tax producing property for years to come. Without the assistance from the CRA, this 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.

The Planning Commission voted to recommend approval of this plan modification.

Recommendation:

Staff recommends approval of the modifications to Redevelopment Plan #5.17.16.2 as presented.

City Administrator comments:

Recommend Approval

DATE / /

FILE NO.



PROJECT APPLICATION

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

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

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

PROJECT INFORMATION

Project Name: Furrow Plumbing, LLC Redevelopment Project
 Project Address: 122 S. Ash Within City Limit ☒ Yes ☐ No
 Existing Zoning: C-3 Proposed Zoning / Use: C-3
 Existing Comprehensive Plan Designation: Commercial/Retail Highway & Parkway Gross Area: 6,250
 Legal Description: LOT ONE (1) Furrow/Johnson Subdivision 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: James B. Furrow Company: Furrow Plumbing, LLC
 Address: 1415 N. 5th Ave Tel: 402 469 7071 Fax: _____
 City: Hastings State: NE Zip: 68901 Email: _____
 Key Contact: Randy Chick Company: CRA
 Address: Same as above Tel: Same Fax: _____
 City: Same State: _____ Zip: _____ Email: Same

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

 Property Owner Signature Date _____

 Applicant Signature Date 5/24/16

DEPARTMENTAL USE ONLY

Fees: _____ Receipt No. _____
 Accepted by Staff: _____ Signature _____ Case No. _____

Revised 4/10/13

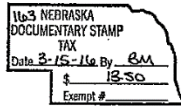
NUM PGS 1
DOC TAX 13.50 CK# 5895
FEES 10.00 PD 10.00 CK# 5895
CHG _____ ACCT# _____
RET FEES: _____ CASH _____
P & M FUND 2.50 GEN FUND 7.50
REC'D Melanie-Charter Title
RETURN Charter Title
Hastings NE 68901



ADAMS COUNTY, NE
FILED
INST. NO. 20160787

Date 3-15-16 Time 2:50 PM

Annie M. Platon
REGISTER OF DEEDS



NUM Furrow Johnson Sub
RD. COMP X BM
COMPARE / KQ
CADAS 16.31 BM COMP BM
OK KQ KQ

AFTER RECORDING RETURN TO:

Charter Title & Escrow Services, Inc.
747 North Burlington Avenue
Suite G208
Hastings, NE 68901
402-463-6788

WARRANTY DEED

Stephen L. Johnson and Barbara K. Johnson, husband and wife, GRANTORS, in consideration of Two Dollars (\$2.00) and other good and valuable consideration received from GRANTEE convey to GRANTEE

James B. Furrow

the following described real estate (as defined in Neb. Stat. 76-201) in Adams County, Nebraska:

Lot 1, Furrow/Johnson Subdivision, a Replat of Lots 1 and 2, Block 22, East Park Addition to the City of Hastings, Adams County, Nebraska.

GRANTORS covenants with GRANTEE that GRANTORS:

- (1) is lawfully seised of such real estate, that it is free from encumbrances, except easements, restrictions and reservations of records, and a pro-rated share of current real estate taxes and subsequent taxes and assessments;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed this 15th day of March, 2016.

Stephen L. Johnson
Stephen L. Johnson

Barbara K. Johnson
Barbara K. Johnson

STATE OF Nebraska
COUNTY OF Adams

The foregoing instrument was acknowledged before me this 15th day of March, 2016 by Stephen L. Johnson and Barbara K. Johnson, husband and wife.

Daniel J. Wiebe
Notary Public





Adams County Nebraska

500 W 4th, Hastings, NE

[Home](#)

[General Information](#)

[News](#)

[FAQ](#)

[Searches](#)

[Property Identification #](#)

[Owner Name](#)

[Street Address](#)

[Advanced Search](#)

[Property Data](#)

[Detail Sheet](#)

[Datasheet](#)

[Other](#)

[TRANSFER SEARCH](#)

[Adams County Website](#)

[Nebraska Taxes Online](#)

[GIS Mapping](#)

[City of Hastings](#)

[Hastings Utilities](#)

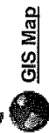
[NE Dept of Revenue](#)

[T.E.R.C.](#)

[Valuation Protest Form](#)

[Personal Property](#)

[Sales Review Questions](#)



[GIS Map](#)



[Datasheet](#)

[Property Detail Sheet \(R350605\)](#)

Owner Information

Owner Name: **JOHNSON STEPHEN L & BARBARA K**

Owner Address: **115 EAST 6TH ST**

HASTINGS, NE 68901

Property Address:

Parcel Information

Legal Description: **1314.30-LOT 2 FURROW/JOHNSON SUBDIV(RE LTS 1&2 BLK 22 E PARK ADDITION) (1210) .14**

Property ID: **010018582**

Exemption Codes:

Primary Class: **1000(1000 Residential)**

Primary Use: **01(01 Single Family)**

Zoning: **01(01 Single Family)**

Neighborhood: **1002(1002 2ND STREET)**

Year Built: **N/A**

No of Buildings: **0**

Total Living Area:

Sales History

Sale Price

Book

Page

Sale Date

Values Breakdown

2015 Actual Value

\$5,870

Total Non-Ag Appraised:

Tax Information

2015 Actual Value

2,235.84

\$125.72

Consolidated Rate:

Total Taxes Due:

The tax information contained herein is the most current information available and is the amount of tax due for the assessment year indicated. To verify payment of tax, please contact the county treasurer's office.

Tax Entities

Tax District: 284-ES9 NR2 SD18 CRA HASTINGS 01-018



Legend

	Parcels		Limits
	Subdivisions		TwoMile
	Legal_Lots		

Exhibit 'A' - Vicinity Map

City of Hastings

This map is for illustration only.



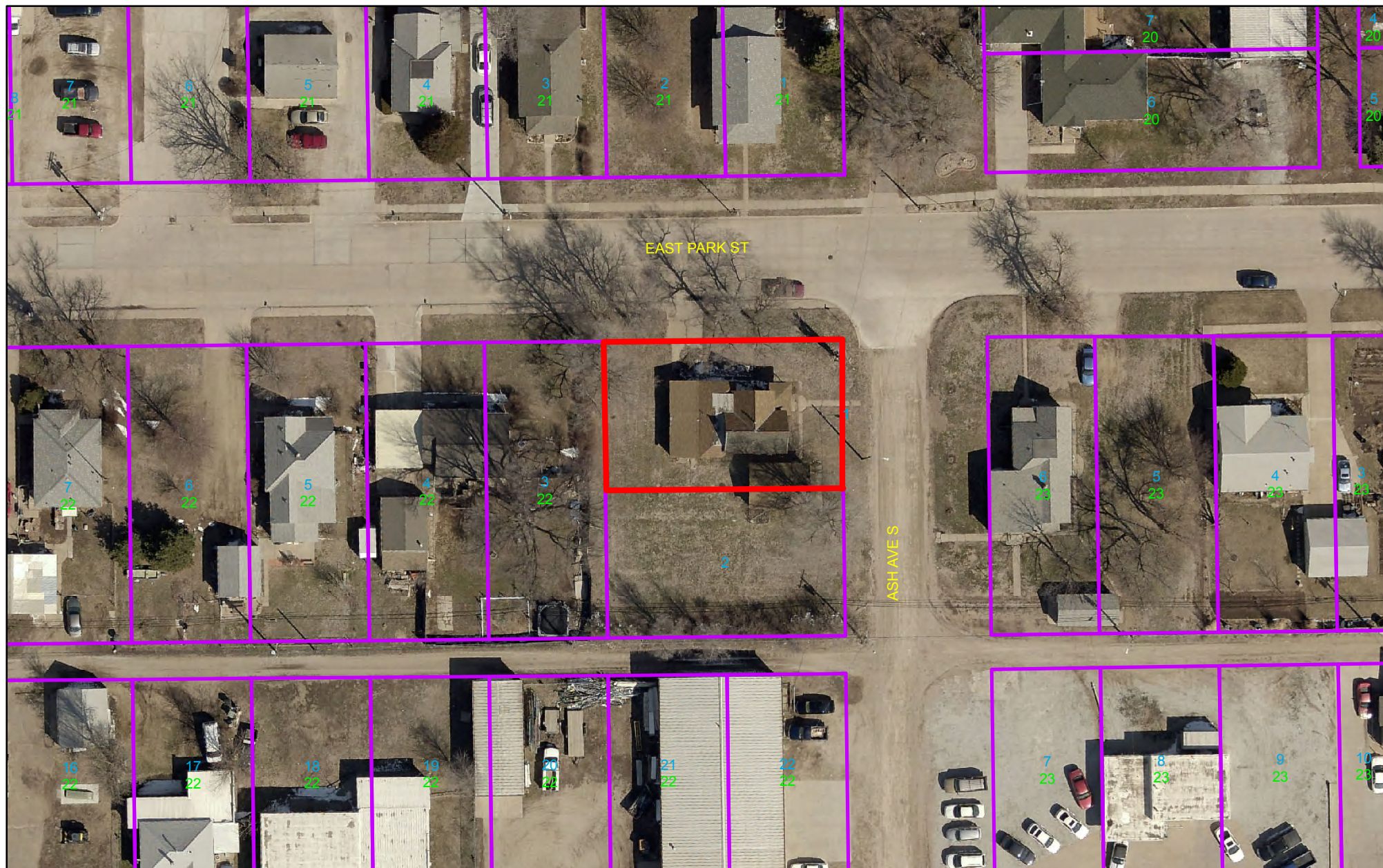
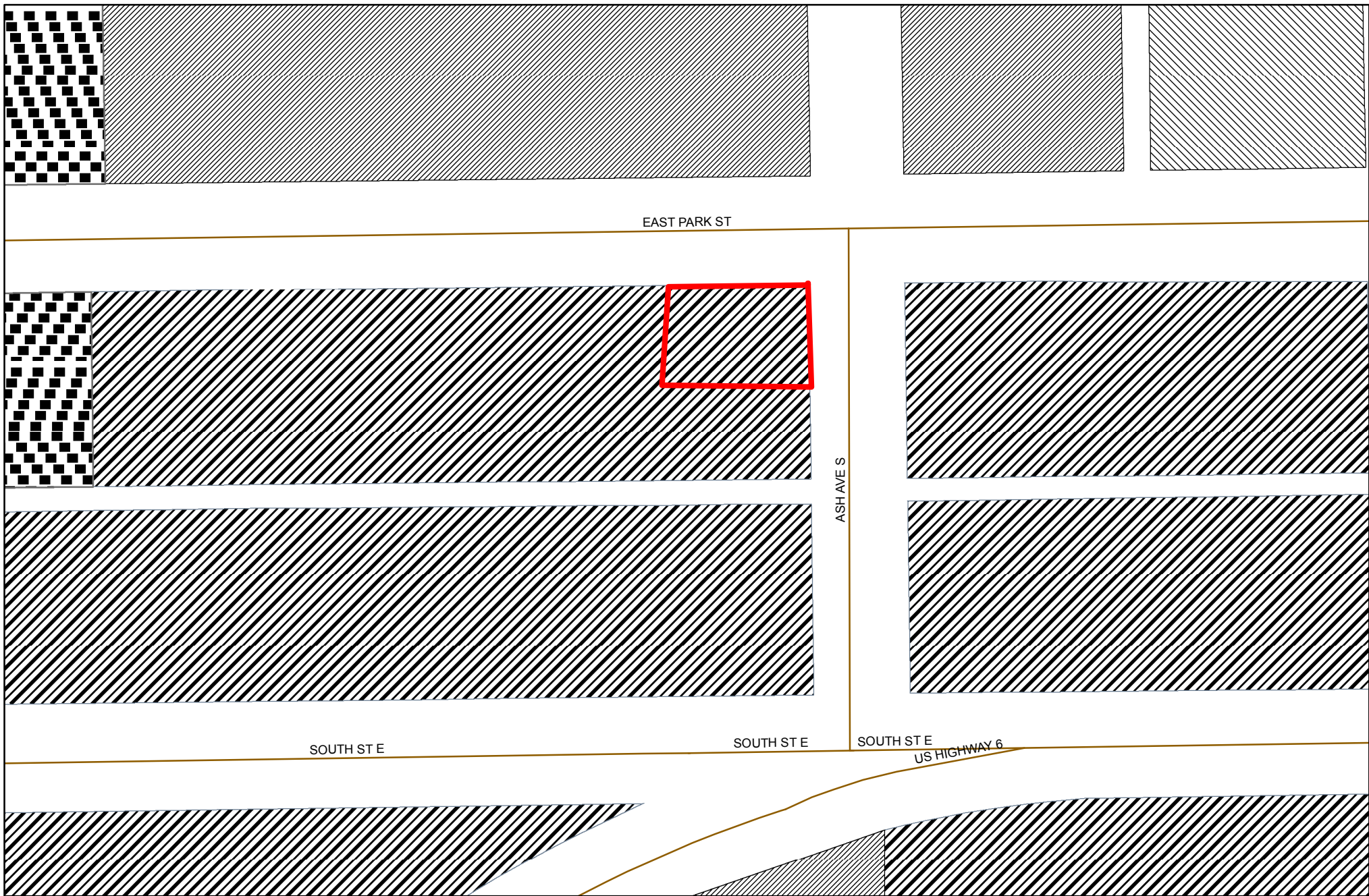


Exhibit 'B' - Aerial View

City of Hastings

This map is for illustration only.

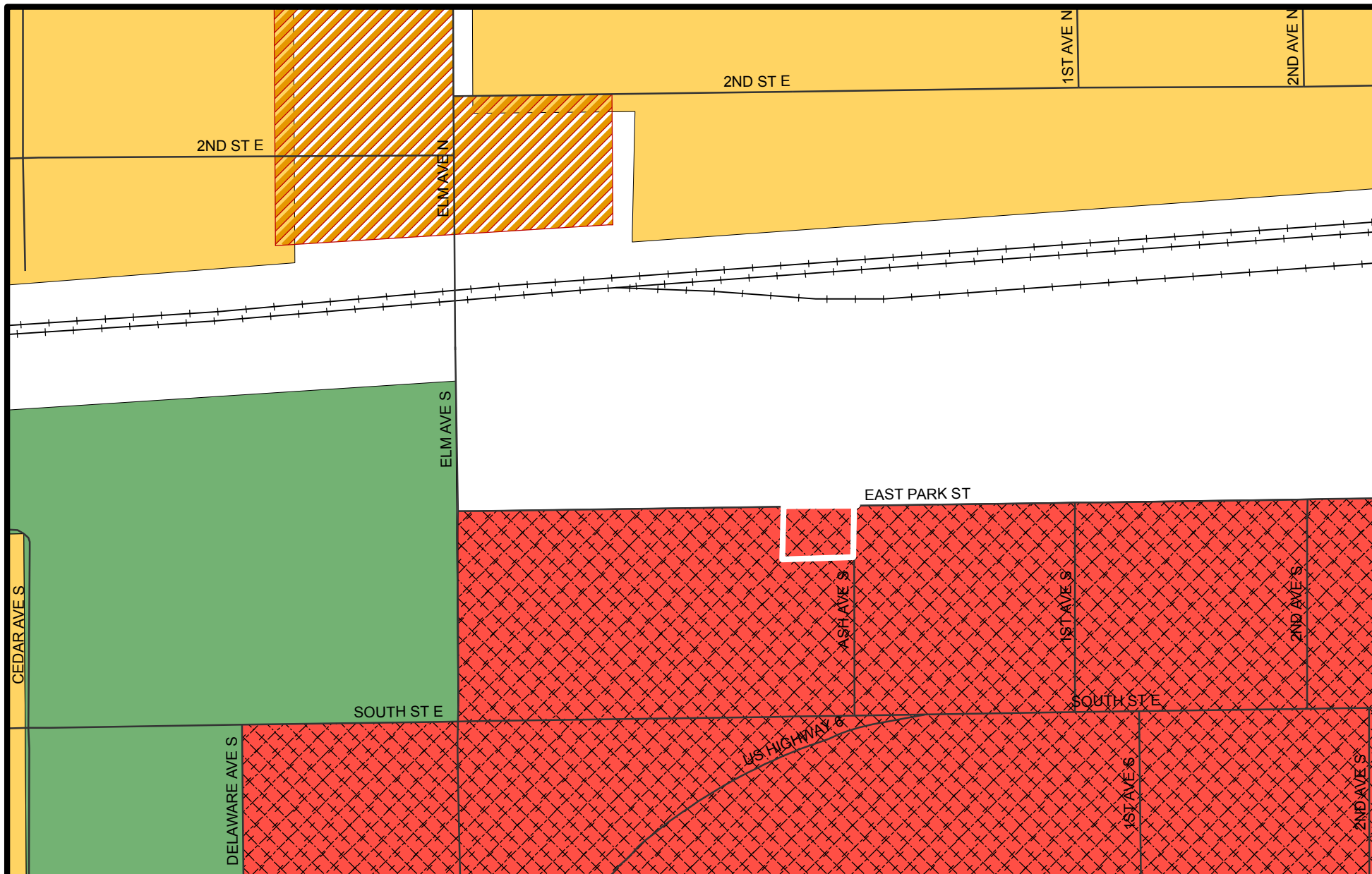




City Limits	R-3: Multiple-family	C-1: Local business
subdivision	R-1A: Single family large lot	C-2: Central business
A: Agricultural district	R-1S: Single family suburban	C-3: Commercial business
R-1: Urban single family	R-5: Urban single family undersized lot	C-0: Commercial office
R-2: Two-family	CMP: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

Existing Zoning

City of Hastings Zoning



Future Land Use

City of Hastings, Nebraska

0 85 170 340 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. 2016-32

WHEREAS, the Community Redevelopment Authority of the City of Hastings, Nebraska plan for Redevelopment Area V 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 #5.17.16.2 in conjunction with Furrow Plumbing, L.L.C. for the Furrow Plumbing LLC Redevelopment for Redevelopment Area V; and

WHEREAS, the Community Redevelopment Authority Board of Directors approved Redevelopment Plan Modification #5.17.16.2 on May 17, 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 V 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 #5.17.16.2 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 V and also its conformity to the Comprehensive Development Plan of the City; and

WHEREAS, the Planning Commission concluded that the Furrow Plumbing LLC Redevelopment Plan Modification is consistent with the general plan and development objectives for Redevelopment Area V, 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 #5.17.16.2 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 #5.17.16.2 for the Furrow Plumbing LLC redevelopment project in Redevelopment Area V as provided herein, a copy of said Redevelopment Plan 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'
HASTINGS REDEVELOPMENT AREA #V
PLAN MODIFICATION NO. 5.17.16.2
(Furrow Plumbing, LLC Redevelopment Project)

This Modification No. 5.17.16.2 to Revised Redevelopment Plan V (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 27th day of March, 1992 and approved by the City Council on the 27th day of May, 1992, 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, Furrow/Johnson Subdivision in the City of Hastings, Adams County, Nebraska according to the recorded plat thereof.

will be developed into a 2,400 square foot shop building. The construction will be completed by the Redeveloper, Furrow Plumbing, LLC. The Authority will provide Tax Increment Financing funds for; demolition & site preparation, alley improvements and other public improvements. The Authority will pledge for and apply to the payment of the principal, interest, and any premium on such indebtedness, all taxes levied by all taxing bodies, which taxes shall be 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 **One Hundred Thousand Dollars and no cents (\$100,000.00)**. 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 Redline Properties, 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. 5.17.16.2 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 17th day of May, 2016, and approved by the Hastings City Council on the _____ day of _____, 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- 2101et seq., as amended.

RESOLUTION CRA - #5.17.2016.2

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 V.
2. Project: Furrow Plumbing, LLC Redevelopment Project.
Legal Description: Lot 1, Furrow/Johnson Subdivision the City of Hastings, Adams County, Nebraska according to the recorded plat thereof.
3. Project Description: The property will be developed into a 2,400 square foot shop building. The tax increment upon the property will be utilized for demolition, site preparation, alley improvements and other public improvements.; and

WHEREAS, it is necessary for the CRA to approve the amendment to Plan V 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 V, Modification No. 5.17.16.2, 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 17th day of May, 2016.

COMMUNITY REDEVELOPMENT AUTHORITY
OF THE CITY OF HASTINGS, NEBRASKA

By _____
Chairperson

ATTEST:

Ex Officio Secretary

Department: Development Services
Staff Contact: Lance Lang, City Planner
Planning Commission Meeting Date: 07/11/2016
File No: 2016-022
Prepared By: Lance Lang, City Planner

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 #5.17.16.3 to Redevelopment Plan V, Steve Johnson Redevelopment Project, said property located south of 126 South Ash Avenue, and legally described as Lot 2, Furrow/Johnson Subdivision in the City of Hastings, Adams County, Nebraska, according to the recorded plat thereof.

Names of People/Business affected by this action:

Neighboring Property Owners

Why Planning Commission action is required:

As required by state Community Development Law, a public hearing before the Planning Commission must be held to review the Redevelopment Plan Modifications for conformance with the Future Land Use Plan and applicability of development goals and policies as set forth in the City Comprehensive Development Plan, and the Planning Commission must then make a recommendation to the City Council.

Type of action requested:

Resolution

Suggested motion:

Move to approve the CRA Plan Modification as presented as it 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.

Deadlines associated with action:

None.

Department head comments:

The applicant is requesting approval of a Redevelopment Plan Modification for Redevelopment Plan #5.17.16.3 in CRA Redevelopment Area V for

a proposed 2,400 square foot shop building on Lot 2, Furrow/Johnson Subdivision, just south of the Furrow Plumbing project at 122 South Ash Avenue.. 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 May 17, 2016 and consists of four sections.

Section One addresses redevelopment activities including municipal water and sanitary sewer, alley improvements, and other public improvements. The estimated project cost is seventy five thousand dollars (\$75,000). This tax increment project will increase property values, improve the area, and create employment opportunities making the property a viable tax producing property for years to come. Without the assistance from the CRA, this 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.

The Planning Commission voted to recommend approval of this plan modification.

Recommendation:

Staff recommends approval of the modifications to Redevelopment Plan #5.17.16.3 as presented.

City Administrator comments:

Recommend Approval

DATE / /

FILE NO.



PROJECT APPLICATION

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

Please check the appropriate box below to indicate the type of application you are requesting. Contact Development Services for minimum requirements. Incomplete applications will not be processed.

All applications must be completed by applicant prior to submission with all of the requested support materials by the last Monday of each month or they will be held until the next deadline to be processed.

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

PROJECT INFORMATION

Project Name: Steve Johnson Redevelopment ProjectProject Address: _____ Within City Limit ☐ Yes ☐ NoExisting Zoning: C-3 Proposed Zoning / Use: C-3Existing Comprehensive Plan Designation: Commercial/Retail Gross Area: 6,250Legal Description: Lot Two (2), Furrow/Johnson Subdivision Number of Lots: 1

APPLICANT INFORMATION

Applicant: Randal Chick Company: CRAAddress: 301 S. Burlington Tel: 402 461 8415 Fax: _____City: Hastings State: NE Zip: 68901 Email: bidcra@gmail.comProperty Owner: Steven L & Barbara K. Johnson Company: _____Address: 115 E. 6th Street Tel: _____ Fax: _____City: Hastings State: NE Zip: 68901 Email: sjohnson@cityofhastings.orgKey Contact: Randal Chick Company: CRAAddress: 301 S. Burlington Tel: 402 461 8415 Fax: _____City: Hastings State: NE Zip: 68901 Email: bidcra@gmail.com

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

Property Owner Signature	Date	Applicant Signature	Date
		<u>Randal Chick</u>	<u>5/24/16</u>

DEPARTMENTAL USE ONLY

Fees: _____ Receipt No. _____

Accepted by Staff: _____ Signature _____ Case No. _____

Revised 4/10/13



Exhibit 'A' - Vicinity Map

City of Hastings

This map is for illustration only.



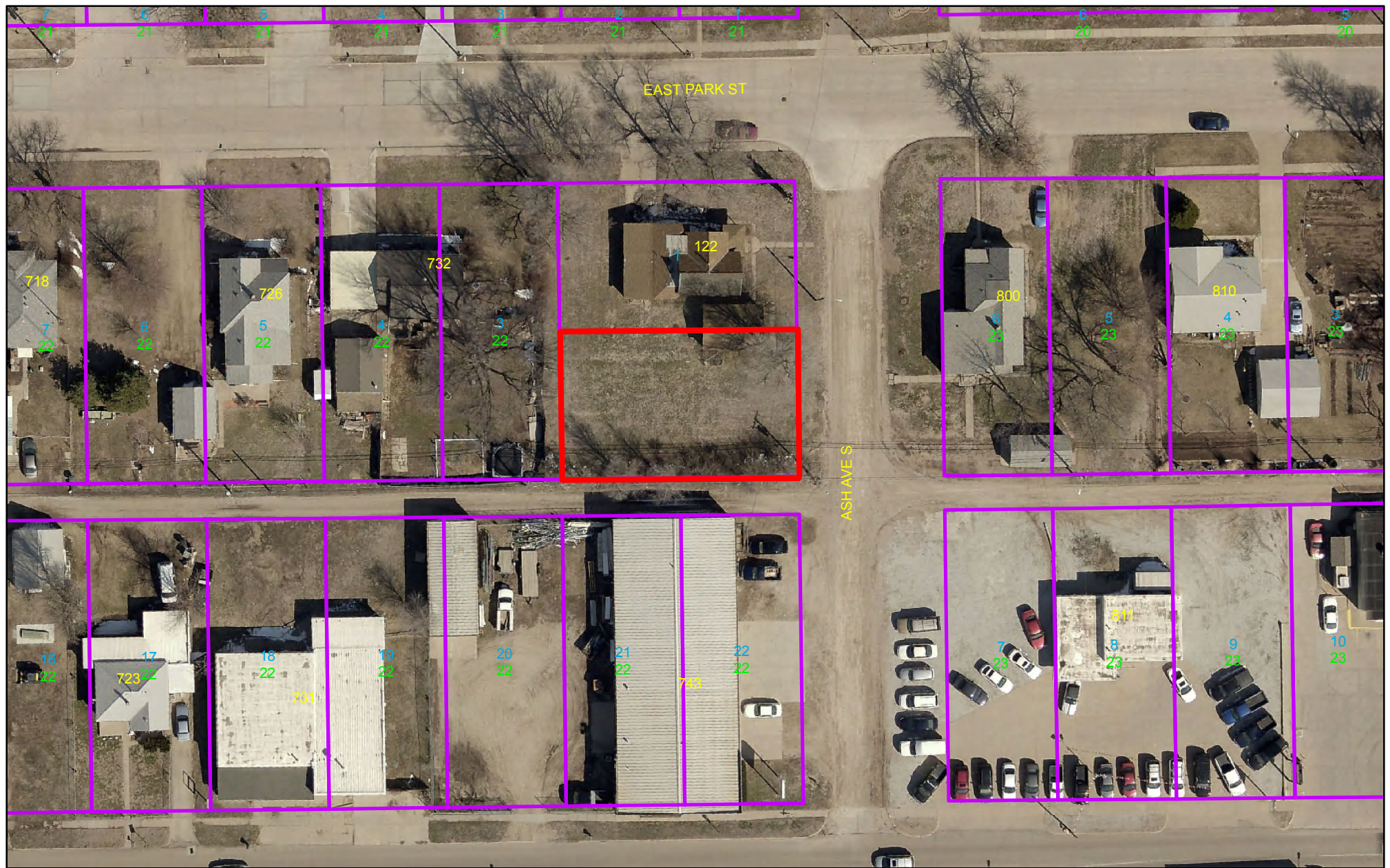
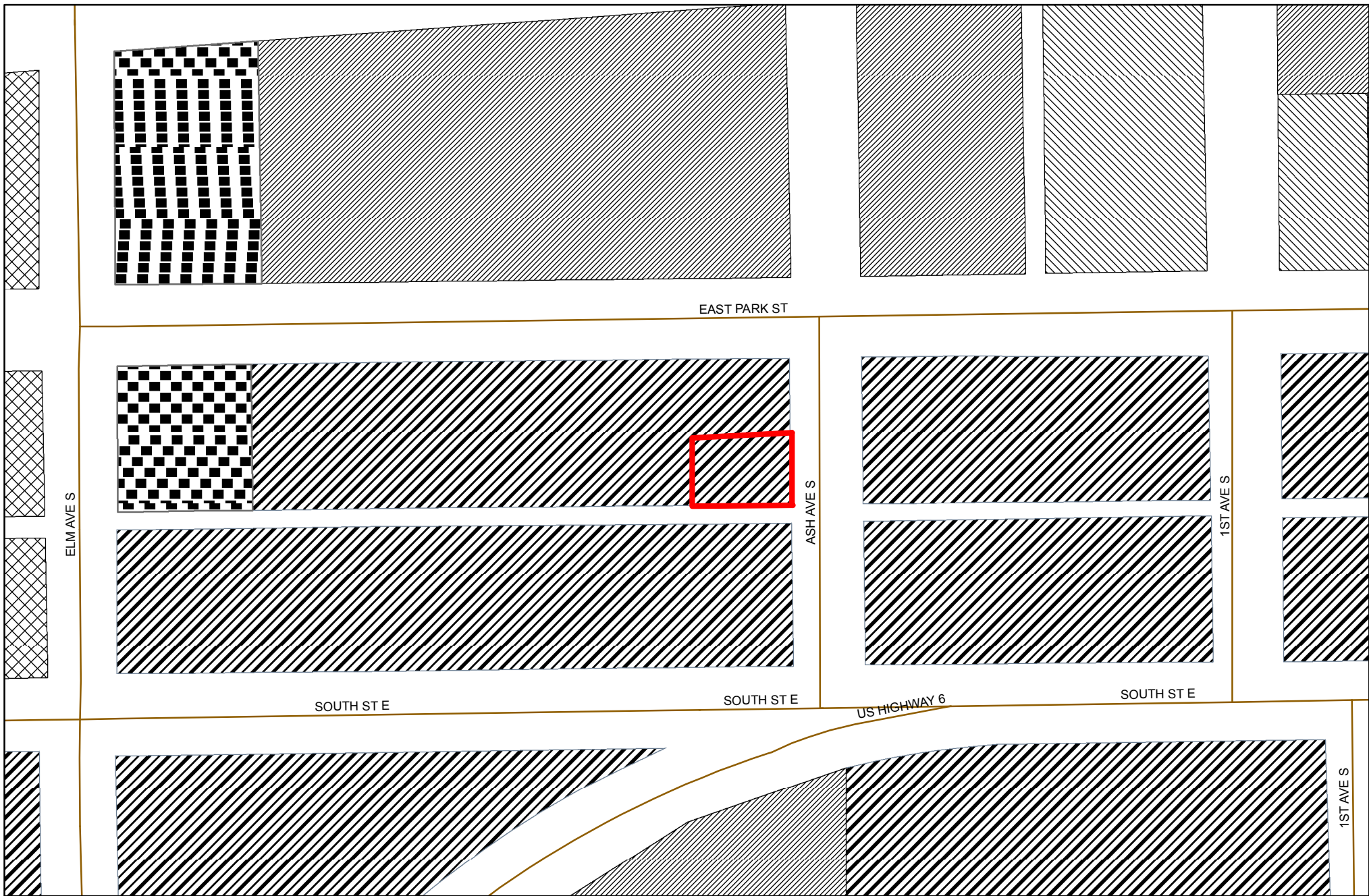


Exhibit 'B' - Aerial View

City of Hastings

This map is for illustration only.

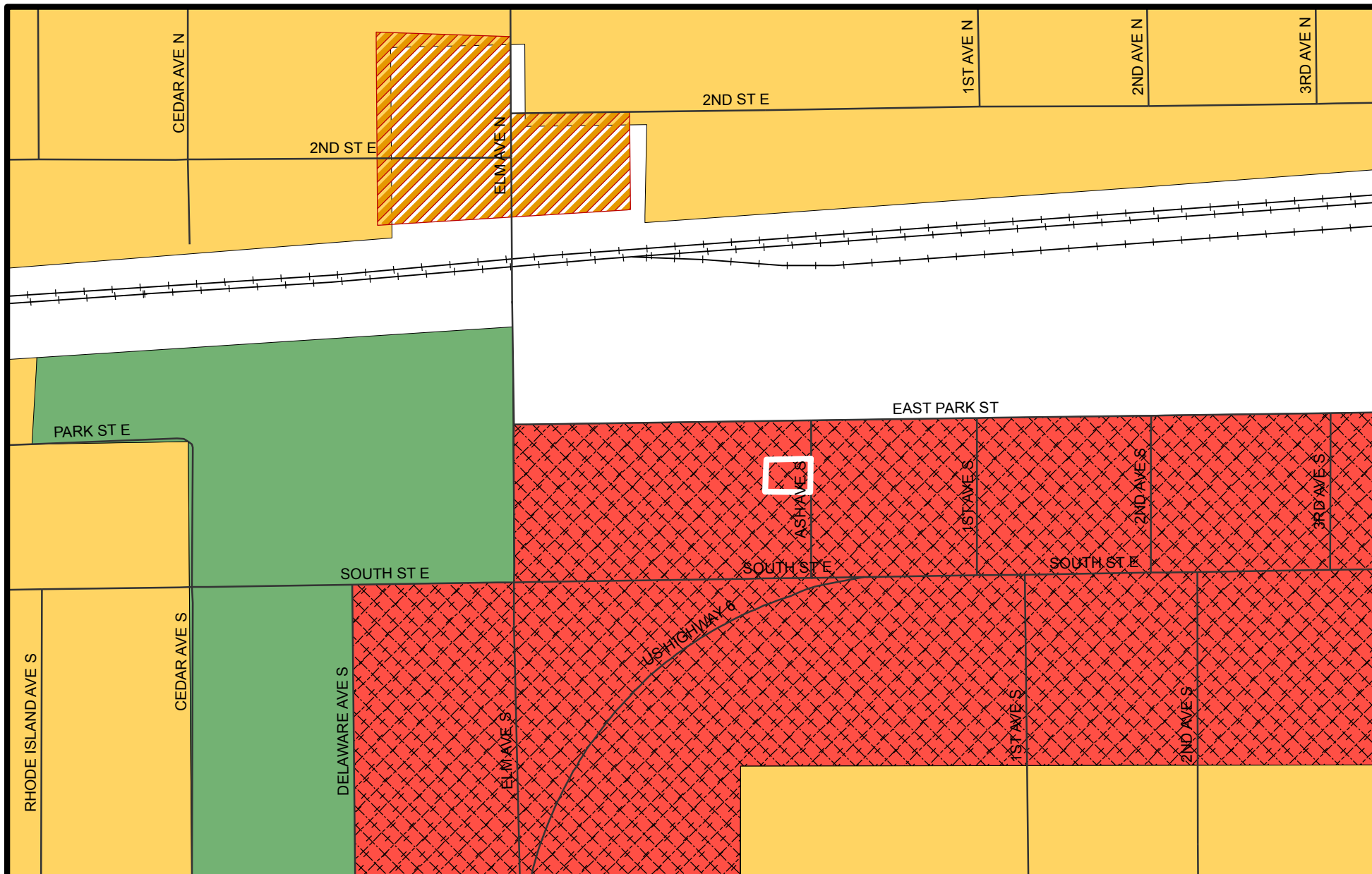




City Limits	R-3: Multiple-family	C-1: Local business
subdivision	R-1A: Single family large lot	C-2: Central business
A: Agricultural district	R-1S: Single family suburban	C-3: Commercial business
R-1: Urban single family	R-5: Urban single family undersized lot	C-0: Commercial office
R-2: Two-family	CMP: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

Exhibit 'C' - Existing Zoning

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

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

Overlay Districts:

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

RESOLUTION NO. 2016-33

WHEREAS, the Community Redevelopment Authority of the City of Hastings, Nebraska plan for Redevelopment Area V 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 #5.17.16.3 in conjunction with developer Steve Johnson for the Steve Johnson Redevelopment for Redevelopment Area V; and

WHEREAS, the Community Redevelopment Authority Board of Directors approved Redevelopment Plan Modification #5.17.16.3 on May 17, 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 V 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 #5.17.16.3 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 V and also its conformity to the Comprehensive Development Plan of the City; and

WHEREAS, the Planning Commission concluded that the Steve Johnson Redevelopment Plan Modification is consistent with the general plan and development objectives for Redevelopment Area V, 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 #5.17.16.3 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 #5.17.16.3 for the Steve Johnson redevelopment project in Redevelopment Area V as provided herein, a copy of said Redevelopment Plan 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'
HASTINGS REDEVELOPMENT AREA #V
PLAN MODIFICATION NO. 5.17.16.3
(Steve Johnson Redevelopment Project)

This Modification No. 5.17.16.3 to Revised Redevelopment Plan V (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 27th day of March, 1992 and approved by the City Council on the 27th day of May, 1992, 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 2, Furrow/Johnson Subdivision in the City of Hastings, Adams County, Nebraska according to the recorded plat thereof.

will be developed into a 2,400 square foot shop building. The construction will be completed by the Redeveloper, Steve Johnson. The Authority will provide Tax Increment Financing funds for; water and sanitary sewer, alley improvements and other public improvements. The Authority will pledge for and apply to the payment of the principal, interest, and any premium on such indebtedness, all taxes levied by all taxing bodies, which taxes shall be 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 **Seventy Five Thousand Dollars and no cents (\$75,000.00)**. 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 Redline Properties, 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. 5.17.16.3 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 17th day of May, 2016, and approved by the Hastings City Council on the _____ day of _____, 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- 2101et seq., as amended.

RESOLUTION CRA - #5.17.2016.3

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 V.
2. Project: Steve Johnson Redevelopment Project.
Legal Description: Lot 2, Furrow/Johnson Subdivision in the City of Hastings, Adams County, Nebraska according to the recorded plat thereof.
3. Project Description: The property will be developed into a 2,400 square foot shop building. The tax increment upon the property will be utilized for extension of water and sanitary sewer lines, alley improvements and other public improvements.; and

WHEREAS, it is necessary for the CRA to approve the amendment to Plan V 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 V, Modification No. 5.17.16.3, 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 17th day of May, 2016.

COMMUNITY REDEVELOPMENT AUTHORITY
OF THE CITY OF HASTINGS, NEBRASKA

By _____
Chairperson

ATTEST:

Ex Officio Secretary

Department: Development Services
Staff Contact: Lance Lang, City Planner
Planning Commission Meeting Date: 07/11/2016
File No: 2016-023
Prepared By: Lance Lang, City Planner

AGENDA ITEM SUMMARY SHEET

Description of Item:

Request from Thomas Kluver representing Steeple Brewing Company, for a Conditional Use Permit to operate a craft brewery to be known as “Steeple Brewing Company” on property zoned C-2, Central Business District, located at 717 West 1st Street.

Names of People/Business affected by this action:

Neighboring property owners.

Why Planning Commission action is required:

By state law, the Planning Commission must hold a public hearing for each conditional use application and, after taking testimony from the public and city staff, must make a recommendation to the City Council whether or not to issue a permit to authorize the proposed use, known as a Conditional Use Permit.

Type of action requested:

Resolution

Suggested motion:

Move to approve the requested Conditional Use Permit with no expiration date.

Deadlines associated with action:

None.

Department head comments:

The applicant is requesting approval of a Conditional Use Permit (CUP) to locate and operate a craft brewery at 717 West 1st Street. Breweries are allowed by right in industrial zones and by conditional use in C-2 zones. Since the property is currently zoned C-2 and located in the downtown area staff felt the best course of action would be the CUP as opposed to rezoning to industrial.

The brewery owners are working with the owners of a pizzeria to develop this project as a combo brew pub and pizza parlor. The project is split into two bays, east and west, but the building is under common ownership. The pizza parlor is not part of this application as a restaurant is allowed by right in C-2 zoning districts and does not require a CUP. The pizza parlor will be located at 713 West 1st Avenue in the east bay while the brewpub will be located at 717 West 1st Street to the west. Open bay construction with a sixteen-foot wide shared opening between the bays will allow customers to mingle between the two businesses. Since the building (both bays) are under common ownership there is no requirement for a firewall between the businesses.

The applicant has submitted two exhibits; a Project Narrative and a Floorplan. The floorplan depicts equipment layout for the brew pub. As indicated in the project narrative, the applicant plans to brew seven to ten varieties of beer and stock about a dozen domestic beers in bottles. The majority of the beer will be served at the pizza parlor or in the taproom of the brew pub. The brewpub will be open Thursday, Friday, and Saturday while the pizza parlor will be open seven days per week. Brewing frequency is about once per week and deliveries/distribution trucks are projected at once per month and one to two times per month respectively. The applicant hopes to begin construction in July of this year and be open for business by November.

The conditions attached to this permit are based on the applicant's submittal of operating requirements for the brew pub and are listed as follows to be a part of and incorporated in the CUP:

1. This permit to operate a craft brewery at 717 West 1st Street shall be open-ended with no expiration date.

Recommendation:

Staff recommends approval of this Conditional Use Permit subject to the following conditions:

1. This permit to operate a craft brewery at 717 West 1st Street shall be open-ended with no expiration date.

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

PROJECT INFORMATION

Project Name: STEEPLE BREWING

Project Address: 717 WEST FIRST ST. Within City Limit ☒ Yes ☐ No

Existing Zoning: C2 Proposed Zoning / Use: C2

Existing Comprehensive Plan Designation: _____ Gross Area: 1518 sq ft

Legal Description: Lot 5, Block 27, 10th Number of Lots: 1

APPLICANT INFORMATION

Applicant: THOMAS KLUVER Company: STEEPLE BREWING

Address: 1140 RD 304 Tel: 402-224-0105 Fax: _____

City: FAIRFIELD State: NE Zip: 68938 Email: thomas.kliver@gmail.com

Property Owner: THOAR, LLC Company: _____

Address: 125 N. LINCOLN AVE Tel: _____ Fax: _____

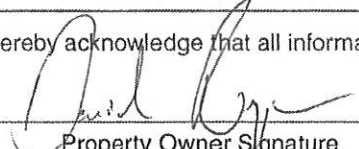
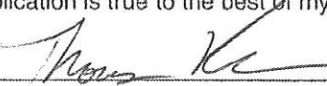
City: HASTINGS State: NE Zip: 68901 Email: _____

Key Contact: DAVE RIPPE Company: THOAR, LLC

Address: 125 N. LINCOLN Tel: _____ Fax: _____

City: HASTINGS State: NE Zip: 68901 Email: drippe@hastingsed.com

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

Property Owner Signature Date: 5/19/2010 Applicant Signature Date: 5/19/10

DEPARTMENTAL USE ONLY

Fees: _____ Receipt No. _____

Accepted by Staff: _____ Case No. _____

Signature

PAID

Steeple Brewing
Application for Conditional Use Permit
City of Hastings
May 2016

Steeple Brewing Co. is a craft brewery and taproom serving Hastings, Nebraska. We plan to serve craft beer in a casual and stylish setting, partnering with a restaurant--Wave Pizza--that will provide food service. With inventive tastes and memorable, church-themed stories, Steeple's hand-crafted brews deliver an engaging experience.

Address

- 717 West First Street will be the brewery/taproom
- 713 West First Street will be the restaurant side
- There will be an approximately 16' shared opening between the 2 spaces.

Building Information (See diagram)

- Entrance: north side
- Exits: north and south sides
- Restrooms: one in each bay
- Occupancy: about 40 seats on each side; total of 80
- Hours open to the public: Steeple: Th, Fri, Sat; Wave: 7 days a week

Beer production

- Plan to have 7 to 10 varieties that we produce; a dozen or so domestics in bottles
- We plan to have *minimal* distribution; most of the beer we produce will be sold through our taproom and restaurant
- Plan to produce about 500-600 gallons per month
- Brew about once per week
- Grain deliveries: approx. 1 grain delivery per month (straight truck with lift gate)
- Distribution: Maybe 1-2 trucks per month (mid 2017)
- Finished beer will be stored in a cooler in the basement

Timeline

- Start our build-out in July/August 2016
- We hope to have our equipment delivered in October so we can start brewing in October
- Open in November/December 2016





Steeple Brewing - Vicinity Map

City of Hastings

This map is for illustration only.



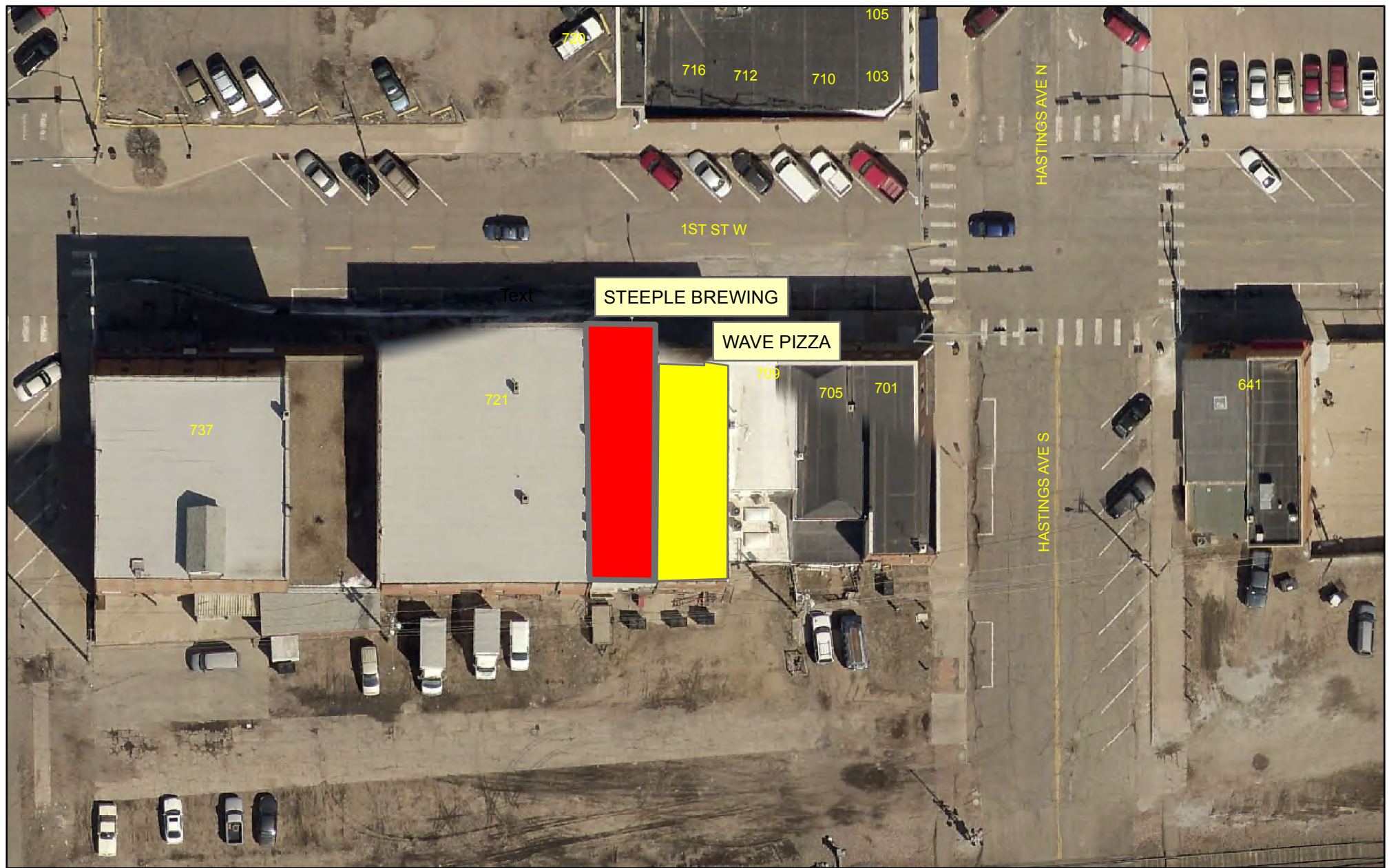


Steeple Brewing - Aerial View

City of Hastings

This map is for illustration only.



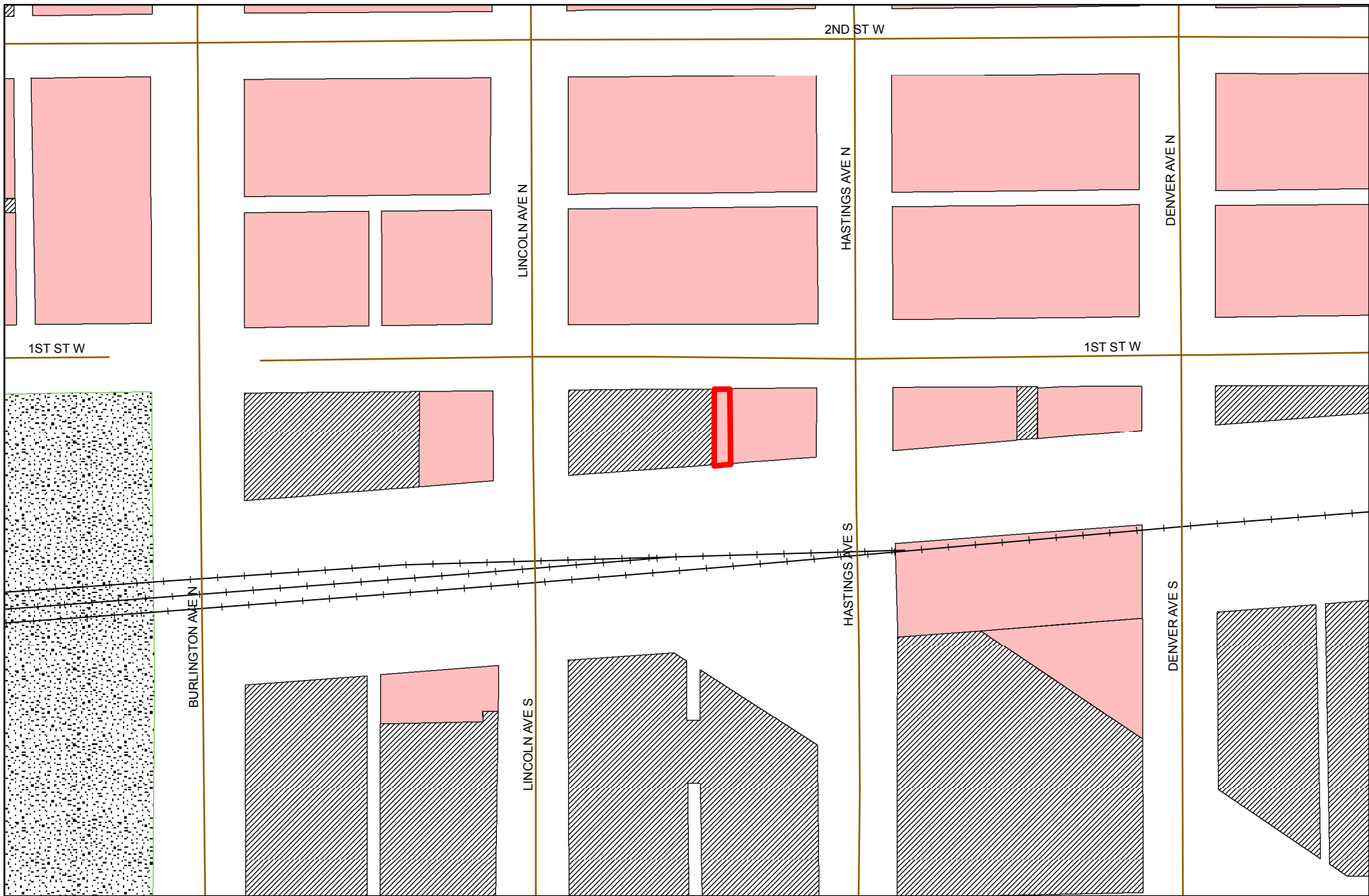


Brew Pub and Pizza Parlor

City of Hastings

This map is for illustration only.

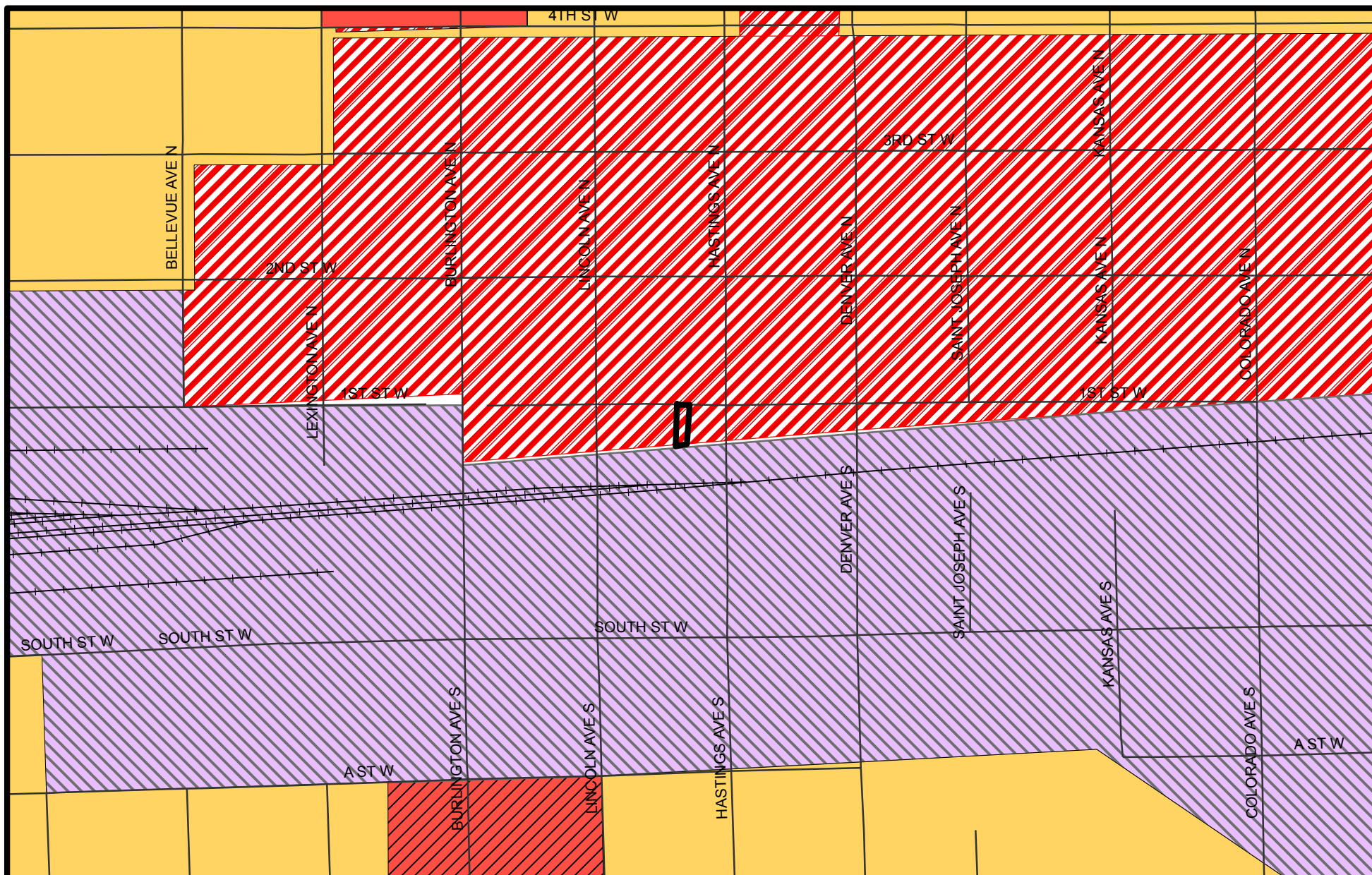




City Limits	R-3: Multiple-family	C-1: Local business
subdivision	R-1A: Single family large lot	C-2: Central business
A: Agricultural district	R-1S: Single family suburban	C-3: Commercial business
R-1: Urban single family	R-5: Urban single family undersized lot	C-0: Commercial office
R-2: Two-family	CMP: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

Steeple Brewing

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. 2016-34

WHEREAS, Thomas Kluver, Owner of Steeple Brewing Company, and THOAR, L.L.C. Owner of the property at 713, 715, and 717 West 1st Street, Hastings, Nebraska, have requested a Conditional Use Permit to operate a craft brewery on property described as:

Lot 5, Block 27, Original Town of Hastings, Hastings, Nebraska; and

WHEREAS, in the Hastings City Zoning Ordinance, Chapter 34, a Conditional Use Permit is required for craft breweries, micro-breweries and brew pubs in C-2, Downtown Business District zoning; and

WHEREAS, the property legally described above as Lot 5, Block 27, Original Town of Hastings, physical address at 717 West 1st Street is currently zoned C-2, Downtown Business District; and

WHEREAS, the Hastings City Planning Commission conducted a review of the request for a Conditional Use Permit and held a public hearing to solicit testimony from the community regarding said request; and

WHEREAS, the Planning Commission concluded that the requested Conditional Use Permit meets the requirements of Chapter 34 and is 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 conditional use permit to the Hastings City Council with conditions attached.

NOW THEREFORE, in consideration of the foregoing recitals, the Mayor and City Council of the City of Hastings, Nebraska, hereby approve the Conditional Use Permit and further do hereby adopt the following resolution:

BE IT RESOLVED by the Mayor and City Council of the City of Hastings, Nebraska, does hereby approve the Conditional Use Permit with the following conditions incorporated herein by this reference:

- 1) This permit to operate a craft brewery at 717 West 1st Street shall be open-ended with no expiration date.

PASSED AND APPROVED this ____ day of _____, 2016.

Mayor

ATTEST:

City Clerk

(S E A L)

Approved as to form: _____
City Attorney

Department: Development Services
Staff Contact: Lance Lang, City Planner
Planning Commission Meeting Date: 07/11/2016
File No: 2016-024
Prepared By: Lance Lang, City Planner

AGENDA ITEM SUMMARY SHEET

Description of Item:

Request from Matt Robinette of Bluestem Energy Solutions partnering with Hastings Central Community College Energy Project with a request for approval of a Conditional Use Permit to locate and operate a 432-foot tall wind turbine near the southwest corner of the Southwest Quarter of Section 15, Township 7 North, Range 9 West of the 6th Principal Meridian in Adams County, Nebraska, entire tract containing 151.51 acres, more or less.

Names of People/Business affected by this action:

Neighboring property owners, Central Community College, Hastings Utilities

Why Planning Commission action is required:

By state law, the Planning Commission must hold a public hearing for each conditional use application and, after taking testimony from the public and city staff, must make a recommendation to the City Council whether or not to issue a permit to authorize the proposed use, known as a Conditional Use Permit.

Type of action requested:

Resolution

Suggested motion:

Move to approve the requested Conditional Use Permit subject to the following condition:

a. The wind turbine shall comply with all required local, state, and federal agency requirements, including those conditions contained in the FAA Determination of No Hazard.

Deadlines associated with action:

None.

Department head comments:

The applicant is requesting approval of a Conditional Use Permit (CUP) to locate and operate a 432-foot tall large wind energy turbine in partnership with Hastings Central Community College (CCC) Renewable Energy Project on property owned by the college south of the current campus. The tower is proposed near the south west corner of the large agricultural field south of the campus (See Exhibit 'C' – Vicinity Map and drawings submitted by applicant).

The renewable energy initiative at CCC has been under development for the past 18 months. Recently, CCC, Bluestem Energy Solutions and Hastings Utilities were able to negotiate a partnership approach to this project. If approved, the proposed facilities will benefit the CCC wind technician program while producing electricity for the citizens of Hastings. All of the electricity produced will be solely for Hastings consumption. In addition, the City of Hastings, Hastings Utilities and CCC will gain credits towards development of a renewable and sustainable energy source allowing a gradual reduction of the carbon footprint in Hastings.

The applicant has submitted several exhibits. Exhibit 'B' is a project narrative describing the history and anticipated benefits of the project. Exhibits 'D' and 'E' show the proposed site in more detailed drawings. Exhibit 'F' lists the specifications for the proposed turbine. The specs are listed in meters. The following measurements are converted to feet for the benefit of the Commissioners:

- Total height

(with rotor at 12:00 upright) 432 feet

- Rotor diameter 338 feet
- Hub height

(center axis of rotor) 263 feet

- Base height 263 feet
- Base width (bottom) 15 feet
- Base width (top) 8.5 feet
- Blade length 191 feet
- Blade width 9 feet

Of particular interest to City staff is Exhibit 'G' - FAA Determination of No Hazard to Air Navigation. The Federal Aviation Administration (FAA) has conducted this study and concluded that (quote):

The proposed structure would have no substantial adverse effect on the safe and efficient utilization of the navigable airspace by aircraft or on the operation of air navigation facilities. Therefore, pursuant to the authority delegated by the FAA, it is hereby determined that the structure would not be a hazard to air navigation provided the following conditions are met:

1. *The structure is marked/lighted in accordance with FAA regulations.*

2. *If the project is abandoned 10 days or more prior to construction, or within five days after construction reaches its greatest height, FAA is to be contacted and appropriate forms are to be submitted.*
3. *This determination expires on 12/01/2017, unless extensions are granted by FAA.*

Exhibit 'H' is a Noise Analysis. This study finds that decibel readings taken from 16 locations from .44 miles to 1.86 miles from the turbine location (as shown on the map) resulted in decibel readings ranging from 21.0 to 35.8 dB. Readings in this range are comparable to whispering in a quiet library at six feet.

Exhibit 'I' is a Shadow Analysis. This study finds that there is 0.0 shadow impact to the same 16 target locations identified in the sound level study, from .44 miles to 1.86 miles distant from the turbine site.

Exhibit 'J' is a proposed construction schedule showing an anticipated construction start in September 2016 following three months of agency approvals and design with the anticipated operational date of November 28, 2016.

RECOMMENDATION

Planning Commission recommended approval of this Conditional Use Permit subject to the following conditions:

- a. The wind turbine shall comply with all required local, state, and federal agency requirements, including those conditions contained in the FAA Determination of No Hazard.

Recommendation:

City Administrator comments:

Staff initially had concerns with Airport approach issues. The FAA has since ruled that this project would not interfere with our Airport.

Recommend Approval


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.

- | | | | |
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| ☐ 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: CCC - HASTINGS RENEWABLE ENERGY PROJECT

Project Address: 010016186 Within City Limit ☐ Yes ☒ No

Existing Zoning: 04 - INDUSTRIAL Proposed Zoning / Use: LARGE SCALE WIND GENERATOR

Existing Comprehensive Plan Designation: Employment/Industrial Gross Area: _____

Legal Description: 15-07-09-DB183 P469 PT W 1/2 Number of Lots: ONE
TAX LOT 5 HASTINGS IND. PARK 15-7-9

APPLICANT INFORMATION

Applicant: BLUESTEM ENERGY SOLUTIONS Company: _____

Address: 4361 LAFAYETTE AVE. Tel: 402-917-6655 Fax: _____

City: OMAHA State: NE Zip: 68131 Email: MROBINETTE@BSTEM.BIZ

Property Owner: CENTRAL COMMUNITY COLLEGE Company: _____

Address: 3134 W. HWY. 34 Tel: 877-222-0788 Fax: _____

City: GRAND ISLAND State: NE Zip: 68802 Email: JOELKENG@CCCNEB.EDU

Key Contact: MATT ROBINETTE Company: BLUESTEM ENERGY

Address: 4361 LAFAYETTE AVE. Tel: 402-917-6655 Fax: _____

City: OMAHA State: NE Zip: 68131 Email: MROBINETTE@BSTEM.BIZ

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

Paul Z. / 24

Property Owner Signature

5-31-16

Date

Matt Robinson

Applicant Signature

5/31/16

Date

DEPARTMENTAL USE ONLY

Fees: _____

Receipt No. _____

Accepted by Staff: _____

Signature

Case No. _____

Intent of the Project

The Central Community College (CCC) wind turbine project has been under development for over 18 months. The project started after a renewable energy master plan was completed by Central Community College with goal of identifying areas for renewable energy generation within their built environment.

Additionally, the college recently signed the American College and Universities Presidents Climate Commitment making the commitment to be carbon neutral over a certain time period.

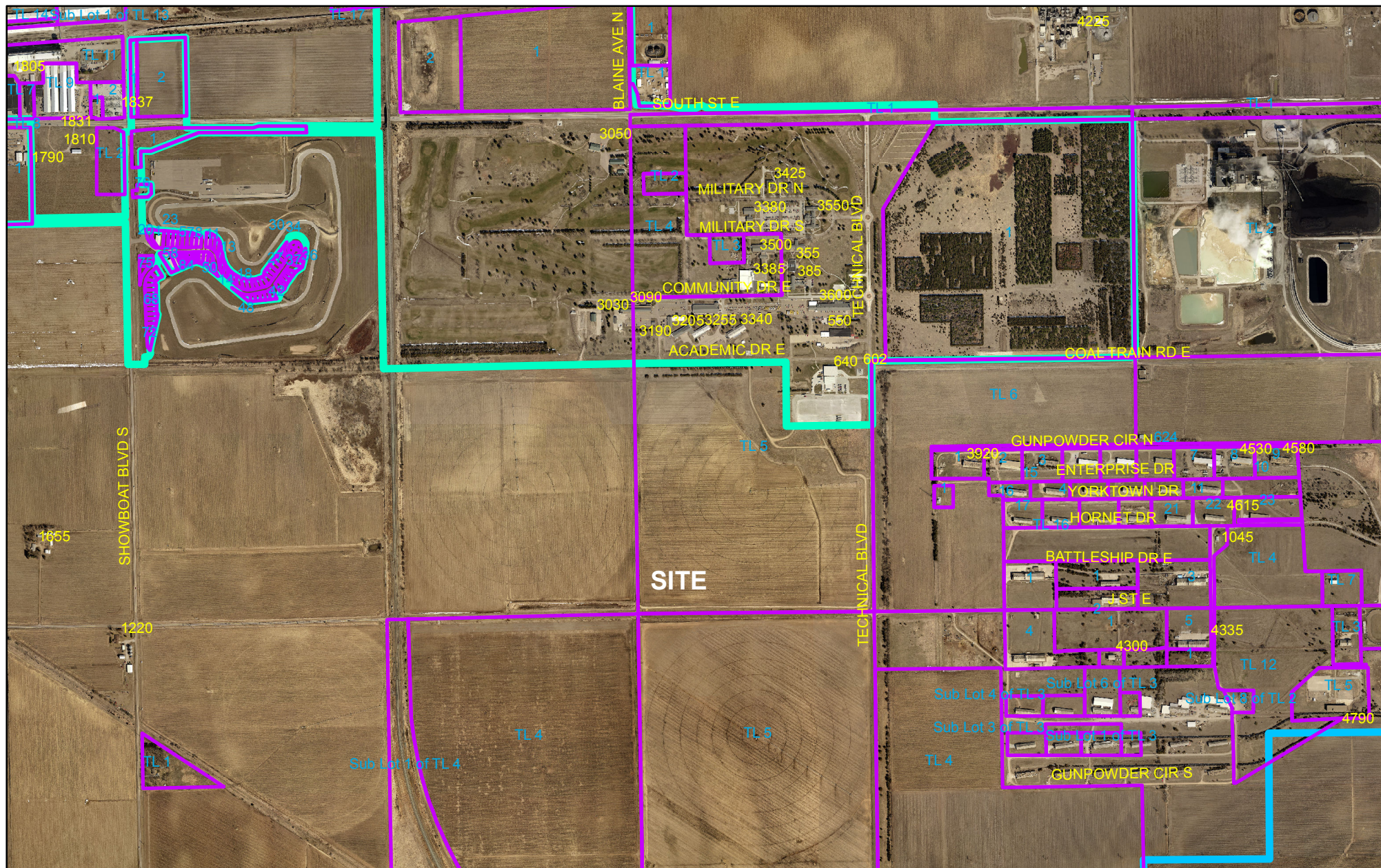
After the renewable energy master plan was completed based on the goals of carbon neutrality and growing their wind tech program, Bluestem reviewed the potential economics of the proposed project and deemed them to be comparable to existing retail rates in the area.

Bluestem continued the development of the project and in December of 2015 presented a firm price contract to the college. The City of Hastings Utility Department was brought into the conversation at this time. The leadership of CCC and the City of Hastings Utility Department was able to structure a unique deal allowing the college to participate in the project and use the turbine for their curriculum. Both groups are able to share and use the green attributes for their own purposes. CCC is interested in the green attributes for the net carbon neutral goals and the City of Hastings Utility Department is interested in having the green attributes in the case of increased carbon regulation.

We consider this unique arrangement between the City of Hastings Utility Department, Central Community College and Bluestem a winning arrangement for all involved.

Factors which make the Project Desirable

1. This is a community-based project tied into the local sub transmission system, meaning all of the electricity will be used locally.
2. The turbine will not only generate electricity for the City of Hastings, it will also be used as a living laboratory for the students of the Central Community College wind technician program.
3. The City of Hastings will receive Renewable Energy Credits from the project, assisting them with future carbon regulation.
4. Central Community College will receive renewable energy credits from the project, assisting them in their goals to become a green campus and hopefully aiding with student recruitment.
5. The construction and operation of the wind turbine will bring increased economic activity to the local economy both during construction and operation.
6. It will create a 21st century image for the City of Hastings through the support and local generation of renewable energy.
7. It will diversify the generating portfolio of the City of Hastings Utility Department.
8. CCC will be allowed to use a commercial scale wind turbine manufactured by General Electric for the curriculum. This should help with the recruitment of interested students over other programs such as Northeast Community College in Norfolk.
9. The wind turbine will pay property taxes and landowner lease payments for the life of the project.
10. Neither the City of Hastings nor Central Community College will take on any additional debt or operation risk from the project.



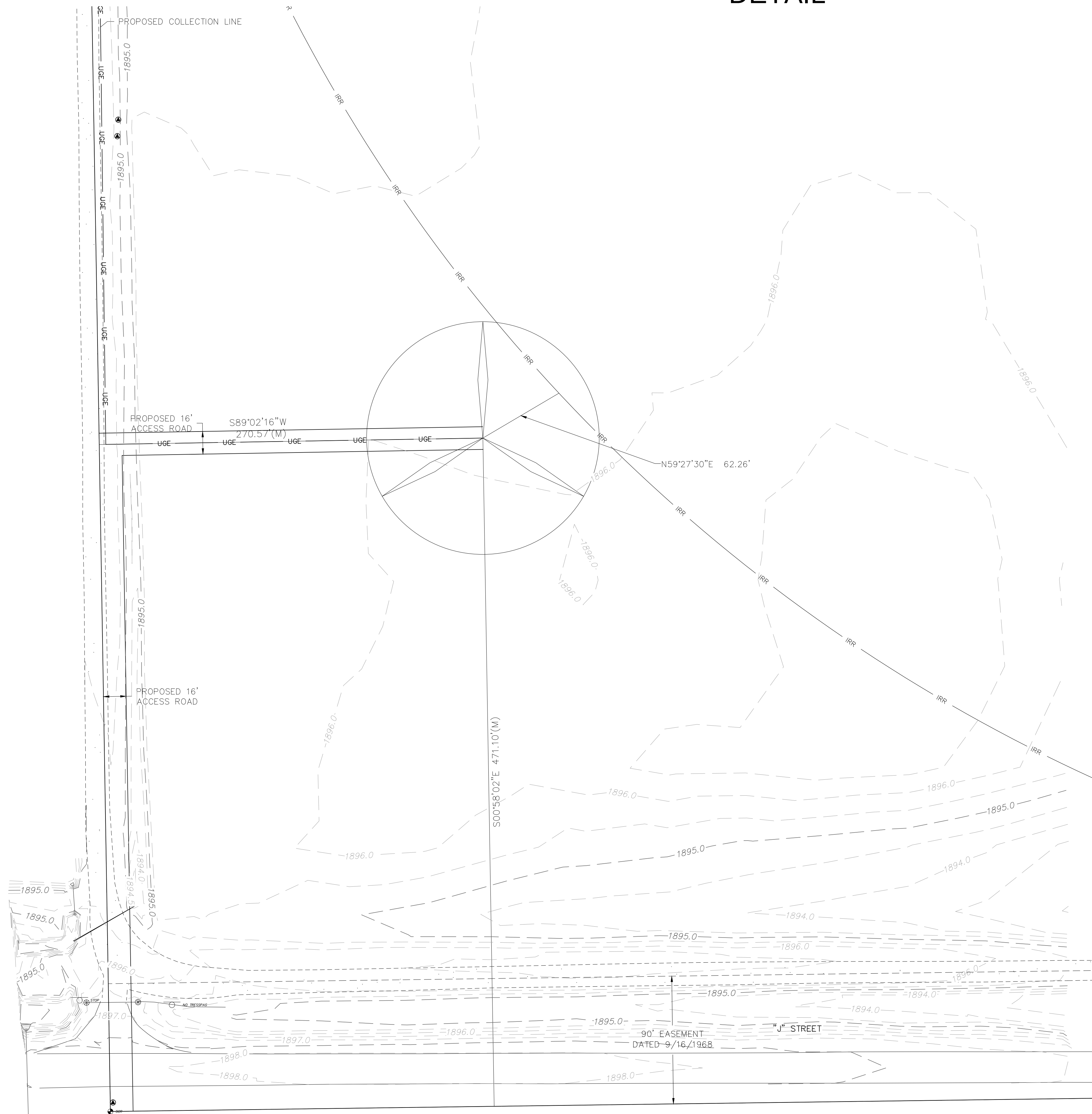
Bluestem Wind Turbine - Vicinity Map

City of Hastings

This map is for illustration only.

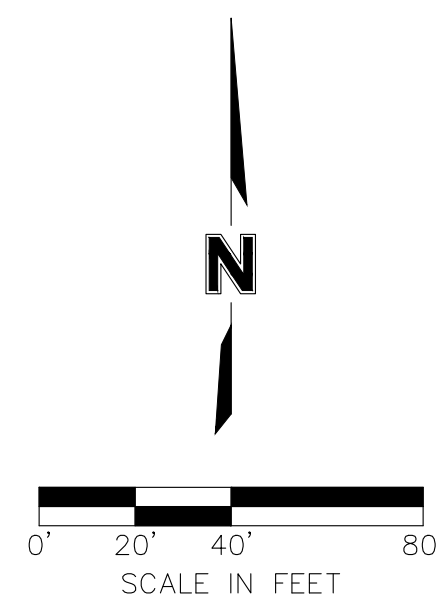


DETAIL



LEGEND

- | | |
|--|--------------------------------|
| | PROPOSED WIND TURBINE LOCATION |
| | SECTION CORNER |
| | CORNER FOUND (1/2" PIPE) |
| | POWER POLE |
| | ELECTRIC CABINET |
| | GUY POLE |
| | LIGHT POLE |
| | GUY WIRE |
| | WATER VALVE |
| | YARD HYDRANT |
| | SIGN |
| | STEEL POST |
| | BOLLARD |
| | WOOD POST |
| | DRAIN GATE |
| | GAS METER |
| | SANITARY SEWER CLEANOUT |
| | PIVOT END GUN |
| | IRRIGATION WELL |
| | WATER WELL |
| | SANITARY SEWER MANHOLE |
| | DECIDUOUS TREE |
| | CONIFEROUS TREE |
| | BUSH |
| | STORM SEWER LINE |
| | WATER LINE |
| | GAS LINE |
| | UNDERGROUND ELECTRIC |
| | OVERHEAD ELECTRIC |
| | TELEPHONE LINE |
| | PROPERTY LINE |
| | PIVOT RADIUS |
| | GATE |
| | CHAIN LINK FENCE |
| | EDGE OF ASPHALT |
| | PROPOSED COLLECTION LINE |
| | EASEMENT LINE |
| | PROPOSED 16' ACCESS ROAD |
| | CONCRETE |
| | BUILDING LINE |
| | GRAVEL |
| | TREE MASS |
| | MEASURED DISTANCE |
| | RECORDED DISTANCE |



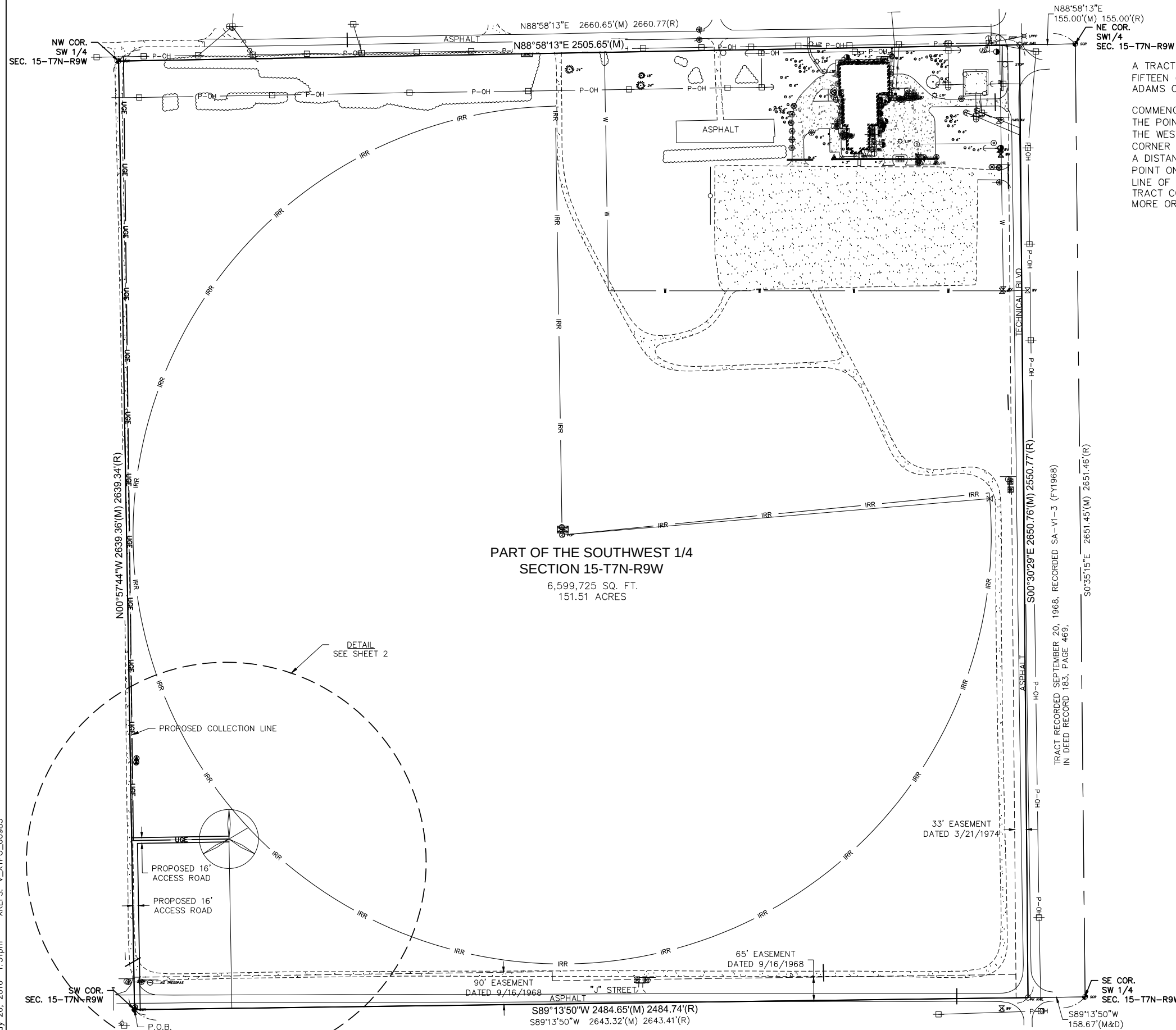
OLSSON[®]
ASSOCIATES

201 East 2nd Street
P.O. Box 1072
Grand Island, NE 68802-1072

TEL 306.384.6750
FAX 306.384.6752 www.olsonassociates.com

[illegible]

SITE PLAN

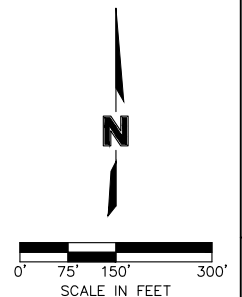
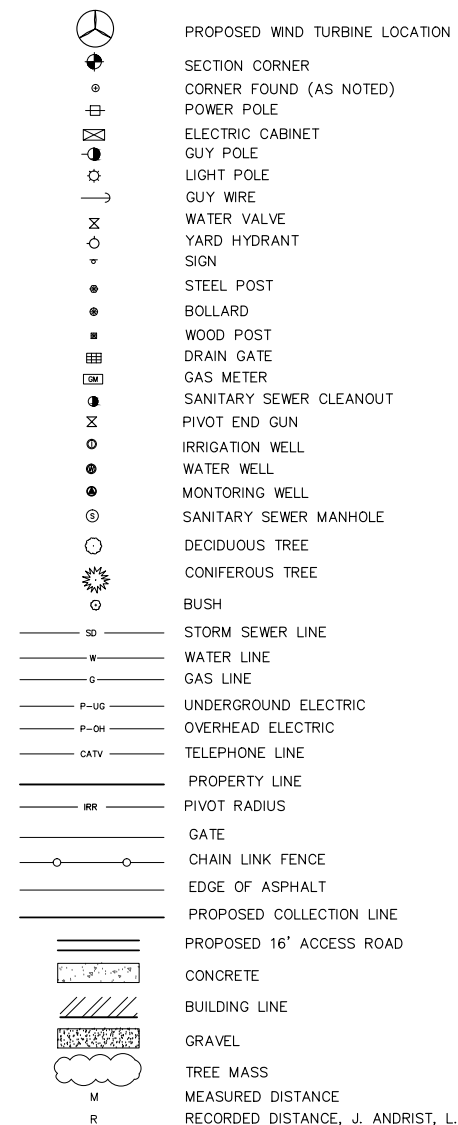


SURVEYOR RECOMMEND LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION FIFTEEN (15), TOWNSHIP SEVEN (7) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., ADAMS COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 15, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF N00°57'44"W, ALONG THE WEST LINE OF SAID SW1/4, A DISTANCE OF 2639.36 FEET TO THE NORTHEAST CORNER OF SAID SW1/4; THENCE N88°58'13"E, ALONG THE NORTH LINE OF SAID SW1/4, A DISTANCE OF 2505.65 FEET; THENCE S00°30'29"E A DISTANCE OF 2650.76 FEET TO A POINT ON THE SOUTH LINE OF SAID SW1/4; THENCE S89°13'50"W, ALONG THE SOUTH LINE OF SAID SW1/4, A DISTANCE OF 2484.65 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 6,599,725 SQUARE FEET OR 151.51 ACRES MORE OR LESS.

LEGEND



			REV. NO.	DATE	REVISIONS DESCRIPTION
BLUESTEM					
HASTINGS CCC					
HASTINGS, NEBRASKA	2016				REVISIONS

drawn by:

LW _____

checked by:

QA/QC by:

JJA _____

project no.: 016-0985

drawing no.:

date:

05 20 2016

SHEET

1of2

1. Make	GE
2. Model	1.7-103 80mHH

a. Base height (m)	80
b. Base width (at the bottom) (m)	4.56
c. Base width (at the top) (m)	2.6
e. Nacelle length (m)	8.8
f. Nacelle radius (m)	3.6
g. Blade length (m)	50.2
h. Blade width (m)	2.4
i. Hub height (m)	80
j. Rotor diameter (m)	103
k. Tip Height (m)	131.5
l. Tip Height (ft)	431.4

Base		Nacelle		Other	
Top Width		Rot. Ang.		Base Offset	
Height		Length			
Base Width		Radius			
X Offset: 0.0	ft	Y Offset: 0.0	ft		
Height	0.0	ft	Base Elev: 0	ft	
Base Width	0.0	ft	Base Ofst: 0	ft	
Top Width	0.0	ft	Heading: 0		
Nacelle-Radius	0.0	ft	Nac. Len: 0.0	ft	
# of Blades	0		Rot. Ang: 0	deg	
Blade Length	0.0	ft			
Blade Width	0.0	ft	(Vert. Height= 0.00)		
Rev/min	0				



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2016-WTE-315-OE
Prior Study No.
2015-WTE-5424-OE

Issued Date: 05/31/2016

Adam Herink
Bluestem Energy Solutions
4361 Lafayette Avenue
Omaha, NE 68131

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Wind Turbine T1
Location:	Hastings, NE
Latitude:	40-34-09.29N NAD 83
Longitude:	98-20-04.21W
Heights:	1893 feet site elevation (SE)
	435 feet above ground level (AGL)
	2328 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure would have no substantial adverse effect on the safe and efficient utilization of the navigable airspace by aircraft or on the operation of air navigation facilities. Therefore, pursuant to the authority delegated to me, it is hereby determined that the structure would not be a hazard to air navigation provided the following condition(s) is(are) met:

As a condition to this Determination, the structure is marked/lighted in accordance with FAA Advisory circular 70/7460-1 L, Obstruction Marking and Lighting, white paint/synchronized red lights - Chapters 4,12&13(Turbines).

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- ☒ At least 10 days prior to start of construction (7460-2, Part 1)
☒ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

See attachment for additional condition(s) or information.

This determination expires on 12/01/2017 unless:

- the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- extended, revised, or terminated by the issuing office.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is subject to review if an interested party files a petition that is received by the FAA on or before June 30, 2016. In the event a petition for review is filed, it must contain a full statement of the basis upon which it is made and be submitted to the Manager, Airspace Policy & Regulation, Federal Aviation Administration, 800 Independence Ave, SW, Room 423, Washington, DC 20591.

This determination becomes final on July 10, 2016 unless a petition is timely filed. In which case, this determination will not become final pending disposition of the petition. Interested parties will be notified of the grant of any review. For any questions regarding your petition, please contact Airspace Regulations & ATC Procedures Group via telephone -- 202-267-8783 - or facsimile 202-267-9328.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

Obstruction marking and lighting recommendations for wind turbine farms are based on the scheme for the entire project. ANY change to the height, location or number of turbines within this project will require a reanalysis of the marking and lighting recommendation for the entire project. In particular, the removal of previously planned or built turbines/turbine locations from the project will often result in a change in the marking/lighting recommendation for other turbines within the project. It is the proponent's responsibility to contact the FAA to discuss the process for developing a revised obstruction marking and lighting plan should this occur.

In order to ensure proper conspicuity of turbines at night during construction, all turbines should be lit with temporary lighting once they reach a height of 200 feet or greater until such time the permanent lighting configuration is turned on. As the height of the structure continues to increase, the temporary lighting should be relocated to the uppermost part of the structure. The temporary lighting may be turned off for periods when they would interfere with construction personnel. If practical, permanent obstruction lights should be installed and operated at each level as construction progresses. An FAA Type L-810 steady red light fixture shall be used to light the structure during the construction phase. If power is not available, turbines shall be lit with self-contained, solar powered LED steady red light fixture that meets the photometric requirements of an FAA Type L-810 lighting system. The lights should be positioned to ensure that a pilot has an unobstructed view of at least one light at each level. The use of a NOTAM (D) to not light turbines within a project until the entire project has been completed is prohibited.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

This aeronautical study considered and analyzed the impact on existing and proposed arrival, departure, and en route procedures for aircraft operating under both visual flight rules and instrument flight rules; the impact on all existing and planned public-use airports, military airports and aeronautical facilities; and the cumulative impact resulting from the studied structure when combined with the impact of other existing or proposed structures. The study disclosed that the described structure would have no substantial adverse effect on air navigation.

An account of the study findings, aeronautical objections received by the FAA during the study (if any), and the basis for the FAA's decision in this matter can be found on the following page(s).

If we can be of further assistance, please contact Steve Phillips, at (816) 329-2523. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2016-WTE-315-OE.

Signature Control No: 278169227-293904386

(DNH -WT)

Mike Helvey

Manager, Obstruction Evaluation Group

Attachment(s)

Additional Information

Map(s)

Abbreviations:

AGL, Above Ground Level
AMSL, Above Mean Sea Level
CFR, Code of Federal Regulations
GPS, Global Positioning System
IAP, Instrument Approach Procedure
IFR, Instrument Flight Rules
MDA, Minimum Descent Altitude
NM, Nautical Mile
RNAV, Area Navigation
RWY, Runway
S-, Straight-in
TERPS, Terminal Instrument Procedures
VHF, Very High Frequency
VOR, VHF Omnidirectional Radio Range System
VFR, Visual Flight Rules

The proposed structure would be located approximately 4.78 NM southeast of the Airport Reference Point for the Hastings Municipal Airport (HSI), Hastings, NE. It would exceed the obstruction standards of 14 CFR Part 77 as follows as applied to HSI:

Section 77.17(a)(3): A height that increases a minimum instrument flight altitude within a terminal area (TERPS criteria): It would increase the VOR RWY 32 S-32 MDA from 2,540 feet AMSL to 2,560 feet AMSL.

The proposal was circularized on March 8, 2016, to all known aviation interests and to non-aeronautical interests that may be affected by the proposal. Four letters of objection were received as a result of the circularization.

The Airport Manager listed types of aircraft and operations using the airport which includes medical helicopter operations and business aircraft. He stated the City of Hastings had reviewed the proposal with their Airport Consultant, the Nebraska Department of Aeronautics and Airport staff. They stated their objection was due to the impact on current IFR approach procedures, specifically the RNAV (GPS) RWY 32 and the VOR RWY 32. They also objected based on exceeding the obstruction standards of 14 CFR Part 77.

The Hastings Airport Association objected based on the increase of the VOR approach minimums, future airport and surrounding airspace development, helicopter rescue operations, and Agriculture spraying operations.

@midwestmedair.com stated it would raise the minimums to an eventually unacceptable level. It was also stated that this will interfere and possibly be the stopping point for an accepted flight. The comment continued to state that many turbines will follow this one and would encroach upon airport boundaries.

The Hastings Airport Advisory Board stated an objection because of impact to instrument and visual approaches to RWY 32. They also stated concerns for the Agriculture operations, and medical helicopter operations. Their statement also expressed concern that the operation of a single wind turbine will lead to additional wind turbine development.

Exceeding one of the obstruction standards of 14 CFR Part 77 does not, in and of itself, constitute a hazard.

Further study must be done to determine the effect upon aviation. The results of the study will determine whether the proposal would be a hazard or no hazard. 14 CFR Part 77 and FAA Order 7400.2 is used to guide that study.

There is no plan on file with the FAA to expand the airport and/or create new procedures that would be impacted by this proposal. We can only conduct aeronautical studies based on known factors, therefore any concern for unknown, future changes cannot be considered during these studies. The FAA cannot prevent the construction of structures near an airport. The airport environs can only be protected through such means as local zoning ordinances, acquisitions of property in fee title or aviation easements, letters of agreement, or other means.

The stated concerns for helicopter and agriculture operations failed to identify how these operations would be impacted. Aircraft operations must be conducted in accordance with appropriate regulations. Operations outside of, or in accordance with a waiver to, those regulations are not a basis for determinations issued under 14 CFR Part 77.

Concerns for possible impact of future, unknown wind turbines are not warranted for this study of a single turbine. Any additional proposed wind turbine installations must be studied. All structures are considered both as an individual structure and as a group which will include cumulative effect.

Study for IFR effect disclosed the above impact to the VOR MDA. The RNAV IAP will not be impacted and is considered to be the preferred IFR procedure. Because of this, the increase to the VOR MDA as stated above is not considered to be significant. The minimums for the RNAV IAP are lower than the current VOR IAP. Should the weather deteriorate below the VOR MDA, pilots are still able to use the RNAV IAP. Increasing the VOR MDA by 20 feet will not change that. The proposed structure would have no other effect on existing or proposed IFR arrival, departure, or en route operations.

Study for possible VFR effect disclosed that the proposal would have no effect on existing or proposed VFR arrival or departure operations. The proposed structure would be located beyond normal traffic pattern airspace. Therefore, the proposal would not have a substantial adverse effect on VFR traffic pattern operations at HSI or any other known public use or military airports. At 435 feet AGL it would not have a substantial adverse effect on VFR en route flight operations.

The proposed structure would be appropriately obstruction marked/lighted to make it more conspicuous to airmen should circumnavigation be necessary.

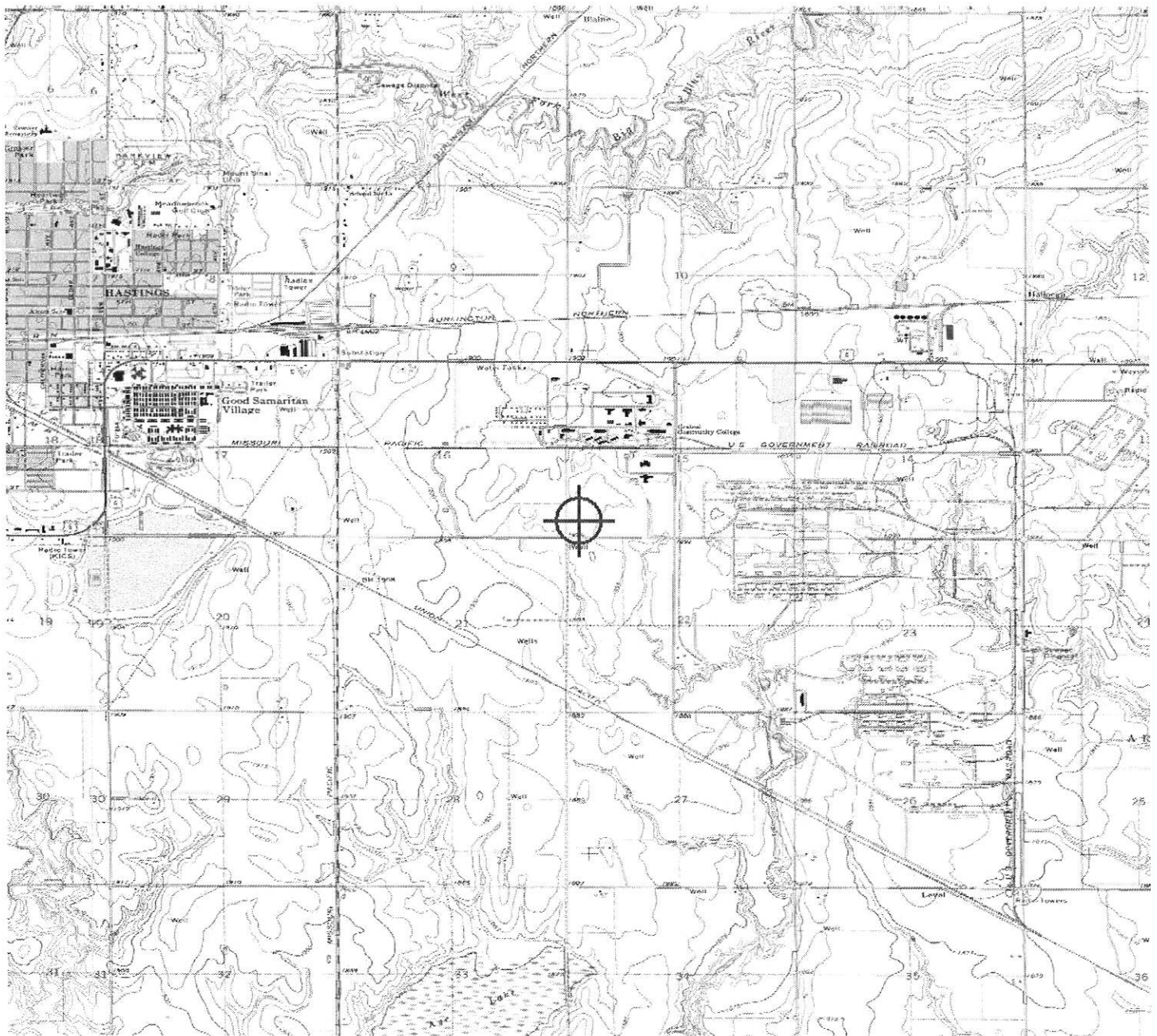
The cumulative impact of the proposed structure, when combined with other proposed and existing structures, is not considered to be significant. Study did not disclose any significant adverse effect on existing or proposed public-use or military airports or navigational facilities, nor would the proposal affect the capacity of any known existing or planned public-use or military airport.

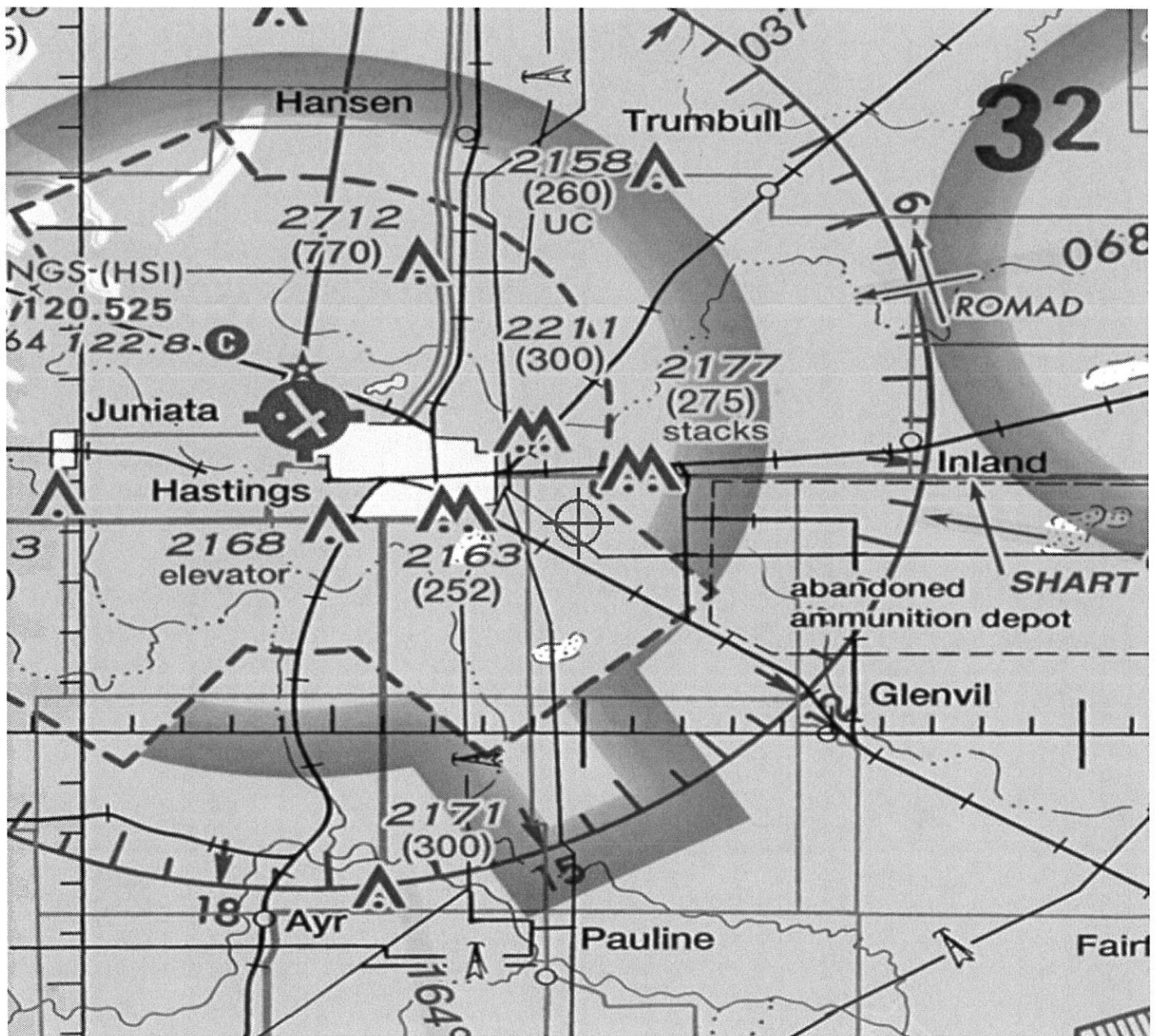
Therefore, it is determined that the proposed construction would not have a substantial adverse effect on the safe and efficient utilization of the navigable airspace by aircraft or on any air navigation facility and would not be a hazard to air navigation providing the conditions set forth in this determination are met.

Additional Conditions:

It is required that Notice of Actual Construction or Alteration (7460-2 Part 1) be E-filed at least 10 full days prior to the start of construction so that appropriate action can be taken to amend the effected procedure(s) and/or altitude(s).

TOPO Map for ASN 2016-WTE-315-OE





DECIBEL - Main Result

Noise calculation model:

ISO 9613-2 General

Wind speed:

95% rated power

Ground attenuation:

General, fixed, Ground factor: 0.5

Meteorological coefficient, C0:

0.0 dB

Type of demand in calculation:

1: WTG noise is compared to demand (DK, DE, SE, NL etc.)

Noise values in calculation:

All noise values are mean values (Lwa) (Normal)

Pure tones:

Pure and Impulse tone penalty are added to WTG source noise

Height above ground level, when no value in NSA object:

1.5 m Don't allow override of model height with height from NSA object

Deviation from "official" noise demands. Negative is more restrictive, positive is less restrictive.:

0.0 dB(A)



Scale 1:75,000

▲ New WTG

■ Noise sensitive area

WTGs

Longitude	Latitude	Z	Row data/Description	WTG type		Type-generator	Power, rated [kW]	Rotor diameter [m]	Hub height [m]	Noise data		Wind speed [m/s]	LwA,ref [dB(A)]	Pure tones
				Valid	Manufact.					Creator	Name			
1 -98°20'04.21" E	40°34'09.29" N	580.0	GE WIND ENERGY GE 1.7-10...	Yes	GE WIND ENERGY	GE 1.7-103-1,715	1,715	103.0	80.0	USER	1.7-100 Acoustic 95% Rated (Max)	(95%)	107.0	No

Calculation Results

Sound Level

Noise sensitive area

No.	Name	Longitude	Latitude	Z	Imission height	Noise	Sound Level From WTGs	Distance to noise demand	Demands fulfilled ?
					[m]	[dB(A)]	[dB(A)]	[m]	Noise
A	Noise sensitive point: (2)	-98°19'41.67" E	40°34'27.89" N	580.0	1.5	50.0	35.8	603	Yes
B	Noise sensitive point: (3)	-98°19'34.67" E	40°33'31.77" N	580.0	1.5	50.0	29.6	1,173	Yes
C	Noise sensitive point: (4)	-98°21'29.51" E	40°34'13.01" N	580.0	1.5	50.0	24.8	1,831	Yes
D	Noise sensitive point: (5)	-98°21'18.40" E	40°34'03.47" N	580.0	1.5	50.0	26.4	1,575	Yes
E	Noise sensitive point: (6)	-98°21'13.96" E	40°33'49.79" N	580.0	1.5	50.0	26.5	1,569	Yes
F	Noise sensitive point: (7)	-98°21'14.68" E	40°33'25.14" N	580.0	1.5	50.0	24.0	1,968	Yes
G	Noise sensitive point: (8)	-98°21'14.63" E	40°33'23.16" N	580.0	1.5	50.0	23.7	2,006	Yes
H	Noise sensitive point: (9)	-98°21'14.63" E	40°33'21.75" N	580.0	1.5	50.0	23.6	2,035	Yes
I	Noise sensitive point: (10)	-98°21'14.64" E	40°33'20.21" N	580.0	1.5	50.0	23.4	2,066	Yes
J	Noise sensitive point: (12)	-98°21'14.68" E	40°33'18.54" N	580.0	1.5	50.0	23.2	2,102	Yes
K	Noise sensitive point: (13)	-98°21'14.65" E	40°33'15.73" N	580.0	1.5	50.0	22.9	2,162	Yes
L	Noise sensitive point: (14)	-98°21'13.45" E	40°33'13.47" N	580.0	1.5	50.0	22.7	2,192	Yes
M	Noise sensitive point: (15)	-98°20'40.49" E	40°33'10.92" N	580.0	1.5	50.0	24.9	1,814	Yes
N	Noise sensitive point: (16)	-98°21'33.15" E	40°33'13.67" N	580.0	1.5	50.0	21.2	2,528	Yes
O	Noise sensitive point: (17)	-98°21'32.74" E	40°33'11.06" N	580.0	1.5	50.0	21.0	2,573	Yes
P	Noise sensitive point: (18)	-98°21'12.07" E	40°33'00.33" N	580.0	1.5	50.0	21.4	2,481	Yes

Distances (m)

WTG

NSA	1
A	781
B	1349
C	2009
D	1754
E	1747

To be continued on next page...

Project:

CCC-Hastings

Licensed user:

Bluestem Energy Solutions

4361 Lafayette Ave

US-68131 Omaha NE

402 553 1804

Matt Robinette / mrobinette@bstem.biz

Calculated:

5/16/2016 10:54 AM/3.0.639

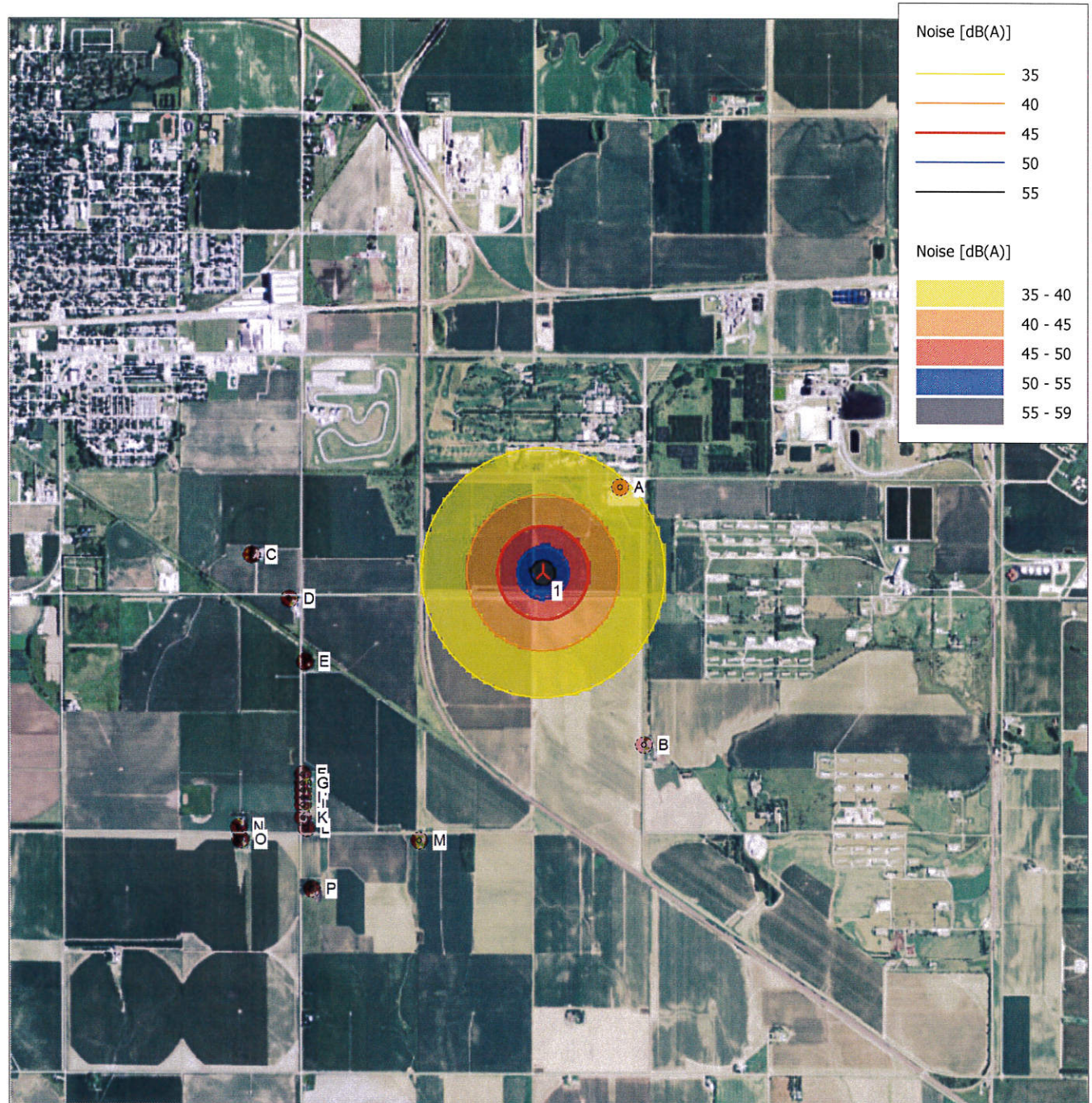
DECIBEL - Main Result

...continued from previous page

WTG

NSA	1
F	2145
G	2183
H	2212
I	2244
J	2279
K	2339
L	2369
M	1992
N	2705
O	2749
P	2659

DECIBEL - Map 95% rated power



Map: US Naval Research Laboratory , Print scale 1:40,000, Map center Geo WGS84 East: -98°20'04.17" E North: 40°34'09.28" N
 New WTG Noise sensitive area
 Noise calculation model: ISO 9613-2 General. Wind speed: 95% rated power
 Height above sea level from active line object

SHADOW - Main Result

Assumptions for shadow calculations

Maximum distance for influence 1,500 m
Minimum sun height over horizon for influence 3 °
Day step for calculation 1 days
Time step for calculation 1 minutes

Sunshine probability S (Average daily sunshine hours) [DODGE CITY]

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
6.14	7.19	7.39	8.77	10.00	11.68	11.56	10.32	8.77	7.94	6.40	6.28

Operational hours are calculated from WTGs in calculation and wind distribution:

MERRA_basic_W97.999_N40.500

Operational time

N	NNE	ENE	E	ESE	SSE	S	SSW	WSW	W	WNW	NNW	Sum
1,037	651	424	377	472	846	1,473	921	445	350	519	1,022	8,536

Idle start wind speed: Cut in wind speed from power curve

A ZVI (Zones of Visual Influence) calculation is performed before flicker calculation so non visible WTG do not contribute to calculated flicker values. A WTG will be visible if it is visible from any part of the receiver window. The ZVI calculation is based on the following assumptions:
Height contours used: Height Contours: CONTOURLINE_ONLINEDATA_0.wpo (1
Obstacles used in calculation

Eye height: 1.5 m

Grid resolution: 10.0 m

All coordinates are in

Geo [deg,min,sec]-WGS84



Scale 1:40,000
New WTG
Shadow receptor

WTGs

	Longitude	Latitude	Z	Row data/Description	WTG type		Type-generator	Power, rated	Rotor diameter	Hub height	RPM
					Valid	Manufact.					
			[m]					[kW]	[m]	[m]	[RPM]
1	-98°20'04.21" E	40°34'09.29" N	580.0	GE WIND ENERGY GE 1.7-103 ...Yes	GE WIND ENERGY	GE 1.7-103-1.715	1.715	103.0	80.0	18.7	

Shadow receptor-Input

No.	Longitude	Latitude	Z	Width	Height	Height a.g.l.	Degrees from south cw	Slope of window	Direction mode
			[m]	[m]	[m]	[m]	[°]	[°]	
A	-98°19'41.67" E	40°34'27.89" N	580.0	1.0	1.0	1.0	0.0	90.0	"Green house mode"
B	-98°19'34.67" E	40°33'31.77" N	580.0	1.0	1.0	1.0	0.0	90.0	"Green house mode"
C	-98°21'29.51" E	40°34'13.01" N	580.0	1.0	1.0	1.0	0.0	90.0	"Green house mode"
D	-98°21'18.40" E	40°34'03.47" N	580.0	1.0	1.0	1.0	0.0	90.0	"Green house mode"
E	-98°21'13.96" E	40°33'49.79" N	580.0	1.0	1.0	1.0	0.0	90.0	"Green house mode"
F	-98°21'14.68" E	40°33'25.14" N	580.0	1.0	1.0	1.0	0.0	90.0	"Green house mode"
G	-98°21'14.63" E	40°33'23.16" N	580.0	1.0	1.0	1.0	0.0	90.0	"Green house mode"
H	-98°21'14.63" E	40°33'21.75" N	580.0	1.0	1.0	1.0	0.0	90.0	"Green house mode"
I	-98°21'14.64" E	40°33'20.21" N	580.0	1.0	1.0	1.0	0.0	90.0	"Green house mode"
J	-98°21'14.68" E	40°33'18.54" N	580.0	1.0	1.0	1.0	0.0	90.0	"Green house mode"
K	-98°21'14.65" E	40°33'15.73" N	580.0	1.0	1.0	1.0	0.0	90.0	"Green house mode"
L	-98°21'13.45" E	40°33'13.47" N	580.0	1.0	1.0	1.0	0.0	90.0	"Green house mode"
M	-98°20'40.49" E	40°33'10.92" N	580.0	1.0	1.0	1.0	0.0	90.0	"Green house mode"
N	-98°21'33.15" E	40°33'13.67" N	580.0	1.0	1.0	1.0	0.0	90.0	"Green house mode"
O	-98°21'32.74" E	40°33'11.06" N	580.0	1.0	1.0	1.0	0.0	90.0	"Green house mode"
P	-98°21'12.07" E	40°33'00.33" N	580.0	1.0	1.0	1.0	0.0	90.0	"Green house mode"

Project:

CCC-Hastings

Licensed user:

Bluestem Energy Solutions

4361 Lafayette Ave

US-68131 Omaha NE

402 553 1804

Matt Robinette / mrobinette@bstem.biz

Calculated:

5/16/2016 11:14 AM/3.0.639

SHADOW - Main Result

Calculation Results

Shadow receptor

Shadow, expected values

No. Shadow hours

per year

[h/year]

A	0:00
B	0:00
C	0:00
D	0:00
E	0:00
F	0:00
G	0:00
H	0:00
I	0:00
J	0:00
K	0:00
L	0:00
M	0:00
N	0:00
O	0:00
P	0:00

Total amount of flickering on the shadow receptors caused by each WTG

No. Name

Worst case Expected

[h/year]

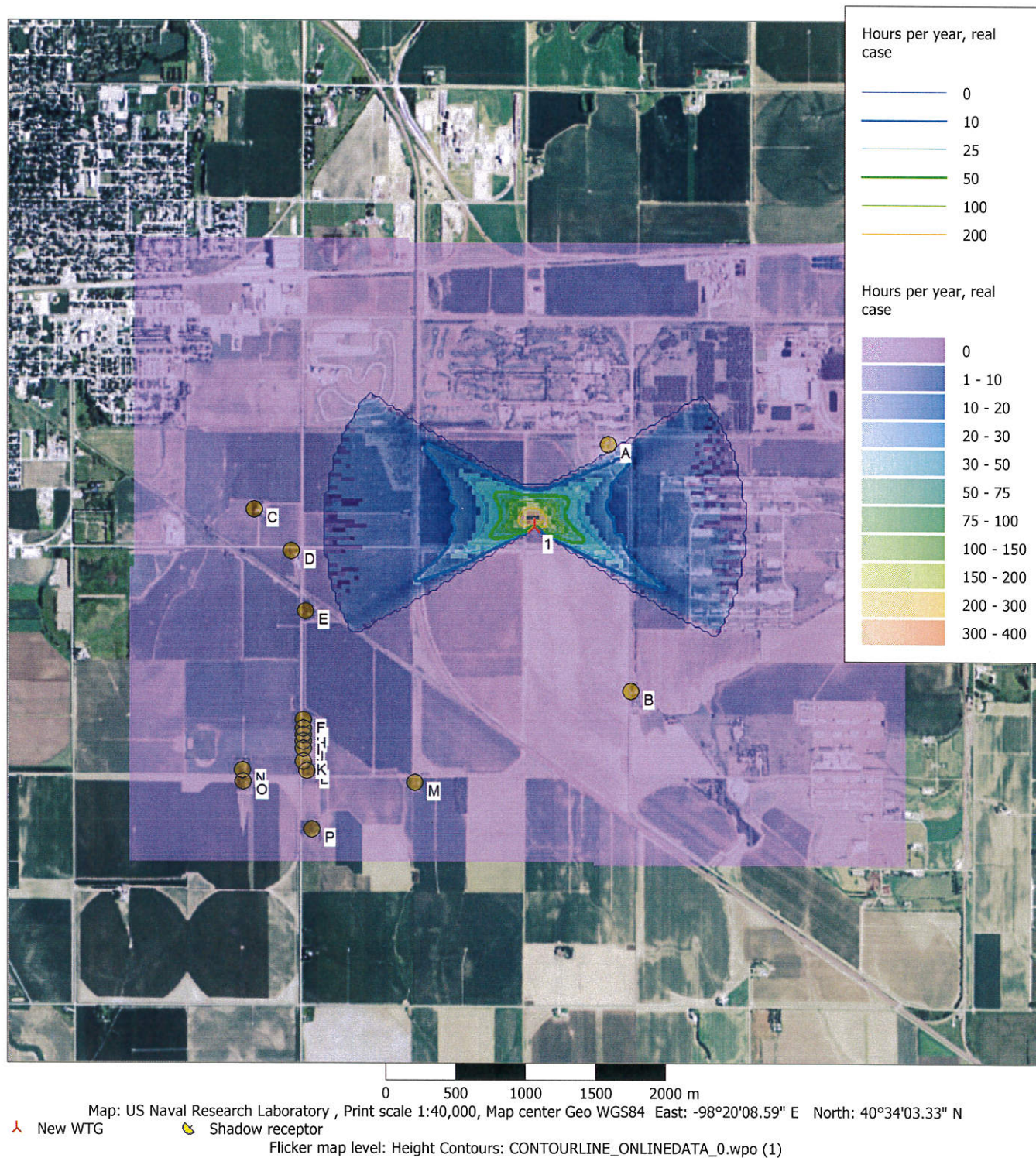
[h/year]

1 GE WIND ENERGY GE 1.7-103 1715 103.0 !O! hub: 80.0 m (TOT: 131.5 m) (1)

0:00

0:00

SHADOW - Map



RESOLUTION NO. 2016-35

WHEREAS, Matt Robinette of Bluestem Energy Solutions, in conjunction with Central Community College of Hastings, Nebraska, and Hastings Utilities have requested a Conditional Use Permit to locate and operate a large wind turbine generator on property described as:

The Southwest Quarter of Section 15, Township 7 North, Range 9 West of the 6th Principal Meridian in Adams County, Nebraska, entire tract containing 151.51 acres, more or less; and

WHEREAS, in the Hastings City Zoning Ordinance, Chapter 34, a Conditional Use Permit is required for Large Wind Energy Conservation Systems in AG, Agricultural District zoning; and

WHEREAS, the property legally described above is currently zoned AG, Agricultural District; and

WHEREAS, the Hastings City Planning Commission conducted a review of the request for a Conditional Use Permit and held a public hearing to solicit testimony from the community regarding said request; and

WHEREAS, the Planning Commission concluded that the requested Conditional Use Permit meets the requirements of Chapter 34 and is 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 conditional use permit to the Hastings City Council with conditions attached.

NOW THEREFORE, in consideration of the foregoing recitals, the Mayor and City Council of the City of Hastings, Nebraska, hereby approve the Conditional Use Permit and further do hereby adopt the following resolution:

BE IT RESOLVED by the Mayor and City Council of the City of Hastings, Nebraska, does hereby approve the Conditional Use Permit with the following conditions incorporated herein by this reference:

- 1) The wind turbine shall comply with all required local, state, and federal agency requirements, including those conditions contained in the FAA Determination of No Hazard.

PASSED AND APPROVED this ____ day of _____, 2016.

Mayor

ATTEST:

City Clerk

(S E A L)

Approved as to form: _____
City Attorney

Department: Development Services
Staff Contact: Lance Lang, City Planner
Planning Commission Meeting Date: 07/11/2016
File No: 2016-025
Prepared By: Lance Lang, City Planner

AGENDA ITEM SUMMARY SHEET

Description of Item:

Rezoning request from The City of Hastings Development Services Department to rezone the following tracts of land as described below:

- a) Lot 1, Tri K Second Subdivision
- b) Lot 1, Tri K Subdivision
- c) All vacated Lots and Alleys in Blocks 1, 2, 3 & 6, and the East 51.51 feet more or less of Block 5 along with vacated South Chicago Ave., South Bellevue Ave., West "G" Street and that portion of South Lexington Ave., in Hamshers South Side Addition, City of Hastings, Adams County, Nebraska
- d) Lot 2, Lincoln Heights Subdivision
- e) Lot 2, Wolfe Cycle Subdivision
- f) Lots 1 thru 8, Block 1, Loda Addition

Names of People/Business affected by this action:

Neighboring Property Owners

Why Planning Commission action is required:

By state law, the Planning Commission must hold a public hearing for each rezoning application and, after taking testimony from the public and city staff, must make a recommendation to the City Council whether or not to authorize the proposed change in zone.

Type of action requested:

Suggested motion:

To date, the City has received replies from four of the six property owners. Properties 2, 3 and 5 are not opposed to rezoning, property 4 owner has expressed some reservations, properties 1 and 6 have not voiced their opinion. Staff advised the legal counsel for property 4 to attend the public hearing if his client is opposed to the rezoning change.

Otherwise the recommended motion is to approve the rezoning of all six properties from C-2 to C-3.

Deadlines associated with action:

None.

Department head comments:

This rezoning application was originally initiated because a private citizen was interested in developing his property, but the proposed use was not allowed in C-2 zoning. As staff considered rezoning of his property from C-2 to C-3 it was found that several properties in the general area are currently zoned C-2 which is Downtown Central Business Commercial zoning district. It is uncertain how these properties were rezoned as such in the past given their distance from the central business district of about a mile.

After internal discussion, Staff decided to initiate rezoning of all six properties in this area that are currently zoned C-2, Central Business District to C-3, Commercial Business District. (See attached exhibits for current zoning and land use designations). The Future Land Use Plan of the Comprehensive Development Plan shows some of this property designated as "Commercial/Retail, South Burlington Overlay," and some of the property is designated as "Urban Residential." It should be noted that residential uses such as R-1, R-2, and R-3 housing are allowed in commercial districts. Therefore, staff decided not to amend the land use plan as the proposed C-3 commercial zoning will allow for a wide range of residential, commercial retail and commercial office uses.

The six parcels are described as follows:

1. Lot 1, Tri K Second Subdivision
2. Lot 1, Tri K Subdivision
3. All vacated Lots and Alleys in Blocks 1, 2, 3 & 6, and the East 51.51 feet more or less of Block 5 along with vacated South Chicago Ave., South Bellevue Ave., West "G" Street and that portion of South Lexington Ave., in Hamshers South Side Addition, City of Hastings, Adams County, Nebraska
4. Lot 2, Lincoln Heights Subdivision
5. Lot 2, Wolfe Cycle Subdivision
6. Lots 1 thru 8, Block 1, Loda Addition

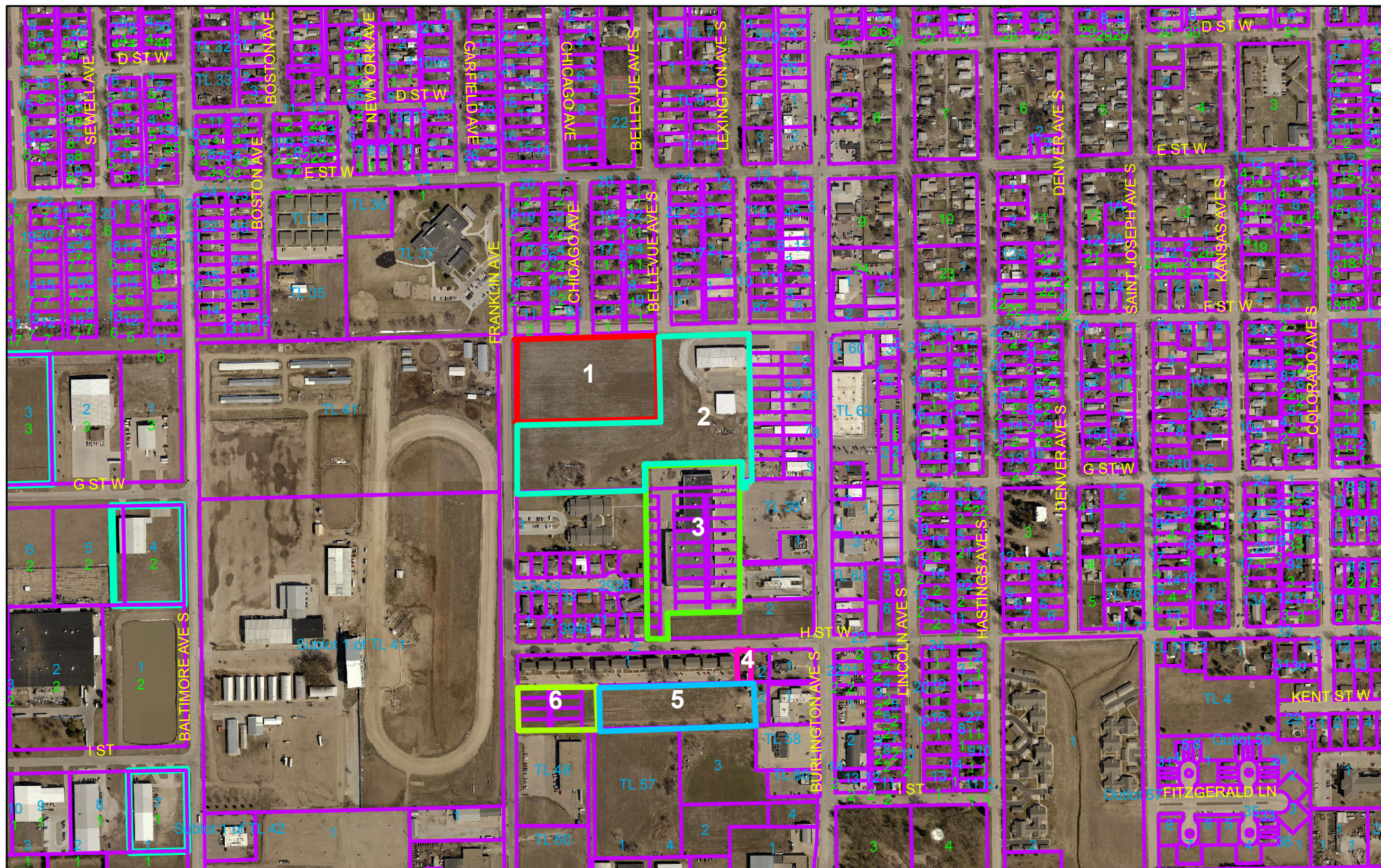
To date, the City has received replies from four of the six property owners. Properties 2, 3 and 5 are not opposed to rezoning, property 4 has expressed some reservations, properties 1 and 6 have not voiced their opinion. Property 4 is the smallest of the properties and the rezoning will actually allow more flexibility in the use of the property. Legal counsel for property owner 4 has been in discussion with City Staff regarding this issue. At the time these comments are being prepared a final answer has not been received by City staff. Therefore, staff recommended to legal counsel of property 4 owner to attend the public hearing if his client is opposed to the proposed rezoning. Otherwise, all six properties should be rezoned from C-2 to C-3.

Recommendation:

Staff recommends that this rezoning request for multiple properties be approved as presented.

City Administrator comments:

Recommend Approval



1. South Central Behavioral
2. Tri-K Partnership
3. Don Mehring
4. Lincoln Heights Townhouses
5. Chris Shade
6. Johnson Imperial Homes

REZONING C-2 TO C-3

City of Hastings

This map is for illustration only.

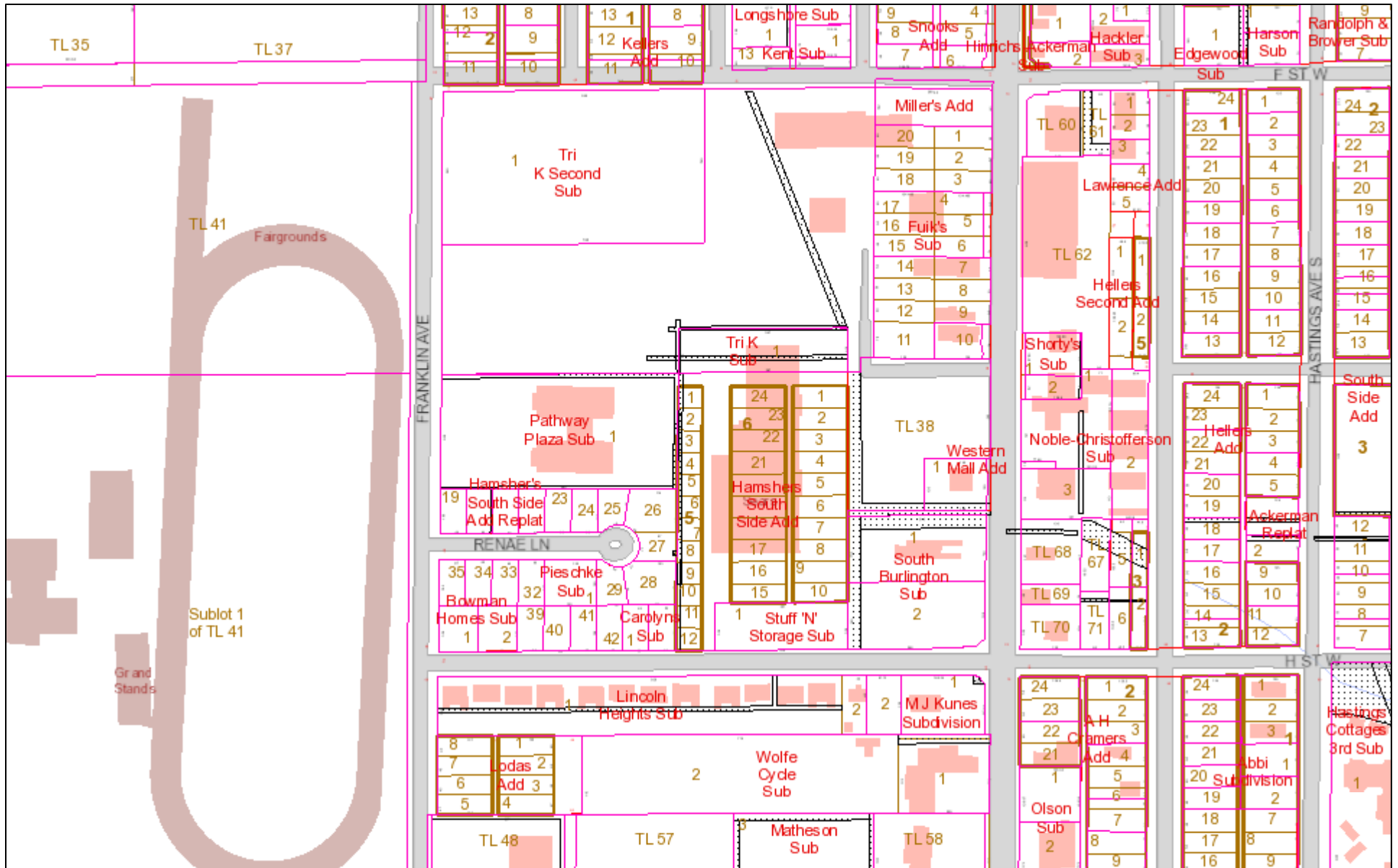


LEGAL DESCRIPTIONS

Six Properties to Be Rezoned from C-2 to C-3

1. Lot 1, Tri K Second Subdivision
2. Lot 1, Tri K Subdivision
3. All vacated Lots and Alleys in Blocks 1, 2, 3 & 6, and the East 51.51 feet more or less of Block 5 along with vacated South Chicago Ave., South Bellevue Ave., West “G” Street and that portion of South Lexington Ave., in Hamshers South Side Addition, City of Hastings, Adams County, Nebraska
4. Lot 2, Lincoln Heights Subdivision
5. Lot 2, Wolfe Cycle Subdivision
6. Lots 1 thru 8, Block 1, Loda Addition

C-2 to C-3 Rezone



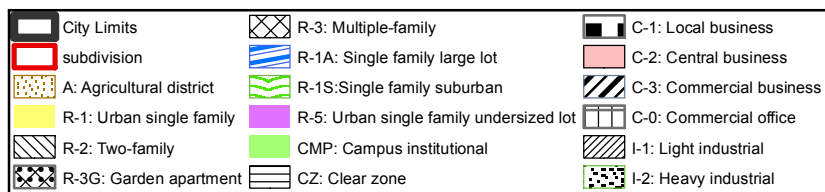
June 1, 2016

- Limits
- Subdivisions
- OneMile
- TwoMile
- Parcels
- Easements
- LOTS
- BLOCKS

1:5,000

0 0.0375 0.075 0.15 mi





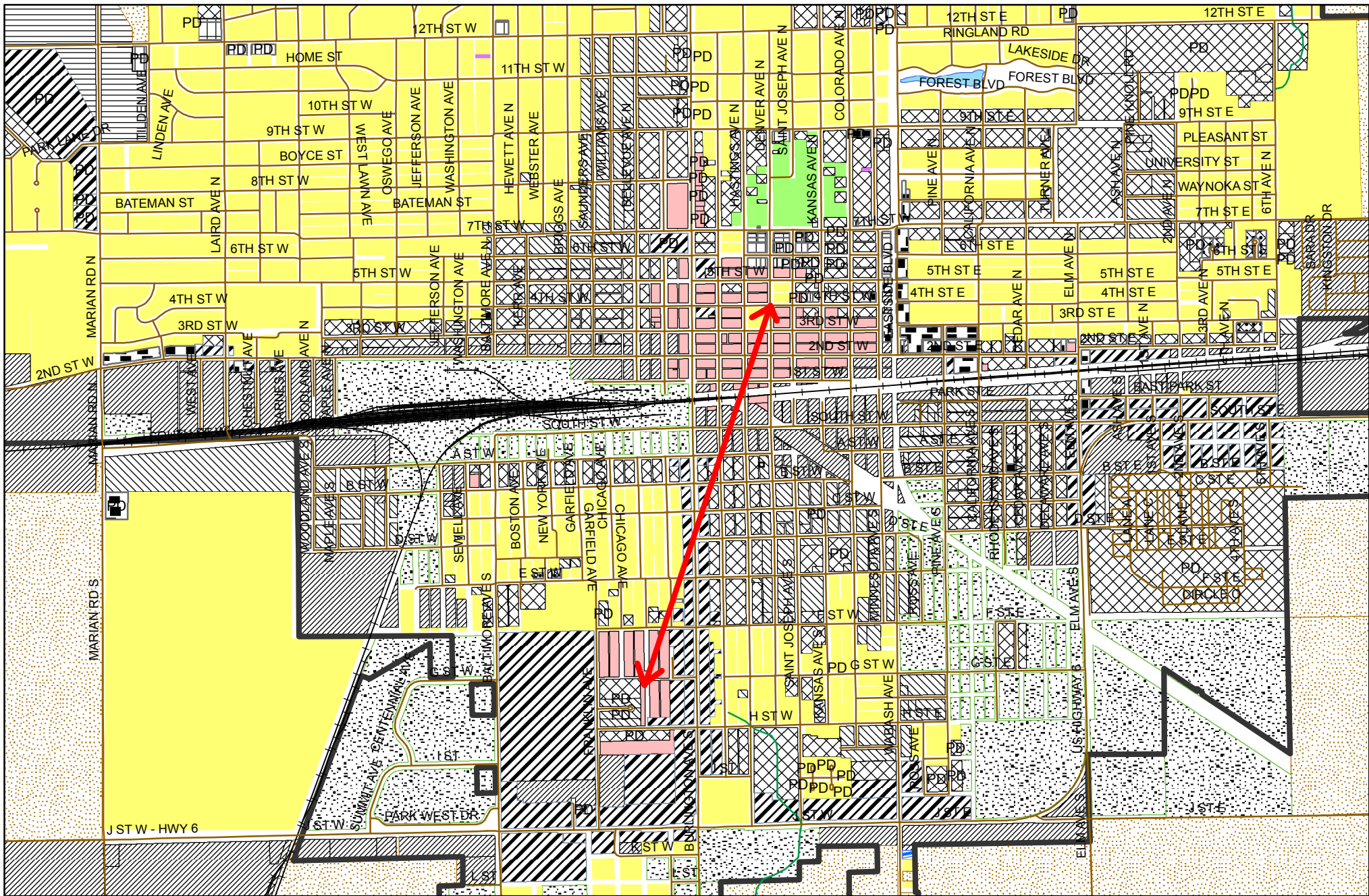
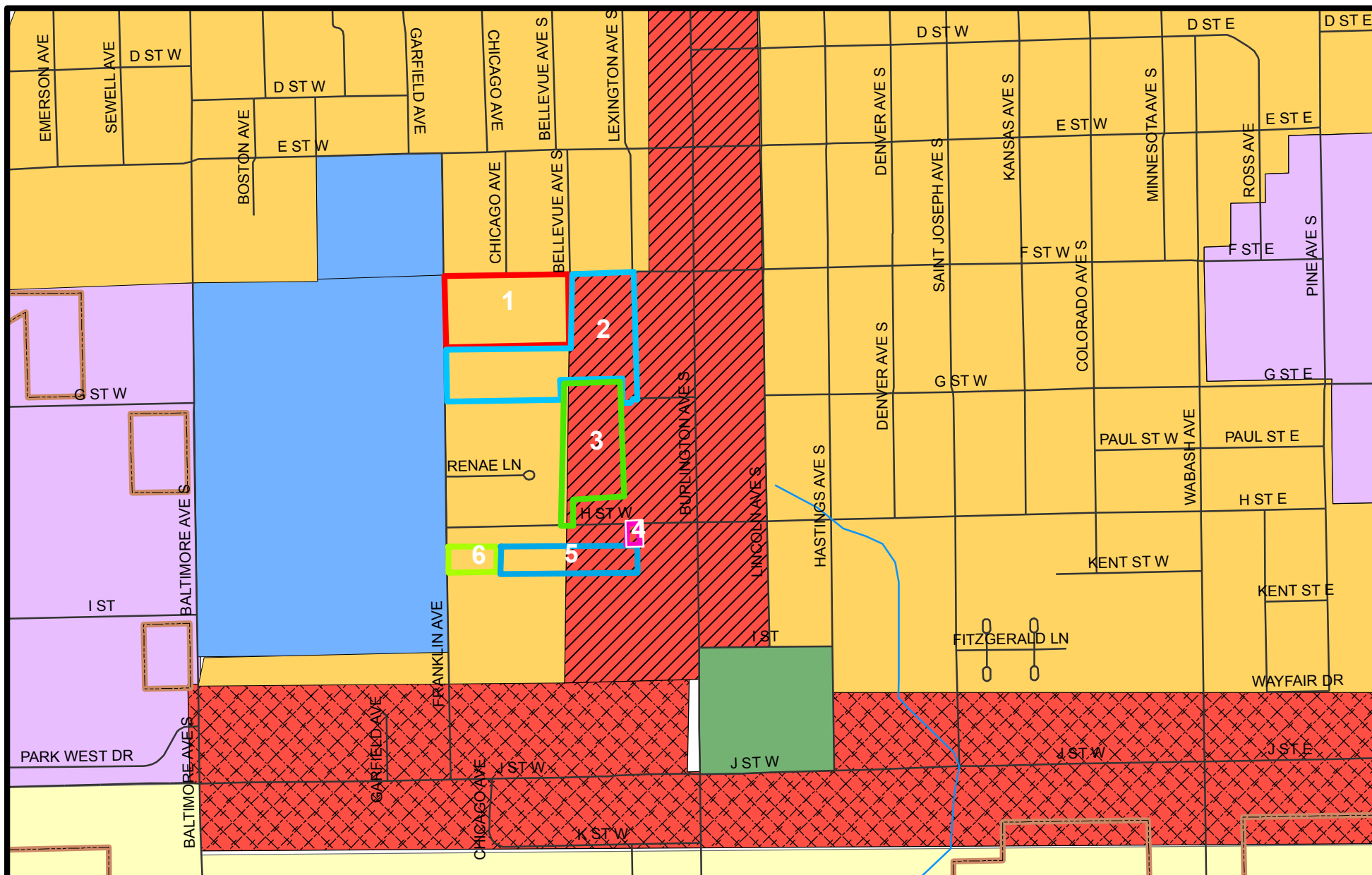


EXHIBIT 'C'

One Mile from Downtown C-2 Zoning City of Hastings Zoning



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



Future Land Use

City of Hastings, Nebraska

0 275 550 1,100 Feet



Land Use:

-  Rural Residential
-  Suburban Residential
-  Urban Residential

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

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

Overlay Districts:

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

ORDINANCE NO. 4481

AN ORDINANCE OF THE CITY OF HASTINGS, NEBRASKA, TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF THE CITY OF HASTINGS, NEBRASKA TO REZONE SIX SEPARATE PARCELS LISTED BELOW FROM “C-2, DOWNTOWN BUSINESS 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.

LEGAL DESCRIPTIONS OF PARCELS TO BE REZONED:

1. Lot 1, Tri K Second Subdivision
2. Lot 1, Tri K Subdivision
3. All vacated Lots and Alleys in Blocks 1, 2, 3 & 6, and the East 51.51 feet more or less of Block 5 along with vacated South Chicago Ave., South Bellevue Ave., West “G” Street and that portion of South Lexington Ave., in Hamshers South Side Addition, City of Hastings, Adams County, Nebraska
4. Lot 2, Lincoln Heights Subdivision
5. Lot 2, Wolfe Cycle Subdivision
6. Lots 1 thru 8, Block 1, Loda Addition

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

SECTION 1. That the six properties legally described as follows:

- 1) Lot 1, Tri K Second Subdivision
- 2) Lot 1, Tri K Subdivision
- 3) All vacated Lots and Alleys in Blocks 1, 2, 3 & 6, and the East 51.51 feet more or less of Block 5 along with vacated South Chicago Ave., South Bellevue Ave., West “G” Street and that portion of South Lexington Ave., in Hamshers South Side Addition, City of Hastings, Adams County, Nebraska
- 4) Lot 2, Lincoln Heights Subdivision
- 5) Lot 2, Wolfe Cycle Subdivision
- 6) Lots 1 thru 8, Block 1, Loda Addition

Are all currently zoned “C-2, Downtown Business 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

Department: Engineering
Staff Contact: David Wacker, City Engineer
Council Meeting Date: 07/11/2016

AGENDA ITEM SUMMARY SHEET

Description of Item:

Approval of Agreement with State of Nebraska Department of Roads for Project. S-6-4 (1022); CN 41086.

Improving HWY US-6 in Hastings, Nebraska.

Names of People/Business affected by this action:

Business Adjacent to Project

Hastings Utilities

City of Hastings

Nebraska Department of Roads

Adams County

Why Council action is required:

Approval of Contractual Agreement

Type of action requested:

Resolution

Suggested motion:

Resolution No. 2016-36

Deadlines associated with action:

Yes, State has requested approval of agreement at July 11, 2016 meeting, so as to advance further to Highway Commission for approval of the project.

Department head comments:

This project involves the improvement of 2.47 miles of US Highway #6 from Elm Avenue to .32 miles east of Showboat Blvd. The project involves the construction of a 64' 5 lane concrete roadway with sidewalk, storm sewer, street lighting , new and adjustments to water, electric and sanitary sewer utilities, and MS4 storm water collection ponds.

The City Council was briefed at the May 16, 2016 council worksession on the merits of the project.

An informational public meeting was held on Tuesday, June 28, 2016 from 4 pm until 6 pm at the

City Council Chambers. (Attached is a copy of the informational meeting notice for you to review)

The attached agreement is the result of the negotiation of the City Attorney, David Ptak, and the City Engineer, David Wacker with representatives of the highway department.

The project estimate is currently \$25,800,000.00 with the City share of \$5,160,000.00. Tentative schedule is to begin work in 2019.

The agreement has been structured to protect the city in the event of substantial change in costs as the project develops.

An agreement has been developed to the satisfaction of both parties.

I expressed my support for this project at the worksession and I recommend the approval of the agreement, and the attached resolution.

Please contact me if you have any specific questions.

City Administrator comments:

Recommend Approval



PUBLIC INFORMATION OPEN HOUSE MEETING

Hastings City Hall, 220 N Hastings Avenue, Hastings, Nebraska

Tuesday, June 28, 2016; 4:00 – 6:00 PM

S-6-4(1022); C.N. 41086 *Hastings Southeast*

LOCATION: The proposed project would reconstruct approximately 2.47 miles of U.S. Highway 6 (US-6) located in Adams County. The project would start 0.77 mile east of the junction of US-6 and U.S. Highway 281/U.S. Highway 34 at mile marker (MM) 212.70, and would extend north on Elm Avenue and then east on South Street to MM 215.13, 0.32 mile east of Showboat Boulevard. Construction would begin and/or end approximately 1,000 feet ahead of or beyond the actual project limits to accommodate temporary surfacing for phased construction. The project would include work at adjacent roadways.

PURPOSE AND NEED: The purpose of the proposed project is to reduce the congestion, improve the reliability of the transportation system, perpetuate the mobility of the traveling public, and promote the economic development of the City of Hastings. The need for the project is based on the condition of the existing roadway.

SCOPE OF WORK: Proposed improvements on this project would include removing the existing pavement and subgrade and constructing doweled concrete pavement with new curb and gutter on a foundation course over a prepared subgrade. The new pavement would accommodate additional traffic lanes. A new storm sewer collection system would be constructed on the urban portion of the project. The project is located within a Municipal Separate Storm Sewer System community (MS4). Post construction Water Quality Treatment Best Management Practices for stormwater run-off from new pavements would be incorporated into the design. New sidewalks and retaining walls would be constructed, along with curb ramps built to current federal and state standards. Culverts would be removed, replaced, extended, and/or added as necessary. Barrier curb would be constructed between the sidewalk and parking areas where appropriate to restrict encroachment on pedestrian facilities. Additional work would include resurfacing or reconstructing existing surfaced driveways and intersections. Permanent pavement markings would be applied to new surfacing. Traffic signals would be built, and existing street lights would be removed and replaced where warranted.

TRAFFIC VOLUMES:

US-6	J Street – Showboat Boulevard MM 212.70 – MM 214.81		Showboat Boulevard – UPRR Railroad MM 214.81 – MM 215.13	
Year	2018	2038	2018	2038
Vehicles Per Day (ADT)	10,575	11,000	9,160	10,950
% Heavy Trucks	7%	7%	11%	11%

CONSTRUCTION SCHEDULE: Construction is anticipated to take two construction seasons and is tentatively scheduled to begin spring of 2019 with completion by the fall 2020.

ACCOMMODATION OF TRAFFIC: Temporary pavement would be constructed at various locations along the project to maintain local traffic and access to businesses; however, the project would require detouring US-6 through traffic. The designated detour that is proposed would utilize East J Street and South Showboat Boulevard.

RIGHT-OF-WAY: The proposed project would require the acquisition of additional property rights for construction throughout the project area, including new right-of-way, temporary easements, permanent easements, and control of access. Multiple commercial and residential relocations are anticipated. Access to adjacent properties would be maintained during construction but may be limited at times due to phasing requirements.

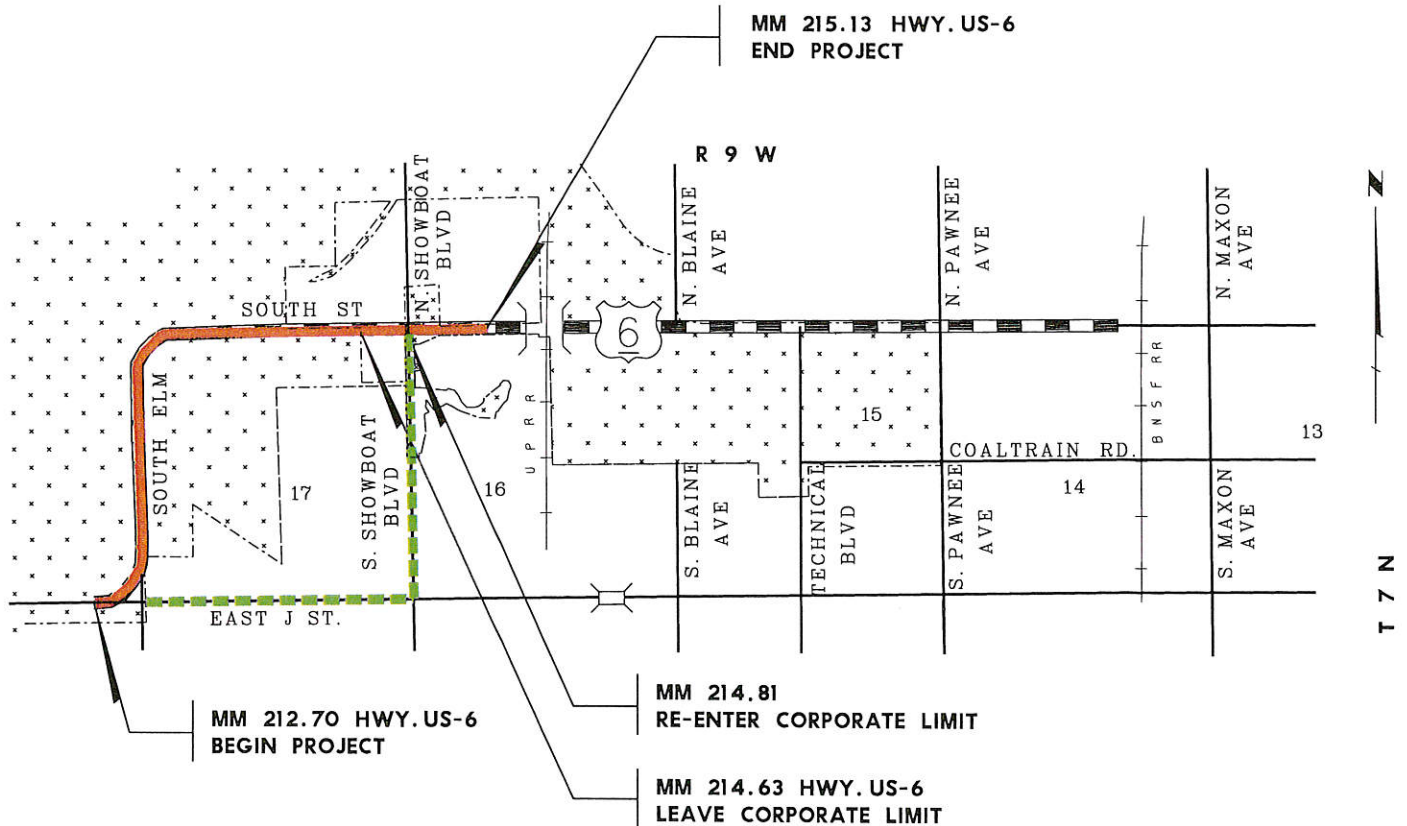
POTENTIAL IMPACTS: Potential impacts to Duncan Field, Harm Park, Motorsports Park, and Elks Country Club Golf Course are being evaluated. There are potential historic resources within the project area. Impacts to these resources are also being evaluated. Impacts to wetlands are anticipated.

ESTIMATED COST: The estimated cost of the project is approximately \$25.8 million. Funding for the proposed project would derive from state and local funding sources and would include Build Nebraska Act funds.

Hastings Southeast

S-6-4(1022); C.N. 41086

Build Nebraska Act



PRELIMINARY PLAN
NOT FINAL - SUBJECT TO CHANGE

--- PROPOSED DETOUR ROUTE
--- PROPOSED LOCATION



Send comments to:

NDOR Public Involvement
Sarah Kugler
P.O. Box 94759; 1500 Hwy. 2
Lincoln, NE 68509-4759
402-479-4871
sarah.kugler@nebraska.gov

For more Information:

NDOR District 4 Engineer
Wes Wahlgren
P.O. Box 1488; 211 N. Tilden St.
Grand Island, NE 68802-1488
308-385-6265
wes.wahlgren@nebraska.gov

www.roads.nebraska.gov



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MUNICIPALITY PROGRAM AGREEMENT
STATE PROJECTS

PROJECT NO. S-6-4(1022)
CONTROL NO. 41086
CITY OF HASTINGS
STATE OF NEBRASKA, DEPARTMENT OF ROADS
IMPROVING HIGHWAY US-6 IN HASTINGS

THIS AGREEMENT is between City of Hastings, a municipal corporation of the State of Nebraska ("Municipality"), and State of Nebraska, Department of Roads ("State"), collectively referred to as the "Parties".

WITNESSETH:

WHEREAS, State intends to improve a portion of State Highway US-6 at the location as shown on Exhibit "A"; and

WHEREAS, State intends that the improvement be developed and constructed under the designation of Project No. S-6-4(1022); and

WHEREAS, the improvement is located within the designated urban area of Hastings, Nebraska, and funds administered by State have been made available for the construction of improvements such as this; and

WHEREAS, this Agreement is related to the portion of the project on State Highway US-6 located within Municipality's corporate limits; and

WHEREAS, Parties intend that this Agreement describe certain roles and responsibilities applicable to this project; and

WHEREAS, If Municipality requests State expand the scope of its project to include work solely for the benefit of Municipality, described below, it shall be accomplished at Municipality's cost; and

WHEREAS, Federal Regulations provide that Municipality shall not profit or otherwise gain from local property assessments that exceed Municipality's share of project costs; and

WHEREAS, City Council has authorized the Mayor to sign this Agreement, as evidenced by the Resolution of City Council, as shown on Exhibit "B"; and

WHEREAS, the Parties understand that this Agreement will be posted to a publically accessible database of State agreements pursuant to the requirements Neb. Rev. Stat. § 84-602.02; and

WHEREAS, the project work within the corporate limits is described below in Section 2.

NOW THEREFORE, in consideration of these facts and the mutual promises of the Parties hereto, the Parties agree as follows:

SECTION 1. DURATION OF THE AGREEMENT

- 1.1 Effective Date** -This Agreement is effective immediately on the date it is fully executed by the Parties. The Mayor is authorized by the City Council to execute this Agreement, as evidenced by the Resolution of City Council, attached as Exhibit "B" and incorporated herein by this reference.
- 1.2 Renewal, Extension or Amendment** -This Agreement may be renewed, extended or amended by mutual agreement or as otherwise provided herein.
- 1.3 Identifying Date** - For convenience, this Agreement's identifying date will be the date the State signed the Agreement.
- 1.4 Duration** - This Agreement will remain in full force and effect for future responsibilities of Municipality described herein, such as for parking, encroachments and maintenance, unless such responsibilities have been rescinded by State. State will treat the remainder of this Agreement as inactive upon the happening of either (1) the waiver of an audit review, or (2) the final completion of an audit review by the State or its authorized representative and the resolution of all issues identified in the audit report.
- 1.5 Termination** - Further, State reserves the right to terminate the Agreement as provided herein.

SECTION 2. DESCRIPTION OF THE WORK WITHIN THE CORPORATE LIMITS

The Parties agree State will develop plans and specifications and cause the project to be constructed at the location shown on Exhibit "A", attached and incorporated herein by this reference; and in accordance with plans and specifications and the provisions of this Agreement. Generally, the improvements to be constructed with this project include the following:

Reconstructing Highway US-6 to a 5-lane highway beginning 0.77 miles east of the junction of US-6 and US-281/US-34 in Hastings, Nebraska, at Mile Marker (MM) 212+70, and extending east to MM 215+13, just east of Showboat Boulevard.

This project will require removing most of the existing pavement and building new

concrete pavement; replacement or installation of a storm sewer system; sidewalks; curb ramps; roadway lighting; traffic signals; and permanent pavement markings. The project will include the construction of Municipal Separate Storm Sewer System ("MS4") components.

SECTION 3. STATE RESPONSIBILITIES

State shall:

- 3.1 Prepare at its sole discretion, plans and specifications for State's proposed subject project. State will deliver these plans and specifications to Municipality prior to construction. State has sole authority to modify the plans or specifications as necessary to complete the proposed improvements.
- 3.2 Acquire all property rights for Right of Way (ROW) for the project.
- 3.3 Advertise and conduct a letting and receive bids on the proposed improvement. State has the sole authority to determine, and award the contract to, the lowest responsible bidder. State shall sign the construction contract.
- 3.4 Supervise and cause completion of the construction of the improvement as shown in the construction contract documents and modifications thereto. State has sole authority to execute any contractor change orders or supplemental agreements required for construction of the project within Municipality's corporate limit. State will notify the Municipality of any contractor change orders-supplemental agreements.
- 3.5 Reimburse, when applicable, Municipality for the non-betterment relocation of municipally owned utility facilities as provided in SECTION 10. UTILITY RELOCATION WORK.
- 3.6 State will notify Municipality of any MS4 components to be constructed as part of the project.

SECTION 4. MUNICIPALITY RESPONSIBILITIES

Municipality shall, with respect to the portion of the project within its corporate limits, and at no cost to State:

- 4.1 Regulate, to the extent Municipality has authority to do so, all future development and use of property adjoining the public ROW as described in SECTION 6. MUNICIPALITY'S DUTIES AND RIGHTS REGARDING RIGHT OF WAY.
- 4.2 Require that all future entrances from private property to the highway ROW within the limits of this project receive approval of the Director-State Engineer, Department of

Roads or authorized representative, pursuant to Neb. Rev. Stat. § 39-1332 prior to Municipality approval or Municipality issuing a building permit for the site.

- 4.3 Municipality agrees to keep the newly acquired ROW free from future privately owned encroachments, facilities, objects, structures, or things, and to keep the existing and new highway ROW free of future encroachments, facilities, objects, structures, or things, except those authorized by permit from the State and Federal Highway Administration.
- 4.4 Comply with, for project work performed by Municipality, the provisions of the Nebraska Fair Employment Practices Act, Neb. Rev. Stat. §§ 48-1101 - 48-1126, and all regulations relative to nondiscrimination in federally assisted programs of the Department of Transportation, Title 49 CFR, Parts 21 and 27, as set forth in the SECTION 17. TITLE VI NONDISCRIMINATION CLAUSES.
- 4.5 Perform the present and future duties assigned to Municipality under this Agreement at its sole cost except when costs are specifically reimbursable under this Agreement.
- 4.6 Obtain approval of State, with Federal Highway Administration concurrence, prior to making or causing changes in the roadway geometrics, either during project construction or after the project is completed. Changes that require prior approval include but are not limited to: access control, driveways, median breaks, parking restrictions or any other traffic control items.
- 4.7 Amend ordinances, as necessary, to establish pavement or ground elevations shown in the plans when proposed construction involves a change in elevations established by a pre-existing ordinance.
- 4.8 If the Municipality procures consultant services for preliminary engineering and construction engineering for nonbetterment rehabilitation of municipally owned and operated utilities by the Municipality, the Municipality agrees to comply with Chapter 4 of the "Nebraska Department of Roads' LPA Guidelines Manual for Federal-Aid Projects."
- 4.9 As part of State's project, State was required by law to construct Municipal Separate Storm Sewer System ("MS4") facilities in accordance with State's MS4 Program. State's MS4 Program may be found in Chapter 3 of the Drainage Design and Erosion Control Manual at: <http://www.transportation.nebraska.gov/roadway-design/dd-ec-manual.htm>. After construction, and in accordance with Neb. Rev. Stat. §39-1339, Municipality will be obligated to identify all applicable MS4 maintenance requirements, and operate and maintain all MS4 components constructed with this project. Municipality agrees to maintain all MS4 components in accordance with State's MS4 Program. Municipality

may seek State's approval for Municipality to use Municipality's MS4 maintenance guidance or requirements, if applicable.

- 4.10 Establish, enforce, and continue to in effect an ordinance for the following conditions or restrictions within the project limits: No Parking

SECTION 5. CONSTRUCTION SCHEDULE

Anticipated construction would begin spring of 2019 and run through the fall of 2020, two construction seasons.

SECTION 6. MUNICIPALITY'S DUTIES AND RIGHTS REGARDING RIGHT OF WAY

- 6.1 Encroachments: Municipality will participate with State in communicating with property owners to aid State in obtaining the removal of encroachments from public ROW, or correction or alteration in the public ROW, as necessary for the construction of the aforesaid project.
- 6.2 Adjacent Development: Municipality understands that State highway ROW shall be held inviolate for State highway purposes pursuant to Neb. Rev. Stat. § 39-1359, and no physical or functional encroachments, structures, or uses shall be permitted within such right-of-way limits, except by written consent of State. Municipality will regulate, to the fullest extent allowed by law, the private or non-transportation related public development of property adjoining the public ROW, to prevent future encroachment or uses of the public ROW, except by written consent of State. Municipality shall not issue a building permit for an adjacent property which requires work on the state highway right of way unless State has given advanced written approval of the proposed plans.
- 6.3 Special Assessments: Municipality shall not use special assessments to defray Municipality's costs under this Agreement unless Municipality has received, in advance, written consent from State's Right of Way Division Manager.

SECTION 7. ROADWAY LIGHTING SYSTEM

- 7.1 Ownership: The project roadway lighting system is the property of State.
- 7.2 Electrical Energy: Municipality shall, without any cost to State, provide and pay for the electrical energy for all the luminaires of the roadway lighting system which may be constructed as a part of this project, including the electrical energy which may be required during the construction period of the project for lamp stabilization, luminaire adjustment, and system testing. Municipality shall provide electrical energy to maintain a uniform and constant light level for dusk-to-dawn lighting.

- 7.3 Repair and Maintenance Responsibilities: Municipality shall be responsible for the inspection, maintenance, and repair of the roadway lighting system, at Municipality's cost. Municipality's duties shall include, but are not limited to, the following:
- repair or replacement of all defective and burned out lamps;
 - routine cleaning of luminaires; and
 - repair or replacement of any part of the roadway lighting system.
- 7.4 Right to Recoup Costs: Municipality shall be responsible for collecting from the responsible party all Municipality's costs for repairing damage to the lighting system.
- 7.5 Specifications and Standards: Municipality agrees that repair or replacement parts furnished by Municipality in the maintenance or repair of the roadway lighting system shall comply with State specifications and standards.
- 7.6 Modifications: Municipality shall not make, or allow to be made, modifications to the roadway lighting systems without the written consent of State.

SECTION 8. TRAFFIC SIGNAL EQUIPMENT

- 8.1 Ownership: The project traffic signal system is the property of State.
- 8.2 Electrical Energy: Municipality shall, without any cost to State, pay all cost of electrical power required to properly operate the traffic signal system
- 8.3 Repair and Maintenance Responsibilities: Municipality shall be responsible for the inspection, maintenance, and repair of the entire traffic signal system with the exception of the equipment within the controller cabinet which State agrees to maintain at its cost and at no cost to Municipality.
- 8.4 Right to Recoup Costs: Municipality shall be responsible for collecting from the responsible party all Municipality's costs for repairing damage to the traffic signal system.
- 8.5 Specifications and Standards: Municipality agrees that repair or replacement parts furnished by Municipality in the maintenance or repair of the traffic signal system shall comply with State specifications and standards.
- 8.6 Modifications: Municipality shall not make, or allow to be made, modifications to the traffic signal system without the written consent of State.
- 8.7 State shall have sole authority to determine and control the cycle length, the interval length, sequence, and the hours and manner of the signal operation.

SECTION 9. PERMISSION TO USE STATE RIGHT OF WAY

State hereby grants to Municipality permission to use the State ROW in the vicinity where roadway lighting system and traffic signal system will be constructed, for ingress and egress for the purpose of operating, inspecting, repairing and maintaining the roadway lighting system and traffic signal system in accordance with this Agreement. Municipality further agrees to comply with SECTION 12. TRAFFIC CONTROL.

SECTION 10. UTILITY RELOCATION WORK

10.1 Overview

The Parties understand that existing Municipality and non-Municipality owned utility facilities may conflict with State's project. State will enter into a separate agreement(s) to establish the roles, duties, and financial responsibilities for the necessary relocation of utility facilities.

10.2 State Highway Right-of-Way

Municipality shall obtain a permit from the State for utility relocation work that occupies State Highway ROW.

SECTION 11. MUNICIPALITY'S FINANCIAL RESPONSIBILITIES

11.1 Municipality's Requested Work: If Municipality requests that the scope of State's project be expanded to include additional improvements, a supplement to this Agreement will be initiated.

Municipality shall pay 100% of the cost of this additional work including, but not limited to the costs for: preliminary engineering, construction, construction engineering, utility work and acquisition of property rights.

11.2 Cost of the project within the corporate limits:

Municipality agrees to pay 20% of the preliminary engineering, construction, construction engineering, acquisition of property rights, and non-betterment utility relocations for the portion of the project within its corporate limits as shown on Exhibit "A", attached and incorporated herein by this reference. State's preliminary estimate of the total cost of the project is \$25,800,000, with Municipality's share estimated to be \$5,160,000. Both Parties recognize this is a preliminary estimate and the final cost may be higher or lower. Municipality shall bear its own costs performing its duties under this Agreement. As State develops future cost estimates, State will exclude those segments within the project limits that are outside the corporate limits when determining Municipality's estimated cost.

State agrees to update the estimated project cost prior to right of way acquisition and supplement this agreement with updated Municipality's estimated cost. At the time of this supplement agreement, both Parties will evaluate the total project cost and determine if project changes are needed to meet budget constraints.

11.3 Non-eligible utility facilities relocation costs: Municipality shall be responsible for 100% of the non-eligible cost for relocation of Municipal utility facilities. State shall determine what utility work is an eligible cost. State will enter into a separate agreement(s) to establish the roles, duties, and financial responsibilities for the necessary relocation of utility facilities.

11.4 Payment by Municipality: At times determined by the State and after execution of this Agreement, the State will invoice the Municipality for Municipality's cost share of the State-incurred preliminary engineering project costs. Upon award of the construction contract, the State will invoice the Municipality for Municipality's cost share of construction, construction engineering, acquisition of property rights, utilities, and any unbilled preliminary engineering expenses. The Municipality shall pay the State within 45 calendar days of receipt of invoice from the State. The final settlement between the State and the Municipality will be made following final audits and when the final costs have been determined by the State.

SECTION 12. TRAFFIC CONTROL

- 12.1 All traffic control devices will conform to the latest approved edition of the Manual on Uniform Traffic Control Devices and Nebraska Supplements thereto.
- 12.2 If Municipality is to perform or contract for any work on the state highway within the project limits, Municipality will develop a traffic control plan related to that work. The plan will be provided to State's Project Manager for approval and acceptance. Municipality will provide, operate and maintain Municipality's traffic control devices in accordance with its approved traffic control plan.
- 12.3 Municipality's work must comply with all traffic safety regulations, including those prescribed in the latest approved edition of the Manual of Uniform Traffic Control Devices and the Nebraska Supplement thereto. Municipality shall use caution when working in State ROW.

SECTION 13. PLANS AND SPECIFICATIONS

The plans and specifications for this project will be on file in the Lincoln central headquarters office of the Nebraska Department of Roads with a copy to be on file in the office of the Municipality's City engineer.

SECTION 14. SUSPENSION

If during the project development process, project costs increase to an amount that either Party does not have budget to fund, State and Municipality agree to review the project details, the project costs, the payment structure by Municipality, and to consider changes necessary to satisfy both Parties. A supplemental agreement would then be prepared to document the changes agreed to by both Parties. If either Party does not agree with the changes, work may be suspended by either Party, in part or whole, on this Agreement. State or Municipality will provide written notification of such suspension. Both Parties agree to make a good faith effort to resolve any dispute prior to exercising its right to suspend this Agreement. Both Parties agree that project costs will be shared as defined in this Agreement for costs incurred prior to the suspension date issued by either Party.

SECTION 15. TERMINATION

State has the sole discretion to terminate this Agreement; such action on its part will in no event be deemed a breach of this Agreement by State. State will provide written notification to Municipality of such termination. If State terminates this Agreement, State agrees to return funds paid by Municipality as invoiced by State for Municipality's cost share of State-incurred project costs for: preliminary engineering, acquisition of property rights, construction, construction engineering and utilities. State will verify the amount previously invoiced and paid by Municipality and notify Municipality in writing of that amount. Upon receipt of the amount from State, Municipality will submit an invoice to State for the amount to be reimbursed.

SECTION 16. FAIR EMPLOYMENT PRACTICES ACT

Municipality agrees to abide by the Nebraska Fair Employment Practices Act, as provided by Neb. Rev. Stat. 48-1101 through 48-1126.

SECTION 17. DISADVANTAGED BUSINESS ENTERPRISES

- 17.1 Policy: Municipality and State further agree to ensure that disadvantaged business enterprises as defined in 49 CFR Part 26 shall have the maximum opportunity to participate in the performance of contracts financed in whole or in part with Federal funds under this agreement.
- 17.2 Disadvantaged Business Enterprises Obligation: Municipality and State further agree to ensure that disadvantaged business enterprises as defined in 49 CFR Part 26 have the maximum opportunity to participate in the performance of contracts and subcontracts financed in whole or in part with Federal funds provided under this Agreement. In this regard, Municipality shall take all necessary and reasonable steps in accordance with 49 CFR Part 26 to ensure that disadvantaged business enterprises have the maximum opportunity to compete for and perform contracts. Municipality shall not discriminate on the basis of race, color, sex, age, disability, or national origin in the award and performance of FHWA assisted contracts.
- Municipality acting as a sub-recipient of Federal-aid funds on this project agrees to adopt the Nebraska Disadvantaged Business Enterprise Unified Certification Program for the Federal-aid contracts Municipality executes on this project.
- Failure of Municipality to carry out the requirements set forth above on any work performed by Municipality shall constitute breach of contract and, after the notification of the FHWA, may result in termination of the Agreement or contract by State or such remedy as State deems appropriate.

SECTION 18. TITLE VI NONDISCRIMINATION CLAUSES

During the performance of this Agreement, the Municipality, for itself, its assignees and successors in interest agrees as follows:

- 18.1 Compliance with Regulations: The Municipality shall comply with the Regulations of the Department of Transportation relative to nondiscrimination in federally assisted programs of the Department of Transportation (Title 49, Code of Federal Regulations, Parts 21 and 27, hereinafter referred to as the Regulations), which are herein incorporated by reference and made a part of this Agreement.
- 18.2 Nondiscrimination: The Municipality, with regard to the work performed by it after award and prior to completion of the contract work, shall not discriminate on the basis of race, color, sex, age, religion, disability or national origin in the selection and retention of subcontractors, including procurements of materials and leases of equipment. The

Municipality shall not participate either directly or indirectly in the discrimination prohibited by Section 21.5 of the Regulations, including employment practices when the contract covers a program set forth in Appendix "A," "B," and "C" of Part 21 of the Regulations.

18.3 Solicitations for Subcontracts, Including Procurements of Materials and Equipment:

In all solicitations either by competitive bidding or negotiation made by the Municipality for work to be performed under a subcontract, including procurements of materials or equipment, each potential subcontractor or supplier shall be notified by the Municipality of the Municipality's obligations under this Agreement and the Regulations relative to nondiscrimination on the basis of race, color, sex, age, religion, disability or national origin.

18.4 Information and Reports: The Municipality shall provide all information and reports required by the Regulations, or orders and instructions issued pursuant thereto, and will permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by State or the FHWA to be pertinent to ascertain compliance with such Regulations, orders and instructions. Where any information required of a contractor is in the exclusive possession of another who fails or refuses to furnish this information, the Municipality shall so certify to State, or the FHWA as appropriate, and shall set forth what efforts it has made to obtain the information.

18.5 Sanctions for Noncompliance: In the event of the Municipality's noncompliance with the nondiscrimination provisions of this Agreement, State will impose such contract sanctions as it or the FHWA may determine to be appropriate, including but not limited to:

- (a) Withholding of payments to the Municipality under this Agreement until the Municipality complies, and/or
- (b) Cancellation, termination or suspension of this Agreement, in whole or in part.

18.6 Incorporation of Provisions: The Municipality shall include the provisions of paragraphs (1) through (6) in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Regulations, order, or instructions issued pursuant thereto. The Municipality shall take such action with respect to any subcontract or procurement as State or the FHWA may direct as a means of enforcing such provisions including sanctions for noncompliance: Provided, however, that, in the event a contractor becomes involved in, or is threatened with, litigation with a subcontractor or

supplier as a result of such direction, the Municipality may request State to enter into such litigation to protect the interests of State, and in addition, the Municipality may request the United States to enter into such litigation to protect the interests of the United States.

SECTION 19. ENTIRE AGREEMENT

This instrument, and any supplements hereto, embodies the entire agreement of the Parties; however, provisions of prior agreement(s) between the Parties concerning the applicable segment of State Highway US-6 shall remain in effect except to the extent the provisions of the prior agreement(s) conflict with this Agreement.

SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, the Parties hereby execute this Agreement pursuant to lawful authority as of the date signed by each party.

EXECUTED by Municipality this _____ day of _____, 2016.

WITNESS:

CITY OF HASTINGS

City Clerk

Mayor

EXECUTED by State this _____ day of _____, 2016.

STATE OF NEBRASKA
DEPARTMENT OF ROADS
Michael H. Owen, P.E.

Roadway Design Engineer

RECOMMENDED:
Wesley Wahlgren, P.E.

District 4 Engineer

**ADAMS COUNTY
NEBRASKA**



RESOLUTION 2016-36

A RESOLUTION ADOPTING AND APPROVING THE EXECUTION OF AN AGREEMENT WITH THE DEPARTMENT OF ROADS OF THE STATE OF NEBRASKA FOR PROJECT NO. S-6-4 (1022) HASTINGS SOUTHEAST; CN 41086

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

1. The City of Hastings shall enter into an Agency Agreement with the Nebraska Department of Roads for Project No. NO. S-6-4 (1022) HASTINGS SOUTHEAST; CN 41086 for the purpose of highway improvements on Highway US-6 within the corporate limits of the City of Hastings.
2. The City Council of the City of Hastings is hereby authorized and directed to execute said agreement on behalf of the City of Hastings, and the City Clerk is authorized to attest said execution.
3. This resolution will be marked Exhibit "B" and a copy attached to each original agreement.

Passed this 11th day of July, 2016.

CITY OF HASTINGS, NEBRASKA

Mayor

ATTEST:

City Clerk

[SEAL]

City Attorney