

**HASTINGS CITY COUNCIL
SPECIAL MEETING AGENDA**

**Hastings Public Library
314 North Denver Avenue
April 15, 2019
5:30 PM**

ROLL CALL:

PLEDGE OF ALLEGIANCE:

MOTION TO ADOPT CURRENT AGENDA for April 15, 2019 Special Meeting.

PUBLIC NOTICE - Official Notice of the Special Meeting was published in the Hastings Tribune on Friday, April 12, 2019. Pursuant to Nebraska Revised Statute Section 84-1412, the public is advised that a copy of today's agenda and all reproducible written material which will be discussed at today's meeting is available. A current copy of the Nebraska Open Meetings Act is posted and is accessible to members of the public.

AGENDA ITEMS

1. Ordinance No. 4586 creating Street Improvement District No. 2019-2 (*Second & Final Reading*)
2. Ordinance No. 4588 to amend the Official Zoning District Map of the City of Hastings, Nebraska to rezone certain property from "C-1, Local Business District" to "C-3 Commercial Business District" (*Second & Final Reading*)
3. Ordinance No. 4589 to amend the Official Zoning Map of the City of Hastings, Nebraska, to rezone certain property from "R-1, Single Family Residential District" to "R-2, Mixed-density Residential District" (*Second & Final Reading*)
4. Resolution No. 2019-7 approving plans, specifications, estimate of costs, and authorizing to advertise for bids for SID 2019-1
5. Resolution No. 2019-8 approving plans, specifications, estimate of costs, and authorizing to advertise for bids for SID 2019-2

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.

Department: Engineering
Staff Contact: David Wacker
Council Meeting Date: 4/15/2019

AGENDA ITEM SUMMARY SHEET

Description of Item:

Creation of Street Improvement District SID 2019-2 - Utecht Avenue - 39th Street South 1422.29 Feet to 33rd Street

Names of People/Business affected by this action:

City of Hastings
HEDC

Why Council action is required:

Statutory proceedings regarding creation of Street Improvement District

Type of action requested:

Ordinance

Suggested motion:

Ordinance No 4586

Deadlines associated with action:

Spring/Summer Construction 2019

Department head comments:

Request of HEDC for creation of street improvement district for new clients at Industrial Park North.

Statutory process requires a 20-day right of remonstrance period for the property owners to object to the creations.

Recommend Approval

City Administrator comments:

Recommend approval

STREET IMPROVEMENT DISTRICT - 2019 - 2

UTECHT AVENUE FROM 39TH STREET SOUTH 1422.29' TO 33RD STREET

1. THE IMPROVEMENTS TO BE MADE AS FOLLOWS:

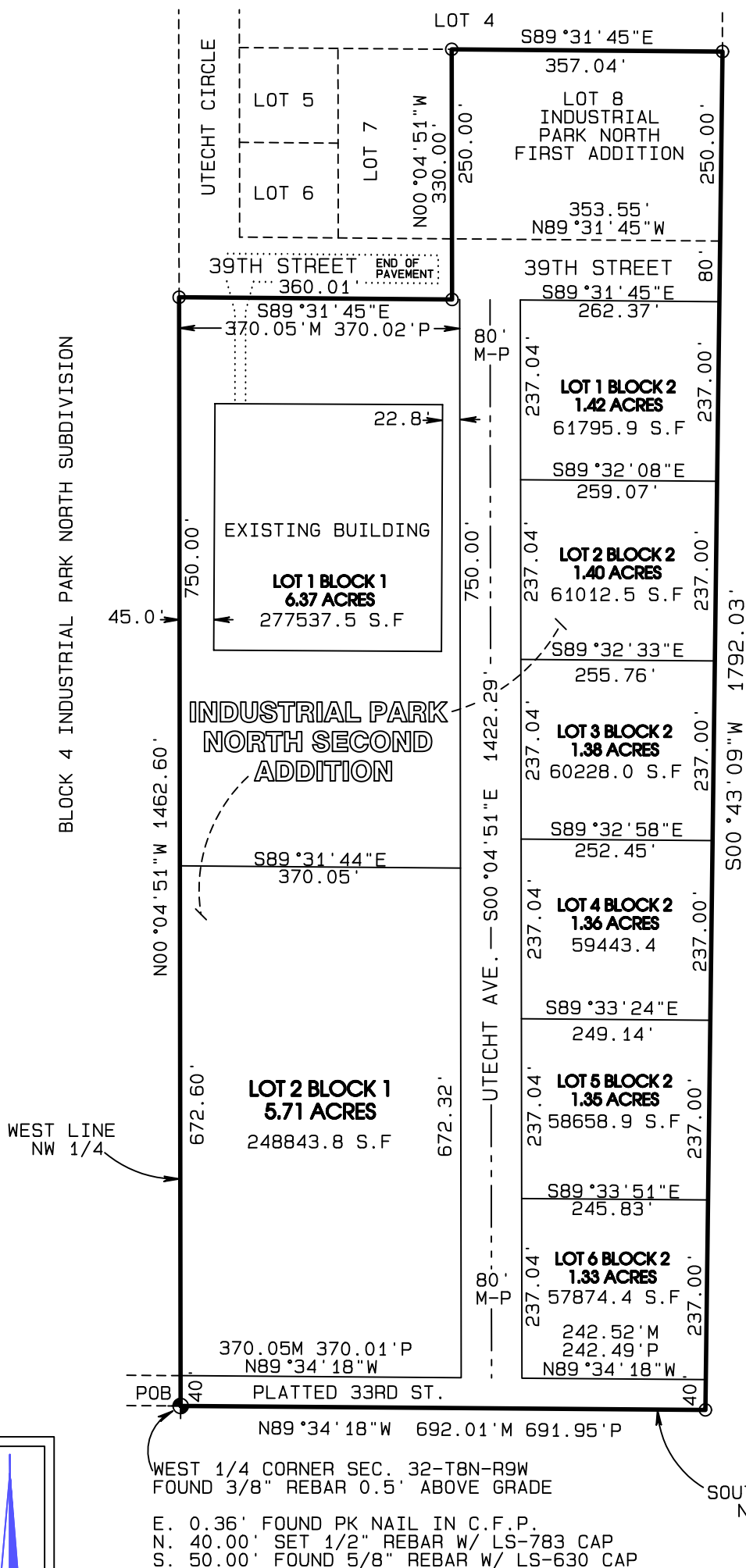
BUILD 8" P.C.C. PAVEMENT, INCLUDING CURB AND GUTTER, STORM SEWER, STREET LIGHTING AND OTHER APPURTENANCES ON UTECHT AVENUE SOUTH 1442.29 FEET OF 39TH STREET, INCLUDING THE INTERSECTIONS OF 39TH STREET AND 33RD STREET.

2. THE CONFINES OF THE DISTRICT ARE AS FOLLOWS:

A TRACT OF LAND LOCATED IN INDUSTRIAL PARK NORTH FIRST ADDITION AND INDUSTRIAL PARK NORTH SECOND ADDITION, BEING PART OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 8 NORTH, RANGE 9 WEST, OF THE 6TH P.M., IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST 1/4 CORNER OF SAID SECTION 32 AND ALSO BEING THE EXTENDED WEST LINE OF BLOCK 1 INDUSTRIAL PARK NORTH SECOND ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, THENCE N00°04'51"W A DISTANCE OF 1462.60 FEET TO THE NORTH LINE OF SAID BLOCK 2 AND ALSO BEING THE SOUTH RIGHT OF WAY LINE OF 39TH STREET, THENCE S89°31'45"E ON SAID NORTH LINE AND SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 360.01 FEET TO THE EXTENDED WEST LINE OF LOT 8 INDUSTRIAL PARK NORTH FIRST ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY NEBRASKA, THENCE ON THE SAID EXTENDED WEST LINE AND ON THE WEST LINE OF SAID LOT 8 N00°04'51"W A DISTANCE OF 330.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 8, THENCE S89°31'45"E ON SAID NORTH LINE OF LOT 8 A DISTANCE OF 357.04 FEET TO THE NORTHEAST CORNER OF SAID LOT 8, THENCE S00°43'09"W ON THE EAST LINE OF SAID LOT 8 AND ALSO BEING THE EAST LINE OF BLOCK 1 OF SAID INDUSTRIAL PARK NORTH SECOND ADDITION A DISTANCE OF 1792.03 FEET TO THE SOUTH LINE OF SAID NORTHWEST 1/4, THENCE N89°34'18"W ON SAID SOUTH LINE A DISTANCE OF 692.01 FEET TO THE POINT OF BEGINNING, CONTAINING 26.26 ACRES MORE OR LESS.

3. THE ASSESSMENT OF THE COST WILL BE APPORTIONED TO THE FOLLOWING:

LOT 8 OF INDUSTRIAL PARK NORTH FIRST ADDITION, LOTS 1 AND 2 OF BLOCK 1 AND LOTS 1, 2, 3, 4, 5 AND 6 OF BLOCK 2 OF INDUSTRIAL PARK NORTH SECOND ADDITION, ALL IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.



UNPLATTED PT. NW 1/4 32-8-9
OWNER DAVID AND JOY UTECHT

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE LEGAL DESCRIPTION WAS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, AND THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA. COMPLETED ON 02/21/2019.

Joshua E. Grummert
JOSHUA E. GRUMMERT | LS-783



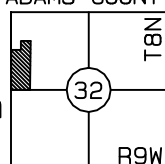
ASSUMED BEARING

SCALE 1"=200'

GRUMMERT PROFESSIONAL SERVICES, LLC

2837 WEST HIGHWAY 6, SUITE 206, HASTINGS, NE 68901
PHONE 402-879-5701 EMAIL jmgrummert@yahoo.com
WEBSITE www.grummertsurveying.com

VICINITY SKETCH
ADAMS COUNTY



GPS PROJECT # 014-2019

SHEET 1 OF 1

LEGEND :

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

ORDINANCE NO. 4586

AN ORDINANCE OF THE CITY OF HASTINGS, NEBRASKA, CREATING A STREET IMPROVEMENT DISTRICT WITHIN THE CITY OF HASTINGS TO BE KNOWN AS STREET IMPROVEMENT DISTRICT NO. 2019-2; DEFINING THE BOUNDARIES OF SAID DISTRICT AND PROPERTY CONTAINED THEREIN; AND, PROVIDING FOR THE CONSTRUCTION OF IMPROVEMENTS THEREIN.

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

Section 1. The Mayor and City Council of the City of Hastings, Adams County, Nebraska, hereby find and determine that it is in the best interests of the City that 39th Street from the terminal point of existing paving on 39th Street at a point west of Utecht Ave., easterly to the east property line, extended north, of Lot 1, Industrial Park North Second Addition, and Utecht Ave. from 39th Street south a distance of 1,462.60 to the Center line of 33rd Street, including the intersections of 39th Street and 33rd Street, be improved as hereinafter described, and that it is in the best interests of the City of Hastings to create a street improvement district for the construction of the said improvements.

Section 2. There is hereby created within the City of Hastings, Nebraska, a street improvement district to be known and designated as Street Improvement District No. 2019-2, the outer boundaries of which shall contain the following property:

A TRACT OF LAND LOCATED IN INDUSTRIAL PARK NORTH FIRST ADDITION AND INDUSTRIAL PARK NORTH SECOND ADDITION, BEING PART OF THE NORTHWEST ¼ OF SECTION 32, TOWNSHIP 8 NORTH, RANGE 9 WEST, OF THE 6TH P.M., IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ¼ CORNER OF SAID SECTION 32 AND ALSO BEING THE EXTENDED WEST LINE OF BLOCK 1 INDUSTRIAL PARK NORTH SECOND ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, THENCE N00°04'51"W A DISTANCE OF 1462.60 FEET TO THE NORTH LINE OF SAID BLOCK 2 AND ALSO BEING THE SOUTH RIGHT OF WAY LINE OF 39TH STREET, THENCE S89°31'45"E ON SAID NORTH LINE AND SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 360.01 FEET TO THE EXTENDED WEST LINE OF LOT 8 INDUSTRIAL PARK NORTH FIRST ADDITION TO THE CITY

OF HASTINGS, ADAMS COUNTY NEBRASKA, THENCE ON THE SAID EXTENDED WEST LINE AND ON THE WEST LINE OF SAID LOT 8 N00°04'51"W A DISTANCE OF 330.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 8, THENCE S89°31'45"E ON SAID NORTH LINE OF LOT 8 A DISTANCE OF 357.04 FEET TO THE NORTHEAST CORNER OF SAID LOT 8, THENCE S00°43'09"W ON THE EAST LINE OF SAID LOT 8 AND ALSO BEING THE EAST LINE OF BLOCK 1 OF SAID INDUSTRIAL PARK NORTH SECOND ADDITION A DISTANCE OF 1792.03 FEET TO THE SOUTH LINE OF SAID NORTHWEST 1/4, THENCE N89°34'18"W ON SAID SOUTH LINE A DISTANCE OF 692.01 FEET TO THE POINT OF BEGINNING, CONTAINING 26.26 ACRES MORE OR LESS.

Within said District, 39th Street from the terminal point of existing paving on 39th Street at a point west of Utecht Ave., easterly to the east property line, extended north, of Lot 1, Industrial Park North Second Addition and Utecht Ave., from 39th Street south a distance of 1,462.60 to the Center line of 33rd Street, including the intersections of 39th Street and 33rd Street, shall be improved by grading and construction of 8" P.C.C. pavement, including curb and gutter, storm sewer, street lighting and other necessary appurtenances.

Section 3. All of said improvements shall be constructed to the established grades as fixed by ordinances of the City of Hastings, and shall be constructed in accordance with plans and specifications to be prepared by the City's Engineers, which plans shall be approved by the Mayor and City Council. The improvements shall be made at public cost, but special assessments shall be levied to reimburse the City for the cost of the improvements as provided by law.

Section 4. Notice of the creation of said Street Improvement District No. 2019-2 shall be published in The Hastings Daily Tribune, a legal newspaper published in and of general circulation within the City of Hastings, for three weeks after the publication of this Ordinance.

Section 5. If any section, paragraph, clause, or provision of this Ordinance shall be held invalid, the invalidity of such section, paragraph, clause, or provision shall not affect any of the other provisions of this Ordinance.

Section 6. This ordinance shall take effect and be in full force from and after its passage, approval and publication in pamphlet form, said effective date being the 8th day

of April, 2019, and this ordinance shall not be included in the Hastings City Code Book.

PASSED AND APPROVED this 8th Day of April 2019.

Mayor

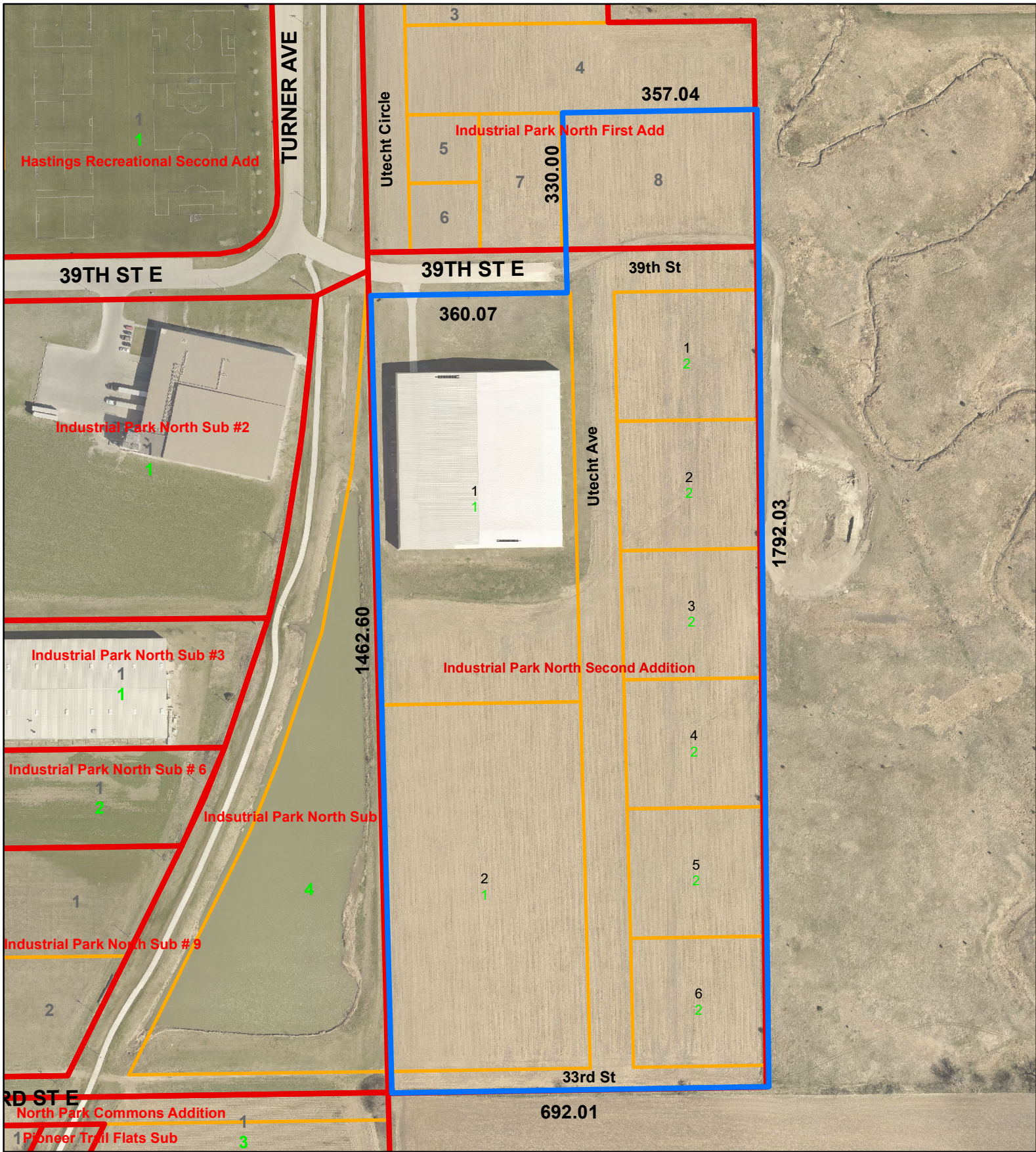
ATTEST:

City Clerk

(SEAL)

Approved as to form:

City Attorney



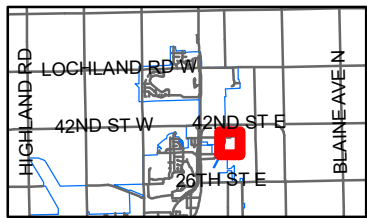
Legend

- SID2019-2
- Subdivision
- Legal Lots



SID 2019-2

Utecht Avenue
39th Street South 1422.29' to 33rd Street



Department: Development Services

Staff Contact: Donald Threewitt

Council Meeting Date: 4/15/2019

AGENDA ITEM SUMMARY SHEET

Description of Item:

Approval of Ordinance No. 4588 to amend the Official Zoning District Map of the City of Hastings, Nebraska to rezone certain property from "C-1, Local Business District" to "C-3 Commercial Business District"

Names of People/Business affected by this action:

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

Why Council action is required:

Upon the final hearing of an application to amend the zoning map, the Commission shall approve or deny the same and a report of such action, together with a recommendation for final approval or denial, shall be made by the Commission to the City Council [34-801 (2)(f)].

Type of action requested:

Ordinance

Suggested motion:

Motion to approve Ordinance No. 4588 on First Reading.

Deadlines associated with action:

Department head comments:

The applicants wish to change zoning from C-1 Local Business to C-3 Commercial Business for the two lots north of and adjacent to the Huffakers' business, Eldon's Automotive Repair. This is in anticipation of a replat and redevelopment of the property, where the applicants intend to construct a larger facility.

Single-family residential improvements currently exist on the subject properties. Lot 11, the property to the west, is planned to be cleared and redeveloped into parking for the Huffakers' business. Lot 10 to the east will remain residential.

The C-3 zoning designation will create consistency among the entirety of Block 22, and would conform to the remaining neighborhood.

To the north, Lots 10 and 11 of block 21 are zoned C-1, but the remainder of the block is zoned I-1 Light Industrial.

To the south, east, and southwest, all lots are zoned C-3.

Duncan field is situated to the west, and is zoned R-3 Multiple Family Residential. However, its use as an athletic facility would be more commercial in nature and the subject properties' existing and planned uses would not conflict.

On March 18, Planning Commission voted 8-0 in favor of approval.

City Administrator comments:

Recommend approval

ORDINANCE NO. 4588

AN ORDINANCE OF THE CITY OF HASTINGS, NEBRASKA, TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF THE CITY OF HASTINGS, NEBRASKA TO REZONE CERTAIN PROPERTY FROM "C-1, LOCAL BUSINESS DISTRICT" TO "C-3 COMMERCIAL BUSINESS DISTRICT"; TO REPEAL ANY ORDINANCE IN CONFLICT HEREWITH; AND TO PROVIDE WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT.

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

SECTION 1. That the following described real property, to wit:

Lots 10 and 11, Block 22 of East Park Addition, to the City of Hastings, Adams County, Nebraska,

currently zoned "C-1, Local Business District" 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 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 publication in pamphlet form, said effective date being the ____ day of _____, 2019, 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 _____, 2019.

ATTEST:

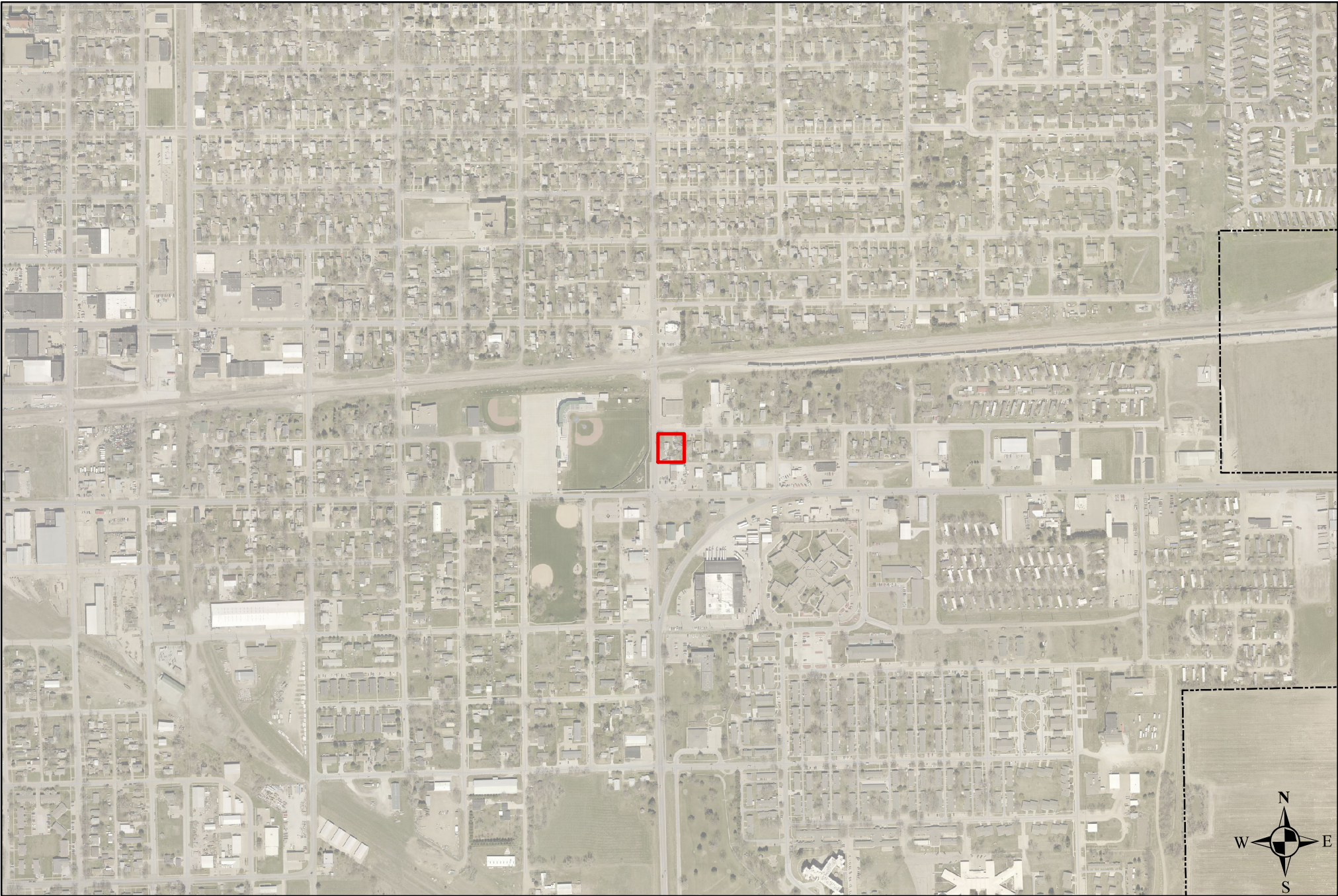
Mayor

City Clerk

(S E A L)

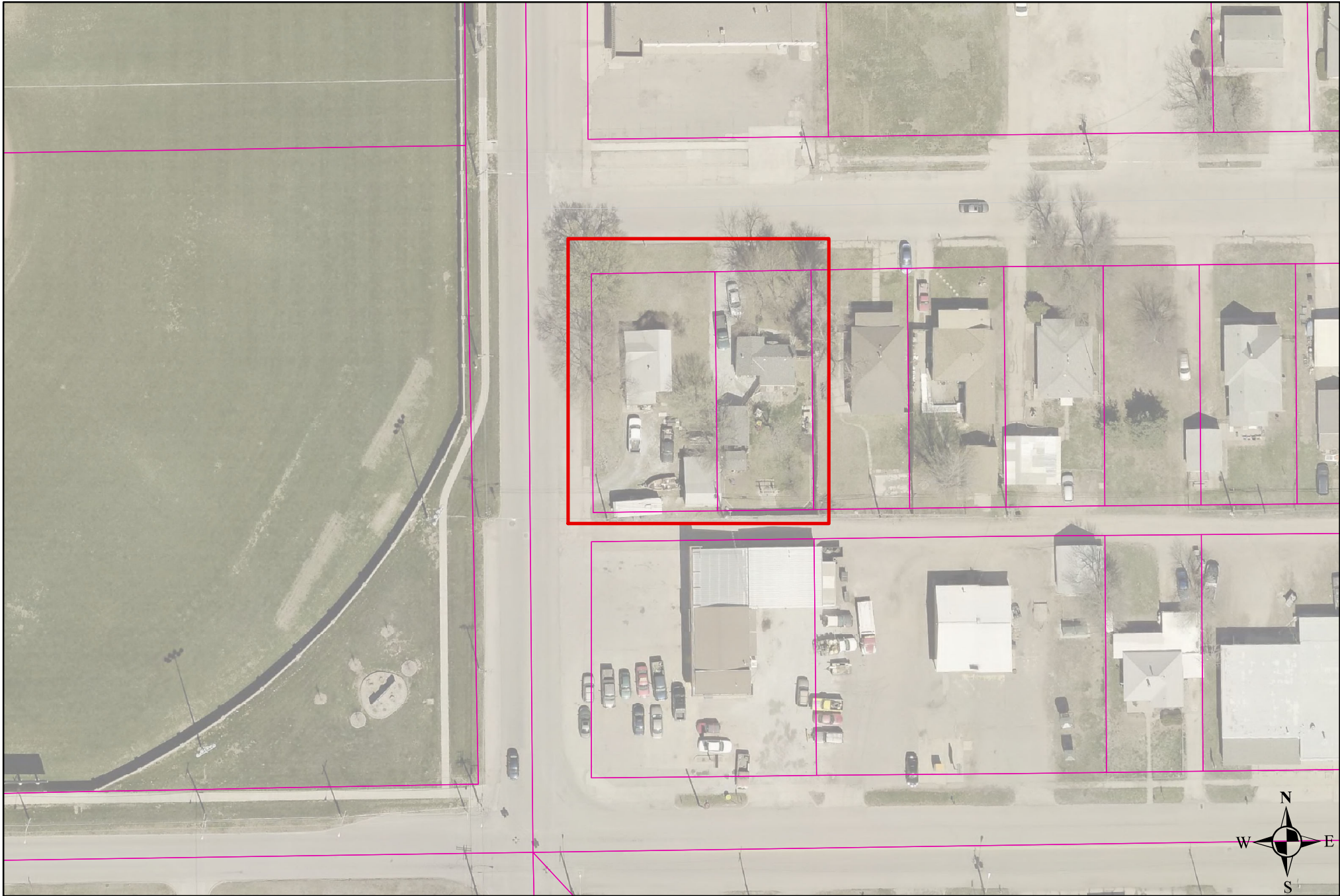
APPROVED TO FORM:

City Attorney



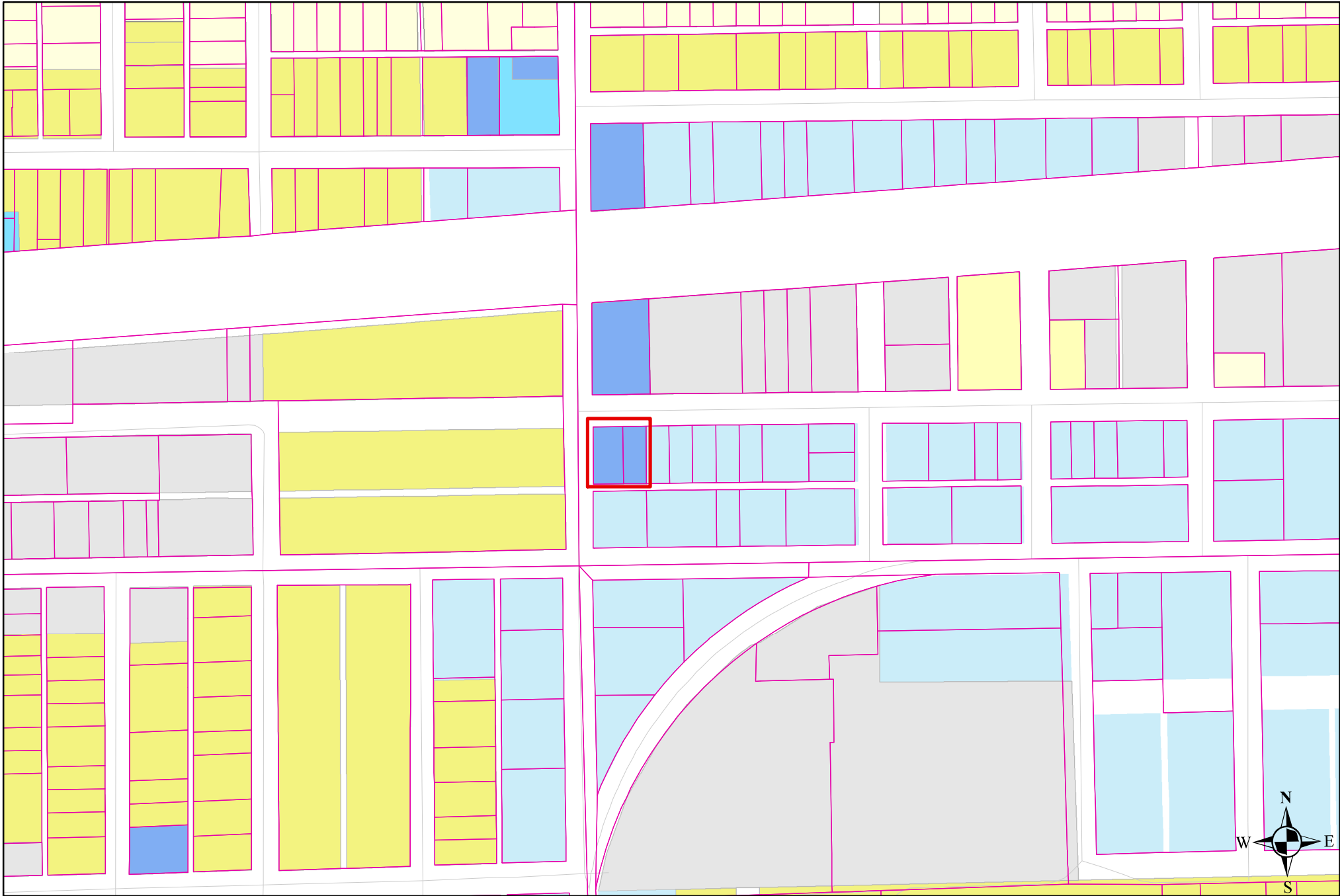
Huffaker Rezone Vicinity Map



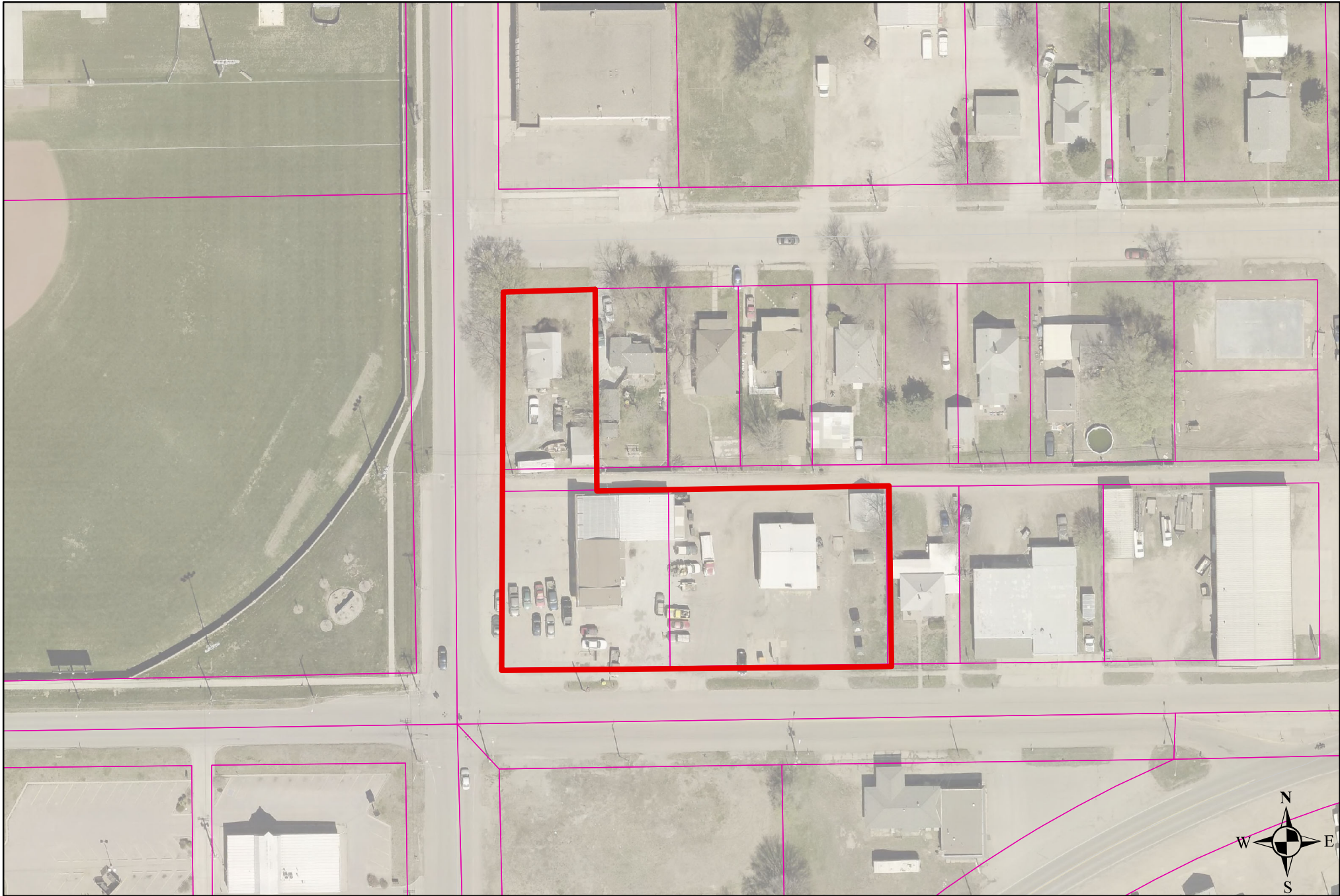


Huffaker Rezone Aerial Map





Huffaker Rezone Zoning Map



Huffaker Rezone Redevelopment Area



Department: Development Services

Staff Contact: Donald Threewitt

Council Meeting Date: 4/15/2019

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing to consider an Ordinance to change zoning from "R-1, Single Family Residential District" to "R-2, Mixed-density Residential District" for Lakeview 6th Addition to the City of Hastings, Adams County, Nebraska.

To Approve Ordinance No. 4589 to amend the Official Zoning District Map of the City of Hastings, Nebraska to Rezone Certain Property From "R-1, Single Family Residential District" to "R-2, Mixed-density Residential District"

Names of People/Business affected by this action:

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

Why Council action is required:

Upon the final hearing of an application to amend the zoning map, the Commission shall approve or deny the same and a report of such action, together with a recommendation for final approval or denial, shall be made by the Commission to the City Council [34-801 (2)(f)].

Type of action requested:

Ordinance

Suggested motion:

Motion to approve Ordinance No. 4589 on First Reading.

Deadlines associated with action:

Department head comments:

In this phase of the Lakeview development, the developer intends to provide a variety of housing options which are compatible with the suburban single-family development throughout the remainder of the neighborhood. These options may include smaller "starter" homes on smaller lots and potentially some two-family dwellings. This is consistent with the variety of housing outlined in Imagine Hastings, where Suburban development is primarily reserved for single family uses, but may include a mixture of housing types.

Zoning surrounding this subdivision is R-1 Single family zoning, which is compatible with the proposed change.

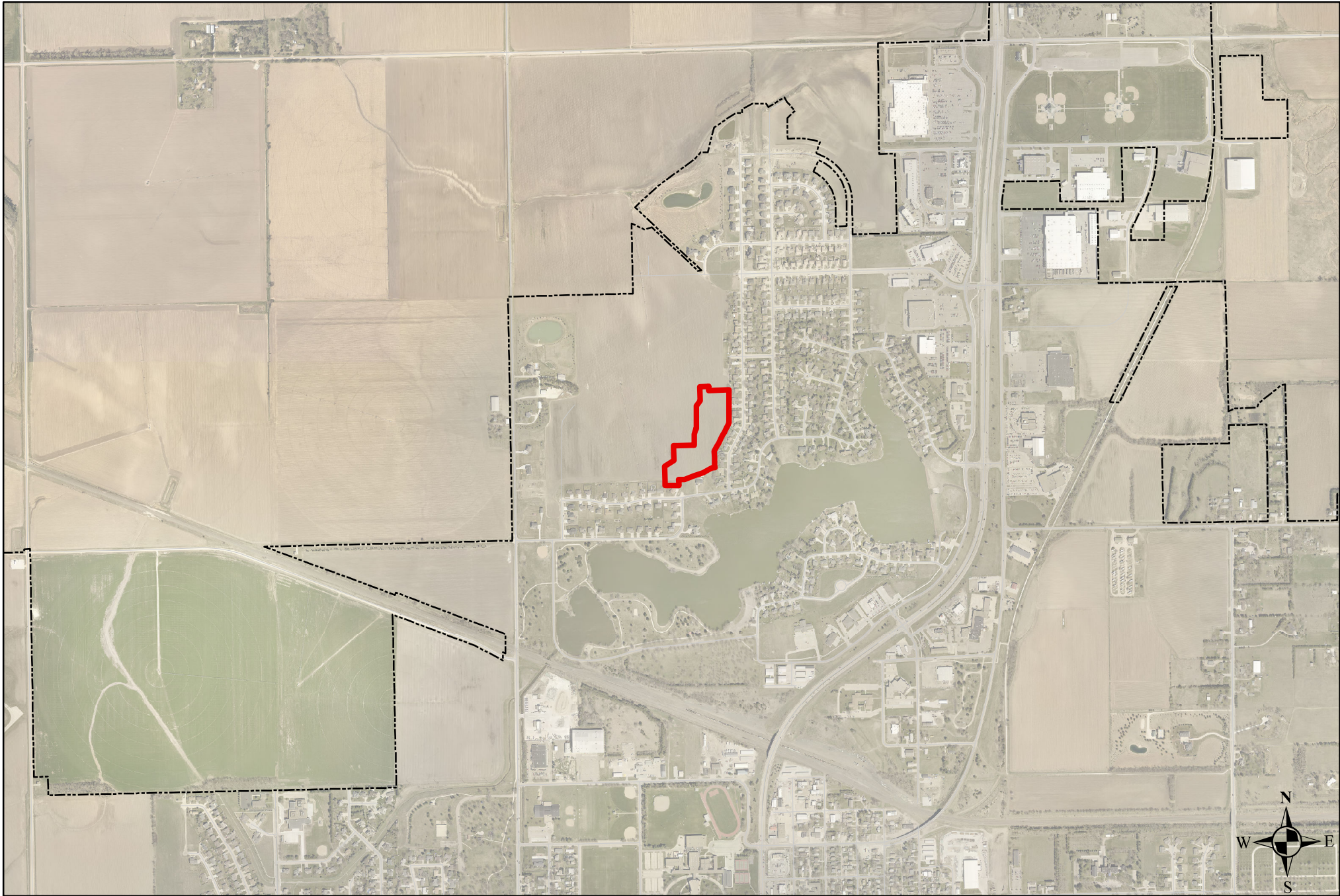
In the proposed R-2 zone district, single family dwellings may occupy lots as small as 6,000 square feet (instead of 7,000 in R-1) with a minimum lot width of 50 feet (instead of 70 feet in R-1). Two-family dwellings may occupy lots as small as 3,500 square feet with a 35 foot minimum lot width.

Mixed-density housing neighborhoods generally tend to develop the higher density homes on the exterior of the neighborhood and concentrate the larger lots and "estate" homes toward the center. However, a development cluster like this case creates neighborhood cohesiveness among residents and follows current development trends of heterogeneous mixed-density neighborhoods, which are commonly called "traditional neighborhood development" or TND.

Staff is supportive of this development trend and its potential to support affordable neighborhood housing in Hastings. On March 18, Planning Commission voted 8-0 in favor of approval.

City Administrator comments:

Recommend approval

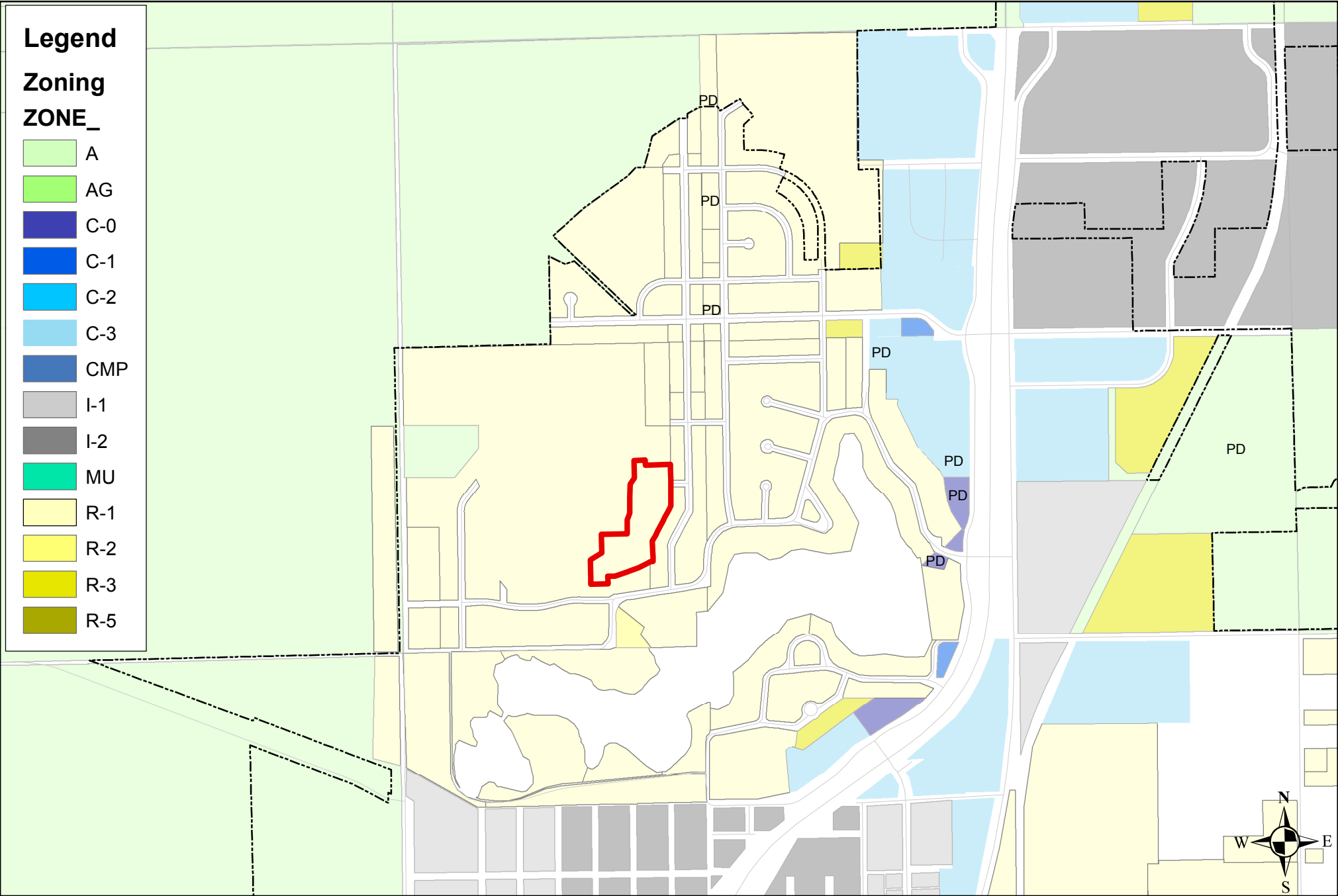


Lakeview 6 Vicinity Map





Lakeview 6 Aerial Map



Lakeview 6 Zoning Map



FINAL PLAT
LAKEVIEW 6TH ADDITION
A SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36
TOWNSHIP 8 NORTH, RANGE 10 WEST OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 8 NORTH, RANGE 10 WEST OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 15, LAKEVIEW ADDITION; THENCE S89°38'34"W (ASSUMED BEARING) ON THE NORTH LINE OF SAID LOT 15, A DISTANCE OF 148.64 FEET TO THE NORTHWEST CORNER OF SAID LOT 15; THENCE N00°05'07"W ON THE EAST LINE OF LOT 11, LAKEVIEW 3RD ADDITION, A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 11; THENCE N00°21'00"W, A DISTANCE OF 159.95 FEET; THENCE N58°39'56"E, A DISTANCE OF 116.57 FEET; THENCE N00°00'00"E, A DISTANCE OF 120.00 FEET; THENCE N89°38'34"E, A DISTANCE OF 225.00 FEET; THENCE N00°00'00"E, A DISTANCE OF 120.00 FEET; THENCE N21°25'50"E, A DISTANCE OF 64.62 FEET; THENCE N01°14'13"E, A DISTANCE OF 244.82 FEET; THENCE N34°41'11"E, A DISTANCE OF 70.09 FEET; THENCE N00°05'07"W, A DISTANCE OF 149.58 FEET; THENCE N89°38'34"E, A DISTANCE OF 95.00 FEET; THENCE S00°05'07"E, A DISTANCE OF 41.88 FEET; THENCE N89°29'21"E, A DISTANCE OF 218.88 FEET; TO THE WEST LINE OF BILT-RITE SUBDIVISION; THENCE S00°00'00"E ON SAID WEST LINE, A DISTANCE OF 351.84 FEET TO THE NORTHWEST CORNER OF LOT 9, BLOCK 1 OF SAID BILT-RITE SUBDIVISION; THENCE S28°59'00"W ON THE WEST LINE OF SAID BILT-RITE SUBDIVISION, A DISTANCE OF 344.83 FEET; THENCE S00°00'00"E ON SAID WEST LINE, A DISTANCE OF 178.00 FEET TO THE NORTH LINE OF LOT 4; LAKEVIEW 2ND ADDITION; THENCE N90°00'00"W ON SAID NORTH LINE, A DISTANCE OF 25.00 FEET TO THE NORTHEAST CORNER OF LOT 3 OF SAID LAKEVIEW 2ND ADDITION; THENCE S52°17'18"W ON THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 112.73 FEET TO THE NORTHEAST CORNER OF LOT 2 OF SAID LAKEVIEW 2ND ADDITION; THENCE S69°17'35"W ON THE NORTH LINE OF LOTS 1 AND 2 OF SAID LAKEVIEW 2ND ADDITION, A DISTANCE OF 220.08 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE S89°38'34"W ON THE NORTH LINE OF SAID LAKEVIEW 2ND ADDITION, A DISTANCE OF 60.00 FEET TO THE NORTHWEST CORNER OF SAID LAKEVIEW 2ND ADDITION; THENCE S00°21'00"E ON THE WEST LINE OF SAID LAKEVIEW 2ND ADDITION, A DISTANCE OF 61.93 FEET TO THE POINT OF BEGINNING, CONTAINING 8.38 ACRES, MORE OR LESS.

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES ARE DUE OR DELINQUENT UPON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THIS PLAT AS OF THIS 7 DAY OF February, 2017.
Deannast Shant, Deputy
ADAMS COUNTY TREASURER



MAYOR AND CITY COUNCIL ACTION

THIS PLAT OF LAKEVIEW 6TH ADDITION, A SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, IS HEREBY Approved.
DATED THIS 13th DAY OF February, 2017.
Kimberly S. Jacoby
MAYOR
CITY CLERK



CITY TREASURER'S CERTIFICATE

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

CITY PLANNING COMMISSION RECOMMENDATION

THIS PLAT OF LAKEVIEW 6TH ADDITION, A SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, HAS BEEN SUBMITTED TO AND REVIEWED BY THE CITY PLANNING COMMISSION FOR APPROVAL AND IS HEREBY TRANSMITTED TO THE GOVERNING BODY OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, WITH THE RECOMMENDATION THAT SAID PLAT BE approved AS PROPOSED. DATED THIS 8th DAY OF February, 2017.
Joe Peterson
CHAIRMAN
DIRECTOR

CITY SURVEYOR'S APPROVAL

I, THE UNDERSIGNED, DO HEREBY Approve THIS PLAT OF LAKEVIEW 6TH ADDITION, A SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.
Raymond B. Harrison
CITY SURVEYOR

CITY ENGINEER'S APPROVAL

I, THE UNDERSIGNED, DO HEREBY Approve THIS PLAT OF LAKEVIEW 6TH ADDITION, A SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.
Stephen J. Walker
CITY ENGINEER

REGISTER OF DEEDS CERTIFICATE

STATE OF NEBRASKA }
COUNTY OF ADAMS } SS
THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE OF ADAMS COUNTY, NEBRASKA, DATE: March, 2017 TIME: 11:41 am INSTRUMENT NO.: 20170772.
Deannast Shant
REGISTER OF DEEDS



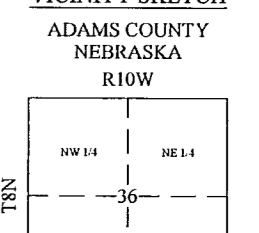
OWNER NAME AND ADDRESS:

WESTBROOK VILLAGE L.L.C.
ALAN M. ANDERSON, MANAGING MEMBER
701 NORTH SHORE DRIVE
HASTINGS, NE 68901
ZONED: RESIDENTIAL HOUSING
PROPOSED USE: RESIDENTIAL HOUSING

LEGEND

- MONUMENT FOUND
- MONUMENT SET
- CALCULATED POINT
- DEEDED DISTANCE
- GOVERNMENT DISTANCE
- MEASURED DISTANCE
- PLATTED DISTANCE
- RECORDED DISTANCE

VICINITY SKETCH



NOTE: ALL BEARINGS ARE ASSUMED.

OWNER'S CERTIFICATE AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT WESTBROOK VILLAGE, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED IN THE LEGAL DESCRIPTION HEREON, HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "LAKEVIEW 6TH ADDITION", A SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 8 NORTH, RANGE 10 WEST OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA, AND THAT SAID SURVEYING, SUBDIVIDING, PLATTING AND DESIGNATION WAS DONE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNER. BE IT FURTHER KNOWN, THAT SAID OWNER DOES HEREBY DEDICATE ALL STREETS AND ALLEYS SHOWN ON THE PLAT TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.
SIGNED THIS 7th DAY OF February, 2017.

WESTBROOK VILLAGE, L.L.C.
Alan M. Anderson
ALAN M. ANDERSON, MANAGING MEMBER

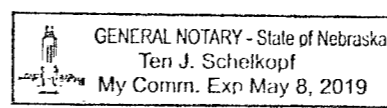
WAIVER:

APPLICANT HEREBY WAIVES ANY AND ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE STREETS AND ALLEYS TO CONFORM TO SAID GRADES AS ESTABLISHED.
SIGNED THIS 7th DAY OF February, 2017.

WESTBROOK VILLAGE L.L.C.
Alan M. Anderson
ALAN M. ANDERSON, MANAGING MEMBER

ACKNOWLEDGEMENT

STATE OF _____ }
COUNTY OF _____ } SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 7th DAY OF February, 2017, BY ALAN M. ANDERSON, MANAGING MEMBER OF WESTBROOK VILLAGE, L.L.C. MY COMMISSION EXPIRES THE 8th DAY OF May, 2019.
Teri J. Schickopf
NOTARY



FLOOD PLAIN NOTE:

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

SURVEYOR'S REPORT:

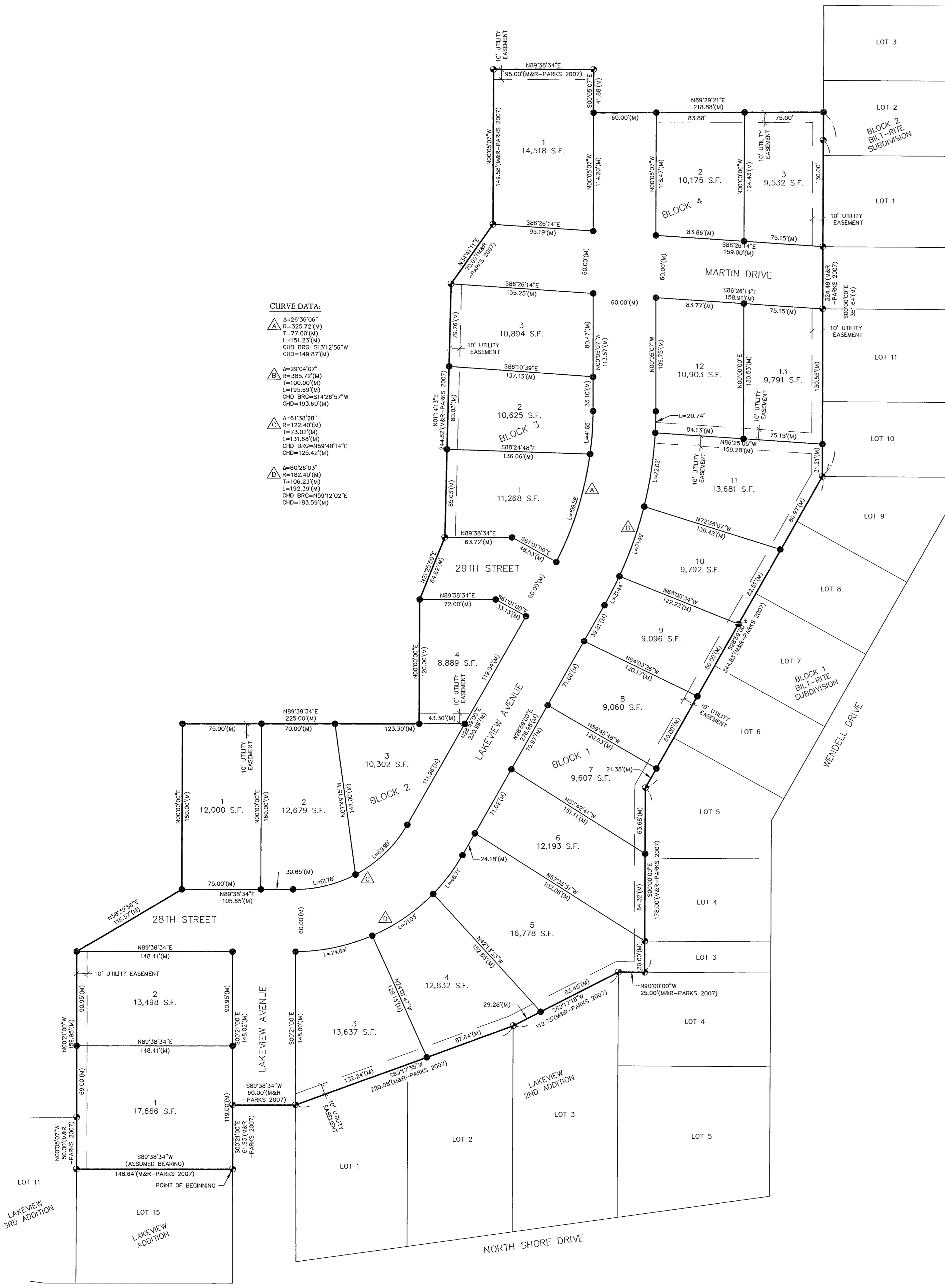
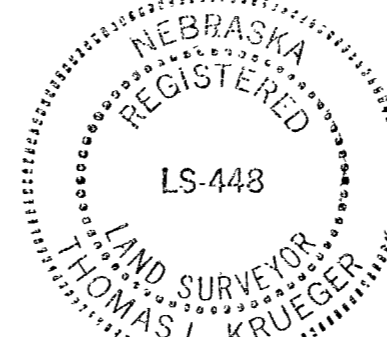
EXISTING MONUMENTS OF RECORD WERE FOUND AT LOCATIONS SHOWN ON THIS PLAT. ALL MONUMENTS FOUND ARE A 1/2" REBAR WITH A PLASTIC CAP STAMPED "RS PARKS LS 287". ALL MONUMENTS SET ARE A 5/8"x24" REBAR WITH A PLASTIC CAP STAMPED "KRUEGER LS. 448".

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

SURVEYOR'S CERTIFICATE:

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

Thomas L. Krueger
THOMAS L. KRUEGER, LS 448



CURVE DATA:

- Delta=26°36'06"
R=325.72'(M)
L=77.00'(M)
L=151.23'(M)
CHD BRG=53°31'25"W
CHD=149.87'(M)
- Delta=29°04'07"
R=395.72'(M)
L=100.00'(M)
L=155.00'(M)
CHD BRG=51°42'57"W
CHD=193.60'(M)
- Delta=61°38'28"
R=122.40'(M)
L=73.00'(M)
L=131.68'(M)
CHD BRG=N29°18'14"E
CHD=125.47'(M)
- Delta=60°26'03"
R=182.40'(M)
L=106.25'(M)
L=192.39'(M)
CHD BRG=N59°12'02"E
CHD=183.59'(M)

LAKEVIEW 6TH ADDITION
A SUBDIVISION IN THE CITY OF HASTINGS
ADAMS COUNTY, NEBRASKA

ORDINANCE NO. 4589

AN ORDINANCE OF THE CITY OF HASTINGS, NEBRASKA, TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF THE CITY OF HASTINGS, NEBRASKA TO REZONE CERTAIN PROPERTY FROM "R-1, SINGLE FAMILY RESIDENTIAL DISTRICT" TO "R-2, MIXED-DENSITY RESIDENTIAL"; 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 following described real property, to wit:

Lakeview 6th Addition to the City of Hastings, Adams County, Nebraska, currently zoned "R-1, Single Family Residential District" to "R-2, Mixed-density 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 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 publication in pamphlet form, said effective date being the ____ day of _____, 2019, 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 _____, 2019.

ATTEST:

Mayor

City Clerk

(S E A L)

APPROVED TO FORM:

City Attorney

Department: Engineering
Staff Contact: David Wacker
Council Meeting Date: 4/15/2019

AGENDA ITEM SUMMARY SHEET

Description of Item:

Approving plans, specification, estimate of costs, and authorizing to advertise for bids for SID 2019-1 - Utecht Circle (Cul-de-sac) 39th Street North 751.83'.

Names of People/Business affected by this action:

City of Hastings
HEDC
Property Owners

Why Council action is required:

Bond Transcript Requirements

Type of action requested:

Resolution

Suggested motion:

Resolution No 2019-7

Deadlines associated with action:

Start as soon as possible

Department head comments:

This action will formally approve the plans, specifications, and estimate of costs for the project and allow for the commencement of advertising for bids.

This project involves improvement of Utecht Circle from 39th Street North 751.83 feet.

Recommend Approval

City Administrator comments:

Recommend approval

RESOLUTION 2019-7

RESOLUTION APPROVING THE PLANS, SPECIFICATIONS AND ESTIMATE OF COST FOR STREET IMPROVEMENT DISTRICT NO. 2019-1 IN THE CITY OF HASTINGS, NEBRASKA, AS PREPARED BY THE CITY ENGINEER AND DIRECTING THE ADVERTISEMENT FOR BIDS.

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

That the plans, specifications and estimate of cost prepared by the City Engineer and filed in the office of the City Clerk for the construction of improvements in Street Improvement District No., SID-2019-1, in the City of Hastings, Nebraska, be and the same are hereby approved and the City Clerk is directed to advertise for bids in the form of the notice or notices prepared by the City Engineer which are hereby approved.

PASSED AND APPROVED this 15th day of April, 2019.

Mayor

ATTEST:

City Clerk

(SEAL)

Approved as to form:

City Attorney

Department: Engineering
Staff Contact: David Wacker
Council Meeting Date: 4/15/2019

AGENDA ITEM SUMMARY SHEET

Description of Item:

Approving plans, specifications, estimate of costs, and authorizing to advertise for bids for SID 2019-2 - Utecht Avenue from 39th Street South 1422.29' to 33rd Street.

Names of People/Business affected by this action:

City of Hastings
HEDC
Property Owners

Why Council action is required:

Bond Transcript Requirements

Type of action requested:

Resolution

Suggested motion:

Resolution No 2019-8

Deadlines associated with action:

Start as soon as possible

Department head comments:

This action will formally approve the plans, specifications, and estimate of costs for the project and allow for the commencement of advertising for bids.

This project involves improvement of Utecht Avenue from 39th Street South 1422.29' to 33rd Street.

Recommend Approval

City Administrator comments:

Recommend approval

RESOLUTION 2019-8

RESOLUTION APPROVING THE PLANS, SPECIFICATIONS AND ESTIMATE OF COST FOR STREET IMPROVEMENT DISTRICT NO. 2019-2 IN THE CITY OF HASTINGS, NEBRASKA, AS PREPARED BY THE CITY ENGINEER AND DIRECTING THE ADVERTISEMENT FOR BIDS.

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

That the plans, specifications and estimate of cost prepared by the City Engineer and filed in the office of the City Clerk for the construction of improvements in Street Improvement District No., SID-2019-2 in the City of Hastings, Nebraska, be and the same are hereby approved and the City Clerk is directed to advertise for bids in the form of the notice or notices prepared by the City Engineer which are hereby approved.

PASSED AND APPROVED this 15th day of April, 2019.

Mayor

ATTEST:

City Clerk

(SEAL)

Approved as to form:

City Attorney