

HASTINGS PLANNING COMMISSION

A meeting of the Hastings Planning Commission has been scheduled for Monday, February 17, 2020 at 4:00 PM in the City Building, 220 North Hastings Avenue.

AGENDA:

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Motion to adopt the current agenda for the Planning Commission Meeting
5. Public Notice - Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, February 14, 2020. Pursuant to Nebraska Revised Statute Section 84-1412, the public is advised that a copy of today's agenda and all reproducible written material which will be discussed at today's meeting is located at the back of the Council Chambers. Also, a current copy of the Nebraska Open Meetings Act is posted on the south wall of the Council Chambers which is accessible to members of the public.
6. Approval of Minutes
 - a. Meeting of January 21, 2020
7. Special Order of Business
 - a. Election of Officers: Chair; First Vice-Chair; Second Vice-Chair.
8. Unfinished Business
 - a. Continued Applications
 - b. Tabled Applications - None
 - c. Postponed Applications - None
 - d. Unfinished Applications - None
9. Public Hearings.
 - a. **2020-002.** Public hearing to consider a change of zoning for Trail Ridge Addition to the City of Hastings, Adams County, Nebraska from AP Agriculture Planned District to R-1 Urban Residential Single Family.
 - b. **2020-003.** Public hearing to consider recommendation for approval of the City of Hastings Engineering Department 2021-2026 One and Six Year Street Improvement Plan.
 - c. **2020-004.** Public hearing to consider Plan Modification #2020-1 to Redevelopment Area Number 1 for the East one-third (1/3) of Lot Twenty (20) and the South 100 feet of Lots Twenty-one (21), Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Twenty-two (22), and the North Twenty-five (25) feet of Lots Twenty-one (21), Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Twenty-two (22), Original Town of Hastings, Adams County, Nebraska.

Planning Commission Agenda

February 17, 2020

Page 2

10. Subdivisions

- a. **2020-007.** Consider a recommendation to approve a Preliminary/Final Plat for McWhirter Subdivision located in the Northeast Quarter of Section 10, Township 7 North, Range 9 West of the 6th P.M., within the 2-mile jurisdiction of the City of Hastings, Adams County, Nebraska

11. Reports

- a. Committee Reports
- b. Chairman Comments
- c. Staff Reports
 - i. 2020 Nebraska Planning Conference

Adjourn

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
Tuesday, January 21, 2020

Pursuant to due call and notice thereof, a meeting of the Hastings Planning Commission was conducted in the City Building, 220 North Hastings Avenue, Hastings, Nebraska on January 21, 2020.

The meeting was called to order at 4:00 p.m. in Regular Session by Chairman Gaines with the following members present: Ann Hinton, Dave Johnson, Marshall Gaines, Gavin Raitt, Alternate Megan Arrington-Williams and Alternate Willis Hunt. Absent: Eric Arneson, Jodi Graves, Mac Rundle, Rakesh Srivastava, Lou Kully.

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

Moved by Hunt, seconded by Johnson, to adopt the current agenda for the Planning Commission Meeting. Roll Call: Ayes: Hinton, Johnson, Gaines, Raitt, Hunt, Arrington-Williams. Nays: None. Absent: Arneson, Graves, Rundle, Srivastava, Kully. The motion carried.

The Public Notice was read into the record. 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.

Moved by Johnson, seconded by Hinton, to approve the minutes of the November 18, 2019 meeting. Roll Call: Ayes: Hinton, Johnson, Gaines, Raitt, Hunt, Abstain: Arrington-Williams. Nays: None. Absent: Arneson, Graves, Rundle, Srivastava, Kully. The motion carried.

9. Public Hearings.

a. 2019-052. Public hearing regarding Ordinance No. 4619, a zoning text amendment to Section 34-201 "A Agricultural districts;" and Section 34-404 "Conditional Use Permits."

Recommendation to approve Ordinance No. 4619

Mark Evans stated this is a clarification within Chapter 34 Zoning. Under current code any Livestock Feed Operation is allowed by conditional use permit in an Agricultural District only. However, unlike all other conditional uses, city code does not provide specific conditions that must be met in order to approve a new Livestock Feed Operation. The proposed Ordinance provides required setback for residences adjacent to LFO's in 34-2013(d) and provides specific regulations for LFO's in 34-404(15). These regulations are consistent with existing regulations in Adams County, Hall County and Buffalo County.

Moved by Arrington-Williams, seconded by Hunt, to recommend approval to the City Council Ordinance No. 4619, a zoning text amendment to Section 34-201 "A Agricultural Districts" and Section 34-404 "Conditional Use Permits." Roll Call: Ayes: Hinton, Johnson, Gaines, Raitt, Hunt, Arrington-Williams. Nays: None. Absent: Arneson, Graves, Rundle, Srivastava, Kully. The motion carried.

b. 2019-053. Public hearing regarding Ordinance No. 4620, a text amendment to Chapter 34 Zoning, adding "WPO Wellhead Protection Overlay" district.

Recommendation to approve Ordinance No. 4620

Mark Evans stated the intent of this district is to overlay any of the primary zoning districts located within the wellhead protection area designated in Section 32-616.01 of the Hastings City Code, and any future

wellhead protection areas so designated by amendment of that section. This overlay district is further intended to provide consistency between designated wellhead protection areas within Adams County jurisdiction and those areas within the City of Hastings' jurisdiction.

In 2009, Section 32-616.01 of City Code was adopted to designate the wellhead protection area, but no zoning regulation addressing the designated tracts was created. This was a transitional time at the Development Services office, and it is unclear whether pursuit of a related Ordinance was under consideration, but did not proceed, or if it was abandoned. At the same time, Adams County created the Wellhead Protect Overlay district, which this Ordinance is based upon, for lands under their jurisdiction.

With the recent expansion of the 2-mile extraterritorial jurisdictional boundary and associated outreach efforts, the Adams County Planning and Zoning Commission requested the city consider creation of this overlay to provide consistency among jurisdictions.

Moved by Hunt, seconded by Raitt, to recommend approval to the City Council Ordinance No. 4620, a text amendment to Chapter 34 Zoning, adding the Wellhead Protection Overlay district. Roll Call: Ayes: Hinton, Johnson, Gaines, Raitt, Hunt, Arrington-Williams. Nays: None. Absent: Arneson, Graves, Rundle, Srivastava, Kully. The motion carried.

c. 2019-054. Public hearing regarding Ordinance No. 4621, a text amendment to Chapter 34 Zoning, adding "DSO Dark Sky Overlay" district.

Recommendation to approve Ordinance No. 4621

Mark Evans stated the intent of this district is to establish standards for outdoor lighting within a buffer area surrounding the Sachtleben Observatory of Hastings College located at 4725 South Wabash Avenue.

This overlay district aims to mitigate nighttime light pollution and light trespass while providing for safety, security and utility for present and future adjacent residents.

With the recent expansion of the 2-mile extraterritorial jurisdictional boundary and associated outreach efforts, the Adams County Planning and Zoning Commission requested the city consider creation of this overlay to provide consistency among jurisdictions.

Moved by Johnson, seconded by Hunt, to recommend approval to the City Council Ordinance No. 4621, a text amendment to Chapter 34 Zoning, adding "DSO Dark Sky Overlay" district. Roll Call: Ayes: Hinton, Johnson, Gaines, Raitt, Hunt, Arrington-Williams. Nays: None. Absent: Arneson, Graves, Rundle, Srivastava, Kully. The motion carried.

d. 2019-055. Public hearing regarding a change of zoning from "A Agricultural" to "R1-A Single-family large lot Residential" for Hoagland Second Subdivision within the 2-mile Extraterritorial Jurisdiction of the City of Hastings, Adams County, Nebraska.

Recommendation to approve Ordinance 4622, a change of zoning from A to R1-A for Hoagland Second Subdivision

Mark Evans stated this case is concurrent with the Hoagland Second Subdivision plat. Subdivision of the property into three 2.5 acre parcels prohibits the continued use of the Agricultural designation. Based on the intended property use, lot size, and infrastructure availability, two options are R1-A single family large lot residential and R1-S Single family suburban acreage residential. The applicants prefer R1-A as it would protect the agricultural character of the lots and provide for limited agriculture as a restricted use.

The surrounding zoning is agricultural and the future land use designation is agricultural. An R1-A zoning designation would be compatible with the surrounding zoning and the comprehensive plan.

Scott Snell, 819 N. Pine Avenue, Hastings, Nebraska, was present and stated he is representing the seller, Kathy Hoagland, with the Real Estate Group of Hastings, and Sherri Patterson is representing the buyer. Mr. Snell stated if this is recommended for approval, he would recuse himself at City Council because it would be a conflict of interest.

Moved by Hunt, seconded by Hinton, to recommend approval to the City Council Ordinance 4622, a change of zoning from A to R1-A for Hoagland Second Subdivision. Roll Call: Ayes: Hinton, Johnson, Gaines, Raitt, Hunt, Arrington-Williams. Nays: None. Absent: Arneson, Graves, Rundle, Srivastava, Kully. The motion carried.

e. 2019-056. Public hearing for a change in zoning for Lots 142 through 147 except the south 3 feet of Lot 144 of Railroad Addition to the City of Hastings; and Tax Lot 5, a part of the N2 of the SE4 of the NW4 of Section 13, Township 7 North, Range 10 West of the 6th P.M. in the City of Hastings more particularly described as: Commencing at the Southwest corner of Lot 145 in said Railroad Addition, according to the recorded plat thereof, thence South 100 feet, thence East 135 feet to the center line of the vacated alley, thence North along said center line of the vacated alley, a distance of 100 feet, thence West 135 feet to the point of commencement.

Recommendation of Ordinance 4623, a change of zoning from "R-1 Single family Residential" to "R-3 Multiple-family Residential" for Lots 142 through 147, except the south 3 feet of Lot 144; and Tax Lot 5 in the City of Hastings, Adams County, Nebraska.

Mark Evans stated in this case the applicant wishes to re-purpose the existing school property for a child care facility use. Existing land designation is urban residential, and existing adjacent zoning is R-1 single-family residential.

The property originally housed St. Michael's School, and the most recent use was as a senior activity center. Given the institutional history of the property, and its location within an R-1 district, the R-3 zone district provides an array of appropriate uses. This zone change would allow for the proposed child care facility use as well as provide for multi-family housing by-right if the property were to further redevelop in the future. Allowed uses in the R-3 district would be compatible with the neighborhood and the existing subject property and improvements.

Kyle Habrock, 303 W. 5th St., Juniata, Nebraska, stated she and her husband want to transition this space into a day care facility. They want to provide the best use of high quality facilities to both increase the number of daycare spaces available, as well as partnering with a reputable daycare provider that will enhance the safety and well-being and development for children and their families in the community.

Chair Gaines stated Kyle presented this proposal at Big Idea Hastings. He stated it will be very different and unique.

Moved by Arrington-Williams, seconded by Raitt, to recommend approval to the City Council Ordinance 4623, a change of zoning from "R-1 Single family Residential" to "R-3 Multiple-family Residential" for Lots 142 through 147, except the south 3 feet of Lot 144; and Tax Lot 5 in the City of Hastings, Adams County, Nebraska. Roll Call: Ayes: Hinton, Johnson, Gaines, Raitt, Hunt, Arrington-Williams. Nays: None. Absent: Arneson, Graves, Rundle, Srivastava, Kully. The motion carried.

10. Subdivisions

a. 2019-057. Recommendation to approve Hoagland Second Subdivision, located in the Northwest Quarter of Section 4, Township 7 North, Range 10 West of the 6th P.M., within the 2-mile jurisdiction of the City of Hastings, Adams County, Nebraska.

The applicant intends to subdivide three lots from the existing single lot rural residential property presumably for resale and development. The lot is currently zoned agricultural, and a zone change to R1-A single-family large lot residential is presented concurrently.

The case was presented to the Adams County Planning and Zoning Commission on December 2, and received no comments. The development review team has reviewed the plat and the applicant has made

all suggested revisions. Staff believes the submission meets the criteria outlined in City Code Section 38-202 and 38-203.

Moved by Hunt, seconded by Johnson, to recommend approval to the City Council Hoagland Second Subdivision, located in the Northwest Quarter of Section 4, Township 7 North, Range 10 West of the 6th P.M., within the 2-mile jurisdiction of the City of Hastings, Adams County, Nebraska. Roll Call: Ayes: Hinton, Johnson, Gaines, Raitt, Hunt, Arrington-Williams. Nays: None. Absent: Arneson, Graves, Rundle, Srivastava, Kully. The motion carried.

11. Reports

Mark Evans reported on the Hastings Universal Mobility Study Final Report. Olsson and Associates prepared the report. The report identifies challenges that prevented individuals and groups with disabilities from participating in community life here in Hastings. The deficiencies were prioritized to meet the mobility needs of the community. An inventory was taken of the existing sidewalks and pedestrians' facilities in the city. They mapped that data that identified deficiencies that the City can improve. Olsson did walk all of the sidewalks, had an open house and developed this report and the recommendations to include focusing on improving mobility within ¼ mile of community facilities such as public offices, library, parks, schools, and retail such as grocery stores. The highest concentration of these facilities is in the downtown area. A secondary focus area would include schools, parks and connecting neighborhoods to those areas. The idea is to get this into the new Comprehensive Plan with policy and regulations.

Adjourn

Chairman

Department: Development Services
Staff Contact: Lisa Parnell-Rowe
Planning Commission Meeting Date: 2/17/2020
File No:
Prepared By: Mark Evans, Building Inspector

AGENDA ITEM SUMMARY SHEET

Description of Item:

Second Vice Chair Jodi Graves, Dave Johnson and Rakesh Srivastava all have expired terms as of 2/1/2020. Johnson and Graves are leaving and Srivastava seeks reappointment. Elections for positions of Chair, First Vice-Chair and Second Vice-Chair will be established at this meeting.

Names of People/Business affected by this action:

The applicant, the people of Hastings and the City.

Why Planning Commission action is required:

The second vice-chairman shall during the absence of both the Chair and First Vice-chair or their inability to act, have and exercise all of the duties and powers of the Chair, and shall perform such other duties as may from time to time be assigned to the Chair by the Commission. It will be important to have this chair established when the Chairman and Vice Chairman cannot attend.

In accordance with City of Hastings Rules of Procedures nomination of officers shall be made from the floor at the annual organizational meeting in February of each year, and the elections of officers shall follow immediately thereafter.

Type of action requested:

Motion

Suggested motion:

Deadlines associated with action:

This needs to occur in the month of February of each year.

Department head comments:

Chairman - The Chairman shall preside over Commission meetings and on behalf of the Commission shall exercise general supervision over the affairs of the Commission, the appointment of committees and representatives, the determination of points of order and

procedure, and the signing of all official documents.

First Vice-chair - The First Vice-chair shall have authority to act as chairman of the Commission during the absence or disability of the chairman.

Second Vice-chair – The Second Vice-chair shall during the absence of both the Chair and First Vice-chair or their inability to act, have and exercise all of the duties and powers of the Chair, and shall perform such other duties as may from time to time be assigned to the Chair by the Commission.

It will be important to have these chairs re-established or continued continuity of the board. Staff recommends election of officers be established as prescribed in the rules and procedures.

Recommendation:

Department: Development Services
Staff Contact: Mark Evans, Lisa Parnell-Rowe
Planning Commission Meeting Date: 2/17/2020
File No: 2020-002
Prepared By: Mark Evans, Building Inspector

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing to consider a change of zoning for Trail Ridge Addition to the City of Hastings, Adams County, Nebraska from AP Agriculture Planned District to R-1 Urban Residential Single Family.

Names of People/Business affected by this action:

The applicant, the people of Hastings and the City.

Why Planning Commission 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
Motion

Suggested motion:

Motion to recommend a change of zoning for Trail Ridge Addition to the City of Hastings, Adams County, Nebraska from AP Agriculture Planned District to R-1 Urban Residential Single Family.

Deadlines associated with action:

This item is scheduled to be heard at the March 9, 2020 regular meeting of City Council.

Department head comments:

This request for a re-zone is in anticipation of development of Trail Ridge Addition to the City of Hastings. This addition has been platted, however, the zoning is currently A-P, Agriculture Planned District, essentially a placeholder district, which was intended to allow flexibility in the development of this area. Now the property has been platted into blocks and lots, the re-zone makes way for the construction of single-family dwellings.

The platting of lots to this area was intentionally designed to avoid the southern floodplain portion

of this area (i.e., Outlot A). This floodplain area also extends across the trail and into portions of Spady and Great Plains subdivisions that are currently zoned light industrial. The current zoning of Agriculture to the east and the multiple family R-3 zone directly to the west of this area are compatible to R-1. The Comprehensive Land Use Plan anticipates a Mixed-Use Neighborhood development for this platted area with the continued Mixed-Use Neighborhood zone to the west and Suburban Residential to the east and south of this use. All are compatible to the requested Mixed-Use Neighborhood zone of this area.

Though there currently is heavy industrial adjacent to the smaller portion of the northern-most part of this area, there is a significant separation due to 33rd Street, which is approximately 90' of right-of-way. The required buffer of residential zones to any other district is 20' as shown in Table 305-8 of the Zoning Code. Considering this with the fact that there is a natural retention pond area directly also to the north of this ROW, there is no part of this remaining adjacent industrial zone that could not be easily buffered upon development, if necessary, for added mitigation measures.

Recommendation:

Recommend Approval

DATE 1/21/2020

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: Trail Ridge Addition Rezone

Project Address: Trail Ridge Addition Within City Limit ☒ Yes ☐ No

Existing Zoning: Agriculture Planned District Proposed Zoning / Use: R-1 Single Family Residential

Existing Comprehensive Plan Designation: _____ Gross Area: _____

Legal Description: _____ Number of Lots: 74

APPLICANT INFORMATION

Applicant: Michael Kings Company: HEDC

Address: 301 S. Burlington Tel: 402 461 8403 Fax: _____

City: Hastings State: NE Zip: 68901 Email: mkings@hastingsdc.com

Property Owner: SAME Company: _____

Address: _____ Tel: _____ Fax: _____

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

Key Contact: SAME Company: _____

Address: _____ Tel: _____ Fax: _____

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

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

Property Owner Signature

1/21/20
Date

Applicant Signature

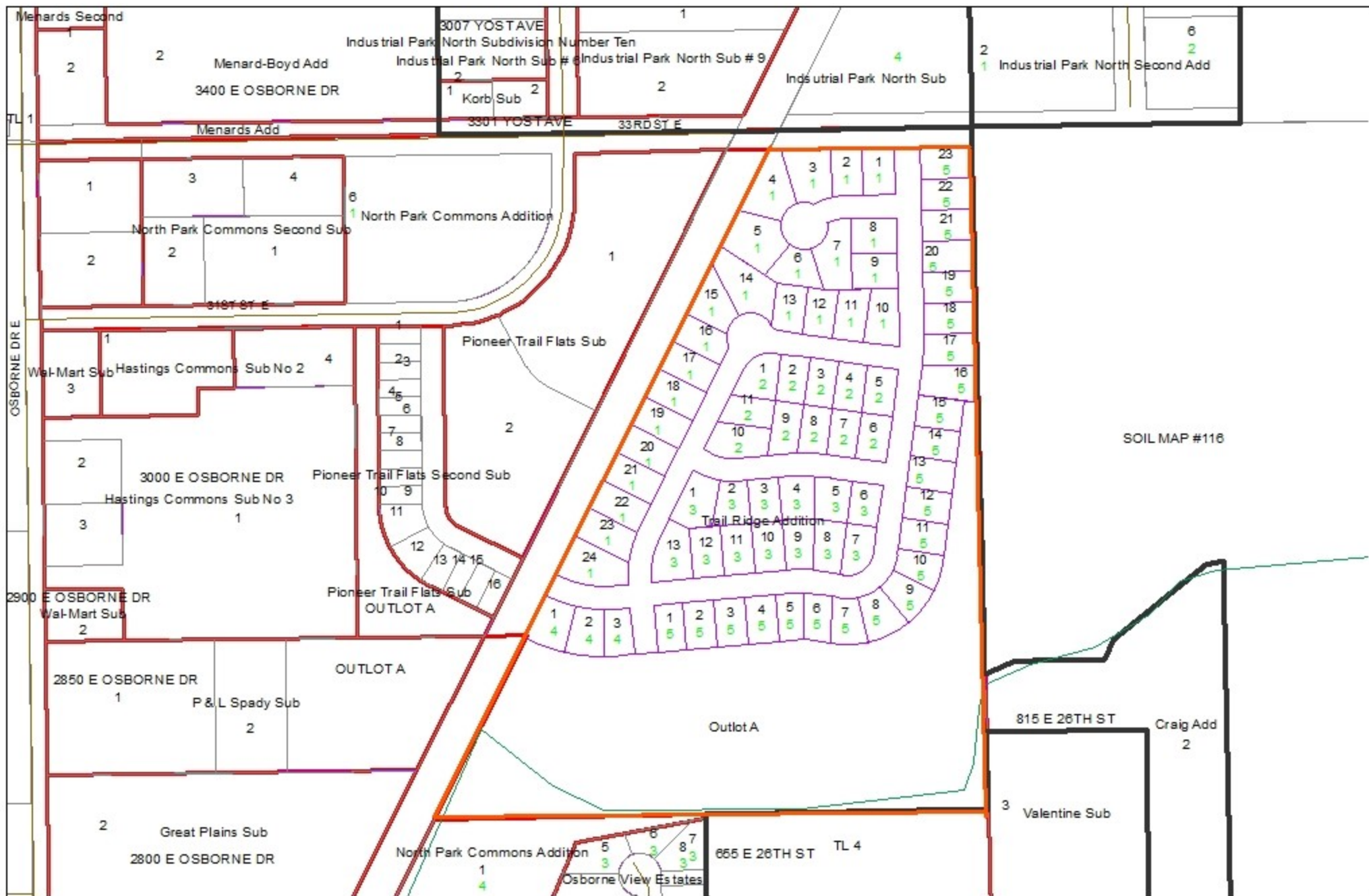
1/21/20
Date
DEPARTMENTAL USE ONLYFees: \$1450.00

Receipt No. _____

Accepted by Staff: _____

Signature

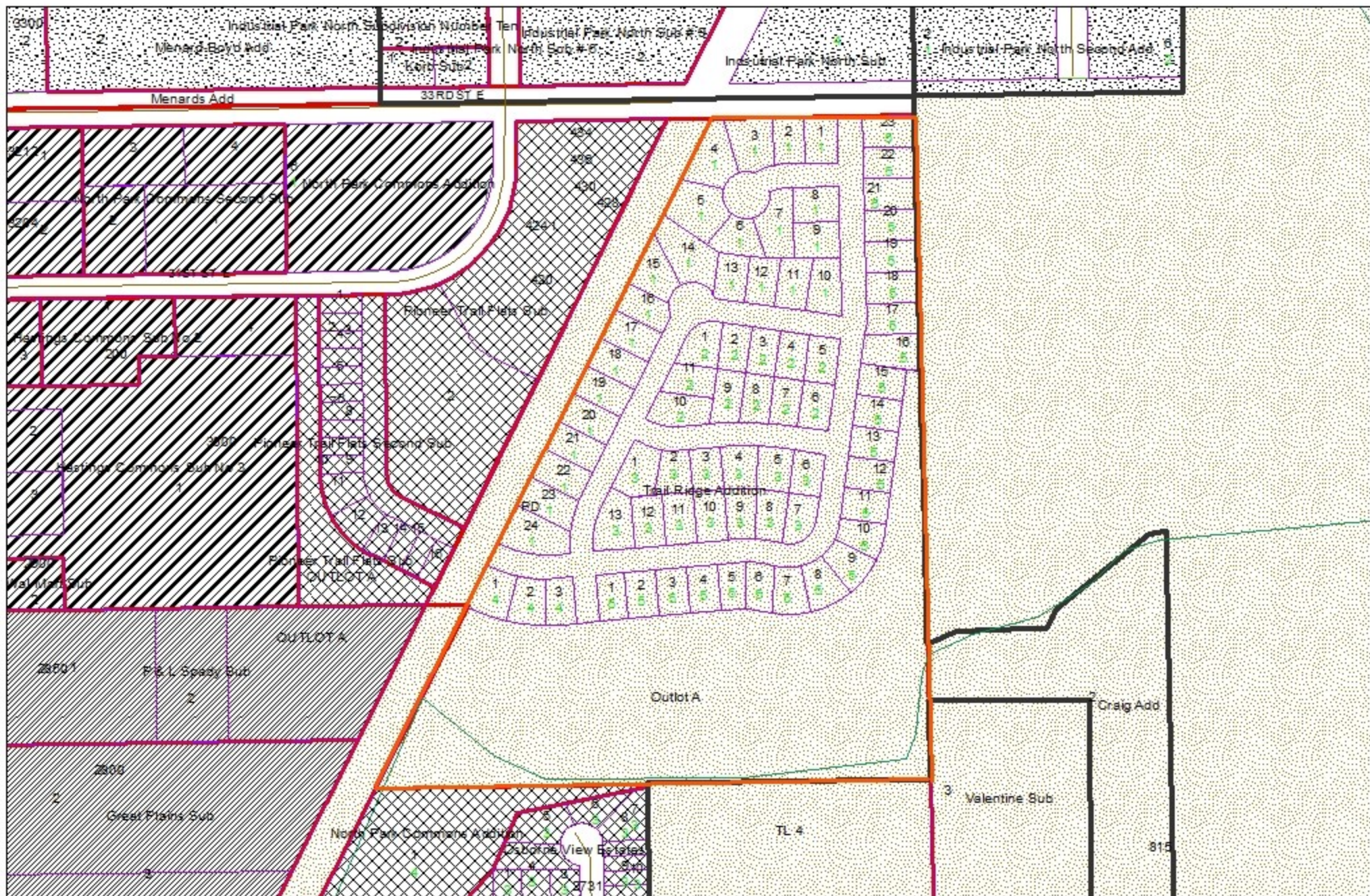
Case No. _____



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

Subtitle

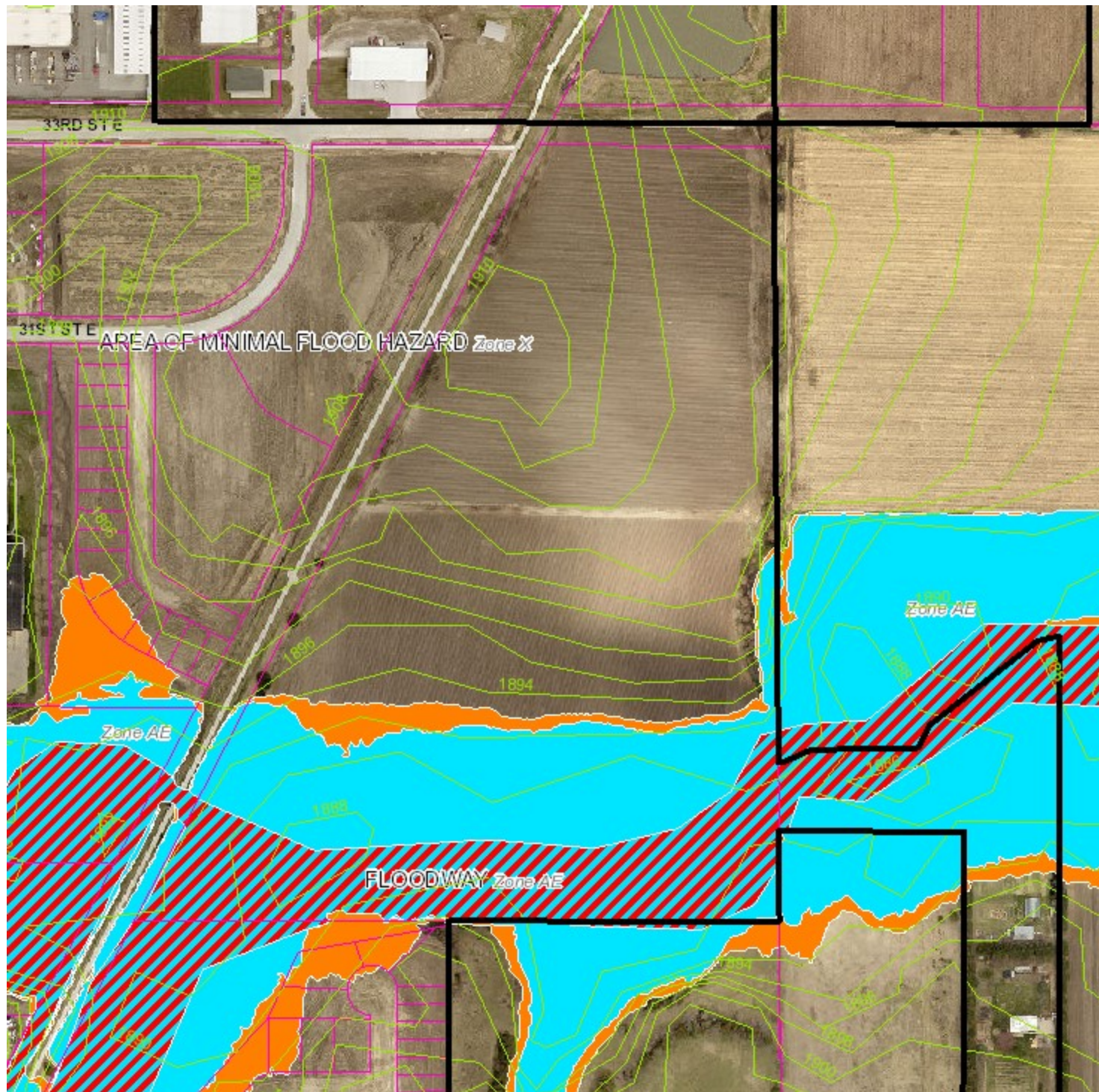
City of Hastings Zoning

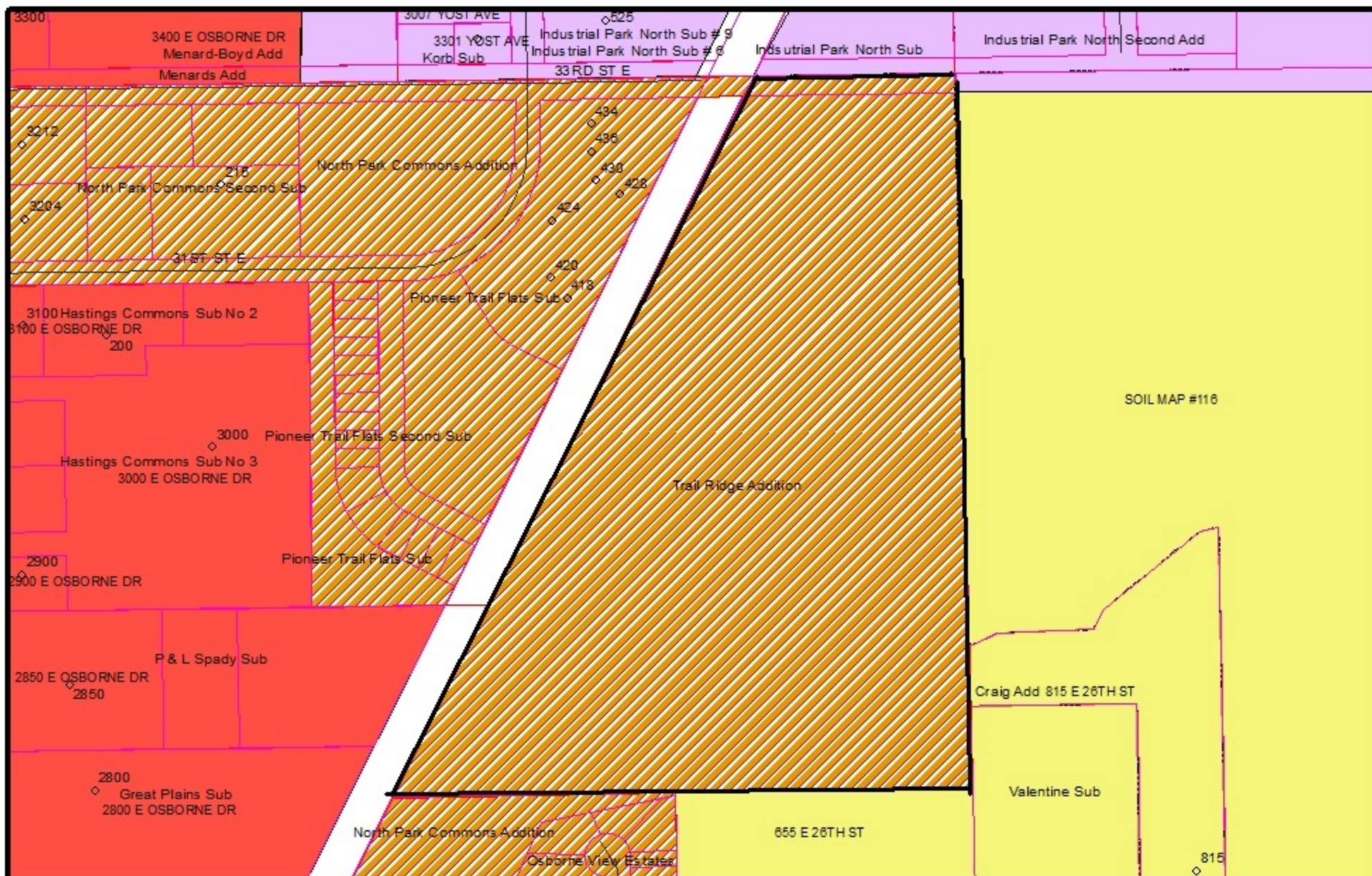


City Limits	R-3: Multiple-family	C-1: Local business
subdivision	R-1A: Single family large lot	C-2: Central business
A: Agricultural district	R-1S: Single family suburban	C-3: Commercial business
R-1: Urban single family	R-5: Urban single family undersized lot	C-0: Commercial office
R-2: Two-family	CMP: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

Subtitle

City of Hastings Zoning





Future Land Use

City of Hastings, Nebraska

0 130 260 520 Feet

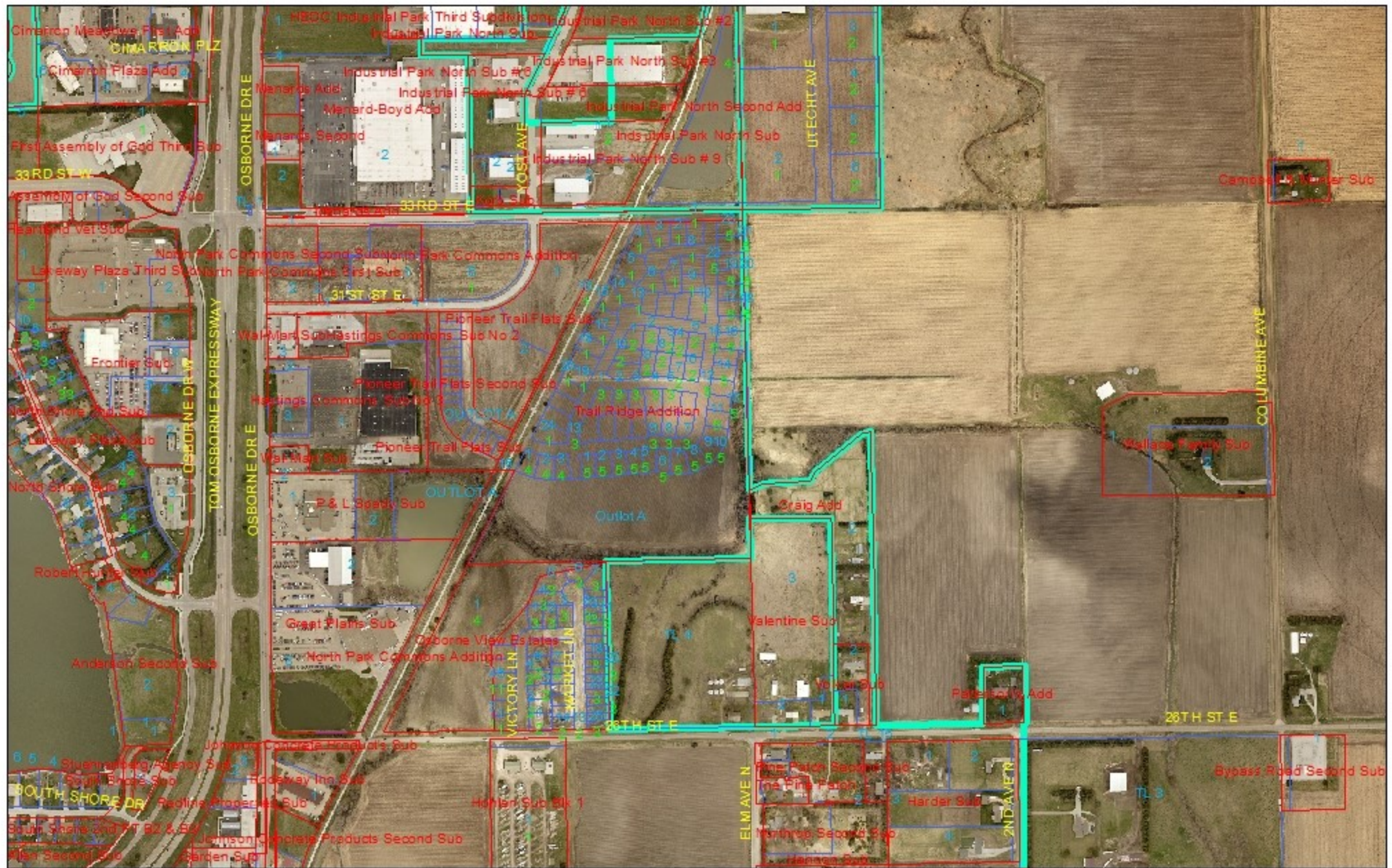


Land Use:

- | | | |
|----------------------|--------------------------|----------------------|
| Rural Residential | Mixed-Use - Neighborhood | Public / Semi-Public |
| Suburban Residential | Mixed-Use - Community | Parks & Recreation |
| Urban Residential | Mixed-Use Downtown | Agriculture |
| | Commercial/Retail | |
| | Employment/Industrial | |

Overlay Districts:

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



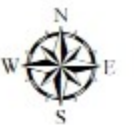
Legend

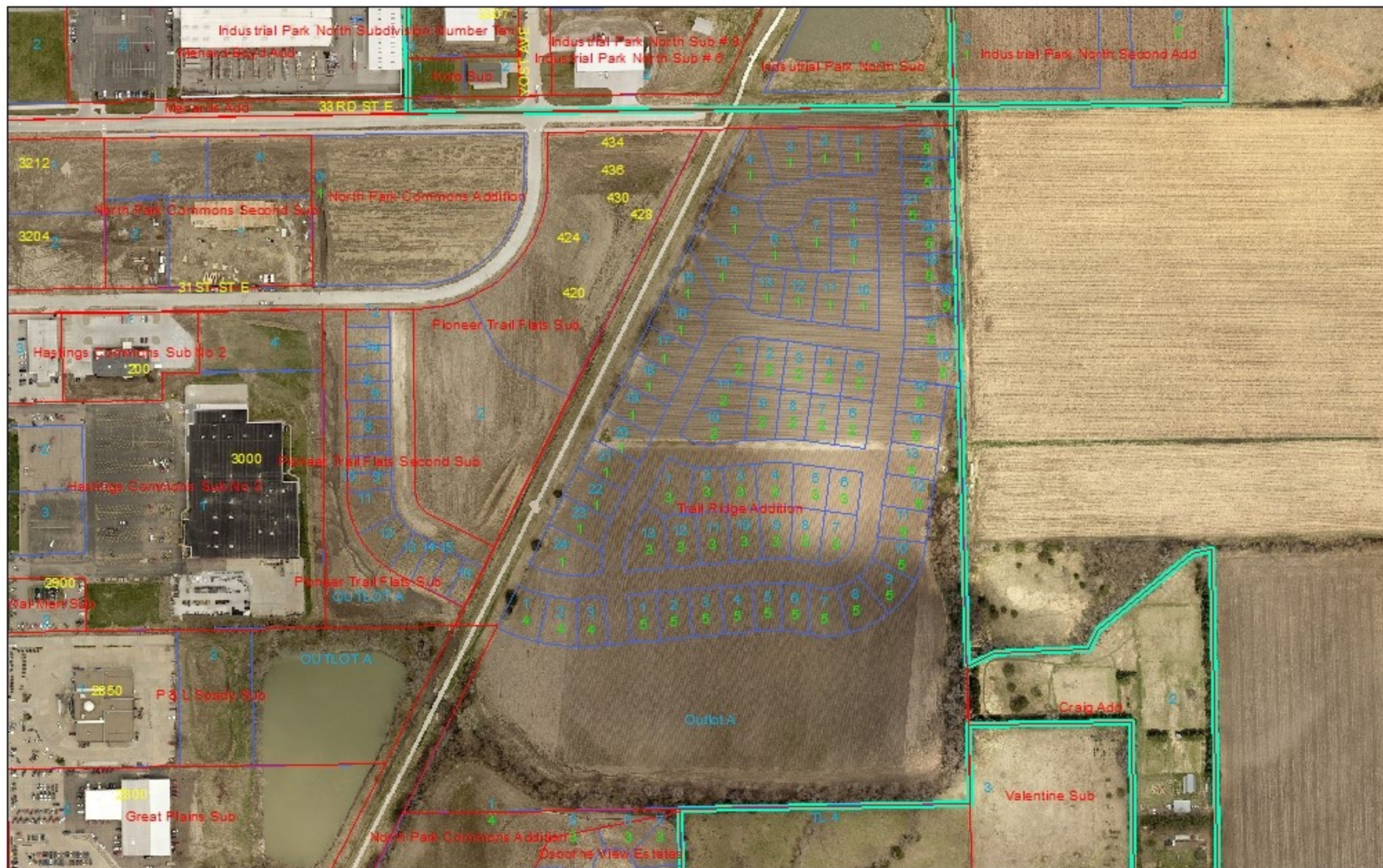
	Parcels		Limits
	Subdivisions		TwoMile
	Legal_Lots		

Subtitle

City of Hastings

This map is for illustration only.





Department: Development Services
Staff Contact:
Planning Commission Meeting Date: 2/17/2020
File No: 2020-003
Prepared By: Mark Evans, Building Inspector

AGENDA ITEM SUMMARY SHEET

Description of Item:

Consider a recommendation to adopt the 2021-2026 One and Six Year Street Improvement Plan.

Names of People/Business affected by this action:

The people of Hastings, visitors, and the City.

Why Planning Commission action is required:

The Planning Commission annually reviews the One and Six Year Street Plan and offers prioritization suggestions as well as other recommendations to the City Council.

Type of action requested:

Motion

Suggested motion:

Motion to recommend approval of the 2020-2025 One and Six Year Street Improvement Plan.

Deadlines associated with action:

This plan will be presented for recommendation at the regular City Council meeting on February 24, 2020.

Staff supports a recommendation for approval.

Department head comments:

City Engineer Dave Wacker will present the highlights of the street improvement plan.

Recommendation:

Recommend approval

MEMORANDUM
OFFICE OF THE CITY ENGINEER

TO: Mayor and City Council
Hastings Planning Commission
Community Redevelopment Authority
Business Improvement District
Hastings Economic Development Corp.
Hastings Chamber of Commerce

DATE: January 28, 2020

SUBJECT: 2021-2026 One and Six Year Street Improvement Plan

I am submitting a copy as recommended by this office of the proposed One and Six Year Street Improvement Plan. The plan is scheduled to be heard by the Hastings Planning Commission on February 17, 2020 at 4:00 p.m. and by the Hastings City Council on February 25, 2020, at 5:30 p.m. Both meetings will be held at City Hall, 220 N. Hastings Avenue, Hastings, Nebraska.

Highlights of the street program completed in 2019 are summarized as follows:

- Completion of: Showboat Blvd US – 6 South to “J” Street in conjunction with Adams County and the State of Nebraska
- Completion of: Paving, Sewer, and Water in Osborne View Estates, Victory Lane; Market Lane
- Completion of: Paving of Lakeview Avenue – North Shore Drive, North and East to Martin Avenue and Wendell Drive
- Completion of: Utecht Circle, North of 39th Street, and Utecht Avenue 33rd Street North to 39th Street Within Industrial Park North
- Asphalt resurfacing of the following streets:
 - Eastside Blvd – 2nd Street to 12th Street
 - 12th Street – Eastside Blvd to Turner Avenue
 - 4th Street – Minnesota Avenue to Denver Avenue
 - Jefferson Avenue – 3rd Street to 6th Street
 - 8th Street – Crane Avenue to Oswego Avenue
 - 6th Street – Eastside Blvd to Elm Avenue
 - California Avenue – 2nd Street to South Street
 - East Park Street – Pine Avenue to Duncan Field

This activity represents City expenditures of \$4,432,846.05.

The Street Department realized another busy year in patching infrastructure and purchased \$175,693.22 of concrete and \$54,193.02 of asphalt. Aging infrastructure and a changing temperate climate continues with challenge to keep up with repair.

Our One Year Plan for summer of 2020 will include the following new concrete paving projects. These projects will extend into the 2021 plan since construction will extend past September of 2020:

- M-330 (93) – 42nd Street – 1200' West of US281 to Baltimore Avenue
- SID 2019-3; SID 2019-4 – West Laux and East Laux Drive – 31st Street to 33rd Street
SD 2019-1; WD 2019-1 – West Laux Drive, East Laux Drive, Rittenhouse Street, Frahm Lane, Brooking Circle, and 33rd Street
- Asphalt Resurfacing Projects Scheduled for 2020 Summer Construction are as follows:
 - R-1 Chicago Avenue – C Street to A Street
 - R-2 Denver Avenue – 1st Street to 7th Street
 - R-3 5th Street – Burlington Avenue to Eastside Blvd
 - R-4 6th Street – Colorado Avenue to Minnesota Avenue

 - A-1 Highland Road – 12th Street North to City Limits
 - A-2 Minnesota Avenue – BNSF to 7th Street
 - A-3 7th Street – Eastside Blvd to 4th Street

We expect to enter into an agreement with the State of Nebraska within the next month for Project NH-6-4 (129) – US Highway 6/34 from Baltimore Avenue to Elm Avenue; Baltimore Avenue – A Street to J Street. This project will cause for complete pavement replacement on the US Highway 6 portion and will cause for surface milling treatment on Burlington Avenue from A Street to J Street with work also on ADA ramps at selected intersections. This project will advance to our One Year Plan for 2021.

The City Council took official action at the December 9, 2019 City Council meeting to remove the 16th Street and Kansas Avenue Viaduct. This item has been added to the One and Six Year Plan for 2021.

On December 18, 2019 Mayor Stutte signed the NOI for the Quiet Crossing Study along BNSF Railroad Tracks from Marian Road to Elm Avenue. Estimate of cost have been included for the revision of crossings to meet acceptable standards.

A project providing for the extension of B Street from Woodland Avenue to Marian Road has been added as part of possible scenarios required to meet objectives for the Marian Road and Laird Avenue crossing treatment.

Work is still continuing on Project S-6-4 (1022) US Highway 6 widening from Elm Avenue to 1200' East of Showboat road. Negotiations on the R.O.W. is expected to begin this spring.

A Mobility Study has been completed regarding the sidewalk conditions and existence in the City of Hastings. ADA ramp allowance has been included in the 2021 plan.

The State of Nebraska, on March 1, 2019, passed LB 82 which effects the One and Six Year Plan and associated forms that were due in December of the calendar year and submission of the plan by March 1 of the respective calendar year. Forms are no longer required to be filed by the customary March 1 date. An annual certification of the use of the highway allocation funds must be considered at the fiscal budget year adoption and to be filed by September 30 of each year.

The City expects to receive \$2,931,100.00 in gas tax revenue this budget year.

As a matter of process, the City is continuing the annual hearing process to inform the public of the Road and Street Program in Hastings.

The City is receiving qualifications currently from consultants to perform a long range transportation plan for the greater Hastings area. The preparation and adoption of a comprehensive transportation plan will assist us in the future planning and development of our community.

Please be advised that this is a planning document and not a binding contract of the City. The Hastings City Council will make final determination on all projects to be actually constructed through its budgetary process.

After careful review, I would welcome your comments on the street program in Hastings. It may be beneficial for the City Council to consider a special worksession to discuss street concerns with the Street Superintendent and myself prior to formal adoption. I will be available for any questions you may have and will look forward to discussing the plan with you at the formally scheduled meetings on February 17, 2020 and February 25, 2020.

Sincerely,



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

DLW/dp

cc: David Ptak, City Administrator
Kevin Johnson, Hastings Utilities Manager
Steve Kostner, Street Superintendent
Dawn Miller, Adams County Road Superintendent
Clint Schukei, City Attorney
Roger Nash, Finance Director
Lisa Rowe, City Planner

Board of Public Roads Classifications and Standards
Form 11 Report of Previous Year
Highway or Street Improvement

Year Ending: September 30, 2020

Sheet 1 of 1

COUNTY:			CITY: HASTINGS		VILLAGE:	
PROJECT NUMBER	LENGTH	UNIT OF MEASURE	PROJECTED COST(Thousands)	CONTRACT PROJECT	OWN FORCES	DATE COMPLETED
M-330 (90)	N/A		500			Delayed 1 Year- 11/1/2019
M-330 (503) - C1-503	0.5	Miles	1,200			
M-330 (93) - C1-505	0.76	Miles	1,485			Delayed 1 Year
MESD - 2018	0.322	Miles	592			9/15/2019
PD 2018-1	0.365	Miles	236			9/15/2019
R-2019-R1 Thru R7			975			6/1/2020
R-2019 A1, A2			682			11/2/2019
SID 2019-1	0.151	Miles	428			11/15/2019
SID 2019-2	0.279	Miles	655			11/15/2019
S-6-4 (1022)	2.5	Miles	35,120			Delayed 2 Years
NH-6-4 (129)	2.3	Miles	7,100			Delayed 1 Year
RR Quiet Crossing			30			NOI & Study Issued 12/18/2019
SIGNATURE:			TITLE: Director Public Works/City Engineer			DATE:

Board of Public Roads Classifications and Standards
Form 8 Summary of One-Year Plan

Year Ending: September 30, 2021

Sheet 1 of 1

COUNTY:		CITY: HASTINGS			Village:
PRIORITY NUMBER	PROJECT NUMBER	LENGTH (Nearest Tenth)	UNIT OF MEASURE	ESTIMATED COST (Thousands)	REMARKS
**	M-330 (90)	N/A		1,500	16th Street & Kansas Avenue - Viaduct Removal
**	M-330 (93)	0.76	Miles	1,485	42nd Street - 1200' West of US 281 to Baltimore Avenue
	SID 2019-3, SID 2019-4, SD 2019-1, WD 2019-1	0.68	Miles	2,698	Laux Drive-31st Street to 33rd Street - East Trail Ridge Addition
	RR Quiet Crossing	N/A		3,065	BNSF Quiet Crossing
	M-330 (97)	0.52	Miles	756	B Street Extension - Woodland Avenue to Marian Road
	R-2021 Residential	N/A		799	Asphalt Resurfacing Residential - See Exhibit "B1"
	R-2021 Arterials	N/A		310	Asphalt Resurfacing Arterial - See Exhibit "B2"
	NH-6-4 (129)	2.46	Miles	*9,575	US HWY 6-Baltimore Ave to Elm Ave; Burlington Ave - A Street to J Street
	Miscellaneous Paving Districts to be Created	N/A		500	Miscellaneous Paving Districts to be Created
	Curb Ramp Replacement	N/A		250	Various Locations Based on Mobility Survey

	Miscellaneous BID Project	N/A		50	Tree/Landscaping Downtown/Parking Lots
SIGNATURE:		TITLE: Director Public Works/City Engineer			DATE:

NBCS Form 8, Jul 96

* City's Share of Project is \$1,915,000.00

** Projects have been continued into the 2021 plan since both will not be completed by September 30, 2020
and will cover two (2) fiscal budget years

BNSF
SUMMARY - QUIET CROSSING IMPROVEMENTS
HIGHEST ALTERNATE COSTS - PAD REPLACEMENT, ETC.
CROSSING SELECTED IN NOI SUBMISSION ON 12/19/2019

Marian Road	(UPDATED)	\$691,200.00
Laird Avenue		\$264,000.00
Lincoln Avenue		\$509,520.00
Hastings Avenue		\$79,950.00
Denver Avenue		\$81,120.00
Colorado Avenue		\$82,980.00
Pine Avenue		\$273,420.00
California Avenue		\$539,880.00
Elm Avenue		\$543,180.00
SUBTOTAL		\$3,065,250.00

M-330 (97)		
B Street Extension - Woodland Avenue to Marian Road		\$755,614.00

TOTAL FOR RAILROAD QUIET IMPROVEMENTS	<u>\$3,820,864.00</u>
--	------------------------------

EXHIBIT "B-1" SUPPLEMENT TO FORM 8 - RESIDENTIAL
EXHIBIT "B-2" SUPPLEMENT TO FORM 8 - ARTERIAL
Proposed 2020-2024 Resurfacing Improvement (s)

2020
RESIDENTIAL

<u>STREET</u>	<u>FROM</u>	<u>TO</u>	<u>LENGTH(Ft)</u>	<u>COST</u>
Chicago Avenue	A Street	C Street	684	\$93,708
Denver Avenue	3rd Street	7th Street	1,258	\$172,346
5th Street	Burlington Avenue	East Side Blvd	3,734	\$511,558
CDS Repair	Eastside Blvd	7th Street		\$200,000
Storm Sewer Repairs near Eastside Blvd				\$200,000
TOTAL				\$1,177,612

2020
ARTERIAL

<u>STREET</u>	<u>FROM</u>	<u>TO</u>	<u>LENGTH(Ft)</u>	<u>COST</u>
**Highland Road				
County	12th Street	26th Street	5,259	
City Portion	12th Street	N City Limits	2,612	\$250,000
7th Street	Eastside Blvd	Elm Avenue	2,400	\$237,120
TOTAL				\$487,120

****Adams County Turned this Section Back to Gravel**

2021
RESIDENTIAL/DOWNTOWN

<u>STREET</u>	<u>FROM</u>	<u>TO</u>	<u>LENGTH(Ft)</u>	<u>COST</u>
**Hastings Avenue	BNRR	South Street	378' X 45'	\$180,000
**Ringland Road	Elm Street	California Avenue	1035' X 26'	\$194,350
Webster Avenue	9th Street	12th Street	1228' X 30'	\$169,464
West 7th Street	Chestnut Avneue	Oswego Avenue	1850' X 32'	\$255,300
TOTAL				\$799,114

****Denotes New Concrete Option**

2021
ARTERIAL

<u>STREET</u>	<u>FROM</u>	<u>TO</u>	<u>LENGTH(Ft)</u>	<u>COST</u>
West 14th Street	St Joseph Avenue	Minnesota Avenue	1032' X 30'	\$158,350
**18th Street	Baltimore Avenue	16th Street	3224' X 36'	
			Concrete Patch	\$152,000
			TOTAL	\$310,350

****Denotes New Concrete Option 114 Panels 12' X 10'**

2022
RESIDENTIAL

<u>STREET</u>	<u>FROM</u>	<u>TO</u>	<u>LENGTH(Ft)</u>	<u>COST</u>
3rd Street	Eastside Blvd	California Avenue	1109' X 28'	\$162,000
4th Street	Eastside Blvd	California Avenue	1109' X 27'	\$162,000
Turner Avenue	14th Street	12th Street	1273' X 32'	\$184,706
East 5th Street	California Avenue	Elm Avenue	1322' X 30'	\$189,046
			TOTAL	\$697,752

2022
ARTERIAL

<u>STREET</u>	<u>FROM</u>	<u>TO</u>	<u>LENGTH(Ft)</u>	<u>COST</u>
**2nd Street W	Marian Road	Maple Avenue	3100' X 52'	\$377,594
Where Needed Concrete Patch Work		177 Panels 16' X 12'		
Laird Avenue	9th Street	11th Street	660' X 34'	\$91,080
**Denotes New Concrete Option			TOTAL	\$468,674

2023
RESIDENTIAL

<u>STREET</u>	<u>FROM</u>	<u>TO</u>	<u>LENGTH(Ft)</u>	<u>COST</u>
**Saunders Avenue	14th Street	18th Street	37' X 1268'	
			Concrete	\$338,837
Saunders	14th Street	12th Street	37' X 1316'	
			Patching	\$77,332
			TOTAL	\$416,169
Where needed Concrete Patch Work and Full Replacement			58 Panels 10' X 12'	

2023
ARTERIAL

<u>STREET</u>	<u>FROM</u>	<u>TO</u>	<u>LENGTH(Ft)</u>	<u>COST</u>
**Marian Road	7th Street	12th Street	2,439	\$845,520
			TOTAL	\$845,520

****Denotes New Concrete Option**

2024
RESIDENTIAL

<u>STREET</u>	<u>FROM</u>	<u>TO</u>	<u>LENGTH(Ft)</u>	<u>COST</u>
Crane Avenue	9th Street	Watson School	3,928	\$550,000
			TOTAL	\$550,000

2024
ARTERIAL

<u>STREET</u>	<u>FROM</u>	<u>TO</u>	<u>LENGTH(Ft)</u>	<u>COST</u>
**Marian Road	7th Street	2nd Street	1,775	\$615,333
			TOTAL	\$615,333

****Denotes New Concrete Option**

Board of Public Roads Classifications and Standards
Form 9 Summary of Six-Year Plan
Six-Year Period Ending: September 30, 2025

Sheet 1 of 2

COUNTY:		CITY: HASTINGS			VILLAGE:
PRIORITY NUMBER	PROJECT NUMBER	LENGTH- (Nearest Tenth)	UNIT OF MEASURE	ESTIMATED COST (Thousands)	REMARKS
	S-6-4 (1022) Formerly STPD-6-4 (110)	2.5	Miles	35,120	US #6 SE .7 mile East of Burlington to .32 East of Showboat Blvd
	ELEC-34-4 (1031)	N/A		190	Traffic Signals Upgrade Burlington Avenue
	M-330 (96)	0.25	Miles	300	7th Street & Showboat Blvd- Intersection Improvements
	STP-501 C (102)	0.3	Miles	790	Bridge Replacement Spur 1-C (Landfill)
	M-330 (87)	0.25	Miles	327	Osborne Drive - West Access Road North
	M-330 (80)	0.25	Miles	476	F Street - Franklin Ave to Baltimore Ave
	STPAA-5516 (6)	0.64	Miles	2029	12th Street Widening Marian Road to Sycamore Ave
	M-330 (66) B	0.25	Miles	500	33rd Street - Shadow Ridge Court to Baltimore Ave
	M-330 (88) B	0.25	Miles	500	33rd Street - Yost Ave East
	M-330 (27) / STP-5506 (2) I	0.6	Miles	1,902	South Street Widening - Burlington Ave to Wabash Ave
	M-330 (38) / STP-5506 (2) II	0.6	Miles	1,902	South Street Widening - Wabash Ave to US # 6
	M-330 (45) / STP-5512 (2)	0.5	Miles	1,650	7th Street Widening - Burlington Ave to Colorado Ave
	STP-5512 (4)	0.84	Miles	2,663	7th Street Widening - Pine Ave to 6th Ave
	M-330 (53)	0.2	Miles	230	6th Avenue - Us #6 to 2nd Street
	M-330 (33)	1.2	Miles	4,804	Marian Road Viaduct - 2nd Street to US #6
	M-330 (35)	1.5	Miles	4,756	12th Street Widening - Burlington Ave to Marian Road
	M-330 (71)	2.1	Miles	*4,413 to 20,571*	Eastside Blvd Corridor Development
	* Dependent upon final alternate*				

	M-330 (92)/Pioneer Spirit Trail - Phase VI	5.0	Miles	2,000	Continuation of Pioneer Spirit Trail System
--	--	-----	-------	-------	---

Sheet 2 of 2

Exhibit "A"	Miscellaneous Paving Districts - 6-Year Plan	N/A			Paving Districts to be created/developer
Exhibit "B"	Miscellaneous Resurfacing Districts	N/A			Various Resurfacing in City Limits
Exhibit "C"	Miscellaneous BID Paving Districts	N/A			Paving Districts in Downtown Area
	Miscellaneous Railroad Quiet Crossing Improvements	N/A			Miscellaneous Railroad Quiet Crossing Improvements as May Be Chosen
	Note: Many of these projects may fall within the 6-year and beyond category due to available funding.				
SIGNATURE:		TITLE:			DATE:
		Director Public Works/City Engineer			

NBCS Form 9, Jul 96

What is the Downtown Improvement Project?

This is a 6-year project to renovate the appearance and infrastructure of downtown. The project will include removal of old brick structures, construction of new concrete streets, curbs, and sidewalks, installation of new street lights, traffic lights, and new bus stop shelters, sewer lines, improved storm water drainage. The appearance of the project will be similar to 3rd Street.

Why is the Project Necessary?

Urban development specialists advise that the investment of private capital in downtown areas is induced by public improvement projects like this project.

We have numerous stable, solid businesses in downtown Hastings, and the City wants to do everything it can to retain the viability of existing businesses downtown. We also have many empty buildings and storefronts. We feel that the Downtown Improvement Project will put a "fresh face" on the appearance of our downtown and enable the Business Improvement District (BID), Community Redevelopment Authority (CRA), the Downtown Center Association and other promotional groups to successfully recruit new businesses to downtown Hastings.

Construction of the Inez Theater at the Hastings Museum will begin in Spring, 1994. This, along with other tourism efforts, is projected to bring more than 150,000 visitors to Hastings. These visitors represent prospective shoppers and potential retail dollars. We feel that the City's investment in public improvements will be repaid through increased sales taxes generated by an increase in retail sales and growth in the local economy.

How will Businesses be Affected?

To be honest, there will be inconvenience to businesses and their customers during construction. The street will be excavated at a certain point of the project, resulting in a loss of riding surface and parking spaces. During other phases of the project, the sidewalk will be removed and for a short period of time, front building entrances will have to be closed when new concrete for sidewalks is being placed. During this period of time businesses will be encouraged to use alley entrances, if available.

Who will Pay for this Project?

This project will be financed like the 3rd Street improvements. It will be financed through general property tax collections.

How will Shoppers and Motorists Get Around?

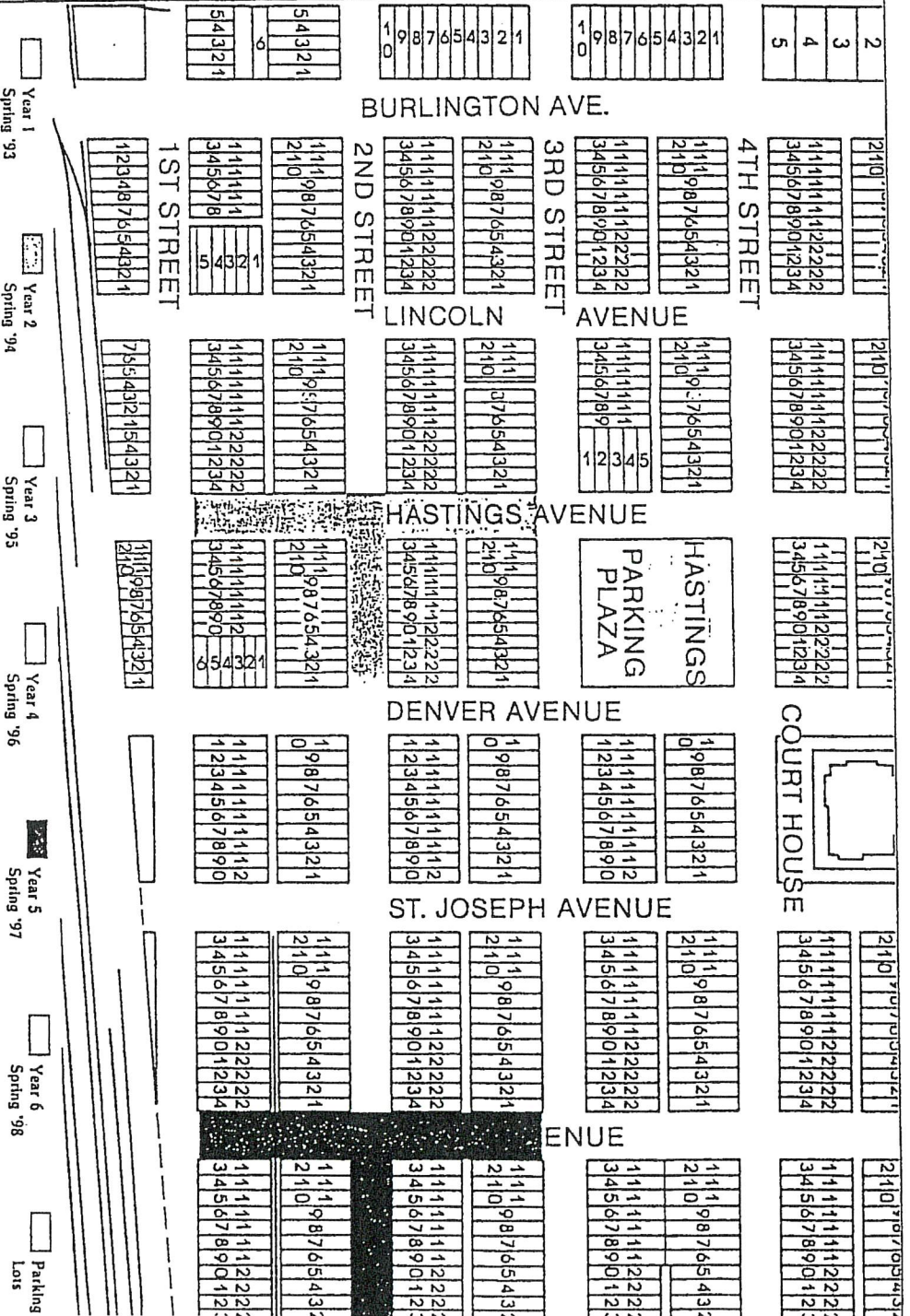
One of the advantages of segmenting this project over several years is that it provides an opportunity to do extensive advance planning for years 2-6. The City, CRA and BID are exploring the creation of pedestrian walkways (cut throughs) from the alleys to 2nd Street which would provide easy access from existing parking lots to 2nd Street.

Motorists and customers will be accommodated by construction zone signage and use of City parking lots. Pedestrians may be required to walk slightly greater distances than normal in areas under construction.

Why is the First Block of 1st & 2nd Streets Excluded?

The safety project to deepen the Burlington Avenue underpass which will involve State and Federal funding will require pavement work from the intersection of A and Burlington to the intersection of 7th and Burlington. When this work is being done, access to the first block of 1st and 2nd Street from Burlington will be closed or limited. The City plans to incorporate the improvements to the first block of 1st and 2nd Streets into the same time frame as the Burlington Avenue underpass project.

The State of Nebraska recently announced that they plan to conduct a design public hearing on the underpass in January, 1993, with construction scheduled in the State's 1995 fiscal budget.



What is the Time of Construction?

As shown in the above map, this project will be phased into six construction years beginning in the Spring of 1993.

So that each phase of the project can be completed as quickly as possible, one is to bid each annual phase of the project in January of the respective year. This enables the successful bidder to begin work immediately when spring weather permits. The construction contract will stipulate that the work must be completed within working days of "Notice to Proceed" construction, or within reasonable time as may be determined due to the scope of work on the project. The term "working days" generally excludes weekends, holidays, and bad weather days. The City understands the importance of completing each phase of the project as fast as possible.

One and Six Year Plan 2021-2026

Prepared by:
David L. Wacker, PE
City Engineer

Introduction

- Annual Planning Document
 - LB82 Passed by Legislature March 1, 2019, Governor March 7, 2019 repeals filing and submission of plan to State Department of Roads by March 1, 2019 of each year.
 - Certification by Resolution on October 31st of each year that funds were expended for need and street construction & applicable measures for public transparency are met.
- Estimated receipt of highway allocation funds for 2019-2020 is \$2,931,100.00

How much does wheel tax generate?

\$300,000 per year for wheel tax

The ½% Sales Tax

Adopted in November 2010,
Reinstated November 2017 with 65% proceeds to Streets each year,
\$900,000 per year

Rising Costs

A CONTINUING CHALLENGE

Asphalt Prices (per ton)

- PG Binder

<u>Jan 2015</u>	<u>Jan 2016</u>	<u>Jan 2017</u>	<u>Jan 2018</u>	<u>Jan 2019</u>	<u>Jan 2020</u>
\$670.00	\$550.00	\$442.00	\$460.00	\$650.00	\$650.00

- Asphalt

<u>Jan 2015</u>	<u>Jan 2016</u>	<u>Jan 2017</u>	<u>Jan 2018</u>	<u>Jan 2019</u>	<u>Jan 2020</u>
\$50.00	\$50.00	\$55.00	\$55.00	\$55.00	\$55.00

Concrete Prices (per C.Y)

- 47B

<u>Jan 2015</u>	<u>Jan 2016</u>	<u>Jan 2017</u>	<u>Jan 2018</u>	<u>Jan 2019</u>	<u>Jan 2020</u>
\$96.50	\$105.00	\$108.00	\$108.00	\$108.00	\$108.00

Comprehensive Review of Street System

Updated January 2020

City of Hastings Contains 503.64 Lane Miles

- Total Needed Improvement \$70,000,000+

Current Budget 2019-2020

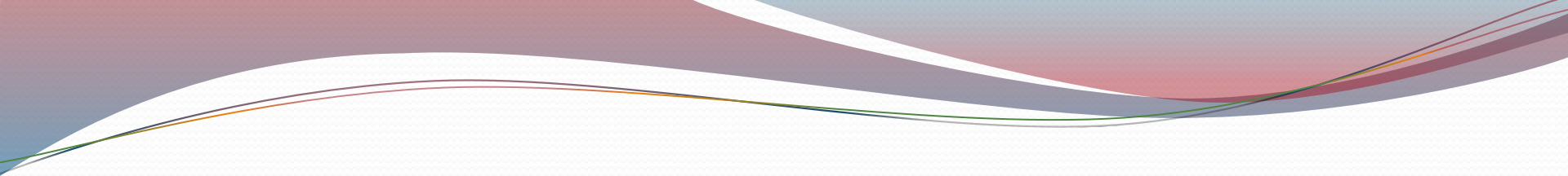
- Street Fund \$2,367,563
- Sales Tax Fund \$2,273,875
- BAN Fund (only if issued) \$4,303,000

Projects Completed Summer 2019

- Showboat Blvd – US -6 South to “J” Street in conjunction with Adams County and State of Nebraska
- Osborne View Estates, Victory Lane, Market Lane – Paving, Sewer, and Water
- Lakeview Avenue – North Shore Drive, North and East to Martin Avenue and Wendell Drive
- Utecht Circle – North of 39th Street
- Utecht Avenue – 33rd Street North to 39th Street

Projects Completed Summer 2019 (Cont.)

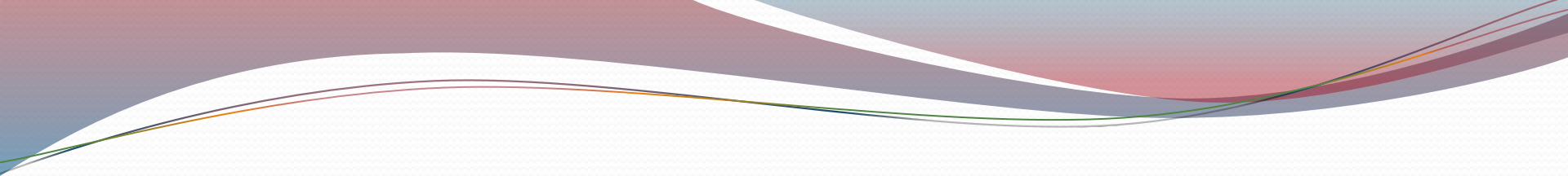
- Resurfacing of:
 - Eastside Blvd – 2nd to 12th Streets
 - 4th Street – Eastside Blvd to Turner Avenue
 - Jefferson Avenue – 3rd to 6th Streets
 - 8th Street – Crane to Oswego Avenues
 - 6th Street – Eastside Blvd to Elm Avenue
 - California Avenue – 2nd to South Streets
 - East Park Street – Pine Avenue to Duncan Field
- Total Construction Activity: \$4,432,856



2020 Program

2020 Improvements

- New Construction – Concrete Pavement
 - 42nd Street -1200' West of US281 to Baltimore Avenue
 - West Laux and East Laux Drive – 31st Street to 33rd Street - Paving
 - West Laux, East Laux Drive, Rittenhouse Street, Frahm Lane, Brooking Circle, and 33rd Street – Sewer and Water
- Asphalt 2020
 - Chicago Avenue – “C” to “A” Streets
 - Denver Avenue – 1st to 7th Streets
 - 5th Street – Burlington Avenue to Eastside Blvd
 - 6th Street – Colorado to Minnesota Avenues
 - Highland Road – 12th Street North to City Limits
 - Minnesota Avenue – BNSF to 7th Street
 - 7th Street – Eastside Blvd to 4th Street



2021-2024 Highlights

Summary – One Year Plan

(ending September 30, 2021)

• M-330(90) – 16 th & Kansas Viaduct Removal	\$1,500K
• M-330(93) – 42 nd Street – 1200' West of 281 to Baltimore Ave	\$1,485K
• SID 20193, SID 2019-4, SD 2019-1, WD 2019-1 – Laux Drive-31 st St to 33 rd St – East Trail Ridge Addition	\$2,698K
• RR Quiet Crossing - BNSF Quiet Crossing	\$3,065K
• M-330(97) – B Street Extension – Woodland Ave to Marian Road	\$756K
• NH-6-4(129) – US Hwy 6 – Baltimore Ave to Elm Ave (local 1,915K)	\$9,575K
• R-2021-Residential – Various Residential Resurfacing	\$799K
• R-2021-Arterials – Various Arterial I Resurfacing	\$310K
• Miscellaneous Paving Districts – to be created Exhibit “A”	\$500K
• Curb Ramp Replacement	\$250K
• Miscellaneous BID Projects – Tree/Landscaping Downtown/Parking Lots	\$50K

Total	\$20,988K
City Project Total Cost	\$13,328K

Quiet Crossing Improvements

Length of Quiet Crossing 2.64 Miles

- Pad Replacements/Median Construction (supplemental safety measures) SSM
 - Marian Road
 - Laird Avenue
 - Lincoln Avenue
 - Hastings Avenue
 - Denver Avenue
 - Colorado Avenue
 - Pine Avenue
 - California Avenue
 - Elm Avenue

Subtotal \$3,065,250

- M-330(97) – B Street Extension –
Woodland Avenue to Marian Road

\$755,614

Total \$3,820,864

Exhibit B Asphalt Resurfacing 2021

Residential

- **Hastings Avenue – BNRR to South Street
- **Ringland Road – Elm to California Avenue
- Webster Avenue – 9th Street to 12th Street
- 7th Street – Chestnut Ave to Crane Avenue

Total \$799,114

Collector/Arterial

- 14th Street – St. Joseph Avenue to Minnesota Avenue
- **18th Street – Baltimore Avenue to 16th Street

Total \$310,350

** Concrete Option

Exhibit B Asphalt Resurfacing 2022

Residential

- 3rd Street – Eastside Blvd to California Avenue
- 4th Street – Eastside Blvd to California Avenue
- Turner Avenue – 12th Street to 14th Street
- 5th Street – California Avenue to Elm Avenue

Total \$697,752

Collector/Arterial

- **2nd Street – Marian Road to Maple Avenue
- Laird Avenue – 10th Street to 11th Street

Total \$468,674

** Concrete Option

Exhibit B Asphalt Resurfacing 2023

Residential

- **Saunders Avenue – 12th Street to 18th Street

Total	\$416,169
-------	-----------

Collector/Arterial

- **Marian Road – 7th Street to 12th Street

Total	\$845,520
-------	-----------

** Concrete Option

Exhibit B Asphalt Resurfacing 2024

Residential

- Crane Avenue – 9th Street to Watson School

Total	\$550,000
-------	-----------

Collector/Arterial

- **Marian Road – 7th Street to 2nd Street

Total	\$615,333
-------	-----------

** Concrete Option

Six Year Plan

- S-6-4 (1022) – US #6 SE .7 mile east of Burlington to .32 mile east of Showboat Rd.
- ELEC-34-4(1031) – Traffic Signals Upgrade Burlington Avenue
- M-330(96) – 7th Street & Showboat Intersection Improvements
- STP-501C(102) – Bridge Replacement Spur 1-C (Landfill)
- M-330(87) – Osborne Drive West Access Road North
- M-330(80) – F Street - Franklin to Baltimore Avenues
- STPAA-5516(6) – 12th St Widening Marian Rd to Sycamore
- M-330(66)B – 33rd St – Shadow Ridge Court to Baltimore Ave
- M-330(88)B – 33rd St – Yost Ave East
- M-330(27)/STP-5506(2)I – South Street Widening – Burlington to Wabash
- M-330(38)/STP-5506(2)II – South Street Widening – Wabash to US #6

Six Year Plan (Cont.)

- M-330(45)/STP-5512(2) – 7th Street Widening – Burlington to Colorado
- STP-5512(4) – 7th Street Widening – Pine to 6th Ave.
- M-330(53) – 6th Avenue – US #6 to 2nd Street
- M-330(33) – Marian Road Viaduct – 2nd Street to US #6
- M-330(35) – 12th Street Widening – Burlington to Marian Road
- M-330 (71) – Eastside Blvd Corridor Development
- M-330 (92)/Pioneer Spirit Trail Phase VI - Continuation of Pioneer Spirit Trail System
- Exhibit “A” – Misc. Paving Districts
- Exhibit “B” – Misc. Resurfacing Districts
- Exhibit “C” – Misc. BID Paving Districts
- Miscellaneous Railroad Quiet Crossings Improvements

Challenges - Where do we go from here?

- Federal Fund Buyout in effect 2016. No Federal Funds except enhancement and safety Funds after 2016. (Limited)
- 80/20 Buyout – Estimated \$450,00 per year for Hastings.
- Long Range Transportation Plan – Currently RFP for consultant selection is underway to prepare long range transportation plan & parking need study in conjunction with a new comprehensive plan.
- Rising construction costs and continuing deterioration place our plan in jeopardy.
- Evaluate and prioritize needs carefully in future.
- Plan fiscal constraints and appropriate use of special assessments, highway allocation wheel tax, sales tax, BAN's and BONDS.

Questions?

- Thank you for your attention!

Department: Development Services
Staff Contact: Mark Evans, Lisa Parnell-Rowe
Planning Commission Meeting Date: 2/17/2020
File No: 2020-004
Prepared By: Mark Evans, Building Inspector

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing to consider Plan Modification #2020-1 to Redevelopment Area Number 1 for the East one-third (1/3) of Lot Twenty (20) and the South 100 feet of Lots Twenty-one (21), Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Twenty-two (22), and the North Twenty-five (25) feet of Lots Twenty-one (21), Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Twenty-two (22), Original Town of Hastings, Adams County, Nebraska.

Names of People/Business affected by this action:

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

Why Planning Commission action is required:

Prior to recommending a redevelopment plan to the governing body for approval, an authority shall submit such plan to the planning commission or board of the city in which the redevelopment project area is located for review and recommendations as to its conformity with the general plan for the development of the city as a whole. The planning commission or board shall submit its written recommendations with respect to the proposed redevelopment plan to the authority within thirty days after receipt of the plan for review. Upon receipt of the recommendations of the planning commission or board or, if no recommendations are received within such thirty days, then without such recommendations, an authority may recommend the redevelopment plan to the governing body of the city for approval .

Type of action requested:

Resolution

Suggested motion:

Motion to recommend approval for Plan Modification #2020-1 to Redevelopment Area Number 1 for the East one-third (1/3) of Lot Twenty (20) and the South 100 feet of Lots Twenty-one (21), Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Twenty-two (22), and the North Twenty-five (25) feet of Lots Twenty-one (21), Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Twenty-two (22), Original Town of Hastings, Adams County, Nebraska.

Deadlines associated with action:

This case will be presented for final approval at the March 9, 2020 regular City Council meeting.

Department head comments:

This project consists of the purchase and redevelopment of the two-story property located at 712 W. 1st St. and 119 N. Hastings Ave., commonly referred to as the Cameron Building. The use of Tax Increment Financing to aid in rehabilitation expenses associated with redevelopment of both the main floor and second level of the property into a mixed use building containing up to ten residential apartments on the 2nd level of the building and up to six main floor white box commercial spaces. The use of Tax Increment Financing is an integral part of the development plan and necessary to make this project affordable. The project will result in renovating this historic building into a combination of commercial space and residential space. The addition of the residential units is consistent with the 2013 Downtown Revitalization Plan and the 2016 Hastings Housing Study priorities to add an additional 84 housing units downtown by 2021. This project would not be possible without the use of TIF.

THOAR, LLC will purchase the property and currently the 2nd floor of the building is vacant. The three main floor commercial tenants have been notified of the project and have been asked to vacate the building by February 29, 2020. The developer is in the process of finalizing development plans and will provide evidence that they have secured adequate debt financing and equity to cover the costs associated with the remodeling and rehabilitation of this building prior to the execution of a Redevelopment Contract. The Hastings Community Redevelopment Authority (CRA) intends to pledge the ad valorem taxes generated over the 15 year period beginning January 1, 2021 towards the allowable costs and associated financing for rehabilitation.

Plan Modification 2020-1, attached, details further information.

Recommendation:

Recommend approval

DATE 1/25/2020

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 INFORMATIONProject Name: Plan Modification No. 2020-1 to Redevelopment Area #1Project Address: 712 W. 1st/119 N. Hastings Within City Limit ☒ Yes ☐ NoExisting Zoning: C-2 Proposed Zoning / Use: C-2Existing Comprehensive Plan Designation: Mixed Use - Downtown Gross Area: 11,916 sq ft

Legal Description: East one-third (1/3) of Lot Twenty (20) and the South 100 feet of Lots Twenty-one (21), Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Twenty-two (22), and the North Twenty-five (25) feet of Lots Twenty-one (21), Twenty-two (22), Twenty-three (23) and Twenty-four (24); Block Twenty-two (22); Original Town of Hastings, Adams County, Nebraska, according to the recorded plat thereof Number of Lots: Five

APPLICANT INFORMATIONApplicant: Randal Chick, Director, Community Redevelopment Authority Company: Community Redevelopment AuthorityAddress: 301 S. Burlington Tel: 402-461-8415 Fax: _____City: Hastings State: NE Zip: 68901 Email: bidcra@gmail.comProperty Owner: Community Redevelopment Authority Company: SameAddress: 301 S. Burlington Tel: 402-461-8415 Fax: _____City: Hastings State: NE Zip: 68901 Email: bidcra@gmail.comKey Contact: Randal Chick Company: Community Redevelopment AuthorityAddress: 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.

<u>Randal Chick</u>		<u>1/25/2020</u>	
Property Owner Signature	Date	Applicant Signature	Date

DEPARTMENTAL USE ONLY

Fees: _____ Receipt No. _____

Accepted by Staff: _____ Case No. _____

Signature

REDEVELOPMENT PLAN #1
PLAN MODIFICATION NO. 2020-1
(THOAR LLC – Cameron Building
Redevelopment Project)

The Community Redevelopment Authority (CRA) of the City of Hastings intends to amend the Redevelopment Plan for Area #1 within the city, pursuant to the Nebraska Community Development Law (the "Act") and provide for the financing of a specific redevelopment related project in Area #1.

Executive Summary:

Project Description

The project consists of the purchase and redevelopment of the two-story property located at 712 W. 1st and 119 N. Hastings aka the East one-third (1/3) of Lot Twenty (20) and the South 100 feet of Lots Twenty-one (21), Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Twenty-two (22), and the North Twenty-five (25) feet of Lots Twenty-one (21), Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Twenty-two (22), Original Town of Hastings, Adams County, Nebraska, according to the recorded plat thereof. The property will be acquired and renovated for commercial and residential uses, including fire/life safety improvements and building rehabilitation and remodeling.

The use of Tax Increment Financing to aid in rehabilitation expenses associated with redevelopment of both the main floor and second level of the property into a mixed use building containing up to ten residential apartments on the 2nd level of the building and up to six main floor white box commercial spaces. The use of Tax Increment Financing is an integral part of the development plan and necessary to make this project affordable. The project will result in renovating this historic building into a combination of commercial space and residential space. The addition of the residential units is consistent with the 2013 Downtown Revitalization Plan and the 2016 Hastings Housing Study priorities to add an additional 84 housing units downtown by 2021. This project would not be possible without the use of TIF.

THOAR, LLC will purchase the property and currently the 2nd floor of the building is vacant. The three main floor commercial tenants have been notified of the project and have been asked to vacate the building by February 29, 2020. The developer is in the process of finalizing development plans and will provide evidence that they have secured adequate debt financing and equity to cover the costs associated with the remodeling and rehabilitation of this building prior to the execution of a Redevelopment Contract. The Hastings Community Redevelopment Authority (CRA) intends to pledge the ad valorem taxes generated over the 15 year period beginning January 1, 2021 towards the allowable costs and associated financing for rehabilitation.

TAX INCREMENT FINANCING TO PAY FOR ACQUISITION AND THE REHABILITATION OF THE PROPERTY WILL COME FROM THE FOLLOWING REAL PROPERTY:

Property Description (the "Redevelopment Project Area")

712 W. 1st Street and 119 N. Hastings Avenue in Hastings, Nebraska

Legal Description: East one-third (1/3) of Lot Twenty (20) and the South 100 feet of Lots Twenty-one (21), Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Twenty-two (22), and the North Twenty-five (25) feet of Lots Twenty-one (21), Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Twenty-two (22), Original Town of Hastings, Adams County, Nebraska, according to the recorded plat thereof

THOAR, LLC will utilize Tax Increment Financing to aid in site acquisition, site preparation, interior demolition, rehabilitation of the structure, façade enhancements, architectural, engineering and planning

costs, capitalized interest, and legal fees, public parking and any other eligible public improvements essential for public uses in accordance with the Redevelopment Plan.

Map of Existing Land Use and Proposed Redevelopment Site



The tax increment will be captured for the tax years the payments for which become delinquent in years 2021 through 2035 inclusive.

The real property ad valorem taxes on the current valuation will continue to be paid to the normal taxing entities. The increase in value will come from the construction of up to 10 residential apartments and up to 6 main floor commercial spaces as permitted in the C-2 Commercial Zoning District. The tax increment will be captured for the tax years 2021 through 2035 inclusive. Provided, however, if there is no increase in valuation for the 2021 tax year, the increment will be captured beginning in the year when an increase in value is available for capture and ending fifteen years later.

Project costs for the acquisition, façade, renovation of the second floor to include up to 10 apartments and renovation of the main floor to include up to six white box commercial spaces are estimated to be \$2,000,000. When each main floor commercial space is fully renovated the total project costs are anticipated to be \$2,600,000. The anticipated project valuation when completed is \$1,600,000 and the developer projects an incremental valuation increase of approximately \$1,310,760.

Statutory Pledge of Taxes.

In accordance with Section 18-2147 of the Act and the terms of the Resolution providing for the issuance of the TIF Note, the Authority hereby provides that any ad valorem tax on the Redevelopment Project Area for the benefit of any public body be divided for a period of fifteen years after the effective date of this provision as set forth in the Redevelopment Contract, consistent with this Redevelopment Plan, Said taxes shall be divided as follows:

- a) That portion of the ad valorem tax which is produced by 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 all other taxes collected by or for the bodies; and
- b) That portion of the ad valorem tax on real property in the redevelopment project in excess of such amount, if any, shall be allocated to and, when collected, paid into a special fund of the Authority

to pay the principal of; the interest on, and any premiums due in connection with the bonds, loans, notes, or advances on money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such Authority for financing or refinancing, in whole or in part, a redevelopment project. When such bonds, loans, notes, advances of money, or indebtedness including interest and premium due have been paid, the Authority shall so notify the County Assessor and County Treasurer and all ad valorem taxes upon real property in such redevelopment project shall be paid into the funds of the respective public bodies.

Pursuant to Section 18-2150 of the Act, the ad valorem tax so divided is hereby pledged to the repayment of loans or advances of money, or the incurring of any indebtedness, whether funded, refunded, assumed, or otherwise, by the CRA to finance or refinance, in whole or in part, the redevelopment project, including the payment of the principal of, premium, if any, and interest on such bonds, loans, notes, advances, or indebtedness.

Redevelopment Plan Amendment Complies with the Act:

The Community Development Law requires that a Redevelopment Plan and Project consider and comply with a number of requirements. This Plan Amendment meets the statutory qualifications as set forth below.

- 1. The Redevelopment Project Area was first declared blighted and substandard by action of the Hastings City Council on March 23, 1987 (Resolution No. 1069). In September of 2017 a blight and substandard study was completed and the area was re-declared blighted and substandard by action of the Hastings City Council on November 13, 2017. (§18-2109) Such declaration was made after a public hearing with full compliance with the public notice requirements of §18-2115 of the Act,**
- 2. Conformation to the General Plan for the Municipality as a whole. (§18-2103 /13) (a) and §18-2110)**

Hastings adopted a Comprehensive Plan on February 24, 2009. This redevelopment plan amendment and project are consistent with the Comprehensive Development Plan, in that no changes in the Comprehensive Development Plan elements are intended. This plan merely provides funding for the developer to preserve a historic building for residential and commercial uses on this property as defined by the current and effective zoning regulations. The Hastings Planning Commission will hold a public hearing at their meeting on February 17, 2020 to approve Plan Modification No. 2020-1 to Redevelopment Plan I confirming that this project is consistent with the Comprehensive Development Plan for the City of Hastings.

- 3. The Redevelopment Plan must be sufficiently complete to address the following items: (§18-2103/13) (b)**

a. Land Acquisition:

The Redevelopment Plan for Area I provides for real property acquisition and this plan amendment does not prohibit such acquisition. The Community Redevelopment Authority is the current owner of the building on which the Project will be constructed and the developer plans to acquire the property.

b. Demolition and Removal of Structures:

The project to be implemented with this plan does not provide for the demolition and removal of any structures on this property.

c. Future Land Use Plan

See the attached map from the 2009 Hastings Comprehensive Development Plan. All of the area around the site in private ownership is planned for Downtown Commercial development; this includes housing and commercial uses within the same structure. This property is owned by the Community Redevelopment Authority. [§18-2103(b) and §18-2111) The attached map also is an accurate site plan of the area after redevelopment. [§18-2111(5))

Future Land Use Map



d. Changes to zoning, street layouts and grades or building codes or ordinances or other planning changes

The area is zoned C-2 Commercial District and no zoning changes are anticipated with this project. No changes are anticipated in street layouts or grades. No changes are anticipated in building codes or ordinances nor are any other planning changes contemplated. [§18-2103(b) and §18-2111]

e. Site Coverage and intensity of Use

The developer is rehabilitating the existing building and the current building meets the applicable regulations regarding site coverage and intensity of use. [§18-2103(b) and §18-2111]

f. Additional Public Facilities or Utilities

Sewer, water, gas and electric are available to support this development. The developer may be required to extend a water line capable of providing sufficient water for the sprinkler system required to convert this building into a mixed use building.

4. The Act requires a Redevelopment Plan provide for relocation of individuals and families displaced as a result of plan implementation. This property has previously been utilized for commercial related uses and no relocation is contemplated or necessary. [§18-2103.02]
5. No member of the Authority, nor any employee thereof holds any interest in any property in this Redevelopment Project Area. [§18-2106]
6. Section 18-2114 of the Act requires that the Authority consider:

1. Method and cost of acquisition and preparation for redevelopment and estimated proceeds from disposal to redevelopers.

The developer plans to purchase the property and acquisition is part of the request for tax increment financing. The CRA has been asked to provide \$260,000 in TIF funding to this project to offset the cost of TIF eligible expenditures. The CRA has identified the following developer TIF eligible expenses for the developers proposed improvements;

- a) site acquisition - \$150,000
- b) demolition & asbestos abatement - \$100,000
- c) planning related & engineering services - \$75,000
- d) structure rehabilitation costs - \$1,400,000
- e) façade enhancements - \$250,000
- f) capitalized interest on TIF borrowing - \$13,650

The total TIF eligible expenses for this project are \$1,988,650. The property will be transferred to redevelopers by the Authority and the developer will provide and secure all necessary financing.

2. Statement of proposed method of financing the redevelopment project.

The developer will provide all necessary financing for the project. The Authority will assist the project by granting the sum of \$260,000 from the proceeds of the TIF and providing a \$150,000 zero percent interest loan. In addition, the CRA will issue additional debt in the form of a second bond issuance in the amount of \$35,000 for improvements to the adjacent public parking lot to indirectly benefit the THOAR, LLC - Cameron Building Redevelopment Project. The \$260,000 proceeds from TIF after the interest is paid will result in approximately \$376,215 of direct aid to the project. This indebtedness will be repaid from the Tax Increment Revenues generated from the project. TIF revenues shall be made available to repay the original debt and associated interest after January 1, 2021 through December 2035.

3. Statement of feasible method of relocating displaced families.

No families will be displaced as a result of this plan.

7. Section 18-2113 of the Act requires:

Prior to recommending a redevelopment plan to the governing body for approval, an authority shall consider whether the proposed land uses and building requirements in the redevelopment project area are designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted, and harmonious development of the city and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and community facilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of insanitary or unsafe dwelling accommodations or conditions of blight.

The Authority has considered these elements in proposing this Plan Amendment. This amendment, in and of itself will promote consistency with the Hastings Comprehensive Development Plan. This will have the intended result of preventing recurring elements of unsafe buildings and blighting conditions. This will accomplish the goal of both the Downtown Business Improvement District and the Hastings City Council of increasing the number of residential units available in the Downtown area and will help with the prevention of the recurrence of insanitary or unsafe dwelling accommodations or conditions of blight.

8. Time Frame for Development

Development of this project is anticipated to be completed between April 2020 and April 2021. Excess valuation should be available for this project for 15 years beginning with the 2021 tax year.

9. Justification of Project

This is a historic building in downtown Hastings that will be preserved with this project. The addition of new 2nd story upper level residential units is consistent with goals of the May, 2016 Hastings Housing Study to build 84 residential units in downtown Hastings by 2021. The main floor will be used for commercial tenant space. The renovation of this building will help to prevent the reoccurrence of blight and substandard conditions in the area.

10. Cost Benefit Analysis

Section 18-2113 of the Act, further requires the Authority conduct a cost benefit analysis of the plan amendment in the event that Tax Increment Financing will be used. This analysis must address specific statutory issues.

As authorized in the Nebraska Community Development Law, §18-2147, Neb. Rev. Stat. (2012), the City of Hastings has analyzed the costs and benefits of the proposed Redevelopment Project, including:

Project Sources and Uses.

Approximately \$376,215 in public funds from tax increment financing provided by the Hastings Community Redevelopment Authority will be required to complete the project. This investment by the Authority and the City will leverage \$2,237,285 in private sector financing; a private investment of \$5.95 for every public/TIF dollar of investment.

USE OF FUNDS	SOURCE OF FUNDS			
Description	TIF Funds	Other Grants	Equity or Loan funds	Totals
Site Acquisition	\$ 150,000		\$ -	\$ 150,000
Demolition & asbestos abatement	\$ -	\$ -	\$ 100,000	\$ 100,000
Engineering & Architecture	\$ 75,000		\$ -	\$ 75,000
Rehabilitation & remodeling	\$ 35,000		\$ 1,376,350	\$ 1,411,350
Façade renovation	\$ -	\$ 200,000	\$ 50,000	\$ 250,000
Capitalized Interest TIF Loan	\$ -	\$ -	\$ 13,650	\$ 13,650
TOTALS	\$ 260,000	\$ 200,000	\$ 1,540,000	\$ 2,000,000

Tax Revenue. The property to be redeveloped is anticipated to have a January 1, 2019, valuation of approximately \$289,240. Based on the 2019 levy of .02237489 this would result in real property taxes of approximately \$6,471.71 which will be paid out to all the existing taxing entities. It is anticipated that the assessed value will increase by \$1,310,760 upon full completion, as a result of the building redevelopment. This development will result in an additional estimated tax increase of over \$29,328 annually. This tax increment gained from the Redevelopment Project Area would not be available for use as city general tax revenues, for a period of 15 years, or such shorter time as may be required to amortize the TIF bond, but would be used for eligible private redevelopment costs to enable this project to be realized.

Estimated 2018 assessed value:	\$289,240
Estimated value after completion	\$1,600,000
Increment value	\$1,310,760
Annual TIF generated (estimated)	\$29,000
TIF bond issue	\$260,000
TIF (2 nd bond issue)	\$35,000

Statement Identifying Financial Gap and Necessity for use of Tax Increment Financing for proposed Project:

A large financial gap exists on this project after conventional financing is utilized. A combination of owner equity, TIF and other incentives are needed to make the project feasible. The developer is contributing owner equity/bank financing of \$2,237,285 and TIF and façade grant funding are intended to fill the remaining gap, making this project feasible. The project is asking for \$260,000 in a TIF loan amortized over 15 years. Without the availability of TIF funding for the project, it would not be feasible for the developer to proceed with this redevelopment. Please see the table below which shows rate of returns from -14.96% to 1.6% without TIF funding which is an unacceptable return on investment in today's market.

Proforma Operating Statement w/o TIF						
		<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	
Rent Revenue		\$ 124,065	\$ 157,871	\$ 186,778	\$ 188,756	
Expenses		\$ (46,611)	\$ (63,978)	\$ (67,079)	\$ (68,179)	
NOI Without TIF		\$ 77,454	\$ 93,893	\$ 119,699	\$ 120,577	
Debt Service		\$ (107,376)	\$ (117,375)	\$ (117,375)	\$ (117,375)	
Cash Flow Without TIF		\$ (29,922)	\$ (23,482)	\$ 2,324	\$ 3,202	
Cash on cash return wo/TIF		-14.96%	-11.74%	1.16%	1.60%	
Equity Investment		\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	

Proforma with TIF

Proforma Operating Statement with TIF						
		<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	
Rent Revenue		\$ 124,065	\$ 157,871	\$ 186,778	\$ 188,756	
Expenses		\$ (46,611)	\$ (63,978)	\$ (67,079)	\$ (68,179)	
NOI Without TIF		\$ 77,454	\$ 93,893	\$ 119,699	\$ 120,577	
Debt Service		\$ (91,770)	\$ (101,770)	\$ (101,771)	\$ (101,771)	
Cash Flow Without TIF		\$ (14,316)	\$ (7,877)	\$ 17,928	\$ 18,806	
Rate of return with TIF		-9.54%	-5.25%	11.95%	12.54%	
Equity Investment		\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	

(a) Tax shifts resulting from the approval of the use of Tax Increment Financing;

The redevelopment project area currently has an estimated valuation of \$289,240. The proposed redevelopment will create additional valuation of \$1,310,760. No tax shifts are anticipated from the

project. The project creates new valuation from the rehabilitation of all levels of an historic building which will support taxing entities long after the project is paid off.

(b) Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the redevelopment project;

No additional public service needs have been identified. Existing water and waste water facilities will not be impacted by this development. The electric utility has sufficient capacity to support the development. Fire and police protection are available and should not be negatively impacted by this development. The addition of life safety elements to this building including fire sprinklers, rated separations and proper exits actually reduce the chances of negative impacts to the fire department.

(c.) Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project; and

This project will not have a negative impact on employers and employees of firms locating within the boundaries of the redevelopment area but will create new opportunities for these same firms to lease unique and renovated commercial space. The project will also provide additional residences in the downtown area consistent with the planned development in Downtown Hastings.

(d.) Impacts on other employers and employees within the city or village and the immediate area that are located outside of the boundaries of the area of the redevelopment project; and

This project will not have a negative impact on other employers in any manner different from any other expanding business within the Hastings area.

(e) Impacts on student populations of school districts within the City or Village:

This development will have a minimal impact on the Hastings area school systems as it will likely not result in any increased attendance. The units to be developed with this project are unlikely to be family units, especially for families with school age children. These are anticipated to be primarily studio and one bedroom units and it is likely that the local school systems would be able to absorb any students from this additional development without adding to school facilities or staffing.

(e) Any other impacts determined by the authority to be relevant to the consideration of costs and benefits arising from the redevelopment project.

This project is consistent with the goals of the City Council, the Business Improvement District and the Community Redevelopment Authority to create additional housing units in downtown Hastings. The project will create additional jobs and downtown residents which will benefit local businesses.

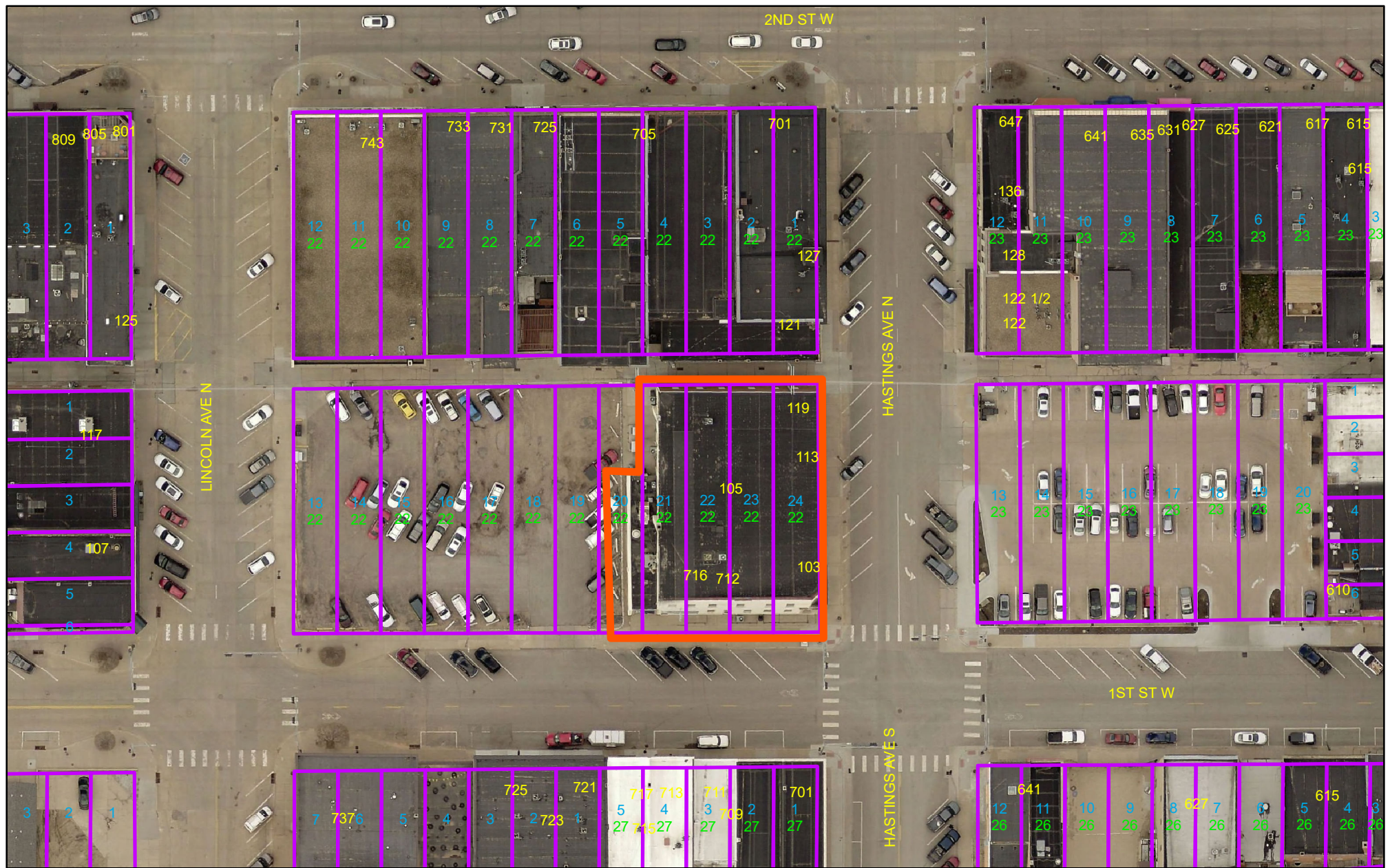
(f) Any other impacts determined by the authority to be relevant to the consideration of costs and benefits arising from the redevelopment project.

This project is consistent with the goals of the City's Comprehensive Plan, and the Hastings Housing Study of 2016.

Time Frame for Development

Development of this project is anticipated to be completed between April 2020 and April of 2021. The base tax year should be calculated on the value of the property as of January 2020. Excess valuation should be available for this project for 15 years beginning in 2021 with taxes due in 2022.

Excess valuation will be used to pay the TIF Indebtedness issued by the CRA per the contract between the CRA and the developer for a period not to exceed 15 years on an amount not to exceed \$260,000 the projected amount of increment based upon the anticipated value of the project and current tax rate. Based on the estimates of the expenses of the rehabilitation the developer will spend at least \$260,000 on TIF eligible activities in excess of other grants given. The CRA intends to issue additional debt in the form of a second bond issuance in the amount of \$35,000 for public parking and other public improvements to indirectly benefit the THOAR, LLC – Cameron Building Redevelopment.



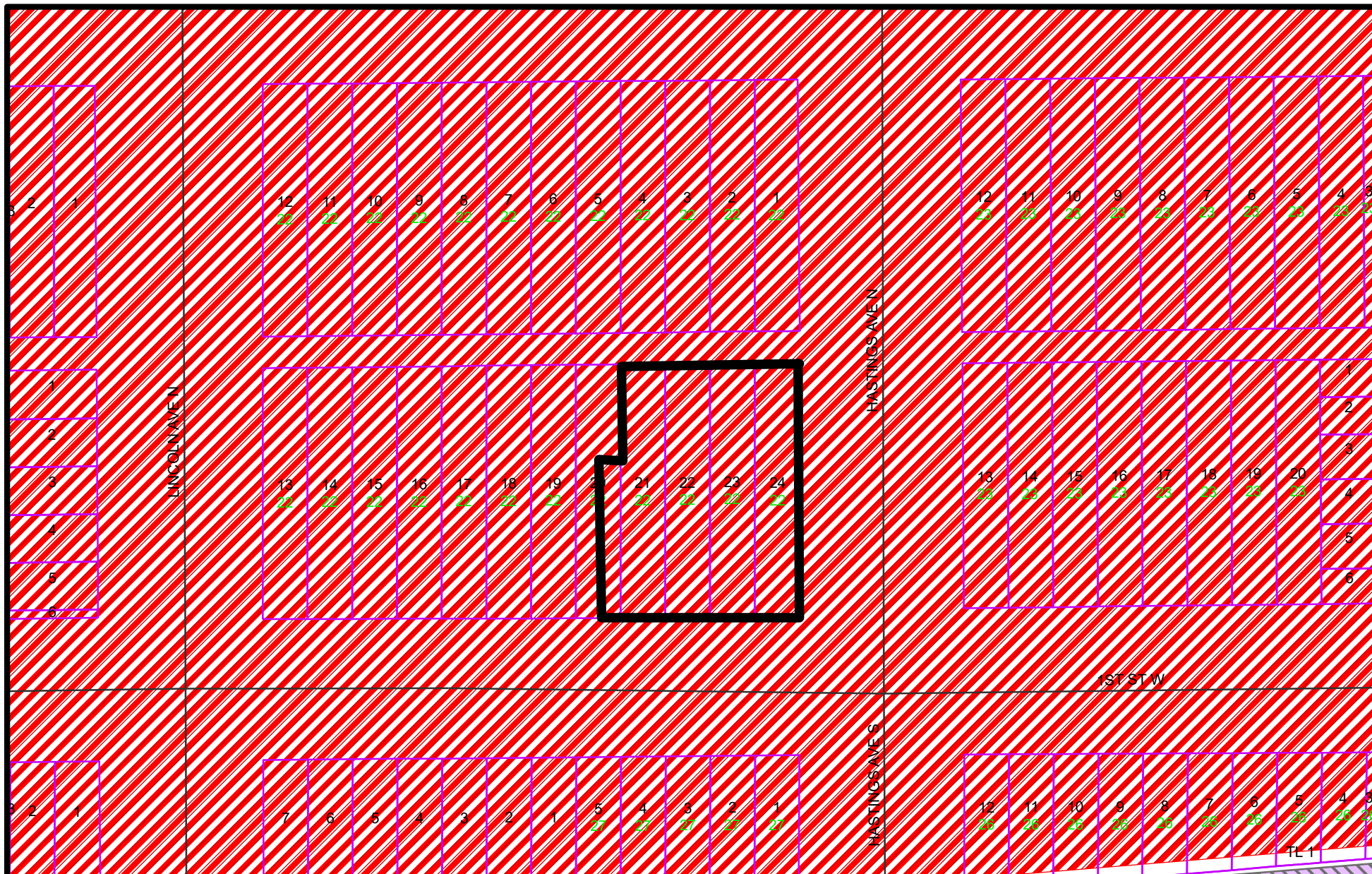
Legend

- Parcels
- Subdivisions
- Legal_Lots
- Limits
- TwoMile

712 W 1st St. & 119 N. Hastings Ave. Street Aerial Map City of Hastings

This map is for illustration only.





Future Land Use

City of Hastings, Nebraska

712 W. 1st St and 119 N. Hastings Ave.

0 25 50 100 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



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

712 W. 1st St. & 119 N. Hastings Ave.

City of Hastings Zoning

Department: Development Services
Staff Contact: Mark Evans
Planning Commission Meeting Date: 2/17/2020
File No: 2020-007
Prepared By: Mark Evans, Building Inspector

AGENDA ITEM SUMMARY SHEET

Description of Item:

Consider a recommendation to approve a Preliminary/Final Plat for McWhirter Subdivision located in the Northeast Quarter of Section 10, Township 7 North, Range 9 West of the 6th P.M., within the 2-mile jurisdiction of the City of Hastings, Adams County, Nebraska

Names of People/Business affected by this action:

The applicant, the people of Hastings and the City.

Why Planning Commission action is required:

Approval of the preliminary plat by the City Council does not constitute acceptance of the subdivision, but is merely an authorization to proceed with preparation of the final plat of record. No grading of streets, or construction shall be done on the subdivision before the final plat is approved by the Planning Commission and by the City Council, except by special permission of the City Council. (Hastings City Code Section 38-202 (3)).

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

Type of action requested:

Motion

Suggested motion:

Motion to recommend approval with receipt and verification of title in a Limited Title Report of a Preliminary/Final Plat for McWhirter Subdivision located in the Northeast Quarter of Section 10, Township 7 North, Range 9 West of the 6th P.M., within the 2-mile jurisdiction of the City of Hastings, Adams County, Nebraska.

Deadlines associated with action:

This item is scheduled for consideration at the March 9, 2020 regular meeting of City Council.

Department head comments:

The development review team has reviewed this plat and the applicant has incorporated all suggestions. All requirements of Hastings City Code Sections 38-202 and 38-203 have been met, and the plat may be approved.

Motion to recommend approval with receipt and verification of title in a Limited Title Report of a Preliminary/Final Plat for McWhirter Subdivision located in the Northeast Quarter of Section 10, Township 7 North, Range 9 West of the 6th P.M., within the 2-mile jurisdiction of the City of Hastings, Adams County, Nebraska.

Recommendation:

Recommend approval

DATE 1 / 23 / 2020

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: McWhirter Subdivision

Project Address: 4020 E 12th ST Within City Limit ☒ Yes ☐ No

Existing Zoning: Ag Proposed Zoning / Use: Ag

Existing Comprehensive Plan Designation: _____ Gross Area: 5.29 ac

Legal Description: McWhirter Sub Number of Lots: 1

APPLICANT INFORMATION

Applicant: Chad McWhirter Company: _____

Address: 2595 East 12th ST Tel: 402-984-3360 Fax: _____

City: Hastings State: NE Zip: 68901 Email: chadmew@hotmail.com

Property Owner: Bohike Land Company Jason Bohike ^{President} Company: _____

Address: 7465 North Showboat Ave Tel: 402-460-0789 Fax: _____

City: Hastings State: NE Zip: 68901 Email: Jasonbohike@hotmail.com

Key Contact: Chad McWhirter Company: _____

Address: 2595 E. 12th ST Tel: 402-984-3360 Fax: _____

City: Hastings State: NE Zip: 68901 Email: chadmew@hotmail.com

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

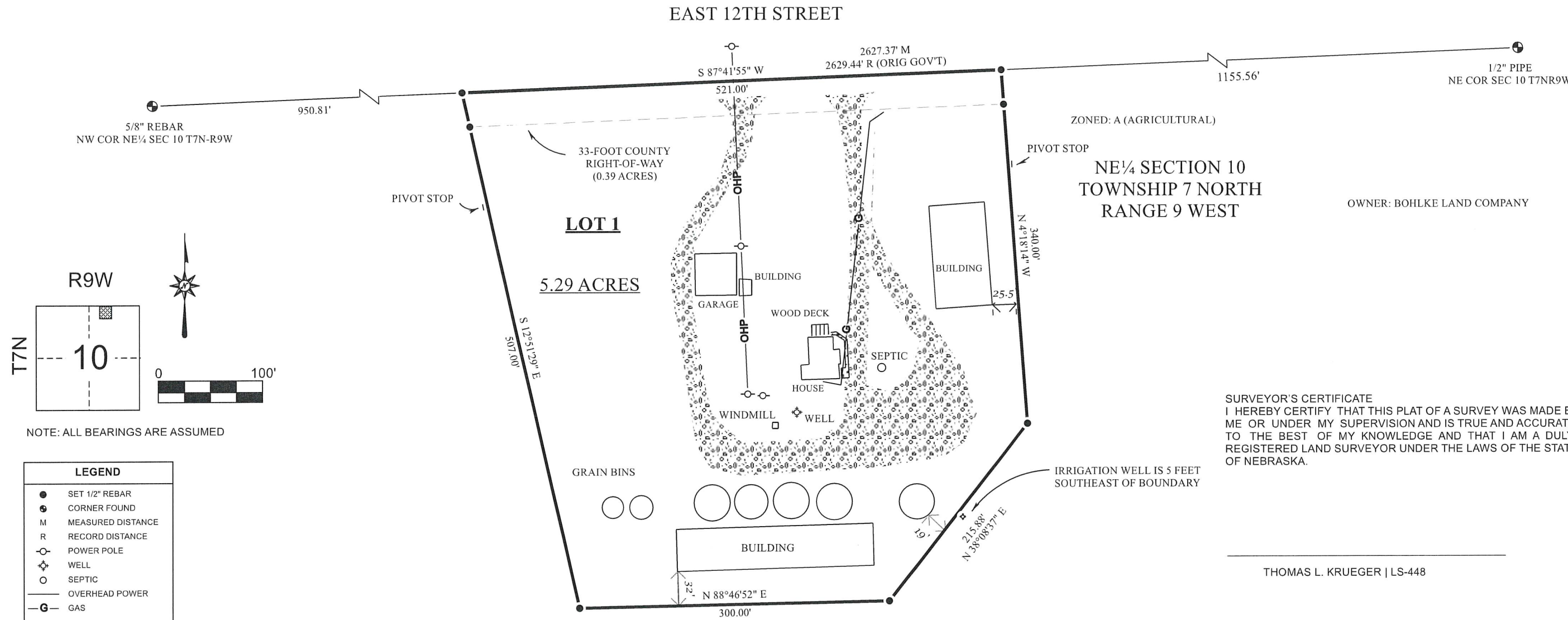
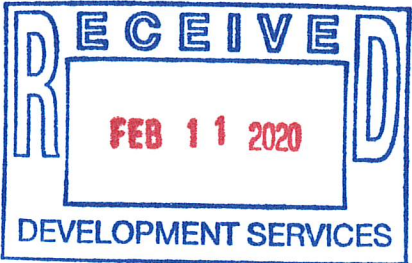
Jason Bohike 1-24-2020 Chad McWhirter 1-24-2020
Property Owner Signature Date Applicant Signature Date

DEPARTMENTAL USE ONLY

Fees: Plat - 500⁰⁰ 1 lot - 40⁰⁰ Filing Fee 28⁰⁰ Receipt No. _____

Accepted by Staff: 568⁰⁰ Signature _____ Case No. _____

McWHIRTER SUBDIVISION
LOCATED IN THE NORTHEAST QUARTER OF
SECTION 10, TOWNSHIP 7 NORTH, RANGE 9 WEST OF THE 6TH P.M.,
WITHIN THE 2-MILE JURISDICTION OF THE CITY OF HASTINGS,
ADAMS COUNTY NEBRASKA



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

THOMAS L. KRUEGER | LS-448

KRUEGER LAND SURVEYING
2837 WEST U.S. HIGHWAY 6 #204
HASTINGS, NE 68901
402-984-2176

NW COR NE 1/4 SEC 10 T7N-R9W
FOUND A 5/8-INCH REBAR 0.3-FOOT DEEP

NW 51.15' TO A 1/2" PIPE FOUND NEAR THE SURFACE
NE 36.77' TO A MAG NAIL IN AN ALUMINUM DISK STAMPED
"T. KRUEGER LS-448" SET 1-FOOT ABOVE GROUND
IN THE NORTHWEST FACE OF A POWER POLE
SE 41.25' TO A NAIL FOUND 0.5-FOOT ABOVE GROUND
IN THE WEST FACE OF A CORNER FENCE POST
N 4' TO THE CENTERLINE OF A GRAVEL ROAD AS
DRIVEN EAST AND WEST

CORNER TIES

NE COR SEC 10 T7N-R9W
FOUND A 1/2" PIPE 0.5-FOOT DEEP

SW 91.44' TO A MAG NAIL IN AN ALUMINUM DISK STAMPED
"T. KRUEGER LS-448" FOUND 2-FOOT ABOVE GROUND
IN THE NORTHEAST FACE OF A POWER POLE
NW 48.01' TO A MAG NAIL IN AN ALUMINUM DISK STAMPED
"T. KRUEGER LS-448" SET 1-FOOT ABOVE GROUND
IN THE NORTHWEST FACE OF A POWER POLE
SE 37.77' TO A MAG NAIL FOUND IN THE EAST END OF A CORRUGATED METAL PIPE

FILE NAME ADAMS COUNTY SEC 10 T7N-R9W		
SCALE 100 Ft/In	DATE 1-06-2020	DRAWN BY T. KRUEGER
JOB KLS-19102	FIELD WORK TK	SHEET 1/1

McWHIRTER SUBDIVISION
LOCATED IN THE NORTHEAST QUARTER OF
SECTION 10, TOWNSHIP 7 NORTH, RANGE 9 WEST OF THE 6TH P.M.,
WITHIN THE 2-MILE JURISDICTION OF THE CITY OF HASTINGS,
ADAMS COUNTY, NEBRASKA

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 7 NORTH, RANGE 9 WEST OF THE 6TH P.M., WITHIN THE 2-MILE JURISDICTION OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA BEING DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE S87°41'55"W, ON THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1155.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S87°41'55"W, ON SAID NORTH LINE, A DISTANCE OF 521.00 FEET; THENCE S12°51'29"E, A DISTANCE OF 507.00 FEET; THENCE N88°46'52"E, A DISTANCE OF 300.00 FEET; THENCE N38°08'37"E, A DISTANCE OF 215.88 FEET; THENCE N4°18'14"W, A DISTANCE OF 340.00 FEET TO THE POINT OF BEGINNING CONTAINING 5.29 ACRES, INCLUDING 0.39 ACRES OF COUNTY ROAD RIGHT-OF-WAY, NOW KNOWN AS "McWHIRTER SUBDIVISION".

OWNER(S) CERTIFICATE

KNOW ALL MEN BY THESE PRESENT, THAT BOHLKE LAND COMPANY, THE OWNER(S) OF RECORD OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED IN THE LEGAL DESCRIPTION HEREON, HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "McWHIRTER SUBDIVISION" WITHIN THE 2-MILE JURISDICTION OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, AND THAT SAID SURVEYING, SUBDIVIDING, PLATTING AND DESIGNATION WAS DONE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNER.

SIGNED THIS _____ DAY OF _____, 2020

BOHLKE LAND COMPANY

BY: _____
JASON BOHLKE, PRESIDENT

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
) ss
COUNTY OF ADAMS)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2020
BY _____ OF BOHLKE LAND COMPANY.

MY COMMISSION EXPIRES THE _____ DAY OF _____, 20____

(SEAL) _____ NOTARY

CITY TREASURER'S CERTIFICATE

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

CITY OF HASTINGS TREASURER

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES ARE DUE OR DELINQUENT UPON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THIS PLAT AS OF THE _____ DAY OF _____, 2020.

ADAMS COUNTY TREASURER

KRUEGER LAND SURVEYING
2837 WEST U.S. HIGHWAY 6 #204
HASTINGS, NE 68901
402-984-2176

REGISTER OF DEEDS CERTIFICATE

STATE OF NEBRASKA)
)
COUNTY OF ADAMS)

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

REGISTER OF DEEDS

CITY OF HASTINGS MAYOR AND CITY COUNTY COUNCIL APPROVAL

THIS PLAT OF McWHIRTER SUBDIVISION HAS BEEN _____ BY MOTION DULY PASSED THIS _____ DAY OF _____, 2020.

MAYOR CITY CLERK

CITY ENGINEER'S APPROVAL

THIS PLAT OF McWHIRTER SUBDIVISION WITHIN THE TWO-MILE JURISDICTION OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA HAS BEEN RECEIVED AND REVIEWED BY ME AND IS IN COMPLIANCE WITH THE PROVISIONS OF ORDINANCE #2882 OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA. PROVIDING FOR THE APPROVAL OF SUBDIVISIONS AND PLATS BY THE CITY ENGINEER UNDER CERTAIN CIRCUMSTANCES
APPROVED THIS _____ DAY OF _____, 2020

CITY ENGINEER

HASTINGS PLANNING COMMISSION

THIS PLAT OF McWHIRTER SUBDIVISION HAS BEEN SUBMITTED TO AND REVIEWED BY THE HASTINGS PLANNING AND ZONING COMMISSION AND IS HEREBY TRANSMITTED TO THE GOVERNING BODY OF THE CITY OF HASTINGS, NEBRASKA, WITH THE RECOMMENDATION THAT SAID PLAT BE _____ AS PROPOSED. SIGNED THIS _____ DAY OF _____, 2020.

CHAIRMAN DIRECTOR OF PLANNING

CONSENT OF LIEN HOLDER

I _____ (PRINT NAME) _____ (TITLE) OF FIVE POINTS BANK,
BEING A LIEN HOLDER OF THE DESCRIBED TRACT OF LAND, HEREBY APPROVE AND AGREE TO THE PLATTING OF "McWHIRTER SUBDIVISION " TO ADAMS COUNTY, NEBRASKA ON THE _____ DAY OF _____, 2020 ON BEHALF OF SAID FIVE POINTS BANK.

(SIGNATURE)

(PRINT NAME AND TITLE) OF FIVE POINTS BANK.

ACKNOWLEDGEMENT

STATE OF NEBRASKA)

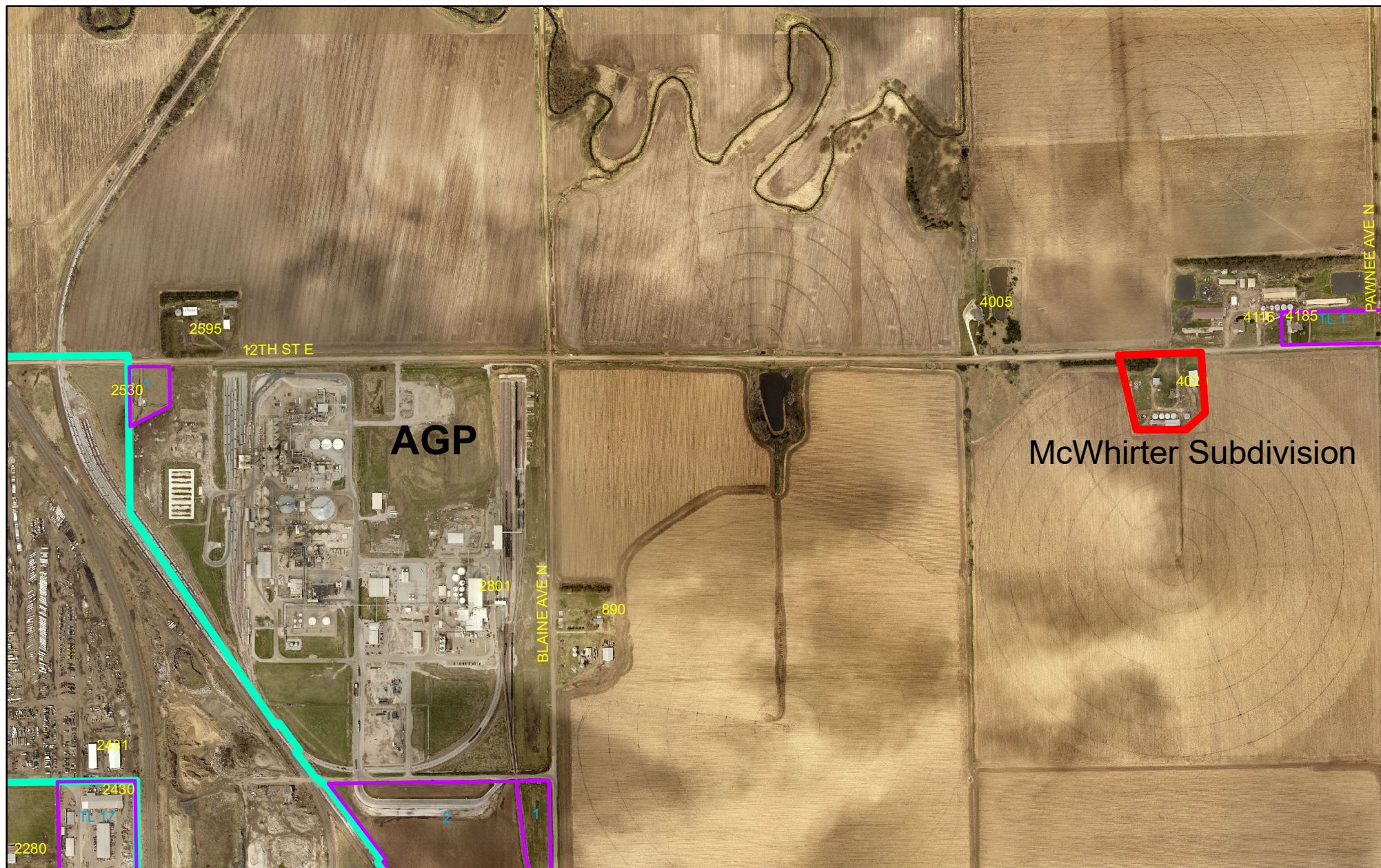
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2020 BY _____
(PRINT NAME), _____ (TITLE) OF FIVE POINTS BANK

MY COMMISSION EXPIRES _____ (SIGNED)

(PRINTED)
NOTARY PUBLIC

FILE NAME ADAMS COUNTY SEC 10 T7N-R9W		
SCALE 1000 Ft/In	DATE 01-06-2020	DRAWN BY T. KRUEGER
JOB KLS-19102	FIELD WORK TK	SHEET 2 OF 2



Legend

	Parcels		Limits
	Subdivisions		TwoMile
	Legal_Lots		

McWhirter Aerial Vicinity Map

City of Hastings

This map is for illustration only.





Legend

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

McWhirter Aerial Map

City of Hastings

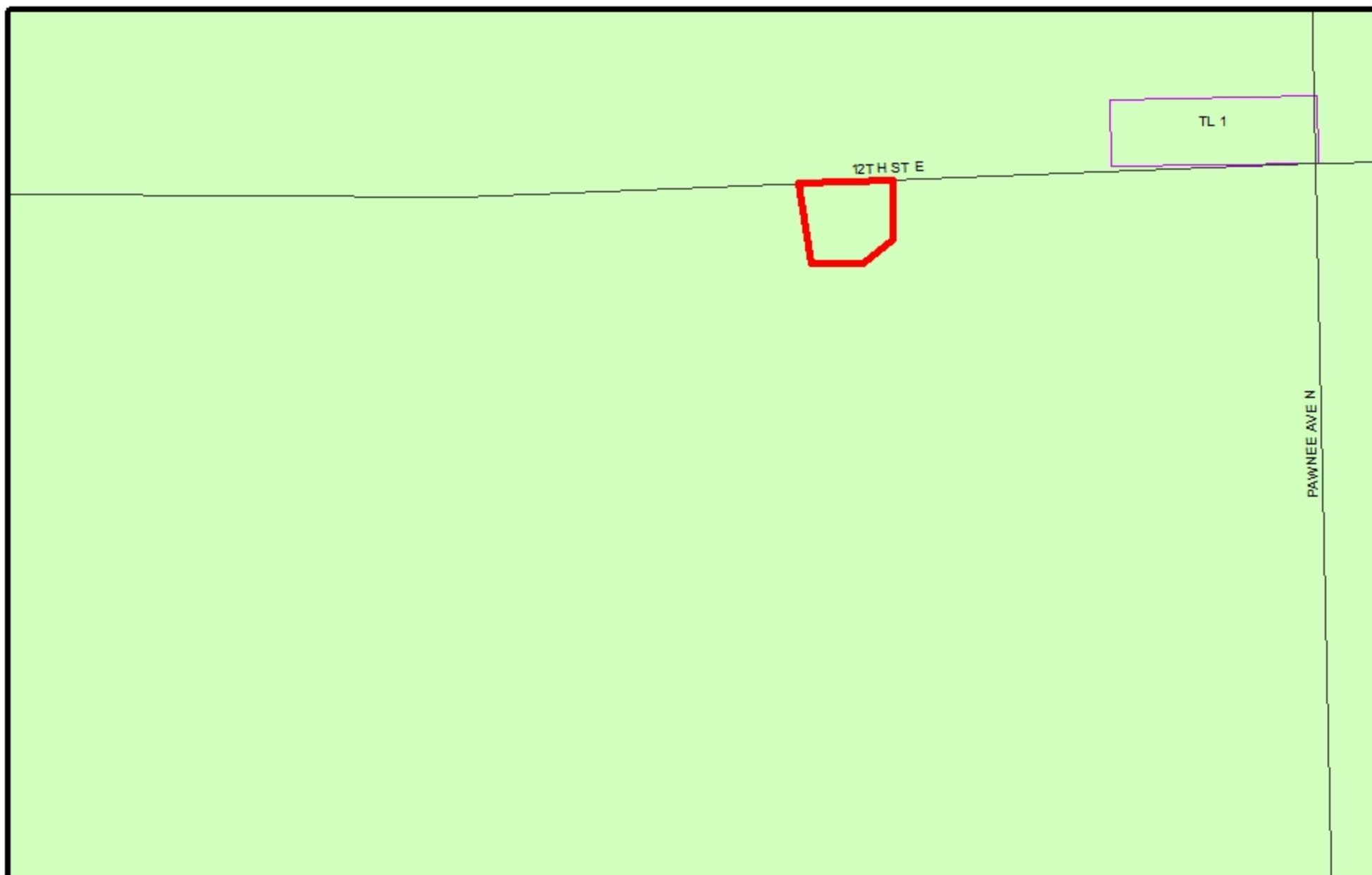
This map is for illustration only.





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

McWhirter Subdivision
Zoned A, Agriculture
City of Hastings Zoning



Future Land Use

City of Hastings, Nebraska

712 W. 1st St and 119 N. Hastings Ave.

0 165 330 660 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

Steve Charleston
NPZA Membership Secretary
PO Box 94731
Lincoln, NE 68509-4731

Planning & Zoning Official
City of Hastings
220 North Hastings
Hastings, NE 68902

Mark Your Calendars & Register 2020 Nebraska Planning Conference

March 4th - 6th, 2020
Younes Conference Center - Kearney, NE

Thanks to our 2019 Sponsors

BAIRDHOLMTM
ATTORNEYS AT LAW



RURAL PLANNING



CLINE WILLIAMS

CONFLUENCE
LANDSCAPE ARCHITECTURE | URBAN DESIGN | PLANNING
www.confluenceinc.com



M&A
Miller & Associates
CONSULTING ENGINEERS, P.C.

Milligan Associates



NEBRASKA
Good Life. Great Opportunity.
DEPT. OF ECONOMIC DEVELOPMENT

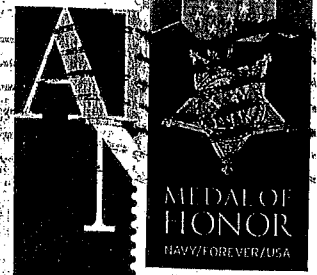
NEBRASKA
Good Life. Great Environment.
DEPT. OF ENVIRONMENTAL QUALITY

N
Nebraska Public Power District
Always there when you need us

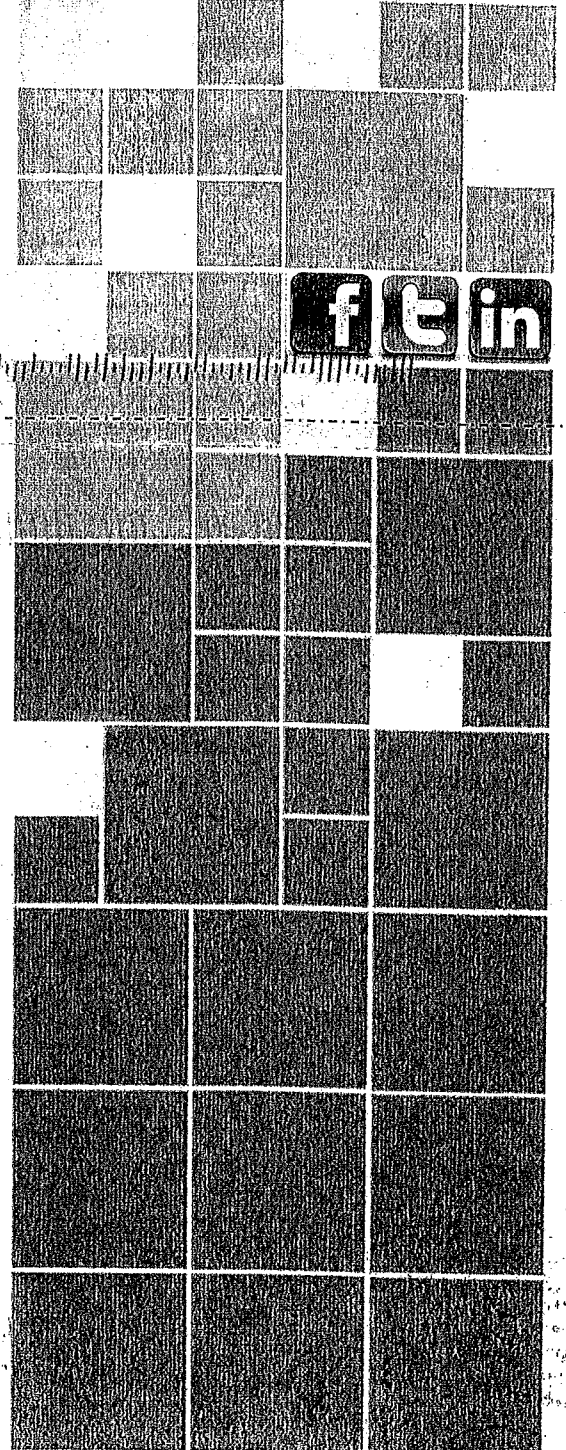
OLSSON[®]
ASSOCIATES

STAHR & ASSOCIATES, INC.
Municipal and County Planning • Economic Development Consulting

RDg...
PLANNING & DESIGN



NPZA



CONFERENCE SCHEDULE

Visit www.npza.org for more detailed information and up-to-date announcements.

Greetings partners and friends of the Nebraska Planning and Zoning Association (NPZA) and the Nebraska Chapter of the American Planning Association (NE APA). Moreover, thanks to our sponsors for their generous financial support at last year's conference. The excitement and anticipation is building for the 2020 Nebraska Planning Conference. We hope to see you there!

The Conference is accredited by the American Planning Association and the Nebraska Supreme Court Attorney Services Division. Planners and Attorneys will have the opportunity to receive Certification Maintenance (CM) and Continuing Legal Education (CLE) credits. See the conference agenda for more information.

Schedule at a Glance

Wednesday, March 4

7:00AM Registration
8:30AM Welcome
9:00AM - 4:15PM Institutes & Sessions
4:30 - 6:30PM Ethics
7:00 - 9:00PM EPG Social

Thursday, March 5

7:00AM Registration
8:00 - 9:15AM General Session
9:30AM - 4:30PM Sessions
6:30 Awards Banquet

Friday, March 6

8:00AM - 12:15PM Sessions
12:15 - 12:30PM Conference Closing

Institutes & Ethics

Planning & Zoning Fundamentals 5.0 CLE

Speakers: Harry Milligan, former Hastings Community Development Director
Andrew Willis, Attorney at Law, Cline Williams Wright Johnson & Oldfather, LLP
Chad Nabity, Planning Director, Hall County Regional Planning Department

An interactive presentation and discussion focused on the basic knowledge of land use planning. The session is focused on the practical application of land use planning legislation carried out by planning commissioners, administrators, attorneys, and elected officials. Mr. Milligan is active as a consultant for community planning in Nebraska. He has several years serving the City of Hastings in land use, zoning, subdivision, and annexation in the capacity as staff planning advisor to the Planning Commission and City Council. Mr. Willis is a practicing attorney active in land use planning and represents clients in zoning and land use matters, real estate development, and tax increment financing. Mr. Nabity has served Hall County for nearly 20 years. He provides planning services to Hall County, the cities of Grand Island and Wood River, and the Villages of Alda, Doniphan, and Cairo. This program provides an excellent opportunity for community representatives to gain a better understanding of their responsibilities, understand the legal principals of planning and its application, become better aware of the community planning decision-making process, and how to interact with community neighbors.

Legal Issues: Legislation & Case Law / A Smorgasbord of Topics 5.0 CM (Law) / 5.0 CLE

Speaker: Dave Ptak, Hastings City Attorney

These sessions will cover legal foundations of planning and zoning in Nebraska. Mr. Ptak spent nearly 30 years engaged in the general practice of law including representation of the City of Battle Creek and the Village of Meadow Grove. Mr. Ptak has also served as Deputy Madison County Attorney and as Norfolk City Attorney. He is a past president of NPZA. Mr. Ptak has presented several workshops and institute courses for NPZA and Nebraska APA over the past 10 years. His working knowledge, understanding, and experiences working with land use law and its applicability will provide you an excellent learning experience. The discussion ranges from issues on zoning, subdivision, annexation, incompatible uses, non-conforming uses, responsibilities, conflict of interest, and more.

Ethics for Planners & Attorneys 2.0 CM (Ethics) / 2.0 CLE (Ethics)

Speakers: David Levy, AICP, Attorney at Law, Baird Holm

The Certification Maintenance (CM) Program requires that all AICP members attend an Ethics session. This session should be helpful to all professional and citizen planners and attorneys who face many ethical dilemmas. An overview of the new AICP Code of Ethics and Professional Conduct will be given along with a description of ethics principles, rules of conduct and ethics complaint procedures. The session speaker will share "real life" ethical situations and scenarios. Come and learn about ethical situations that your peers face in the region and on a national basis. David Levy is Chair of the Real Estate Section, Baird Holm LLP, Attorneys at Law. He represents clients in zoning, land use, energy, environmental and general real estate matters, in transactional, administrative, legislative and judicial proceedings. Mr. Levy has served as an Adjunct Professor in Land Use Law at the University of San Francisco, School of Law, and has taught legal writing at Creighton University School of Law. He is admitted to practice law in California, Iowa and Nebraska, and has earned the American Institute of Certified Planners designation.

Conference Agenda

9:00 - 10:15AM		10:30 - 11:45AM		12:00 - 1:15PM		1:30 - 2:45PM		3:00 - 4:15PM		4:30 - 6:30PM	
Wednesday, March 4	Fair Housing Is More than just Housing <u>1.25 CM</u>	Community Housing / Land Use Recovery <u>1.25 CM</u>	LUNCH KEYNOTE Bill Kelly Director/Writer And the Floods Came	The Changing Face of Senior Housing <u>1.25 CM</u>	Affordable Housing: A Crash Course for Better Conversations <u>1.25 CM</u>	Ethics for Planners & Attorneys <u>2.0 CM (Ethics)</u> <u>2.0 CLE (Ethics) (Law)</u>					
	Post-Flood Substantial Damage Estimate <u>1.25 CM</u>	How to Prepare with Flooding is Imminent <u>1.25 CM</u>		Floodproofing your Business, Home, or Accessory Building <u>1.25 CM</u>	Planning for Community Resilience <u>1.25 CM</u>						
	Nebraska Community Development Law <u>1.25 CM</u>	Featured Speaker – Kurt Christiansen, FAICP <u>1.25 CM</u>		UNL Student Session							
	Legal Issues: Legislation & Case Law <u>2.5 CM</u> <u>2.5 CLE (Law)</u>			Legal Issues: A Smorgasbord of Topics <u>2.5 CM</u> <u>2.5 CLE (Law)</u>							
	Planning & Zoning Fundamentals, Part 1 <u>2.5 CLE (Law)</u>			Planning & Zoning Fundamentals, Part 2 <u>2.5 CLE (Law)</u>							

	8:00 - 9:15AM	9:30 - 10:45AM	11:00 - 12:15PM	12:15 - 1:45PM	1:45 - 3:00PM	3:15 - 4:30PM
Thursday, March 5	WELCOME & GENERAL SESSION Kurt Christiansen, FAICP APA President Joel Albizo, FASAE, CAE Chief Executive Officer, APA and AICP	Comprehensive Plan & Zoning Relationship	Stormwater Management <u>1.25 CM</u>	NPZA District Meetings LUNCH	Findings of Fact <u>1.25 CM</u> <u>1.25 CLE (Law)</u>	Open Meetings Act <u>1.25 CM</u> <u>1.25 CLE (Law)</u>
		Blown Away by the High Cost of Replacement Housing <u>1.25 CM</u>	Funding the Missing Middle: Common & Not So Common Funding Sources <u>1.25 CM</u>		Accessory Dwelling Units <u>1.25 CM</u>	The Shared Risk: Road to Success <u>1.25 CM</u>
		Trends in Livestock Production <u>1.25 CM</u>	Beyond U-Pick: AgriTourism Fun & Profit <u>1.25 CM</u>		Confined Animal Feeding Operations: 3 Views <u>1.25 CM</u>	Prairie Corridor on Haines Branch <u>1.25 CM</u>
		Public Notice: Can you do better? <u>1.25 CM</u>	The Benefits of Partnering with Economic Development Districts		Before You Build: When to Involve Architects & Professional Engineers <u>1.25 CM</u>	MOBILE: Planning for Early Childhood Education Centers in your Community <u>1.25 CM</u>
		Redeveloping the Golden Mile <u>1.25 CM</u>	Better Parking Lots for People & the Environment <u>1.25 CM</u>		Building a Town Center <u>1.25 CM</u>	Public Spaces that Work <u>1.25 CM</u>

8:00 - 9:15AM		9:30 - 10:45AM		11:00 - 12:15PM		12:15 - 12:30PM	
Friday, March 6	Conflicts of Interest <u>1.25 CM (Law)</u> <u>1.25 CLE (Law)</u>	Board of Zoning Adjustment <u>1.25 CM</u> <u>1.25 CLE (Law)</u>	Final Questions & Answers		CONFERENCE CLOSING		
	Building Permits & Zoning Permits	Enhancing Downtown Lincoln's Sense of Place Through Vibrant Design <u>1.25 CM</u>					
	Wellhead Protection <u>1.25 CM</u>	Planning for Sustainable Solid Waste Management <u>1.25 CM</u>					
	Small Cell <u>1.25 CM</u>	Design Guidelines in Nebraska: It could happen... <u>1.25 CM</u>	Zoning Administrator Q & A <u>1.25 CLE (Law)</u>				
	Historic Preservation as a Planning Tool <u>1.25 CM</u>	Market Positioning: The First Step in the Roadmap to Downtown Revitalization <u>1.25 CM</u>					

Credits are based on a 60-minute hour.

Please note the CM credits listed are not yet approved.

Maximum CLE credits available (Activity #188210 / 15.0 CLE with 2.0 professional responsibility).

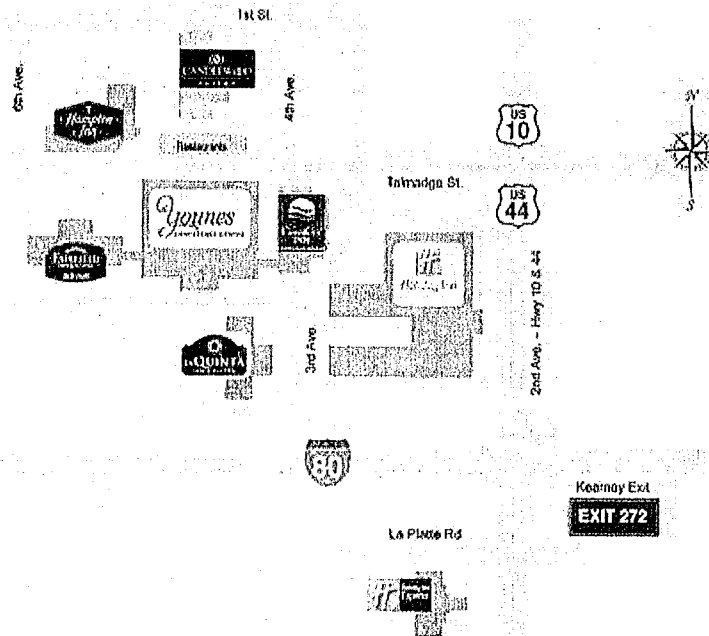
Younes Conference Center - Kearney

Lodging is the registrant's responsibility.

Lodging associated with Younes Conference Center facility is listed below. Secure your lodging reservations early! You are welcome to make reservations at other lodgers.

	<u>Standard</u>	<u>Suite</u>	<u>Phone</u>
Comfort Inn	\$99.95	-	(308) 236-3400
LaQuinta Inn	\$99.95	\$119.95	(308) 237-4400
Fairfield Inn	\$109.95	\$129.95	(308) 236-4200

Campus Map



Registration Guide

This mailer includes five sections:

1. Conference Schedule

This section features the conference agenda and descriptions of the institutes and ethics sessions being offered. Tentative continuing education credits (CM & CLE) are provided.

2. Registration Form

To register for the conference, fill out the REGISTRATION FORM (Page 5) and submit by **February 14, 2020.**

3. Scholarship Application

To apply for a scholarship to assist with conference costs, complete the SCHOLARSHIP APPLICATION (Page 6) and submit with your REGISTRATION FORM.

4. Sponsorship

If you're interested in sponsoring the 2020 Nebraska Planning Conference, please complete SPONSORSHIP (Page 7) and submit with your REGISTRATION FORM(S).

5. NPZA Membership Application

To become a member of the Nebraska Planning and Zoning Association, complete the NPZA MEMBERSHIP APPLICATION (Page 8) and submit with your REGISTRATION FORM.

REGISTRATION FORM

You may also register for the conference online at www.npza.org
Must be received by February 14, 2020 to avoid \$10 late fee.

Community/County/Organization: _____
Registrant Name: _____ Title: _____
Mailing Address: _____
City: _____ State: _____ ZIP: _____
Phone: _____ Fax: _____ Email: _____

Select all that apply: ☐ First Time Attendee ☐ Sponsor ☐ Speaker ☐ AICP ☐ MCLE
☐ 2020 NPZA Membership (Please complete NPZA MEMBERSHIP APPLICATION)

STEP 1. Select the day(s) you plan to attend. FEE
☐ Full Conference \$190
☐ Wednesday Only \$105
☐ Thursday & Friday Only \$105

**If you plan to attend an Institute or Ethics session continue with STEP 2. If not, skip to STEP 4.*

STEP 2. Select the Wednesday institute you plan to attend: (Select only ONE)
☐ Planning & Zoning Fundamentals (full day session, includes lunch) – 5.0 CLE
☐ Legal Issues: Legislation, Case Law AND A Smorgasbord of Topics (full day session*, includes lunch) – 5.0 CM / 5.0 CLE

**If you plan to attend only one segment of Legal Issues, please indicate the segment you plan to attend: (Select only ONE.)*

☐ Legal Issues: Legislation & Case Law (9:00-11:45 AM) – 2.5 CLE
☐ Legal Issues: A Smorgasbord of Topics (1:30-4:15 PM) – 2.5 CLE

STEP 3. Select below if you plan to attend the Ethics session.
☐ Ethics for Planners and Attorneys March 6th (4:30-6:30 PM) – 2.0 CM / 2.0 CLE

STEP 4. If you'd like to order meal tickets for a guest, please indicate below.

☐ Extra luncheon (Wednesday) X \$15
☐ Extra luncheon (Thursday) X \$15
☐ Extra banquet (Thursday) X \$30

TOTAL AMOUNT DUE _____

STEP 5. Select Payment:

☐ Scholarship Requested (Please complete SCHOLARSHIP APPLICATION)
☐ Platinum Level Sponsor – 2 Free Registrations as requested (Please complete SPONSORSHIP)
☐ Gold Level Sponsor – 1 Free Registration as requested (Please complete SPONSORSHIP)
☐ Payment Enclosed (Make checks payable to: Nebraska Planning & Zoning Association)
☐ Billing Requested (Please complete the following for accurate billing):

☐ Check here if same as above

Community/County/Organization: _____
Bill to Contact: _____ Title: _____
Mailing Address: _____
City: _____ State: _____ ZIP: _____
Phone: _____ Fax: _____ Email: _____

Mail to: Nebraska Planning & Zoning Association
Steve Charleston, Membership
Secretary/Treasurer
PO Box 94731, Lincoln, NE 68509-4731

For more information on registration,
contact Steve Charleston:
treasurer@npza.org | 402-471-3757

SCHOLARSHIP APPLICATION

Please return with completed REGISTRATION FORM and US CITIZENSHIP ATTESTATION FORM
(available online at http://das.nebraska.gov/lb403/attestation_form.pdf)

Must be received by February 14, 2020 for consideration.

Is your community/county taking on responsibilities with planning issues or regulations? Do you have new Planning Commission members that could benefit from training? If you answered yes to any of these questions, NPZA is accepting scholarship applications for the 2020 Nebraska Annual Planning Conference.

***Note:** Scholarship covers registration cost only.

Scholarship Priority order: (Select all that apply)

- ☐ **First Time Attendee** (highest priority in combination with events scheduled)
- ☐ **Planning Commissioner Fundamentals** with **Full Conference** attendance
- ☐ **Planning Commissioner Fundamentals** with **Wednesday Only** attendance
- ☐ **Other Institutes & Sessions** with **Wednesday Only** attendance

Nomination Made By (Name): _____ Title: _____

Community/County/Organization: _____ Phone: _____

Person Nominated: _____ Title: _____

Community/County/Organization: _____ Phone: _____

Experience in Community Planning: _____

Why does this person need the scholarship?

How would the training benefit the person and the community?

Mail to: Nebraska Planning & Zoning Association
Steve Charleston, Membership
Secretary/Treasurer
PO Box 94731, Lincoln, NE 68509-4731

For more information on how to apply,
contact Steve Charleston:
treasurer@npza.org | 402-471-3757

SPONSORSHIP

You can also register as a sponsor online at www.npza.org

Please return by **February 14, 2020.**

The municipal, county and organization membership of NPZA asks your help in sponsoring the 2020 Nebraska Planning Conference to be held March 4-6, 2020 at the Younes Conference Center in Kearney, NE. Your financial support of this conference helps NPZA bring training to citizen community planners for more than 100 local county and municipal planning commissions.

We expect a turnout of almost 300 persons. This is a power-packed community planning conference partnered with NE APA. Several Nebraska planners—appointed and professional—will provide an abundance of quality training and experiences in community planning.

The Nebraska Planning Conference is a training event that provides the opportunity for AICP members to receive CM credits. Nebraska attorneys will also be able to gain CLE continuing education credits through MCLE Commission-approved courses.

Firm/Organization: _____

Website URL: _____

Select Level of Contribution:

☐ **Platinum Level** \$500

Sponsor is entitled to conference recognition; advertisement on NPZA website; a booth at the conference; a one-year NPZA membership; and **two (2) conference registrations**. Please submit with REGISTRATION FORM and NPZA MEMBERSHIP APPLICATION.

☐ **Gold Level** \$350

Sponsor is entitled to conference recognition; advertisement on NPZA website; a booth at the conference, and **one (1) conference registration**. Please submit with REGISTRATION FORM.

☐ **Silver Level** \$250

Sponsor is entitled to conference recognition; and a booth at the conference.

☐ **Bronze Level** \$150

Sponsor is entitled to conference recognition; and advertisement on NPZA website.

Please submit an electronic version of your brand, emblem, or symbol for recognition at the conference and on the NPZA website to treasurer@npza.org.

Please indicate if you would like to reserve a booth at the conference based on Platinum, Gold, or Silver Level Sponsorship: ☐ Yes ☐ No

Select Payment:

☐ **Payment Enclosed** (Make checks payable to: Nebraska Planning & Zoning Association)

☐ **Billing Requested** (Please complete the following for accurate billing):

Bill to Contact: _____ Title: _____

Mailing Address: _____

City: _____ State: _____ ZIP: _____

Phone: _____ Fax: _____ Email: _____

Mail to: Nebraska Planning & Zoning Association
Steve Charleston, Membership
Secretary/Treasurer
PO Box 94731, Lincoln, NE 68509-4731

For more information on sponsorship,
contact Steve Charleston:
treasurer@npza.org | 402-471-3757

NPZA MEMBERSHIP APPLICATION

NPZA invites you to join us as a 2020 member.

Who is NPZA? NPZA is an active association of communities, counties, professionals, and organizations that are dedicated to community planning and development in Nebraska. Our Mission Statement: *To provide quality education and training opportunities for individuals who make and impact land use decisions. To provide a collaborative network for the exchange of ideas and issues to effect sound planning and zoning practices. To provide support for developing local and statewide planning policies.*

Select Membership Classification:

Individual Memberships

Student ☐ \$5
Individual ☐ \$15
Private Planning Consultant ☐ \$40

Group Memberships

Joint Planning Agencies ☐ \$50
State Planning Agencies ☐ \$40
City or County under 5,000 population ☐ \$35
City or County above 5,000 population ☐ \$40

Individual/Group Name: _____

Group Administrator: _____

Mailing Address: _____

City: _____ State: _____ ZIP: _____

Phone: _____ Fax: _____ Email: _____

List Members of Group:

Name

Email

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____

Mail to: Nebraska Planning & Zoning Association
Steve Charleston, Membership
Secretary/Treasurer
PO Box 94731, Lincoln, NE 68509-4731

For more information on membership,
contact Steve Charleston:
treasurer@npza.org | 402-471-3757