

**HASTINGS CITY COUNCIL
AGENDA**

**TELECONFERENCE MEETING
December 14, 2020
5:30 PM**

ROLL CALL:

ADMINISTRATION OF OATH OF OFFICE:

Mayor -- **Corey Stutte**

Council Members -- **Jeniffer A. Beahm**--First Ward, **Butch Eley**--Second Ward,
Joy Huffaker--Third Ward, **Shawn D. Hartmann**--Fourth Ward

ROLL CALL:

Election of City Council President

Election of City Council Vice President

MOTION TO ADOPT CURRENT AGENDA for December 14, 2020 Regular Meeting.

PUBLIC NOTICE - Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, December 11, 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 can be found on the City of Hastings' website, cityofhastings.org.

COUNCIL COMMUNICATION:

Reports of Liaisons.

CITIZEN COMMUNICATIONS: (Only for agenda items not related to a public hearing.)

MAYOR'S COMMUNICATIONS:

CONSENT AGENDA:

1. All Consent Items.
 - (a) Approval of the minutes of the Council Meeting of November 23, 2020
 - (b) Approval of the minutes of the Worksession of November 16, 2020
 - (c) Approval of claims and payroll

- (d) Approve receiving and placing on file department monthly reports
- (e) Approval of Work Order GA-351, new 4" gas main at 2300 E. South Street
- (f) Approval of Invoice No. 1119 from South Central Economic Development District in the amount of \$1050.00 for grant administration services on Community Development Block Grant Project 18-ED-003, SHABRI Economic Development Grant
- (g) Approval of the request for Community Development Block Grant funds, Drawdown #5, in the amount of \$1050.00 for Community Development Block Grant Project 18-ED-003, SHABRI Economic Development Grant

REGULAR AGENDA:

2. Unfinished Business of Preceding Meeting.

3. Public Hearings.

- (a) Public hearing on the request of Mary Lanning Memorial Hospital Association to change zoning from R-3 Multiple-family Residential District to CMP-Campus Institutional District for property commonly addressed as 828 North Denver Avenue and to amend the Campus Master Development Plan for Mary Lanning Memorial Hospital Association

Ordinance No. 4651 amending the Official Zoning District Map to rezone certain property from R-3 Multiple-family Residential District to CMP Campus Institutional District

- (b) Resolution No. 2020-64 amending Campus Master Development Plan for Mary Lanning Memorial Hospital Association
- (c) Public hearing on the request of the Community Redevelopment Authority regarding Plan Modification No. 2020-5 in Redevelopment Area Number 13, Theatre District Redevelopment Project, commonly addressed as 3101 West 12th Street

Resolution No. 2020-65 approving Redevelopment Plan Modification No. 2020-5 for the Theatre District Redevelopment Project located at 3101 West 12th Street in Redevelopment Area Number 13

4. General Business.

- (a) Approval of awarding contract to Creative Sites, LLC for the purchase and installation of inclusive playground at Crosier Park
- (b) Approval of Agreement with Priority Medical Transport, LLC to provide backup emergency medical services to the City of Hastings

- (c) Approval to submit Letters of Intent for 2020 Rural Workforce Housing Funds from the Nebraska Department of Economic Development for Phase II of Trail Ridge Subdivision and for Pioneer Trail Flats Subdivision
- (d) Approval of the application of LUCKEE, LLC for CDBG Downtown Revitalization forgivable loan funding in the amount of \$35,000 for a façade renovation project at 529 W. 2nd
- (e) Approval of the amended application of THOAR, LLC for CDBG Downtown Revitalization forgivable loan funding in the amount of \$236,000 for a façade renovation project at 119 N. Hastings/712 W. 1st
- (f) Approval of awarding contract for 2021 Water Main Improvements
- (g) Approval of Telecommunications Line Right-of-Way License Agreement with OPTK Network (NebraskaLink Holdings, LLC)

5. Ordinances and Resolutions.

- (a) Resolution No. 2020-63 approving the execution of an Agency Agreement with the Nebraska Department of Transportation (Aeronautics Division), for Project No. 3-31-0040-018-2021, construction phase for snow removal equipment (SRE) building
- (b) Ordinance No. 4652 vacating the east half of Burlington Avenue between the north right-of-way line of 21st Street and the south right-of-way line of 22nd Street
- (c) Resolution No. 2020-66 approval of year-end certification of City Street Superintendent

6. Final Passage of Ordinances.

7. Appointments.

- (a) Mayor's appointment of City Administrator - Dave Ptak, City Attorney - Clint Schukei, City Clerk - Kim Jacobitz, City Engineer - Lee Vrooman and City Finance Director/City Treasurer - Roger Nash

Mayor's appointment to the Community Redevelopment Authority: Rick Klamm - 5-year term ending November 1, 2025; Kaleena Fong - 4-year term ending November 1, 2024; Dan Schwartzkopf - 3-year term ending November 1, 2023; Dick Hysell - 2-year term ending November 1, 2022; and Roger Coffman - 1-year term ending November 1, 2021

- (b) Appointments of Liaisons

8. Miscellaneous and Other Business.

9. Possible Closed Session (if necessary or requested).

ADJOURN:

The Mayor and City Council reserve the right to enter into an executive session at any time during the meeting, in accordance with the Nebraska Open Meetings Act, even though the closed session may not be indicated on the agenda.

It is the intention of the Mayor and City Council to take up the items on the agenda in sequential order. However, the Mayor and City Council reserve the right to take up matters in a different order to accommodate the schedules of the city council members, person having items on the agenda, and the public.

CITY OF HASTINGS, NEBRASKA
MINUTES OF CITY COUNCIL REGULAR MEETING
Monday, November 23, 2020

Pursuant to due call and notice thereof, a Regular Meeting of the City Council of the City of Hastings, Nebraska was conducted in the Council Chambers of City Hall, 220 N. Hastings Avenue, on November 23, 2020.

The meeting was called to order at 5:30 p.m. in Regular Session by Mayor Stutte with the following members present: Jeniffer Beahm, Ginny Skutnik, Ted Schroeder, Butch Eley, Scott Snell, Chuck Rosenberg, Paul Hamelink, Matt Fong. Absent: None.

The following City Officials were present: City Administrator, David Ptak; City Attorney, Clint Schukei; City Clerk, Kimberly Jacobitz; Police Chief, Adam Story; Fire Chief, Brad Starling; Parks & Recreation Director, Jeff Hassenstab; Utility Manager, Kevin Johnson; Information Technology, Erik Nielsen.

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

Moved by Butch Eley seconded by Ginny Skutnik to adopt current agenda for November 23, 2020 Regular Meeting. Roll Call: Ayes: Matt Fong, Paul Hamelink, Chuck Rosenberg, Scott Snell, Butch Eley, Ted Schroeder, Ginny Skutnik, Jeniffer Beahm. Nays: None. Absent: None. The motion carried.

PUBLIC NOTICE - Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, November 20, 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.

COUNCIL COMMUNICATION:

Councilmember Hamelink reported on the Airport Advisory Board meeting. They are working with a provider for aircraft maintenance, to bring fulltime aircraft maintenance onsite.

CITIZEN COMMUNICATIONS:

Speaking in support on the mask mandate: Michele Bever-South Heartland District Health Department, 606 North Minnesota; Doctor Abel Luksan-Mary Lanning Healthcare, 715 North St. Joseph; Doctor Jessica Meeske, 731 West 2nd; Valerie Bower, 818 N Briggs; Andrew McCarty, 827 North Briggs; Craig Kautz, 1509 Pershing; Ben Welsch, 1120 North Colorado; Maggie Rogers, 710 North Turner; Reverend Greg Allen-Pickett, 621 North Lincoln; Doctor Daniel Leonard, 12925 West Kenesaw; Jessica Palace, 914 North St. Joseph; Caiden Holen-Polik, 818 North Lincoln; Andy Adams, 2521 Boyce; Linnea Howie, 1608 Crestmoor; Sarah Henry, 318 Ringland

Speaking against the mask mandate: Brandon White, 924 N Hastings; Doug Ruhter, 1825 Home; Kim Roth, 134 E 4th; Dave Roth, 134 E 4th; Francis Kulman, 221 East D; Jordan Wenstengaard, Roseland; Brian Young, 770 South Overland, Juniata; Eden Young, 1770 South Overland, Juniata; Robert Lemke, 1016 North Hewett; Jane Stanley, 2521 West 7th; Tressa Nelson, 1303 Hillcrest, Juniata; Ben Schudel, 1912 West 6th; Teresa Varah, 1704 West 6th; Carlton Havins, 910 North Bowen, Juniata; Ashley Thom, 1001 Highland; Jeremy Thiel, 604 East C; Jaryn Elders, 1814 West 8th

Speaking either way on the mask mandate: Ashley Gerry, 525 N Hubbar, Minden;

City Clerk received sixteen letters in support of the mask mandate, none against.

MAYOR'S COMMUNICATIONS:

Mayor Stutte thanked the community for their comments, both for and against the mask ordinance.

CONSENT AGENDA:

1. All Consent Items.

Moved by Ginny Skutnik seconded by Ted Schroeder to approve consent agenda, as presented.

Roll Call: Ayes: Matt Fong, Paul Hamelink, Chuck Rosenberg, Scott Snell, Butch Eley, Ted Schroeder, Ginny Skutnik, Jeniffer Beahm. Nays: None. Absent: None. The motion carried.

(a) Approval of the minutes of the Council Meeting of November 9, 2020

(b) Approval of claims and payroll

(c) Approve receiving and placing on file department monthly reports

(d) Approval of invoice No. 1112 from South Central Economic Development District in the amount of \$1,500.00 for administrative services on Community Development Block Grant Project 19-DTR-103

(e) Approval of the request for Community Development Block Grant funds, Drawdown #3, in the amount of \$1,500.00 for Community Development Block Grant Project 19-DTR-103, Downtown Revitalization

(f) Approval of invoice No. 1111 from South Central Economic Development District in the amount of \$5850.00 for administrative services on Community Development Block Grant Project 17-DTR-105

(g) Approval of the request for Community Development Block Grant funds, Drawdown #14, in the amount of \$5,850.00 for Community Development Block Grant Project 17-DTR-105, Downtown Revitalization

(h) Receive and place on file Adams County Clerk's abstract of votes cast at the election held November 3, 2020

REGULAR AGENDA:

2. Unfinished Business of Preceding Meeting.

None.

3. Public Hearings.

(a) Public hearing on the Community Development Block Grant Program Project 18-ED-003, Shabri, LLC.

Dave Ptak reported this hearing is required by the Community Development Block Grant regulations at the end of a project. This is to take any public comment. No public spoke. No objections were received.

4. General Business.

(a) Moved by Ginny Skutnik seconded by Butch Eley to approve a contract extension on Community Development Block Grant Project 18-ED-003, Shabri, LLC, for a period of one year to December 20, 2021. Michael Krings, Hastings Economic Development Corporation, stated the agenda packet information hits on highlights. Due to issues, SHABRI was unable to meet some of the markers they needed for approval of the block grant. We are requesting an extension from the State of Nebraska for one year. Roll Call: Ayes: Matt Fong, Paul Hamelink, Chuck Rosenberg, Scott Snell, Butch Eley, Ted Schroeder, Ginny Skutnik, Jeniffer Beahm. Nays: None. Absent: None. The motion carried.

(b) Moved by Scott Snell seconded by Paul Hamelink to award contract to Tennis Courts Unlimited, Inc. in the amount of \$57,250.00 for the conversion of two tennis courts into six pickleball courts at Carter Park. Jeff Hassenstab reported on the bid letting held October 27, 2020. The city received four bids. The project received a grant from Adams County Convention and Visitors Bureau in the amount of \$22,400. The remaining balance will be paid with the Parks and Rec Sales Tax. Roll Call: Ayes: Matt Fong, Paul Hamelink, Chuck Rosenberg, Scott Snell, Butch Eley, Ted Schroeder, Ginny Skutnik, Jeniffer Beahm. Nays: None. Absent: None. The motion carried.

(c) Moved by Matt Fong seconded by Ted Schroeder to award contract for current production model or newer model 33,000 GVW Cab and Truck Chassis (2022 Freightliner M2 106) to Nebraska Truck Center, Inc. in the amount of \$58,180.00. Jack Newlun reported on the bid letting held October 29, 2020. This is a straight truck to be used at the tipping wall area at the landfill. The current equipment is nineteen years old and needs replaced. The city received four bids. He also reported on the hook system for the truck (next agenda item). The city received three bids for that equipment. Roll Call: Ayes: Matt Fong, Paul Hamelink, Chuck Rosenberg, Scott Snell, Butch Eley, Ted Schroeder, Ginny Skutnik, Jeniffer Beahm. Nays: None. Absent: None. The motion carried.

(d) Moved by Ginny Skutnik seconded by Butch Eley to award contract for the Hydraulic Hook Assembly (2021 Palfinger HAD-250S) to Refuse Truck Sales in the amount of \$30,864.00.
Roll Call: Ayes: Matt Fong, Paul Hamelink, Chuck Rosenberg, Scott Snell, Butch Eley, Ted Schroeder, Ginny Skutnik, Jeniffer Beahm. Nays: None. Absent: None. The motion carried.

5. Ordinances and Resolutions.

(a) ORDINANCE NO. 4649 TO AMEND CITY CODE SECTION 2-206 TO ALLOW FOR PROVIDING INSURANCE AS AN ALTERNATIVE TO THE BONDS FOR OFFICIALS REQUIRED BY STATE STATUTE AND CITY CODE

Said Ordinance was read by title and thereafter Councilmember Matt Fong moved for passage of the ordinance, which motion was seconded by Councilmember Chuck Rosenberg.

Clint Schukei explained that this ordinance would allow us to use an option in the State Statute that says the city can provide insurance or bonds. We already bought the insurance. As we look at bonds for newly elected officials, this gives us the opportunity to use the insurance.

Council discussed if bonding gave credence to a person's trustworthiness. Clint Schukei stated insurance would cover the same incidents. Dave Ptak stated most insurance and bonding companies do background checks when they get an application. Using our insurance would save us money. The ordinance allows for either a bond or insurance.

The Mayor then stated the question "Shall Ordinance No. 4649 be passed and adopted?" Upon roll call vote the following Councilmembers voted Ayes: Matt Fong, Paul Hamelink, Chuck Rosenberg, Scott Snell, Butch Eley, Ted Schroeder, Ginny Skutnik, Jeniffer Beahm. Nays: None. Absent: None. The motion carried.

Councilmember Ginny Skutnik moved that the statutory rule requiring reading on three different days be suspended; Councilmember Butch Eley seconded the motion to suspend the rules and upon roll call vote the following Councilmembers voted Ayes: Matt Fong, Paul Hamelink, Chuck Rosenberg, Scott Snell, Butch Eley, Ted Schroeder, Ginny Skutnik, Jeniffer Beahm. Nays: None. Absent: None. The motion to suspend the rules was adopted by three fourths vote of the Council and the statutory rule was declared suspended for consideration of said ordinance.

The passage and adoption of said ordinance having been concurred in by a majority of all members of the Council, the Mayor declared the ordinance adopted upon second and final reading and the Mayor signed and approved the ordinance. City Clerk attested the passage approval of the same and affixed her signature thereto. Published in the Hastings Tribune on November 27, 2020. Effective date of the ordinance is 15 days from and after the date this ordinance is passed and approved.

(b) ORDINANCE NO. 4650 DEALING WITH COVID-19 AND A FACE MASK POLICY FOR THE CITY OF HASTINGS

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

Dave Ptak reported this ordinance is a result of discussions with Kearney and Grand Island mayors, administrators, managers, health district officials, and medical communities. It is an indoor mask requirement and does not close any business. There is a sunset date of February 23, 2021. Things can change and we could rescind prior to that date. We need to flatten the curve. We are asking South Heartland District Health Department to provide a weekly report of metrics to measure what is going on in the community, to get a more holistic view of our progress. We will have an as needed discussion on the current status with the Board of Health. The Board of Health met last Friday and recommended the ordinance to the City Council. If we see an improvement to the point of rescinding or modifying the ordinance, the Board of Health would make a recommendation to the City Council. The City Council will then be in a position to act on that in the future. We have the authority to make that decision, pursuant to State Statute 16-238, which created the Board of Health.

Mayor Stutte stated we received many letters, emails, calls, and messages on this topic. He mentioned letters in support of the mask mandate from Hastings Local 675 Fire Union, South Heartland District Health Department, Mary Lanning Healthcare, Adams County Emergency Management, Hastings Public Schools, Hastings College, and United Way. What this comes down to is that we want to make sure the hospital has the capacity that is needed. We want to keep healthcare sufficiently staffed. We want to make sure our first responders are kept safe. Fire and Police have been hit hard. As of Friday, there were forty-eight city employees out on quarantine or testing positive. We have people traveling between the communities of Grand Island, Kearney, and Hastings. We have a priority to keep our schools and businesses open, and keep people healthy.

Fire Chief Brad Starling reported on current staffing levels. The Fire Department has five personnel in quarantine, which includes two who are symptomatic and are awaiting tests. We have one additional person who is in isolation, meaning they have tested positive for COVID-19. We are looking at 20% of our workforce unable to report to duty at this time, because of the COVID-19 pandemic.

Police Chief Adam Story reported there are three staff out with COVID-19 and one in quarantine because of family. We were given State DHM's, and currently have those which are classified as misdemeanors. Most of our enforcement action is through education or warnings. We want all to follow laws or rules that are given to them, without having to enforce.

Council discussed standardized signage for businesses. Dave Ptak stated we could push out a posting, with assistance from the Hastings Chamber, that could be used by local businesses. Mayor Stutte asked the Public Information Officer to put together frequently asked questions to post on the city's website, if the ordinance passes.

The business community has significant concerns about being closed again. The general consensus is that we need to act or we will be closed down very soon. Councilmembers discussed the number of calls and emails received on this topic. It is understood that a mask mandate will not stop COVID-19, but it is worth trying to slow down the spread. Keeping our community safe is a high priority. We are in a serious situation in our healthcare system. It warrants a temporary order for a positive change for our system.

The Mayor then stated the question "Shall Ordinance No. 4650 be passed and adopted?" Upon roll call vote the following Councilmembers voted Ayes: Matt Fong, Paul Hamelink, Chuck Rosenberg, Scott Snell, Butch Eley, Ted Schroeder, Ginny Skutnik, Jeniffer Beahm. Nays: None. Absent: None. The motion carried.

Councilmember Ginny Skutnik moved that the statutory rule requiring reading on three different days be suspended; Councilmember Scott Snell seconded the motion to suspend the rules and upon roll call vote the following Councilmembers voted Ayes: Matt Fong, Paul Hamelink, Chuck Rosenberg, Scott Snell, Butch Eley, Ted Schroeder, Ginny Skutnik, Jeniffer Beahm. Nays: None. Absent: None. The motion to suspend the rules was adopted by three fourths vote of the Council and the statutory rule was declared suspended for consideration of said ordinance.

The passage and adoption of said emergency ordinance having been concurred in by a majority of all members of the Council, the Mayor declared the ordinance adopted upon second and final reading and the Mayor signed and approved the ordinance. City Clerk attested the passage approval of the same and affixed her signature thereto. Published in the Hastings Tribune on November 25, 2020. Effective date of the ordinance is 3 days from and after the date this ordinance is passed and approved.

6. Final Passage of Ordinances.
None.

7. Appointments.

(a) Moved by Ginny Skutnik seconded by Jeniffer Beahm to reappoint Eric Barber to the Museum Board. Roll Call: Ayes: Matt Fong, Paul Hamelink, Chuck Rosenberg, Scott Snell, Butch Eley, Ted Schroeder, Ginny Skutnik, Jeniffer Beahm. Nays: None. Absent: None. The motion carried.

8. Miscellaneous and Other Business.

Dave Ptak thanked Police, Fire, City Clerk, and Assistant City Clerk for their extra work to make this evening go smoothly.

Moved by Ginny Skutnik seconded by Matt Fong there being no further business to adjourn at 7:46 P.M. Roll Call: Ayes: Matt Fong, Paul Hamelink, Chuck Rosenberg, Scott Snell, Butch Eley, Ted Schroeder, Ginny Skutnik, Jeniffer Beahm. Nays: None. Absent: None. The motion carried.

APPROVED:

Corey Stutte, Mayor

ATTEST:

Kimberly S. Jacobitz, City Clerk

(S E A L)

CITY OF HASTINGS, NEBRASKA
MINUTES OF CITY COUNCIL WORKSESSION
Monday, November 16, 2020

Pursuant to due call and notice thereof, a Worksession of the City Council of the City of Hastings, Nebraska was conducted in the Council Chambers of City Hall, 220 N. Hastings Avenue, on November 16, 2020.

The meeting was called to order at 5:30 p.m. by Council President Paul Hamelink with the following members present: Matt Fong, Paul Hamelink, Chuck Rosenberg, Scott Snell, Ted Schroeder, Ginny Skutnik, Jeniffer Beahm. Nays: None. Absent: Butch Eley.

City Officials Present: Mayor Corey Stutte, David Ptak, Clint Schukei, Amy Hafer, Becky Matticks, Troy Vorderstrasse, Erik Nielsen, Adam Story, Jeff Hassenstab, Kevin Johnson

Others Present: Jennie Theesen

Moved by Ginny Skutnik seconded by Chuck Rosenberg to adopt the current agenda for the November 16, 2020 Worksession. Roll Call: Ayes: Matt Fong, Paul Hamelink, Chuck Rosenberg, Scott Snell, Ted Schroeder, Ginny Skutnik, Jeniffer Beahm. Nays: None. Absent: Butch Eley. The motion carried.

Official Notice of the Worksession was published in the Hastings Tribune on Friday, November 13, 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 available. Also, a current copy of the Nebraska Open Meetings Act is posted and accessible to members of the public.

Presentation of Heartland Pet Connection Annual Report.

Jennie Theesen, Shelter Manager at Heartland Pet Connection, presented their annual report *(Attached and made part of original minutes.)* to Councilmembers. She stated that the Heartland Pet Connection has completed its 16th year serving Hastings and the surrounding areas and providing healthy animals to the community is very important to them. Ms. Theesen spoke to Council about upgrades that have been completed including mobile cat condos, purchase of a power washer for the dog kennel area and adding a no-slip sealer to the dog kennel floor. She also told Council about working with NBC Television Network, VIP Pet and Petco to participate in the "Clear the Shelter Event" in which it was their 4th year of participation in the nationwide event. She reviewed shelter statistics with the Council. Council President Hamelink thanked Heartland Pet Connection for all they do. Councilmember Beahm asked how COVID has affected what they do. Ms. Theesen indicated in the beginning they closed to public and pets could be seen by appointment only but now they are back open to the public. Councilmember Fong asked about the number of staff. Ms. Theesen stated they have 25 volunteers and nine staff members.

Presentation of Hastings Public Library Annual Report.

Amy Hafer, Library Director, reviewed with Council the Library Annual Report *(Attached and made part of original minutes.)* and stated it has been a challenging year. She indicated that staff's focus was shifted to online services. She indicated they had a great online summer reading program and thanked Council for their support of Library staff. She told Council staff had to become very creative. Ms. Hafer talked about some of the virtual programs for teens, little

ones, adult cooking and building projects that people were watching virtually. She indicated they are in this for the long haul and are continually looking at what other libraries are doing and seeing what is out there and what is possible. She told Council the lockers for book checkout are working out well but they may have to look at acquiring additional lockers. Ms. Hafer stated in the future they may look into how they can allow appointments for computer use as they are looking at how they can fill that need right now. Councilmember Hamelink stated he appreciated their ongoing efforts.

Presentation of Hastings Museum Annual Report.

Becky Matticks, Hastings Museum Director, highlighted numbers from the Hastings Museum Annual Report (*Attached and made part of original minutes.*) She spoke about the 9,500 artifact records that were updated which was nearly double from the prior year. She explained that many of the shows and programs numbers are down and that is due to most of what they do is in the building. She indicated they did, however, put together some outdoor programs like scavenger hunts and indicated they had 3,246 YouTube video views whereas they had none last year and hours of online programing increased as well. Ms. Matticks stated they are currently in fundraising mode. Councilmember Snell thanked the Museum staff for all they do. Councilmember Skutnik talked about the increase in grant dollars and commended the Museum for their efforts. Councilmember Rosenberg asked about the Naval Ammunition Depot display. Ms. Matticks stated they are in the process of figuring out where to located it and the cost and indicated it is three or four years down the road before they will be able to get started. Councilmember Beahm stated she understood how tough the online programing can be. Ms. Matticks indicated that memberships are down yet the community has still been very supportive of the Museum.

COVID-19 discussion.

Mayor Corey Stutte reviewed with Council the South Heartland District Health Department data sheet and indicated the numbers are not good and mentioned the 76% of inpatients that are COVID positive. He stated they have asked that people wear masks, wash their hands, social distance and some people are not necessarily complying on their own. He indicated he has talked to Kearney and Grand Island and they are looking at moving forward with a mask policy and feel we should be consistent across the tri-cities. Grand Island will consider a policy on November 24th and Kearney will consider a policy on November 17th. Mayor Stutte stated he would like to put a mask policy on the agenda for Monday night. This is about keeping the hospital capacity where it needs to be and keeping first responders safe. He said they are not shutting anything down and he felt this is a more positive step to create a mask policy. He reminded everyone to wear your masks.

Dave Ptak, City Administrator, told Council that currently 30 employees are either quarantined or have tested positive for COVID 19 and the uptick is real. He stated this is an important thing to consider and it is a small price to pay to protect everyone. Mr. Ptak reviewed with Council the ordinance on a mask policy. He indicated this is an attempt to help flatten the curve and it will be consistent with Kearney and Grand Island. He told Council it will be on the agenda on Monday and under State Statute 16-405 doesn't have to wait the 15 days to take effect, it will take effect three days after it is adopted and the first publication would occur. Councilmember Rosenberg questioned the sunset date. Mr. Ptak indicated they were staying consistent with Grand Island and Kearney. Councilmember Hamelink indicated he supported the ordinance but it will be controversial and may be difficult to enforce. He went on to say we have to be smart, wash hands, do what is sensible and what is right and this is. Mr. Ptak asked that the word policy be used instead of mandate and stated it is not so much about enforcement and writing tickets as it is about education and seeking voluntary compliance and our concern for our fellow

man. Councilmember Hamelink spoke about the sunset date and indicated he was more comfortable with 60 days instead of 90 days. Councilmember Skutnik stated as long as it can be revisited, she'd like to leave the sunset clause as it is. Councilmember Fong agreed also with leaving it the way it was currently written.

Moved by Ginny Skutnik seconded by Scott Snell to go into closed session at 6:15 p.m. for the discussion of litigation. Roll Call: Ayes: Matt Fong, Paul Hamelink, Chuck Rosenberg, Scott Snell, Ted Schroeder, Ginny Skutnik, Jeniffer Beahm. Nays: None. Absent: Butch Eley. The motion carried.

Moved by Matt Fong seconded by Ginny Skutnik to resume open session at 6:36 p.m. Roll Call: Ayes: Matt Fong, Paul Hamelink, Chuck Rosenberg, Scott Snell, Ted Schroeder, Ginny Skutnik, Jeniffer Beahm. Nays: None. Absent: Butch Eley. The motion carried.

Moved by Ginny Skutnik seconded by Jeniffer Beahm there being no further business to come before the Council, the meeting be adjourned at 6:36 p.m. Roll Call: Ayes: Matt Fong, Paul Hamelink, Chuck Rosenberg, Scott Snell, Ted Schroeder, Ginny Skutnik, Jeniffer Beahm. Nays: None. Absent: Butch Eley. The motion carried.

INVOICE APPROVAL LIST BY FUND REPORT

11/20/2020 PREPAIDS

Date: 11/20/2020

Time: 9:16 am

Page: 1

City of Hastings

Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
Fund: 001 GENERAL FUND							
Dept: 000.000							
001-000.000-424.100	Cable TV Franch						
	HASTINGS PUBLIC ACCESS	Q3 2020	FRANCHISE FEE JUL-SEPT 2020	0	11/06/2020	11/20/2020	11,535.28
							11,535.28
Total Dept. 000000:							11,535.28
Dept: 010.000 City administrator's offic							
001-010.000-726.200	Telephone						
	WINDSTREAM	090212392	CITY TELEPHONE	0	11/06/2020	11/20/2020	2.38
	WINDSTREAM	090212392	CITY TELEPHONE	0	11/06/2020	11/20/2020	0.05
	WINDSTREAM	090212392	CITY TELEPHONE	0	11/06/2020	11/20/2020	17.88
	WINDSTREAM	090212392	CITY TELEPHONE	0	11/06/2020	11/20/2020	0.65
	WINDSTREAM	090212392	CITY TELEPHONE	0	11/06/2020	11/20/2020	13.74
							34.70
Total Dept. City administrator's office:							34.70
Dept: 030.000 City attorney							
001-030.000-726.200	Telephone						
	VERIZON WIRELESS	9864330041	10/07 TO 11/06 CELL PHONES	0	11/06/2020	11/20/2020	40.01
	WINDSTREAM	090212392	CITY TELEPHONE	0	11/06/2020	11/20/2020	0.03
							40.04
Total Dept. City attorney:							40.04
Dept: 070.000 Other governmental acc							
001-070.000-725.050	Insurance						
	KOCH CO./THE HARRY A.//	170172	PROP LIAB AUTO UMBRELLA	0	11/02/2020	11/20/2020	310,110.00
	KOCH CO./THE HARRY A.//	169806	WORKER COMPENSATION	0	10/15/2020	11/20/2020	1,152.00
	KOCH CO./THE HARRY A.//	169808	CRIME POLICY FY20-21 CITY	0	10/15/2020	11/20/2020	2,655.00
	KOCH CO./THE HARRY A.//	169177	CYBER LIABILITY FY20-21 CITY	0	09/29/2020	11/20/2020	8,147.00
							322,064.00
Total Dept. Other governmental accounts:							322,064.00
Dept: 080.000 Development Services							
001-080.000-726.200	Telephone						
	VERIZON WIRELESS	9864330041	10/07 TO 11/06 CELL PHONES	0	11/06/2020	11/20/2020	299.27
	WINDSTREAM	090212392	CITY TELEPHONE	0	11/06/2020	11/20/2020	5.53
							304.80
Total Dept. Development Services:							304.80
Dept: 120.000 Cemetery							
001-120.000-726.200	Telephone						
	VERIZON WIRELESS	9864330041	10/07 TO 11/06 CELL PHONES	0	11/06/2020	11/20/2020	23.91
							23.91
Total Dept. Cemetery:							23.91
Dept: 130.000 Parks							
001-130.000-726.200	Telephone						
	VERIZON WIRELESS	9864330041	10/07 TO 11/06 CELL PHONES	0	11/06/2020	11/20/2020	64.97
	WINDSTREAM	090212392	CITY TELEPHONE	0	11/06/2020	11/20/2020	7.24
							72.21
Total Dept. Parks:							72.21
Dept: 150.000 Library							
001-150.000-726.200	Telephone						
	VERIZON WIRELESS	9866828280	CELL SERVICE 10/11/20-11/10/20	0	11/10/2020	11/20/2020	112.32
	WINDSTREAM	090212392	CITY TELEPHONE	0	11/06/2020	11/20/2020	66.04

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							178.36
Total Dept. Library:							178.36
Dept: 220.000 911 center							
001-220.000-726.200	Telephone						
	WINDSTREAM	090219386	PARKS/REC ALARM	0	11/06/2020	11/20/2020	98.50
	WINDSTREAM	090223888	LIBRARY ALARM	0	11/06/2020	11/20/2020	16.83
	WINDSTREAM	090223889	MUSEUM ALARM	0	11/06/2020	11/20/2020	16.83
	WINDSTREAM	090223890	ENGINEERING ALARM	0	11/06/2020	11/20/2020	16.83
	WINDSTREAM	090229723	LINCOLN PARK FIRE STATION	0	11/06/2020	11/20/2020	119.74
	WINDSTREAM	090212392	CITY TELEPHONE	0	11/06/2020	11/20/2020	0.32
	WINDSTREAM	090212392	CITY TELEPHONE	0	11/06/2020	11/20/2020	4,749.90
							5,018.95
Total Dept. 911 center:							5,018.95
Dept: 230.000 Hastings Fire & Rescue							
001-230.000-726.200	Telephone						
	VERIZON WIRELESS	9864330041	10/07 TO 11/06 CELL PHONES	0	11/06/2020	11/20/2020	520.13
	VERIZON WIRELESS	9864330041	10/07 TO 11/06 CELL PHONES	0	11/06/2020	11/20/2020	246.36
	WINDSTREAM	090212392	CITY TELEPHONE	0	11/06/2020	11/20/2020	5.30
							771.79
Total Dept. Hastings Fire & Rescue:							771.79
Dept: 230.300 Ambulance Service							
001-230.300-726.200	Telephone						
	VERIZON WIRELESS	9864330041	10/07 TO 11/06 CELL PHONES	0	11/06/2020	11/20/2020	40.01
	VERIZON WIRELESS	9864330041	10/07 TO 11/06 CELL PHONES	0	11/06/2020	11/20/2020	200.05
	VERIZON WIRELESS	9864330041	10/07 TO 11/06 CELL PHONES	0	11/06/2020	11/20/2020	215.30
							455.36
Total Dept. Ambulance Service:							455.36
Dept: 240.000 Police							
001-240.000-720.300	Professional Ser						
	CHARTER COMMUNICATIONS	0035568110320	CABLESERVICE	0	11/03/2020	11/20/2020	79.46
							79.46
001-240.000-726.050	Electricity						
	HASTINGS UTILITIES	09340740-00	POLICE DEPT UTILITIES	0	10/08/2020	11/20/2020	3,140.32
	HASTINGS UTILITIES	22830504-00	POLICE DEPT ELECTRIC	0	10/27/2020	11/20/2020	18.70
							3,159.02
001-240.000-726.100	Natural Gas						
	HASTINGS UTILITIES	09340740-00	POLICE DEPT UTILITIES	0	10/08/2020	11/20/2020	645.16
							645.16
001-240.000-726.150	Sewer						
	HASTINGS UTILITIES	09340740-00	POLICE DEPT UTILITIES	0	10/08/2020	11/20/2020	50.78
							50.78
001-240.000-726.200	Telephone						
	VERIZON WIRELESS	9866849712	MONTHLY CHARGES, MIFI HOTSF	0	11/10/2020	11/20/2020	961.62
	WINDSTREAM	090212392	CITY TELEPHONE	0	11/06/2020	11/20/2020	65.55
							1,027.17
001-240.000-726.250	Water						
	HASTINGS UTILITIES	09340740-00	POLICE DEPT UTILITIES	0	10/08/2020	11/20/2020	320.56
							320.56
001-240.000-727.400	R & M Communic						
	VERIZON WIRELESS	9866849712	MONTHLY CHARGES, MIFI HOTSF	0	11/10/2020	11/20/2020	467.46
	VERIZON WIRELESS	9866849712	MONTHLY CHARGES, MIFI HOTSF	0	11/10/2020	11/20/2020	720.52

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							1,187.98
Total Dept. Police:							6,470.13
Dept: 330.000 EPA mandates							
001-330.000-729.160	Administrative Re						
	HASTINGS UTILITIES	NOV 2020	REIMBURSE MARTY STANGE	0	11/30/2020	11/20/2020	1,285.05
							1,285.05
Total Dept. EPA mandates:							1,285.05
Dept: 620.000 Airport							
001-620.000-726.050	Electricity						
	HASTINGS UTILITIES	CUST #111627	AIRPORT UTILITIES	0	10/26/2020	11/20/2020	690.66
							690.66
001-620.000-726.100	Natural Gas						
	HASTINGS UTILITIES	CUST #111627	AIRPORT UTILITIES	0	10/26/2020	11/20/2020	153.42
							153.42
001-620.000-726.150	Sewer						
	HASTINGS UTILITIES	CUST #111627	AIRPORT UTILITIES	0	10/26/2020	11/20/2020	75.34
							75.34
001-620.000-726.200	Telephone						
	ALLO COMMUNICATIONS	911069	AIRPORT INTERNET	0	10/24/2020	11/20/2020	105.36
	VERIZON WIRELESS	9864330041	10/07 TO 11/06 CELL PHONES	0	11/06/2020	11/20/2020	41.06
							146.42
001-620.000-726.250	Water						
	HASTINGS UTILITIES	CUST #111627	AIRPORT UTILITIES	0	10/26/2020	11/20/2020	121.39
							121.39
Total Dept. Airport:							1,187.23
Total Fund GENERAL FUND:							349,441.81
Fund: 090 I.T. FUND							
Dept: 000.000							
090-000.000-726.200	Telephone						
	VERIZON WIRELESS	9864330041	10/07 TO 11/06 CELL PHONES	0	11/06/2020	11/20/2020	40.01
							40.01
Total Dept. 000000:							40.01
Total Fund I.T. FUND:							40.01
Fund: 120 COMMUNITY DEVELOPMEN							
Dept: 420.256 CDBG Grant TBA							
120-420.256-742.206	CDBG TBA						
	SOUTH CENTRAL ECONOMIC D	1112	CDBG GRAND ADMIN 19-DTR-103	0	03/31/2020	11/20/2020	1,500.00
							1,500.00
Total Dept. CDBG Grant TBA:							1,500.00
Dept: 420.315 Downtown Revitalizatio							
120-420.315-720.302	Administration						
	SOUTH CENTRAL ECONOMIC D	1111	CDBG GRANT ADMIN 17-DTR-105	0	11/13/2020	11/20/2020	5,850.00
							5,850.00
Total Dept. Downtown Revitalization Grt:							5,850.00
COMMUNITY DEVELOPMENT FUND:							7,350.00

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Fund: 158 WIRELESS E911 FUND							
Dept: 220.000 911 center							
158-220.000-743.400	Communication E						
	WINDSTREAM	090013968	MONTHLY BILL 79% WIRELESS	0	11/04/2020	11/20/2020	961.13
	WINDSTREAM	090239051	MONTHLY BILL 79% WIRELESS	0	11/06/2020	11/20/2020	89.38
	WINDSTREAM	090229718	MONTHLY BILL 79% WIRELESS	0	11/06/2020	11/20/2020	126.78
	WINDSTREAM	090229721	MONTHLY BILL 79% WIRELESS	0	11/06/2020	11/20/2020	92.41
							1,269.70
Total Dept. 911 center:							1,269.70
I Fund WIRELESS E911 FUND:							1,269.70
Fund: 159 LANDLINE E911 FUND							
Dept: 220.000 911 center							
159-220.000-743.400	Communication E						
	WINDSTREAM	090013968	MONTHLY BILL 79% WIRELESS	0	11/04/2020	11/20/2020	255.49
	WINDSTREAM	090239051	MONTHLY BILL 79% WIRELESS	0	11/06/2020	11/20/2020	23.76
	WINDSTREAM	090229718	MONTHLY BILL 79% WIRELESS	0	11/06/2020	11/20/2020	33.70
	WINDSTREAM	090229721	MONTHLY BILL 79% WIRELESS	0	11/06/2020	11/20/2020	24.57
							337.52
Total Dept. 911 center:							337.52
I Fund LANDLINE E911 FUND:							337.52
Fund: 170 MUSEUM FUND							
Dept: 170.100 Museum administration							
170-170.100-726.200	Telephone						
	WINDSTREAM	090212392	CITY TELEPHONE	0	11/06/2020	11/20/2020	61.79
							61.79
170-170.100-728.150	Film Royalty						
	COSMIC PICTURE DISTRIB LLC	OCT 2020	BACK FROM THE BRINK - OCT	0	11/01/2020	11/20/2020	9.68
							9.68
Total Dept. Museum administration:							71.47
Total Fund MUSEUM FUND:							71.47
Fund: 180 STREET FUND							
Dept: 000.000							
180-000.000-725.050	Insurance						
	KOCH CO./THE HARRY A.//	169920	PROP LIAB AUTO UMBRELLA	0	10/20/2020	11/20/2020	42,704.00
							42,704.00
180-000.000-725.100	Worker's Compei						
	KOCH CO./THE HARRY A.//	169806	WORKER COMPENSATION	0	10/15/2020	11/20/2020	33,684.00
							33,684.00
180-000.000-726.200	Telephone						
	VERIZON WIRELESS	9864330041	10/07 TO 11/06 CELL PHONES	0	11/06/2020	11/20/2020	308.18
	VERIZON WIRELESS	9864330041	10/07 TO 11/06 CELL PHONES	0	11/06/2020	11/20/2020	108.02
	WINDSTREAM	090212392	CITY TELEPHONE	0	11/06/2020	11/20/2020	2.21
	WINDSTREAM	090212392	CITY TELEPHONE	0	11/06/2020	11/20/2020	0.20
							418.61
Total Dept. 000000:							76,806.61
Total Fund STREET FUND:							76,806.61

Fund: 410 VARIOUS PURPOSE FUND

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Dept: 000.000							
410-000.000-830.250	2020 Public Safe						
	FIVE POINTS BANK-GRAND ISL	BAS #3986	PRIN DUE 12/15/20 PUB SAFE	0	12/01/2020	11/20/2020	85,167.92
							85,167.92
410-000.000-840.250	2020 Public Safe						
	FIVE POINTS BANK-GRAND ISL	BAS #3986	PRIN DUE 12/15/20 PUB SAFE	0	12/01/2020	11/20/2020	7,698.37
							7,698.37
Total Dept. 000000:							92,866.29
1d VARIOUS PURPOSE FUND:							92,866.29
Fund: 610 LANDFILL FUND							
Dept: 000.000							
610-000.000-725.050	Insurance						
	KOCH CO./THE HARRY A.//	169988	PROP LIAB AUTO UMBRELLA	0	10/23/2020	11/20/2020	26,318.00
							26,318.00
610-000.000-725.100	Worker's Compensation						
	KOCH CO./THE HARRY A.//	169824	WORKER COMPENSATION	0	10/15/2020	11/20/2020	149,448.00
	KOCH CO./THE HARRY A.//	169806	WORKER COMPENSATION	0	10/15/2020	11/20/2020	10,882.00
							160,330.00
610-000.000-726.200	Telephone						
	VERIZON WIRELESS	9864330041	10/07 TO 11/06 CELL PHONES	0	11/06/2020	11/20/2020	122.13
	WINDSTREAM	090231819	LAND & FAX	0	11/06/2020	11/20/2020	195.46
	WINDSTREAM	090212392	CITY TELEPHONE	0	11/06/2020	11/20/2020	1.14
							318.73
610-000.000-729.160	Administrative Reimbursement						
	HASTINGS UTILITIES	NOV 2020	REIMBURSE MARTY STANGE	0	11/30/2020	11/20/2020	1,927.57
							1,927.57
Total Dept. 000000:							188,894.30
Total Fund LANDFILL FUND:							188,894.30
Grand Total:							717,077.71

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Fund: 001 GENERAL FUND							
Dept: 000.000							
001-000.000-462.050	Auditorium Rent						
	HASTINGS CATHOLIC SCHOOL	24138410	AUDITORIUM DEPOSIT REFUND	0	11/12/2020	12/14/2020	100.00
							100.00
Total Dept. 000000:							100.00
Dept: 010.000 City administrator's office							
001-010.000-723.050	Advertising						
	ADAMS COUNTY REGISTER OF	20203971	LEASE/MEYERS AERIAL	0	10/05/2020	12/14/2020	112.00
							112.00
001-010.000-727.200	R & M Buildings						
	BIG G ACE	663753/1	FLAGS	0	11/12/2020	12/14/2020	159.54
	EAKES OFFICE SOLUTIONS	8108782-0	DISPENSER, MISC. SUPPLIES	0	11/23/2020	12/14/2020	160.00
	EAKES OFFICE SOLUTIONS	8144326-0	MATS	0	11/17/2020	12/14/2020	83.88
	PRESTO-X	8629100	NOV PEST CONTROL	0	11/03/2020	12/14/2020	59.00
	PROTEX CENTRAL, INC.	118808	FIRE EXTINGUISHER/PHONE ROC	0	10/22/2020	12/14/2020	32.16
							494.58
001-010.000-729.050	Dues & Subscrip						
	NE CITY MANAGEMENT ASSOC	56	NCMA MEMBERSHIP FOR DAVE P	0	11/05/2020	12/14/2020	100.00
	PTAK/DAVID//	REIMBURSE	REIMBURSE FOR DROP BOX	0	11/26/2020	12/14/2020	199.00
	PTAK/DAVID//	REIMBURSE	REIMBURSE STATE BAR DUES	0	11/17/2020	12/14/2020	255.00
	PTAK/DAVID//	REIMBURSE	REIMBURSE SUPREME COURT DI	0	11/17/2020	12/14/2020	98.00
							652.00
001-010.000-730.050	Office Supplies						
	EAKES OFFICE SOLUTIONS	8138541-0	INK CARTRIDGE	0	11/06/2020	12/14/2020	36.78
	EAKES OFFICE SOLUTIONS	8138541-1	INK CARTRIDGE	0	11/10/2020	12/14/2020	40.45
							77.23
Total Dept. City administrator's office:							1,335.81
Dept: 020.000 Human Resources							
001-020.000-729.050	Dues & Subscrip						
	US BANK	STAMPS & MORE	RECEIVED SUBPOENA FROM FRA	0	11/10/2020	12/14/2020	51.98
							51.98
Total Dept. Human Resources:							51.98
Dept: 030.000 City attorney							
001-030.000-729.050	Dues & Subscrip						
	NE SUPREME COURT PUBLICA	2020	NE STATE LIBRARY PUBLICATION	0	11/25/2020	12/14/2020	120.72
							120.72
Total Dept. City attorney:							120.72
Dept: 070.000 Other governmental acc							
001-070.000-720.150	Contingency						
	AWARDS UNLIMITED, INC.	38933	COUNCIL AWARD/SNELL	0	11/04/2020	12/14/2020	75.53
	THE GREEN TREE CO	7840	TREE TRIMMING/ STREET AREA #	0	11/19/2020	12/14/2020	139,630.00
							139,705.53
001-070.000-720.160	Transportation &						
	KIMLEY-HORN AND ASSOCIATE	196038000-1020	TRANSPORTATION AND PARKING	0	10/31/2020	12/14/2020	17,367.50
							17,367.50
001-070.000-720.200	Elections						
	ADAMS COUNTY CLERK	2020 GEN ELECTION	11/3/2020 GENERAL ELECTION	0	11/23/2020	12/14/2020	1,183.08
							1,183.08
001-070.000-720.300	Professional Ser						

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	IDEA BANK MARKETING	INV-10978	SITE REDESIGN	0	10/31/2020	12/14/2020	260.00
							260.00
001-070.000-720.470	Disability Insuran MUTUAL OF OMAHA	G000AZN9	DIV 1 (NONUTIL) LONGTERMDISAI	0	12/01/2020	12/14/2020	3,431.21
							3,431.21
001-070.000-725.050	Insurance KOCH CO./THE HARRY A.//	169093	BROKER FEES/ 1ST QTR 2020-21	0	09/24/2020	12/14/2020	6,179.10
							6,179.10
001-070.000-726.300	Waste Disposal & WOODWARD'S DISPOSAL SERV	8965-1764	SERVICE	0	11/24/2020	12/14/2020	2,909.50
							2,909.50
001-070.000-729.428	Internet Service/f CHARTER COMMUNICATIONS	0029496112620	INTERNET JAN 2021	0	11/26/2020	12/14/2020	23.74
							23.74
001-070.000-741.200	Building Improve MID-STATE ENGINEERING AND	19297	CEMETERY ROAD RESURFACING	0	10/31/2020	12/14/2020	970.00
							970.00
001-070.000-743.555	Computer Softwa TYLER TECHNOLOGIES, INC.	045-320946	IMPLEMENTATION-MARTHA MOR	0	11/13/2020	12/14/2020	4,200.00
	TYLER TECHNOLOGIES, INC.	045-319658	IMPLEMENTATION-MARIE TRAVIS	0	10/30/2020	12/14/2020	4,200.00
	TYLER TECHNOLOGIES, INC.	045-320364	IMPLEMENTATION-MARTHA MOR	0	10/31/2020	12/14/2020	4,200.00
							12,600.00
Total Dept. Other governmental accounts:							184,629.66
Dept: 080.000 Development Services							
001-080.000-726.200	Telephone US BANK	AMAZON	PHONE CORD	0	11/19/2020	12/14/2020	10.58
							10.58
001-080.000-727.800	R & M Vehicles FILL-N-CHILL	23284	CAR WASHES	0	10/31/2020	12/14/2020	12.00
	FILL-N-CHILL	23285	CAR WASHES	0	10/31/2020	12/14/2020	12.00
							24.00
001-080.000-730.050	Office Supplies BUSINESS WORLD PRODUCTS	653226	OFFICE SUPPLIES	0	11/23/2020	12/14/2020	31.99
	BUSINESS WORLD PRODUCTS	653057	LEDGER PAPER	0	11/12/2020	12/14/2020	17.99
	BUSINESS WORLD PRODUCTS	653063	COPY PAPER	0	11/13/2020	12/14/2020	35.98
							85.96
001-080.000-738.050	Hand Tools MENARDS	07138	HAND TOOLS	0	10/16/2020	12/14/2020	33.82
							33.82
Total Dept. Development Services:							154.36
Dept: 110.000 Auditorium							
001-110.000-726.200	Telephone CHARTER COMMUNICATIONS	0029348111820	INTERNET SERV 11/18-12/17/20	0	11/18/2020	12/14/2020	101.63
							101.63
001-110.000-729.150	Other Operating EAKES OFFICE SOLUTIONS	8132716-2	INK CARTRIDGE	0	11/09/2020	12/14/2020	45.98
							45.98
001-110.000-737.200	Building Maintena EAKES OFFICE SOLUTIONS	8126357-2	CLEANER	0	11/04/2020	12/14/2020	17.90

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							17.90
001-110.000-737.705	Shop Supplies						
	EAKES OFFICE SOLUTIONS	8132716-1	INK CARTRIDGES	0	11/03/2020	12/14/2020	63.98
							63.98
Total Dept. Auditorium:							229.49
Dept: 120.000 Cemetery							
001-120.000-720.300	Professional Ser						
	WPCI	S141350	DOT DRUG SCREEN	0	10/31/2020	12/14/2020	30.50
							30.50
001-120.000-726.200	Telephone						
	CHARTER COMMUNICATIONS	0008425110920	SERVICE 11/9/20-12/8/20	0	11/09/2020	12/14/2020	81.20
							81.20
001-120.000-727.200	R & M Buildings						
	FASTENAL COMPANY	NEHAS165954	U BOLTS	0	11/20/2020	12/14/2020	73.25
							73.25
001-120.000-727.800	R & M Vehicles						
	BIG G ACE	664073/1	TOW STRAP	0	11/19/2020	12/14/2020	38.28
							38.28
001-120.000-730.050	Office Supplies						
	EAKES OFFICE SOLUTIONS	8140706-0	LABEL MAKER	0	11/12/2020	12/14/2020	121.99
							121.99
001-120.000-731.250	Fuel & Oil						
	COOPERATIVE PRODUCERS IN	125843	OIL	0	10/08/2020	12/14/2020	42.00
							42.00
001-120.000-737.200	Building Mainteni						
	BIG G ACE	663727/1	MISC TOOLS	0	11/12/2020	12/14/2020	72.25
							72.25
Total Dept. Cemetery:							459.47
Dept: 130.000 Parks							
001-130.000-720.350	Training & Confe						
	NE RECREATION & PARK ASSN	NERPA	2021 ANNUAL AGENCY MEMBERS	0	12/01/2020	12/14/2020	180.00
							180.00
001-130.000-721.050	Postage						
	BROWN/TERENCE Q.//	SHIRT SHACK	UPS MAILING	0	11/02/2020	12/14/2020	17.94
							17.94
001-130.000-723.110	Public Improvem						
	BEYKE SIGNS, INC.	26436	4'X8' CROSIER PARK PLAYGROU	0	11/30/2020	12/14/2020	350.00
							350.00
001-130.000-726.200	Telephone						
	CHARTER COMMUNICATIONS	0037739112520	INTERNET SERV 11/25-12/24/20	0	11/25/2020	12/14/2020	83.42
	VIAERO WIRELESS	14809	PARKS CELL 10/21-11/20/20	0	11/24/2020	12/14/2020	2.70
	WINDSTREAM	091989818	PHONE SERVICE 11/19-12/18/20	0	11/20/2020	12/14/2020	29.47
	WINDSTREAM	091989819	PHONE SERVICE 11/19-12/18/20	0	11/20/2020	12/14/2020	29.47
							145.06
001-130.000-727.200	R & M Buildings						
	BIG G ACE	664366/1	"D" BATTERIES	0	11/24/2020	12/14/2020	11.88
	BIG G ACE	663277/1	HEARTWELL FOUNTAIN SUPPLIE	0	11/05/2020	12/14/2020	70.60
	BIG G ACE	663378/1	FLAGS	0	11/06/2020	12/14/2020	67.42
	BIG G ACE	663501/1	ROD	0	11/09/2020	12/14/2020	3.63
	BIG G ACE	663542/1	POLYSEAL	0	11/09/2020	12/14/2020	21.31

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	DUTTON-LAINSON CO.	829796-1	HEARTWELL FOUNTAIN PARTS	0	11/09/2020	12/14/2020	2.25
	DUTTON-LAINSON CO.	829948-1	HEARTWELL FOUNTAIN PARTS	0	11/11/2020	12/14/2020	23.54
	FLOOR IT NE	MO002534	INSTALLATION OF DUNCAN FIELE	0	11/18/2020	12/14/2020	2,125.95
	GRACE'S LOCKSMITH SERVICE	63377	CLEAN DEADBOLT LOCK/	0	10/28/2020	12/14/2020	50.00
	GRACE'S LOCKSMITH SERVICE	63387	REMOVE BROKEN KEY	0	10/30/2020	12/14/2020	50.00
	MENARDS	08166	TREATED WOOD	0	11/06/2020	12/14/2020	6.29
	MENARDS	08967	MOWER SHED	0	11/24/2020	12/14/2020	39.31
	SHERWIN-WILLIAMS	5714-4	PAINT	0	11/10/2020	12/14/2020	138.46
	SHERWIN-WILLIAMS	5335-8	PAINT FOR CHAUTAUQUA PARK	0	11/05/2020	12/14/2020	51.81
	SMITTY'S ELECTRIC, INC.	55422	CHAUTAUQUA PARK POLE LIGHT	0	10/08/2020	12/14/2020	2,217.99
	SUNBELT RENTALS	107453185	SMALLER HAMMER DRILL	0	11/05/2020	12/14/2020	74.00
							4,954.44
001-130.000-727.500	R & M Heavy Ma						
	BIG G ACE	663866/1	CHAIN SAW	0	11/16/2020	12/14/2020	31.58
	BIG G ACE	664130/1	GRIP TAPE	0	11/19/2020	12/14/2020	55.24
	BIG G ACE	663584/1	CHAINSAW & CHAINS	0	11/10/2020	12/14/2020	1,384.90
	HATTEN ELECTRIC SERVICE	0076451-IN	STUMPER REPAIR	0	11/04/2020	12/14/2020	250.00
	MIDWEST TURF & IRRIGATION	3860408-01	SHAFT - PIVOT	0	11/09/2020	12/14/2020	134.20
							1,855.92
001-130.000-727.800	R & M Vehicles						
	N A P A AUTO PARTS	990299	ALTERNATOR/CORE DEPOSIT	0	11/23/2020	12/14/2020	165.62
	N A P A AUTO PARTS	990349	FILTER, SPARK PLUG	0	11/23/2020	12/14/2020	61.30
	N A P A AUTO PARTS	990356	RETURNED FILTER/FILTER	0	11/23/2020	12/14/2020	0.78
	N A P A AUTO PARTS	990432	FILTER	0	11/23/2020	12/14/2020	54.92
	N A P A AUTO PARTS	987075	STARTING FLUID	0	11/06/2020	12/14/2020	183.22
							465.84
001-130.000-729.150	Other Operating						
	WPCI	S141350	DOT DRUG SCREEN	0	10/31/2020	12/14/2020	30.50
							30.50
001-130.000-731.250	Fuel & Oil						
	BIG G ACE	664365/1	OIL	0	11/24/2020	12/14/2020	109.20
	MID-NEBRASKA LUBRICANTS	356570	UNLEADED FUEL	0	11/16/2020	12/14/2020	1,288.36
							1,397.56
001-130.000-737.200	Building Mainten:						
	EGAN SUPPLY COMPANY	325310B	DESINFECTANT CLEANER	0	11/11/2020	12/14/2020	708.89
							708.89
001-130.000-737.705	Shop Supplies						
	N A P A AUTO PARTS	987170	BANDSAW	0	11/06/2020	12/14/2020	1,539.00
							1,539.00
Total Dept. Parks:							11,645.15
Dept: 140.000 Water Park							
001-140.000-726.200	Telephone						
	WINDSTREAM	090766033	SERVICE 11/19/20-12/18/20	0	11/20/2020	12/14/2020	12.09
							12.09
001-140.000-737.200	Building Mainten:						
	WAL-MART COMMUNITY	02357	SHOWER CURTAINS	0	11/23/2020	12/14/2020	31.84
							31.84
Total Dept. Water Park:							43.93
Dept: 145.000 Recreation programming							
001-145.000-721.050	Postage						
	US BANK	USPS	STAMPS	0	11/04/2020	12/14/2020	110.00
							110.00

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001-145.000-723.050	Advertising HASTINGS TRIBUNE	300103091	FALL/WINTER ACTIVITY GUIDE	0	10/14/2020	12/14/2020	427.00
							427.00
001-145.000-724.050	Printing CORNHUSKER PRESS	P192777	BUSINESS ENVELOPES (2 BOXES	0	11/06/2020	12/14/2020	207.16
							207.16
001-145.000-727.200	R & M Buildings DIAL HEATING & AIR COND, INC	78985	FURNACE SERVICE CALL & LABO	0	11/11/2020	12/14/2020	112.35
	STANEK FIRE PROTECTION	33235	FIRE CONTROL SYSTEM SERVICE	0	11/24/2020	12/14/2020	135.00
							247.35
001-145.000-729.050	Dues & Subscrip US BANK	CONSTANT CONTACT	CONSTANT CONTACT/1YR CONTI	0	11/05/2020	12/14/2020	663.00
	US BANK	JR VB DIRECT	YOUTH VOLLEYBALL TOURNAMEI	0	11/16/2020	12/14/2020	120.00
							783.00
001-145.000-730.050	Office Supplies BUSINESS WORLD PRODUCTS	653146	OFFICE SUPPLIES	0	11/18/2020	12/14/2020	44.11
							44.11
001-145.000-731.401	Adult Rec Suppli NE SOFTBALL ASSOCIATION	157	LINE-UP CARDS	0	11/06/2020	12/14/2020	45.00
							45.00
001-145.000-731.402	Youth Rec Suppl US BANK	AMAZON	INFLATABLE CRAYONS/ COLORIN	0	11/04/2020	12/14/2020	19.99
	US BANK	AMAZON	BACKDROP/DADDY DAUGHTER	0	11/04/2020	12/14/2020	28.98
							48.97
001-145.000-731.403	Spec. Event Sup INKCREDIBLE INC	16434	COMMUNITY OLYMPIC T-SHIRTS	0	09/14/2020	12/14/2020	288.25
	RUSS'S MARKET	8455	POP - PRIZES @ MUMMY SON DA	0	10/22/2020	12/14/2020	9.79
							298.04
001-145.000-731.700	Wearing Apparel INKCREDIBLE INC	16426	PARKS & RECREATION PROGRAM	0	09/10/2020	12/14/2020	87.40
							87.40
Total Dept. Recreation programming:							2,298.03
Dept: 150.000 Library							
001-150.000-720.300	Professional Ser HASTINGS PHYSICAL THERAPY	201158	NEW HIRE PHYSICAL AND DRUG	0	10/31/2020	12/14/2020	68.00
	HASTINGS PHYSICAL THERAPY	201158	NEW HIRE PHYSICAL AND DRUG	0	10/31/2020	12/14/2020	68.00
	UNIQUE MANAGEMENT SVCS, I	597242	COLLECTION SERVICES	0	11/01/2020	12/14/2020	98.45
							234.45
001-150.000-720.310	Library Software IDEA BANK MARKETING	INV-10911	STANDARD WORD PRESS SITE	0	10/31/2020	12/14/2020	35.00
	OCLC INC	1000084231	DATA SYNC RECLAMATION	0	11/06/2020	12/14/2020	781.90
	US BANK	RR BOWKER	IDENTIFIER SERVICES (SAN)	0	11/17/2020	12/14/2020	150.00
	US BANK	CRICUT	ANNUAL ACCESS SUBSCRIPTION	0	11/14/2020	12/14/2020	101.58
							1,068.48
001-150.000-727.200	R & M Buildings PRESTO-X	8629098	PEST CONTROL	0	11/03/2020	12/14/2020	53.00
	SPRING FRESH CLEANING SVC	3611	JANITOR SVCS NOVEMBER 16-30	0	11/23/2020	12/14/2020	1,575.00
							1,628.00
001-150.000-729.149	Processing Fees BAKER & TAYLOR, INC.	2035567050	BOOKS, PROCESSING	0	10/30/2020	12/14/2020	16.60
	BAKER & TAYLOR, INC.	2035518267	BOOKS, PROCESSING	0	11/02/2020	12/14/2020	123.55
	MIDWEST TAPE	99631753	DVDS, PROCESSING	0	11/12/2020	12/14/2020	2.25

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							142.40
001-150.000-730.050 Office Supplies							
	US BANK	AMAZON	IPAD CHARGERS	0	11/06/2020	12/14/2020	20.97
	US BANK	AMAZON	LAPTOP TOTE BAG	0	11/11/2020	12/14/2020	43.99
	WAL-MART COMMUNITY	02511	MAKER SPACE SUPPLIES, PROGF	0	11/18/2020	12/14/2020	1.97
							66.93
001-150.000-730.056 Library Maker Sp							
	US BANK	AMAZON	SILICA GEL PACKETS	0	11/14/2020	12/14/2020	21.66
	US BANK	AMAZON	MAKER SPACE SUPPLIES	0	11/14/2020	12/14/2020	12.99
	WAL-MART COMMUNITY	02511	MAKER SPACE SUPPLIES, PROGF	0	11/18/2020	12/14/2020	71.14
							105.79
001-150.000-730.115 Library Collector							
	BAKER & TAYLOR, INC.	5016525730	BOOKS	0	10/28/2020	12/14/2020	32.44
	BAKER & TAYLOR, INC.	2035567050	BOOKS, PROCESSING	0	10/30/2020	12/14/2020	32.18
	BAKER & TAYLOR, INC.	2035518267	BOOKS, PROCESSING	0	11/02/2020	12/14/2020	355.68
	BAKER & TAYLOR, INC.	5016563104	BOOKS	0	11/12/2020	12/14/2020	30.18
	GALE-CENGAGE LEARNING	72586328	BOOKS	0	11/03/2020	12/14/2020	56.22
	GALE-CENGAGE LEARNING	72598397	BOOKS	0	11/05/2020	12/14/2020	228.67
	GALE-CENGAGE LEARNING	72604043	BOOKS	0	11/06/2020	12/14/2020	47.23
	GALE-CENGAGE LEARNING	72604478	BOOKS	0	11/06/2020	12/14/2020	77.22
	GALE-CENGAGE LEARNING	72603380	BOOKS	0	11/06/2020	12/14/2020	95.96
	GALE-CENGAGE LEARNING	72603098	BOOKS	0	11/06/2020	12/14/2020	28.79
	INFO USA MARKETING, INC.	83530765	CITY DIRECTORY	0	11/10/2020	12/14/2020	485.00
	MIDWEST TAPE	99631753	DVDS, PROCESSING	0	11/12/2020	12/14/2020	17.24
	OVERDRIVE INC	MA20374356	EBOOKS	0	10/31/2020	12/14/2020	862.81
	US BANK	AMAZON	BOOKS	0	11/18/2020	12/14/2020	77.27
	US BANK	AMAZON	BOOKS	0	11/18/2020	12/14/2020	89.65
	US BANK	AMAZON	BOOKS	0	11/17/2020	12/14/2020	10.81
	US BANK	AMAZON	BOOKS	0	11/18/2020	12/14/2020	70.47
	US BANK	AMAZON	KINDLE - EBOOK	0	11/16/2020	12/14/2020	8.55
	US BANK	AMAZON	BOOKS	0	11/16/2020	12/14/2020	18.63
	US BANK	AMAZON	BOOKS	0	11/16/2020	12/14/2020	21.70
	US BANK	AMAZON	KINDLE - EBOOK	0	11/16/2020	12/14/2020	12.09
	US BANK	AMAZON	BOOKS	0	11/15/2020	12/14/2020	10.81
	US BANK	AMAZON	KINDLE - EBOOK	0	11/14/2020	12/14/2020	10.69
	US BANK	AMAZON	BOOKS	0	11/11/2020	12/14/2020	48.55
	US BANK	AMAZON	BOOKS	0	11/11/2020	12/14/2020	20.88
	US BANK	AMAZON	BOOKS	0	11/09/2020	12/14/2020	26.99
	US BANK	AMAZON	BOOKS	0	11/07/2020	12/14/2020	181.18
	US BANK	AMAZON	BOOKS	0	11/06/2020	12/14/2020	473.74
							3,431.63
Total Dept. Library:							6,677.68
Dept: 220.000 911 center							
001-220.000-731.700 Wearing Apparel							
	PROFORMA	BG16001720A	5 POLOS WITH EMBROIDERY	0	11/18/2020	12/14/2020	62.50
							62.50
Total Dept. 911 center:							62.50
Dept: 230.000 Hastings Fire & Rescue							
001-230.000-720.350 Training & Confe							
	DANKO EMERGENCY EQUIPME	113475	TRNG SUPPLIES - SAW BLADES -	0	11/20/2020	12/14/2020	412.60
							412.60
001-230.000-726.050 Electricity							
	HASTINGS UTILITIES	02070920-00	STA 1 UTILITIES	0	09/30/2020	12/14/2020	884.74
	HASTINGS UTILITIES	20751290-00	STA 2 UTILITIES	0	10/21/2020	12/14/2020	419.23
							1,303.97

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001-230.000-726.100	Natural Gas						
	HASTINGS UTILITIES	02070920-00	STA 1 UTILITIES	0	09/30/2020	12/14/2020	12.40
	HASTINGS UTILITIES	20751290-00	STA 2 UTILITIES	0	10/21/2020	12/14/2020	29.38
							41.78
001-230.000-726.150	Sewer						
	HASTINGS UTILITIES	02070920-00	STA 1 UTILITIES	0	09/30/2020	12/14/2020	59.15
	HASTINGS UTILITIES	20751290-00	STA 2 UTILITIES	0	10/21/2020	12/14/2020	64.73
							123.88
001-230.000-726.200	Telephone						
	PRESTO-X	8629102	STA 1 PEST CONTROL	0	11/03/2020	12/14/2020	50.00
	PRESTO-X	8629101	STA 2 PEST CONTROL	0	11/03/2020	12/14/2020	51.00
							101.00
001-230.000-726.250	Water						
	HASTINGS UTILITIES	02070920-00	STA 1 UTILITIES	0	09/30/2020	12/14/2020	101.00
	HASTINGS UTILITIES	20751290-00	STA 2 UTILITIES	0	10/21/2020	12/14/2020	129.44
							230.44
001-230.000-727.700	R & M Tools & M						
	FYR-TEK	S15501-9	ANNUAL COMPRESSOR SERVICE	0	11/03/2020	12/14/2020	517.27
	O'REILLY AUTO PARTS	0764-363408	Q-2 CHAIN SAW SPARK PLUG	0	11/14/2020	12/14/2020	7.47
	SANDRY FIRE SUPPLY LLC	INV-013262	RUBBER BOOTS - PREVENTION	0	11/18/2020	12/14/2020	168.95
							693.69
001-230.000-727.800	R & M Vehicles						
	ELDON'S AUTOMOTIVE REPAIR	20099	U-2 REPLACE BRAKES	0	11/09/2020	12/14/2020	1,248.87
	FYR-TEK	S15099-9	E-1 PUMP REPAIR	0	11/03/2020	12/14/2020	1,708.19
	FYR-TEK	15231-9	B-1 GATE VALVE	0	11/05/2020	12/14/2020	294.25
	FYR-TEK	15515-9	E-1 SPOTLIGHT REPLACEMENT	0	11/20/2020	12/14/2020	460.50
	N A P A AUTO PARTS	988246	E-1 SEATBELT; R-1 CORD	0	11/11/2020	12/14/2020	150.96
	SPADY CHEVROLET,GMC,CADILLAC	38929	COBRA 1 - SERVICE	0	11/16/2020	12/14/2020	54.39
							3,917.16
001-230.000-730.050	Office Supplies						
	BUSINESS WORLD PRODUCTS	653203	DESK CALENDAR	0	11/20/2020	12/14/2020	9.61
							9.61
001-230.000-731.650	Uniform Allowance						
	GREENING ENTERPRISES INC	6417	HELMET - ASST CHIEF	0	11/19/2020	12/14/2020	324.30
							324.30
001-230.000-737.200	Building Maintenance						
	MALOUF JR AND ASSOCIATES	IN-34862-01	HAND SANITIZER	0	11/17/2020	12/14/2020	53.95
	MALOUF JR AND ASSOCIATES	IN-34863	STATION CLEANING SUPPLIES	0	11/02/2020	12/14/2020	280.25
							334.20
001-230.000-737.705	Shop Supplies						
	BIG G ACE	663197/1	STA 2 SHOP SUPPLIES	0	11/04/2020	12/14/2020	173.53
	MENARDS	08264	SHOP SUPPLIES	0	11/09/2020	12/14/2020	19.58
							193.11
001-230.000-738.050	Hand Tools						
	DANKO EMERGENCY EQUIPMENT	113191	HYDRANT WRENCHES - 2	0	11/03/2020	12/14/2020	178.69
							178.69
001-230.000-743.700	Tools & Miscellaneous						
	GREENING ENTERPRISES INC	6420	CONFINED SPACE HARNESSES -	0	11/20/2020	12/14/2020	1,957.09
	MOTOROLA SOLUTIONS, INC	8281062560	3 PORTABLE CHARGERS	0	11/17/2020	12/14/2020	1,033.68
							2,990.77

Total Dept. Hastings Fire & Rescue: 10,855.20

Dept: 230.300 Ambulance Service

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001-240.000-724.050	Printing						
	WAL-MART COMMUNITY	1786	HP INK, SANITIZER, MAILERS	0	11/19/2020	12/14/2020	48.89
							48.89
001-240.000-727.200	R & M Buildings						
	IDEAL ELECTRIC, INC.	11760	WIRE 3 OH DOORS	0	11/18/2020	12/14/2020	793.70
	IDEAL ELECTRIC, INC.	11761	REPAIR 2 LIGHTS	0	11/18/2020	12/14/2020	273.98
	KUCERA PAINTING	7207	PAINTING LABOR	0	11/16/2020	12/14/2020	1,480.00
	OVERHEAD DOOR CO OF CENT	78746	R&R 3 GARAGE DOORS AND	0	11/05/2020	12/14/2020	12,279.00
							14,826.68
001-240.000-727.206	Mowing Properties						
	VAREL/VINCENT H.//	OCT 2020	OCTOBER MOWING FEES	0	11/15/2020	12/14/2020	70.00
							70.00
001-240.000-727.210	Disaster Recover						
	BAD SPORTZ	1031	300 CLOTH MASKS	0	11/27/2020	12/14/2020	1,444.50
	MENARDS	08964	TUB AND SHOWER CLEANER,	0	11/24/2020	12/14/2020	151.38
	WAL-MART COMMUNITY	3511	FOOD BAGS, GARBAGE BAGS, SC	0	11/13/2020	12/14/2020	336.65
	WAL-MART COMMUNITY	1786	HP INK, SANITIZER, MAILERS	0	11/19/2020	12/14/2020	22.38
	WAL-MART COMMUNITY	2661	LAUNDRY SOAP, LINT ROLLERS	0	11/24/2020	12/14/2020	24.00
							1,978.91
001-240.000-727.800	R & M Vehicles						
	ACE AUTOMOTIVE, INC.	45005	R&R I HEADLIGHT, OIL CHANGE	0	11/03/2020	12/14/2020	91.39
	ACE AUTOMOTIVE, INC.	45011	R&R SEAT #84	0	11/04/2020	12/14/2020	43.00
	ACE AUTOMOTIVE, INC.	45020	R&R CABIN FILTER, OIL CHANGE	0	11/05/2020	12/14/2020	113.83
	ACE AUTOMOTIVE, INC.	45040	R&R SEAT #85	0	11/10/2020	12/14/2020	43.00
	ACE AUTOMOTIVE, INC.	45060	R&R SEAT #86	0	11/16/2020	12/14/2020	43.00
	ACE AUTOMOTIVE, INC.	45076	R&R SEAT #87	0	11/16/2020	12/14/2020	43.00
	ACE AUTOMOTIVE, INC.	45094	R&R I HEADLIGHT #85	0	11/19/2020	12/14/2020	67.91
	ACE AUTOMOTIVE, INC.	45096	INSTALL NEW BATTERY #89	0	11/19/2020	12/14/2020	232.99
	FILL-N-CHILL	23281	OCTOBER CARWASHES 20	0	11/10/2020	12/14/2020	120.00
	FILL-N-CHILL	23282	OCTOBER CARWASHES 29	0	11/10/2020	12/14/2020	174.00
	FILL-N-CHILL	23283	OCTOBER CARWASHES 26	0	11/10/2020	12/14/2020	156.00
	PLATTE VALLEY COMMUNICATI	34147	DELL COMPUTER #90	0	11/16/2020	12/14/2020	57.50
							1,185.62
001-240.000-729.050	Dues & Subscrip						
	POLICE CHIEFS ASSN. OF NE	2021 A STORY	YEARLY MEMBERSHIP DUES 202	0	11/23/2020	12/14/2020	50.00
							50.00
001-240.000-729.204	Heartland Pet Cc						
	HEARTLAND PET CONNECTION	DEC 2020	DEC PET CARE	0	12/01/2020	12/14/2020	4,333.33
							4,333.33
001-240.000-730.050	Office Supplies						
	QUILL CORPORATION	12300160	PENS, MARKERS	0	11/17/2020	12/14/2020	112.93
	WAL-MART COMMUNITY	1786	HP INK, SANITIZER, MAILERS	0	11/19/2020	12/14/2020	3.76
							116.69
001-240.000-731.700	Wearing Apparel						
	JACK'S UNIFORMS & EQUIPME	91508A	JACKET FOR CSO	0	11/05/2020	12/14/2020	239.95
	JACK'S UNIFORMS & EQUIPME	91006A	BOOTS FOR CSO	0	11/09/2020	12/14/2020	144.94
							384.89
001-240.000-737.200	Building Maintena						
	ARAMARK UNIFORM SERVICES	1901986913	TOWELS, MATS, DUST MOPS	0	11/11/2020	12/14/2020	159.59
	MALOUF JR AND ASSOCIATES	IN-34913	PAPER PRODUCTS AND CLEANIN	0	11/11/2020	12/14/2020	445.84
							605.43
001-240.000-738.055	Field Equipment						

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	DIGITAL ALLY INC	1114697	FVHD DVR W/ STND BATTERY CO	0	10/12/2020	12/14/2020	245.00
	DIGITAL ALLY INC	1115246	FVHD FS CHEST CAM	0	11/17/2020	12/14/2020	145.00
	DIGITAL ALLY INC	1115247	FVHD FS CHEST CAM	0	11/17/2020	12/14/2020	145.00
	DIGITAL ALLY INC	1115271	FVHD FS CHEST CAM	0	11/18/2020	12/14/2020	205.00
	DIGITAL ALLY INC	1115272	FVHD FS CHEST CAM	0	11/18/2020	12/14/2020	145.00
	JACK'S UNIFORMS & EQUIPMENT	91507A	OC GEL, OC SPRAY HOLDER	0	11/05/2020	12/14/2020	103.69
	US BANK	MISSION LESS LETHAL	PEPPER BALL AMMO	0	11/06/2020	12/14/2020	925.68
							1,914.37
Total Dept. Police:							55,485.78
Dept: 330.000 EPA mandates							
001-330.000-729.405	EPA Outside Leg						
	DUTTON-LAINSON CO.	SO LANDFIL SUB	REIMB 1/2 KUTAK ROCK INV	0	11/15/2020	12/14/2020	679.00
							679.00
001-330.000-729.410	EPA Consultants						
	ARCADIS US, INC.	34199451	S LANDFILL PROF SERVS THRU	0	11/16/2020	12/14/2020	3,536.44
							3,536.44
Total Dept. EPA mandates:							4,215.44
Dept: 330.200 Storm Water Manageme							
001-330.200-721.050	Postage						
	US BANK	CERT MAIL	CERTIFIED MAIL POSTAGE	0	12/01/2020	12/14/2020	25.00
							25.00
Total Dept. Storm Water Management:							25.00
Dept: 620.000 Airport							
001-620.000-720.300	Professional Ser						
	KIRKHAM MICHAEL	91668	PROFESSIONAL ENGINEERING	0	11/04/2020	12/14/2020	3,634.87
	WPCI	S141350	DOT DRUG SCREEN	0	10/31/2020	12/14/2020	30.50
							3,665.37
001-620.000-720.350	Training & Confe						
	US BANK	DHHS	WWMT LICENSE RENEWAL	0	11/09/2020	12/14/2020	150.00
							150.00
001-620.000-726.200	Telephone						
	WINDSTREAM	090937657	SERVICE 11/7/20-12/6/20	0	11/10/2020	12/14/2020	58.07
							58.07
001-620.000-727.200	R & M Buildings						
	GRACE'S LOCKSMITH SERVICE	63362	2 KEYS	0	10/26/2020	12/14/2020	100.00
	MENARDS	08174	6 PANEL STEEL DOOR, KNOB,	0	11/06/2020	12/14/2020	395.84
	MENARDS	08200	DOOR TRIM	0	11/07/2020	12/14/2020	38.24
	MENARDS	08649	1X4 PRIMED PINE, VINYL SHADES	0	11/17/2020	12/14/2020	123.47
	RENTED MULE	941099	DOORS, TERMINAL AND HANGAR	0	11/15/2020	12/14/2020	1,500.00
							2,157.55
001-620.000-727.800	R & M Vehicles						
	MENARDS	08471	POWER SERVICE, DIESEL 911	0	11/13/2020	12/14/2020	72.38
							72.38
001-620.000-729.150	Other Operating						
	HASTINGS AIR, LLC	20201119	REIMBURSEMENT FOR FUEL	0	11/19/2020	12/14/2020	70.80
	US BANK	PIZZA HUT	PIZZA & TIP	0	11/12/2020	12/14/2020	83.79
							154.59
001-620.000-737.705	Shop Supplies						
	ARAMARK UNIFORM SERVICES	1901992415	MAT/COVERALL	0	11/23/2020	12/14/2020	25.23
	ARAMARK UNIFORM SERVICES	1901985101	MAT/COVERALLS	0	11/09/2020	12/14/2020	25.23
	MENARDS	08151	FEBREEZE, BATTERIES, AIR	0	11/06/2020	12/14/2020	35.78

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							86.24
001-620.000-743.700	Tools & Miscellar						
	GRAINGER	9708626073	UPRIGHT VACUUM, CARTRIDGE F	0	11/05/2020	12/14/2020	357.04
							357.04
						Total Dept. Airport:	6,701.24
						Total Fund GENERAL FUND:	301,866.89
Fund: 090 I.T. FUND							
Dept: 000.000							
090-000.000-729.150	Other Operating						
	OMAHA WORLD-HERALD *1	1013652	APPLICATION ADMINISTRATOR AI	0	11/01/2020	12/14/2020	1,102.64
							1,102.64
090-000.000-730.050	Office Supplies						
	US BANK	AMAZON	EQUIPMENT FOR STREAMING	0	11/04/2020	12/14/2020	59.48
	US BANK	AMAZON	HDMI CABLES FOR STREAMING	0	11/05/2020	12/14/2020	5.85
	US BANK	AMAZON	CANNED AIR FOR IT	0	11/23/2020	12/14/2020	19.99
	US BANK	AMAZON	2 TUBS OF WIPES, 4 WEBCAMS	0	11/23/2020	12/14/2020	109.98
	US BANK	AMAZON	2 TUBS OF WIPES, 4 WEBCAMS	0	11/23/2020	12/14/2020	89.98
	US BANK	AMAZON	2 TUBS OF WIPES, 4 WEBCAMS	0	11/23/2020	12/14/2020	23.88
	US BANK	AMAZON	DISPOSABLE GLOVES	0	11/23/2020	12/14/2020	9.97
	US BANK	AMAZON	5 USB MICE	0	11/23/2020	12/14/2020	21.97
	US BANK	AMAZON	5 USB MICE	0	11/23/2020	12/14/2020	17.98
							359.08
090-000.000-737.215	Computer Softwa						
	AP TECHNOLOGY LLC	IN026774	EZSIGNER MAINTENANCE	0	11/10/2020	12/14/2020	90.00
	SITEIMPROVE INC	70378	WEBSITE ADA COMPLIANCE TOO	0	11/17/2020	12/14/2020	2,060.01
	US BANK	AMAZON WEB	AWS-RMM MONTHLY	0	11/04/2020	12/14/2020	35.44
	US BANK	LOGMEIN	GOTOASSIST MTHLY	0	11/04/2020	12/14/2020	84.14
	US BANK	MSFT	EXCHANGE ONLINE	0	11/09/2020	12/14/2020	678.60
							2,948.19
090-000.000-737.216	Computer Softwa						
	AP TECHNOLOGY LLC	IN026774	EZSIGNER MAINTENANCE	0	11/10/2020	12/14/2020	110.00
	SITEIMPROVE INC	70378	WEBSITE ADA COMPLIANCE TOO	0	11/17/2020	12/14/2020	2,517.79
	US BANK	AMAZON WEB	AWS-RMM MONTHLY	0	11/04/2020	12/14/2020	43.32
	US BANK	LOGMEIN	GOTOASSIST MTHLY	0	11/04/2020	12/14/2020	102.84
	US BANK	MSFT	GIS MSFT POWER AUTOMATE	0	11/06/2020	12/14/2020	30.00
	US BANK	MSFT	ONE DRIVE FOR BUSINESS	0	11/09/2020	12/14/2020	10.00
	US BANK	MSFT	EXCHANGE ONLINE	0	11/09/2020	12/14/2020	829.40
							3,643.35
090-000.000-743.550	Computer Equipr						
	KIDWELL, INC	166486	CITY SWITCH	0	11/10/2020	12/14/2020	3,550.00
	KIDWELL, INC	166800	LABOR CREDIT FOR 166486	0	11/16/2020	12/14/2020	-500.00
							3,050.00
090-000.000-743.551	Computer Equipr						
	US BANK	AMAZON	EQUIPMENT FOR STREAMING	0	11/04/2020	12/14/2020	72.69
	US BANK	AMAZON	HDMI CABLES FOR STREAMING	0	11/05/2020	12/14/2020	7.14
							79.83
						Total Dept. 000000:	11,183.09
						Total Fund I.T. FUND:	11,183.09

Fund: 111 1999 BUSINESS IMPROVEM**Dept: 000.000**

111-000.000-720.025 Administrative Ex

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	IDEA BANK MARKETING	INV-10763	SERV AGREE 9/2020	0	09/30/2020	12/14/2020	73.00
	NE MAIN STREET NETWORK, IN	2021	PROGRAM FEE, MAIN ST MEMBE	0	11/18/2020	12/14/2020	595.00
							668.00
111-000.000-720.300	Professional Ser						
	R A C INVESTMENTS	DEC 2020	DEC DIRECTOR SALARY	0	12/01/2020	12/14/2020	1,833.33
							1,833.33
111-000.000-721.050	Postage						
	HASTINGS AREA CHAMBER OF	200750	10/20 COPIES, POSTAGE,	0	11/15/2020	12/14/2020	2.11
							2.11
111-000.000-723.110	Public Improvem						
	BIG G ACE	662007/1	ROPE LIGHTS, MINI CLEAR LIGHT	0	10/15/2020	12/14/2020	968.08
	BIG G ACE	663070/1	CABLE TIES, CORDS, ADAPTERS	0	11/02/2020	12/14/2020	89.63
	BIG G ACE	663198/1	RETURN ROPE LIGHTS	0	11/04/2020	12/14/2020	-568.48
	BIG G ACE	663199/1	ROPE LIGHTS, CABLE TIES	0	11/04/2020	12/14/2020	45.63
	BIG G ACE	663359/1	ROPE LIGHTS, FREIGHT	0	11/06/2020	12/14/2020	414.69
							949.55
111-000.000-724.050	Printing						
	HASTINGS AREA CHAMBER OF	200750	10/20 COPIES, POSTAGE,	0	11/15/2020	12/14/2020	114.77
							114.77
111-000.000-726.200	Telephone						
	HASTINGS AREA CHAMBER OF	200750	10/20 COPIES, POSTAGE,	0	11/15/2020	12/14/2020	67.00
							67.00
111-000.000-727.201	R & M Grounds M						
	HASTINGS COMPLETE LAWNS	0001763	SPRAY WEEDS	0	10/01/2020	12/14/2020	325.00
	YARD JOCKS, LLC	OCT 2020	LANDSCAPE SERVICES	0	06/19/2020	12/14/2020	825.00
							1,150.00
111-000.000-728.100	Rent						
	COMMUNITY REDEVELOPMENT	DEC 2020	DEC RENT	0	12/01/2020	12/14/2020	225.00
							225.00
111-000.000-729.150	Other Operating						
	HASTINGS UTILITIES	18691700-00	UTILITIES 9/21/20-10/21/20	0	10/21/2020	12/14/2020	46.02
	HASTINGS UTILITIES	18690528-00	UTILITIES	0	10/21/2020	12/14/2020	71.66
	HASTINGS UTILITIES	18690752-01	UTILITIES	0	10/21/2020	12/14/2020	111.04
	HASTINGS UTILITIES	1869950-00	UTILITIES 9/21/20-10/21/20	0	10/21/2020	12/14/2020	62.11
	WOODWARD'S DISPOSAL SERV	8957-990	SERVICE	0	10/26/2020	12/14/2020	25.00
	WOODWARD'S DISPOSAL SERV	8941-978	SERVICE	0	07/25/2020	12/14/2020	25.00
							340.83
111-000.000-737.200	Building Mainten						
	BIG G ACE	662005/1	LIQUID NAILS	0	10/15/2020	12/14/2020	18.91
	DUTTON-LAINSON CO.	829698-1	CORD	0	11/05/2020	12/14/2020	88.65
	ECHO SYSTEMS	S8685930.001	CABLE TIES	0	10/05/2020	12/14/2020	232.97
	KRIEGER ELECTRIC CO.	47562	INSTALLED TIMER/ ACME BLDG	0	11/16/2020	12/14/2020	386.77
							727.30
							6,077.89
							6,077.89

Total Dept. 000000: 6,077.89

SINESS IMPROVEMENT DIST: 6,077.89

Fund: 130 LIBRARY GRANT FUND

Dept: 000.000

130-000.000-720.357 Library Programs

RUSS'S MARKET

8712 PROGRAM SUPPLIES

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14.45

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170-170.100-737.200	Building Maintenance SHERWIN-WILLIAMS	5740-9	PAINT FOR 2ND FLOOR PROJECT	0	11/20/2020	12/14/2020	405.83
							405.83
Total Dept. Museum administration:							5,103.33
Total Fund MUSEUM FUND:							5,103.33
Fund: 180 STREET FUND							
Dept: 000.000							
180-000.000-720.350	Training & Conference CENTRAL COMMUNITY COLLEGE	001772319	LEADERSHIP DEVELOPMENT CLAS	0	08/31/2020	12/14/2020	400.00
							400.00
180-000.000-725.050	Insurance KOCH CO./THE HARRY A.M.	169093	BROKER FEES/ 1ST QTR 2020-21	0	09/24/2020	12/14/2020	1,001.05
							1,001.05
180-000.000-727.500	R & M Heavy Maintenance AUTO GLASS EXPERTS LLC	37279	DRIVER SIDE WINDOW #22	0	11/19/2020	12/14/2020	185.00
	AUTO VALUE-HASTINGS	70NV046443	WINCH SOLENOID	0	11/06/2020	12/14/2020	27.48
	BIG G ACE	663600/1	SPARK PLUG	0	11/10/2020	12/14/2020	16.68
	CENTRAL NE EQUIPMENT, LLC	210439	POWER WASHER HOSE, FITTINGS	0	11/13/2020	12/14/2020	195.90
	HASTINGS OUTDOOR POWER LTD	29276	CHAINSAW CHAINS, GRINDING WHEEL	0	11/13/2020	12/14/2020	305.84
	HASTINGS OUTDOOR POWER LTD	29341	CREDIT OVERCHARGE INV 29276	0	11/18/2020	12/14/2020	-170.91
	NAPA AUTO PARTS	987137	OIL FILTERS, FUEL FILTER	0	11/06/2020	12/14/2020	123.32
	NAPA AUTO PARTS	987199	FUEL FILTER	0	11/06/2020	12/14/2020	5.31
	NAPA AUTO PARTS	987176	COIL WIRE #27	0	11/06/2020	12/14/2020	3.75
	NAPA AUTO PARTS	987087	BELTS #62	0	11/06/2020	12/14/2020	27.52
	NAPA AUTO PARTS	987106	SHUT OFF VALVE #63	0	11/06/2020	12/14/2020	5.23
	NAPA AUTO PARTS	987779	BRAKE LINES, FITTINGS #27	0	11/10/2020	12/14/2020	38.74
	NAPA AUTO PARTS	988345	DISTRIBUTOR #27	0	11/12/2020	12/14/2020	109.59
	NAPA AUTO PARTS	988665	EXHAUST GASKET, STUD KIT #27	0	11/13/2020	12/14/2020	27.77
	NAPA AUTO PARTS	988739	EXHAUST SPRING #27	0	11/13/2020	12/14/2020	4.31
	NAPA AUTO PARTS	989192	BLADE GUIDE #39	0	11/17/2020	12/14/2020	82.02
	NE MACHINERY CO.	CUI0858681	HEATER CORD #31	0	10/26/2020	12/14/2020	37.19
	NE MACHINERY CO.	CUI0861631	IMPACT TIPS, RETAINERS PIN #14	0	11/02/2020	12/14/2020	103.43
	NE MACHINERY CO.	CUI0861938	FAN SWITCH #14	0	11/03/2020	12/14/2020	31.54
	NE MACHINERY CO.	CUI0862497	CABIN FILTERS #39	0	11/04/2020	12/14/2020	73.25
	UNIVERSAL HYDRAULICS, INC.	27989	RESEAL CYLINDER #30	0	11/02/2020	12/14/2020	322.00
	UNIVERSAL HYDRAULICS, INC.	28038	QUICK DISCONNECTS #18	0	11/09/2020	12/14/2020	62.30
	UNIVERSAL HYDRAULICS, INC.	28036	RESEAL HYD MOTOR #54	0	11/10/2020	12/14/2020	338.07
	UNIVERSAL HYDRAULICS, INC.	28071	SEAL KITS #39	0	11/16/2020	12/14/2020	50.00
							2,005.33
180-000.000-727.710	R & M Traffic Signals HASTINGS UTILITIES	2-6268	MAINT OF TRAFFIC SIGNALS	0	10/30/2020	12/14/2020	1,876.37
							1,876.37
180-000.000-727.800	R & M Vehicles AUTO VALUE-HASTINGS	70NV047277	TRANS. FILTER KIT #52	0	11/20/2020	12/14/2020	7.43
	NAPA AUTO PARTS	987128	OIL FILTERS, FUEL FILTER	0	11/06/2020	12/14/2020	18.20
	THREE POINTS TIRE	24354	FLAT REPAIR #45	0	11/19/2020	12/14/2020	20.00
							45.63
180-000.000-728.100	Rent BURLINGTON NORTHERN-SANTAM	40156284	A SHED LEASE AGREEMENT	0	11/30/2020	12/14/2020	2,643.37
							2,643.37
180-000.000-729.050	Dues & Subscriptions G I S WORKSHOP LLC	2019-11316	ANNUAL FEE, SIMPLE SIGNS/	0	11/09/2020	12/14/2020	428.40
							428.40

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180-000.000-729.150	Other Operating						
	CITY CLERK - PETTY CASH	58551094	CDL RENEWAL REIMBURSEMENT	0	11/20/2020	12/14/2020	31.00
	WPCI	S141350	DOT DRUG SCREEN	0	10/31/2020	12/14/2020	30.50
							61.50
180-000.000-731.050	Asphalt & Cemer						
	J.I.L. ASPHALT PAVING CO.	200391	TWICE BILLED CREDIT FOR 20091	0	08/07/2020	12/14/2020	-256.94
	J.I.L. ASPHALT PAVING CO.	200645	1 TON SPR POLY ASPHALT	0	10/20/2020	12/14/2020	64.50
	J.I.L. ASPHALT PAVING CO.	200651	3.02 TON SPR POLY ASPHALT	0	10/21/2020	12/14/2020	188.75
	J.I.L. ASPHALT PAVING CO.	200654	6.10 TONS SPR POLY ASPHALT	0	10/28/2020	12/14/2020	393.45
	J.I.L. ASPHALT PAVING CO.	200656	5.12 TONS SPR F ASPHALT	0	10/29/2020	12/14/2020	302.08
	J.I.L. ASPHALT PAVING CO.	200664	4.02 TONS SPR F ASPHALT	0	10/30/2020	12/14/2020	237.18
	J.I.L. ASPHALT PAVING CO.	200679	6.14 TONS SPR F ASPHALT	0	11/04/2020	12/14/2020	362.26
	J.I.L. ASPHALT PAVING CO.	200683	2.99 TONS SPR F ASPHALT	0	11/05/2020	12/14/2020	176.41
	J.I.L. ASPHALT PAVING CO.	200675	2.17 TONS SPR F	0	11/03/2020	12/14/2020	128.03
	J.I.L. ASPHALT PAVING CO.	200670	6.03 TONS SPR POLY ASPHALT	0	11/02/2020	12/14/2020	388.94
	J.I.L. ASPHALT PAVING CO.	200690	11.32 TONS SPR F	0	11/06/2020	12/14/2020	667.88
							2,652.54
180-000.000-731.250	Fuel & Oil						
	BUSINESS WORLD PRODUCTS	652923	PRINTER PAPER FUEL COMPUTE	0	11/05/2020	12/14/2020	59.99
	MID-NEBRASKA LUBRICANTS	411962	1300 GALS UNLEADED	0	11/05/2020	12/14/2020	2,054.00
	MID-NEBRASKA LUBRICANTS	411961	725.1 GALS #2 DIESEL	0	11/05/2020	12/14/2020	1,007.89
	MID-NEBRASKA LUBRICANTS	339171	700 GALS #2 DIESEL	0	11/16/2020	12/14/2020	973.00
	MID-NEBRASKA LUBRICANTS	339172	711.2 GALS UNLEADED	0	11/16/2020	12/14/2020	1,123.70
							5,218.58
180-000.000-731.400	Other Supplies						
	BIG G ACE	663937/1	MAIL BOX AND NUMBERS	0	11/17/2020	12/14/2020	20.11
	CENTRA CHEMICAL SERVICES	41967	FESCUE GRASS FOR 12TH STREE	0	10/20/2020	12/14/2020	148.00
							168.11
180-000.000-731.600	Signs						
	3M KQS7020	9409339293	3M CLEAR TRANSFER TAPE	0	10/30/2020	12/14/2020	81.42
							81.42
180-000.000-731.700	Wearing Apparel						
	MENARDS	08727	N95 MASKS, 10 PK MASKS X3	0	11/19/2020	12/14/2020	54.93
	US BANK	WEBSTAU	RANT STORE HI VIZ VESTS X 55	0	11/23/2020	12/14/2020	302.48
	US BANK	CONSTRUC	TION GEAR 36 LINED GLOVES	0	11/23/2020	12/14/2020	202.23
							559.64
180-000.000-737.705	Shop Supplies						
	AUTO VALUE-HASTINGS	70NV046459	CLAM SHELL PARTS	0	11/06/2020	12/14/2020	12.64
	AUTO VALUE-HASTINGS	70NV046473	CLAM SHELL PARTS	0	11/06/2020	12/14/2020	2.39
	MALOUF JR AND ASSOCIATES	IN-34846	2 CASES TP	0	10/13/2020	12/14/2020	99.10
	N A P A AUTO PARTS	989024	NITRILE GLOVES	0	11/16/2020	12/14/2020	24.08
							138.21
180-000.000-738.050	Hand Tools						
	AUTO VALUE-HASTINGS	70NV046459	CLAM SHELL PARTS	0	11/06/2020	12/14/2020	38.99
	AUTO VALUE-HASTINGS	70NV046473	CLAM SHELL PARTS	0	11/06/2020	12/14/2020	13.33
	N A P A AUTO PARTS	988499	BOLT EXTRAC SET	0	11/12/2020	12/14/2020	29.36
							81.68
180-000.000-742.300	Construction Imp						
	ENGEL CONSTRUCTION/BEN//	202050002-6	RESIDENTIAL CONCRETE FIXES	0	11/17/2020	12/14/2020	4,465.98
	WERNER CONSTRUCTION COM	EST #9	42ND STREET - 1300' WEST OF	0	11/24/2020	12/14/2020	223,375.87
							227,841.85

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Fund: 183 STREET SALES TAX FUND							
Dept: 000.000							
183-000.000-742.320	New Street Cons						
	VONTZ PAVING, INC.	EST #5	PROGRESS ESTIMATE #5	0	12/14/2020	12/14/2020	36,726.62
							36,726.62
Total Dept. 000000:							36,726.62
nd STREET SALES TAX FUND:							36,726.62
Fund: 366 BAN/STREET CONSTRUCTI							
Dept: 000.000							
366-000.000-742.532	North Park Comr						
	WERNER CONSTRUCTION COM	EST #8	SID 2019-3, 2019-4; SD2019-1	0	11/24/2020	12/14/2020	226,616.13
							226,616.13
Total Dept. 000000:							226,616.13
REET CONSTRUCTION FUND:							226,616.13
Fund: 410 VARIOUS PURPOSE FUND							
Dept: 000.000							
410-000.000-830.247	2013B Ref Bond						
	WELLS FARGO CORP. TRUST S	15122020	Prin,int due 12-15-20 FINAL	32	10/30/2020	12/14/2020	300,000.00
							300,000.00
410-000.000-840.247	2013B Ref. Bond						
	WELLS FARGO CORP. TRUST S	15122020	Prin,int due 12-15-20 FINAL	32	10/30/2020	12/14/2020	3,675.00
							3,675.00
Total Dept. 000000:							303,675.00
nd VARIOUS PURPOSE FUND:							303,675.00
Fund: 610 LANDFILL FUND							
Dept: 000.000							
610-000.000-720.300	Professional Ser						
	GLENWOOD TELECOMMUNICA	901-1101	LF INTERNET JAN 2021	0	01/01/2021	12/14/2020	94.95
	OLSSON	372696	HAST MSW LANDFILL PHASE 6	0	11/18/2020	12/14/2020	1,860.78
	OLSSON	37288	GROUND WATER - SEMIANNUAL	0	11/18/2020	12/14/2020	5,331.19
	TEST AMERICA LABORATORIES	3100037615	LF - WELL TESTING 10/28-30	0	11/13/2020	12/14/2020	2,145.00
	TEST AMERICA LABORATORIES	3100038292	LF - WELL TESTING 11/19/20	0	11/30/2020	12/14/2020	67.50
							9,499.42
610-000.000-725.050	Insurance						
	KOCH CO./THE HARRY A.//	169093	BROKER FEES/ 1ST QTR 2020-21	0	09/24/2020	12/14/2020	487.50
							487.50
610-000.000-726.100	Natural Gas						
	BLACK HILLS ENERGY	8770466950	GAS SERVICE 10/28/20-11/24/20	0	11/25/2020	12/14/2020	137.94
	MID-NEBRASKA LUBRICANTS	565761	PROPANE - 85G	0	11/23/2020	12/14/2020	92.65
							230.59
610-000.000-727.210	Disaster Recover						
	EAKES OFFICE SOLUTIONS	8147989-0	THERMOMETER	0	11/23/2020	12/14/2020	34.96
	MENARDS	08473	3-PLY MASKS, DISINFECTING SPF	0	11/13/2020	12/14/2020	68.48
							103.44
610-000.000-727.500	R & M Heavy Ma						
	CENTRAL NE EQUIPMENT, LLC	210431	PRESSURE WASHER - 50' HOSE	0	11/13/2020	12/14/2020	111.19
	FASTENAL COMPANY	NEHAS165572	TERMINATOR - NUTS & BOLTS	0	10/30/2020	12/14/2020	30.30
	GARVIN AUTO BODY & REPAIR	1106	REPAIR #96 BLUE SERVICE TRK	0	11/09/2020	12/14/2020	942.68

INVOICE APPROVAL LIST BY FUND REPORT

12/14/2020 VOUCHERS TO BE PAID

Date: 12/04/2020

Time: 8:30 am

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City of Hastings

Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
	N A P A AUTO PARTS	990936	WIRE - TRASH FENCES	0	11/25/2020	12/14/2020	39.85
	N A P A AUTO PARTS	988620	2 CHAIN HOIST	0	11/13/2020	12/14/2020	70.98
	N A P A AUTO PARTS	988738	1 CHAIN HOIST	0	11/13/2020	12/14/2020	35.49
	N A P A AUTO PARTS	986959	BIG LISTER PUMP - FUEL CONNEI	0	11/05/2020	12/14/2020	5.56
	N A P A AUTO PARTS	987482	FILTERS	0	11/09/2020	12/14/2020	50.37
	NE MACHINERY CO.	CUI0864300	#116 - FILTER X1	0	11/09/2020	12/14/2020	11.95
	NE MACHINERY CO.	INV419638	#110 LABOR TO REPAIR STEP	0	11/17/2020	12/14/2020	525.00
	NE MACHINERY CO.	CUI0867933	#116 BUCKET CYLINDER PIN	0	11/18/2020	12/14/2020	350.81
	NE MACHINERY CO.	INV418689	#116 - BUCKET WEAR PLATES	0	11/10/2020	12/14/2020	1,207.76
	TG TECHNICAL SERVICES	20153	INSTRUMENT CALIBRATION	0	11/02/2020	12/14/2020	320.31
	UNIVERSAL HYDRAULICS, INC.	28048	#116 - HYD HOSES, FITTINGS, H	0	11/10/2020	12/14/2020	82.10
							3,784.35
610-000.000-727.800 R & M Vehicles							
	AUTO VALUE-HASTINGS	70NV046961	#111 - FILTERS X1	0	11/16/2020	12/14/2020	19.76
	AUTO VALUE-HASTINGS	70NV046799	#111 - FILTERS X9	0	11/12/2020	12/14/2020	462.09
	N A P A AUTO PARTS	989065	18G - 20 WINDSHIELD WASH FLUI	0	11/16/2020	12/14/2020	53.28
	N A P A AUTO PARTS	989352	CROWN VIC - FILTERS X2	0	11/17/2020	12/14/2020	8.57
							543.70
610-000.000-731.250 Fuel & Oil							
	COOPERATIVE PRODUCERS IN	126372	90 GAL DEF BULK	0	11/23/2020	12/14/2020	144.00
	COOPERATIVE PRODUCERS IN	126282	200 GAL CENEX TMS 10W30 BULK	0	11/12/2020	12/14/2020	1,760.00
	COOPERATIVE PRODUCERS IN	126229	12/80 OZ PWR SER SUPPLEMENT	0	11/09/2020	12/14/2020	96.00
	MID-NEBRASKA LUBRICANTS	339245	288.9G DD 50/50 WBLEND	0	11/30/2020	12/14/2020	444.91
	MID-NEBRASKA LUBRICANTS	339244	346.3G DD 50/50 WBLEND	0	11/30/2020	12/14/2020	533.30
	MID-NEBRASKA LUBRICANTS	339230	336.5G DD 50/50 WBLEND	0	11/23/2020	12/14/2020	518.21
	MID-NEBRASKA LUBRICANTS	339228	550.5G DD 50/50 WBLEND	0	11/23/2020	12/14/2020	847.77
	MID-NEBRASKA LUBRICANTS	339229	98.4G DD 50/50 WBLEND	0	11/23/2020	12/14/2020	151.54
	MID-NEBRASKA LUBRICANTS	339168	516.2G DD 50/50 WBLEND	0	11/16/2020	12/14/2020	794.95
	MID-NEBRASKA LUBRICANTS	339169	325.1G DD 50/50 WBLEND	0	11/16/2020	12/14/2020	500.65
	MID-NEBRASKA LUBRICANTS	339167	181.4G E10 UNLEADED	0	11/16/2020	12/14/2020	286.61
	MID-NEBRASKA LUBRICANTS	411994	362.G DD 50/50 WBLEND	0	11/09/2020	12/14/2020	557.94
							6,635.88
610-000.000-731.700 Wearing Apparel							
	ARAMARK UNIFORM SERVICES	1901996044	MATS/COVERALLS	0	11/30/2020	12/14/2020	30.75
	ARAMARK UNIFORM SERVICES	1901992414	MATS/COVERALLS	0	11/23/2020	12/14/2020	30.75
	ARAMARK UNIFORM SERVICES	1901988796	MATS/COVERALLS	0	11/16/2020	12/14/2020	30.75
	ARAMARK UNIFORM SERVICES	1901985100	MATS/COVERALLS	0	11/09/2020	12/14/2020	30.75
							123.00
610-000.000-737.710 Welding Supplies							
	MATHESON TRIGAS-LINWELD	22644989	WELDING SUPPLIES - HIGH GRAC	0	11/23/2020	12/14/2020	48.26
	MATHESON TRIGAS-LINWELD	22618598	WELDING SUPPLIES - ACETYLENI	0	11/16/2020	12/14/2020	110.72
	MATHESON TRIGAS-LINWELD	22623676	WELDING SUPPLIES - OXYGEN	0	11/17/2020	12/14/2020	9.33
							168.31
610-000.000-738.050 Hand Tools							
	N A P A AUTO PARTS	990826	10 PIECE TOOL SET & CLAMP	0	11/25/2020	12/14/2020	85.26
							85.26
Total Dept. 000000:							21,661.45
Total Fund LANDFILL FUND:							21,661.45

Fund: 710 SELF INSURED HEALTH FU

Dept: 000.000

710-000.000-720.480 Health Benefit Pr

MUTUAL OF OMAHA	G000AZN9	DIV 1 (NONUTIL) LIFE/AD&D/VOL	0	12/01/2020	12/14/2020	3,583.64
MUTUAL OF OMAHA	G000AZN9	DIV 2 (UTILITY) LIFE/AD&D/VOL	0	12/01/2020	12/14/2020	3,251.80
MUTUAL OF OMAHA	G000AZN9	DIV 2 (UTILITY) LONGTERMDISAB	0	12/01/2020	12/14/2020	4,556.76

12/14/2020 VOUCHERS TO BE PAID

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Amount

Grand Total: 1,185,445.45

Distribution Register by Check



From Check No.: 45425 To Check No.: 45584

Printed: 12/7/2020 9:59

From Check Date: 11/23/2020 - To Check Date: 12/07/2020

Check No	Supplier	Supplier Name	Invoice Number	Invoice Description	Invoice Amt	Charge Code	GL Amount
45425	28575	GENERAL COLLECTION CO.	C 14 CI 20 663 1113	REMIT GARNISHMENT	293.16	1 62410	293.16
45426	42075	THE HARRY A KOCH COMPANY	169093	BROKER SERVICES	4,246.35	1 69230	4,246.35
			169554	ANNUAL BILLING FEE	19,000.00	1 69230	19,000.00
			169559	INSURANCE	14,078.00	1 49240	1,863.00
				INSURANCE		1 69240	1,862.00
				INSURANCE		2 79245	186.00
				INSURANCE		2 99245	10,167.00
					37,324.35		37,324.35
45427	52800	NE DEPT OF HEALTH & HUMAN SE	112320	WELL #6 CONSTRUCTION APPL FEE	100.00	1 35052	100.00
45428	77050	VERIZON WIRELESS	9866807642	ROVER SERVICE	50.04	1 619230	50.04
45429	13075	CHARTER COMMUNICATIONS	0354001111720	PHONE & INTERNET SERVICE	1,327.17	1 69210	1,237.17
				PHONE & INTERNET SERVICE		1 619210	90.00
					1,327.17		1,327.17
45430	28575	GENERAL COLLECTION CO.	C 14 CI 20 663 11272	REMIT GARNISHMENT	149.47	1 62410	149.47
45431	32400	HASTINGS, CITY OF	112720	EMPLOYEE FLEXPLAN DEDUCTION:	4,368.54	1 62401	4,368.54
45432	44792	STEPHEN G LOWE	C 14 CI 20 1261 1127	REMIT GARNISHMENT	258.17	1 62410	258.17
45433	53225	NE DEPT. OF REVENUE	LEVY 22060327 1127	REMIT GARNISHMENT	75.00	1 62410	75.00
45434	70300	STATE DISBURSEMENT UNIT	CO1482539 112720	REMIT GARNISHMENT	248.00	1 62410	248.00
45435	05760	ANYTIME FITNESS	112720	NOV EMPLOYEE DEDUCTION-AF	68.40	1 62418	68.40
45436	08115	BEAUTY AND THE BEAST FITNESS		NOV EMPLOYEE DEDUCTION-B&B	85.60	1 62418	85.60
45437	14810	CHC OF NEBRASKA		NOV EMPLOYEE DEDUCTION-CHC-I	376.70	1 62418	376.70
45438	33075	HASTINGS MUSEUM		NOV EMPLOYEE DEDUCTION-MUS	22.90	1 62418	22.90
45439	42075	THE HARRY A KOCH COMPANY	169177	INSURANCE	16,540.29	2 21651	16,540.29
			169806	INSURANCE	167,862.59	2 21651	167,862.59
			169808	INSURANCE	3,245.00	2 21651	3,245.00
			169824	INSURANCE	12,016.46	2 21651	12,016.46
			169920	INSURANCE	39,480.08	2 21651	39,480.08
			169988	INSURANCE	70,805.90	2 21651	70,805.90
					309,950.32		309,950.32
45440	45725	MONTE MALOUF JR. & ASSOC.	IN-34899	HAND SOAP, BLEACH, FLOOR WAX	1,624.03	1 61561	1,624.03
45441	76275	UNITED WAY OF SOUTH CENTRAL	112720	NOV EMPLOYEE DEDUCTION-UW	645.20	1 62418	645.20
45442	80425	Y M C A		NOV EMPLOYEE DEDUCTION-YMCA	770.54	1 62418	770.54
45443	01925	ADAMS COUNTY TREASURER	112020	2021 FORD F250 #301	2,288.18	1 33920	2,273.18
				2021 FORD F250 #301		1 61842	15.00
					2,288.18		2,288.18
45444	02675	AIRGAS USA, LLC	9107037821	EPA GAS	1,313.73	2 25128	1,313.73
			9107559383	EPA GAS	2,462.73	2 25128	2,462.73
			9975437117	NOVEMBER CYLINDER RENTAL	60.00	2 25128	44.63
				NOVEMBER CYLINDER RENTAL		2 75128	15.37
					3,836.46		3,836.46
45445	03675	ALTEC INDUSTRIES INC.	50666417	REPAIR BUCKET & CONTROLLER	4,169.12	2 21844	4,169.12
45446	06175	ARAMARK	1901988148	RUGS & LAUNDRY SERVICE	14.86	1 45450	14.86
			1901988800	RUGS & LAUNDRY SERVICE	88.54	1 69330	79.23
				RUGS & LAUNDRY SERVICE		2 25060	9.31
			1901989526	RUGS & LAUNDRY SERVICE	61.99	2 25065	61.99
			1901992423	RUGS & LAUNDRY SERVICE	88.54	1 69330	79.23
				RUGS & LAUNDRY SERVICE		2 25060	9.31
			1901993143	RUGS & LAUNDRY SERVICE	61.99	2 25065	61.99
			1901996049	RUGS & LAUNDRY SERVICE	88.54	1 69330	79.23
				RUGS & LAUNDRY SERVICE		2 25060	9.31
			1901996773	RUGS & LAUNDRY SERVICE	61.99	2 25065	61.99
					466.45		466.45

Distribution Register by Check



From Check No.: 45425 To Check No.: 45584

Printed: 12/7/2020 9:59

From Check Date: 11/23/2020 - To Check Date: 12/07/2020

Check No	Supplier	Supplier Name	Invoice Number	Invoice Description	Invoice Amt	Charge Code	GL Amount
45447	06530	ASSOCIATION OF PEDESTRIAN & I	2826	MEMBERSHIP RENEWAL	120.00	1 619300	120.00
45448	07625	BARCO MUNICIPAL PRODUCTS INC	IN-238934	BATTERY	196.20	1 35522	196.20
45449	08100	BEARING DISTRIBUTORS	9501558054 9501560924	GEAR COUPLING GEAR COUPLING	597.08 597.08	2 25125 2 25120	597.08 597.08
					1,194.16		1,194.16
45450	08425	BENETECH, INC	114480	SURFACTANT	3,999.59	2 95126	3,999.59
45451	10525	BUSINESS WORLD PRODUCTS	653223	PENS	353.10	1 61561	353.10
45452	10775	C D W GOVERNMENT, INC.	3896940 3974491	PRINTER CASH DRAWER	866.66 177.47	1 69030 1 69030	866.66 177.47
					1,044.13		1,044.13
45453	12225	CENTRA CHEMICAL SERVICE	41972	STARTER FERTILIZER	533.93	1 61561	533.93
45454	12625	CENTRAL NEBRASKA COLLECTION	113020	COLLECTION AGENCY FEES	29.25	1 69030	29.25
45455	13610	CINTAS CORPORATION	4067095343 4067095408 4067795081 4067795095	UNIFORM SERVICE UNIFORM SERVICE UNIFORM SERVICE UNIFORM SERVICE UNIFORM SERVICE UNIFORM SERVICE	149.97 202.95 261.80 150.91	1 49270 2 79275 1 69270 2 29270 1 69270 2 29270 1 49270 2 79275	11.75 138.22 4.72 198.23 4.72 257.08 11.75 139.16
					765.63		765.63
45456	14600	COMM USA	223226	RADIO CHARGER	396.42	2 95145	396.42
45457	15575	CONSOLIDATED CONCRETE CO.	262028 262060 262267 262277 262315 262353 262410	CRUSHED LIMESTONE CONCRETE ROAD GRAVEL CONCRETE CONCRETE CONCRETE ROAD GRAVEL ROAD GRAVEL	65.74 644.41 20.35 1,198.41 834.60 325.01 355.55	2 20120 2 20120 1 35580 1 35580 1 35580 1 35580 1 35580 1 69206	65.74 644.41 20.35 1,198.41 834.60 325.01 88.46 267.09
					3,444.07		3,444.07
45458	16525	COOLING TOWER DEPOT	30232	FREIGHT CHARGES	2,971.58	2 25130	2,971.58
45459	16695	CORE & MAIN LP	N370287	HYDRANT SPRINGS	220.00	1 61561	220.00
45460	16825	CORNHUSKER CLEANING SYSTEM	99031	VACUUM SYSTEM	2,544.96	1 61847	2,544.96
45461	17475	CREDIT MANAGEMENT	113020	COLLECTION AGENCY FEES	173.35	1 69040	173.35
45462	17525	CRESCENT ELECTRIC SUPPLY CO	S508488406.001 S508488406.002 S508498279.001	FUSEHOLDERS FUSEHOLDERS CONDUIT BUSHINGS	561.47 1,020.13 24.71	1 61561 1 61561 2 21561	561.47 1,020.13 24.71
					1,606.31		1,606.31
45463	18125	D C & B SUPPLY INC.	5206 5207	REBUILD GAS METERS REBUILD GAS METERS	3,255.00 6,107.00	1 15734 1 15734	3,255.00 6,107.00
					9,362.00		9,362.00
45464	19225	DELKEN PRESS	112520	PRINTED MATERIALS	294.25	1 69060	294.25
45465	20190	DILLENBACK ENTERPRISE	703	REPAIR CITY DRIVE THRU	402.28	1 14083	402.28
45466	21300	DUST CONTROL & LOADING SYST	2046068	CONES	2,635.98	2 24167	2,635.98
45467	21375	DUTTON-LAINSON COMPANY	828356-1 829076-3 829935-1 829935-2 S16620-4 S18270	WATER METER ERTS ENTRANCE HEADS THINWALL CONDUIT PIPE STRAP AMI METER PILOT HEATER	3,145.80 74.82 684.80 128.40 3,205.18 872.40	1 30003 2 21561 2 21561 2 21561 1 60168 2 95115	3,145.80 74.82 684.80 128.40 3,205.18 872.40
					8,111.40		8,111.40
45468	21975	EAKES OFFICE EQUIPMENT	8109958-0	NEW CHAIR	427.95	2 25060	427.95

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Check No	Supplier	Supplier Name	Invoice Number	Invoice Description	Invoice Amt	Charge Code	GL Amount
			8138847-0	NAMEPLATE	6.09	1 49210	6.09
			8140430-0	CALCULATORS	299.30	1 69030	299.30
			8140430-1	CALCULATOR	149.65	1 69030	149.65
			8146808-0	PRINTER RIBBONS	15.93	1 69030	15.93
			8148543-0	TONER	81.31	1 69030	81.31
			8149151-0	RESTROOM SIGNS	12.83	1 60159	12.83
			8151039-0	CUSTOM STAMP	31.89	1 69210	31.89
			8151066-0	PAPER, LABELS	418.98	1 69210	418.98
			INV245172	CONTRACT COPIES	4,438.10	1 69210	4,438.10
			INV245173	CONTRACT COPIES	648.43	2 75065	648.43
					6,530.46		6,530.46
45469	23125	EMERSON PROCESS MANAGEMEI	9084358	DCS SUPPORT FOR NDS	11,540.65	2 25020	601.65
				DCS SUPPORT FOR NDS		2 25020	10,939.00
					11,540.65		11,540.65
45470	23375	BEN ENGEL CONSTRUCTION	202050002-6	RESURFACE PARKING LOT	8,931.96	1 30358	4,465.48
				RESURFACE PARKING LOT		1 64161	4,466.48
			CO-163-2	NDS CUSTOMER PARKING	100,090.07	1 60163	100,090.07
					109,022.03		109,022.03
45471	23870	ESSENTIAL SCREENS	12364	NEW EMPLOYEE BACKGROUND CH	37.00	1 39300	18.50
				NEW EMPLOYEE BACKGROUND CH		2 79305	18.50
					37.00		37.00
45472	24815	FARWEST CORROSION CONTROL	0356951-IN	TAPECOAT	4,979.43	1 61561	4,979.43
45473	26420	FRASER, KELLEN	112020	REIMB MEAL-WORK THRU LUNCH	14.96	1 10007	14.96
45474	27360	GE POWER SERVICES	91202593	LABORATORY ANALYSIS	600.00	2 25135	600.00
45475	28850	GIS INC	GIS-12766	GIS CONTRACT SERVICES	2,259.46	1 69230	2,259.46
			GIS-12899	GIS CONTRACT SERVICES	3,642.37	1 69230	3,642.37
			GIS-13261	GIS CONTRACT SERVICES	2,337.28	1 69230	2,337.28
			GIS-13358	GIS CONTRACT SERVICES	11,499.03	1 69230	11,499.03
					19,738.14		19,738.14
45476	29775	GOODWAY TECHNOLOGIES CORP	171479	CLEANING SPRAY	260.16	2 29213	260.16
45477	30075	GRAINGER	9718820633	CARTRIDGE FILTERS	102.14	2 25065	102.14
45478	30325	GRAYBAR ELECTRIC CO.	9318704168	BREAKER	1,149.17	2 25135	1,149.17
			9318804927	SERVICE ENTRANCE CAPS	195.33	2 21561	195.33
			9318814132	FIBERGLASS ELBOWS	3,865.94	2 21561	3,865.94
			9318829446	CONDUIT STANDOFF BRACKETS	3,301.04	2 21561	3,301.04
					8,511.48		8,511.48
45479	31325	H D R ENGINEERING INC.	1200310518	ENGINEERING SERVICES	29,435.52	1 40348	29,435.52
45480	31475	HACH COMPANY	12187689	INFLUENT SAMPLER PARTS	3,474.04	1 45431	3,474.04
			12189001	CHARGER	224.70	1 45431	224.70
					3,698.74		3,698.74
45481	31775	HANSEN INTERNATIONAL TRUCK	01P1917	TANK SENSOR	236.14	1 61845	236.14
45482	32375	HASTINGS, CITY OF	045-319658	ERP SOFTWARE	2,730.00	1 60164	2,730.00
			045-320946	ERP SOFTWARE	2,730.00	1 60164	2,730.00
			10190	CITY ATTORNEY, ADMINISTRATOR	8,317.83	1 69230	8,317.83
			112520	RE FIN,HR,IT,PI,PA HLTH INS-NO	23,676.78	1 19190	434.97
				RE FIN,HR,IT,PI,PA HLTH INS-NO		1 39190	414.80
				RE FIN,HR,IT,PI,PA HLTH INS-NO		1 49190	336.07
				RE FIN,HR,IT,PI,PA HLTH INS-NO		1 69187	98.90
						1 69190	1,343.78
						1 69203	4,099.28
						1 69260	622.90
						1 69260	1,366.43
						1 69260	12,667.70
						1 619190	691.82
						2 29190	1,383.14
						2 29195	216.99
			199493	RETIREMENT GIFT	150.00	2 79305	150.00
					37,604.61		37,604.61
45483	32400	HASTINGS, CITY OF	001135045784	MUTUAL/OMAHA LIFE & DISB-NOV	7,782.30	1 19260	578.89
				MUTUAL/OMAHA LIFE & DISB-NOV		1 39260	358.87

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Check No	Supplier	Supplier Name	Invoice Number	Invoice Description	Invoice Amt	Charge Code	GL Amount
				MUTUAL/OMAHA LIFE & DISB-NOV		1 49260	264.83
				MUTUAL/OMAHA LIFE & DISB-NOV		1 62403	1,645.60
						1 69187	164.36
						1 69260	745.19
						1 619260	726.91
						2 29260	866.98
						2 29265	2,430.67
			112520	EMPLOYEE VISION INSUR-NOV	1,624.92	1 62402	1,624.92
			112520-1	BCBS HEATH/DENTAL INSUR-NOV	359,859.76	1 62414	359,859.76
			112520-2	DISCOVERY BENEFIT ACCT FEE-NC	224.40	1 69260	224.40
			112520-3	DISCOVERY BENEF COBRA FEE-NC	149.60	1 19260	15.30
				DISCOVERY BENEF COBRA FEE-NC		1 39260	9.35
				DISCOVERY BENEF COBRA FEE-NC		1 49260	7.65
				DISCOVERY BENEF COBRA FEE-NC		1 69187	2.55
						1 69260	25.50
						1 619260	15.30
						2 29260	20.40
						2 29265	53.55
			554999	EMPLOYEE AFLAC DEDUCT-NOV	5,732.12	1 62414	5,732.12
					375,373.10		375,373.10
45484	32425	HASTINGS, CITY OF	120120	COMBINED BOND PAYMENT-DEC	108,925.00	1 61322	108,925.00
45485	32525	HASTINGS, CITY OF		IN LIEU OF TAXES-NOV	274,456.00	1 14080	29,140.00
				IN LIEU OF TAXES-NOV		1 34080	27,883.00
				IN LIEU OF TAXES-NOV		1 44080	24,137.00
				IN LIEU OF TAXES-NOV		2 24080	193,296.00
					274,456.00		274,456.00
45486	32725	HASTINGS ECONOMIC DEVELOPM		2020 AGREEMENT-DEC	10,416.00	1 69230	10,416.00
45487	33115	HASTINGS PHYSICAL THERAPY	201158	EMPLOYEE DRUG & PHYSICAL TES	120.00	1 69300	68.00
				EMPLOYEE DRUG & PHYSICAL TES		1 69330	26.00
				EMPLOYEE DRUG & PHYSICAL TES		1 619300	26.00
					120.00		120.00
45488	35925	HUPP ELECTRIC MOTORS	299234	SPARE CONDENSATE MOTOR	6,570.00	2 25135	6,570.00
45489	37175	INDELCO PLASTICS CORPORATIO	INV221136	ACID TANK TRANSMITTER	778.77	2 25135	778.77
45490	38275	THE INTERIOR GALLERY	8919	WINDOW SHADES	1,205.98	1 60159	1,205.98
45491	38725	INTERSTATE CHEMICAL CO. INC.	436907	BOILER CHEMICALS	338.40	2 75025	338.40
45492	39045	IRBY ELECTRICAL DISTRIBUTOR	S012170133.001	SERVICE ENTRANCE SLEEVES	225.00	2 21561	225.00
45493	39475	J E O CONSULTING GROUP, INC.	120573	PROFESSIONAL SERVICES	900.00	2 20602	900.00
			120577	PROFESSIONAL SERVICES	2,000.00	1 45451	2,000.00
					2,900.00		2,900.00
45494	39525	JACOBI'S CARPET ONE	42159	NEW CARPET	1,068.55	1 60159	1,068.55
			42160	NEW CARPET	3,008.58	1 60159	3,008.58
					4,077.13		4,077.13
45495	39650	JASPER ENGINEERING & EQUIPM	INV256802	LABOR TO CALIBRATE GAS DETEC	900.00	1 45462	900.00
45496	39670	JENSEN, LANDON	112020	REIMB MEAL-WORK THRU LUNCH	18.35	2 25930	18.35
45497	40525	K & G PLUMBING	20-1296	INSTALL NEW WATER SERVICE	3,830.00	1 35570	3,830.00
			20-1341	INSTALL NEW WATER SERVICE	1,865.00	1 35570	1,865.00
			20-1424	INSTALL NEW WATER SERVICE	2,195.00	1 35570	2,195.00
			20-1430	INSTALL NEW WATER SERVICE	770.00	1 35570	770.00
					8,660.00		8,660.00
45498	41425	KENESAW MOTOR COMPANY	630242	F250 SUPERCAB EQ301	32,474.00	1 33920	32,474.00
45499	41550	KIDWELL, INC.	166487	NETWORK SWITCHES	4,950.00	2 20608	4,950.00
45500	42425	KRIZ-DAVIS COMPANY	921043235	HEAT SHRINK SLEEVES	195.88	2 21561	195.88
			921067537	CONDUIT LOCKNUTS	7.99	2 21561	7.99
			921084579	DOMEX MAX TRAYS, LITE GRIP TRAY	1,576.52	1 60165	1,576.52
			921084580	HIGH VOLTAGE GLOVES	362.09	2 29270	362.09
			921084581	POLE ARRESTERS	7,175.04	2 21561	7,175.04
			921084582	LEATHER GLOVES	229.81	2 29270	229.81
			921084583	PVC CONDUIT	507.31	2 21561	507.31

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			921111963	DOMES CLOSURES	2,928.28	1 60165	2,928.28
			921119884	SINGLE FUSION SPLICE TRAYS	874.10	1 60165	874.10
			921127647	SUPERSQUEEZE WITH WEB	784.24	2 29270	784.24
			921127651	CONDUIT	16,101.36	2 21561	16,101.36
					30,742.62		30,742.62
45501	42625	KULLY PIPE & STEEL CORP.	742323	PIPE, CAPS, NIPPLES	336.25	1 61561	336.25
			742797	REDUCING COUPLINGS	50.72	1 61561	50.72
					386.97		386.97
45502	44325	LINWELD	22608140	NITROGEN	101.69	2 25020	101.69
			22613436	EPA GAS	339.25	2 25128	339.25
			22613472	CO2	33.71	2 25140	33.71
			22613472-2020	CO2	33.71	2 79213	33.71
			22623671	ENDLESS SLINGS	411.42	1 61561	411.42
			22628918	EPA GAS	339.25	2 25128	339.25
			22639864	ARGON	175.91	1 45430	175.91
			22644988	OXYGEN, ACETYLENE	92.76	1 15750	92.76
			22655045	CO2	33.71	2 79213	33.71
			22655049	NITROGEN	101.69	2 25020	101.69
			22663454	CO2	21.40	2 79213	21.40
			22663470	TELEMETRY SYSTEM	93.67	2 75055	93.67
			22671938	HYDROGEN	1,466.12	2 75055	1,466.12
			22715853	WELDING TIPS	148.49	1 61561	148.49
			22715873	CO2	33.71	2 79213	33.71
			51720521	NOVEMBER CYLINDER RENTAL	404.76	1 15491	14.45
				NOVEMBER CYLINDER RENTAL		1 15673	19.26
				NOVEMBER CYLINDER RENTAL		1 15750	55.37
				NOVEMBER CYLINDER RENTAL		1 45430	26.48
						2 25020	57.78
						2 25050	12.04
						2 25055	21.67
						2 25128	57.94
						2 25140	16.85
						2 25820	4.82
						2 75025	4.82
						2 75055	4.82
						2 75065	74.75
						2 75125	4.82
						2 75135	26.48
						2 79213	2.41
					3,831.25		3,831.25
45503	45375	M S C INDUSTRIAL SUPPLY CO INC	26817623	RESPIRATOR FILTERS	1,504.43	2 79275	1,504.43
			29774883	ROLLER STANDS	410.85	2 95065	410.85
			32575273	HEARING PROTECTION	63.78	2 79275	63.78
					1,979.06		1,979.06
45504	45725	MONTE MALOUF JR. & ASSOC.	IN-34890	BEARINGS FOR FLOOR SCRUBBER	33.12	2 25060	33.12
			IN-34928	SAFETY SOLVENT	1,009.87	1 61561	1,009.87
					1,042.99		1,042.99
45505	46675	MCMaster-CARR SUPPLY CO.	48809162	METAL ROUND CAPS	88.26	1 15461	88.26
45506	47375	MESA PRODUCTS, INC.	P2001456	LUGS, SHUNTS	61.17	1 15461	61.17
45507	47487	METERING & TECH SOLUTIONS	18232	FIRE HYDRANT METERS	12,090.84	1 30003	12,090.84
			18263	CREDIT FOR NON-ASSEMBLY	(321.00)	1 30003	(321.00)
			18276	WATER METERS	8,760.91	1 30003	8,760.91
					20,530.75		20,530.75
45508	47975	MICROFILM IMAGING SYSTEMS, IN	84603	SCANNER RENTAL	48.15	1 619210	48.15
45509	48225	MID-AMERICA VULCANIZING, INC.	021899	REPAIR CONVEYOR SYSTEM	11,550.00	2 25126	11,550.00
45510	48675	MID-NEBRASKA LUBRICANTS	339148	DIESEL FUEL	434.45	1 35053	434.45
			339149	DIESEL FUEL	247.50	1 69330	247.50
			339150	DIESEL FUEL	155.43	1 35053	155.43
			339151	DIESEL FUEL	207.41	1 35053	207.41
			356561	BIO-DIESEL FUEL	2,883.58	1 61511	2,883.58
			356562	UNLEADED GASOLINE	2,584.50	1 61511	2,584.50
					6,512.87		6,512.87
45511	49590	MILLER SEED CO.	50058	GRASS SEED, FIBER MAT	3,563.10	1 61561	3,563.10

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45512	49627	MILLER, DAVE	120120	REIMB TRAINING	180.00	2 79225	180.00
45513	51050	MSDS ONLINE INC	227527	ONLINE SUBSCRIPTION-SAFETYDA	4,999.00	1 69270	4,999.00
45514	51375	MUNICIPAL SUPPLY INC OF NEBR	0781367-IN	SALES TAX FOR GAS LINE	25.20	1 10001	25.20
45515	51425	MUNTER, BRETT	100620	CDL REIMBURSEMENT	31.00	2 29300	31.00
45516	51825	N A P A AUTO PARTS	986127	BATTERIES	443.07	1 15750	145.80
				BATTERIES		1 61842	136.93
				BATTERIES		1 61842	160.34
			986129	BATTERY	132.66	1 45051	132.66
			987851	ROTORS, DISC BRAKE PADS	340.45	1 61842	340.45
					916.18		916.18
45517	52825	NDEE - FISCAL SERVICES	8845	SRF #C137930 PAYMENT	91,466.68	1 34276	17,382.06
				SRF #C137930 PAYMENT		1 39230	12,669.72
				SRF #C137930 PAYMENT		1 62219	61,414.90
					91,466.68		91,466.68
45518	54125	NEBRASKA MACHINERY CO.	INV402613	FIX COOLANT LEAK	620.04	1 69330	32.32
			INV406133	FIX COOLANT LEAK		1 69330	587.72
				FIX COOLANT LEAK	1,198.13	1 69330	62.46
				FIX COOLANT LEAK		1 69330	1,135.67
			INV420070	HVAC FORKLIFT INSPECTION/REPA	85.00	1 45451	85.00
			INV420071	HVAC FORKLIFT INSPECTION/REPA	312.35	1 45451	312.35
					2,215.52		2,215.52
45519	54475	NEBR. PUBLIC HEALTH ENV. LAB	533258	WATER TESTING	2,244.00	1 35531	2,244.00
45520	54526	NEBRASKA PUBLIC POWER DISTR	9000037888	SUBSTATION MAINTENANCE	480.60	2 25700	160.20
				SUBSTATION MAINTENANCE		2 25707	320.40
			9000037891	SUBSTATION MAINTENANCE	2,487.40	2 25700	2,487.40
			9000037892	SUBSTATION MAINTENANCE	394.20	2 25700	131.43
				SUBSTATION MAINTENANCE		2 25707	262.77
			9000038220	SUBSTATION MAINTENANCE	18,036.67	2 25707	18,036.67
					21,398.87		21,398.87
45521	54690	NEBRASKA STATE FIRE MARSHAL	118594	BOILER CERTIFICATE	36.00	1 45450	36.00
			2021-26	ANNUAL TANK REGISTRATION	120.00	1 49230	120.00
					156.00		156.00
45522	55400	NISSAN, MICHAEL	063020	REIMB COUPLER FOR SPOILER VAC	9.41	1 61843	9.41
45523	55525	NORTH AMERICAN ELECTRIC	26370	QUARTERLY ASSESSMENT	5,519.11	2 29230	5,519.11
45524	55910	NORTH/STAR UTILITIES SOLUTION	CT048646	SOLAR & BILL PRINT SETUP	10,836.00	2 20698	10,836.00
45525	56625	O'KEEFE ELEVATOR CO., INC.	00520718	ELEVATOR MAINTENANCE	241.00	1 69330	241.00
			00520719	ELEVATOR MAINTENANCE	256.33	2 25110	256.33
			00521591	ELEVATOR MAINTENANCE	218.48	2 25115	218.48
					715.81		715.81
45526	57085	ONKEN FARMS TRUCKING	1356	POND ASH HAULING	2,917.25	2 25015	2,917.25
			1357	POND ASH REMOVAL	2,456.22	2 25015	2,456.22
					5,373.47		5,373.47
45527	57150	OPAQUE SMOKE SCHOOL, LLC	3341	SMOKE SCHOOL	11,000.00	2 79225	11,000.00
45528	57175	O'REILLY AUTO PARTS	0764-364304	OIL ABSORBENT	138.89	1 61561	138.89
45529	57885	PAC-VAN INC	17553380	GUARD SHACK RENTAL	232.10	2 75115	232.10
45530	59125	PIONEER INDUSTRIAL CORP.	122895	TUBING KITS	585.80	2 75025	585.80
45531	59464	PLATTE RIVER RADIO	52123-1	RADIOGRAM CONTRACT	3,672.00	1 69060	3,672.00
45532	59925	POSTMASTER	120220	POSTAGE	3,070.00	1 69170	3,070.00
45533	61325	PROTEX CENTRAL INC	119459	SPRINKLER INSPECTION	350.00	2 25110	350.00
			119592	FIRE ALARM INSPECTION	112.50	1 45460	112.50
			119593	SPRINKLER INSPECTION	2,000.00	2 25115	2,000.00
					2,462.50		2,462.50

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45534	61475	PUBLIC POWER GENERATION AG	0608	FUEL, O&M, DEBT SERVICE	880,515.54	2 22322	253,507.19
				FUEL, O&M, DEBT SERVICE		2 22322	627,008.35
					880,515.54		880,515.54
45535	62975	RAILROAD MGMT. CO. III, LLC	426569	WATER MAIN CROSSING	284.85	1 35530	284.85
			426878	TRANSMISSION LINE CROSSING	633.38	2 25930	633.38
			426879	POWERLINE ENCROACHMENT	950.08	2 25930	950.08
					1,868.31		1,868.31
45536	63225	RASMUSSEN MECHANICAL SERVI	SRV077965	BOILER INSPECTION	2,485.00	1 45452	2,485.00
45537	63725	RELCO FINANCE, INC.	L2012HAS1	LOCOMOTIVE LEASE	4,833.60	2 95015	4,833.60
45538	64060	ROAD BUILDERS MACHINERY&SUI	P57244	BREATHERR	33.61	2 95126	33.61
45539	64700	ROWLEY, REX	120120	REIMB STATE ELECTRICAL LICENS	253.00	2 79305	253.00
45540	65275	S O S PORTABLE TOILETS, INC.	44267	PORTABLE TOILET RENTAL	258.48	2 75065	258.48
			44376	PORTABLE TOILET RENTAL	438.70	2 25125	438.70
			44461	PORTABLE TOILET RENTAL	107.00	2 25490	107.00
			44462	PORTABLE TOILET RENTAL	116.05	2 29212	116.05
			44463	PORTABLE TOILET RENTAL	262.15	1 15750	262.15
			44464	PORTABLE TOILET RENTAL	116.05	2 75065	116.05
					1,298.43		1,298.43
45541	65675	SALVATION ARMY	103120	SHARE SOME WARMTH COLL-OCT	333.00	1 62328	333.00
45542	65970	SAVAGE, BRANDON	101320	BOOT REIMBURSEMENT	88.28	2 79275	88.28
45543	67325	SERVI-TECH, INC.	16386	SOIL SAMPLES	700.00	1 35074	700.00
			16408	SOIL SAMPLES	850.00	1 45422	850.00
			H-979504	WATER TESTING	219.84	1 35531	219.84
			H-979530	WATER TESTING	174.72	1 35079	174.72
			H-979559	WATER TESTING	262.08	1 35079	262.08
			H-979607	WATER TESTING	174.72	1 35079	174.72
			H-979647	WATER TESTING	152.12	1 45431	152.12
			H-979654	WATER TESTING	140.26	2 25065	140.26
			H-979659	WATER TESTING	(75.00)	2 25065	(75.00)
			H-979670	WATER TESTING	1,025.86	1 35079	1,025.86
			H-979696	WATER TESTING	12.60	1 35531	12.60
			H-979720	WATER TESTING	12.60	1 35531	12.60
			H-979738	WATER TESTING	37.80	1 35531	37.80
			H-979739	WATER TESTING	141.79	1 45431	141.79
			H-979753	WATER TESTING	319.80	1 35079	319.80
			H-979756	WATER TESTING	141.79	1 45431	141.79
					4,290.98		4,290.98
45544	68045	SICK, INC	6000314892	FRONT LENS ASSEMBLY	272.93	2 25128	272.93
			6000326595	ANNUAL PREVENTIVE MAINTENANC	11,243.45	2 25128	5,199.18
				ANNUAL PREVENTIVE MAINTENANC		2 25128	6,044.27
					11,516.38		11,516.38
45545	68915	SOUCIE FARMS	120420	TRANSPORT BIOSOLIDS	8,563.75	1 45422	8,563.75
45546	69175	SOUTHERN POWER DISTRICT	4908002 113020	MAXON AVE POWER	765.26	1 45026	765.26
			4908003 113020	HWY 6 & BLAINE LIGHTS	66.44	2 25850	66.44
					831.70		831.70
45547	69968	SPRING FRESH CLEANING SERVIC	3613	NOV JANITORIAL SERVICES	5,495.52	1 69330	5,495.52
45548	71780	SUPPLYWORKS	518182639	FLOOR POLISHER	735.88	2 25064	735.88
45549	71875	SURVALENT TECHNOLOGY INC	U18651	SCADA SUPPORT-3 YEARS	53,157.60	1 69230	53,157.60
45550	73175	TEST AMERICA INC.	3100038114	WATER TESTING	305.00	1 35532	305.00
			3100038262	WATER TESTING	1,234.25	1 45421	1,234.25
					1,539.25		1,539.25
45551	73575	THOMSEN OIL CO	283814	DIESEL FUEL	602.53	2 95015	602.53
			283820	DIESEL FUEL	701.78	2 95015	701.78
			283824	DIESEL FUEL	406.90	2 95015	406.90
			283831	DIESEL FUEL	1,202.17	2 95015	1,202.17
			283839	DIESEL FUEL	678.07	2 95015	678.07
					3,591.45		3,591.45

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45552	73720	TINSMAN, TRAVIS	112820	BOOT REIMBURSEMENT	59.35	1 49270	59.35
45553	73775	TITAN MACHINERY-LINCOLN	14827902 GP	TURBOCHARGER	1,314.64	1 61843	1,314.64
45554	74525	TRANSIT WORKS	146284	MAGNETIC LOCATOR	604.55	1 619181	604.55
45555	75225	TURNER, MARK	111220	REIMB SUPPLIES FOR DON HENRY	45.67	2 25490	45.67
45556	75415	U S BANK	PUBLICPOWERJOB ADVERTISING		350.00	2 79305	350.00
45557	76125	UNITED SERVO HYDRAULICS, INC.	2011037	REPAIR & CLEAN SERVO VALVES	2,407.77	2 25135	2,407.77
45558	76775	VAN KIRK BROTHERS CONTRACTI	WA-358-7	WATER MAIN CONTRACT	12,936.37	1 30358	12,936.37
45559	77050	VERIZON WIRELESS	9867632938	CELL PHONE SERVICE	4,046.47	1 19210	543.00
				CELL PHONE SERVICE		1 39210	569.83
				CELL PHONE SERVICE		1 49210	24.16
				CELL PHONE SERVICE		1 69210	962.40
						1 619210	423.17
						2 29210	1,141.63
						2 75065	382.28
					4,046.47		4,046.47
45560	77450	VIVIAL	00396222 112220	ADVERTISING	25.65	1 69210	25.65
45561	77800	W P C I	S141350	EMPLOYEE DRUG TESTING	61.00	1 39300	30.50
				EMPLOYEE DRUG TESTING		1 49300	30.50
					61.00		61.00
45562	79125	WELLS FARGO BANK NEBRASKA	20100001136	EBOX FEES	1,115.37	1 69030	1,115.37
45563	79275	WESCO RECEIVABLES CORP	594197	SERVICE ENTRANCE SLEEVES	224.70	2 21561	224.70
45564	80275	WOODWARD'S DISPOSAL SERVICE	8965-1874	GARBAGE DISPOSAL	359.50	1 69030	25.00
				GARBAGE DISPOSAL		1 69210	25.00
				GARBAGE DISPOSAL		1 69330	309.50
			8965-1875	GARBAGE DISPOSAL	1,282.50	1 45421	1,282.50
			8965-1876	GARBAGE DISPOSAL	415.04	2 75065	415.04
			8965-1877	GARBAGE DISPOSAL	431.00	1 69206	145.00
				GARBAGE DISPOSAL		2 25930	286.00
					2,488.04		2,488.04
45565	80525	YANT EQUIPMENT, INC.	L109456	REPAIR DIESEL PUMP	274.74	1 69206	274.74
45566	R5895	JAMES HOLT	112420	CUST INCENT-SEPTIC TANK ABONE	200.00	1 45033	200.00
45567	R5896	ZACHERY T JOHNSON	01020600-13	CUSTOMER REFUND	4.80	1 61841	4.80
45568	R5897	MANUELA NAVARRETE BELTRAN	02052125-12	CUSTOMER REFUND	16.15	1 61841	16.15
45569	R5898	JAZMINE FARR	03100340-42	CUSTOMER REFUND	76.13	1 61841	76.13
45570	R5899	THOMAS L MOLTHAN	03121430-22	CUSTOMER REFUND	168.24	1 61841	168.24
45571	R5900	MIDTOWNE MART	04140410-01	CUSTOMER REFUND	1,066.13	1 61841	1,066.13
45572	R5901	LESLIE A GINN	06210660-07	CUSTOMER REFUND	87.46	1 61841	87.46
45573	R5902	HUFF PROPERTIES	06230324-24	CUSTOMER REFUND	112.21	1 61841	112.21
45574	R5903	CENTRAL NAVIGATION	10401368-33	CUSTOMER REFUND	230.76	1 61841	230.76
45575	R5904	AARON PEPER	13520530-12	CUSTOMER REFUND	553.24	1 61841	553.24
45576	R5905	KRYSTAL A POSEY	14530890-02	CUSTOMER REFUND	29.44	1 61841	29.44
45577	R5906	ALLISON K KASPAREK	14550710-33	CUSTOMER REFUND	35.47	1 61841	35.47
45578	R5907	AMELIA L DAVIS	20750578-06	CUSTOMER REFUND	62.40	1 61841	62.40
45579	R5908	JIM B ESCH	20762335-04	CUSTOMER REFUND	1.11	1 61841	1.11
45580	R5909	ERIKA PEREZ	20771000-03	CUSTOMER REFUND	264.42	1 61841	264.42

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From Check Date: 11/23/2020 - To Check Date: 12/07/2020

Check No	Supplier	Supplier Name	Invoice Number	Invoice Description	Invoice Amt	Charge Code	GL Amount
45581	R5910	TIMOTHY R GROTHEN	22840430-00	CUSTOMER REFUND	23.35	1 61841	23.35
45582	R5911	SID #1 OF CLAY COUNTY, NE	22822330-02	CUSTOMER REFUND	1,496.11	1 61841	1,496.11
45583	R5912	STATE OF NEBRASKA	02050900-14	CUSTOMER REFUND	1,269.25	1 61841	1,269.25
			02081300-10	CUSTOMER REFUND	467.22	1 61841	467.22
			03121600-24	CUSTOMER REFUND	260.70	1 61841	260.70
			04160700-40	CUSTOMER REFUND	349.77	1 61841	349.77
			06221400-24	CUSTOMER REFUND	391.32	1 61841	391.32
			08310450-18	CUSTOMER REFUND	116.75	1 61841	116.75
			08311760-10	CUSTOMER REFUND	700.00	1 61841	700.00
			08312750-24	CUSTOMER REFUND	57.29	1 61841	57.29
			09350365-16	CUSTOMER REFUND	400.00	1 61841	400.00
			14531010-09	CUSTOMER REFUND	460.41	1 61841	460.41
			14550440-24	CUSTOMER REFUND	260.50	1 61841	260.50
			14561632-12	CUSTOMER REFUND	380.00	1 61841	380.00
			18691953-01	CUSTOMER REFUND	300.00	1 61841	300.00
			20750089-26	CUSTOMER REFUND	26.54	1 61841	26.54
			20750102-22	CUSTOMER REFUND	542.78	1 61841	542.78
			20750112-20	CUSTOMER REFUND	380.00	1 61841	380.00
			20750226-11	CUSTOMER REFUND	400.00	1 61841	400.00
			20761760-12	CUSTOMER REFUND	267.58	1 61841	267.58
					<u>7,030.11</u>		<u>7,030.11</u>
45584	R5913	CENTRAL COOP NON-STOCK TRAI	E122	REIMBURSE PROPERTY DAMAGE	271.54	2 29245	271.54

Check Report Total 2,740,294.98

Distribution Register by Check



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Check No	Supplier	Supplier Name	Invoice Number	Invoice Description	Invoice Amt	Charge Code	GL Amount
603614	07220	B P ENERGY	21106166	GAS PURCHASES	157,106.26	1 62321	157,106.26
603615	10400	BURLINGTON NORTHERN/SANTA I	243510263	COAL FREIGHT CHARGE	162,471.15	2 22324	162,471.15
603616	27070	G D S ASSOCIATES, INC	0188495	IRP CONSULTING	11,022.36	1 69230	11,022.36
			0189265	NERC CONSULTING	2,977.50	1 69230	2,977.50
					13,999.86		13,999.86
603617	45205	M & T BANK-457	112720	EMPLOYEE DEFERRED COMP	335.00	1 62417	335.00
603618	55070	NEOPOST	6758 120220	POSTAGE	1,500.00	1 69170	1,500.00
603619	58550	PEABODY ENERGY	5000062923	COAL	127,212.66	2 22324	127,212.66
			90877952	COAL	2,072.25	2 22324	2,072.25
					129,284.91		129,284.91
603620	72300	TALLGRASS INTERSTATE GT, LLC	TIG102020325073	GAS PIPELINE TRANSPORTATION	85,916.68	1 62321	85,916.68
603621	73000	TENASKA POWER SERVICES CO	HASTINGS2020111	POWER PURCHASED	245,747.02	2 22322	245,747.02
603628	75415	U S BANK	5900 0559 1256 11'	MESA-CABLE, SPLICES	550.86	1 15461	550.86
			5900 0559 1256 11'	EAKES-PHONE RESTS	27.58	1 69206	27.58
			5900 0559 1256 11'	MENARDS-HEATER, TAPE, DISP, LY	140.96	1 69206	140.96
			5900 0559 1256 11'	EAKES-WRIST REST	22.45	1 619190	22.45
			5900 0559 1256 11'	KRIZDAVIS-EXPANSION COUPLERS	692.30	2 20610	692.30
			5900 0559 1256 11'	KRIZDAVIS-TERMINAL LUGS	257.55	2 25940	257.55
			5900 0559 1256 11'	DUTTON-CONDUIT, COUPLERS	1,055.47	2 20610	1,055.47
			5900 0559 1256 11'	MUNICIPAL SPLY-PIPE	360.00	1 10001	360.00
			5900 0572 6753 11'	INGRAMIMAGE-STOCK PHOTOS	99.00	1 69210	99.00
			5900 0572 6753 11'	JIMMY JOHNS-CITY LUNCH MTG	47.75	1 64161	47.75
			5900 0574 2503 11'	MENARDS-FACE MASKS	46.97	2 29270	46.97
			5900 0574 2503 11'	FAMILY DOLLAR-DISINFECTANT SPI	7.49	2 29270	7.49
			5900 0574 2503 11'	DOLLAR GENER-DISINFECTANT SPI	22.15	2 29270	22.15
			5900 0574 2503 11'	BIG G-CONNECTORS, SOCKETS	8.10	2 25060	8.10
			5900 0574 2503 11'	DOLLAR GENER-DISINFECTANT SPI	27.34	2 29270	27.34
			5900 0574 2503 11'	MENARDS-BOXES, SHOVEL	48.58	2 25060	48.58
			5900 0574 2503 11'	NAPA-PLIER SET, INSTALL PISTON	15.48	2 25140	15.48
			5900 0574 2503 11'	BIG G-PLUMBING PARTS	36.22	2 25520	36.22
			5900 0574 2503 11'	BIG G-PLUMBING PARTS, TOOLS	95.48	2 25520	95.48
			5900 0574 2511 11'	TURF MAKER-PUMP REBUILD KIT	705.19	1 15750	705.19
			5900 0574 2511 11'	HAST FORD-SEAT COVERS	390.93	1 61842	390.93
			5900 0574 2511 11'	NE TRK CNTR-TOW CHARGE	312.50	1 45021	312.50
			5900 0574 2511 11'	NE TRK CNTR-TURBO ACTUATOR	365.55	1 45021	365.55
			5900 0574 2511 11'	NAPA-TOOLS FOR EQ9 TOOL BOX	1,409.14	1 61847	1,409.14
			5900 0574 2511 11'	NAPA-CONNECTOR	31.13	1 61845	31.13
			5900 0574 2511 11'	FLEETPRIDE-ROD END BEARING	17.98	1 61843	17.98
			5900 0574 2511 11'	NAPA-VVT SOLENOIDS	151.15	1 61842	151.15
			5900 0574 2511 11'	NAPA-CONNECTOR, BRAKE PADS	114.84	1 61842	114.84
			5900 0574 2511 11'	NAPA-BRAKE KITS	356.00	1 61842	356.00
			5900 0574 2511 11'	BIG G-SHEAR PIN	1.80	1 69330	1.80
			5900 0574 2511 11'	ALTEC-START STOP BUTTON	39.77	2 21844	39.77
			5900 0574 2511 11'	NAPA-WIRES, PLUGS, CAP, ROTOR	108.72	2 25820	108.72
			5900 0574 2511 11'	AUTO VALUE-WASHER FLUID	39.10	1 61847	39.10
			5900 0574 2511 11'	OLSA TOOLS-TOOL HOLDERS	53.74	1 61847	53.74
			5900 0574 2511 11'	NAPA-BEARINGS, PLUGS, SEALS, R	59.63	2 25820	59.63
			5900 0574 2511 11'	SNAP-ON-TOOL RACKS	78.03	1 61847	78.03
			5900 0574 2511 11'	TITAN MACH-GASKETS, ISOLATORS	67.10	1 61843	67.10
			5900 0574 2511 11'	NAPA-TRAILER CONNECTORS	40.37	1 61847	40.37
			5900 0574 2511 11'	ALTEC-LATCH ASSEMBLIES	99.89	2 21844	28.84
						2 21844	71.05
			5900 0574 2511 11'	NAPA-STARTER, BRAKES	306.80	1 61845	306.80
			5900 0574 2511 11'	NAPA-FILTERS	94.87	1 69330	94.87
			5900 0574 2511 11'	TITAN MACH-GASKETS, SEALS	55.28	1 61843	55.28
			5900 0574 6298 11'	NEW PIG-BOILER TREATMENT PUM	155.93	1 45452	155.93
			5900 0574 6298 11'	KELLY SPLY-GAS LINE FLANGES	55.24	1 45452	55.24
			5900 0574 6298 11'	ECHO-LEDS, PHOTOEYES, CONDUIT	701.10	1 45450	701.10
			5900 0574 6298 11'	AMAZON-CARD HOLDER	24.99	1 49210	24.99
			5900 0574 6298 11'	AMAZON-BADGE REELS	29.99	1 49210	29.99
			5900 0574 6298 11'	HATTENS-MOTOR	357.65	1 45460	357.65
			5900 0574 6298 11'	KELLY SPLY-PILLOW BLOCK BEARIN	105.73	1 45451	105.73
			5900 0574 6298 11'	ECHO-SPRING NUTS	110.15	1 45462	110.15
			5900 0574 6298 11'	MENARDS-LIGHT BULBS	93.30	1 45450	93.30
			5900 0574 6298 11'	AMAZON-LLPT TAPE	35.98	1 45430	35.98
			5900 0574 6298 11'	RADWELL-HAZARD LOCATE RECEP	849.28	1 45450	849.28
			5900 0574 6298 11'	NWEA-REGISTER FALL CONFEREN	75.00	1 49220	75.00

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			5900 0574 6298 11'	NWEA-REGISTER FALL CONFERENC	75.00	1 49220	75.00
			5900 0574 6298 11'	KULLY-RELIEF VALVES	594.40	1 45452	594.40
			5900 0574 6298 11'	INDUSTRIAL IRRIG-HAND TACH	203.49	1 45430	203.49
			5900 0574 6298 11'	GRAINGER-CONTROL STATION	478.21	1 45462	478.21
			5900 0574 6298 11'	FASTENAL-BRASS NUTS	128.87	1 45452	128.87
			5900 0574 6298 11'	AMAZON-FLUKE JAW ASSEMBLY	232.98	1 45462	232.98
			5900 0574 6298 11'	ALLIED-TIMER RELAYS	164.65	1 45451	164.65
			5900 0574 6298 11'	O'REILLY-BELTS	197.76	1 45461	197.76
			5900 0574 6298 11'	ECHO-WALL PACK LIGHTS	1,451.73	1 45450	1,451.73
			5900 0574 6298 11'	GREEN ENERGY-PHOTO SENSORS	196.08	1 45450	196.08
			5900 0574 6298 11'	AUTOMATION PROD-PRESSURE TR	1,368.41	1 45462	1,368.41
			5900 0574 6298 11'	ALLSTAR ELECT-ELECTRICAL TRAI	21.00	1 49220	21.00
			5900 0574 6298 11'	ALLSTAR ELECT-ELECTRICAL TRAI	21.00	1 49220	21.00
			5900 0574 6298 11'	ALLSTAR ELECT-ELECTRICAL TRAI	21.00	1 49220	21.00
			5900 0574 6298 11'	ALLSTAR ELECT-ELECTRICAL TRAI	21.00	1 49220	21.00
			5900 0574 6298 11'	BIG G-SOCKET SETS	19.98	1 45430	19.98
			5900 0574 6314 11'	NAPA-BATTERY	120.91	1 45500	120.91
			5900 0574 6314 11'	KULLY-BALL VAVLES, NIPPLES	162.99	1 45461	162.99
			5900 0574 6314 11'	GARRETT TIRE-TIRE REPAIR	55.65	1 45461	55.65
			5900 0574 6314 11'	NWEA-REGISTER FALL CONFERENC	75.00	1 49220	75.00
			5900 0574 6314 11'	LANDMARK IMP-FUEL LINE PARTS	29.57	1 45520	29.57
			5900 0574 6314 11'	LANDMARK IMP-SEAL WASHER	2.62	1 45520	2.62
			5900 0574 6314 11'	NAPA-BALDWIN FILTERS	86.08	1 45520	86.08
			5907 0021 0046 11'	MENARDS-SFTY FENCE, SOCKET, S	222.34	1 15750	171.05
						1 61842	32.09
						1 69330	19.20
			5907 0021 0046 11'	FASTENAL-NUTS	21.49	1 61843	21.49
			5907 0021 0046 11'	KULLY-PIPE	67.10	1 10337	67.10
			5908 0020 8874 11'	ISLAND SPLY-WELDING GOGGLES	18.89	1 15750	18.89
			5908 0020 8874 11'	TRACTOR SPLY-HITCH, LYNCH PIN	4.78	1 15750	4.78
			5908 0020 8874 11'	LPG VENTURES-RELIEF VALVES	360.90	1 15460	188.95
						1 15461	171.95
			5908 0020 8874 11'	GRAPHIC CONTROLS-CHART PENS	255.56	1 15673	255.56
			5910 0257 5052 11'	BIG G-FILTERS	42.71	2 25115	42.71
			5910 0257 5052 11'	NAPA-PICKING HOOKS	19.08	2 25064	19.08
			5910 0257 5052 11'	LINWELD-FILTERS	241.33	2 25135	241.33
			5910 0257 5052 11'	ECHO-LAMPS	60.00	2 25120	60.00
			5910 0257 5052 11'	MENARDS-PWR TWLS, SD CARD, F	74.18	2 75065	42.73
						2 95065	31.45
			5910 0257 5052 11'	NAPA-PLIERS, MAGNET, MIRROR	93.67	2 25064	93.67
			5910 0257 5052 11'	MCMaster-BRUSH, HANDLE	60.55	2 25064	60.55
			5910 0257 5052 11'	NAPA-ANTIFREEZE, BRAKE CLEAN,	183.32	1 61842	32.07
						2 25064	87.31
						2 75065	63.94
			5910 0257 5052 11'	NAPA-METRIC WRENCHES	123.35	2 25064	123.35
			5910 0257 5052 11'	KELLY SPLY-AIR HOSES MADE	1,061.63	2 75065	1,061.63
			5910 0257 5052 11'	FASTENAL-NUT	0.57	2 85125	0.57
			5910 0257 5052 11'	BIG G-KNEE PADS, CART TIRE	108.67	2 75065	108.67
			5910 0257 5052 11'	LINWELD-MASKS, CUTOFF WHEELS	75.58	2 25064	46.29
						2 79275	29.29
			5910 0257 5052 11'	NUTRIEN AG-PROPANE	22.56	2 75065	22.56
			5910 0257 5052 11'	KULLY-POWER CORD	28.11	2 75065	28.11
			5910 0257 5052 11'	KULLY-PIPE FITTINGS	116.60	2 25125	116.60
			5910 0257 5052 11'	NUTRIEN AG-PROPANE	14.56	2 75065	14.56
			5910 0257 5052 11'	LINWELD-FLAP DISCS	150.04	2 25064	150.04
			5910 0257 5052 11'	LINWELD-WELDING ROD	338.74	2 85135	338.74
			5910 0257 5052 11'	ECHO-LAMPS	59.58	2 75125	59.58
			5910 0257 5052 11'	FASTENAL-BOLTS	175.61	2 75125	175.61
			5910 0257 5052 11'	AIRGAS-CUTOFF WHEELS	90.53	2 25064	90.53
			5910 0257 5052 11'	BIG G-SAW BLADES, ADAPTERS	60.35	2 25064	60.35
			5910 0257 5052 11'	BIG G-BOLTS	6.27	2 85125	6.27
			5910 0257 5052 11'	BIG G-BATTERIES, HOSE ADAPTER	60.40	2 75065	60.40
			5910 0257 5052 11'	KULLY SPLY-IMPACT DRIVER KIT	135.94	2 25064	135.94
			5910 0257 5052 11'	LINWELD-WELDING TIPS	15.70	2 75065	15.70
			5910 0257 5052 11'	FASTENAL-BOLTS	24.51	2 85125	24.51
			5910 0257 5052 11'	KELLY SPLY-HOSE	201.68	2 95065	201.68
			5910 0257 5052 11'	BIG G-DENATURED ALCO, DEGREAS	101.19	2 75065	101.19
			5910 0257 5052 11'	LINWELD-SAFETY GLASSES, LIGHT	56.58	2 29275	30.90
						2 75065	25.68
			5910 0257 5052 11'	NAPA-AIR LINE ANTIFREEZE	54.54	2 95126	54.54
			5910 0257 5052 11'	KELLY SPLY-RED SILICONE	448.29	2 75125	448.29
			5910 0257 5052 11'	DUTTON-LAMPS	53.93	2 25115	53.93
			5910 0257 5052 11'	KULLY-COUPPLERS, CHLORINE SHO	331.04	2 25124	134.92
						2 25135	196.12
			5910 0257 5052 11'	FASTENAL-U BOLTS	1,411.63	2 85125	1,411.63
			5910 0257 5052 11'	ROAD BUILDERS-BATTERIES	676.96	2 85126	676.96

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			5910 0257 5052 11'	KELLY SPLY-HOSE	141.84	2 95065	141.84
			5910 0257 5052 11'	BIG G-MASKS	32.09	2 29213	32.09
			5910 0257 5052 11'	NAPA-TRAILER JACK	69.00	2 95146	69.00
			5910 0257 5052 11'	LINWELD-CUTOFF WHEELS	141.91	2 75065	141.91
			5910 0257 5052 11'	LINWELD-HELMET HEADBANDS	81.51	2 75065	81.51
			5910 0257 5052 11'	FASTENAL-ADHESIVE, READY ROD	49.37	2 75065	49.37
			5910 0257 5052 11'	CENT NE EQUIP-PWR WASH WAND	66.23	2 25064	66.23
			5910 0257 5052 11'	NUTRIEN AG-PROPANE	20.89	2 75065	20.89
			5910 0257 5052 11'	THOMSEN OIL-FUEL	39.66	2 75065	39.66
			5910 0257 5052 11'	KULLY-STEEL	57.32	2 95126	57.32
			5910 0257 5052 11'	BIG G-NUTSETTER	20.23	2 25064	20.23
			5910 0257 5052 11'	NAPA-AIR LINE ANTIFREEZE	27.27	2 75065	27.27
			5910 0257 5052 11'	FASTENAL-BOLTS	280.80	2 85125	280.80
			5910 0257 5052 11'	KELLY SPLY-HOSES	248.75	2 95126	248.75
			5910 0257 5052 11'	FASTENAL-NUTSETTER	29.72	2 25064	29.72
			5910 0257 5052 11'	KELLY SPLY-ANTI-SEIZE	172.31	2 75125	172.31
			5910 0257 5052 11'	LINWELD-TIG ROD	411.28	2 75125	411.28
			5910 0257 5052 11'	NAPA-CLIPS	6.08	1 61842	6.08
			5910 0257 5052 11'	FASTENAL-BOLTS	41.55	2 85135	41.55
			5910 0257 5052 11'	LINWELD-WELDING WIRE, BRUSHE	162.32	2 75065	162.32
			5910 0257 5052 11'	MENARDS-LASER TAPE MEASURE	80.24	2 25064	80.24
			5910 0257 5052 11'	TITAN MACH-CONNECTOR	96.43	2 95126	96.43
			5920 0020 5411 11'	MENARDS-BATTERIES, COMP COUF	25.62	2 25820	25.62
			5920 0020 5411 11'	TRCTR SPLY-BATTER, RECIP SAW	427.98	2 25820	427.98
			5920 0020 5411 11'	HAST OTDR PWR-SAW CARRY CAS	53.49	2 25820	53.49
			5920 0020 5411 11'	KULLY-REBAR	98.38	2 20120	98.38
			5920 0020 5411 11'	MENARDS-LUMBER	105.42	2 20120	105.42
			5922 0020 3174 11'	DOLLAR TREE-ISOPROPYL ALCOHC	4.28	1 35531	4.28
			5922 0020 3174 11'	KELLY SPLY-LAYFLAT HOSE	66.85	1 45021	66.85
			5922 0020 3174 11'	MUNICIPAL SPLY-WIRE CHOKERS	180.89	1 35522	180.89
			5923 0020 2134 11'	NE WATER ASSOC-REGISTER CONI	750.00	1 39220	750.00
			5923 0020 2134 11'	JIMMYJOHNS-MEAL WRK THRU LUN	39.25	1 35580	39.25
			5923 0020 2134 11'	NAPA-PHOTO TAC	118.83	1 35522	118.83
			5923 0020 2134 11'	DHHS-LICENSE RENEWAL	150.00	1 39300	150.00
			5926 0019 9832 11'	BORDER STATES-WEATHERHEADS	72.01	2 20610	72.01
			5927 0019 9153 11'	ANIXTER-FIBER SHRINK SLEEVES	233.43	1 60165	233.43
			5927 0019 9153 11'	ALLIED ELECT-CONNECTOR, CLAMI	35.12	2 25700	35.12
			5927 0019 9153 11'	DUTTON-LED LIGHTS	113.65	2 25700	113.65
			5927 0019 9153 11'	NEWARK-PANEL METERS	706.20	1 35052	706.20
			5927 0019 9153 11'	NEWARK-CONNECTORS	37.98	2 25700	37.98
			5927 0019 9153 11'	WIRELESS WRLD-CELL PHONE CAS	106.98	2 25820	106.98
			5928 0019 8444 11'	DUTTON-COUPPLINGS, CONDUIT, BL	158.06	1 15461	158.06
			5928 0019 8444 11'	FASTENAL-CONDUIT STRAPS	21.13	1 15461	21.13
			5928 0019 8444 11'	ECHO-BREAKER	45.93	1 15461	45.93
			5928 0019 8444 11'	AMAZON-UPS BATTERY	162.62	1 35052	162.62
			5928 0019 8444 11'	AMAZON-NETWORK TOOLS, JACKS	380.36	1 69330	196.40
						2 25820	183.96
			5928 0019 8444 11'	MENARDS-CLAMPS, COUPLERS, FU	42.07	1 15461	42.07
			5928 0019 8444 11'	MENARDS-GFCI RECEPTICLE	16.99	1 35072	16.99
			5928 0019 8444 11'	MENARDS-VISE, CUTOFF WHEEL, S	130.37	1 61842	90.94
						2 25820	39.43
			5928 0019 8444 11'	DUTTON-CONNECTORS, ENCLOSUI	124.11	1 69330	124.11
			5928 0019 8444 11'	MENARDS-U BOLTS	20.07	2 24160	20.07
			5928 0019 8444 11'	DUTTON-ELECTRICAL PARTS	65.08	1 60159	65.08
			5928 0019 8444 11'	HAST HONDA-GENERATOR PART	13.90	2 25820	13.90
			5928 0019 8444 11'	BIG G-SCREWS, DRILL BITS	102.10	1 69330	23.65
						2 25820	78.45
			5930 0019 7244 11'	AUTO VALUE-BIT SET	85.59	1 69330	85.59
			5930 0019 7244 11'	MENARDS-SAFETY CONES	74.79	1 69270	74.79
			5930 0019 7244 11'	BIG G-FLAG POLE SNAPS	82.70	1 69330	82.70
			5930 0019 7244 11'	HOWARDS GLASS-DOOR CHIME	69.87	1 69330	69.87
			5930 0019 7244 11'	JACOBI CARPET-TILE	133.16	1 60159	133.16
			5930 0019 7244 11'	BIG G-YELLOW STANCHIONS	256.32	1 69270	256.32
			5930 0019 7244 11'	KULLY-SAWZALL, BLADES	454.90	1 69330	454.90
			5930 0019 7244 11'	BIG G-PLASTIC CHAIN, SCREWS	58.49	1 69270	58.49
			5930 0019 7244 11'	MENARDS-INFRARED HEATER	44.92	1 69330	44.92
			5930 0019 7244 11'	MATT FREIND-PLOW MARKERS	98.45	1 69270	98.45
			5930 0019 7244 11'	RAYNOR DOOR-REPAIR DOOR 14	90.00	1 69330	90.00
			5930 0019 7244 11'	BIG G-HUMIDIFIER WATER PADS	110.04	1 69330	110.04
			5930 0019 7244 11'	BIG G-HUMIDIFIER WATER PAD	13.63	1 69330	13.63
			5930 0019 7244 11'	BIG G-CURB MARKERS	60.69	1 69330	60.69
			5930 0019 7244 11'	BIG G-HAMMER DRILL, BITS	260.44	1 69330	260.44
			5930 0019 7244 11'	MENARDS-CURB MARKERS	38.52	1 69330	38.52
			5930 0019 7244 11'	MENARDS-DOOR SWEEPS	21.34	1 60159	21.34
			5930 0019 7244 11'	RUTT HTG-REPAIR TRANE #2	117.46	1 69330	117.46
			5930 0019 7244 11'	BIG G-CAULK	8.44	1 69330	8.44

Distribution Register by Check



ACH PAYMENTS

Printed: 12/7/2020 10:09

From Check Date: 12/07/2020 - To Check Date: 12/07/2020

Check No	Supplier	Supplier Name	Invoice Number	Invoice Description	Invoice Amt	Charge Code	GL Amount
			5930 0019 7244 11'	MENARDS-STEPPING STONES	51.17	1 69330	51.17
			5930 0019 7244 11'	RAYNOR DOOR-REMOTES	143.27	1 69206	143.27
			5930 0019 7244 11'	RUTTS HTG-FILTERS	141.63	1 69330	141.63
			5930 0019 7244 11'	GRACE LOCKSMITH-KEYS	61.42	1 69330	61.42
			5931 0019 6724 11'	MCMaster-CABLE TIES	43.86	2 85125	43.86
			5931 0019 6724 11'	MCMaster-STEEL ROD	139.31	2 85127	139.31
			5931 0019 6724 11'	MCMaster-KEY ACCESS BOX	55.10	2 85145	55.10
			5931 0019 6724 11'	AMAZON-COMPUTER FAN	27.60	2 25060	27.60
			5931 0019 6724 11'	AMAZON-HEADLAMPS	374.00	2 75065	374.00
			5931 0019 6724 11'	AMAZON-INFRARED THERMOMETE	72.07	2 25064	72.07
			5931 0019 6724 11'	MCMaster-RESPIRATOR WIPES	48.65	2 75065	48.65
			5931 0019 6724 11'	MSC-CHISELS	34.31	2 25064	34.31
			5931 0019 6724 11'	MCMaster-CHISELS	88.20	2 25064	88.20
			5931 0019 6724 11'	MENARDS-NUT DRIVES, RECIP BLAI	55.55	2 75065	55.55
			5931 0019 6724 11'	MCMaster-CHISEL	130.73	2 25064	130.73
			5931 0019 6724 11'	MSC-RESPIRATOR CARTRIDGE	427.40	2 79275	427.40
			5931 0019 6724 11'	KULLY-FLAT STEEL	54.32	2 85125	54.32
			5931 0019 6724 11'	MCMaster-THERMOMETER	92.48	2 75065	92.48
			5931 0019 6724 11'	HOME DEPOT-IMPACT DRIVERS	509.55	2 25064	509.55
			5931 0019 6724 11'	MSC-HOSE CLAMPS	153.27	2 85125	153.27
			5931 0019 6724 11'	MCMaster-CIRCUIT TESTER	27.40	2 95146	27.40
			5931 0019 6724 11'	MCMaster-HINGE	28.85	2 85127	28.85
			5931 0019 6724 11'	AMAZON-BATTERY	6.41	2 75065	6.41
			5931 0019 6724 11'	MCMaster-CPVC CONNECTORS	42.08	2 85135	42.08
			5931 0019 6724 11'	MCMaster-U BOLTS	41.13	2 85135	41.13
			5933 0019 5500 11'	SAPP BROS-GAS-KC TRIP	22.74	2 99225	22.74
			5933 0019 5500 11'	TREX MART-GAS-KC TRIP	21.39	2 99225	21.39
					36,374.59		36,374.59
603629	76025	UNITED PARCEL SERVICE	00006838E9460	DELIVERY SERVICE	246.35	1 35532	163.79
						1 69206	15.50
						2 25135	31.79
						2 85125	35.27
			00006838E9470	DELIVERY SERVICE	1,181.36	1 35079	28.39
						1 35531	8.74
						1 69206	15.50
						1 619180	20.29
						2 25125	18.93
						2 79275	142.57
						2 85015	870.87
						2 85125	2.52
						2 85135	73.55
			00006838E9480	DELIVERY SERVICE	273.41	1 35531	25.15
						1 69206	15.50
						2 24182	18.75
						2 85015	201.09
						2 95126	12.92
					1,701.12		1,701.12
603630	79325	WESTERN AREA POWER ADMIN.	BFPB000951020	POWER PURCHASES	95,967.69	2 22322	95,967.69
603631	30575	GREAT WEST LIFE	112720	PENSION DEPOSIT	99,533.24	1 62415	99,533.24
			112720-1	EMPLOYEE DEFERRED COMP	4,476.70	1 62417	4,476.70
			112720-2	ROTH CONTRIBUTIONS	12,474.81	1 62417	12,474.81
					116,484.75		116,484.75
603632	34375	HERITAGE BANK	113020	INTERNET FEES	15.00	1 69210	15.00
603633	53076	NE DEPT OF LABOR-UNEMPLOYMI	112020	UNEMPLOYMENT INSURANCE	1,828.86	2 29265	1,828.86
603634	53275	NE DEPT. OF REVENUE	103120	NE SALES & USE TAX-OCT 2020	182,510.52	1 62421	178,492.66
						2 22421	4,017.86
					182,510.52		182,510.52
603635	53775	NEBRASKA CHILD SUPPORT	112720	REMIT CHILD SUPPORT	2,571.50	1 62410	2,571.50
603636	76225	UNITED STATES TREASURY		FIT & FICA WITHHOLDING	158,702.25	1 62411	69,665.69
						1 62413	89,036.56
					158,702.25		158,702.25

Check & ACH Payments 4,132,812.14
Less Discounts (105.69)
Less Voided Checks (293.16)
Grand Total 4,132,413.29

Distribution Register by Check



ACH PAYMENTS

Printed: 12/7/2020 10:09

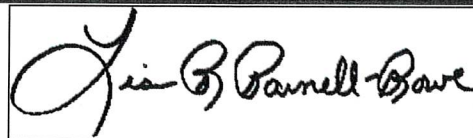
From Check Date: 12/07/2020 - To Check Date: 12/07/2020

Check No	Supplier	Supplier Name	Invoice Number	Invoice Description	Invoice Amt	Charge Code	GL Amount
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Combined	1,889,244.89
Electric	2,243,168.40
Grand Total	4,132,413.29

**CITY OF HASTINGS
DEVELOPMENT SERVICES DEPARTMENT
MONTH END REPORT FOR NOVEMBER 2020**

Type of Permit	# of Permits	Fees	Valuation
Electric	54	\$ 2,495.00	\$ 263,450.00
Gas	27	\$ 655.00	
Plumbing			
Inspection	26	\$ 950.00	
Utilities		\$ 6,268.17	
Building			
Issued	17	\$ 9,488.66	\$ 2,683,368.30
Demolition	0	\$ -	
Sign Permits	3	\$ 90.00	
Fence Permits	4	\$ 120.00	
Street Access Permits	4	\$ 120.00	
Moving Permits	0	\$ -	
Roofing Permits	3	\$ 90.00	
Siding Permits	1	\$ 30.00	
Zoning and Filing Fees		\$ 1,636.00	
Out of District		\$ -	
Electric Cards		\$ 70.00	
Plumbing Cards		\$ -	
Gas Cards		\$ -	
Electric Exams		\$ -	
Plumbing Exams		\$ -	
Gas Exams		\$ -	
Occupation Tax		\$ 100.00	
Subtotals	139	\$ 22,112.83	\$ 2,946,818.30
HU Plbg. Reimbursement		\$ 6,145.31	
HU Out of District Fees		\$ -	
Total Collected	139	\$ 15,967.52	\$ 2,946,818.30



Development Services Director

**CITY OF HASTINGS
DEVELOPMENT SERVICES DEPARTMENT
MONTH END REPORT FOR NOVEMBER 2020**

Type of Work and Occupancy	Totals		
	#		Valuation
Addition			
Utility miscellaneous	3		\$ 52,840.20
Business	0		\$ -
Factory and industrial, low hazard	0		\$ -
Residential, one and two family	0		\$ -
Assembly, general, community halls libraries, museums	0		\$ -
0	0		\$ -
0	0		\$ -
0	0		\$ -
0	0		\$ -
0	0		\$ -
0	0		\$ -
0	0		\$ -
0	0		\$ -
0	0		\$ -
0	0		\$ -
0	0		\$ -
0	0		\$ -
0	0		\$ -

New			
Residential, one and two family	3		\$ 679,283.44
Utility miscellaneous	3		\$ 151,927.10
Mercantile	0		\$ -
Storage, moderate hazard	1		\$ 824,912.00
Unfinished basement	0		\$ -
Storage, low hazard	0		\$ -
Business	1		\$ 534,114.56
0	0		\$ -
0	0		\$ -
0	0		\$ -
0	0		\$ -
0	0		\$ -
0	0		\$ -
0	0		\$ -
0	0		\$ -
0	0		\$ -
0	0		\$ -
0	0		\$ -

Remodel			
Assembly, restaurants, bars, banquet halls	0		\$ -
Business	1		\$ 265,791.00
Residential, one and two family	4		\$ 174,500.00
Utility miscellaneous	0		\$ -
Educational	0		\$ -
Institutional, hospitals	0		\$ -
Mercantile	0		\$ -
Assembly, churches	0		\$ -
Assembly, nightclubs	0		\$ -
Institutional, day care facilities	0		\$ -
0	0		\$ -
0	0		\$ -
0	0		\$ -
0	0		\$ -
0	0		\$ -
0	0		\$ -
0	0		\$ -

Totals	16	\$	2,683,368.30
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Hastings Museum Monthly Report

November 2020

ADMINISTRATION

Carla

- Helped finish Foundation's newsletter, prepared and sent Brooking Society Donation letters
- Assist with Museum's Annual Report
- Went through, organized, and scanned 3 boxes of old files with assistance from Museum staff
- Trustee meeting November 12

Becky

- Conducted a virtual American Alliance of Museums re-accreditation peer review for the Maxwell Anthropology Museum on the campus of New Mexico University in Albuquerque. Doing these will really help us when we go through ours due 7-1-2025.
- Met with Olsson staff on the front patio design.
- Gave Zoom presentation to Noon Rotary
- Assisted with the submission of the Inspire! grant application to IMLS; the Museum's Annual Report and letter; and the Puzzle Piece community art project and exhibit.
- Presented the Hastings Museum Annual Report to the city council.
- Attended Zoom listening session for Giant Screen Cinema Association members. Very informative. No matter where the large format theaters are located, we are all in the same situation.
- Finished construction on the public restroom/nursing area on the 2nd floor (funded by Sunnyside). Began painting and then the museum side plumbing clogged and started backing up into the lower level restrooms. No brush cleaning until this gets fixed.
- Attended a program through the Chamber: *Leading through a Crisis*.
- Notification received on the State of Nebraska Movie Theater Grant award of \$10,000.
- Attended a Nebraska Museum Association Board meeting and 2021 Conference meeting.

COLLECTIONS

Jess and Teresa – Finished cleaning dioramas

Jess

- Working on Kool-Aid Collection
 - ✓ Objects – **310** objects cleaned/Photographed/Cataloged
 - ✓ Cleaning Kool-Aid Exhibit as the project allows

Teresa

- Presented a **1**-hour webinar through AARP on the NAD – Heard from Kensington staff that their residents watched and appreciated it.
- Worked with **2** staff members at the Frank House on building clothing supports for exhibits and storage.
- Assisted Becky T in finishing the Inspire grant application
- Researched and prepared outline for **4** AARP presentations on quilts. This will be prerecorded and aired in 2021
- Working on researching to identify and date over **700** pieces of glassware in the collection. Updating records as appropriate. Work will continue in this area so that we can determine

what we have and what we can potentially deaccession before Jess begins cleaning and rehousing these pieces next year.

EDUCATION

Russanne Hoff, Curator of Education

Katie Karr, Volunteers/Education Assistant

Kirk Rosberg, Planetarium/Projection

Marie Law, Education Assistant

Note: The Museum closed to the public again on October 19. All in-person programming cancelled through the end of 2020.

Digital Content

- Developed 7 activities for an Outside with Nature-themed digital resource for our website and social media
- Researched and wrote part of the script for the School Children's Blizzard of 1888 for a Museum Minute
- Created two videos for Museum Minute: cornhusk dolls and pinch pots

Planetarium

- Researched and recorded a video segment for Astronomy Spotlight on the great conjunction of Jupiter and Saturn, winter solstice, and Geminid meteor shower.
- Researched and recorded a video segment for The Constellations on Gemini
- The fifth section of the Hubble Legacy show script was completed

Professional Development

- Watched 12 webinars on topics that include the planetarium, distance learning, Earth and space teachings, working with schools, bison, connecting with your community through collections, earned revenue programs, DEAI, first ladies, and Museums for All
- Watched virtual sessions for the Western Alliance Conferences planetarium conference

Public Programs

- Researched and wrote lesson plans for the Winter Bag Kits
- Planning the upcoming program for the December 21 great conjunction of Jupiter and Saturn
- Wrapped up WhoDunit with a solved case video, prize winner, and thanking businesses again for their help
- Planned and rolled out our new Pen Pal program
- Planned December's Zoom with Santa program

School Programs

- Continued to research and develop 6 school programs for both in person and virtual, including handouts and hands-on components to accompany lesson plans
- Listed our VFT offerings on the Nebraska Distance Learning Association's website

Summer Fun

- Planned 4 Summer Fun classes for next year

Volunteers

- No hours to record due to COVID-19
- Had a phone interview with a potential new volunteer

Other

- Continued helping to plan the redesign of the second floor
- Continued designing the patio/outdoor classroom space
- Attended the Mountain Plains Museum Association Board (MPMA) meeting
- Attended an MPMA EdCom Board meeting
- Made a puzzle piece for an exhibit example

EXHIBITS

Curtis Gosser

- Filmed 1 *Museum Minute* Video, Researched and wrote 5 *Museum Minutes*
- Designed 26 puzzle pieces for a new Food Chain interactive in the *Nature Nook*
- Began the "We're In This Together" community arts project and exhibit, created a universal puzzle piece template, tested materials, and created sample pieces.
- Prepped the 2nd floor bathrooms, hallway, copier room, nursing room, and lobby for painting.
- Assisted with Marketing Projects: Annual Report and Line up ads

MAINTENANCE

Ross Heeren

- Various meetings with consulting groups on patio rebuilding
- Glen Kroeker installed wall addition in mail pod rooms, doors and restroom locks
- Working on training videos
- Helped clean and reinstall Polar Bear display with staff
- Facility supervisor gone most of month with Covid symptoms and Covid quarantine guidelines
- Jenna released from light duty tasks and back to regular maintenance duties

MARKETING

Becky Tideman

- Created promotional messages for the new Pen Pal program and for the Live Sky Tonight event.
- Develop the framework for the puzzle piece community art project: *We're In This Together*. (Live Sky Tonight was postponed due to weather.)
- Completed the writing and design for the 2019-2020 Annual Report.
- Worked with the Curator of Collections to write and submit a \$50,000 IMLS grant application for small museums that would fund a contract collections position.
- ✓ Facebook, 38 posts in November. 47,798 reached this month
Top performers included

- ✓ **Polar Bear short video** (taken while the exhibit was being cleaned)
Reach of 3,800+: 124 clicks & 50 reactions, comments, and share
- ✓ **Curbside candy sales** (promoting candy discounts)
Reach of 3,500+: 76 clicks & 36 reactions, comments, and shares
- ✓ **Pen Pal Program Announcement** (with link to sign-up page)
Reach of 3,400+: 167 clicks & 76 reactions, comments, and shares
- ✓ **What is it Wednesday?** (Swedish butter dish)
Reach of 3,100+: 656 clicks & 61 reactions, comments, and shares
- Updated advertising and marquee messages for numerous events. Wrote and recorded holiday message of thanks for local radio. Also assisted with editing of text generated by other departments.
- **Tri-City Food Fight** coordination and promotion began.
- Printed Materials:
 - ✓ HM Foundation Newsletter
 - ✓ 2019-2020 Annual Report sent to print

VISITOR SERVICES

Becky Kvetensky

Lacey Gawrych

- **Memberships:**
 - ✓ 0 New
 - ✓ 14 Renewals
- **Discount Total amount given:**
 - ✓ Member Discount \$8.45 (store)
- **Videos & Photos**
 - ✓ Story Time posted, but then deleted due to copyright
 - ✓ 4 Museum Minutes
 - ✓ 12 Digital Activities (What is it Wednesday, Artifact Spotlight, How to...)
 - ✓ 2 from the planetarium

Other Highlights:

- Assisting in keeping the building cleaned & sanitized
- Assisting in Marketing
- Re-organizing merchandise for eTam
- Photographing store items & uploading photos to eTam
- Started a Cyber week store sale
- Created some How to... Kool-Aid videos for our digital collection
- Helped complete the foundation mailing for the Brooking campaign



October 2020 Summary Report:

- During the month of October, the Hastings Police Department participated in The Pink Patch Project, in support of Breast Cancer Awareness Month. Numerous agencies in the State of Nebraska participated as well. HPD officers and staff sold pink patches and shirts during the month to raise money for the Forever Pink Foundation based in Kearney, NE. The Forever Pink Foundation helps assist those with breast cancer throughout the Tri-City area. During the month of October, officers could elect to wear pink patches and badges on their uniforms. Several patrol cars were adorned with pink badges and breast cancer awareness ribbons.
- October 2nd, HPD Firearms Instructors completed an 8-hour instructor day to develop a course for an upcoming department wide firearms training.
- October 5th, Captain Michael Doremus and Sergeant Mark Hinrichs attend a Nebraska Department of Transportation informational meeting in Kearney, Nebraska. NDOT provides grant funding for equipment and overtime reimbursement for specific roadway enforcement events.
- October 6th, National Night Out was held at the Hastings City Auditorium. NNO was a little different this year due to COVID-19. The date was nationally moved from August to October and the venue was changed. Instead of grilling, sack lunches (hot dogs & chips) were provided for all who attended.
- October 6th, the HPD conducted annual Tactical Response Team candidate testing.





- October 8th and 9th, the HPD conducted physical fitness testing and oral board interviews for police officer candidates.
- October 12th and October 19th, all sworn officers completed an 8-hour firearms training day as well as the state rifle qualification course.
- On October 12th, Sam Johnston began working as a part-time Community Service Officer for the HPD.
- October 24th, the Hastings Police Department along with the South Heartland Health District Health Department hosted a Prescription Drug Take Back Day. The event was at HPD with a drive-through for those wanting to dispose of unwanted prescription medications.
- October 25th, Sara Mann began her new assignment as a Detective.
- October 28th, the HPD interviewed four candidates for the vacant part-time administrative assistant position.
- October 29th, a two hour meeting was held with the supervision and administration of the HPD to discuss many topics for further development of the agency.

Use of Force Incidents:

- October 29th, Officers were assisting a male subject having a mental crisis. When officers attempted to detain the subject for safety reasons, the subject resisted. The officer used hands on techniques, and was able to successfully place him in handcuff. No injuries were reported by the officers or the subject. This use of force was internally reviewed and the Officers' actions were found to be within policy and training.

Complaints:

- October 1st, an internal complaint alleged an officer was in violation of the department's code response policy. This complaint was sustained.
- October 4th, an officer was involved in a motor vehicle crash. After internal review, the officer was determined to be at fault.
- October 14th, an external complaint alleged an officer was in violation of department policy regarding internet and email usage. This complaint was sustained.

- October 15th, an internal complaint alleged an officer was tardy reporting to work. This complaint was sustained.
- October 19th, an internal complaint alleged an officer was tardy reporting to work. This complaint was sustained.
- October 19th, an internal complaint alleged an officer was tardy reporting to work. This complaint was sustained.
- October 20th, an internal complaint alleged a civilian employee was tardy reporting to work. This complaint was sustained.
- October 21st, an internal complaint alleged a dispatcher was tardy reporting to work. This complaint was sustained.
- October 21st, an internal complaint alleged a dispatcher was tardy reporting to work. This complaint was sustained.
- October 23rd, an internal complaint alleged an officer was incompetent, inefficient, inattentive or derelict in their duties. This complaint was sustained.

October 2020 Statistics:

	2020	2019	<u>Year to Date Totals</u>		<u>Percent</u>
	Oct	Oct	YTD 2020	YTD 2019	+/-
Police					
Total Calls for Service	1994	2199	21083	21211	-0.6%
Incident Reports	356	339	3221	3454	-6.7%
Traffic Accidents	52	71	504	572	-11.9%
Traffic Stops	494	422	5345	5845	-8.6%
Part I Crimes	186	102	1021	993	2.8%
Complaints Against Employee	7	3	33	37	-10.8%
Use of Force Incidents	1	0	10	13	-23.1%
Community Service Officers					
Animal Calls	197	196	1584	1850	-14.4%
Animals Impounded	53	47	425	468	-9.2%
Code Enforcement	26	54	459	725	-36.7%
Complaints Against Employee	0	1	0	2	-100.0%
Communication Center					
911 Calls	1118	891	9804	9510	3.1%
All Other Calls	5340	5809	56302	58166	-3.2%
Complaints Against Employee	2	0	15	7	114.3%

GROUP A - MONTHLY OFFENSES

10/1/2020 - 10/31/2020

HASTINGS POLICE DEPARTMENT

	REPORTED OFFENSES	UNFOUNDED OFFENSES	ACTUAL OFFENSES	TOTAL CLEARED	CLEARED JUVENILE
Arson	1	0	1	0	0
200 - Arson	1	0	1	0	0
Assault Offenses	33	2	31	24	1
13A - Assault-Aggravated Assault	4	0	4	2	0
13B - Assault-Simple Assault	21	1	20	18	1
13C - Assault-Intimidation	8	1	7	4	0
Bribery	0	0	0	0	0
510 - Bribery	0	0	0	0	0
Burglary/Breaking & Entering	5	0	5	1	0
220 - Burglary/Breaking & Entering	5	0	5	1	0
Counterfeiting/Forgery	2	0	2	0	0
250 - Counterfeiting/Forgery	2	0	2	0	0
Destruction/Damage/Vandalism of Property	33	1	32	10	0
290 - Destruction/Damage/Vandalism of Property	33	1	32	10	0
Drug/Narcotic Offenses	43	0	43	40	6
35A - Drug/Narcotic Violations	26	0	26	23	4
35B - Drug Equipment Violations	17	0	17	17	2
Embezzlement	0	0	0	0	0
270 - Embezzlement	0	0	0	0	0
Extortion/Blackmail	0	0	0	0	0
210 - Extortion/Blackmail	0	0	0	0	0
Fraud Offenses	6	0	6	1	0
26A - False Pretenses/Swindle/Confidence Game	3	0	3	0	0
26B - Credit Card/Automatic Teller Machine Fraud	2	0	2	1	0
26C - Impersonation	1	0	1	0	0
26D - Welfare Fraud	0	0	0	0	0
26E - Wire Fraud	0	0	0	0	0
Gambling Offenses	0	0	0	0	0
39A - Betting/Wagering	0	0	0	0	0
39B - Operating/Promoting/Assisting Gambling	0	0	0	0	0
39C - Gambling Equipment Violations	0	0	0	0	0
39D - Sports Tampering	0	0	0	0	0
Homicide Offenses	0	0	0	0	0
09A - Murder and Nonnegligent Manslaughter	0	0	0	0	0
09B - Negligent Manslaughter	0	0	0	0	0
09C - Justifiable Homicide	0	0	0	0	0
Human Trafficking	0	0	0	0	0
64A - Commercial Sex Acts	0	0	0	0	0
64B - Involuntary Solitude	0	0	0	0	0
Kidnapping/Abduction	0	0	0	0	0
100 - Kidnapping/Abduction	0	0	0	0	0
Larceny/Theft Offenses	57	2	55	8	0
23A - Pocket-Picking	0	0	0	0	0
23B - Purse-Snatching	0	0	0	0	0
23C - Shoplifting	6	0	6	3	0

23D - Theft from Building	14	0	14	1	0
23E - From Coin-Operated Machine or Device	1	0	1	0	0
23F - Theft from Motor Vehicle	8	0	8	1	0
23G - Theft of Motor Vehicle Parts or Accessories	4	0	4	1	0
23H - All Other Larceny	24	2	22	2	0
Motor Vehicle Theft	5	0	5	2	0
240 - Motor Vehicle Theft	5	0	5	2	0
Pornography/Obscene Material	0	0	0	0	0
370 - Pornography/Obscene Material	0	0	0	0	0
Prostitution Offenses	0	0	0	0	0
40A - Prostitution	0	0	0	0	0
40B - Assisting or Promoting Prostitution	0	0	0	0	0
40C - Purchasing Prostitution	0	0	0	0	0
Robbery	0	0	0	0	0
120 - Robbery	0	0	0	0	0
Sex Offenses	2	0	2	0	0
11A - Forcible-Forcible Rape	0	0	0	0	0
11B - Forcible-Forcible Sodomy	0	0	0	0	0
11C - Forcible-Sexual Assault with an Object	1	0	1	0	0
11D - Forcible-Forcible Fondling	1	0	1	0	0
Sex Offenses, Consensual	1	0	1	0	0
36A - Sex Offenses, Nonforcible-Incest	1	0	1	0	0
36B - Sex Offenses, Nonforcible-Statutory Rape	0	0	0	0	0
Stolen Property Offenses	0	0	0	0	0
280 - Stolen Property Offenses	0	0	0	0	0
Weapon Law Violations	0	0	0	0	0
520 - Weapon Law Violations	0	0	0	0	0
TOTAL FOR ALL OFFENSES	188	5	183	86	7



November 2020 Summary Report:

- November 2nd through November 6th, Detective Sabra Ditter and Detective Cale Neelly attended Interview and Interrogation for Drug Investigators training in Johnston, IA at the Midwest Counterdrug Training Center.
- November 3rd through November 5th, South Central Area Law Enforcement Services (SCALES) hosted an Officer Involved Shooting, Human Factors and Critical incident course at the Hastings Police Department. Captain Mike Doremus, Sergeant Mark Hinrichs, Sergeant Josh Fink, Detective Travis Beahm and Detective Josh Onken attended this training along with 30 other officers from various agencies within the state.
- November 18th, Officer Brad Cunningham and Officer Keyle Alcorn attended a webinar on Successfully Interacting with People with Autism.
- November 16th through November 29th HPD participated in the Fall 2020 Click It or Ticket mobilization. HPD was awarded overtime funds by the Nebraska Department of Transportation – Highway Safety Office to participate.
- November 20th, HPD started the selection process to fill the vacant K-9 handler position. Four officers were interviewed during this portion of the process.
- November 30th, Chief Adam Story assisted Hastings Fire and Rescue with interviewing candidates for the position of Assistant Fire Chief.

Use of Force Incidents:

- There was no use of force incidents during this period.

Complaints:

- November 6th, an external complaint alleged that an officer engaged in on-duty conduct which could impair public respect for the employee or the department or which could destroy the confidence in the operation of the police department. This complaint was exonerated.
- November 24th, an internal complaint alleged that an officer was tardy reporting for work. This complaint was sustained.

November 2020 Statistics:

	2020	2019		<u>Year to Date Totals</u>		<u>Percent</u>
	Nov	Nov		YTD 2020	YTD 2019	+/-
Police						
Total Calls for Service	1778	1898		22861	23109	-1.1%
Incident Reports	290	306		3511	3760	-6.6%
Traffic Accidents	46	74		550	646	-14.9%
Traffic Stops	585	585		5930	6430	-7.8%
Part I Crimes	126	100		1147	1093	4.9%
Complaints Against Employee	2	3		35	40	-12.5%
Use of Force Incidents	0	0		10	13	-23.1%
Community Service Officers						
Animal Calls	130	137		1714	1987	-13.7%
Animals Impounded	41	39		466	507	-8.1%
Code Enforcement	23	42		482	767	-37.2%
Complaints Against Employee	0	1		0	3	-100.0%
Communication Center						
911 Calls	1010	829		10814	10339	4.6%
All Other Calls	5034	4976		61336	63142	-2.9%
Complaints Against Employee	0	1		15	8	87.5%

GROUP A - MONTHLY OFFENSES

11/1/2020 - 11/30/2020

HASTINGS POLICE DEPARTMENT

	REPORTED OFFENSES	UNFOUNDED OFFENSES	ACTUAL OFFENSES	TOTAL CLEARED	CLEARED JUVENILE
Arson	0	0	0	0	0
200 - Arson	0	0	0	0	0
Assault Offenses	19	1	18	14	1
13A - Assault-Aggravated Assault	1	0	1	1	0
13B - Assault-Simple Assault	13	0	13	10	1
13C - Assault-Intimidation	5	1	4	3	0
Bribery	0	0	0	0	0
510 - Bribery	0	0	0	0	0
Burglary/Breaking & Entering	4	0	4	1	0
220 - Burglary/Breaking & Entering	4	0	4	1	0
Counterfeiting/Forgery	3	0	3	0	0
250 - Counterfeiting/Forgery	3	0	3	0	0
Destruction/Damage/Vandalism of Property	22	0	22	7	1
290 - Destruction/Damage/Vandalism of Property	22	0	22	7	1
Drug/Narcotic Offenses	22	0	22	13	0
35A - Drug/Narcotic Violations	12	0	12	6	0
35B - Drug Equipment Violations	10	0	10	7	0
Embezzlement	0	0	0	0	0
270 - Embezzlement	0	0	0	0	0
Extortion/Blackmail	0	0	0	0	0
210 - Extortion/Blackmail	0	0	0	0	0
Fraud Offenses	3	0	3	1	0
26A - False Pretenses/Swindle/Confidence Game	0	0	0	0	0
26B - Credit Card/Automatic Teller Machine Fraud	3	0	3	1	0
26C - Impersonation	0	0	0	0	0
26D - Welfare Fraud	0	0	0	0	0
26E - Wire Fraud	0	0	0	0	0
Gambling Offenses	0	0	0	0	0
39A - Betting/Wagering	0	0	0	0	0
39B - Operating/Promoting/Assisting Gambling	0	0	0	0	0
39C - Gambling Equipment Violations	0	0	0	0	0
39D - Sports Tampering	0	0	0	0	0
Homicide Offenses	1	0	1	1	0
09A - Murder and Nonnegligent Manslaughter	0	0	0	0	0
09B - Negligent Manslaughter	0	0	0	0	0
09C - Justifiable Homicide	1	0	1	1	0
Human Trafficking	0	0	0	0	0
64A - Commercial Sex Acts	0	0	0	0	0
64B - Involuntary Solitude	0	0	0	0	0
Kidnapping/Abduction	0	0	0	0	0
100 - Kidnapping/Abduction	0	0	0	0	0
Larceny/Theft Offenses	38	4	34	9	1
23A - Pocket-Picking	0	0	0	0	0
23B - Purse-Snatching	0	0	0	0	0
23C - Shoplifting	8	0	8	4	0

23D - Theft from Building	6	1	5	1	0
23E - From Coin-Operated Machine or Device	0	0	0	0	0
23F - Theft from Motor Vehicle	7	0	7	0	0
23G - Theft of Motor Vehicle Parts or Accessories	2	2	0	0	0
23H - All Other Larceny	15	1	14	4	1
Motor Vehicle Theft	7	1	6	3	0
240 - Motor Vehicle Theft	7	1	6	3	0
Pornography/Obscene Material	0	0	0	0	0
370 - Pornography/Obscene Material	0	0	0	0	0
Prostitution Offenses	0	0	0	0	0
40A - Prostitution	0	0	0	0	0
40B - Assisting or Promoting Prostitution	0	0	0	0	0
40C - Purchasing Prostitution	0	0	0	0	0
Robbery	0	0	0	0	0
120 - Robbery	0	0	0	0	0
Sex Offenses	7	0	7	0	0
11A - Forcible-Forcible Rape	1	0	1	0	0
11B - Forcible-Forcible Sodomy	1	0	1	0	0
11C - Forcible-Sexual Assault with an Object	1	0	1	0	0
11D - Forcible-Forcible Fondling	4	0	4	0	0
Sex Offenses, Consensual	0	0	0	0	0
36A - Sex Offenses, Nonforcible-Incest	0	0	0	0	0
36B - Sex Offenses, Nonforcible-Statutory Rape	0	0	0	0	0
Stolen Property Offenses	0	0	0	0	0
280 - Stolen Property Offenses	0	0	0	0	0
Weapon Law Violations	0	0	0	0	0
520 - Weapon Law Violations	0	0	0	0	0
TOTAL FOR ALL OFFENSES	126	6	120	49	3

Parks & Recreation Department

November 2020

Recreation

Kicked off the month of November with the Scavenger Rock Hunt. Fourteen people found Dwayne, the Limestone Rock and were entered into a drawing for a Perkins gift card. Planning dates and programs for the Spring/Summer Activity guide has begun. A coloring contest ran the month of November as well. A Thanksgiving themed template was posted on the website and circulated to all the Daycare Centers and picked up weekly. Forty-three contestants entered and the winners of each of the four age groups received a package of goodies. Continue to promote our events on Facebook, Twitter and Instagram. Bobby and I met with Hastings Public Schools to discuss certain COVID-19 protocols in order to use their facility for youth basketball. We spent a couple days helping the parks staff clean up tree limbs in the parks. The website is a getting a new look. Invoiced the three area high schools for Softball usage of the Smith Softball Complex this past Fall. Invoiced the YMCA for Soccer, Flag Football and Wiffleball usage of Prairie Ridge Park this past Fall. On November 6, Ryan attended NeRPA board meeting in Papillion, NE.

Parks

Started the month with aerating and putting sand down on the fields at the Complex.
Installed and poured a cement pad at Heartwell Park for a memorial bench.
Stumped terrace trees so owners could replace their sidewalks.
Put up a new sign at Memorial Park.
Blew down the irrigation systems in the parks.
Pulled and cleaned fountains from Heartwell Park.
Duncan Field Press Box floors were prepared for sealant.
Duncan Field elevator sealed for the winter season.
Ice storm clean-up took longer with several staff out due to Covid.
New splash pad delivered to the waterpark.
Removed a tree at Lincoln Park that was leaning into other trees after the storm.
Serviced mowers and moved picnic tables under park shelters.
Picked up leaves/branches in the parks.

Director's Meetings

11/5 Becky Sullivan – Clifton Strengths
11/11 NSAA State Softball
11/12 Adams County CVB Board
1/17 Nebraska Softball Budgeting
11/18 Theatre District Zoom Call
11/20 Staff Evaluations

Auditorium

2 of 30 days rented. Cancellations due to Covid-19. A new projection screen was mounted on the stage. The Roadshow Screen will provide a clearer image for patrons. Electricity installed in the four dressing rooms to supply the hot water heaters. Kreiger Electric had the lowest bid. Svoboda Plumbing is installing the 2.5 gallon tanks.

Cemetery

Adult Burials – 18
Infant Burials – 1
Stone Permits – 6
Grave Sales – 10

All the trees have been cut down for Phase One of the New Road Project. The Boy Scouts installed benches in each of the triangles with the War Monuments. Fall fertilization and aeration has begun. We have the foundation poured for the New Columbarium coming in. Picked up branches and trees from the ice storm. Our last seasonal worker left. Installation of a New Rolling Gate at the North Entrance of the cemetery was installed and the old swing gate removed.

SOLID WASTE/WOOD WASTE VOLUME AND REVENUE REPORT

Month of NOVEMBER 2020

SOLID WASTE FACILITY

Hastings/Adams County

Loose Tonnage	827.95 .
Compacted Tonnage	1,656.17 .
Special Waste Tonnage	0.31 • Asbestos
Industrial Waste I Tonnage	103.35 .
Industrial Waste II Tonnage	0.08 .
Contaminated Soil/Sands	485.90

Regional Five-County Area

Loose Tonnage	295.77 .
Compacted Tonnage	598.74 .
Special Waste Tonnage	0.07 • Asbestos
Industrial Waste I Tonnage	0.00 .
Industrial Waste II Tonnage	0.00 .
Contaminated Soil/Sands	0.00 .
	3,968.34 •*

WOOD WASTE FACILITY

Hastings/Adams County and Regional Five-County Area

Total Tonnage of Incoming Wood Waste	305.83 *
Total Tonnage of Incoming Green Waste	10.85 *
	4,285.02 *

REVENUE INCOME

Solid Waste Facility

Cash	\$13,015.78	No RCC Redeemed, 13 Freon Appliances = \$136.50
Charge	\$154,347.09	
		* \$167,362.87
Special Waste Fees	\$199.50 *	
Industrial Waste I Fees	\$6,356.07 *	
Industrial Waste II Fees	\$164.00 *	
Contaminated Soils/Sand	\$20,014.92 *	
		* \$26,734.49

Wood Waste Facility

Incoming Wood Waste Revenue	\$12,600.14
Total Revenue of Natural Wood Chip Sales	\$2,615.76
Incoming Green Waste Revenue	\$608.86
Total Revenue of Compost Sales	\$0.00
	* \$15,824.76

***REVENUE GRAND TOTAL FOR THE MONTH** \$183,187.63

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

Prepared By: Janet Johnson Checked By: Julayne Brown

Michael Brown

Updated 12/2/2020

CITY OF HASTINGS
FY 2020-2021 LANDFILL MONTHLY TOTALS

MONTH	HASTINGS/ADAMS COUNTY				OUTSIDE ADAMS COUNTY				CASH	CHARGE	SPEC/INDR SOIL/SAND\$*	TOTAL	DC/CY CY/TON	RATIO		
	L-TON	C-TON	SP	IW1/IW2	SOIL/SAND	L-TON	C-TON	SP							IW	S/S
10/2020	820.13	1,789.43	2.19	107.75	536.92	233.28	526.92	17.53	0.00	0.00	15,854.26	155,178.13	30,774.41	171,032.39	1,220	3.307/1
11/2020	827.95	1,656.17	0.31	103.43	485.90	295.77	598.74	0.07	0.00	0.00	13,015.78	154,347.09	26,734.49	167,362.87	780	5.088/1
12/2020														0.00		
01/2021														0.00		
02/2021														0.00		
03/2021														0.00		
04/2021														0.00		
05/2021														0.00		
06/2021														0.00		
07/2021														0.00		
08/2021														0.00		
09/2021														0.00		
TOTAL	1,648.08	3,445.60	2.50	211.18	1,022.82	529.05	1,125.66	17.60	0.00	0.00	28,870.04	309,525.22	57,508.90	338,395.26	2,000	---

8,002.49 Total Tons-To-Date

Industrial Waste I & Industrial Waste II

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

Prepared By: Janet Johnson Checked By: Julayne Brown

Michelle MNR

Updated 12/2/2020

**CITY OF HASTINGS
FY 2020-2021 WOOD WASTE FACILITY MONTHLY TOTALS**

MONTH	TOTAL TON INCOMING WOOD WASTE	TOTAL INCOMING \$	TOTAL CY STD CHIP SALES	TOTAL CY PREM CHIP SALES	TOTAL CHIP SALES	GRAND TOTAL	
10/2020	313.89	\$9,103.76	790.00	14.00	\$1,740.76	\$10,844.52	Parks=83.68 T Wd N/C, Cemetery= 10.94 T Wd N/C, Street Dept=3.46 T Wood N/C
11/2020	305.83	\$12,600.14	1,191.00	20.00	\$2,615.76	\$15,215.90	Ice Storm 11/9-10/2020, Free Trees 11/10-21/2020 (Public, Street & Parks Dept) Parks= 2.77 T Wd N/C
12/2020						\$0.00	
01/2021						\$0.00	
02/2021						\$0.00	
03/2021						\$0.00	
04/2021						\$0.00	
05/2021						\$0.00	
06/2021						\$0.00	
07/2021						\$0.00	
08/2021						\$0.00	
09/2021						\$0.00	
TOTALS	619.72	\$21,703.90	1,981.00	34.00	\$4,356.52	\$26,060.42	

Prepared By: Janet Johnson Checked By: Julianne Brown
audrey p

STORM DAMAGE -

Dates	Public #	Public CY	Street #	Street CY	Parks #	Parks CY	Utilities #	Utilities CY
11/10/2020	11	40	4	17	5	19	-	-
11/11/2020	44	72	0	0	0	0	-	-
11/12/2020	47	183	17	85	4	34	-	-
11/13/2020	47	168	24	117	3	23	-	-
11/14/2020	57	235	0	0	0	0	-	-
11/16/2020	32	118	11	55	6	52	-	-
11/17/2020	40	156	15	75	4	41	-	-
11/18/2020	27	111	7	32	4	41	-	-
11/19/2020	18	68	0	0	7	63	-	-
11/20/2020	28	89	4	20	8	60	-	-
11/21/2020	21	73	0	0	0	0	-	-
TOTAL:	372	1313	82	401	41	333	0	0

Total Public Vehicles:	372		Total Public CY:	1313
Total City Vehicles:	123		Total City CY:	734
Total # of Vehicles:	495		Total Estimate of CY:	2047

Comments/Concerns

***Dates Opened: 11/10/20 - 11/21/20

**Ice Storm - 11/09/20

Delapaa, Brian / Michelle Clark

CITY OF HASTINGS
FY 2020-2021 GREEN WASTE & COMPOST MONTHLY TOTALS

MONTH	TOTAL TON INCOMING GREEN WASTE	TOTAL INCOMING \$	TOTAL CY COMPOST SALES	TOTAL \$ COMPOST SALES	GRAND TOTAL
10/2020	15.52	\$704.06	0.00	\$0.00	\$704.06
11/2020	10.85	\$608.86	0.00	\$0.00	\$608.86
12/2020					\$0.00
01/2021					\$0.00
02/2021					\$0.00
03/2021					\$0.00
04/2021					\$0.00
05/2021					\$0.00
06/2021					\$0.00
07/2021					\$0.00
08/2021					\$0.00
09/2021					\$0.00
TOTALS	26.37	\$1,312.92	0.00	\$0.00	\$1,312.92

Prepared By:

Donet Johnson

Checked By:

Shelbye Brown

Shelbye Brown

CITY OF HASTINGS

2020-2021 USED OIL/ANTI-FREEZE COLLECTION MONTHLY TOTALS

MONTH	TOTAL INCOMING USED OIL (GAL)	TOTAL INCOMING ANTI-FREEZE (GAL)	TOTAL INCOMING \$
10/2020	39.00	9.00	\$12.00
11/2020	38.00	8.00	\$11.50
12/2020			
01/2021			
02/2021			
03/2021			
04/2021			
05/2021			
06/2021			
07/2021			
08/2021			
09/2021			
TOTALS	77.00	17.00	\$23.50

Public Only

Public Only

Prepared By:

Jamie Johnson

Checked By:

Malayse Brown

Michelle J...

WORK ORDER ENGINEERING ESTIMATE

HASTINGS UTILITIES

HASTINGS, NEBRASKA

Name of Department: GASWork Order No.: GA-351Construction: XBudget Item No.: 1.09 2020/2021

Retirement: _____

Budget Item Amt: \$21,000**DESCRIPTION AND LOCATION:**

New 4" PE gas main at 2300 East South Street on public utility easement on north side of highway #6, 200' east and 260' south to easement line.

PURPOSE OF WORK IMPROVEMENT:

New Development- CPI Liquid Fertilizer Facility Phase II

CONTRIBUTIONS/REMARKS:

Estimated Cost	Amount	Attached Map or DWG No.:	G-654
1. Material to be Purchased	\$0.00	Sheet No.:	1
2. Stores Dept. Charge @ 8.0%	0.00		
3. Material from Stock	2,500.00	Date Work to be Started:	12/7/20
4. Stores Dept. Charge @ 8.0%	200.00	Date Work to be Finished:	12/14/20
5. Labor	16,650.00	Checked By:	Date
6. Mileage & Truck Usage	1,293.75	Ed Fleharty Digitally signed by Ed Fleharty Date: 2020.11.24 16:59:04 -06'00'	
7. Equipment Usage	1,358.75	Checked By:	Date
8. Contract Amount		Ron Sekora Digitally signed by Ron Sekora Date: 2020.11.25 08:00:56 -06'00'	
9.		Approved By:	Date
10.		Lee Vrooman Digitally signed by Lee Vrooman Date: 2020.11.25 08:12:59 -06'00'	
SUBTOTAL	\$22,002.50	Director of Engineering	
Engineering & Administrative @ 6%	1,320.15	Approved By:	Date
Subtotal	\$23,322.65		
Less Developer Contribution		Hastings City Council	
		Authorized By:	Date
		Kevin D Johnson Digitally signed by Kevin D Johnson Date: 2020.11.25 08:15:32 -06'00'	
TOTAL ESTIMATED COST OF WORK ORDER	\$23,322.65	Manager	

HASTINGS UTILITIES, HASTINGS, NEBRASKA

Work Order No.: GA-351

B.I. No.: 1.09

B.I. Yr.: 2020/2021

LABOR AND EQUIPMENT ESTIMATE

Classification of Labor or Equipment to be Used		No of Hr/Mi/Ft	Cost Per Unit	Subtotal	Total Cost
LABOR:	Engeneering Department (\$50)	80	50.00	4,000.00	
	Gas Department	230	55.00	12,650.00	
	Days 5.0			0.00	
TOTAL - LABOR					\$16,650.00
MILEAGE:		345	3.75	1,293.75	
				0.00	
				0.00	
TRUCKS:				0.00	
				0.00	
				0.00	
				0.00	
TOTAL - MILEAGE & TRUCKS					\$1,293.75
EQUIPMENT:	Air Compressor (Hours)	1	6.25	6.25	
	Backhoe (Hours)	8	37.50	300.00	
	Boring Machine or Bore (Feet)	460	1.50	690.00	
	Trench (Feet)	0	8.75	0.00	
	Hydra Tamp (Hours)	2	143.75	287.50	
	Spoil Vac (Hours)	1	75.00	75.00	
				0.00	
TOTAL - EQUIPMENT USAGE					\$1,358.75
TOTAL COST ALL LABOR AND EQUIPMENT ESTIMATE					\$19,302.50

MATERIAL ESTIMATE

Quantity		Stock Number	Description	Unit Price	Stock Material	New Material
460	FT	023-07-04	Yellow 6" Warning Tape-Gas	0.02	9.20	
460	FT	072-05-12	12 SOL 600V THNN Yellow Cable	0.10	46.00	
1	EA	097-09-22	T-Tape Gray-PE-2"	14.88	14.88	
1	EA	097-09-24	T-Tape Gray-PE-4"	31.48	31.48	
460	FT	601-00-01	1/2" CTS PE Pipe	0.24	110.40	
460	FT	601-00-10	4" IPS Poly Length Pipe-40	2.97	1,366.20	
1	EA	601-10-07	Poly Ball Valve-BFE 2	70.88	70.88	
1	EA	619-07-05	2" No Blo Curb Valve Tee	164.75	164.75	
1	EA	621-11-10	EF Coupling 4 IPS	25.04	25.04	
1	EA	622-02-12	BF Ellbow 4 90 IPS	17.05	17.05	
1	EA	629-02-06	6" Gas Box Lid	8.39	8.39	
1	EA	629-04-05	5.25 Curb Service Box 39-51	53.30	53.30	
			TOTAL		\$ 1,917.57	\$ -

Estimated By: Keever

Date: 11/18/20

Page 2

HASTINGS UTILITIES, HASTINGS, NEBRASKA

Work Order No.: GA-351

B.I. No.: 1.09

B.I. Yr.: 2020/2021

MATERIAL ESTIMATE

Quantity		Stock Number	Description	Unit Price	Stock Material	New Material
1	EA	629-10-04	Valve Support 2-3	10.76	10.76	
1	EA	650-25-03	3# Anode	20.64	20.64	
2	EA	660-01-10	5 Gallon Jug E Z Mud	93.28	186.56	
9	EA	660-01-12	Bore Get 50# bag	10.12	91.08	
1	EA	660-01-20	Soda Ash	27.26	27.26	
2	EA	660-02-01	5 Gal Con Det	63.94	127.88	
1	EA	919-03-01	STEEL PLATE ¼x12x12	6.39	6.39	
					-	
	LS		Miscellaneous	111.86	111.86	
					-	
					-	
					-	
					-	
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			Total Page 3		\$ 582.43	\$ -
			Total Page 2 Brt Fwd		\$ 1,917.57	\$ -
					-	
			TOTAL (Pages 2 & 3)		\$ 2,500.00	\$ -

Estimated By: Keever

Date: 11/18/20 Page 3

Department: Airport
Staff Contact:
Council Meeting Date: 12/14/2020

AGENDA ITEM SUMMARY SHEET

Description of Item:

Approve invoice (#1119) from South Central Economic Development District (SCEDD) for \$1050.00 for grant administration services on Community Development Block Grant (CDBG) project 18-ED-003, SHABRI Economic Development Grant Project.

- The City of Hastings is the grantee for Community Development Block Grant (CDBG) 18-ED-003, the Economic Development Grant Project to assist SHABRI, LLC. Per grant requirements, this payment must be listed on the City Council agenda and formally approved.
- The CDBG reimburses the City for 100% of administrative costs.

Names of People/Business affected by this action:

City of Hastings and South Central Economic Development District (SCEDD)

Why Council action is required:

The City of Hastings is the Community Development Block Grant (CDBG) recipient. Per Nebraska Department of Economic Development (NeDED) regulations, all grant-related payments must be listed separately on the City Council agenda and formally approved.

Type of action requested:

Motion

Suggested motion:

Motion to approve invoice (#1119) from South Central Economic Development District (SCEDD) for \$1050.00 for project 18-ED-003.

Deadlines associated with action:

None

Department head comments:

CDBG reimburses the City for 100% of Administrative costs. This invoice is for administrative work completed from 7/1/2020 through 10/31/2020.

City Administrator comments:

South Central Economic Development District, Inc.

POB 79; 401 East Ave (2nd Floor)

Holdrege, NE 68949

Invoice

Date	Invoice #
11/17/2020	1119

Bill To
City of Hastings 220 N Hastings Avenue Hastings, NE 68901

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	CDBG Grant Administration for the City of Hastings 18-ED-003 Administrative Work Completed from 7/1/2020 through 10/31/2020	1,050.00	1,050.00
		Total	\$1,050.00

Department: Airport

Staff Contact:

Council Meeting Date: 12/14/2020

AGENDA ITEM SUMMARY SHEET

Description of Item:

Approval of request for Community Development Block Grant (CDBG) funds, Drawdown #5 for \$1050.00 for grant administration services completed 7/1/20 through 10/31/20 on the SHABRI Economic Development Project (18-ED-003). There are no match requirements.

- The City of Hastings is the grantee for Community Development Block Grant (CDBG) 18-ED-003, the SHABRI Economic Development project. Approval of this draw is authorization to request grant funds from the Nebraska Department of Economic Development (NEDED). Per grant requirements, this payment must be listed on the City Council agenda and formally approved.
- Upon submission and approval of this draw by NEDED, CDBG funds will be electronically deposited into the City's bank account. If the City is not paying claims when approved, and waiting for receipt of CDBG funds before paying claims, regulations require the funds to be disbursed from the bank account (clear the account) within five days of the deposit from the State of Nebraska.

Names of People/Business affected by this action:

City of Hastings, the Nebraska Department of Economic Development (NEDED), and South Central Economic Development District (SCEDD).

Why Council action is required:

The City of Hastings is the CDBG grant recipient. Per Nebraska Department of Economic Development regulations, all grant-related payments must be listed separately on the City Council agenda and formally approved.

Type of action requested:

Motion

Suggested motion:

Motion to approve CDBG Drawdown #5 for \$1050.00 for project 18-ED-003.

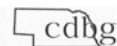
Deadlines associated with action:

No

Department head comments:

Drawdown #5 is reimbursement of payment to SCEDD for administrative services provided 7/1/20 through 10/31/20. Administrative services are reimbursed 100%.

City Administrator comments:



REQUEST FOR CDBG FUNDS /
Activity 0181 General Administration Only
 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
 NEBRASKA DEPARTMENT OF ECONOMIC DEVELOPMENT
 See Reverse Side for Instructions / Revised January 2017

☐ Draw # _____	CDBG REQUEST form ACTY 0181	DED Date Stamp
☐ Final Draw DED USE ONLY		
DED Reviewed By _____	Date _____	

Name of Local Government Grantee City of Hastings			Mailing Address 220 N. Hastings		City Hastings	State NE	ZIP 68901
CDBG Grant Number 18-ED-003	Federal Identification Number 47-6006221	DUNS Number 076980556	SAM Expiration Date 02/05/2021	Number sequence order includes Both general admin 0181 requests And project activity requests	5	DED Program Representative Dave Honz	

Part I – STATUS OF FUNDS ACTIVITY 0181 GENERAL ADMINISTRATION

1. Grant Funds Received to Date for activity 0181 general administration	\$ 3,367.50	<u>IMPORTANT</u> Complete Part II for approved activity 0181 general administration only.	PART III GRANTEE General Administration Award CDBG activity 0181 Amount Awarded \$ 5,000.00 90% General Admin Award max total draw prior to closeout \$4,500.00
2. Add: Program Income Received to Date	not applicable		
3. Subtotal	not applicable		
4. Less: Federal Administration Funds Disbursed To Date (Must Agree To Total Of Part II, Line 3) activity 0181	\$ 3,367.50		
5. Total: Federal Administration Funds On Hand (Must Agree To Part II, Line 6) activity 0181			

Part II – CASH REQUIREMENTS ACTIVITY 0181 GENERAL ADMINISTRATION

Activity Code 0181 GENERAL ADMINISTRATION ONLY	project activities not applicable Copies of professional services contracts for the project must be included on the first (1 st) Request for Funds and after contract execution of <u>ALL</u> other Professional contracts.	0181 General Administration
1. Total Cash Administration Requirements To Date		\$4,417.50
2. Less: Local Funds Applied (Includes RLF)		
3. Less: Federal Funds Disbursed Total Must Agree To Part I, Line 4		\$3,367.50
4. Total Current Cash Requirements		\$1,050.00
5. Less: Unpaid Previous Request for activity 0181 general administration		
6. Less: Federal Funds On Hand for activity 0181 general administration (Must Agree To Part I, Line 5)		
7. Net Amount of Federal Funds Requested \$500 MINIMUM GENERAL ADMINISTRATION ACTIVITY 0181 REQUEST, UNLESS IT IS THE FINAL DRAW		\$1,050.00

By signing this report, I certify to the best of my knowledge and belief that the report is true, complete, and accurate, and the expenditures, disbursements and cash receipts are for the purposes and objectives set forth in the terms and conditions of the Federal award. I am aware that any false, fictitious, or fraudulent information, or the omission of any material fact, may subject me to criminal, civil or administrative penalties for fraud, false statements, false claims or otherwise. (U.S. Code Title 18, Section 1001 and Title 31, Sections 3729-3730 and 3801-3812). I also certificate that the amount of the request for federal funds is not in excess of current needs.

Signature of Authorized Official (Mayor/Board Chairman)	Typed Name of Authorized Official Corey Stutte, Mayor	Date
Signature of Authorized Official (Clerk/Treasurer)	Typed Name of Authorized Official Kim Jacobitz, Clerk	Date
Person Preparing Request for CDBG Funds Form Name: Lori Ferguson	Organization: SCEDD, Inc.	Telephone Number: 308.455.4770
		Email: lorif@scedd.us
DEPARTMENT OF ECONOMIC DEVELOPMENT USE	AMOUNT APPROVED: \$ _____ TITLE _____ INITIALS: _____ DATE: _____	

INCOMPLETE OR INCORRECT FORMS WILL NOT BE PROCESSED

Effective January 5, 2017

RequestforCDBGFunds_Admin.doc

Reset Form

INSTRUCTIONS – Revised August 2016
Request for CDBG Funds 0181 General Administration Only
Nebraska Department of Economic Development

**CDBG
REQUEST
form
ACTY 0181**

General Instructions

All entities receiving federal funds are required to have an active status with the System for Awards Management (SAM). If a grantee has more than one grant, funds must be requested separately. Carefully enter all requested information. You must double check addition and subtraction. **Incomplete or incorrect forms will not be processed.** Funds requested must reflect actual eligible cost incurred. Claim exact amounts on each reimbursement down to the penny on the reimbursement request. **ONLY ONE ORIGINAL OF THIS FORM IS REQUIRED TO BE SUBMITTED.**

Copies of professional services contracts for the project must be included on the first Request for Funds and subsequent contract execution of **ALL** other Professional contracts. For additional guidance, please review CDBG Policy 15-01 and Chapter 12 – Financial of the most current CDBG Manual.

MAXIMUM 90% general administration CDBG funds allowable for request prior to project closeout (excludes planning).

FINAL 10% general administration CDBG funds allowable for request with closeout documents receipted/accepted DED.

The final request for closeout includes: final financial report; final project status report; compliance (monitoring) clearance; and, where applicable, the final wage report; jobs report; notification of annual audit; or audit.

With the exception of the final draw, there is a **\$500 MINIMUM** request for general administration activity 0181.

Identifying Information

The top portion of the Request for CDBG Funds will be completed with the appropriate identifying information.

- CDBG Grant Number is the number assigned to each grant in the Notice of Approval for CDBG Funds.
- SAM Expiration Date is federal System for Awards Management registrant expiration date to receive payment of federal funds.
- Request for CDBG Funds Number - Each request for funds will be sequentially numbered by the grantee, includes draw requests for both general administration and project activities. For example: If the first draw request is for general administration, it is number 1. If the second draw request is for project activities (non-general administration), it is number 2. If the following draw, third draw request for the grant, is for general administration, it is number 3. If the next draw request is for project activities, it is number 4. When separate draw requests for general administration and project activities are submitted at the same time, number each draw request in sequence based on the signature date by the authorized officials, always numbering from the most recent draw request number. If a local government has received more than one CDBG grant, requests for funds will be numbered sequentially for each grant.

Status of Funds

Part I of the Request for activity 0181 CDBG Funds form will provide the status of CDBG funds for the grant.

Line 1 List all CDBG funds for activity 0181 general administration received to date for this grant.

Line 2 **NOT APPLICABLE**

Line 3 **NOT APPLICABLE**

Line 4 Subtract all disbursements of CDBG funds to date (MUST agree to total of Part II, Line 3).

Line 5 Federal funds on hand should reflect CDBG funds activity 0181 which have not been disbursed.

Cash Requirements

Part II of the Request for activity 0181 CDBG Funds form will provide information on the grantee's cash requirements. Requests for funds are to be submitted only as funds are needed for immediate disbursement. The minimum request for activity 0181 general administration funds is \$500, unless the final draw. It is anticipated that local governments should receive funds within 2 weeks from the date the request is received in DED. Enter the amount for approved activity 0181 general administration. General administration activity 0181 is the only activity shown and to be requested.

- Line 1 Enter the total of all cash requirements to date. This amount should be equal to all expenditures paid to date plus cash needed to meet immediate obligations on this form 0181.
- Line 2 Subtract all local matching or other funds applied. (Include program income designated for revolving funds from prior grants for same activities.) This will include local funds already expended and local funds which will be expended to meet the immediate cash obligations identified on line 1.
- Line 3 Subtract federal funds disbursed. The total of this row must equal the amount shown on Part I, Line 4.
- Line 4 Subtotal by subtracting lines 2 and 3 from line 1. This amount should be equal the amount of federal funds needed for immediate general administration cash obligations.
- Line 5 Subtract the amount of any previous Request for CDBG general administration funds, which has not yet been received.
- Line 6 Subtract the amount of federal general administration funds on hand for payment of general administration costs. This amount must equal the amount on Line 5, part I.
- Line 7 The net amount of federal funds requested for general administration is determined by subtracting lines 5 and 6 from line 4. This should be the amount of CDBG general administration funds needed (when added to CDBG funds on hand and CDBG funds requested but not yet received) to meet immediate cash obligations.

Part III General Administration

Part III of the Request for activity 0181 CDBG funds will provide the amount of general administration CDBG funds awarded as stated in Part I Section 1.01 of the grantee agreement. Enter the amount CDBG funds awarded for activity 0181 general administration. Enter 90% of the CDBG funds awarded for activity 0181 general administration. This is the maximum amount of general administration funds that the grantee may request prior to submission of all final closeout documents to the Department. If the grant is for planning only activities enter 100%, which is the total amount CDBG general administration funds. **Planning only CDBG grants do not require a 10% holdback for general administration funds.**

Signatures of both the Mayor/Board Chairperson and the Clerk/Treasurer are necessary to process the Request for CDBG Funds. These signatures must agree to authorization signatures submitted to DED on the Authorization to Request Community Development Block Grant Funds. After signing and dating the Request for CDBG Funds, the grantee should retain a copy of the form and mail (no FAX or email) the single original to:

CDBG, Nebraska Department of Economic Development, P.O. Box 94666, Lincoln, Nebraska 68509-4666

INCOMPLETE OR INCORRECT FORMS WILL NOT BE PROCESSED.

Department: Development Services
Staff Contact: Lisa Parnell-Rowe
Council Meeting Date: 12/14/2020

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing for a change of zoning for Lot One (1), Pleasant Addition to the City of Hastings, Adams County, Nebraska, from “R-3 Multiple-family Residential” to “CMP Campus Institutional District” and to amend the Official Zoning District. This change of zoning as well as additional uses will also be amended in the Campus Master Development Plan for Mary Lanning Memorial Hospital Association (MLMHA).

Approval of Ordinance No. 4651, a change of zoning for Lot One (1), Pleasant Addition to the City of Hastings, Adams County, Nebraska, from “R-3 Multiple-family Residential” to “CMP-Campus Institutional District” and to amend to the Official Zoning District Map.

Names of People/Business affected by this action:

The applicant, the people of Hastings, the people of the county and all surrounding communities that utilize MLMHA services.

Why Council action is required:

Neb. Rev. Stat. 19-902 provides the city council shall receive the advice of the planning commission before taking definite action on any contemplated amendment, supplement, change, modification, or repeal, and no such regulation, restriction, or boundary shall become effective until after separate public hearings are held by both the planning commission and the city council in relation thereto, at which parties in interest and citizens shall have an opportunity to be heard. Notice of the time and place of such hearing shall be given by publication thereof in a legal newspaper in or of general circulation in such municipality at least one time ten days prior to such hearing.

Neb. Rev. Stat. 19-404 requires that ordinances be passed by the City Council on three readings, unless three-fourth of the City Council members vote to suspend this requirement.

Type of action requested:

Ordinance

Suggested motion:

Motion to approve Ordinance No. 4651, a change of zoning for Lot One (1), Pleasant Addition to the City of Hastings, Adams County, Nebraska, from “R-3 Multiple-family Residential” to “CMP-Campus Institutional District” and to amend to the Official Zoning District Map.

Deadlines associated with action:

Department head comments:

Mary Lanning Memorial Healthcare Association (MLMHA) Rezone:

Surrounding zoning is as follows:

North – CMP, Campus Institutional South

South – CMP, Campus Institutional

East – CMP, Campus Institutional

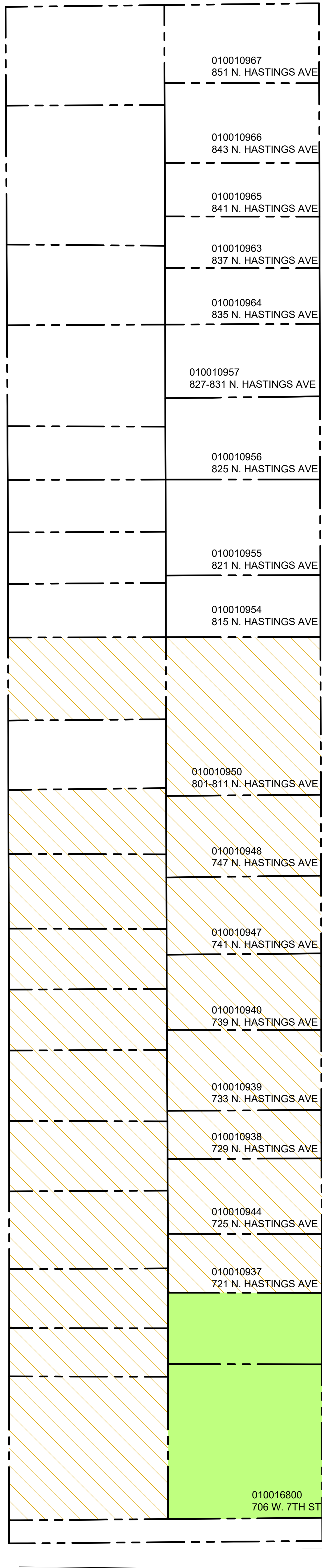
West – R-3, Multi-Family Residential (across Denver Avenue ROW)

The property under consideration is consistent with the original Campus Master Development Plan and has come into MLMHA ownership since the initial designation of this area as a campus. It is now eligible to be brought under the CMP zoning designation with the ownership change. Lot One (1), Pleasant Addition is mostly surrounded by CMP and will fill in a pocket of R-3 that was in the middle of this portion of the campus. Nearly all of the existing area zoned CMP is slated in the future land use map for Public/Semi-Public. In the Comprehensive Plan, Imagine Hastings, Public/Semipublic is a category consistent with institutional land uses which specifically includes hospitals.

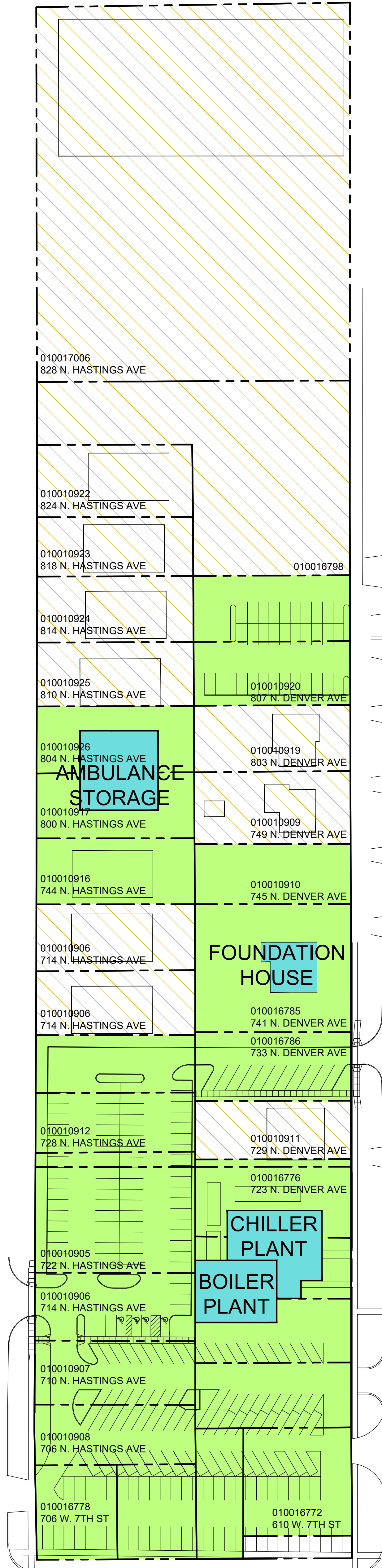
Planning Commission heard this matter on November 17, 2020 and recommended approval 6-0-0 .

City Administrator comments:

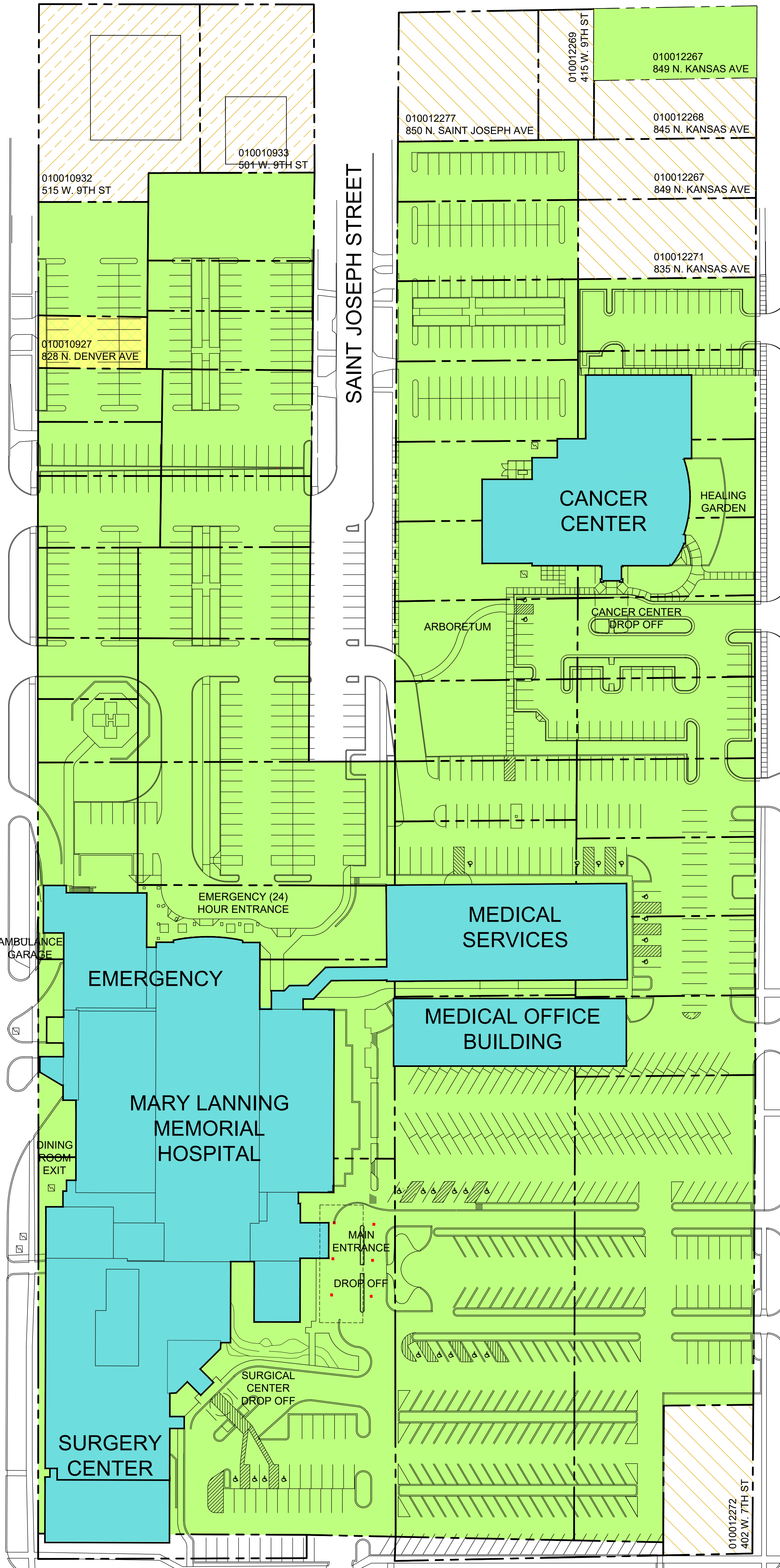
Recommend approval



N HASTINGS AVENUE



N DENVER AVENUE



W 9TH STREET

W 7TH STREET

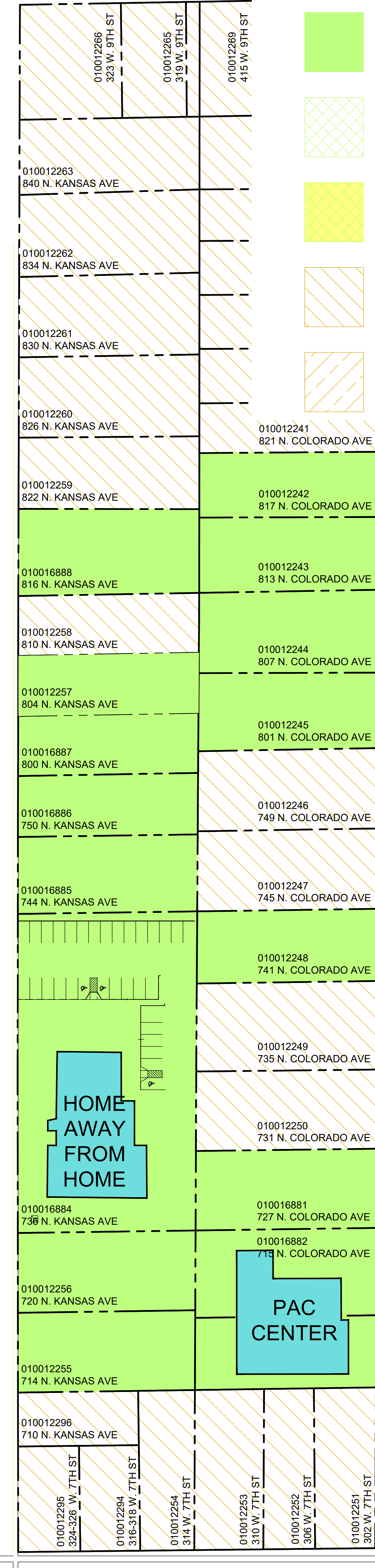


1

Site Plan

Scale: 1" = 50'

Mary Lanning Memorial Hospital Association
also known as Mary Lanning Memorial Hospital



N COLORADO AVENUE

- Zone: CMP
Owner: Mary Lanning
- Zone: R-3
Owner: Mary Lanning
- Proposed Zone
Change: R-3 to CMP
Owner: Mary Lanning
- Zone: R-3
Owner: Other
- Zone: C-0
Owner: Other

Mary Lanning
Memorial
Hospital
Association
also known
as Mary
Lanning
Memorial
Hospital

CLIENT INFORMATION
Mary Lanning
Memorial
Hospital
Association
Hastings, Nebraska

PROJECT INFORMATION
Mary Lanning
Memorial
Hospital -
Master Plan

Job # unassigned
ISSUE DATE 11-10-2020
Revisions:
10 Date Description

CHECKED: JCTR
AUTHOR: JCTR
DESIGN: JCTR
ALL RIGHTS RESERVED

SHEET TITLE
Proposed
Zoning
Change
Property Map

SHEET NUMBER

C-103

DATE 10/27/20

FILE NO. PDA-2020-050


HASTINGS
 DEVELOPMENT SERVICES

PROJECT APPLICATION

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

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

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

PROJECT INFORMATION

Project Name: Mary Lanning Healthcare Ass. (MLHA)

Project Address: Various Within City Limit ☒ Yes ☐ No

Existing Zoning: R-3&CMP Proposed Zoning / Use: Rezone 1 R-3 lot to CMP & update Master Plan w/ New uses

Existing Comprehensive Plan Designation: _____ Gross Area: _____

Legal Description: _____ Number of Lots: 1 Rezone

APPLICANT INFORMATION

Applicant: Eric Barber Company: MLHA

Address: 715 N. St Joseph Ave Tel: 402-984-4181 Fax: _____

City: Hastings State: NE Zip: 68901 Email: Steven.Ardiana@MaryLanning.org

Property Owner: Same as above Company: _____

Address: _____ Tel: _____ Fax: _____

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

Key Contact: Steven Ardiana 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

Date

Applicant Signature

Date

DEPARTMENTAL USE ONLY
Fees: 400⁰⁰Receipt No. DS1-90519Accepted by Staff: _____ Case No. 2020-050

Signature

City of Hastings
220 N. Hastings Avenue
Hastings NE 68901

Payee: MARY LANNING HEALTHCARE

Date: 10/27/2020 Time: 3:24 PM

Receipt Number: DS1 / 90519

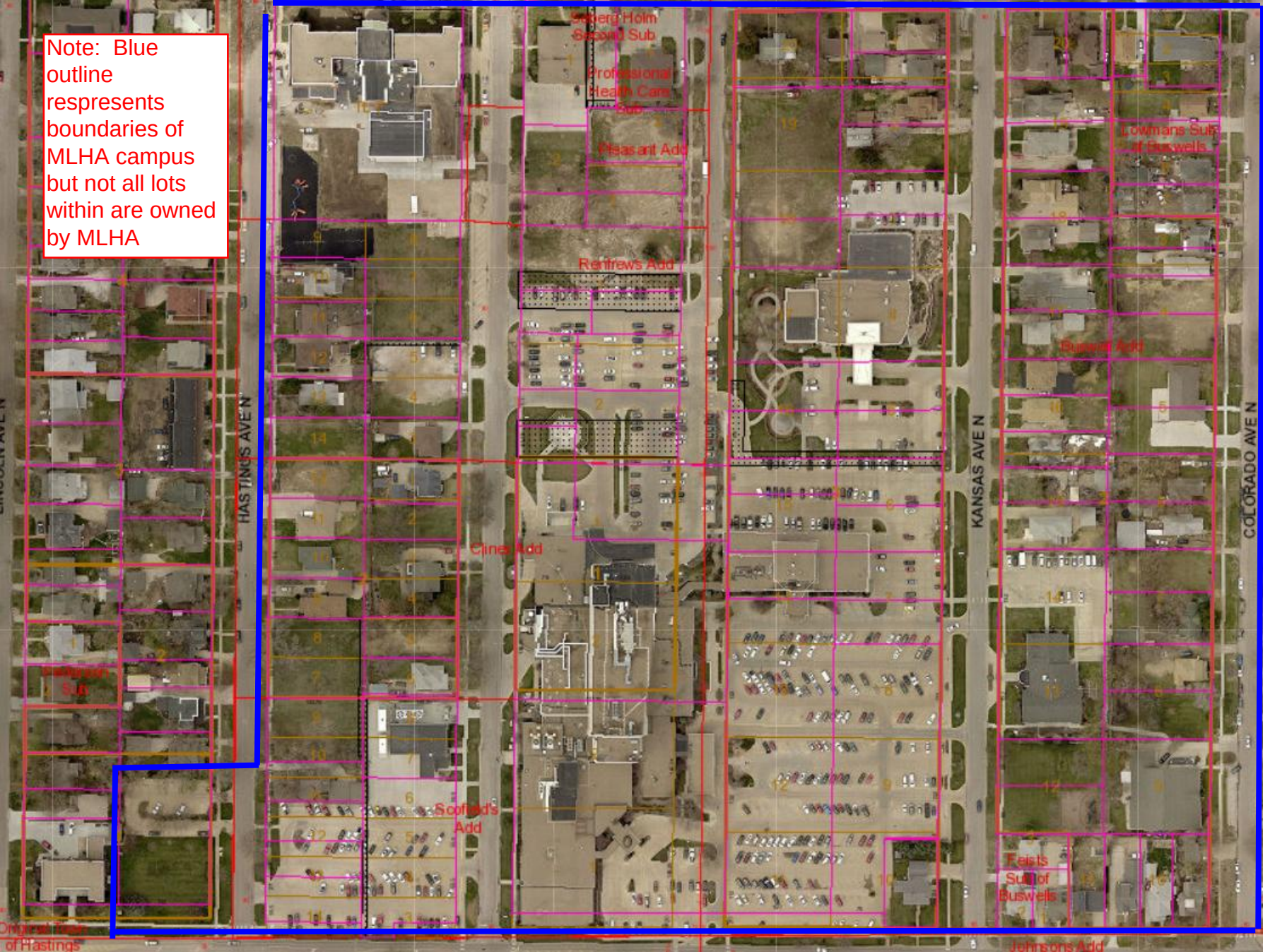
Clerk: TERI

ITEM	REFERENCE	AMOUNT
ZONE PLAN MOD		
Zoning Fees		400.00
Total:		400.00
assor	#473377	400.00
Change:		0.00



Note: Blue outline represents boundaries of MLHA campus but not all lots within are owned by MLHA

Note: Blue outline represents boundaries of MLHA campus but not all lots within are owned by MLHA



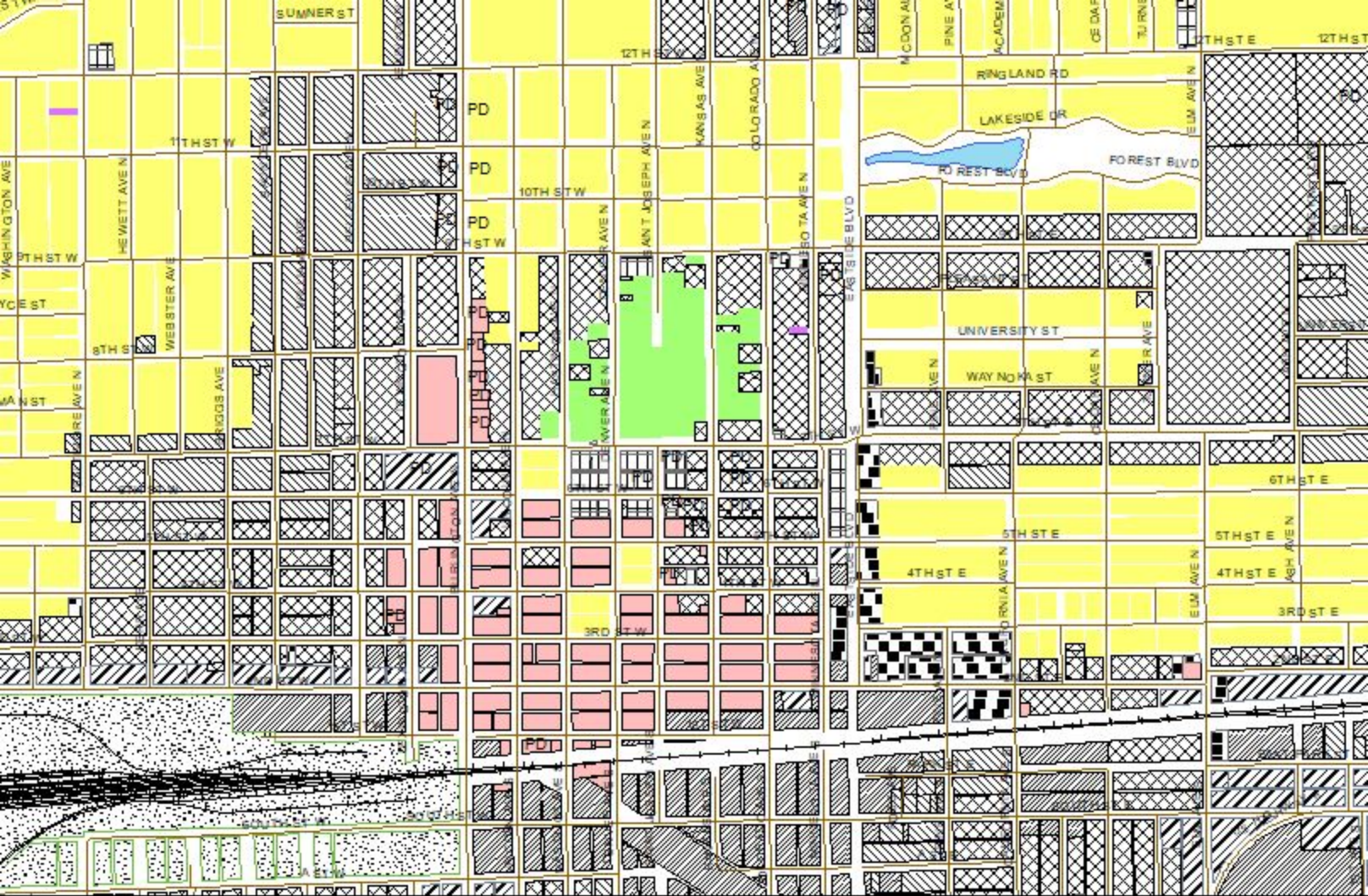


City Limits	R-3. Multiple-family	C-1. Local business
Subdivision	R-1A. Single family large lot	C-2. Central business
A. Agricultural district	R-1S. Single family suburban	C-3. Commercial business
R-1. Urban single family	R-5. Urban single family undersized lot	C-6. Commercial office
R-2. Two-family	CMP. 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-6. Commercial office
R-2. Two-family	CM*. Campus institutional	I-1. Light industrial
R-3G. Garden apartment	C-2. Clear zone	I-2. Heavy industrial

Subtitle

City of Hastings Zoning



Future Land Use

City of Hastings, Nebraska



0 140 280 560 Feet

Land Use:

- Rural Residential
- Suburban Residential
- Urban Residential

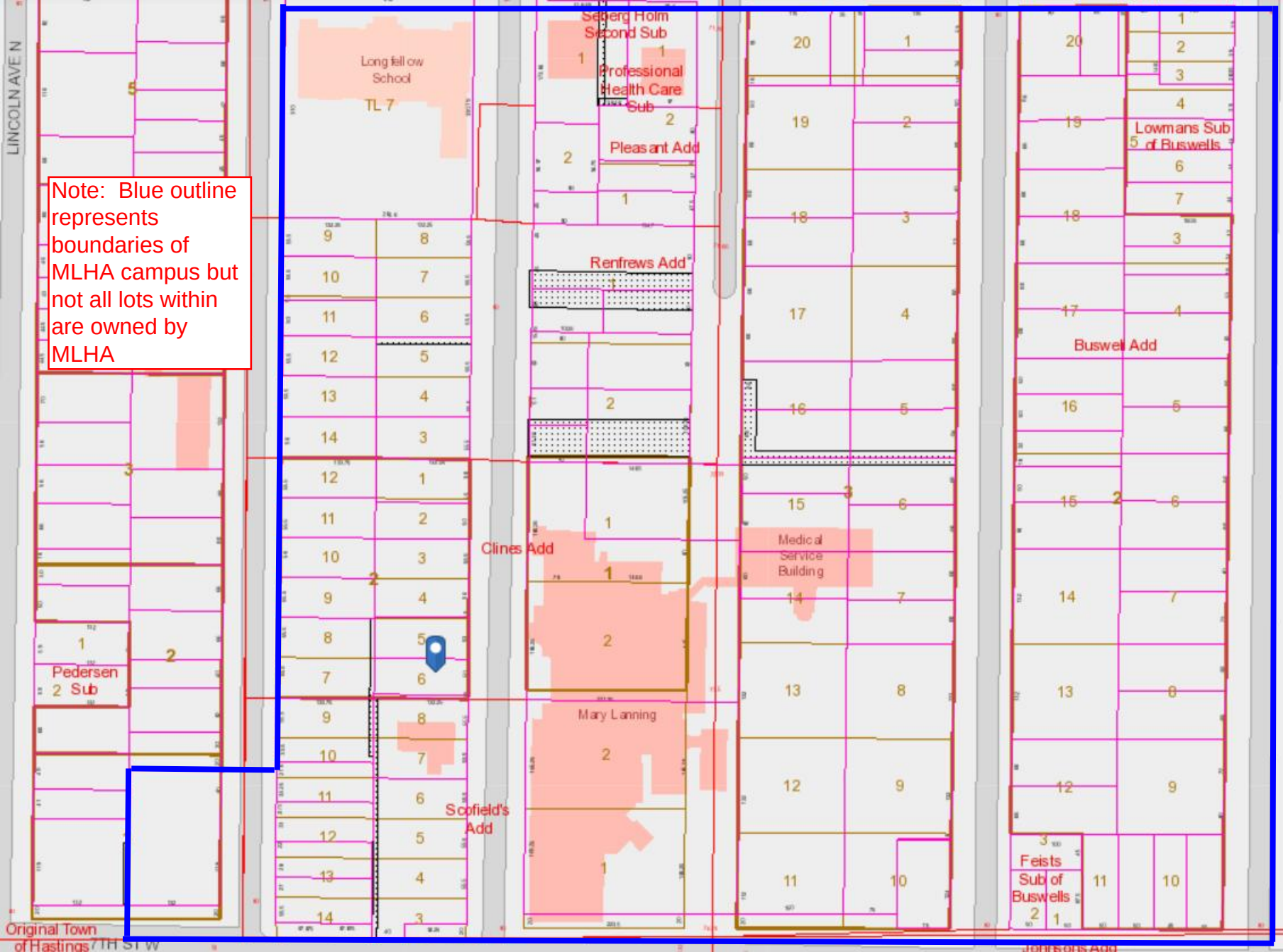
- Mixed-Use - Neighborhood
- Mixed-Use - Community
- Mixed-Use Downtown
- Commercial/Retail
- Employment/Industrial

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

Overlay Districts:

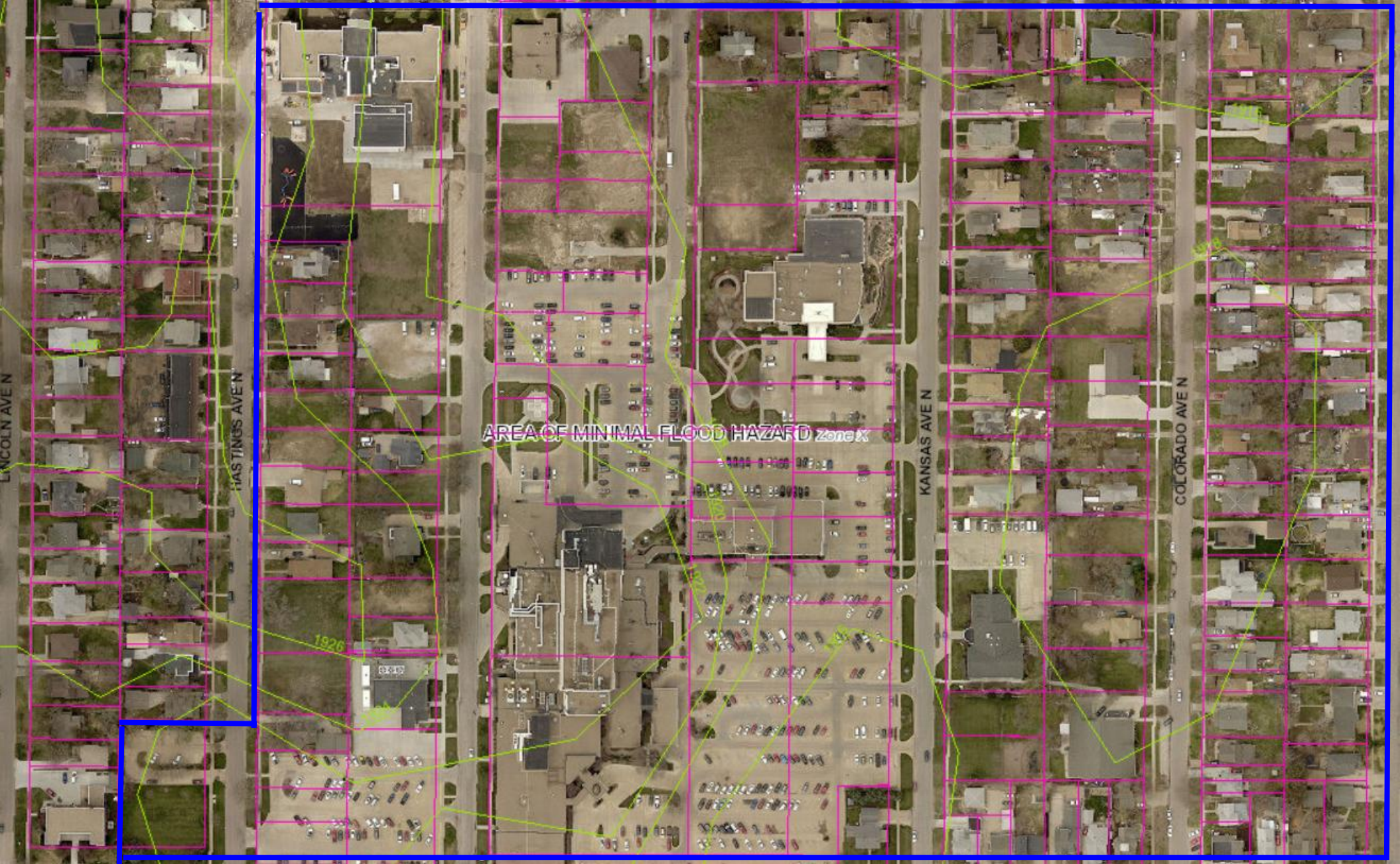
- South Burlington Overlay
- Highway 6 Overlay
- Urban Industrial Overlay

- Floodplain
- City Boundary
- ETJ Boundary



Note: Blue outline represents boundaries of MLHA campus but not all lots within are owned by MLHA





AREA OF MINIMAL FLOOD HAZARD Zone X

1926

ORDINANCE NO. 4651

AN ORDINANCE OF THE CITY OF HASTINGS, NEBRASKA, TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF THE CITY OF HASTINGS, NEBRASKA TO REZONE CERTAIN PROPERTY FROM "R-3, MULTIPLE-FAMILY RESIDENTIAL DISTRICT" TO "CMP CAMPUS INSTITUTIONAL DISTRICT"; TO REPEAL ANY ORDINANCE IN CONFLICT HEREWITH; AND TO PROVIDE WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT.

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

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

Lot One (1), Pleasant Addition to the City of Hastings, Adams County, Nebraska, currently zoned “R-3, Multiple-Family Residential District”, be and the same is hereby rezoned to “CMP Campus Institutional District”.

SECTION 2. That the City Engineer is hereby directed to cause the Official Zoning District Map of the City of Hastings, Nebraska to be changed in accordance with the foregoing provisions.

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

SECTION 4. This ordinance shall take effect and be in full force from and after its passage, approval and publication in pamphlet form.

PASSED AND APPROVED by the Mayor and City Council of the City of Hastings, Nebraska, this 14th day of December, 2020.

ATTEST:

Corey Stutte, Mayor

Kimberly S. Jacobitz, City Clerk

(S E A L)

APPROVED TO FORM:

Clint Schukei, City Attorney

Department: Development Services

Staff Contact: Lisa Parnell-Rowe

Council Meeting Date: 12/14/2020

AGENDA ITEM SUMMARY SHEET

Description of Item:

Approval of Resolution No.2020-64 for an amended Campus Master Development Plan for Mary Lanning Memorial Hospital Association (MLMHA).

Names of People/Business affected by this action:

The applicant, the people of Hastings, the people of the county and all surrounding communities that utilize MLMHA services.

Why Council action is required:

Neb. Rev. Stat. 19-902 provides the city council shall receive the advice of the planning commission before taking definite action on any contemplated amendment, supplement, change, modification, or repeal, and no such regulation, restriction, or boundary shall become effective until after separate public hearings are held by both the planning commission and the city council in relation thereto, at which parties in interest and citizens shall have an opportunity to be heard. Notice of the time and place of such hearing shall be given by publication thereof in a legal newspaper in or of general circulation in such municipality at least one time ten days prior to such hearing.

Type of action requested:

Resolution

Suggested motion:

A. Motion to approve Resolution 2020-64, for an amended Campus Master Development Plan for Mary Lanning Memorial Hospital Association (MLMHA), with the following conditions:

- 1) Computed quantities of runoff and discharge locations must be provided in a drainage plan prior to issuance of a building permit. Site alterations must address storm water quality through the use of structural or non-structural Best Management Practices (BMPs). Permanent BMPs shall be provided for in the drainage plan.
- 2) There shall be compliance with any other applicable City, County, State or Federal regulations that shall apply for each project as stated in this amended Master Development Plan.
- 3) Approval of the amended Master Development Plan also approves a deviation to the side yard

setback on the south side of the existing structure located at 744 N Hastings Avenue so long as it remains the use of the Ambulance Headquarters for MLMHA.

4) This resolution shall be filed with the registrar of deeds for property located at 744 N. Hastings Avenue so as to provide notice to any person examining the real estate records of the existence of the approved deviation is minimum yard setback for the existing structure so long as it remains for the use of the ambulance headquarters. The recording costs incurred to comply with this section shall be paid by the applicant for the CUP.

Deadlines associated with action:

Applicant will submit a development permit with plans for each project separately and the specific requirements (e.g. yard & area requirements) will be reviewed and approved.

Department head comments:

Mary Lanning Memorial Hospital Association (MLMHA) Master Development Plan Amendment:

The CMP, Campus Institutional District, found in Section 34-212, is intended as a planned zoning district to assist and encourage the development of educational, institutional, and medical uses; and their complementary land uses, in a campus setting. However, this section does not address how to “process” any necessary changes to a Master Development Plan. A Master Development Plan should be a fluid and ever-changing document so it should have a process to amend. This being a shortfall in Section 34-212, and as CMP was intended to be a planned zoning district, we are following guidance found in the P.D., Planned District regulations, 34-215 (7). This guidance provides a process to amend this plan. Changes to the original plan were found to be significant and there are some changes in uses that are also not addressed in the Table 200-1, *Uses and Districts*. Therefore, we are asking City Council to approve these uses, finding the uses acceptable to fall into the intent of this CMP zone and allowable in this district.

Mary Lanning Memorial Healthcare Association (MLMHA) has provided a narrative and an updated Zoning Change Property Map. All additional uses have been added to this and are shown in a blue frame on the Zoning Map with Proposed Uses (see attached).

Additional uses not previously proposed in the original Master Development Plan and not specified as uses in Table 200-1, *Districts and Uses*:

1) Ambulance Storage:

The structure located at 744 N. Hastings Avenue is being used as the headquarters for ambulance staff. An ambulance storage building to house 3 ambulances used for MLMHA is being proposed for the area to the north of this lot. These vehicles have currently either been parking on the 2 vacant lots north of this structure or in the driveway located at 744 N. Hastings Avenue. MLMHA

owns these lots and has just completed an administrative plat to replat these 3 lots together in order to build this structure next to the primary residential structure being used as the headquarters. The new accessory structure will better protect and secure these important vehicles.

Deviation of setback due to existing structure located at 744 N. Hastings Avenue: It should be noted that the existing residential structure on this lot does not meet the 10' side yard setback. Even under its pre-existing zoning district (R-3), the structure would likely have not met the side yard setback (see attached Pre-existing Structure Aerial). Normally, when an improvement is to be done there would need to be compliance to this setback, but whereas this is intended to be a planned district this development standard can be specifically called out as a deviation or departure acceptable in order to meet the intent of the district (See 34-212 and 34-215, paragraph 3 on variations and departures). Staff believes this can be accepted as long as this structure remains for the purpose of an Ambulance Headquarters. MLMHA may, in future, demolish this structure and if that occurs and another structure is built, then the new structure will need to either be proposed with deviations by way of an updated amendment or meet the minimum yard setbacks for the CMP District.

The base district of CMP is characterized as being for medical uses. Staff feels an Ambulance Storage is an acceptable and important part of medical service to the hospital and community at large.

2) Central Boiler Plant:

A Central Boiler Plant that provides essential utilities such as emergency power, medical gases, heating, and air conditioning, will be built next to the existing Chiller Plant located at 723 N. Denver Avenue. This new Boiler Plant will replace MLMHA's aging plant currently located inside the main hospital on the 1st floor. This will, in turn, allow that square footage to be utilized for hospital expansion down the road so they can service more patients at once. The existing plant was built in the early 1960's, and has reached the end of its useful life. The hospital Central Boiler physical plant, or steam plant, generates thermal energy in the form of steam for use in heating applications. Using Natural gas and diesel fuel as a backup, the plant will not produce any smoke or dust. Noise will also be minimal with only some fan noise close by, but nothing from a distance. Additionally, the Engineers are also exploring potentially bridging over or tunneling under Denver Avenue from the hospital to the structure. A bridge would be 400 - 500 feet in length and 2 full floors in height.

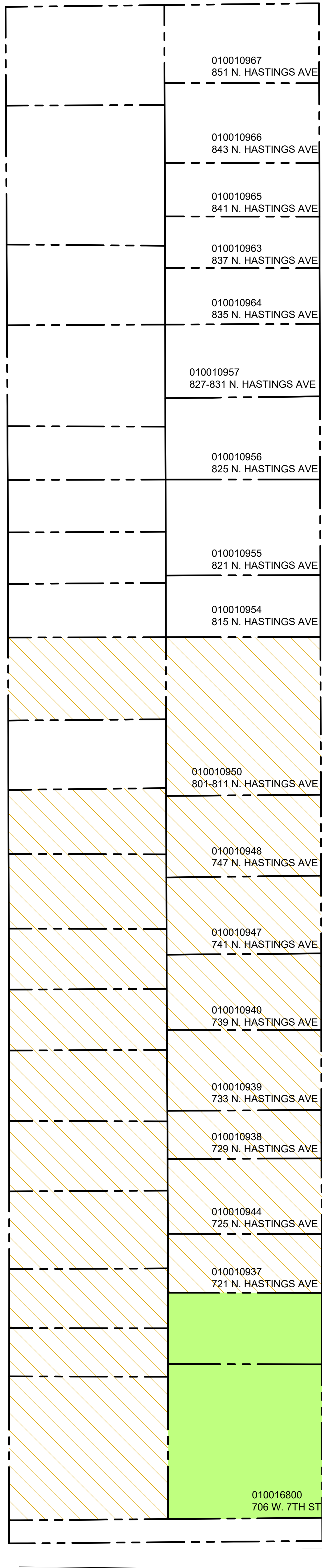
A few additional uses that are permitted in Table 200-1 are a Medical Office Building and several additional parking lots. The added parking lots will accommodate the needs of patients, visitors, and staff, alleviating demand for on-street parking. A parking assessment was accomplished in June 2018 by the DLR Group (attached). The revised numbers which account for parking removed from for the Medical Office Building and added as shown in the Zoning Map with Proposed Uses are explained in the applicant's narrative and calculated to add to the June 2018 parking assessment. Civil and City Engineer, and Building inspector have all reviewed these calculations.

Due to the expected increase in parking stalls and capacity over the next several years we have added a condition to ensure that when each parking lot is built that there is appropriate consideration for drainage. This will be important as we increase impervious surface. An appropriate drainage plan has already been submitted and approved by the Civil Engineer for the Ambulance Storage project.

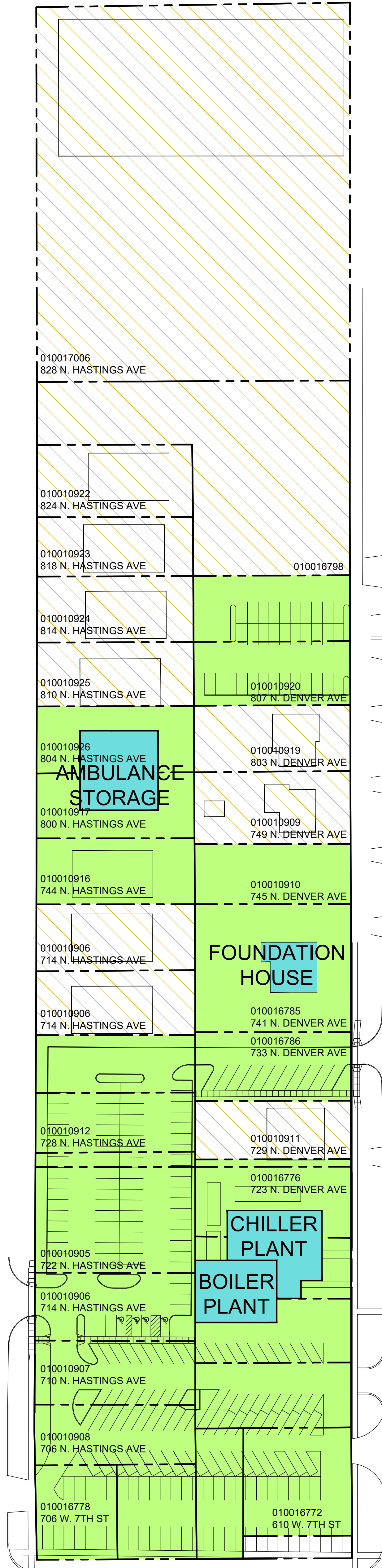
Planning Commission heard this matter on November 17, 2020 and recommended approval 6-0-0

City Administrator comments:

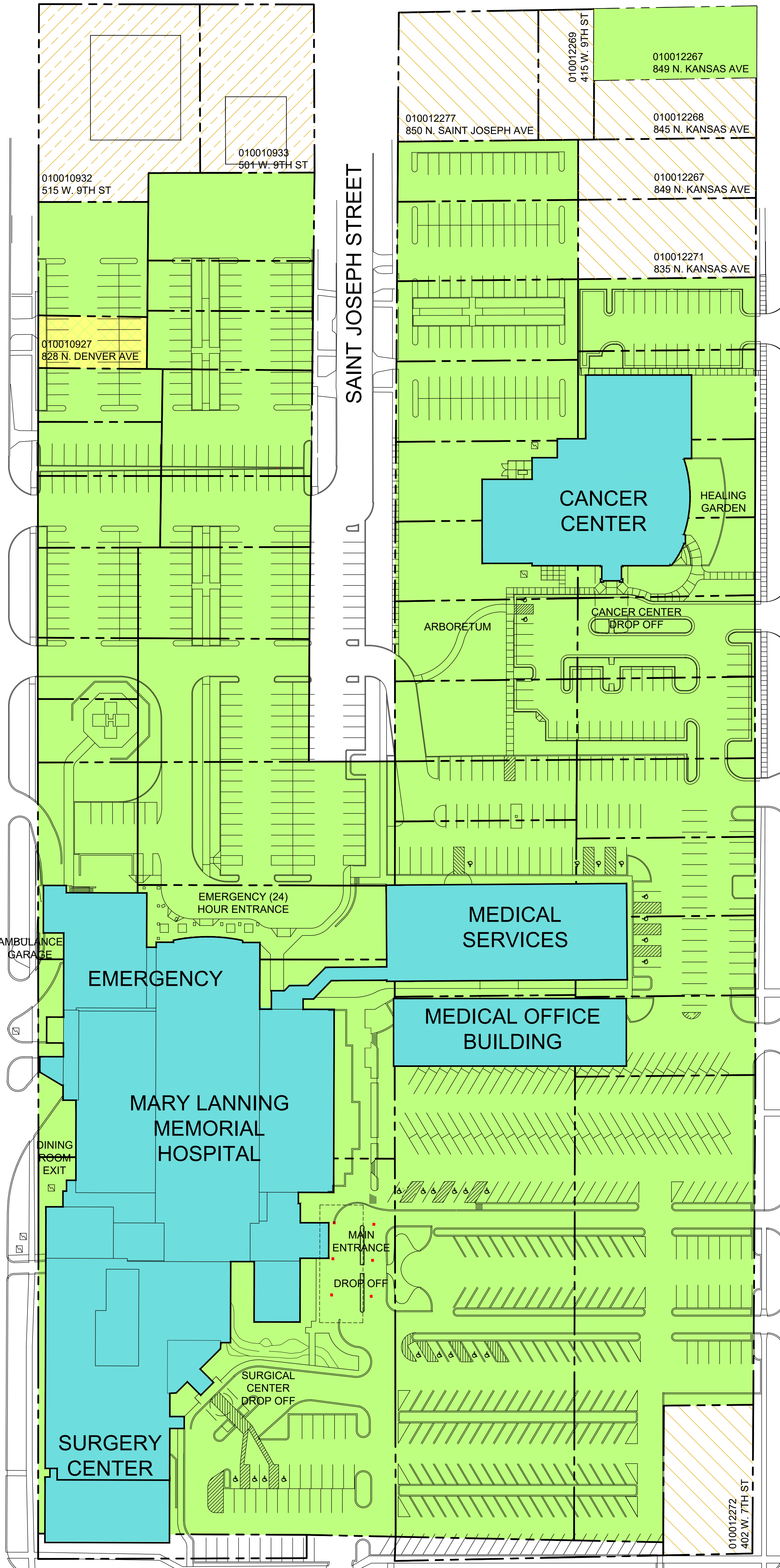
Recommend approval



N HASTINGS AVENUE



N DENVER AVENUE



W 9TH STREET

W 7TH STREET

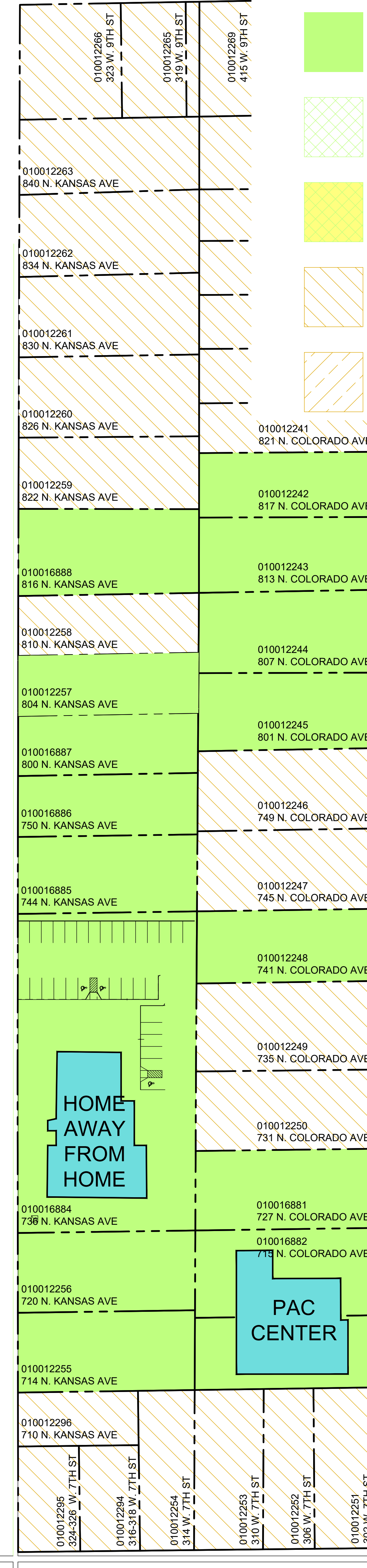


1

Site Plan

Scale: 1" = 50'

Mary Lanning Memorial Hospital Association
also known as Mary Lanning Memorial Hospital



N COLORADO AVENUE

- Zone: CMP
Owner: Mary Lanning
- Zone: R-3
Owner: Mary Lanning
- Proposed Zone
Change: R-3 to CMP
Owner: Mary Lanning
- Zone: R-3
Owner: Other
- Zone: C-0
Owner: Other

Mary Lanning
Memorial
Hospital
Association
also known
as Mary
Lanning
Memorial
Hospital

CLIENT INFORMATION
Mary Lanning
Memorial
Hospital
Association
Hastings, Nebraska

PROJECT INFORMATION
Mary Lanning
Memorial
Hospital -
Master Plan

Job # unassigned
ISSUE DATE 11-10-2020
Revisions:
10 Date Description

CHECKED: JCTR
AUTHOR: JCTR
DESIGN: JCTR
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SHEET TITLE
Proposed
Zoning
Change
Property Map

SHEET NUMBER

C-103

Mary Lanning Healthcare

Master Plan Overview

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What are we doing?

As many Western Nebraska residents now realize, the Mary Lanning Healthcare Medical Campus is a premier health care, medical education institution and community interests located downtown Hastings. The campus to date has undergone dramatic growth both in terms of employment and infrastructure additions. It is clearly one of the most tangible expressions of successful economic development in our region that is also directly responsive to the evolving health needs of our citizenry.

This update of the 2018 MLH Master Plan implicitly recognizes the dramatic growth of the campus far exceeding initial expectations. It reflects the need to revise assumptions, process and aspirations. As a result, it is not cast in stone. We appropriately anticipate adaptations “on the fly” and new iterations as we progress. However, the revision exercise itself helps the campus interests to coordinate and collaborate for mutual and community benefit. That has been our guiding objective from the start and it has served us well.

The Mary Lanning Healthcare development projects will evolve over several years. This is not a “single project” proposal, but a multi-phase plan that will occur in stages over the years to come. At its core is our commitment to create an environment in which we can provide the best possible care for patients and families—an environment geared toward safety, healing, and comfort, following the most proven, effective, and efficient practices in healthcare facility design.

- Some details of the plan as it stands now:
- **Ambulance Storage building** – Building to house three (3) ambulances to protect from weather and provide higher level of security for the vehicles. This building will be directly north of the Ambulance Headquarters located at 744 North Hastings Ave. Anticipated start of this project is November 2020.
- A new 65,000 square foot **Medical Office Building** a specialty health center housing outpatient services—will be built on the parking lot south out the MSB and east of main hospital. It connect directly to Medical Service Building on all three floors, allowing MLH to create integrated outpatient clinics and physician offices; that is, they will be located in close proximity to hospitalized patients, labs, and testing facilities. It will also necessitate building additional parking. This project is in the financing stage. Anticipated start early 2021.
- The hospital will be expanding, modernizing, and renovating the **emergency department**. Anticipated start early to mid-2021.
- **New parking lots** will be built between Denver and Hastings Avenues, north of 7th street, (early 2021),and between Kansas and Colorado Avenue south of 9th Street(Late 2021 to mid-2022). These lots will accommodate the needs of patients, visitors, and staff, alleviating demand for on-street parking.
- A **new central boiler plant**, which provides essential utilities such thermal energy and domestic water services for the main hospital, will be built between Denver and Hastings Avenue, north of the parking lot at 7th and Denver / Hastings Avenue, replacing our aging plant currently located inside the main hospital. In an effort to explore alternative approaches within the west Solution and further minimize impact on existing infrastructure, Mary Lanning team is exploring an access tunnel or bridging the street. Considering impacts to the healthcare and building organization approach previously discussed, the structure bridging it would be in the order of 400 - 500 feet in length and 2 full floors in height. Anticipated start in 2022.

Master Plan

The information contained Mary Lanning Healthcare provides the background, details, and context for our Hastings development. Mary Lanning has a history of careful planning and fiscal responsibility, and is deeply committed to the citizens of Hastings, to our neighborhoods, and to the region. The final plan is the culmination of a decade of careful assessment, evaluation, and reevaluation and:

- Projects needs and planning to the year 2030.
 - Modernizes existing facilities and structures, on currently developed land, as much as possible to reduce resource consumption and unnecessary land and infrastructure development.
 - Ensures responsible use of resources by adopting sustainable design and operation practices in new and existing facilities.
 - Minimizes disruption to current medical center services.
 - Maximizes our future capacity and growth opportunities.
 - Serves as a living outline for future development and as such will be periodically updated, presented, and recorded with the agencies having jurisdictional interest and approval, and will be revisited at a minimum of every 3-5 years depending on need and activity.
-



1.0 INTRODUCTION

Mary Lanning Healthcare System is a not for profit healthcare system. The system is comprised of hospital facilities located in central and southern Nebraska, numerous clinics and physician practices, and partnerships with healthcare providers in the surrounding service areas. It is committed and invested in each community it serves. The flagship hospital is located in Hastings, where the most acute cases from the service area are referred for the most specialized care.

Mary Lanning Healthcare facility has existed for more than a century. It has struggled and prospered, all the while providing dedicated care for its community. Its downtown location has grown from a single hospital accommodating, to a hospital with more than 100 inpatient beds and a collection of buildings providing needed care to hundreds of people a day. The perceived impact to the current Mary Lanning Healthcare facility is one element influencing this master plan. The hospital began at 715 North St Joseph Ave and expanded through the decades, east and north. Each new building and addition touching the last, and progressively increasing in size to accommodate the needs of the time. This pattern demonstrates careful planning and fiscal responsibility, as well as the importance of maintaining connectivity to current departments within the hospital, limiting disruptions to current operations.

Having reached 7th Avenue to the south, the building cannot continue to grow further south without great complication, compromise and the uncertainty of success. Therefore, this plan explores alternate approaches to address future expansion. In this plan, great effort has been taken by Mary Lanning Healthcare Administration, community leaders, stakeholders including the City of Hastings

and Adams County. This document is the culmination of a decade of careful assessment, evaluation and reevaluation in reaction to trends and policy.

1.2 PURPOSE OF PLAN

The goals and objectives of any facility master plan should identify the needs and vision of the organization, then strive to provide a clear, albeit flexible, roadmap for coordinated development; a path to modernize existing facilities and systems; and evolutionary planning to replace structures that are nearing the end of their useful lives. Additionally, healthcare facility planning requires imperatives including, most importantly, patient safety and evidence-based design. The plan must be adaptable to offer opportunity to future needs. By its nature, health care is dynamic. Inherently, challenges from the insurance industry, government agencies and policies, treatment and care delivery protocol, ever-improving technologies, and the evolution of illness make the planning of healthcare facilities an ongoing task. Spaces and infrastructure must be planned to be as flexible as possible and anticipate future needs and trends to ensure a maximum usable life. So, too, must be the hospital facility. This master plan projects needs and planning to the year 2030; any further projections become unreliable and any less becomes too limiting to be useful. The document will serve as a living outline for future development and as such will be periodically updated, presented and recorded with the agencies having jurisdictional interest and approval. It has been discussed the plan would be revisited at a minimum of every 3-5 years depending on need and activity.

The master plan is illustrative of a full build-out of the facility; however, based on changing conditions and market need, individual buildings may be phased or scaled back accordingly.

1.3 PLANNING CONSIDERATIONS

The planning framework considers first and foremost the needs of the hospital and its patients. Health care is, at the end of the day, the charge of any healthcare organization. Secondarily, urban and transportation planning objectives have been considered to the extent they do not conflict negatively with the first priority. To be successful, this plan must achieve an acceptable balance and wherever possible improve the lives of those who are impacted. Where ideals of the second priority cannot be met due to the imperatives of the first, the plan offers enhanced alternatives developed with the help and commitment of the community. The iterative plan development process progressed through numerous neighborhood meetings and public open houses. The initial plan was presented and evaluated by all parties, discussion and concerns recorded, and the plan adjusted to address feedback where at all possible.

Hospital Planning Considerations

- Patient First – Organizing the built environment around the patient experience, from wayfinding to treatment and everything in between.
- Maintain and Improve Connectivity – Relating not only to straightforward wayfinding and departmental organization, but to building services and distribution.
- Facility Renewal & Evolution – Responsible planning makes use of existing assets and respects current investments where possible. Considers future phases. Facilities Renewal Plan (Project)
- Provide Flexibility – Healthcare is dependent upon technology. The built environment and building systems must be adaptable to future technological and treatment needs.

- 24-hour Building Occupancy & Operation – The hospital cannot simply be shut down during construction activities, requiring more complex planning and phasing of projects.
- Transportation/Urban Planning Considerations
- Maintain or Improve Neighborhood Connectivity – Community consecutiveness and walkability are key to sustainable urban design. The plan provides adequate access to amenities such as sidewalks, paths, and maintaining and improving the transportation network in and around the study area.
- Minimize Negative Impact on Infrastructure – Mitigate impact on public systems.
- Improve User Experience - Where possible improve and encourage usability of existing facilities, create new amenities, and destinations. Such as incorporating open space and creating opportunities for public.
- Reduce Environmental Impacts - Use existing facilities and structures on previously developed land to the extent possible to reduce resource consumption and unnecessary land and infrastructure development.

1.4 COMMITMENT TO COMMUNITY

It is important to acknowledge Mary Lanning Healthcare’s commitment to the community and its betterment. Mary Lanning has taken care of patients, both from around the corner and from around the state. It strives to be a responsible steward of community development, the environment, and a healthy lifestyle.

Essential to community vibrancy and enhancing quality of life are protecting open space and creating culture. The initial phases of this master plan carry a significant financial investment not only to Mary Lanning’s downtown facilities, but over the next decade it is estimated several hundred million dollars of rollover economic benefit and job growth will be provided to the larger community. As an example of this commitment to the community, Mary Lanning Healthcare is engaged in a robust outreach campaign with the intent of keeping interested parties updated on developments specific to its master plan. The engagement began many years ago and has encompassed separate meetings with agencies, organizations and neighbors. Mary Lanning did not only present information on the plan, but the attendees were able to provide feedback and insight, to further shape and focus this document. The outreach effort is anticipated to continue throughout the public approval process. In addition, Mary Lanning Healthcare’s provides updated plan details and relevant resources. In the plan that follows, there is an assessment of the existing transportation conditions, identifying areas of concerns and proposing solutions for broader consideration. Great care has been given in any of the offered solutions to address safety, performance, and comfort. It is Mary Lanning Healthcare’s intent to enhance its facility with improvements, encouraging use by the public and improving satisfaction with each system.

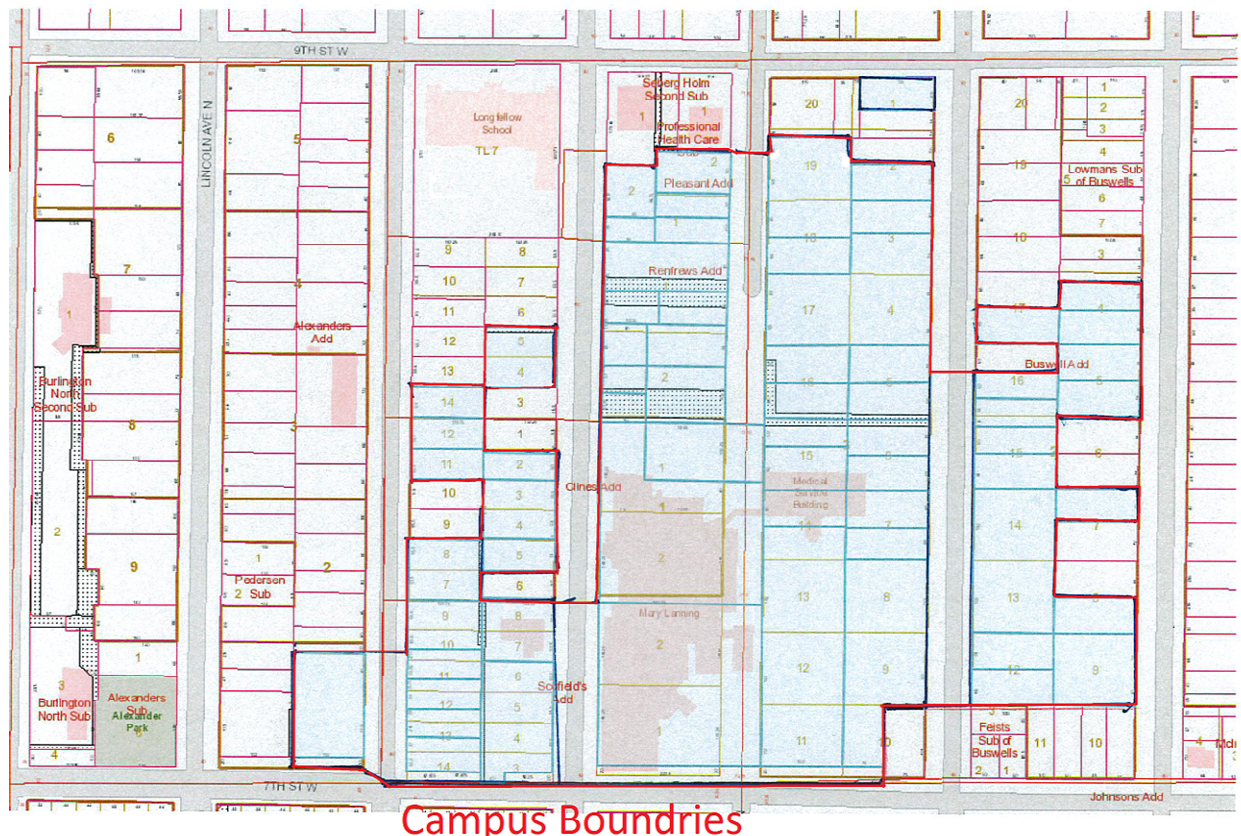
Taking Advantage of the Investment in Existing Facilities:

All of these efforts have come together over the years to help meet the ongoing need for high quality, evidence-based, compassionate care, and to further Mary Lannings mission. Now, Mary

Lanning Healthcare is planning another critical development that will allow its Hastings hospital to deliver on its commitment to patients and continue to provide the level of care. Over the course of many years, this planned development will result in a new Medical Office Building expansion of the Medical Services Building, modernization and renovation of the main hospital emergency department, expansion of Morrison cancer center services, and construction of a new central plant, and additional parking areas.

2.0 EXISTING CONDITIONS

Beginning in 2018 the team was asked to provide a series of comprehensive assessments of the existing Mary Lanning Healthcare facility. The analysis consisted of a series of building system investigations and walkthroughs of the hospital facility. The assessment considered all aspects of healthcare delivery as well as site conditions, existing infrastructure, surrounding neighborhoods, interior finishes, patient and staff circulation, existing building codes, and forward looking consideration of pending healthcare guidelines and standards.



2.1 ENVIRONMENT OF CARE ASSESSMENT

Purpose of Review:

The purpose of this review was to establish the existing condition of the hospital. In particular, this evaluation is to establish the potential for addition and/or remodeling.

Basis of Evaluation:

1. Existing physical condition.
2. Compliance with codes that would be in effect if remodeled or an addition was added.
3. Site availability for addition.

Existing Physical Condition:

The following review represents a visual and plan evaluation of the facility. There was no specific testing for items behind walls, ceilings, or floors; however, there was opportunity to look above ceilings and below floors in a couple of access points. All mechanical and electrical rooms were visually reviewed. The roof was viewed. A basic understanding of the existing mechanical and electrical systems was achieved. Building was reviewed for space and architectural only. Reports for mechanical and electrical systems are not included.

Site Analysis:

The site is fully used at the present time. Any addition or new building would require loss/relocation of parking and/or other buildings. Site improvements such as pavements and sidewalks, while for the most part are in reasonable condition, some areas show some signs of aging but appear to meet accessibility standards. Site landscaping is mostly simple and mature, except for the newer area around the new parking areas around St Joseph Avenue, and north of the Morrison Cancer Center.

Parking availability is adequate for both visitors and staff, except some of the staff parking is a reasonable distance from the hospital. Parking is provided in existing surface parking. It is not feasible to add on to the existing surface parking; therefore, new parking accommodations for visitors and staff must be provided and convenient to any new construction.

Many of these portions of the hospital have undergone numerous remodels and use changes over the years. Floor-to-floor heights range from 10' to 12' and are very tight to accommodate the needed mechanical, electrical and plumbing utilities inherent in most healthcare uses. The facility uses a primary central corridor system conveying visitors, patients, staff and materials. While this system is not a code violation, the preferred system would be to separate staff and patients from visitors, where material movement can occur on a support floor. All of these portions of the building were built around an inpatient focused model. Outpatient services were a very small portion of care at that time and required minimal technology. Today, outpatient services account for large percent of hospital visits; therefore, most of the outpatient diagnostic and treatment areas have grown, and will continue to grow, far beyond what was originally envisioned. Many of these services (Surgery, Emergency Department, Diagnostic Imaging, Lab, etc.) have planned renovations. Some other challenges with these older portions of the building include:

1. Aging emergency power, data and electrical outlets upgrades to present codes.
2. Aging mechanical and plumbing systems, minimal air changes, and aging infrastructure.
3. Accessibility appears to have been well dealt with for the present uses; however, if more intensive uses needed to expand into these older buildings that would be a concern.
4. Storage is a concern. While not in violation of codes, most departments have expressed concern over the lack of storage convenient to their unit.

The greatest challenge of these older building is the size of rooms. Every few years, codes related to the size of healthcare spaces are updated and typically grow in size required. When originally designed, the sizes were not a concern; however, today those that have not been recently remodeled are problematic.

Outpatient services in the buildings have insufficient space for needed technology. Many of the most intensive services (OR, ED, imaging etc.) have been relocated into these portions of the building and work well today. If expansion/additions are needed in the imaging area and the ED, these spaces could be added on to with minimal code concerns.

2.2 LANDSCAPE ASSESSMENT

The Master Facility Plan, was update was conducted in 2018 - 2019. A review of landscape to determine the cost for relocating any trees that are healthy, desirable, and of the caliper that could be relocated was also conducted. It is also noted that any plant material determined to be capable of relocation should be relocated during the proper season (after leaves have fallen in autumn or before leafing out in spring). Shrubs are briefly described in the assessment to present a complete inventory. Mary Lanning is exploring relocation due to its perceived significance to the donor community; however, a new location has not been identified. Overall, the species and spacing of trees within the Right of Way are consistent and complementary to the surrounding neighborhoods. Most trees surveyed were in fair health at the time of the assessment given their respective ages.

2.3 UTILITIES ASSESSMENT

Hastings Utilities is the purveyor of power to the MLH facility in Hastings. The facility receives power from primarily the North Denver Substation, the alternative substations are B St and Bypass substations. The substation feeds 2 transformers rated 205mega-volt-amperes (MVA) each. These provide power to the feeder circuits. The third 205mega-volt-amperes (MVA) transformer feeds the Morrison Cancer Center and the Medical Service Building.

3.0 ALTERNATIVES ANALYSIS

As part of the master plan process, the MLH Team identified possible expansion sites adjacent to the existing facility. Sites were considered initially regardless of current ownership, but as illustrated in the commentary, ownership was a consideration. Each location was then populated with large blocks representing approximate building square footage required to address each need and conceptually arranged based on best practice departmental adjacencies. The resultant options were then evaluated based on a set of healthcare planning criteria aligning with the institution's commitment of fiscal responsibility.

The options were vetted thoroughly through an iterative process with both internal and external stakeholders, including impacted neighbors and citizens. Possible expansion locations explored include:

- East - Location includes the two full blocks east of the existing hospital bound by Colorado Street, Kansas Avenue, between 9th and 7th Street. Properties include both MLH-owned and non-MLH-owned interests.
- South – Having reached 7th Avenue, the building cannot continue to grow further south without great complication, compromise and the uncertainty of success. Therefore, this plan explores alternate approaches to address future expansion.
- West - Location includes two full blocks to the west of the existing hospital bound by Hastings Avenue and Denver Avenue. Denver Avenue currently housing MLH chiller plant, MLH contractor parking, Mary Lanning Foundation Offices, and the current ambulance team house.

- North - Location includes two full blocks north of the existing hospital bound by 9th Street, Colorado Avenue, Kansas Avenue, Denver Avenue and Hastings Avenue. Properties include hospital helicopter landing site, Morrison Cancer Center, patient / visitor and staff parking, and smaller hospital-owned properties, and smaller non-hospital owned properties. In the following sections, the evaluation criteria is explained, each alternate solution is described and evaluated, and the preferred option illustrated. In addition, the team explored additional variations to the preferred location option, and commentary is included addressing challenges encountered.

3.1 EVALUATION CRITERIA

The possible expansion options were individually evaluated on the following criteria. Each criteria is described in detail in an effort to establish a consistent understanding for application.

Traditionally, hospitals grow and evolve over time; as a result, corridors become buried within masses of building and where there was a door or window yesterday, there is a wall today. If not considered up front as an organizing element, staff efficiency and patient and visitor comfort may be sacrificed. This criteria addresses the need to simplify, maintain, and enhance existing corridors and connectivity into possible expansion areas.

Minimize Disruption to Current Operations - The hospital serves the community and region by providing care for the sick and injured. Key to this objective, the hospital and its services must maintain operations 24 hours a day, 7 days a week, 365 days a year. Its services cannot be interrupted nor stopped without significant consequence.

Visibility/Patient Accessibility and Convenience - The hospital entrances and access must be readily accessible and intuitive to patients. This is especially true in emergency situations when patients and family under situational stress need to find the hospital, park if needed, and locate the entrance as expeditiously as possible.

Sufficient Future Capacity - As previously stated, interruption to hospital operations can be disastrous and costly. By providing the maximum amount of future capacity and flexibility that can be afforded over meeting current needs, the hospital can minimize future impacts. **Parking Near Entrance(s)** - Akin to patient access, adequate parking near entrances is imperative for patients who are of limited mobility and for those responders charged with their care.

Better Health Reduce/Eliminate Pedestrian-Vehicular Conflicts - One of the principle precepts of medical ethics that all students are taught in medical school is "First, do no harm." The hospital facility should, by its nature, be safe. In an urban setting where cars, pedestrians, and bikes exist, care should be given to reduce the possibility of instances where pedestrians can potentially be struck by vehicles.

Minimize Negative Impact on Public Infrastructure - This criteria gauges expansion scenarios on their perceived impact on existing utilities like power, water, and sewer, as well as existing roadway, and pedestrian.

Connects to Most Recent Construction - Over time, building codes and technologies advance, becoming better at protecting and serving building occupants. Connecting to the most recently constructed portion of the hospital is not only safer, it also helps ensure better long-term viability by not attaching to construction that may be nearing the end of its functional life, ultimately needing to be replaced.

Lower Costs Enable Facility Regeneration - As a not-for-profit, Mary Lanning strives to be sustainable and a positive community steward. Aligned with its mission to lower costs, it must responsibly use resources, one of which is the land the MLH facility occupies. To ensure there is room to grow in the future and to mitigate impact to its neighbors, the options were judged on how well they protect future growth opportunities without sprawl.

Connection to Central Plant - The Central Plant houses building systems essential for the operation of the hospital facilities. New construction needing these services must be able to reasonably connect to the Central Plant in order to avoid costly and unnecessary redundancies. Respects Existing Investments - Being a not-for-profit means Mary Lanning has to invest wisely in its facilities and its delivery of health care. Its financial resources are limited and existing investments, like recent investments in surgeries and emergency services, must be maximized. Constructability - The end solution must be able to be efficiently built and flexible to adapt to future needs, so as not to waste limited resources. In Section 5.0 ALTERNATIVES, the preceding criteria have been applied and tabulated to inform site preference.

3.2 BUILDING ORGANIZATION

The emphasis on specialist physicians more and more in both the hospital providing care and in the outpatient clinic on an hour-by-hour basis to provide care. Gone are the days when a specialist physician can have his office blocks or miles away. Mary Lanning Healthcare is the tertiary care center of the health system, caring for the sickest of patients through transfers from other less well-equipped hospitals in the area. The result has been a boon for patients overall by having excellent specialists available to all in the area. The result of these fundamental changes in healthcare delivery has been a need for more specialized care capability at the Hastings hospital facility and the deeper integration of physician clinics in close proximity to the care delivery modalities of surgery, radiation therapy, imaging, neonatal intensive care, cardiac cath, and other vital technologies that save lives. Hospitals are an integrated whole and as a modality such as surgery expands, the footprint of the area needed is beyond the available footprint of the existing blocks.

3.3 ALTERNATIVES

Based on the results and more detailed investigation, the East solution provides the best opportunity to achieve the evaluation criteria from a healthcare planning perspective.

To further illustrate the rationale for the recommendation, each alternative has been taken to a greater level of development and an additional layer of traffic planning evaluation was undertaken to further inform the decision-making process. Each are provided here with further commentary for consideration.



4.0 Mary Lanning Healthcare Building Expansion

4.1 Ambulance Storage building

Ambulance Storage building – Building to house three (3) ambulances to protect from weather and provide higher level of security for the vehicles. This building will be directly north of the Ambulance Headquarters located at 744 North Hastings Ave. Anticipated start of this project is November 2020.

EAST SOLUTION

- Mary Lanning does not own all the property to east of the Ambulance Headquarters.

SOUTH SOLUTION

- Mary Lanning does not currently own the property required to accommodate the South Solution.

West SOLUTION

- Mary Lanning does not currently own the property required to accommodate the West Solution.

North SOLUTION

- MLH currently owns all the property required to accommodate the North Solution.
- North of the existing Ambulance Headquarters Building is currently available and vacant. Previous building was demolished due to not being occupied and capable of meeting code compliance. Solution creates more compact facility and limits sprawl potential.

4.2 Medical Office Building Expansion

EAST SOLUTION

- With some exceptions, MLH currently owns all the property required to accommodate the East Solution.
- South of the existing Medical Services Building. Parking south and east of the proposed construction site would be required to vacate and close.
- Solution creates more compact facility and limits sprawl potential.
- East Side Main Entrance drop-off would require closure, rerouting admission and visitors to the North Admissions entrance traffic, leaving access to the East End only employee entrance. Access from Kansas Avenue and 7th Street would be limited.
- Additional access points to new facilities would be necessary on Kansas, increasing congestion deeper into the East End.
- New Medical Office Building (MOB) development connected to existing Medical Service Building outpatient areas at each floor with the connection to the inpatient area via existing link. This making departmental efficiencies and care delivery a challenge.
- The buildable footprint available for the MOB development would be sufficient for the anticipated building program. The overall height of the expansion would remain the same as current Medical Service Building. Without further impacting the adjacent neighborhood.
- Development to the east straddles Zoning Districts CMP and R-1. Rezoning to allow the new use would require City of Hastings and Open Meetings.
- Street-level connectivity between new construction and existing presents safety challenges to pedestrians crossing Kansas.
- Kansas Avenue drop-off and parking access would require entrance changes to process site access traffic. Patient and visitor access to front door is problematic.
- Internal connectivity and circulation becomes inefficient and problematic between the medical office building (MOB) expansion and the main hospital during the construction phase of the first (1) floor.
- Development to the east across Kansas Avenue straddles Zoning Districts CMP and R-1. Rezoning to allow the new use would be required as well as the area would need to be replatted.

SOUTH SOLUTION

- Mary Lanning does not currently own the property required to accommodate the South Solution.
- Additional access points would be necessary on 7th Street, and Kansas Avenue intersection would increase congestion deeper into the East parking area.
- Expansion to the south causes redevelopment of the east and west sides of the existing hospital.

- Access to the Surgery Department and South Admissions becomes challenging.

WEST SOLUTION

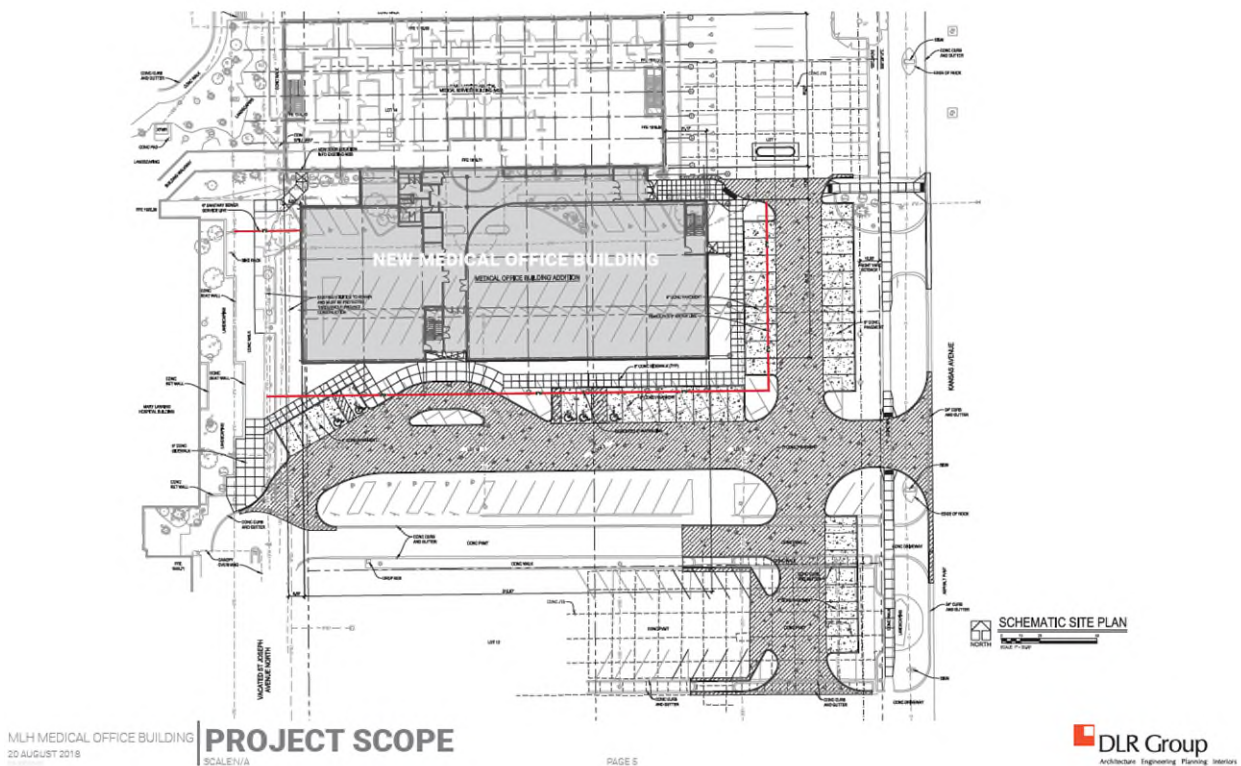
- Locating the hospital development to the west of the existing building would necessitate a Denver Avenue drop-off for expanded and relocated services, increasing vehicular traffic on Denver Avenue. New medical office building would be required to be located on the north side of 7th Street, further increasing congestion. Locating building access along Denver Avenue would also increase pedestrian crossing at street level, increasing the opportunity for vehicular conflict. The 7th Street and Denver Avenue intersection would increase congestion deeper into the 7th Street.
- Emergency department traffic would be potentially be impacted, possibly creating a dead end at the Emergency Department entrance.
- A new parking lot will provide an additional 107 parking spots. It will be constructed between Denver Ave and Hastings Ave. It will also include a change to the entrance / Exit of the lot on the corner of Hastings Ave and 7th St. The plan has two (2) access drives to Hastings Avenue and one (1) access drive to Denver Avenue. The driveway modifications will improve traffic circulation.
- New hospital development not connected to clinics or existing inpatient areas, making departmental efficiencies and care delivery a challenge. Location increases.

NORTH SOLUTION

- New and existing primary hospital functions like surgery, emergency department, and associated support functions connect to create a horizontally integrated care model.
- Traffic circulation becomes inefficient and problematic at the 9th Street and Denver Avenue, due to Longfellow School traffic and lack of school access parking. Although, the resultant congestion could be mitigated.
- Vacation of St Joseph Avenue between 8th and 9th is desired to allow control of setbacks and maximize buildable footprint.
- The North Solution distributes increased traffic volume, driven by Mary Lanning development around the facility, rather than at a single point.

PREFERRED SOLUTION Medical Service Building location

As illustrated, the East Solution ranks best of all locations explored for the Medical Office Building expansion. However, perceived execution of the concept necessitates a parking vacation and entrance closure to allow existing traffic to access east parking. Medical Service Building departments on all floors, containing some of the more expensive and heavily invested space, to expand horizontally. As previously discussed, contiguous space within key departments is operationally and fiscally more efficient. A detailed look at current floor spaces relative to proposed expansion illustrates the challenge of maintaining the parking and street access. Thus, the solution would impact public infrastructure. In this case, existing departments needing large contiguous space could move into the structure to a floor capable of supporting this need, without causing abandonment of multi-million dollars' worth of previous investment and sacrificing current relationships. It would allow for consolidation of supporting ancillary functions. Following are a conceptual rendering illustrating the specific condition described.



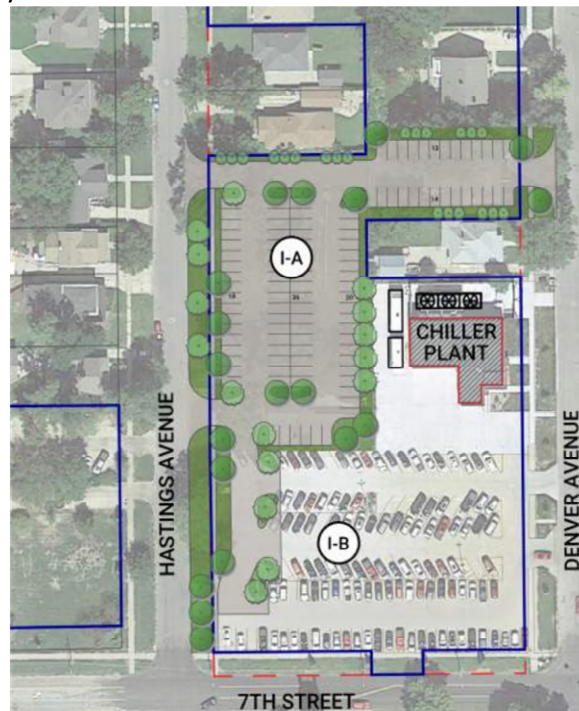
4.3 Boiler Central Plant Building Expansion

The current Hospital boiler plant is located in the interior of the hospital, on the 1st floor. The plant was built in the early 1960's, and has reached the end of its useful life. The hospital Central Boiler physical plant, or steam plant, generates thermal energy in the form of steam for use in heating applications. The boiler heating plant is dedicated to generating heat for use in various processes. The heating plant generates steam which is distributed to each building where it is used to make domestic hot water for human consumption, heating hot water in the case of hydronic heating systems, air heating in HVAC units, humidification, and sterilization at hospitals. The central boiler plant feature boilers, which generate steam for various uses and demands. The plant also hosts all of the boiler auxiliaries such as water treatment equipment,

air handling, fuel handling, controls, instrument air, and various other plant systems which support the production of steam.

WEST SOLUTION

- Locating the hospital Boiler Central Plant Expansion development to the west of the existing Central Chiller Plant off Denver Avenue. New Boiler Central Plant Expansion would be required to be located on the north side of 7th Street, between Denver and Hastings Avenues. The 7th Street and Denver Avenue intersection would not be affected. Locating building access along Denver Avenue would also increase pedestrian crossing at street level, increasing the opportunity for vehicular conflict.
- Emergency department traffic would not be potentially be impacted.
- Access to the current chiller Central Plant and the Boiler Central Plant Building Expansion with a sky bridge or tunnel would reduce pedestrian traffic across Denver Avenue.
- Solution creates more compact facility and limits sprawl potential.
- The Shipping and Receiving office provides services for hospital operations and distribution. It is assumed half of the trips occur during off-peak time periods.
- A new parking lot will provide an additional 107 parking spots. It will be constructed between Denver Ave and Hastings Ave. It will also include a change to the entrance / Exit of the lot on the corner of Hastings Ave and 7th St. The plan has two (2) access drives to Hastings Avenue and one (1) access drive to Denver Avenue. The driveway modifications will improve traffic circulation. See artist renditions of planned parking lot.
- With some exceptions, MLH currently own all the property required to accommodate the East Solution. ** The property at 729 North Denver is not a Mary Lanning Memorial Hospital Association property. **



EAST SOLUTION

- With some exceptions, MLH currently own all the property required to accommodate the East Solution.

- South of the existing Medical Services Building. Parking south and east of the proposed construction site would be required to vacate and close.
- Solution creates more compact facility and limits sprawl potential.
- East Side Main Entrance drop-off would require closure, rerouting admission and visitors to the North Admissions entrance traffic, leaving access to the East End only employee entrance. Access from Kansas Avenue and 7th Street would be limited.
- Additional access points to new facilities would be necessary on Kansas, increasing congestion deeper into the East End.
- The buildable footprint available for the New Boiler Central Plant Expansion development would be sufficient for the anticipated building program. Without further impacting the adjacent neighborhood.
- Internal connectivity and circulation becomes inefficient and problematic between the New Boiler Central Plant Expansion and the main hospital during the construction phase.

SOUTH SOLUTION

- Mary Lanning does not currently own the property required to accommodate the South Solution.
- Additional access points would be necessary on 7th Street, and Kansas Avenue intersection would increase congestion deeper into the East parking area.
- Expansion to the south causes redevelopment of the east and west sides of the existing hospital.
- Access to the Surgery Department and South Admissions becomes challenging.

NORTH SOLUTION

- New and existing primary hospital functions like surgery, emergency department, and associated support functions connect to create a horizontally integrated care model.
- Traffic circulation becomes inefficient and problematic at the 9th Street and Denver Avenue, due to Longfellow School traffic and lack of school access parking. Although, the resultant congestion could be mitigated.
- Vacation of St Joseph Avenue between 8th and 9th is desired to allow control of setbacks and maximize buildable footprint.
- The North Solution distributes increased traffic volume, driven by Mary Lanning development around the facility, rather than at a single point.

PREFERRED SOLUTION Boiler Central Plant Building Expansion

As illustrated, the West Solution ranks best of all locations explored for the **Boiler Central Plant Building Expansion**. **Boiler Central Plant Building Expansion creates an open space on ground and first floors**, containing some of the more expensive and heavily invested space, to allow for internal hospital departments to expand horizontally. As previously discussed, contiguous space within key departments is operationally and fiscally more efficient. In this case, existing departments needing large contiguous space could move into the structure to a floor capable of supporting this need. Future conceptual rendering will illustrate the specific condition described.

5.0 TRANSPORTATION ANALYSIS

5.1 EXISTING CONDITIONS

The existing roadway system serving the area is described as follows:

- Colorado Avenue is a minor arterial at intersections and a stop signs at 7th and 9th streets, is an urban two-lane collector located east of the area.
- Kansas Avenue is a two-lane minor arterial (to 7th and 9th Streets).
- St Joseph Avenue is a two-lane minor arterial (to 9th Street) that terminates at 8th Street.
- Denver Avenue is a two-lane minor arterial (to 7th and 9th Streets). Traffic signals exist at Denver Avenue and 7th Street intersection. Denver carries the emergency department traffic, and houses the loading dock facilities for the main hospital.
- Hastings Avenue is a two-lane minor arterial (to 7th and 9th Streets) is an urban two-lane collector located west of the area.

A thorough data collection effort was has not been undertaken to establish baseline traffic conditions. Existing turn movement counts (TMCs) should be at key intersections for both the A.M. and P.M. peak hours. To capture peak-hour conditions, counts should be, from 7:00 A.M. to 9:00 A.M. and from 3:00 P.M. to 6:00 P.M.

5.2 FORECAST NO BUILD CONDITIONS

6.0 FORECAST BUILD CONDITIONS WITH MARY LANNING HEALTHCARE DEVELOPMENT -Site traffic generation.

6.1 7TH Street LANE EXPANSION INVESTIGATION

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
	M-330 (45) / STP-5512 (2)	0.5	Miles	1,650	7th Street Widening - Burlington Ave to Colorado Ave

It is Mary Lanning's position, that this could negatively impact our campus and our mission if the expansion requires footprint on the north side of 7th street between Kansas and Denver. Mary Lanning is committed to working with the City of Hastings and community stakeholders to implement transportation solutions that greatly enhance the transportation experience for all stakeholders.

6.2 CIRCULATION

Mary Lanning facility serves as a regional destination for patients and visitors. As such, connectivity and access to the facility and its front door is of the utmost importance. The current vehicular circulation network consists of minor arterials bordering the east and south edge of the facility. North Admissions current vehicular circulation network consists of minor arterials bordering the west and north edge of the facility, providing expedient vehicular access, with urban collectors serving the facility interior, east and south edge. Pedestrian access is facilitated by a complete sidewalk and crosswalk network to and through the current parking facility. 2018 Parking plan recommended improvements include conversion of Kansas Avenue from a two way to a boulevard street, intersection improvements, as well as expanded and enhanced pedestrian facilities. Phase V will include the option to develop boulevard medians in Kansas Avenue and St Joseph Avenue. The median development will enhance the aesthetics of the site with additional landscaping, clarify traffic circulation and provide opportunities for added clarity to site wayfinding and signage.

7.0 PARKING ANALYSIS

Mary Lanning Healthcare hired DLR in 2018 to prepare a Parking Demand Analysis for their main Hospital facility. The DLR Group planning process began with confirmation of the goals for the site parking evaluation and master plan. The scope of the planning study to be inclusive of the existing hospital campus site in conjunction with the continued acquisition of residential properties contiguous to the existing hospital campus. The site parking planning master plan study area includes the existing hospital campus bounded by 7th Street on the south and 9th Street on the north and Kansas Avenue on the east and Denver Avenue on the west. Additional properties acquired by the hospital to the west side of Denver Avenue and to the east side of Kansas Avenue are also considered in the master plan.

Specific planning goals include the following:

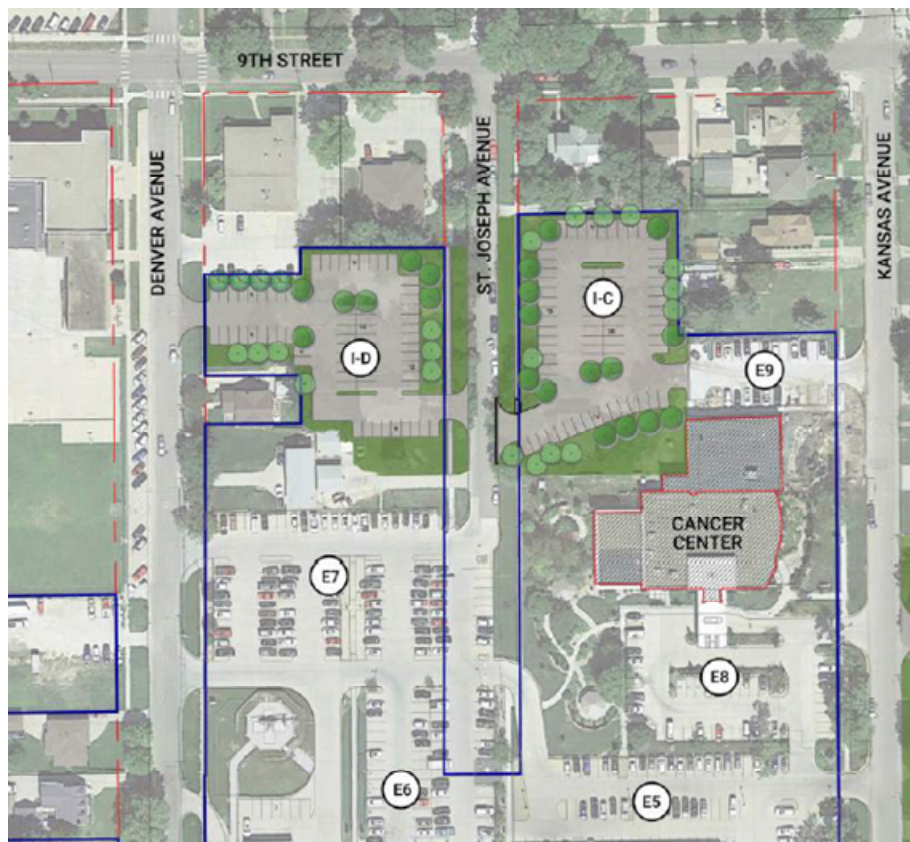
- Development of a site parking and circulation master plan that can be implemented through phases, providing flexibility in build-out of the master plan in alignment with available funding.
- Improve overall traffic circulation, simplified wayfinding and improve safety for vehicles and pedestrians on the hospital campus.
- Provide an improved and visible main entrance to the campus.
- Improve parking efficiency of the existing campus.
- Comply with zoning requirements for parking capacity, layout and landscaping per the City of Hastings.
- Provide a plan that accommodates areas of construction for a proposed new Medical Office. Building and meets the increased parking requirements for the new building.
- Provide a plan that is cost efficient and allows for phased implementation and flexibility for continued growth of hospital facilities.
- Maintain existing emergency and patient admissions entry on the north and the primary hospital visitor entry to the east; while developing a clearer circulation path for travel from the north side of the campus to the east side of the campus.
- Maintain visibility of the main Hospital building from 7th Street.
- Provide a plan that limits conflicts between parent drop-off operations before and during school at Longfellow Elementary School (located at the northwest corner of the site) and Hospital patrons. A fence was added south of the dentist office, to reduce the potential conflict with Pre-school and afternoon school. With the intention of reducing vehicular and pedestrian interaction.

The report addresses the existing parking needs for the hospital, using two different approaches:

- Parking spaces required by City Code, and
- Parking spaces needed based on the observed current usage (with an appropriate adjustment for the design day).

The analysis also provides a review of this master plan and projects associated with the Medical Office Building. Parking Required by Code Parking required for the facility may be subject to some interpretation, as different buildings may be located outside of the overlay zone, and/ or may fall under older code standards or variances which have been grandfathered in.

Construction in summer of 2019 included two new parking lots north of the hospital. Parking lots I-C and I-D added 164 stalls with 3 of the stalls being ADA. This allowed the hospital to move employee parking from the north and south side of the Medical Service Building, and allow more hospital visitor parking.



Visitor parking will be impacted by the construction of the Medical Office Building. With some exceptions, MLH does not currently own all the property required to accommodate the East Solution.



DLR Group has provided a master plan parking study evaluating the required parking count once the MOB has been completed. The existing parking count is currently below the recommended number before the reduction of parking due to the addition of the MOB. The existing parking count is 832 and the recommended capacity is 927 stalls without adding the MOB. Once the MOB is added in Phase III the recommended parking is 1,172.

The master plan outlines a five-phase approach in executing the addition of the MOB and provides for a total parking capacity of 1,318 parking stalls. The proposed master plan improves the identity of Mary Lanning campus, improves wayfinding, and improves parking efficiency.

Projected parking improvement	Parking onsite	city zoning min required	city maximum allowed	Parking study recommended capacity	existing parking removed or Demo'd	New parking construction / improved parking	improved parking construction	
Existing site	832	927	1020	966	7	164	989	* 164 stalls added in 2019 with 3 ADA stalls
Phase 2	989	927	1020	966	0	93	1082	**Schedule construction of 1-A Denver / Hastings Ave delayed by COVID 19 pandemic. Will include 4 ADA stalls.
Phase 3	1082	1172	1086	1172	16	37	1103	
Phase 4	1103	1086	1194	1172	433	560	1230	
Phase 5	1230	1086	1194	1172	0	88	1318	

Phase 1 Construction completed in 2019

Phase I was partial completed in 2019. Which was the construction of two additional parking areas towards the northern end of the hospital campus. Parking **Lots I-C and I-D** increased the total site capacity by an additional 164 stalls for a total site parking capacity at the end of Phase I construction of 989 parking stalls. The added capacity has provided employee parking away from the hospital, and freed up space for visitor parking area in the North Entrance area.

Phase 1 Anticipated start in Mid-2021.

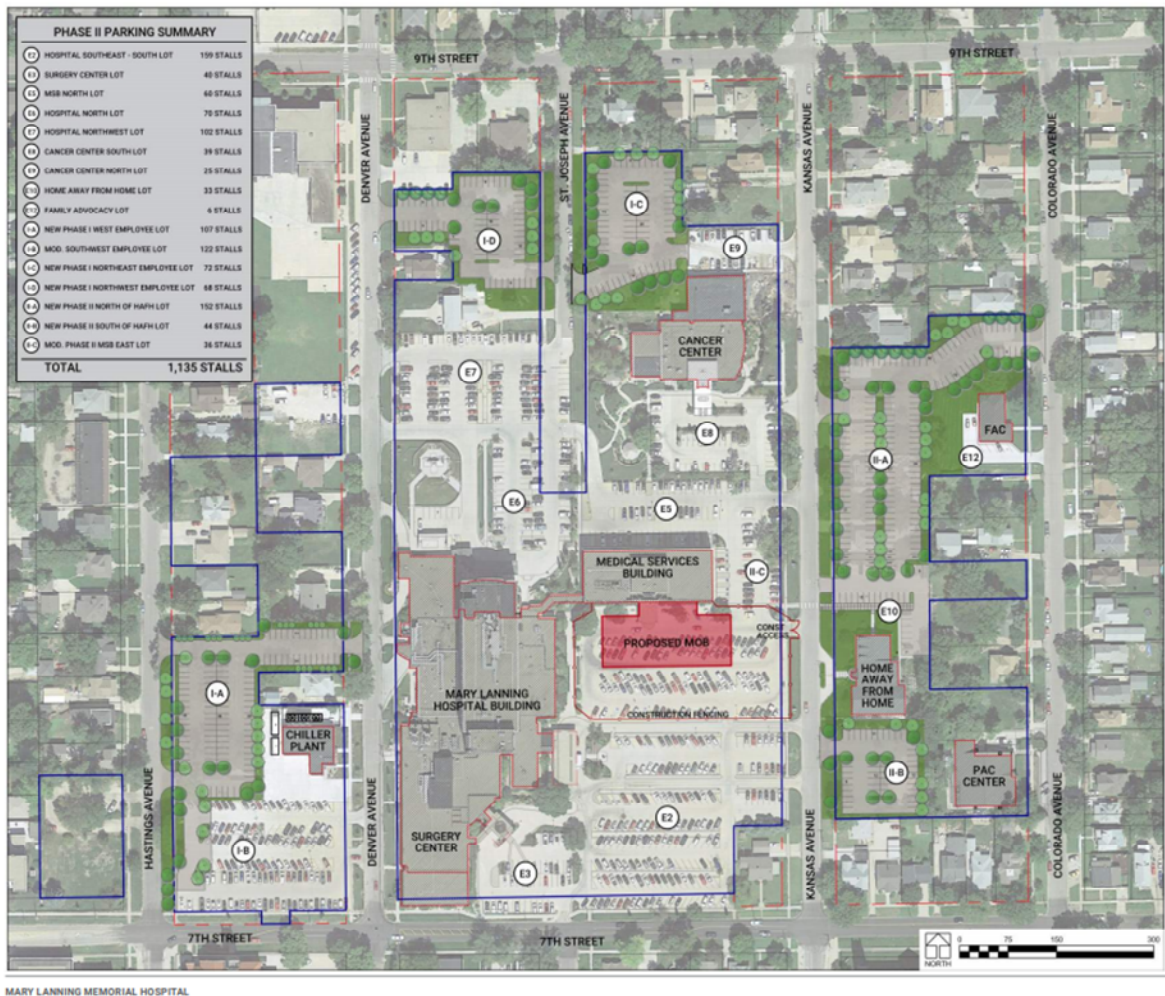
The first phase of construction was to provide an additional employee designated parking area. Parking Lot I-A, which was delayed due to the COVID -19 pandemic, will providing an additional 107 parking

stalls, will be constructed between the existing chiller plant and Hastings Avenue. Construction of Lot I-A also includes the reconfiguration of the western end of existing Lot E11 (resulting in a loss of 7 parking stalls within the lot, becoming Lot I-B) by eliminating the access drive to Hastings Avenue, which is located too near to the intersection with 7th Street. The new parking lot will include the construction of two access drives to Hastings Avenue and one access drive to Denver Avenue. The driveway modifications will improve traffic circulation for employees in this area of the campus. As construction of the new MOB begins, existing parking will be displaced.

PHASE II

Phase II implementation plan will provide the necessary site area for a proposed new Medical Office Building (MOB), an area required for a construction staging zone, and includes the construction of additional parking areas on the east side of Kansas Avenue. During the construction time frame of the MOB, 133 parking stalls will be displaced on the south and east sides of the existing Medical Services Building, temporarily reducing the total site parking capacity. Construction of Lots II-A and II-B will add 196 parking stalls. The parking indicated on Phase II meets the City's zoning requirements for the site (including the required parking needed to serve the new MOB construction) while staying beneath the 110% threshold for additional landscaping requirements.

Construction of the Phase II parking indicated will adequately provide parking for the Hospital Campus while construction for the MSB is underway. The anticipated construction timeline is scheduled to be a duration of twenty months. In addition to the site parking capacity another consideration with the Phase II MOB construction plan is the need to provide adequate parking and convenient access for hospital visitors and Medical Service Building patients. The recommended parking capacity for hospital visitors is 85 and for MSB patients is 185. This combined parking capacity will be served with designated hospital visitor parking on the east side of the hospital and on the south and north sides of the existing MSB. Providing convenient patient access to the existing MSB during construction of the proposed Medical Office Building will also require improvements to the north MSB entrance and construction of a new temporary entrance near the southwest corner of the MSB.



PHASE III Anticipated start late 2021 to early 2022.

Phase III site development is planned to be constructed concurrently with completion of the proposed new Medical Office Building. Completion of Phase III will provide an additional parking capacity of an additional 37 parking stalls (all located in direct proximity to the new MOB).

This total parking capacity meets both the City of Hastings's zoning requirements and the recommended requirements associated with the new Medical Office Building and the hospital. The parking construction included in **Phase III** will include some minor reconfiguration in the northeast corner of the existing hospital southeast parking area, and construction/ modification of parking around the new MOB and on the east side of the existing MSB. The parking completed at the end of Phase III and after completion of the MOB meets the recommended requirements, and maintains much of the existing southeast parking lot as is.

This gives the hospital the flexibility to implement future parking renovations of the existing parking lots to improve circulation and landscaping without significantly hindering the daily operations of the hospital. Completion of Phase III provides a parking capacity of 292 parking stalls within the parking lots located south of the new MOB and north and east of the existing MSB (located west of Kansas Avenue). With the assumption that employee parking will be in other designated areas this capacity will meet the

recommended parking requirements for hospital visitors and MOB and MSB patients exclusive of additional parking areas (II-A and II-B) indicated on the east side of Kansas Avenue.

Phase III site development will also include development of a well-defined pedestrian crosswalk on Kansas Avenue enhancing safe access to the parking area on the east side of Kansas Avenue. Parking areas and access drives on the south side of the new Medical Office Building will be planned and constructed to align with future parking area improvements on the east side of the hospital building. Improved site signage will be developed to improve way finding, reserve designated patient and visitor parking and coordinate with the master site development plan.

PARKING CAPACITY EVALUATION

Based on DLR's interpretation of Title 11, the following has been concluded:

Determination of the required parking counts of the Mary Lanning Hospital campus necessitates an understanding of the City of Hastings zoning requirements as well as available research data and parking recommendations documented for healthcare facilities. Development of a site parking master plan also requires an understanding of the specific and unique parking needs of various healthcare services and buildings on the hospital campus. Consideration of specific parking requirements for patients, visitors and hospital employees will allow planning options to be responsive to the necessary distribution of parking as well as total parking capacity.

The City of Hasting's Zoning Ordinance defines the parking requirement for a hospital use as one (1) car per three (3) beds plus one (1) car for every two (2) employees. The existing Medical Services Building (MSB) and Cancer Center are assumed to be business occupancies. City of Hasting's Zoning Ordinance for a business use requires 3.3 cars per 1,000 square feet for buildings less than 60,000 square feet and 3.3 cars per 1,000 square feet of net leasable area for buildings larger than 60,000 square feet. Based on these criteria the minimum required parking of the existing site per the City's Zoning Ordinance is determined to be 927 cars. As proposed the new Medical Office Building (MOB) will be a 48,000-square foot building and will require an additional 159 parking stalls on the site to meet the City's Zoning Ordinance. The total parking requirement inclusive of the proposed MOB will therefore be 1,086 cars. The Zoning Ordinance also requires additional mitigating design features be implemented should the provided on-site parking exceed 110-percent of the minimum requirement. These additional requirements would necessitate increased areas of site landscaping or development of public or common open space within parking areas. The use of permeable pavement design alternatives may also be considered as one of the required mitigating design features. Since implementation of the allowable mitigating design features conflicts with the goal of cost efficiency and effective use of available parking areas site parking planning has been completed assuming 110% of the minimum requirement as the maximum allowable parking. The maximum allowable parking inclusive of the proposed MOB therefore is 1,194 cars.

Typically, City Zoning Ordinances provide criteria for total site parking but do not clearly identify a breakdown of parking requirements necessary to meet peak needs or criteria important to the distribution of parking on the site. To further validate parking requirements, guidelines published by the Facility Guidelines Institute (FGI) and the Institute of Transportation Engineers (ITE) were also considered. The FGI recommendations for hospitals include one (1) car per bed plus one (1) car for each employee during a maximum weekday shift. The guideline for surgery centers is four (4) cars per procedure room plus one (1) car for each employee. The ITE recommendation for the MSB and the proposed MOB is 4.5 cars per 1,000 square feet of building area. This recommendation exceeds the City of Hasting's parking requirement. The recent ITE recommendation is based on 2007 research completed at 50 stand-alone Medical Office Buildings similar in size to the existing MSB and proposed MOB.

The recommended planning criteria for parking considers the City Zoning requirement, the ITE and FGI guidelines and specific detail provided by Mary Lanning Memorial Hospital regarding the number of

peak shift employees, number of physicians as well as the anticipated patient and visitor requirements of the specialty clinic and hospital occupancies. As shown in the table summary the recommended parking capacity breakdown for the six primary healthcare facility occupancies is comparable to the FGI and ITE guidelines. The recommended employee parking requirement has been determined to be 90% of the number of peak shift employees. This factor assumes that 10% of employees will ride share or use alternative transportation. In total the recommended parking requirement exceeds the City Zoning requirement and is within the 110% maximum number as determined by City zoning. The total recommended parking count is 966 for the existing site and 1,172 inclusive of the proposed new Medical Office Building.

PARKING CAPACITY CALCULATION SUMMARY

CITY ZONING REQUIREMENT	HOSPITAL	SURGERY CENTER	MEDICAL SERVICES BLDG	CANCER CENTER	HOME AWAY	TOTAL EXISTING SITE	MEDICAL OFFICE BLDG	TOTAL W/ NEW MOB
PATIENTS/VISITORS	85	25			6			
EMPLOYEES	1,200	600			2			
TOTAL AREA		29,000 SF	68,000 SF	13,000 SF			48,000 SF	
LEASEABLE AREA			45,500 SF				32,000 SF	
TOTAL PARKING	625	96	152	43	7	927	159	1086
								MAXIMUM PARKING = 1194
ITE GUIDELINES (MOB)	HOSPITAL	SURGERY CENTER	MEDICAL SERVICES BLDG	CANCER CENTER	HOME AWAY	TOTAL EXISTING SITE	MEDICAL OFFICE BLDG	TOTAL W/ NEW MOB
FGI GUIDELINES (HOSP)								
PATIENTS/VISITORS	85	85			6			
EMPLOYEES	500	50			2			
PROCEDURE ROOMS		6						
TOTAL AREA			68,000 SF	13,000 SF			48,000 SF	
TOTAL PARKING	585	74	306	59	7	1031	216	1247
RECOMMENDED PLANNING CRITERIA	HOSPITAL	SURGERY CENTER	MEDICAL SERVICES BLDG	CANCER CENTER	HOME AWAY	TOTAL EXISTING SITE	MEDICAL OFFICE BLDG	TOTAL W/ NEW MOB
PATIENTS/VISITORS	85	30	185	15	6		130	
EMPLOYEES (X 0.9)	500	40	87	22	2		62	
PHYSICIANS	14	10	28	6			20	
TOTAL PARKING	549	79	292	41	8	966	206	1172

8.0 RECOMMENDED DISTRIBUTION OF USES

8.1 EXISTING ZONING ORDINANCE

Current zoning designations surrounding Mary Lanning facility include: R-3 Multi-Family Residential, CMP- Health Service. The adjacent map illustrates the boundaries and extents of zoning districts in the area of discussion. Mary Lanning is bounded by a Residential Office zone to the west and south, Commercial Office Non-Retail District Area to the north, Combined Residential and Multi-Family Residential to the east. Mary Lanning facility is zoned as CMP Campus Institutional District. There are no perceived non-conforming uses being envisioned as part of the proposed master plan. Aerial photograph of Mary Lanning.

The neighborhood to the west is reflective of neighborhoods in transition from residential use to more dense and commercial in nature. Many single-family homes have been converted into multi- Family Residential. Uses to the east are primarily residential in nature.

8.2 MASTER PLANNED DISTRIBUTION OF USES

The proposed facility plan is a continuation of established best practice hospital facility planning. Careful study shows today's hospital and cadre of ancillary facilities has followed a similar hub and spoke development model throughout its history. In concept, the inpatient functions and highly specialized care occur at the center, or in the hospital proper with ancillary and support functions, like parking facilities, building services and medical office buildings, concentrically located at the periphery. This arrangement allows convenient public and outpatient access to the higher-activity, more frequently used functions associated with and housed on the grounds of the hospital without having to penetrate deep into the heart of the development. Items such as physician offices and outpatient imaging and testing are located conveniently at the edge with immediate access to parking, major streets and transit facilities. Inpatient functions, typically characterized by longer lengths of patient stay and acute care involving more staff and more equipment, occur at the center of the facility. By allowing vehicular access at the edge and limiting through traffic, the potential for pedestrian/vehicular conflicts is reduced and internal hospital transport of compromised patients can occur horizontally in a controlled healthcare environment without having to traverse streets, or cross at street level.

8.3 EXISTING & PLANNED FACILITY ZONES In addition to planning concerns expressed in the previous section, consideration is also given to respect the livelihoods of the facility's neighbors by organizing hospital activities in a complementary fashion. In looking at the way the current facility is organized, the observation can be made that the more regular business hour operations happen adjacent to the more residential neighbors and the more 24-hour functions occur either at the center of the development buffered by those that cease to operate in the evening, or adjacent to nonresidential neighbors, like the park and businesses to the north. The benefits of such planning concepts mitigate obtrusive noise caused by around the clock operation and emergency services, as well as excessive traffic on neighborhood streets, and parking lot lighting that can be minimal at night to prevent unwanted nighttime light intrusion. As the diagrams indicate, the proposed organization continues this approach. Emergency traffic, such as ground ambulance and activities will continue to be accessed from North Admissions which is off Denver Avenue. The main Emergency Department public entrance and drop-off will continue to be accessed as it is today. New outpatient functions, central plant, and supporting parking facility will be located to the north and west, abutting mixed residential uses

8.4 OPEN SPACE

There is open space built into the parking plans.

8.5 WAYFINDING

This section describes key wayfinding elements around Mary Lanning Healthcare facility for the public and staff. The present plan is part of the master plan for this project. These elements will be further developed as the project progresses. Wayfinding – Key Decision Points and Drop-offs. This wayfinding is circulation routes that will be utilized by the public and staff when heading to Mary Lanning campus.

One key decision point, unique from the others, is located on Denver Avenue. At this location, public access is available onto Denver Avenue, but is not available at the ambulance entrance exit from Denver Street. Access to facility is from the North Admissions area that involves drop-off, parking, or both; South Admissions area, that involves drop-off, parking, or both, and East facility entrance area that involves drop-off, parking, or both. There are multiple access points for staff that do not have drop-off or parking. Access to the Medical Service Building involves drop-off, parking, or both;

Appropriate material and signage are needed to properly convey to the public that the ambulance entrance is not a place of public access. Patient access involves drop-off, parking, or both.

Most of the public parking currently exists on the north end and Southeast end of the facility. Additional public parking will be provided on the north end of the facility and north and east of the Morrison Cancer Center and east of the Pac -2 Children Care Pavilion.

The new parking lots located on the north end of the facility (2019) provides direct access to the outpatient main entrance. Staff and patients can enter/exit the surface parking from Denver Avenue (north and south), from Kansas Avenue (north), and an additional entrance from south end of St. Joseph Avenue. The public parking area east of the Children's Care center "PAC -2" will be accessed from Kansas Avenue.

Major deliveries and truck traffic will access the loading docks west of Mary Lanning hospital off of Denver Avenue. This separation of traffic will minimize blockage of main public access routes and other drop-off locations.

The location and types of signage that will be used to help the public and staff navigate the hospital facility. Located near the intersection of 7th and Denver Avenue is an existing Mary Lanning pedestal sign that will remain. This sign is not so much a wayfinding sign, but rather signifies to the public their arrival at the Mary Lanning campus. Beyond this point, wayfinding signs will be strategically placed to guide the public to their destinations. The types of signs to be used are pedestals and wall-mounted signs.

The existing Mary Lanning pedestal sign on Denver Avenue is a tall pedestals is that one boldly locates the Emergency Department. Pole-mounted signs are represented by private parking, visitor, and contractor parking areas. Entrances to the North Admission area is made noticeable with wall-mounted signage, back-lit so the public can clearly locate the Emergency Department at all hours lighted for easier nighttime visibility and. Near the ambulance entrance, appropriate signage that the access is to prevent public access.

8.5 LIGHTING

The facility outdoor lighting system is well developed, and consists of decorative luminaires and poles. The outdoor lighting system will maintain the standard already developed. The poles will consist of straight-fluted shafts 10 to 14 feet in height, colored black. The luminaires will be decorative acorn style to match the existing Holophane Granville model used throughout the facility. The lighting system will be designed to enhance security and allow for safe movement along paths, sidewalks, roadways, and drive entries. Lighting is controlled by photo sensors and are full cutoff. Target horizontal illumination levels will be 0.5 foot-candles maintained. Outdoor lighting will match the standard established for the hospital facility.

9.0 BUILDING DESIGN STANDARDS

The original hospital Mary Lanning built in 1913 – 1915, with official opening on January 15, 1915 at the corner of St. Joseph and 7th streets established the precedent for the architectural vocabulary that has characterized Mary Lanning facilities for more than 105 years. Over this era, many Mary Lanning visionaries and their chosen design professionals have continued to develop the aesthetic into today's recognizable building brand. Although no two buildings are exactly the same, many of the additions and new facilities possess trademark design elements and a common material palette. Regardless of type of care, number of stories, size or scale, all locations and facilities evoke the feeling of "this is a Mary Lanning facility."

The following discussion identifies common elements and variations indicative of the timeless quality found throughout Mary Lanning Health System's family of facilities.

9.1 EXISTING TYPOLOGIES - BUILDINGS

The landscape of Mary Lanning, like health care, is ever changing and continually growing. In the early 1990's, Mary Lanning began expanding its services to outlying communities. Planned medical office plazas, buildings, and clinics were being constructed. Mary Lanning expansion included a new hospital building, and a supporting medical office buildings. While the existing hospital showcase the design elements of Mary Lanning facilities, they are the face of health care for those community. Facilities currently at the hospital site location include: the hospital, a professional medical office building and clinics, and the facility's central chiller and emergency power plant. Each facility type has different requirements of access/entry for the public and staff, visibility, security, privacy, and service. Along with these requirements, consistent building elements have been established from existing building typologies that will continue as the facility continues to evolve and expand.

TYPOLOGIES - BUILDING VOCABULARY AND FEATURES Typically, Mary Lanning buildings are constructed with a common material palette. The building's size, scale, climate, and use will affect the amount of each material used. Although strong and iconographic, not all identifiable design features will be incorporated into each new facility. However, the design of a new Mary Lanning building will have a material palette, including a few consistent building elements, as the baseline. Typical design elements include: stepped pediments, stepped parapets with flat roofs, and relief in the brickwork, inset corners at the building edges, columns and pilasters, patterned window arrangements in lobbies and entrances.

MATERIAL USE - Mary Lanning building palette embodies three primary materials: Precast concrete panels, anodized aluminum window frames and tinted glazing systems, and grey-white colored exterior insulation finish system (EIFS). Other complementary building materials have been introduced into the palette at different facilities, including: stone, architectural precast concrete. They have been utilized for their effect, appropriateness and durability. The grey-white colored exterior insulation finish system (EIFS) has been, and will continue to be, the signature material symbolizing Mary Lanning buildings. It is the primary and most used building material. The arrangement of the panels can be characterized in a simplistic large planar arrangement that incorporates soldier coursing at floor breaks, and window head and sill conditions. It is best utilized at areas of buildings that require little to no transparency and protection from public visibility. Openings are usually oriented vertically (tall and narrow). Typically, entrances and lobbies maximize the use of window and glass systems for their transparency, but more importantly as a wayfinding element for the public to find the "front door." In addition, where possible, these systems are utilized along public corridors fronting exterior walls, again to aid as a wayfinding element. Having exposure to natural light is important for patients admitted for extended stay and recovery. Patient rooms capture natural light, but at a smaller scale. Privacy and screening are factors when determining opening sizes and placement. Exterior insulation finish systems (EIFS) are used as the primary building cap and parapet elements. Mary Lanning architects use EIFS for its flexibility to create multiple shapes and profiles, efficient cost, and because it is a light, durable building material.

9.2 LANDSCAPE AND DRAINAGE FEATURES

Mary Lanning Health System successfully implements landscape elements to enhance the aesthetics of its facilities. Landscape features are designed and maintained to provide a link between the built and natural context within which they reside. Beyond streetscapes, Mary Lanning landscape elements combine areas of hard and softscapes for a variety of purposes including beautification, external auto and pedestrian circulation, recreation, and respite. For example, landscapes can reduce or eliminate storm water discharges from built improvements, while improving water quality. Landscape plantings,

especially trees, improve air quality and mitigate heat islands by reducing or shading impermeable surfaces such as asphalt and concrete. Strategies can include incorporation of permeable paver systems and bio-retention planter areas. Native and drought-tolerant plantings, such plantings are used in combination with more traditional turf type landscaping at many of Mary Lanning facilities. Throughout the Mary Lanning Health site, differing climate conditions afford opportunities for a variety of approaches for landscape treatments. Incorporating climate and region-appropriate landscape treatments help conserve water while also helping to reduce operating and maintenance costs. Permeable pavers and bio-retention designed into pedestrian circulation. The environmental benefits of site landscapes are less evident than the obvious aesthetic appeal of well-landscaped sites. Mary Lanning has in the past used several runoff infrastructure practices that mimic natural habitats and absorb excess water. These include permeable pavements, bioretention cells (or bioswales), vegetative swales, infiltration trenches, and garden catching filtration. Using decorative gardens that catch the stormwater, and allow for filtering of the water, that encourage the infiltration and reduce excessive runoff. Mary Lanning has plans for future parking and building projects that will include the will include use of several runoff infrastructure practices at the time of project permitting.

10.0 SUSTAINABLE BUILDING PRACTICES

One of the most important parts of creating a successful, sustainable facility is the internal elements that are not always visible. Mary Lanning Heath System is particularly interested in taking such elements into consideration in order to improve energy efficiency and provide a high quality indoor environment for both staff members and patients. Mary Lanning Healthcare pursues efficiency through both design and operational practices. Hospitals and healthcare buildings typically have some of the highest energy intensities of all other building types. Due to the high energy use, utilities can be a substantial operating cost. To mitigate this cost, Mary Lanning designated design and operational staff to pursue efficiency whenever possible. During the design phase at the Medical Office Building, extensive design efforts resulted in substantial energy savings. Reducing energy use at its facilities not only helps Mary Lanning, but it also helps preserve the health of the environment and its inhabitants. Beyond saving energy to improve the natural environment, Mary Lanning is also focused on providing a high quality, healthy indoor environment within their facility. In order to provide such environment, designs must be centered on the incorporation of natural light, clean filtered air, and providing a connection to nature. The materials used in the facility are selected upon a criteria of durability, ability to increase air quality, and cleanliness to lessen the spread of bacteria. The conservation of energy, incorporation of nature indoors, and meticulous material selection all work cohesively to create an indoor setting that utilizes the positive effects of nature on personal and environmental health. As previously mentioned in the Landscape Features section a variety of best practice storm water control features have previously been introduced at Mary Lanning facilities including at the hospital. Planning for future low impact, sustainable storm water development at the facilities will be included in the overall planning process. This process will include, but will not be limited to the following design principles for storm water management.

- Understand the site and its watershed setting context. This step should include gaining better understanding of local hydrological features, such as water table depth, design storm flows, and floodway impacts for example.
- Apply conservation design. Working within the context of an urban setting, appropriate building and landscape interactions can be explored to minimize the impacts from development on natural and man-made hydrology.

- Manage rainfall where it originates. Landscape and architectural features should be designed to retain and absorb water onsite, rather than convey it away.
- Design with construction and maintenance in mind. Systems should be evaluated for their proven track record and durability
- Calculate runoff volume and water quality. Total volumes and quantities should be compared against existing and proposed design solutions.

11.0 DEVELOPMENT PHASING Mary Lanning plans to maintain and develop its current facilities in Hastings, although exact timing of the projects will be somewhat dependent on philanthropic involvement from the community and hospital board approvals, a conceptual phasing sequence is articulated in the following section.

The timing of each phase is relative to the issuance of the submission date of this document and denotes potential construction start dates.

Phase 1:

Ambulance Storage building – Anticipated start of this project is November 2020.

Building to house three (3) ambulances to protect from weather and provide higher level of security for the vehicles. This building will be directly north of the Ambulance Headquarters located at 744 North Hastings Ave. Anticipated start of this project is November 2020.

Medical Office Building – Anticipated Start Date: 6 months – 2 years

Phase 1 will include construction of a new medical office building directly connected to the existing Medical Service Building located east of main hospital, south of the Morrison Cancer Center at 715 N. Kansas Avenue. The currently entitled facility is a three-story building with below-grade basement floor. The building will house physician clinics and is planned to connect to the Medical Service Building on each floor at the elevator lobby. Also included in this phase will be the demolition of existing Mary Lanning owned properties to the north and east of the existing hospital in order to make room for the surface parking needed to replace the parking sacrificed for the building footprint. Addition of the planned Medical Office Building expansion of the Medical Services Building, gives Mary Lanning the flexibility to centralize some of the outlying clinics.

Phase 2: Boiler Central Plant Relocation – Anticipated Start Date: 1-3 years

The building will house boiler and facility maintenance related shops / offices and is planned to connect to the main hospital via underground utility tunnels or sky bridge.

Phase 3 activities will include the demolition of the existing central boiler plant, after the completion of the new central plant between Kansas and Hasting Avenue. The new central plant is planned to be integrated into the existing Central Chiller / Emergency Power plant facility, and will connect to the existing and expanded hospital via underground utility tunnels or sky bridge. Moving the central boiler plant to Denver / Hastings Avenue provides additional valuable high usage patient space for potential modernization and renovation of the main hospital emergency department, laboratory and imaging area.

Phase 3: Existing Hospital Renovations – Anticipated Start Date: 5-7 years.

The third major phase of construction planned as part of this master plan will be extensive remodels of the existing emergency department on 1st floor.

It is anticipated this will take many interim logistical phases to complete once the expansion is complete and can be used for temporary swing space. This phase will most likely be confined to interior remodels of the existing buildings and development of an improved emergency room entry to be located adjacent to the existing North Admissions entry.

Phase 4: Existing Hospital Renovations – Anticipated Start Date: 5-7 years.

The fourth and final major phase of construction planned as part of this master plan will be extensive remodels of the existing hospital 5th floor. It is anticipated this will take many interim logistical phases to complete once the expansion is complete and can be used for temporary swing space. This phase will most likely be confined to interior remodels of the existing buildings.

- Need to convert to private rooms.
- Update finishes to latest standards
- Indoor air quality

Future Phases: The planning team has included conceptualized possible locations for future construction as a potential starting point for planning beyond the scope of this current plan. The locations illustrated, size, and uses are all subject to change as future demands are currently unknown.

- Medical Services Building
 - Elevator modernization
 - Removal or replacement of chiller plant
- Visitor Entrance Lobby
 - Remodel to latest standards
- Improvement of Garden View Grill
- Other Space Needs
 - Emergency department
 - Surgery / PACU
- Electrical System Updates
 - Safety issues with old panels
 - Surgery Isolated Power Panels
- High Rise Code Requirements
 - Elevator control system upgrade
- Lighting Updates
 - Parking lot lighting

- Develop a 10 year capital plan for facility improvements
- Determine the new location for the Lab
- Prioritize infrastructure improvements
 - Energy/ Plant
- Purchase strategic properties

12.0 IMPROVING NEIGHBORHOOD CONNECTIVITY As illustrated in the body of this document, Mary Lanning Health System is deeply committed to improving the health of the region. Hospitals must engage their communities when it comes to plans for growth and development. Likewise, communities must engage hospitals—their anchor institutions—in the decisions that shape the neighborhood. In the former case, a hospital representative is being part of the City of Hastings Parking and Traffic council, or become a member of a local planning commission. Having community members attend planning meetings and play an active role in the public process completes this two-way street. It is critical to build trust and collaboration with adjacent neighborhoods and find ways of providing true community benefit.

A tried-and-true key to success: plan ahead. Experience has shown, hospitals do not always expand according to plan. Instead, expansion comes when opportunity arises—either when a donor makes funding available, or when a temporary solution becomes untenable, such as leasing off-campus space. By contrast, when hospitals create a 15- or 10-year strategic plan, it becomes possible to evaluate specific sites within a larger framework and a set of defined goals. Such a framework might address shifting service models, expansion or contraction, lease timelines, costs of land development, impact on the community. Hospitals are in positions of power to dramatically shape neighborhoods, and it is deeply important for them to outline in advance how they will function as good neighbors. Once a clear path is charted for these and other themes, determining the highest and best use of a property becomes much easier. We must develop symbiotic relationships with their surrounding neighborhoods. By doing so, there is tremendous opportunity for hospitals to remain competitive while becoming true engines for community and economic development.

APPENDIX

The documents attached as part of this appendix are included for additional relevant detail and are referenced in the appropriate sections of the greater document. Additional materials provided include:

DATE 10/27/20

FILE NO. PDA-2020-050


HASTINGS
 DEVELOPMENT SERVICES

PROJECT APPLICATION

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

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

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

PROJECT INFORMATION

Project Name: Mary Lanning Healthcare Ass. (MLHA)

Project Address: Various Within City Limit ☒ Yes ☐ No

Existing Zoning: R-3&CMP Proposed Zoning / Use: Rezone 1 R-3 lot to CMP & update Master Plan w/ New uses

Existing Comprehensive Plan Designation: _____ Gross Area: _____

Legal Description: _____ Number of Lots: 1 Rezone

APPLICANT INFORMATION

Steven for Eric Barber
 Ardiana Company: MLHA

Address: 715 N. St Joseph Ave Tel: 402-984-4181 Fax: _____

City: Hastings State: NE Zip: 68901 Email: Steven.ardiana@marylanning.org

Property Owner: Same as above Company: _____

Address: _____ Tel: _____ Fax: _____

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

Key Contact: Steven Ardiana 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

Date

Applicant Signature

Date

DEPARTMENTAL USE ONLY
Fees: 400⁰⁰Receipt No. DS1-90519Accepted by Staff: _____ Case No. 2020-050

Signature

City of Hastings
220 N. Hastings Avenue
Hastings NE 68901

Payee: MARY LANNING HEALTHCARE

Date: 10/27/2020 Time: 3:24 PM

Receipt Number: DS1 / 90519

Clerk: TERI

ITEM	REFERENCE	AMOUNT
ZONE PLAN MOD		
Zoning Fees		400.00
Total:		400.00
assor	#473377	400.00
Change:		0.00

W 9TH STREET

Mary Lanning Memorial Hospital Association
also known as Mary Lanning Memorial Hospital

Lincoln
1221 N Street, Suite 600
Lincoln, NE 68502
Phone 402-475-9722
Fax 402-475-9722

Vermillion
15 East Main, Suite 201
Vermillion, NE 68582
Phone 605-824-1081



- Zone: CMP
Owner: Mary Lanning
- Zone: R-3
Owner: Mary Lanning
- Proposed Zone
Change: R-3 to CMP
Owner: Mary Lanning
- Zone: R-3
Owner: Other
- Zone: C-0
Owner: Other

NEW USES
PROPOSED

N COLORADO AVENUE

N KANSAS AVENUE

N DENVER AVENUE

N HASTINGS AVENUE

W 7TH STREET

1 Site Plan
Scale 1" = 50'

Mary Lanning
Memorial
Hospital
Association
also known
as Mary
Lanning
Memorial
Hospital

CLIENT INFORMATION
Mary Lanning
Memorial
Hospital
Association
Hastings, Nebraska

PROJECT INFORMATION
Mary Lanning
Memorial
Hospital -
Master Plan

Job # unassigned

ISSUE DATE 11-3-2020

REVISIONS

NO. DATE DESCRIPTION

CHECKED

AUTHOR

DATE

DATE

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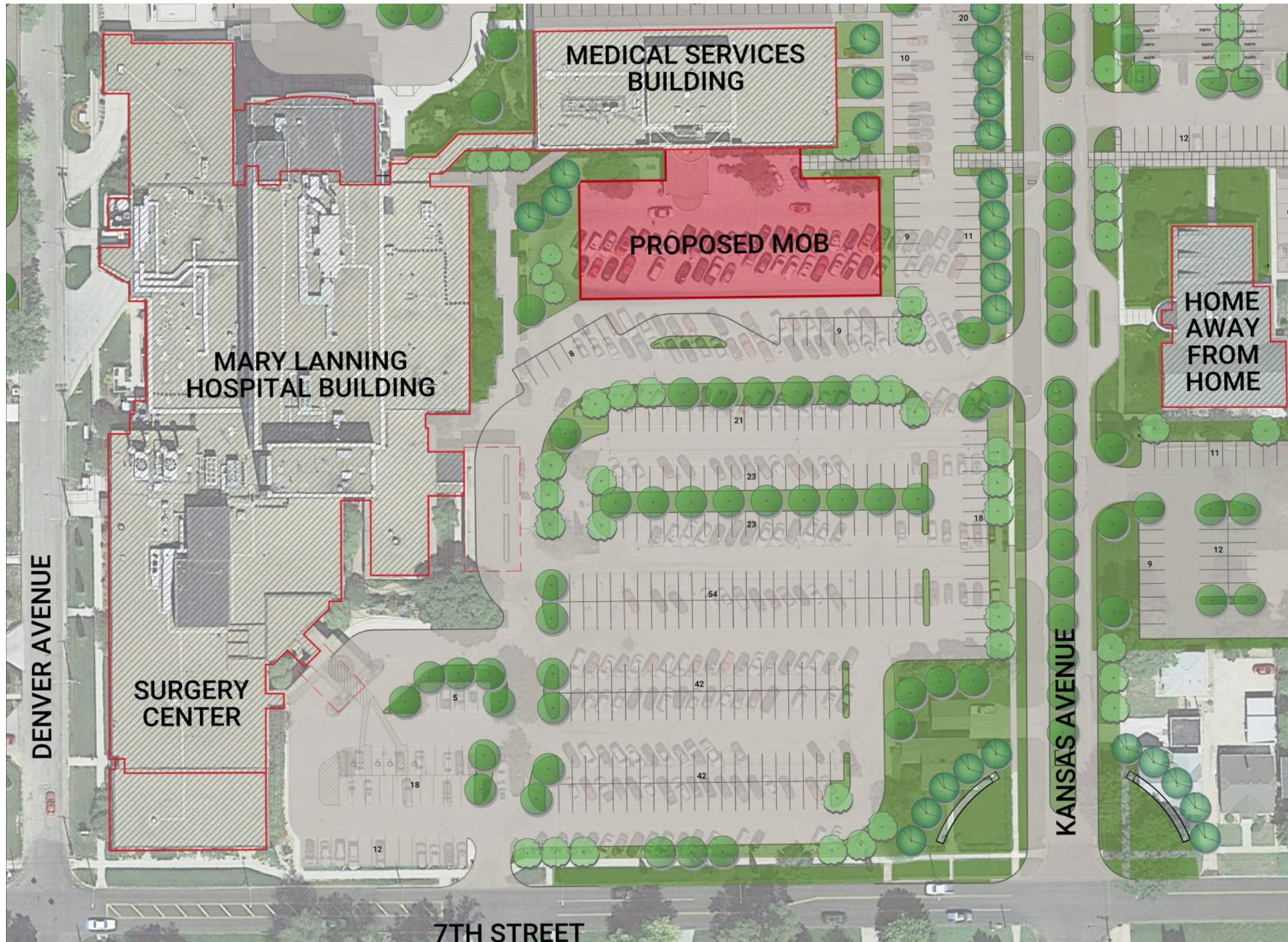
DATE

DATE

Mary Lanning Memorial Hospital

SITE PARKING MASTER PLAN

April 26, 2018 – REVISED JUNE 22, 2018



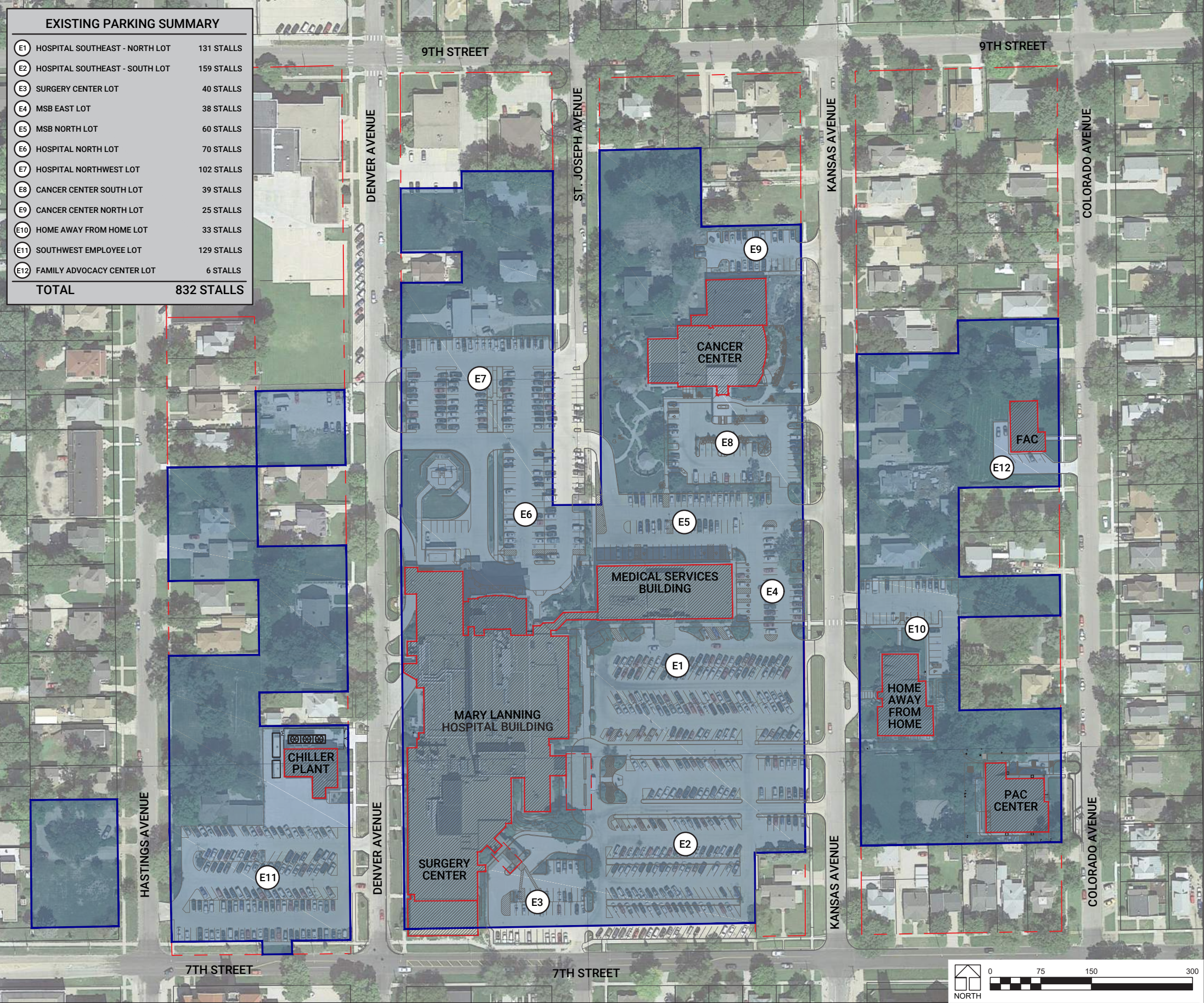
PLANNING GOALS AND STUDY AREA

The DLR Group planning process began with confirmation of the goals for the site parking evaluation and master plan. We understand the scope of the planning study to be inclusive of the existing hospital campus site in conjunction with the continued acquisition of residential properties contiguous to the existing hospital campus. The site parking planning master plan study area includes the existing hospital campus bounded by 7th Street on the south and 9th Street on the north and Kansas Avenue on the east and Denver Avenue on the west. Additional properties acquired by the hospital to the west side of Denver Avenue and to the east side of Kansas Avenue are also considered in the master plan.

Specific planning goals include the following:

- Development of a site parking and circulation master plan that can be implemented through phases, providing flexibility in build-out of the master plan in alignment with available funding.
- Improve overall traffic circulation, simplified wayfinding and improve safety for vehicles and pedestrians on the hospital campus.
- Provide an improved and visible main entrance to the campus.
- Improve parking efficiency of the existing campus.
- Comply with zoning requirements for parking capacity, layout and landscaping per the City of Hastings.
- Provide a plan that accommodates areas of construction for a proposed new Medical Office Building and meets the increased parking requirements for the new building.
- Provide a plan that is cost efficient and allows for phased implementation and flexibility for continued growth of hospital facilities.
- Maintain existing emergency and patient admissions entry on the north and the primary hospital visitor entry to the east; while developing a clearer circulation path for travel from the north side of the campus to the east side of the campus.
- Maintain visibility of the main Hospital building from 7th Street.
- Provide a plan that limits conflicts between parent drop-off operations before and during school at Longfellow Elementary School (located at the northwest corner of the site) and Hospital patrons.





EXISTING PARKING FACILITIES

The existing hospital campus provides a total parking capacity for 832 vehicles. This includes the main campus, 129 parking stalls west of Denver Avenue, 33 parking stalls adjacent to the Home Away from Home facility and six parking stalls near the new Family Advocacy Center facility on the east side of Kansas Avenue. The existing campus map summarizes the parking counts for each area of the site; and highlights portions of the site that are owned or have recently been acquired by the hospital.

PARKING CAPACITY EVALUATION

Determination of the required parking counts of the Mary Lanning Hospital campus necessitates an understanding of the City of Hastings zoning requirements as well as available research data and parking recommendations documented for healthcare facilities. Development of a site parking master plan also requires an understanding of the specific and unique parking needs of various healthcare services and buildings on the hospital campus. Consideration of specific parking requirements for patients, visitors and hospital employees will allow planning options to be responsive to the necessary distribution of parking as well as total parking capacity.

The City of Hasting’s Zoning Ordinance defines the parking requirement for a hospital use as one (1) car per three (3) beds plus one (1) car for every two (2) employees. The existing Medical Services Building (MSB) and Cancer Center are assumed to be business occupancies. City of Hasting’s Zoning Ordinance for a business use requires 3.3 cars per 1,000 square feet for buildings less than 60,000 square feet and 3.3 cars per 1,000 square feet of net leasable area for buildings larger than 60,000 square feet. Based on these criteria the minimum required parking of the existing site per the City’s Zoning Ordinance is determined to be 927 cars. As proposed the new Medical Office Building (MOB) will be a 48,000-square foot building and will require an additional 159 parking stalls on the site to meet the City’s Zoning Ordinance. The total parking requirement inclusive of the proposed MOB will therefore be 1,086 cars. The Zoning Ordinance also requires additional mitigating design features be implemented should the provided on-site parking exceed 110-percent of the minimum requirement. These additional requirements would necessitate increased areas of site landscaping or development of public or common open space within parking areas. The use of permeable pavement design alternatives may also be considered as one of the required mitigating design features. Since implementation of the allowable mitigating design features conflicts with the goal of cost efficiency and effective use of available parking areas site parking planning has been completed assuming 110% of the minimum requirement as the maximum allowable parking. The maximum allowable parking inclusive of the proposed MOB therefore is 1,194 cars.

Typically, City Zoning Ordinances provide criteria for total site parking but do not clearly identify a breakdown of parking requirements necessary to meet peak needs or criteria important to the distribution of parking on the site. To further validate parking requirements, guidelines published by the Facility Guidelines Institute (FGI) and the Institute of Transportation Engineers (ITE) were also considered. The FGI recommendations for hospitals include one (1) car per bed plus one (1) car for each employee during a maximum weekday shift. The guideline for surgery centers is four (4) cars per procedure room plus one (1) car for each employee. The ITE recommendation for the MSB and the proposed MOB is 4.5 cars per 1,000 square feet of building area. This recommendation exceeds the City of Hasting’s parking requirement. The recent ITE recommendation is based on 2007 research completed at 50 stand-alone Medical Office Buildings similar in size to the existing MSB and proposed MOB.

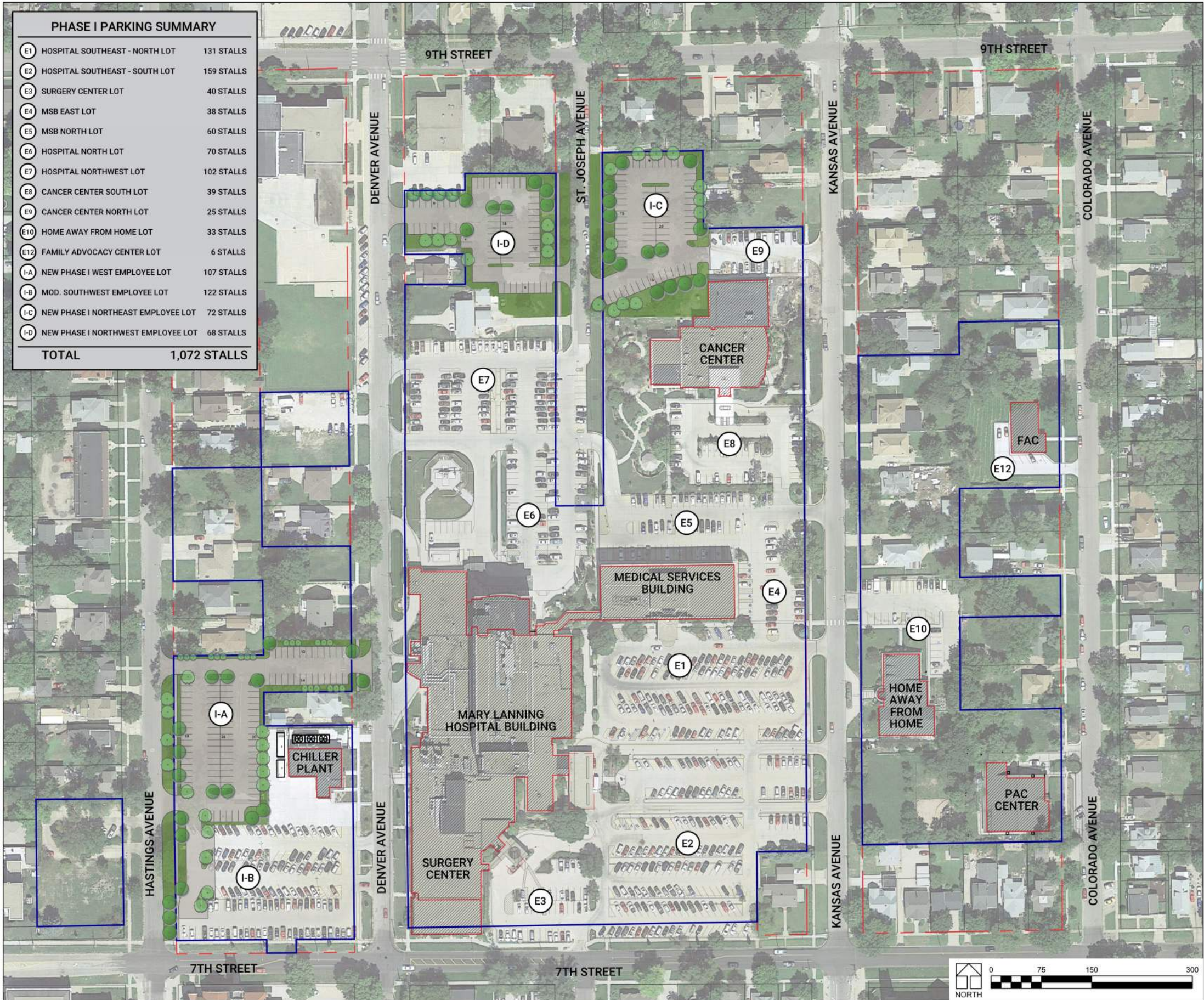
The recommended planning criteria for parking considers the City Zoning requirement, the ITE and FGI guidelines and specific detail provided by Mary Lanning Memorial Hospital regarding the number of peak shift employees, number of physicians as well as the anticipated patient and visitor requirements of the specialty clinic and hospital occupancies. As shown in the table summary the recommended parking capacity breakdown for the six primary healthcare facility occupancies is comparable to the FGI and ITE guidelines. The recommended employee parking requirement has been determined to be 90% of the number of peak shift employees. This factor assumes that 10% of employees will ride share or use alternative transportation. In total the recommended parking requirement exceeds the City Zoning requirement and is within the 110% maximum number as determined by City zoning. The total recommended parking count is 966 for the existing site and 1,172 inclusive of the proposed new Medical Office Building.

PARKING CAPACITY CALCULATION SUMMARY

CITY ZONING REQUIREMENT	HOSPITAL	SURGERY CENTER	MEDICAL SERVICES BLDG	CANCER CENTER	HOME AWAY	TOTAL EXISTING SITE	MEDICAL OFFICE BLDG	TOTAL W/ NEW MOB
	REQD PARKING	REQD PARKING	REQD PARKING	REQD PARKING	REQD PARKING		REQD PARKING	
	PATIENTS/VISITORS							
	EMPLOYEES							
	TOTAL AREA							
	LEASEABLE AREA							
	TOTAL PARKING							
MAXIMUM PARKING = 1194								
ITE GUIDELINES (MOB) FGI GUIDELINES (HOSP)	HOSPITAL	SURGERY CENTER	MEDICAL SERVICES BLDG	CANCER CENTER	HOME AWAY	TOTAL EXISTING SITE	MEDICAL OFFICE BLDG	TOTAL W/ NEW MOB
	REQD PARKING	REQD PARKING	REQD PARKING	REQD PARKING	REQD PARKING		REQD PARKING	
	PATIENTS/VISITORS							
	EMPLOYEES							
	PROCEDURE ROOMS							
	TOTAL AREA							
	TOTAL PARKING							
RECOMMENDED PLANNING CRITERIA	HOSPITAL	SURGERY CENTER	MEDICAL SERVICES BLDG	CANCER CENTER	HOME AWAY	TOTAL EXISTING SITE	MEDICAL OFFICE BLDG	TOTAL W/ NEW MOB
	REQD PARKING	REQD PARKING	REQD PARKING	REQD PARKING	REQD PARKING		REQD PARKING	
	PATIENTS/VISITORS							
	EMPLOYEES (X 0.9)							
	PHYSICIANS							
	TOTAL PARKING							

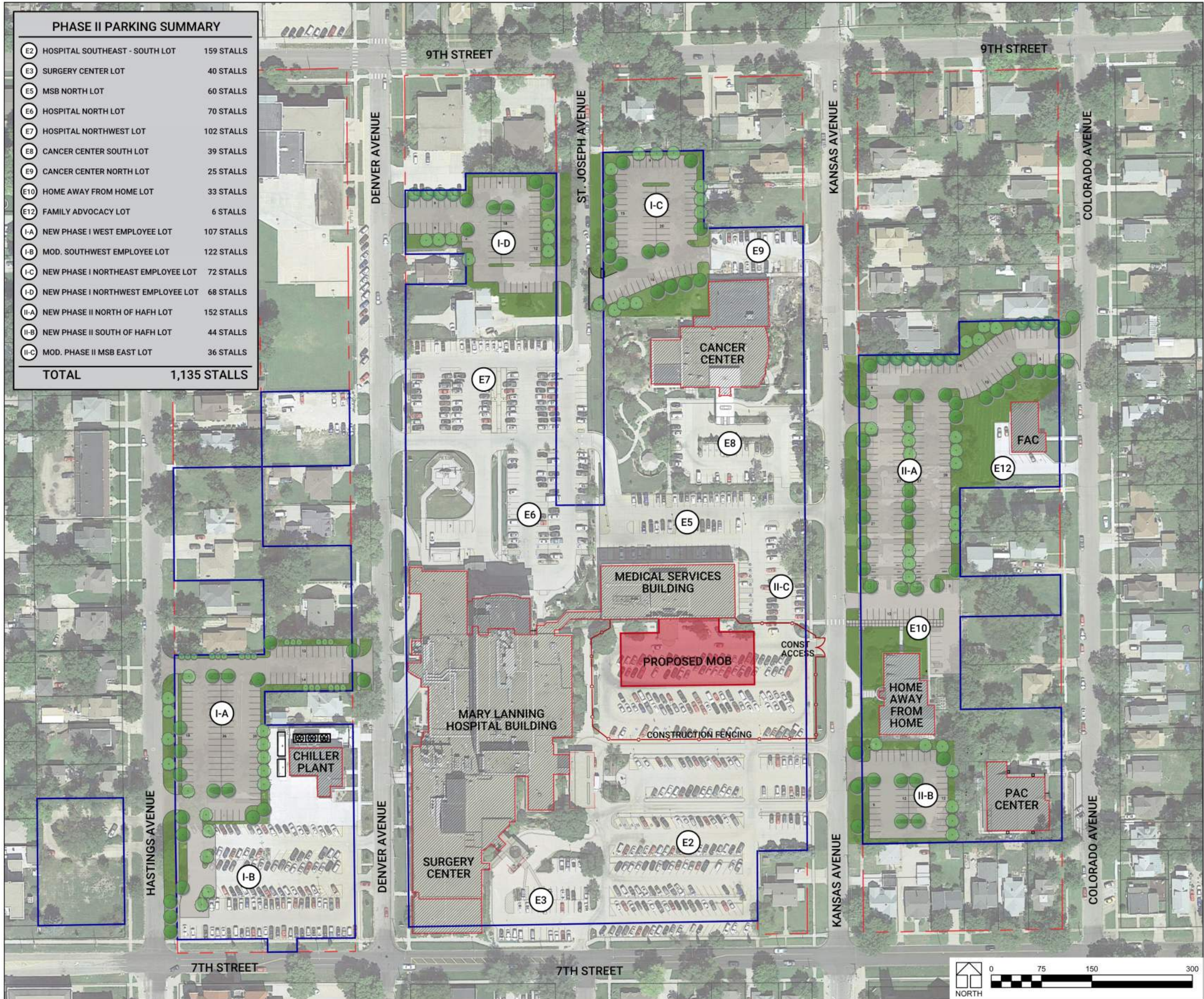
PHASED IMPLEMENTATION OPTIONS

One of the important goals of the Mary Lanning Hospital parking master plan is the development of a plan that will allow for implementation in phases. A phased plan is necessary to allow compliance with available funding and to provide flexibility for plan implementation; and for coordination of future site construction projects. The need for expanded parking capability and a preference to provide patient and visitor parking in the closest proximity to their preferred building entrance locations also requires that designated parking areas for employees be established. Designated employee parking areas will be defined in the first phases of implementation and will be maintained through all future phases of parking expansion.



PHASE I

The first phase of construction will provide an additional employee designated parking area. Parking Lot I-A, providing an additional 107 parking stalls, will be constructed between the existing chiller plant and Hastings Avenue. Construction of Lot I-A also includes the reconfiguration of the western end of existing Lot E11 (resulting in a loss of 7 parking stalls within the lot, becoming Lot I-B) by eliminating the access drive to Hastings Avenue, which is located too near to the intersection with 7th Street. The new parking lot will include the construction of two access drives to Hastings Avenue and one access drive to Denver Avenue. The driveway modifications will improve traffic circulation for employees in this area of the campus. As construction of the new MOB begins, existing parking will be displaced, so Phase I also considers the construction of two additional parking areas towards the northern end of the hospital campus. Parking Lots I-C and I-D will increase the total site capacity by an additional 140 stalls for a total site parking capacity at the end of Phase I construction of 1,072 parking stalls. The added capacity will provide the opportunity to shift employee parking away from the hospital visitor parking area which will be impacted by the construction of the MOB.

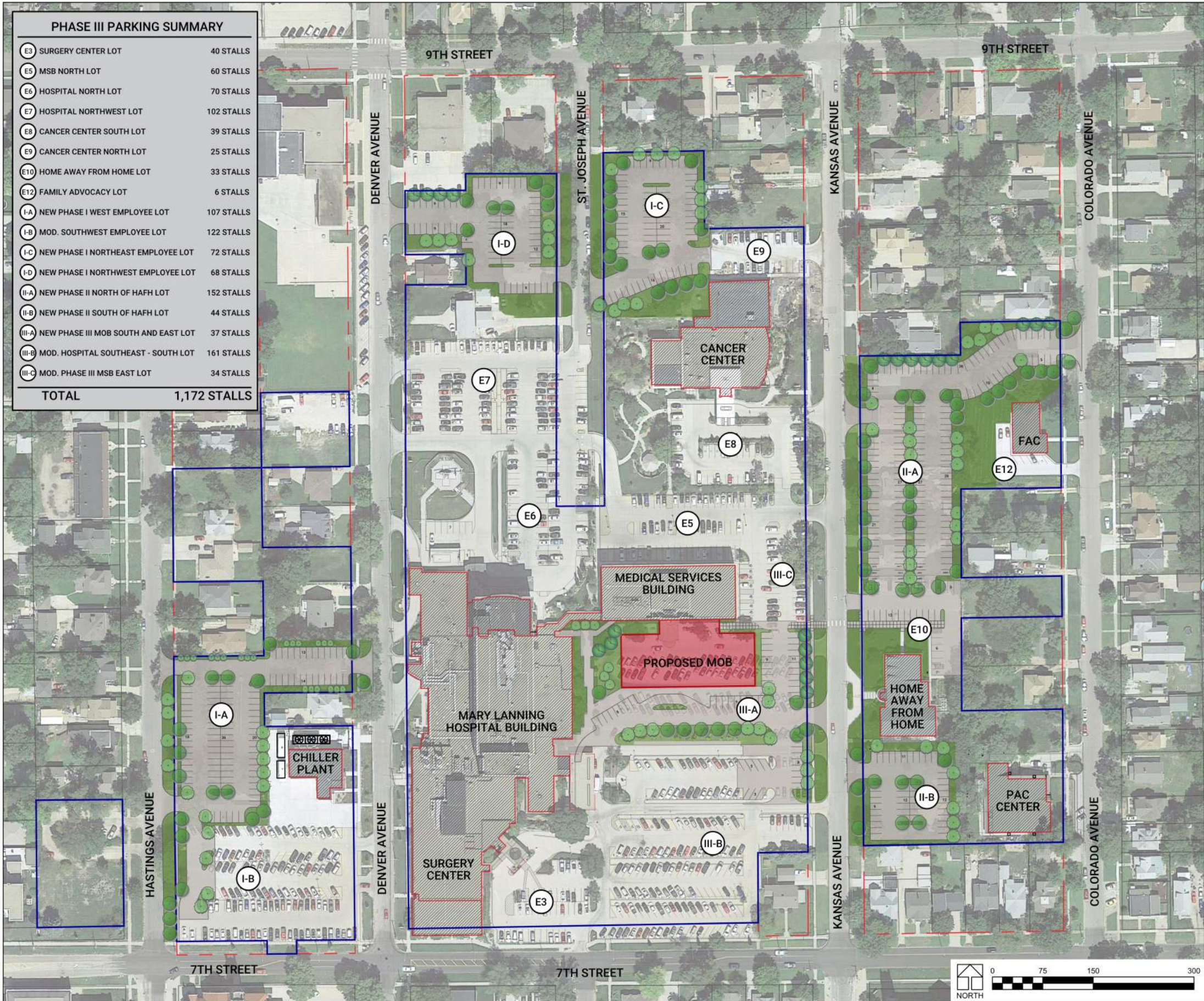


PHASE II

The suggested Phase II implementation plan will provide the necessary site area for a proposed new Medical Office Building (MOB), an area required for a construction staging zone, and includes the construction of additional parking areas on the east side of Kansas Avenue. During the construction time frame of the MOB, 133 parking stalls will be displaced on the south and east sides of the existing Medical Services Building, temporarily reducing the total site parking capacity (after Phase I construction) to 939 parking stalls. Construction of Lots II-A and II-B will add 196 parking stalls near the existing MSB; bringing the total site capacity to 1,135 parking stalls. The parking indicated on Phase II meets the City's zoning requirements for the site (including the required parking needed to serve the new MOB construction) while staying beneath the 110% threshold for additional landscaping requirements. The parking is however slightly lower than the DLR Group recommended parking of 1,172 for the overall campus; but increases the total parking count from existing conditions by 303 parking stalls. Construction of the Phase II parking indicated will adequately provide parking for the Hospital Campus while construction for the MSB is underway. The anticipated construction timeline is scheduled to be a duration of twenty months.

In addition to the site parking capacity another consideration with the Phase II MOB construction plan is the need to provide adequate parking and convenient access for hospital visitors and Medical Service Building patients. The recommended parking capacity for hospital visitors is 85 and for MSB patients is 185. This combined parking capacity will be served with designated hospital visitor parking on the east side of the hospital and on the south and north sides of the existing MSB.

Providing convenient patient access to the existing MSB during construction of the proposed Medical Office Building will also require improvements to the north MSB entrance and construction of a new temporary entrance near the southwest corner of the MSB.



PHASE III

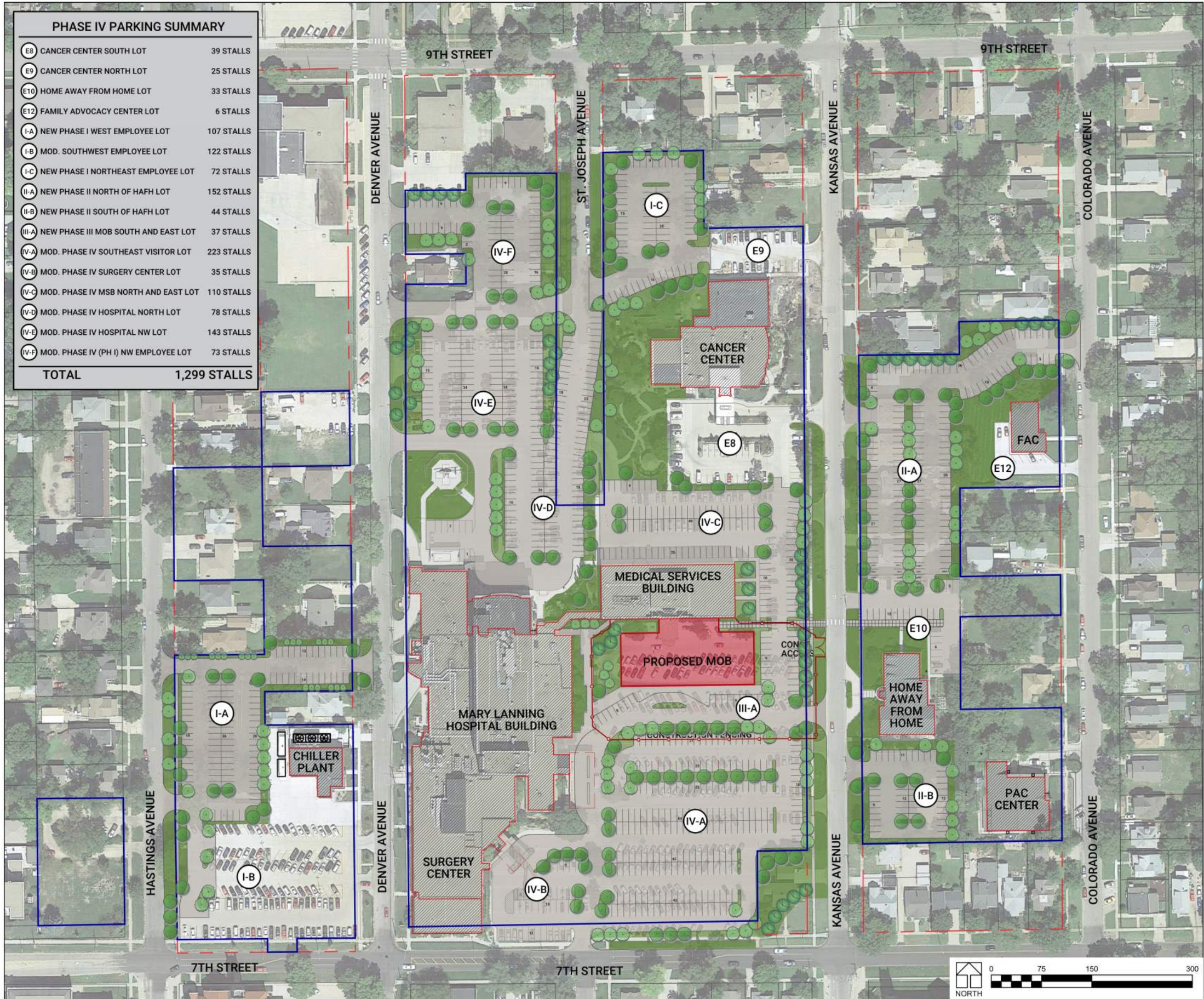
Phase III site development is planned to be constructed concurrently with completion of the proposed new Medical Office Building. Completion of Phase III will provide an additional parking capacity of an additional 37 parking stalls (all located in direct proximity to the new MOB) and results in a total of 1,172 parking stalls on the site. This total parking capacity meets both the City of Hastings's zoning requirements and the recommended requirements associated with the new Medical Office Building and the hospital.

The parking construction included in Phase III will include some minor reconfiguration in the northeast corner of the existing hospital southeast parking area, and construction/ modification of parking around the new MOB and on the east side of the existing MSB. The parking completed at the end of Phase III and after completion of the MOB meets the recommended requirements, and maintains much of the existing southeast parking lot as is. This gives the hospital the flexibility to implement future parking renovations of the existing parking lots to improve circulation and landscaping without significantly hindering the daily operations of the hospital.

Completion of Phase III provides a parking capacity of 292 parking stalls within the parking lots located south of the new MOB and north and east of the existing MSB (located west of Kansas Avenue). With the assumption that employee parking will be in other designated areas this capacity will meet the recommended parking requirements for hospital visitors and MOB and MSB patients exclusive of additional parking areas (II-A and II-B) indicated on the east side of Kansas Avenue.

Phase III site development will also include development of a well-defined pedestrian crosswalk on Kansas Avenue enhancing safe access to the parking area on the east side of Kansas Avenue.

Parking areas and access drives on the south side of the new Medical Office Building will be planned and constructed to align with future parking area improvements on the east side of the hospital building. Improved site signage will be developed to improve way finding, reserve designated patient and visitor parking and coordinate with the master site development plan.



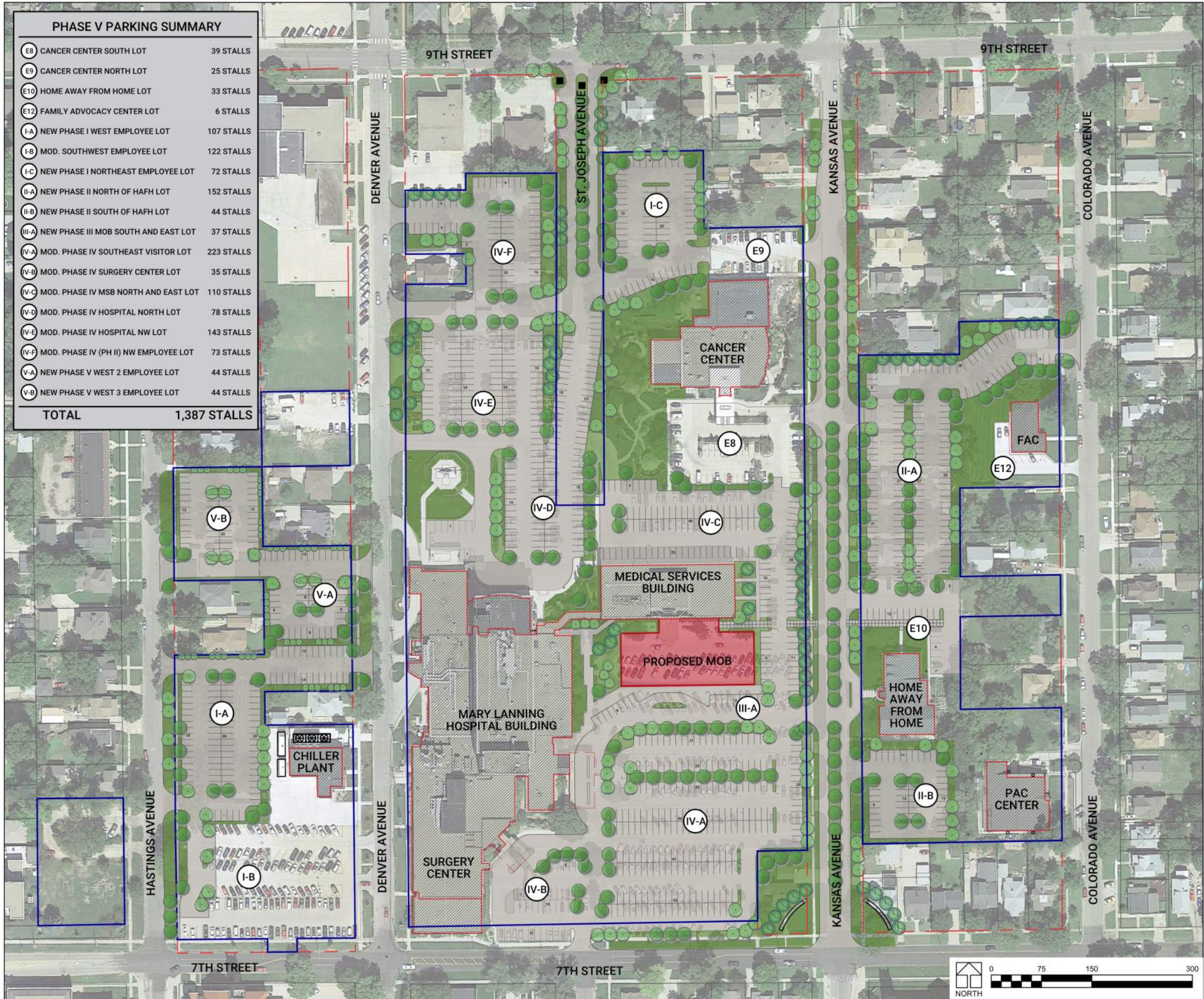
PHASE IV

Phase IV parking and site development will reconstruct the existing parking areas north of the hospital's north entrance, the southeast visitor parking lot, and the parking areas north and east of the existing Medical Services Building. Completion of this construction phase will increase additional parking capacity and improve vehicular and pedestrian circulation for the entire medical center campus.

Completion of Phase IV will also complete a new east/west vehicle connection access across the site north of the Cancer Center. This site circulation option provides improved campus vehicle circulation and eliminates the current traffic conflicts occurring during the afternoon traffic staging at Longfellow Elementary School. The incorporation of this east-west connection across the northern end of the Hospital campus provides for a distinguishable path to traverse unimpeded from the northern parking areas to the eastern parking areas. This new driveway configuration also requires the reconfiguration of the driveway connection points constructed in Phase I at parking Area I-D, modifying the parking stall count within this lot.

The construction work included in Phase IV will need to be sequenced to minimize the impact on existing parking and continue to provide safe pedestrian access to existing building entrances. A detailed sequence of construction will need to be defined with the construction contract requirements for this phase. The sequence of construction for completion of Phase IV can also be defined to coordinate with available funding and hospital priorities for continued site improvement.

With completion of Phase IV the total site parking capacity will be 1,299 parking stalls.



PHASE V

Completion of the site master plan in Phase V will include the option to develop boulevard medians in Kansas Avenue and St Joseph Avenue. The median development will enhance the aesthetics of the site with additional landscaping, clarify traffic circulation and provide opportunities for added clarity to site wayfinding and signage. The master plan also identifies two additional parking areas (Lots V-A and V-B) of 88 stalls that would result in a total campus parking of 1,387 parking stalls..

CONCLUSION

DLR Group has provided a master plan parking study evaluating the required parking count once the MOB has been completed. The existing parking count is currently below the recommended number before the reduction of parking due to the addition of the MOB. The existing parking count is 832 and the recommended capacity is 966 stalls without adding the MOB. Once the MOB is added in Phase III the recommended parking is 1,172.

The master plan outlines a five-phase approach in executing the addition of the MOB and provides for a total parking capacity of 1,387 parking stalls. The proposed master plan improves the identity of Mary Lanning campus, improves wayfinding, and improves parking efficiency.

Master Plan – Projected Phase Estimates

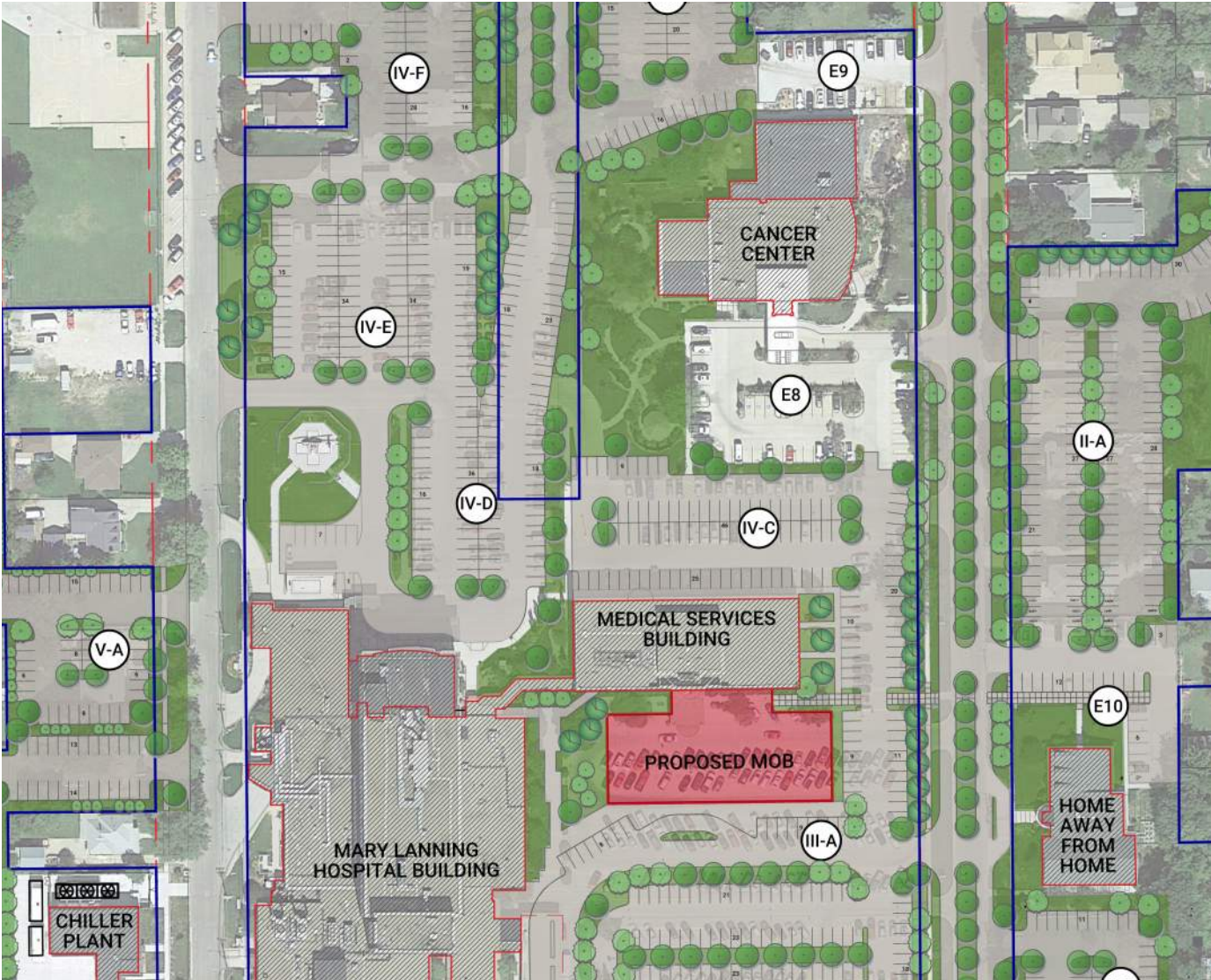
	Estimated Construction Subtotal	Projected Project Soft Costs	Contingency (10%)	ESTIMATED PHASE PROJECT TOTAL
PHASE I				
Phase I-A	\$ 379,340	\$ 36,157	\$ 37,934	\$ 453,431
Phase I-B	\$ 40,844	\$ 5,405	\$ 4,084	\$ 50,333
Phase I-C	\$ 238,192	\$ 25,732	\$ 23,819	\$ 287,743
Phase I-D	\$ 237,304	\$ 26,425	\$ 23,730	\$ 287,459
PHASE I ESTIMATED TOTAL				\$ 1,078,967
PHASE II				
Phase II-A	\$ 515,525	\$ 48,009	\$ 51,552	\$ 615,086
Phase II-B	\$ 146,106	\$ 20,997	\$ 14,611	\$ 181,714
PHASE II ESTIMATED TOTAL				\$ 796,800
PHASE III				
Phase III-A through C	\$ 481,143	\$ 42,774	\$ 48,114	\$ 572,032
PHASE III ESTIMATED TOTAL				\$ 572,032
PHASE IV				
Phase IV-A through B	\$ 786,684	\$ 66,134	\$ 78,668	\$ 931,486
Phase IV-C	\$ 336,983	\$ 29,904	\$ 33,698	\$ 400,585
Phase IV-D through F	\$ 808,058	\$ 65,524	\$ 80,806	\$ 954,388
PHASE IV ESTIMATED TOTAL				\$ 2,286,459
PHASE V				
Phase V-A through B	\$ 287,896	\$ 26,713	\$ 28,790	\$ 343,399
Phase V-C	\$ 718,300	\$ 59,190	\$ 71,830	\$ 849,320
PHASE V ESTIMATED TOTAL				\$ 1,192,718

Additional Considerations:

- The master plan is based on an aerial photo and not a survey; final counts could vary based on actual survey information.
- ADA required stalls are not accounted for in the parking counts. This will need to be considered for the final design.
- Impervious and pervious areas have generally been considered in the master plan to meet city code requirements.
- Landscaping shown is implied and may not meet city code requirement. This will need to be considered during the final design.
- Additional detail that will need to be resolved during final design once surveys have been completed other than noted above; ADA slopes, storm water management and grading. All of which could alter the final parking counts.

DLR Group would be happy to assist in moving the master plan parking study into action. Careful consideration and coordination will be required with the parking phases and the addition of the MOB to allow for smooth construction phasing and minimize the impact on the patient or visitor experience to the hospital.

	PARKING INDICATED	CITY ZONING MIN. REQUIRED	CITY MAXIMUM ALLOWED	DLR GROUP RECOMMENDED CAPACITY	EXISTING PARKING REMOVED OR DEMO'D	NEW PARKING CONSTRUCTION	IMPROVED PARKING CONSTRUCTION
EXISTING SITE	832	927	1,020	966			
PHASE I	1,072	927	1,020	966	7	247	
PHASE II	1,135	927	1,020	966	133	196	
PHASE III	1,172	1,086	1,194	1,172	16	37	16
PHASE IV	1,299	1,086	1,194	1,172	433	0	560
PHASE V	1,387	1,086	1,194	1,172	0	88	0





010010916

Owner Name	MARY LANNING MEMORIAL HOSPITAL ASSOCIATION
Property Address	744 N HASTINGS AVE

[Zoom to](#)

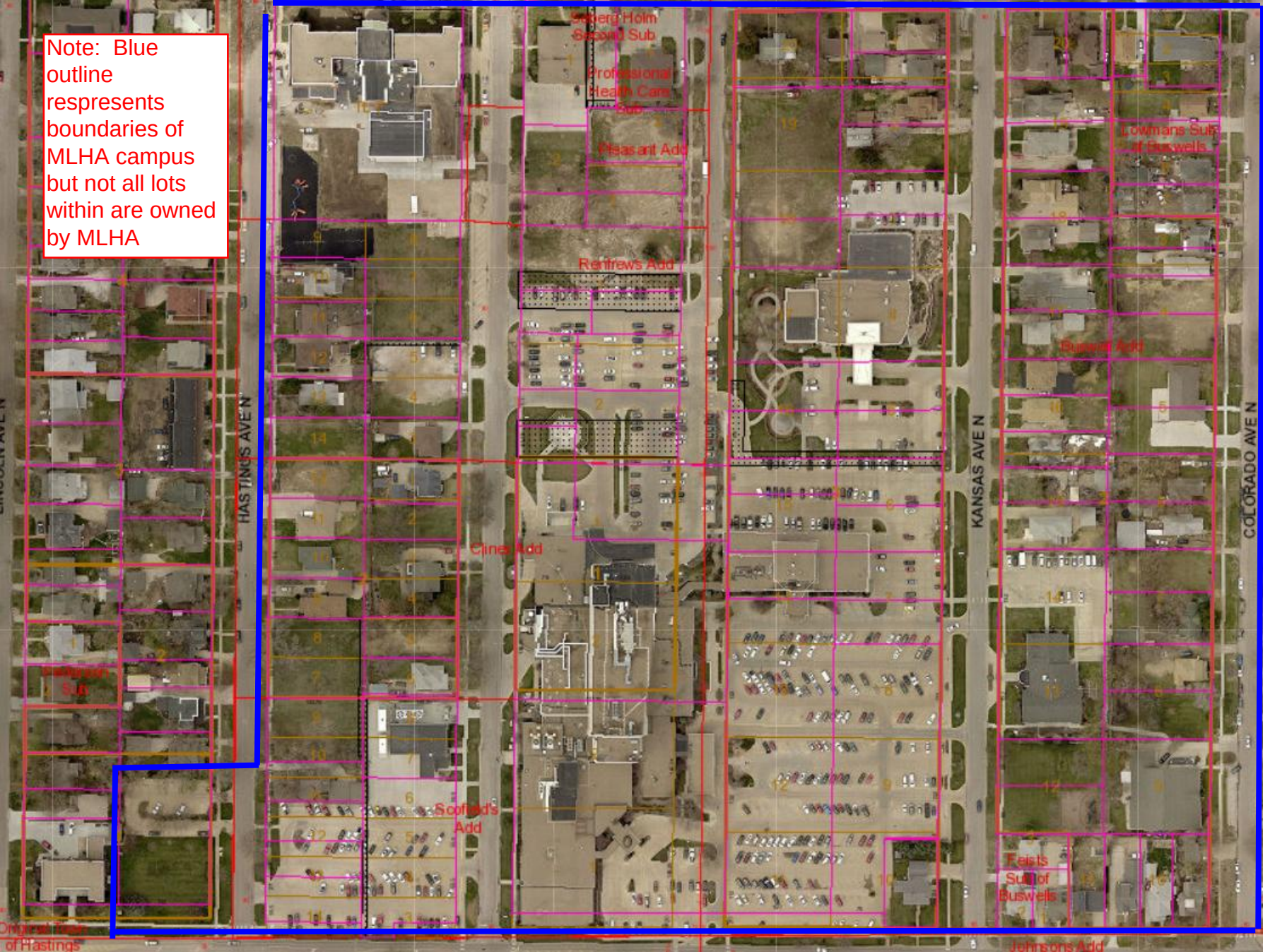


Legal non-conforming side yard setback



Note: Blue outline represents boundaries of MLHA campus but not all lots within are owned by MLHA

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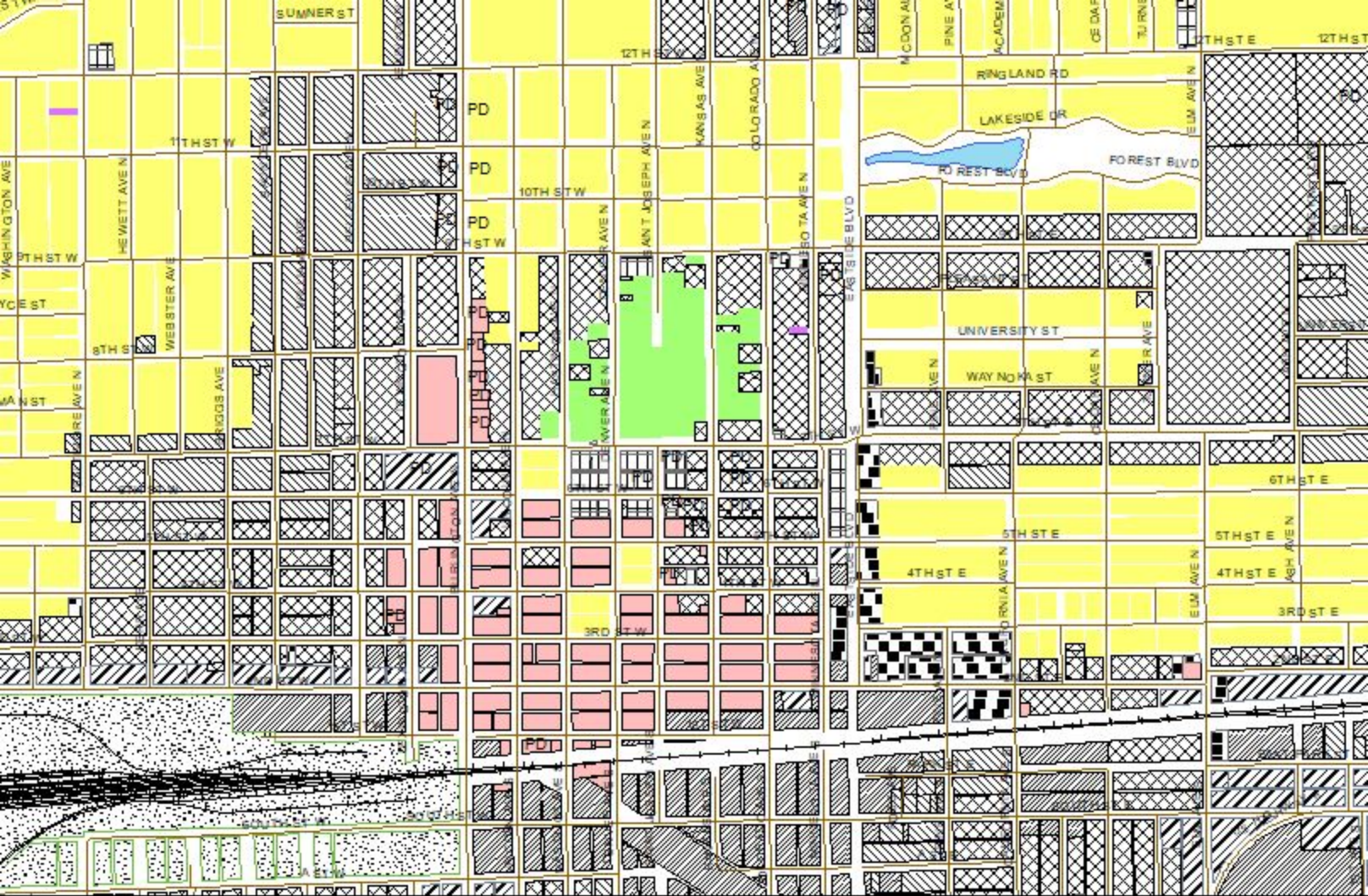




City Limits	R-3. Multiple-family	C-1. Local business
Subdivision	R-1A. Single family large lot	C-2. Central business
A. Agricultural district	R-1S. Single family suburban	C-3. Commercial business
R-1. Urban single family	R-5. Urban single family understory lot	C-6. Commercial office
R-2. Two-family	CMP. 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-6. Commercial office
R-2. Two-family	CM*. Campus institutional	I-1. Light industrial
R-3G. Garden apartment	C-2. Clear zone	I-2. Heavy industrial

Subtitle

City of Hastings Zoning



Future Land Use

City of Hastings, Nebraska



0 140 280 560 Feet

Land Use:

- Rural Residential
- Suburban Residential
- Urban Residential

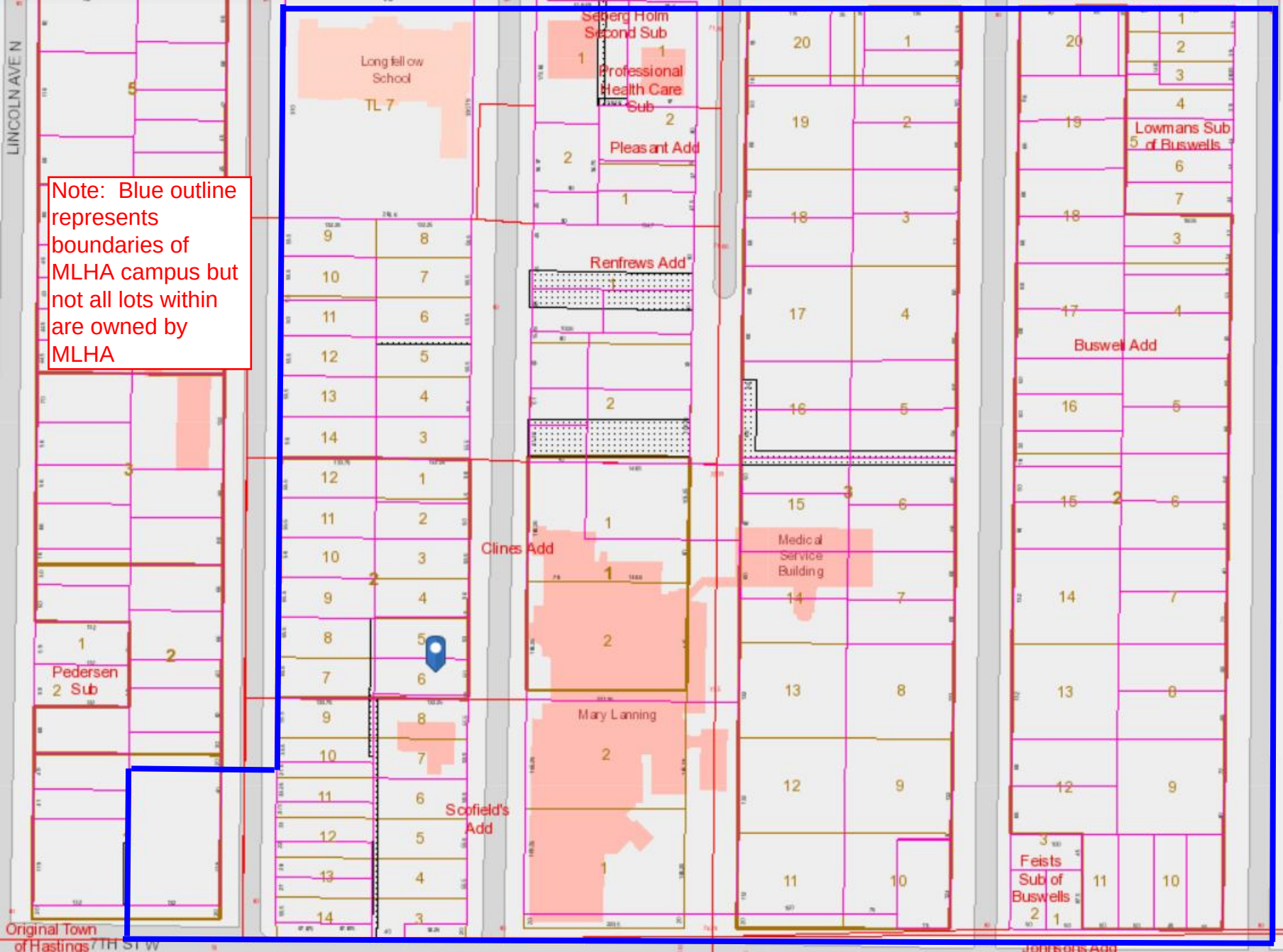
- Mixed-Use - Neighborhood
- Mixed-Use - Community
- Mixed-Use Downtown
- Commercial/Retail
- Employment/Industrial

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

Overlay Districts:

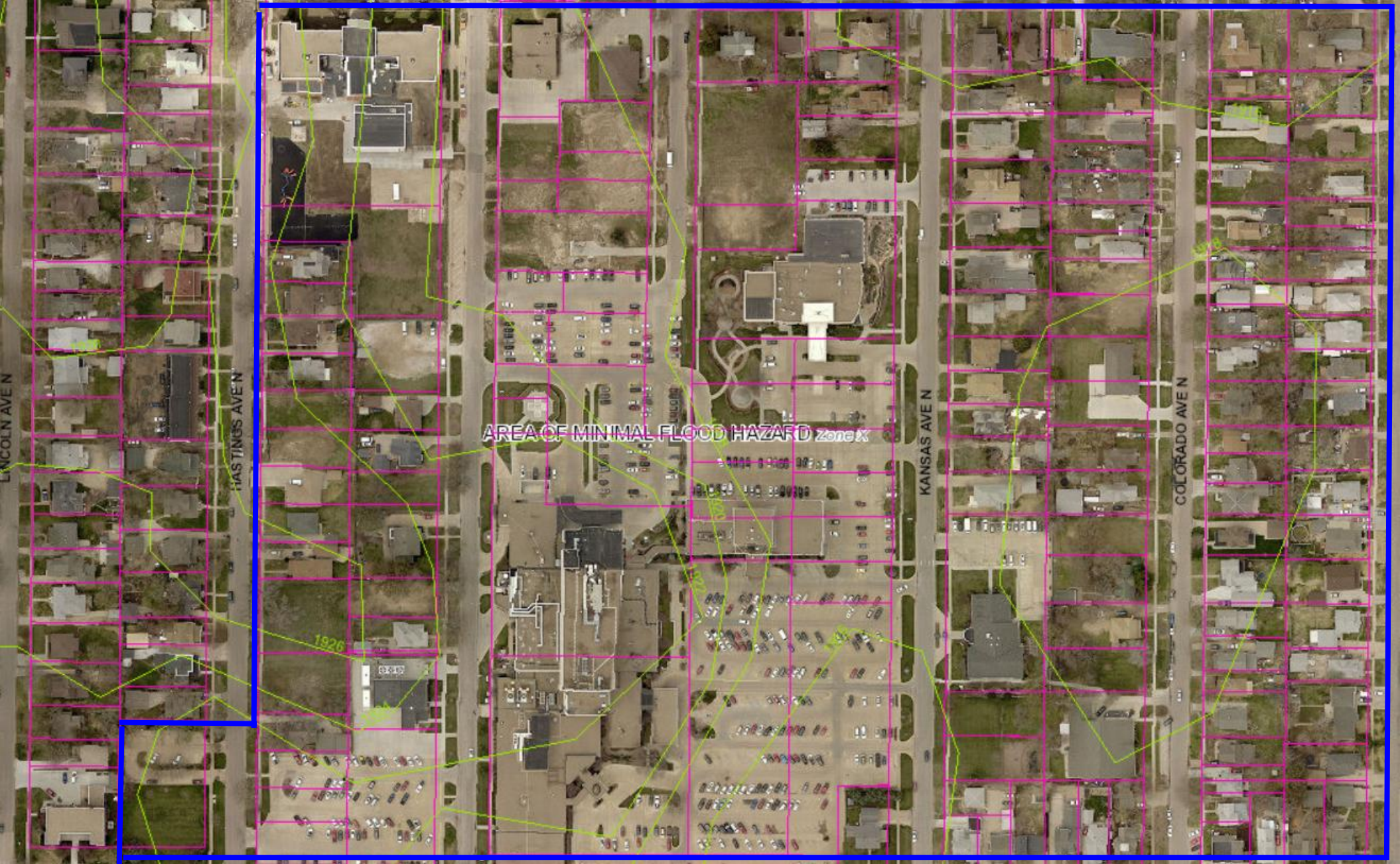
- South Burlington Overlay
- Highway 6 Overlay
- Urban Industrial Overlay

- Floodplain
- City Boundary
- ETJ Boundary



Note: Blue outline represents boundaries of MLHA campus but not all lots within are owned by MLHA





AREA OF MINIMAL FLOOD HAZARD Zone X

1926

RESOLUTION NO. 2020-64

WHEREAS, On December 14, 2020, the Hastings City Council held a public hearing and considered a request for an amendment to the Campus Master Development Plan for The Mary Lanning Memorial Hospital Association for the hospital located at 715 North St. Joseph Avenue, Hastings, Nebraska and the surrounding hospital owned facilities and

WHEREAS, On November 17, 2020 the Planning Commission held a public hearing on the proposed amendment to the Campus Master Development Plan for The Mary Lanning Memorial Hospital Association and following the hearing the Planning Commission recommended approval of the proposed amendment to the Campus Master Development Plan for The Mary Lanning Memorial Hospital Association; and

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

BE IT RESOLVED by the Mayor and City Council of the City of Hastings, Nebraska, that the amendment to the Campus Master Development Plan for The Mary Lanning Memorial Hospital Association consisting of the (a) zoning map with proposed uses, attached hereto as Exhibit “A” and (b) the Master Plan Narrative 2020 Update are hereby approved subject to the following conditions:

- 1) Computed quantities of runoff and discharge locations must be provided in a drainage plan prior to issuance of a building permit. Site alterations must address storm water quality through the use of structural or non-structural Best Management Practices (BMPs). Permanent BMPs shall be provided for in the drainage plan; and
- 2) There shall be compliance with any other applicable City, County, State or Federal regulations that shall apply for each project as stated in this amended Master Development Plan; and
- 3) Approval of the amended Master Development Plan also approves a deviation to the side yard setback on the south side of the existing structure located at 744 N. Hastings Avenue, Hastings, Nebraska so long as it remains in use as the Ambulance Headquarters for the Mary Lanning Memorial Hospital Association; and

4) This resolution shall be filed with the registrar of deeds for property located at 744 N. Hastings Avenue and described as follows:

Lot One (1), Pleasant Addition to Hastings Nebraska in the City
of Hastings, Adams County, Nebraska

so as to provide notice to any person examining the real estate records of the existence of the approved deviation in minimum side yard setback for the existing structure so long as it remains for the use of the ambulance headquarters. The recording costs incurred to comply with this section shall be paid by the applicant.

PASSED AND APPROVED this 14th day of December, 2020.

Corey Stutte, Mayor

ATTEST:

Kimberly S. Jacobitz, City Clerk

(S E A L)

Approved as to form:

Clint Schukei, City Attorney

Department: Development Services
Staff Contact: Lisa Parnell-Rowe
Council Meeting Date: 12/14/2020

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing to consider Plan Modification No. 2020-5 to Redevelopment Area Number 13, Theatre District Redevelopment Project, for the following collective property, to wit:

Parcel 1:

A tract of land comprising all of Block Nine (9), Imperial Village Addition to the City of Hastings, and lying in the Northeast Quarter (NE1/4) of Section Ten (10), Township Seven (7) North, Range Ten (10) West of the 6th P.M., Adams County Nebraska, according to the plat filed March 22, 1967, in Book 179, Page 239; and

Parcel 2:

Lot One (1), Imperial Theatre Subdivision to the City of Hastings, Adams County, Nebraska, according to the plat filed November 22, 1988, as Instrument No. 883615.

Resolution No. 2020-~~XX~~ approving Plan Modification No. 2020-5 to Redevelopment Plan #13 Theatre District Redevelopment Project.

Names of People/Business affected by this action:

The applicant, the people of Hastings, the Community Redevelopment Authority, the taxing authorities within Adams County, and the City.

Why Council 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 (N.R.S. 18-2112).

Type of action requested:

Resolution

Suggested motion:

Motion to approve Resolution 2020-~~XX~~, Plan Modification No. 2020-5 to Redevelopment Plan #13, Theatre District Redevelopment Project.

Deadlines associated with action:

This case will be presented for final CRA approval at their next regularly scheduled meeting. A Planned District Master Development Plan and replat will occur in the near future. Applicant will submit development permits with plans for each project separately and the specific requirements (e.g. yard & area requirements) will be reviewed and approved.

Department head comments:

Theatre District, LLC has purchased property at 3101 West 12th street (parcels 1 & 2). The intent is to demolish the northern portion of the main Imperial Mall Structure; repurpose and remodel the remaining K-Mart portion of the old mall for an indoor recreational facility; and construct 2 multi-family structures geared at living for 55 years of age and older. The old mall theatre building will also be repurposed and remodeled back to its original use as a theatre. There are also plans for a few outlying lots on the east side of existing Block 9, Imperial Village Addition, where a variety of commercial uses are proposed from retail to grocery in order to create a mixed neighborhood community atmosphere. All of this will be done in a few separate phases, starting with the demolition of the old mall structure (excluding the old K-Mart) and construction of one of the two multi-family apartment buildings.

The applicant intends to utilize Tax Increment Financing (TIF) to aid with demolition, structure rehabilitation, façade enhancements, architectural, engineering and planning costs, which is consistent with the 2013 Downtown Revitalization Plan and the Hastings Housing Study of 2016 and HEDC's goal to increase workforce housing in the community. The needs for housing have also been more recently expressed in the 2019 Hastings Housing Survey where many participants stated a desire to add additional housing for those downsizing and desiring a final place to reside that would require less maintenance.

Total project costs are estimated at over \$10,855,000 for just the multi-family component of this project. The project valuation upon completion is anticipated to be at \$6,850,000 and the developer anticipates an incremental valuation increase of approximately \$6,510,000. The Developer is a contributing owner with equity/bank financing in amount of \$9,255,000 for the project and has requested \$1,600,000 in tax increment financing (TIF) loan amortized over 15 years. None of the phases of this Redevelopment Project would be feasible without the use of TIF.

Future Land Use for this area is Mixed Use – Community. The City of Hastings Comprehensive Plan discusses the need move away from segregating separate uses and the reliance on the automobile to travel within the community. It prescribes to encourage mixed uses where

appropriate and locating services in proximity of neighborhoods and people as well as the reuse of land in older areas of town. The concept that has been provided to us for this redevelopment demonstrates this element very well and the uses incorporated fit the mixed use-community concept perfectly.

Plan Modification 2020-5, attached, details further information.

On November 17, 2020 the Planning Commission voted 6-0 to forward a recommendation for approval to City Council.

City Administrator comments:

Recommend approval

**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 ☒ Modification to Redevelopment Plan | | |
| ☐ Comprehensive Plan / Amendment | ☐ Annexation Petition / Addition to the City | | |

PROJECT INFORMATION

Project Name: Plan Modification #2020-5 to Redevelopment Area #13

Project Address: 3101 W. 12th Street including the Imperial Theatre Within City Limit ☒ Yes ☐ No

Existing Zoning: C3-Planned District Proposed Zoning / Use: C3-Planned District

Existing Comprehensive Plan Designation: Mixed Use - Community Gross Area: 30+ acres

Legal Description: _____ Number of Lots: 2 parcels

APPLICANT INFORMATION

Applicant: Randal Chick Company: Community Redevelopment Authority

Address: 301 S. Burlington Tel: 402-461-8415 Fax: _____

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

Property Owner: Theatre District, LLC Company: Theatre District, LLC

Address: 9200 Andermatt Drive Tel: 402-488-1666 ext 118 Fax: _____

City: Lincoln State: NE Zip: 68506 Email: thuston@perryreid.com

Key Contact: Tom Huston Company: Theatre District, LLC

Address: 9200 Andermatt Drive Tel: 402-488-1666 ext 118 Fax: _____

City: Lincoln State: NE Zip: 68506 Email: thuston@perryreid.com

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

	10/26/20		10/26/20
Property Owner Signature	Date	Applicant Signature	Date

Manager, Theatre District, LLC

DEPARTMENTAL USE ONLY

Fees: \$400.00 Receipt No. DS1/90527

Accepted by Staff:  Case No. 2020-048

Signature

REDEVELOPMENT PLAN #13
PLAN MODIFICATION NO. 2020-5
(Theatre District Redevelopment Project)

The Community Redevelopment Authority (CRA) of the City of Hastings intends to amend the Redevelopment Plan for Area #13 within the city, pursuant to the Nebraska Community Development Law (the "Act") and provide for the financing of the phasing of a specific redevelopment project in Area #13.

Executive Summary:

Project Description

THE PROJECT CONSISTS OF REDEVELOPMENT OF THE PROPERTY LOCATED SOUTH OF 12TH STREET AND WEST OF MARIAN ROAD AND IS THE FORMER SITE OF THE IMPERIAL MALL AND THE IMPERIAL THEATRE. THE PROPERTY WILL BE ACQUIRED, BLIGHTED STRUCTURE DEMOLISHED INFRASTRUCTURE INSTALLED AND THE REDEVELOPER WILL CONSTRUCT A MULTI-PHASE MIXED-USE PROJECT.

- a. The First Phase of the Redevelopment Project shall include:
- The demolition of the existing mall structure as shown on the survey of the current improvements;
 - The construction of a new public street traversing the project site to improve the access as depicted on the Site Plan;
 - The development of an approximately 75 dwelling unit multifamily housing project targeted for residents at age 55 and over, which qualifies as a “Workforce Housing” project under the Nebraska Community Development Law;
 - The re-use and repurposing of the former Kmart building into an indoor youth sports facility; and
 - The re-use and repurposing of the former SunMart building into a multi-tenant building providing needed neighborhood services.

The repurposing of the former Kmart and Sunmart buildings may occur as subsequent subphases following the development of the multifamily component of the Phase One project although it is intended to complete the exterior renovation of such buildings to set the stage for the development. The creative use of the establishment of “Effective Dates” shall be required to be further defined in the Redevelopment Agreement.

- b. The Second Phase is envisioned to be a second multifamily structure containing another approximately 75 dwelling units, the timing of which will depend on the absorption and stabilization of the occupancy of the building developed in Phase One
- c. Subsequent phases of the Project could include the development of the peripheral pad sites into a Mixed-Use center to provide locations for retail, hospitality and other neighborhood support services. As shown on the Site Plan, such uses could include a re-use/renovation of the former theatre building; a coffee kiosk; office use; small grocery; and restaurant uses

The Redeveloper envisions some flexibility on the timing of the implementation of the various phases and components of the Project. Such an approach may require the establishment of staggered or varied Effective Dates for the Tax Increment Financing of the phases and subphases of the Project in the Redevelopment Agreement

The Redeveloper shall utilize Tax Increment Financing to aid in the acquisition, demolition, site preparation, infrastructure expenses and related construction costs associated with the purchase and development of this mixed-use project which shall include the workforce housing on the Project site which will be further subdivided to accommodate the separate ownership and phasing of the Project.

The Project shall utilize the benefits of the Nebraska Community Development Law, including the use of tax increment financing for eligible costs of the Project which shall include, but not be limited to:

- Site acquisition costs for the individual phases and subsequent projects;
- Demolition of the blighted and substandard structures and related parking lots;
- Site preparation including grading and stormwater improvements;
 - The installation of public infrastructure which shall include a new public street and the extension of necessary public utilities;
 - Building enhancements including façade improvements to assist in the prevention of future blight conditions and energy enhancements to make the structures more energy efficient; and
 - The development of workforce housing in accordance with the requirements of the Nebraska Community Development Law.

The Project will encounter these costs at this Redevelopment Area and this Project is not financially feasible without the use of tax increment financing. This Project will not occur as presently designed without the use of tax increment financing.

TAX INCREMENT FINANCING TO PAY FOR THE ACQUISITION OF THE PROPERTY AND INSTALLATION OF SEWER, WATER AND PAVING WILL COME FROM THE FOLLOWING REAL PROPERTY:

Property Description (the "Redevelopment Project Area")

South of 12th Street and west of Marian Road to include the 30+ acre site of the former Imperial Mall and former Imperial Theatre in the City of Hastings, Adams County, Nebraska.

- **Legal Descriptions:** Parcel 1:
A tract of land comprising all of Block Nine (9), Imperial Village Addition to the City of Hastings, and lying in the Northeast Quarter (NE1/4) of Section Ten (10), Township Seven (7) North, Range Ten (10) West of the 6th P.M., Adams County Nebraska, according to the plat filed March 22, 1967, in Book 179, Page 239; and

Parcel 2:

Lot One (1), Imperial Theatre Subdivision to the City of Hastings, Adams County, Nebraska, according to the plat filed November 22, 1988, as Instrument No. 883615.

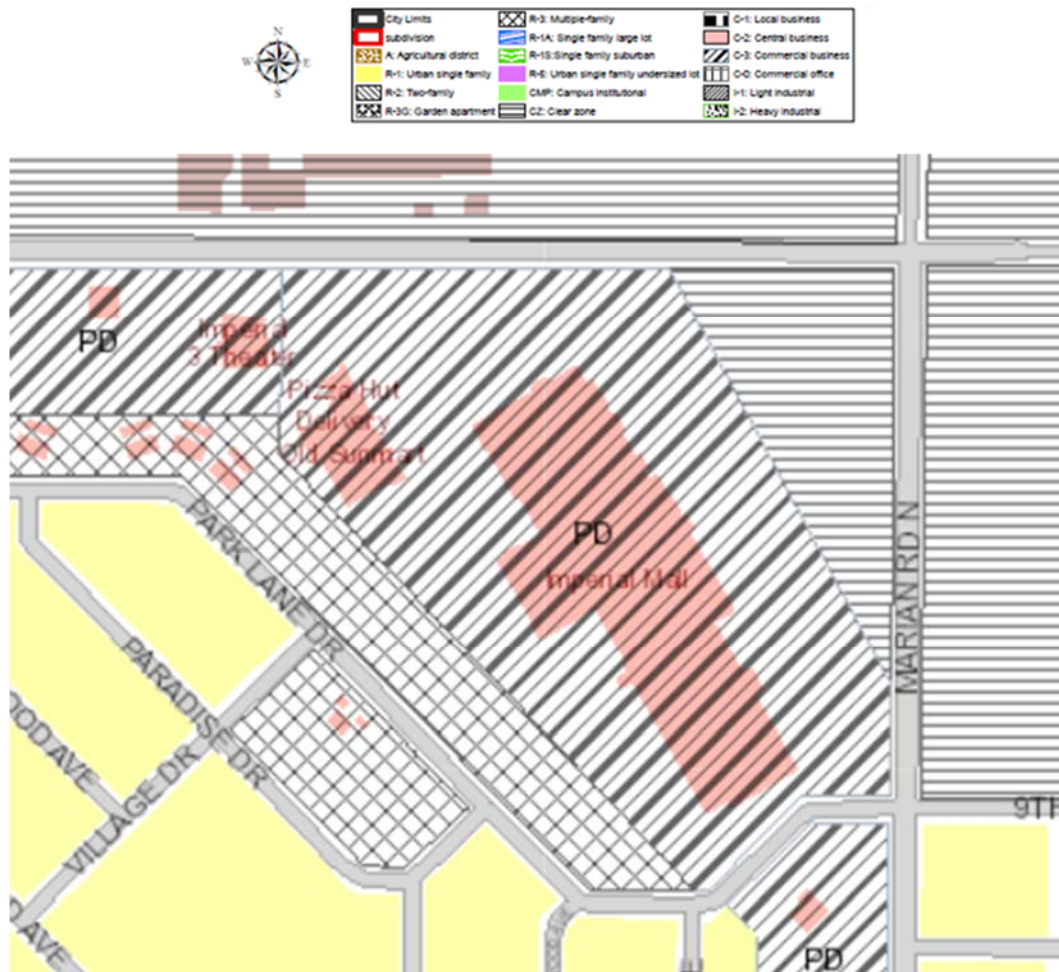
(collectively, the "Property")

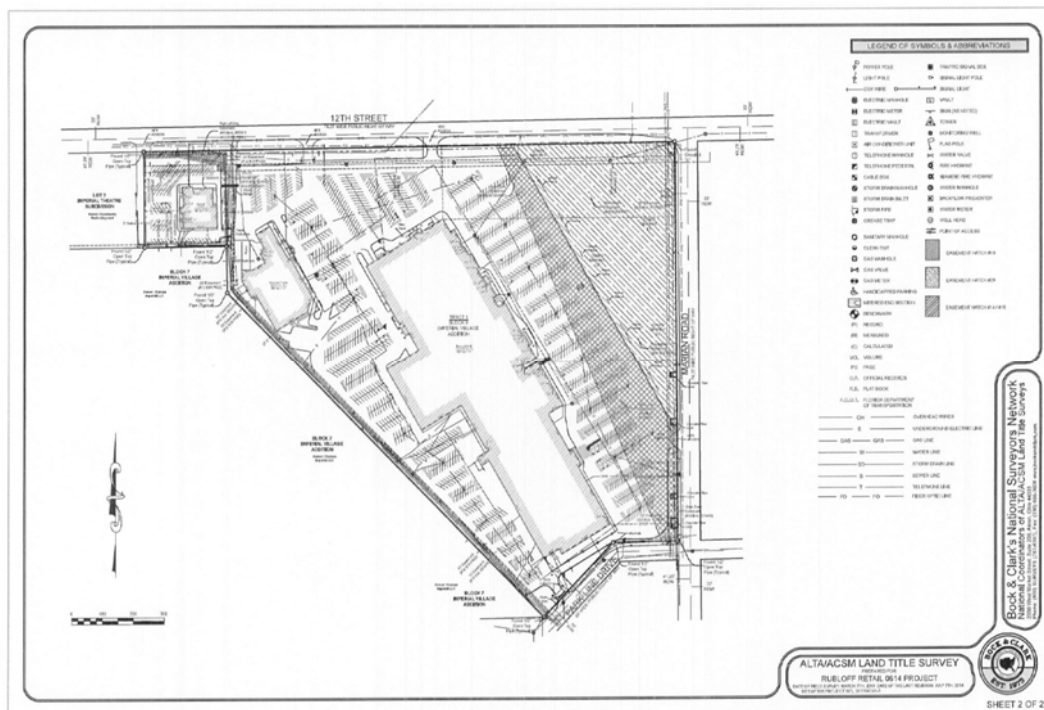
- **Survey:** Attached below is an accurate ALTA/NSPS Land Title Survey which depicts the current circumstance at the project site and reflects the large abandoned mall structure of the former Imperial Mall. One of the threshold actions upon approval of the Redevelopment Project will be the substantial demolition of the blighted and vacant mall structure. The stand-alone building on the NW corner, which is the former Sunmart building, will be retained and renovated for a mix of uses which could include small retail and/or office uses. The SE corner of the mall structure will be retained as it formerly housed the Kmart business. Due to its size of approximately 85,000 square feet and its high ceilings, it is easily re-purposed into a indoor sports facility which could

house basketball, volleyball and soccer fields/courts. The Redeveloper would intend to partner with or sell this structure to a sports program or entity which could better fully utilize this structure; and

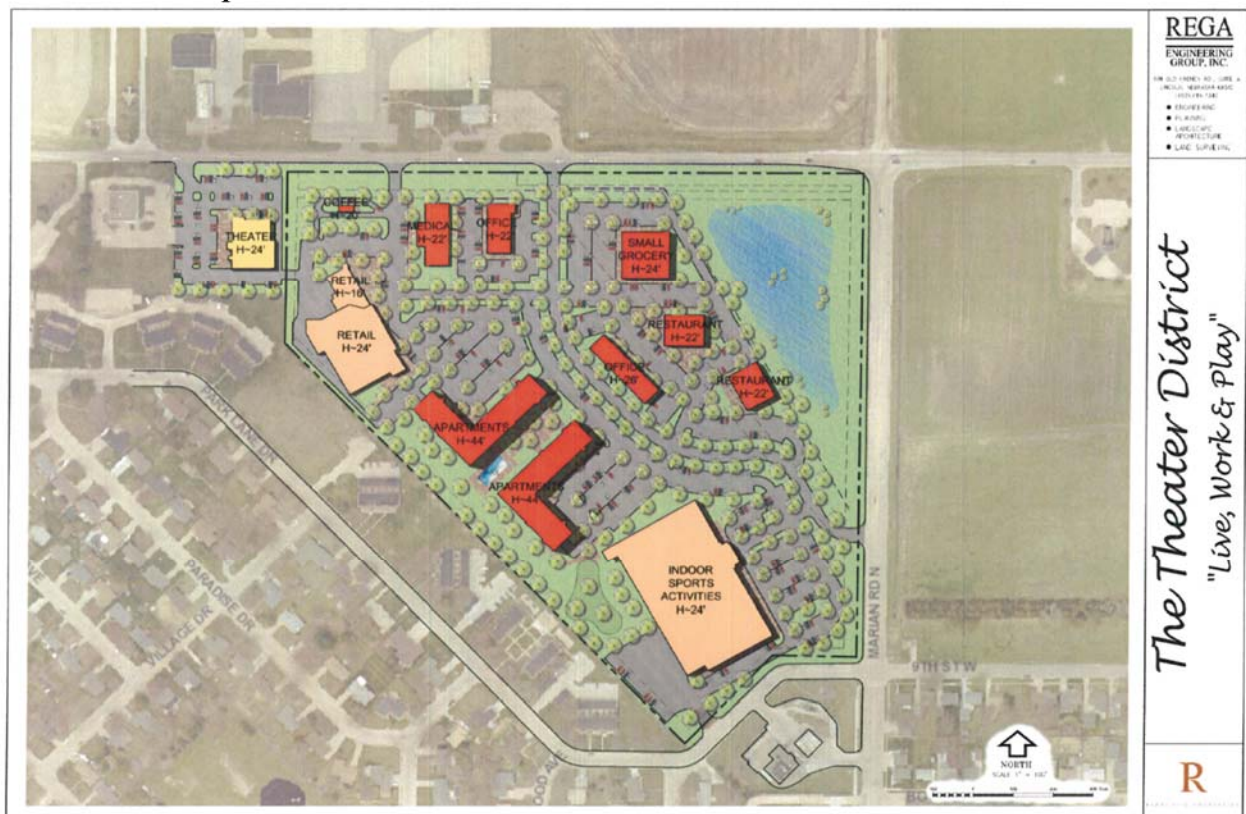
- **Site Plan:** Attached below is the conceptual Site Plan prepared by the Project Engineers which depicts the location of the multifamily structures, the retention of the Sunmart and Kmart buildings, and the location of the other contemplated uses which could include coffee kiosk, office, medical, small grocery, and restaurant locations. The Site Plan also depicts the new public street contemplated for the site to improve and facilitate access to the mix of uses envisioned for the Project Site.

Map of Existing Land Use and Proposed Redevelopment Site





Site Plan of the Proposed Mixed-Use Theatre District:



The tax increment will be captured for the tax years 2022 through 2036 inclusive. Provided, however, if there is no increase in valuation for the 2022 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.

The real property ad valorem taxes on the current or base valuation will continue to be paid to the usual taxing entities. The increase in value will come from the new construction of up to approximately 75 dwellings units which shall qualify as workforce housing townhomes as permitted in the Planned Development District and the Development Plan applicable to the Theatre District.

Total project costs for the Phase One project are in excess of \$16,500,000 which includes the costs of demolition of \$780,000; site preparation /grading of \$350,000; and street construction of \$650,000. The new private improvements contemplated as part of the Phase One project includes an investment of approximately \$15,000,000 and envisions the completion of the exterior renovations and building enhancements to the former Kmart building and the former Sunmart building concurrently with the construction of the multifamily use since the entire Theatre District needs improvement now and the investment for the multifamily structure requires enhancement of all structures.

The Phase Two Project is anticipated to consist of a second multifamily project also containing approximately 75 dwelling units. The timing of the Phase Two will depend on the stabilization of the occupancy of the Phase One project. It is anticipated that the multifamily project of Phase Two will cost in the neighborhood of \$10,000,000 and will generate approximate \$1,800,000 to \$2,000,000 of tax increment financing. Subsequent phases can include the renovation of the theatre building; coffee kiosk; medical office; grocery and restaurant uses. It is anticipated that this Redevelopment Plan will need to be supplemented with additional detail as those subsequent phases are solidified.

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 based on the “Blight and Substandard Study for Redevelopment Areas #12 and 13 dated March 2009 as prepared by Hanna:Keelan Associates, P.C. (§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. The Comprehensive Development Plan identifies this Project Site as “Mixed Use - Community” which designation is consistent with the redevelopment plan for the Theatre District. This plan merely provides funding for the redeveloper to construct workforce housing for residential uses on this property as defined by the current and effective zoning regulations. The Hastings Planning Commission held a public hearing at their meeting on November 17, 2020 and approved Plan Modification 2020-5 to Redevelopment Plan #13 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 #13 provides for real property acquisition and this plan amendment does not prohibit such acquisition. Theatre District, LLC has recently acquired the project site and it is envisioned that Theatre District, LLC shall sell the individual pad sites to the actual developers constructing the improvements as will be required by project financing.

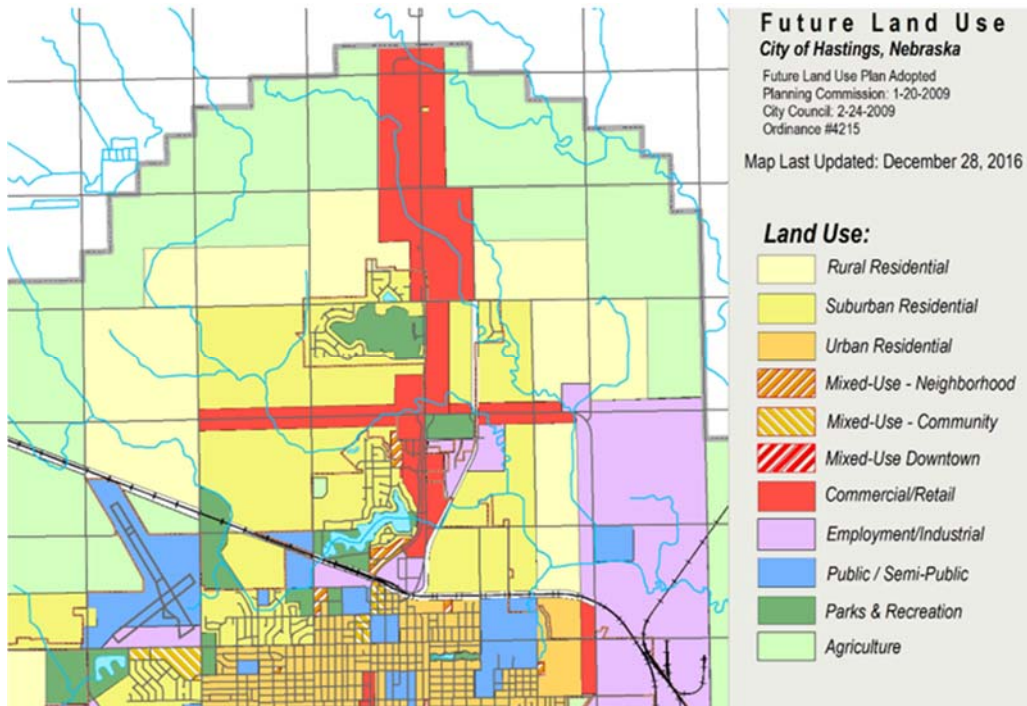
b. Demolition and Removal of Structures:

The Project to be implemented with this plan depends on the selective but substantial demolition of the former mall structure. As shown on the ALTA Survey depicted above, the majority of the former mall structure shall be removed to make way for the redevelopment uses. The current cost estimate for such demolition of the structure and the surrounding deteriorated parking lot is approximately \$780,000.

c. Future Land Use Plan

See the attached map from the 2009 Hastings Comprehensive Development Plan. The Project Site is identified as “Mixed-Use Community” in the Comprehensive Development Plan which use is consistent with this Amendment. the site in private ownership is planned for residential development and ancillary uses of the area after redevelopment as required by Section 18-2111(5) of the Nebraska Community Development Law.

Future Land Use Map



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

The project area is currently zoned for commercial use under the CP-3 district with a Planned Development overlay district and Development Plan. The Redeveloper is concurrently pursuing an amendment to the PD permit to allow the mix of uses contemplated herein. Upon demolition of the former mall structure, the project site shall be graded and the site prepared for redevelopment. The Site Plan reflects the dedication of a new public street which will be constructed in conjunction with the Theatre District plat to be filed with the City of Hastings. No changes are anticipated in building codes or ordinances, nor are any other planning changes contemplated [§18-2103(b) and §18-2111] other than as described herein.

e. Site Coverage and intensity of Use

The redeveloper is proposing to construct a multifamily structure containing approximately 75 dwelling units and related parking. The redeveloper plans to meet the applicable regulations regarding site coverage and intensity of use. [§18-2103(b) and §18-2111]

f. Additional Public Facilities or Utilities

Sewer, water and street paving will be installed by the redeveloper to support this development. Sufficient electric utilities and gas lines will also be installed by the redeveloper for the proposed construction of all uses reflected on the Site Plans. The redeveloper will be responsible for installing any sidewalks required for the project. No other utilities would be impacted by the development. [§18-2103(b) and §18-2111]

- The Act requires a Redevelopment Plan provide for relocation of individuals and families displaced as a result of plan implementation.** The project site is vacant with one commercial tenant located in the former Sunmart building. The redeveloper intends to retain this commercial tenant as part of the mixed-use development dependent on the tenant's desire to remain part of the development. [§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 redeveloper anticipates that the multifamily structure which is part of the Phase One project will have land acquisition costs of approximately \$450,000. It is anticipated that the aggregate development cost of the first multifamily building, including all hard and soft costs will be approximately \$10,125,000. In addition, the redeveloper anticipates that the early eligible costs of the project shall include:

- Demolition: \$780,000
 - Site Preparation: \$350,000
 - Street construction: \$650,000
 - Facades: Estimate of \$3,500,000*
- (* This cost estimate includes the building/façade enhancements for the multifamily structure and also the repurposed Sunmart and Kmart structures)

The first multifamily building will generate approximately \$1,600,000 of tax increment financing which obviously will not fully fund the Phase One eligible expenses. The unfunded eligible expenses shall be eligible for funding when the uses or users for the former Sunmart building and/or Kmart building are fully identified and the renovations of those buildings proceed as subphases of the Phase One project which will be more fully described in the Redevelopment Agreement. None of the phases of the Redevelopment project would be feasible without the use of tax increment financing.

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

The redeveloper anticipates that the sources of financing for the multifamily portion of the Phase One of the Project shall be structured as follows:

• First mortgage indebtedness:	\$7,125,000
• Tax Increment Financing:	\$1,600,000
• Equity:	\$1,150,000
• HEDC Rural Workforce funds:	<u>\$200,000</u>
Total	\$10,125,000

However, this summary listing of Sources does not include the up-front costs of demolition of the mall structure nor the cost of installation of the public street. The Redeveloper anticipates refinement of the Project Sources/Uses and working with the CRA and the City of Hastings to arrive at an acceptable Project financing plan. The key to making the financing plat is to be able to spread the aggregate project costs across all of the phases of the development plan.

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 by providing the following benefits;

- Quality workforce housing for the senior resident demographic;
- The repurposing of the blighted and substandard structures existing on the Project site; and
- A mix of neighborhood services and other complementary uses.

8. Time Frame for Development

Development of the first multifamily portion of Phase One of the Project is anticipated to be commenced in the Springs of 2021 and construction completion could occur in the Fall of 2022 with an anticipated construction schedule of 16-18 months. Excess valuation should be available for this project for 15 years beginning with the 2022 tax year, provided, however, if there is no increase in valuation for the 2022 tax year, the excess valuation will be available beginning in the year when an increase in value is available for capture.

9. Justification of Project

The demolition of the blighted and substandard Imperial Mall structure is warranted and will substantially benefit the Redevelopment Area and the City of Hastings. The repurposing of the former Sunmart and Kmart structures while providing beneficial uses for the City is further justification of the project. Additionally, the extension of utilities, substantial site grading and installation of a new public street are necessary to facilitate redevelopment of this site. The redevelopment of this project site will result in increased workforce housing opportunities and increased sales tax and is the first step in the creation of affordable housing opportunities for the Hastings community. The Hastings Economic Development Corporation and the Hastings City Council have made it clear with previous decisions that they support development that will increase residential workforce opportunities.

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:

Phase 1 - Project Sources and Uses for the multifamily component

Approximately \$1,600,000 in public funds from tax increment financing provided by the Hastings Community Redevelopment Authority will be required to complete the multifamily component of the Phase One project. This investment by the Authority will leverage approximately \$9,255,000 in private sector or other non-local financing; a private investment of \$5.78 for every TIF dollar investment.

Description	TIF Funds	Equity, Bank, other Funds	Totals
Site Acquisition	\$450,000		\$450,000
Demolition	\$780,000		\$780,000
Infrastructure costs	\$370,000	\$280,000	\$650,000
Construction costs		\$8,625,000	\$8,625,000
Site Preparation		\$350,000	\$350,000
TOTALS	\$1,600,000	\$9,255,000	\$10,855,000

Tax Revenue. The property to be redeveloped is anticipated to have a January 1, 2021, valuation of approximately \$340,000 with such sum to be allocated to the various components and lots to be platted as part of the Project. Based on the 2020 levy of .02258474 this would result in real property taxes of approximately \$7,678 which will be paid out to all the existing taxing entities. It is anticipated that the assessed value will increase by \$6,500,000 upon full completion, as a result of the site redevelopment. This development will result in an additional estimated tax increase of over \$145,000 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 2020 assessed value:	\$340,000
Estimated value after completion:	\$6,850,000
Incremental value:	\$6,510,000
Annual TIF generated:	\$146,800
TIF Bond Issue:	\$1,600,000

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 \$9,255,000 and TIF funding is intended to fill the remaining gap, making this project feasible. The project is asking for \$1,600,000 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 1.4% 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		\$ 885,754	\$ 894,612	\$ 903,558	\$ 912,593	
Expenses		\$ (415,151)	\$ (422,814)	\$ (430,627)	\$ (438,593)	
NOI Without TIF		\$ 470,603	\$ 471,798	\$ 472,931	\$ 474,000	
Debt Service		\$ (435,053)	\$ (435,053)	\$ (435,053)	\$ (435,053)	
Cash Flow Without TIF		\$ 35,550	\$ 36,745	\$ 37,878	\$ 38,947	
Cash on cash return wo/TIF		1.40%	1.45%	1.50%	1.60%	
Equity Investment		\$ 2,531,300	\$ 2,531,300	\$ 2,531,300	\$ 2,531,300	

Proforma with TIF

Proforma Operating Statement w/o TIF						
			<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>
Rent Revenue			\$ 885,754	\$ 894,612	\$ 903,558	\$ 912,593
Expenses			\$ (378,717)	\$ (382,613)	\$ (386,584)	\$ (390,631)
NOI Without TIF			\$ 507,037	\$ 511,999	\$ 516,974	\$ 521,962
Debt Service			\$ (416,795)	\$ (416,795)	\$ (416,795)	\$ (416,795)
Cash Flow Without TIF			\$ 90,242	\$ 95,204	\$ 100,179	\$ 105,167
Cash on cash return wo/TIF			7.85%	8.28%	8.71%	9.14%
Equity Investment			\$ 1,150,000	\$ 1,150,000	\$ 1,150,000	\$ 1,150,000

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

The proposed redevelopment will create additional valuation of \$6,510,000. No tax shifts are anticipated from the project. The project creates new valuation from the construction of an approximately 75 dwelling unit multifamily housing project that 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;

The Project anticipates the installation of a new public street to be dedicated to the City of Hastings to improve access to the mix of uses contemplated for the Project. Existing water and waste water facilities will not be impacted by this development. The electric utility has sufficient capacity to support the development. It is anticipated that this project will not impact schools in any significant way as the housing component will be targeted to those residents aged 55 and over. Fire and police protection are available and should not be negatively impacted by this development.

(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 and should provide for additional housing opportunities for employees and employers. Further, the mix of the uses envisions additional commercial uses which should create additional job opportunities, the number of which is difficult to quantify at this time.

(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 and should provide for additional housing opportunities for employees.

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

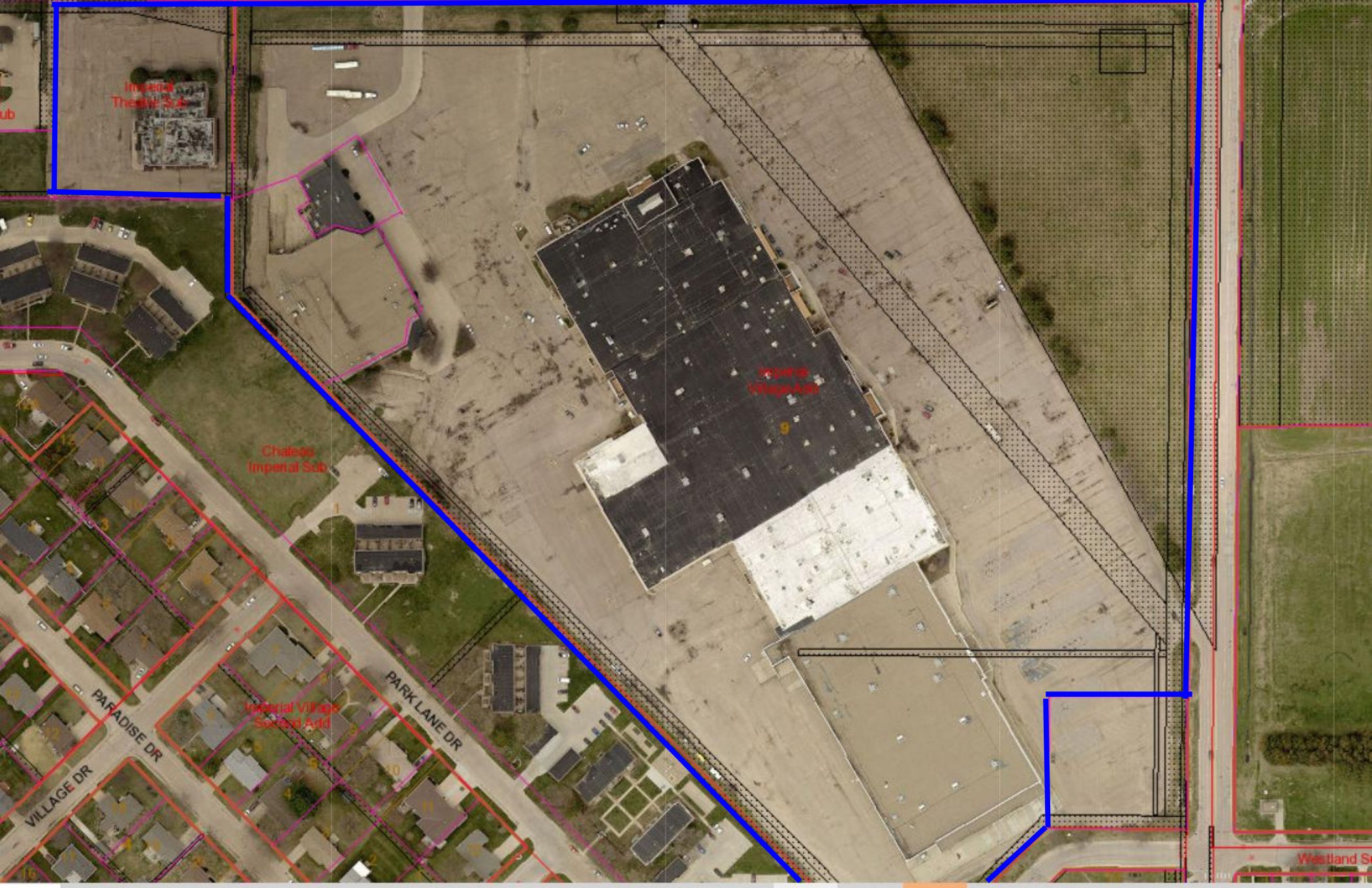
This development will have a minimal impact on the Hastings area school systems as it will likely not result in any increased attendance and the local school systems would be able to absorb any students from this additional development without adding to school facilities or staffing.

(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, the Hastings Housing Study of 2016 and HEDC's goal to increase workforce housing in the community.

Time Frame for Development

Development of the Phase One multifamily component containing approximately 75 dwelling units is anticipated to be developed commencing in approximately June of 2021 and substantially completing construction by December of 2022. Further, the Redeveloper envisions that the internal street shall be constructed during this time period and that redeveloper shall undertake the exterior building enhancements to the former Kmart and Sunmart buildings.



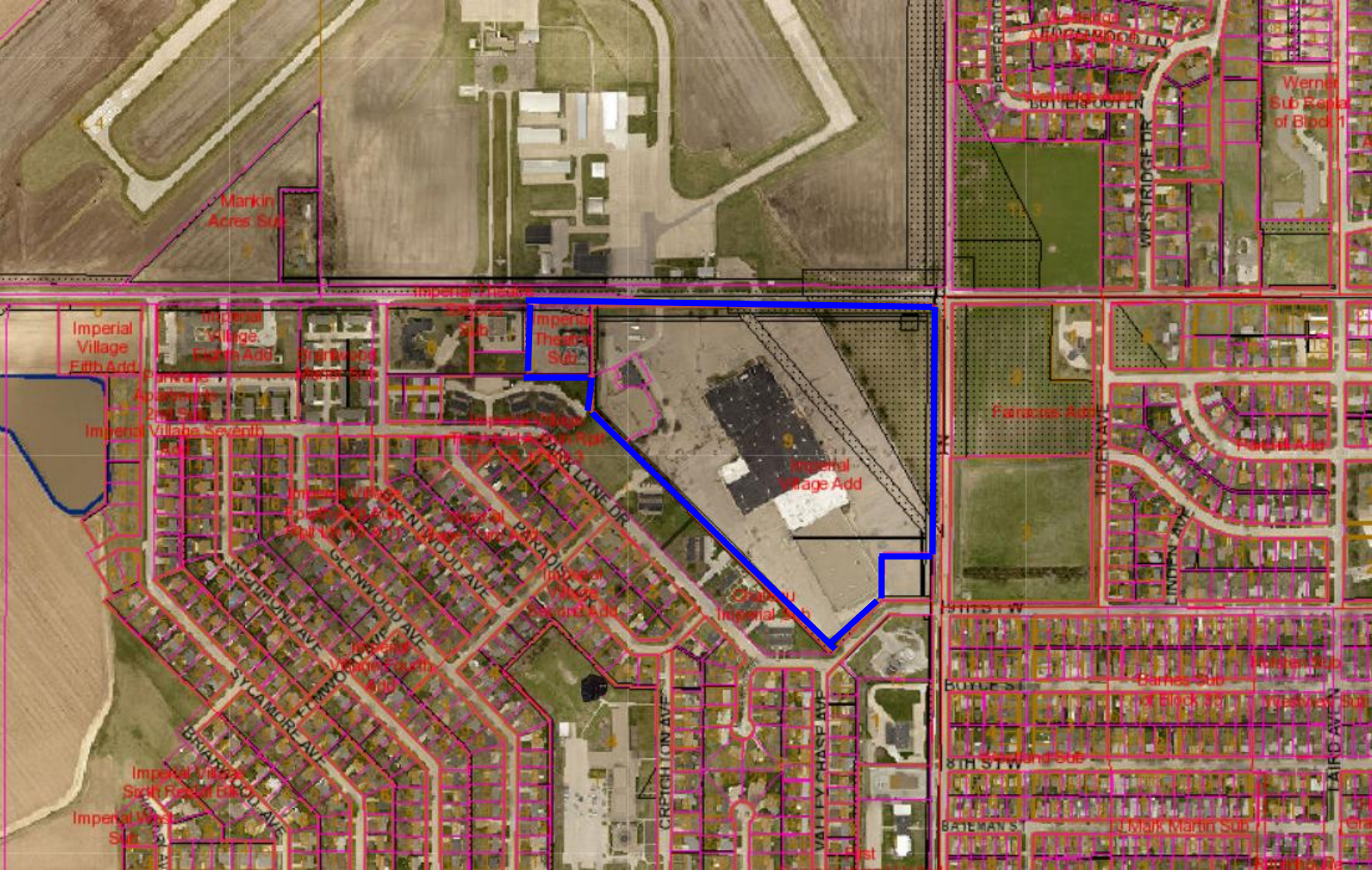
Imperial Thermal Sub

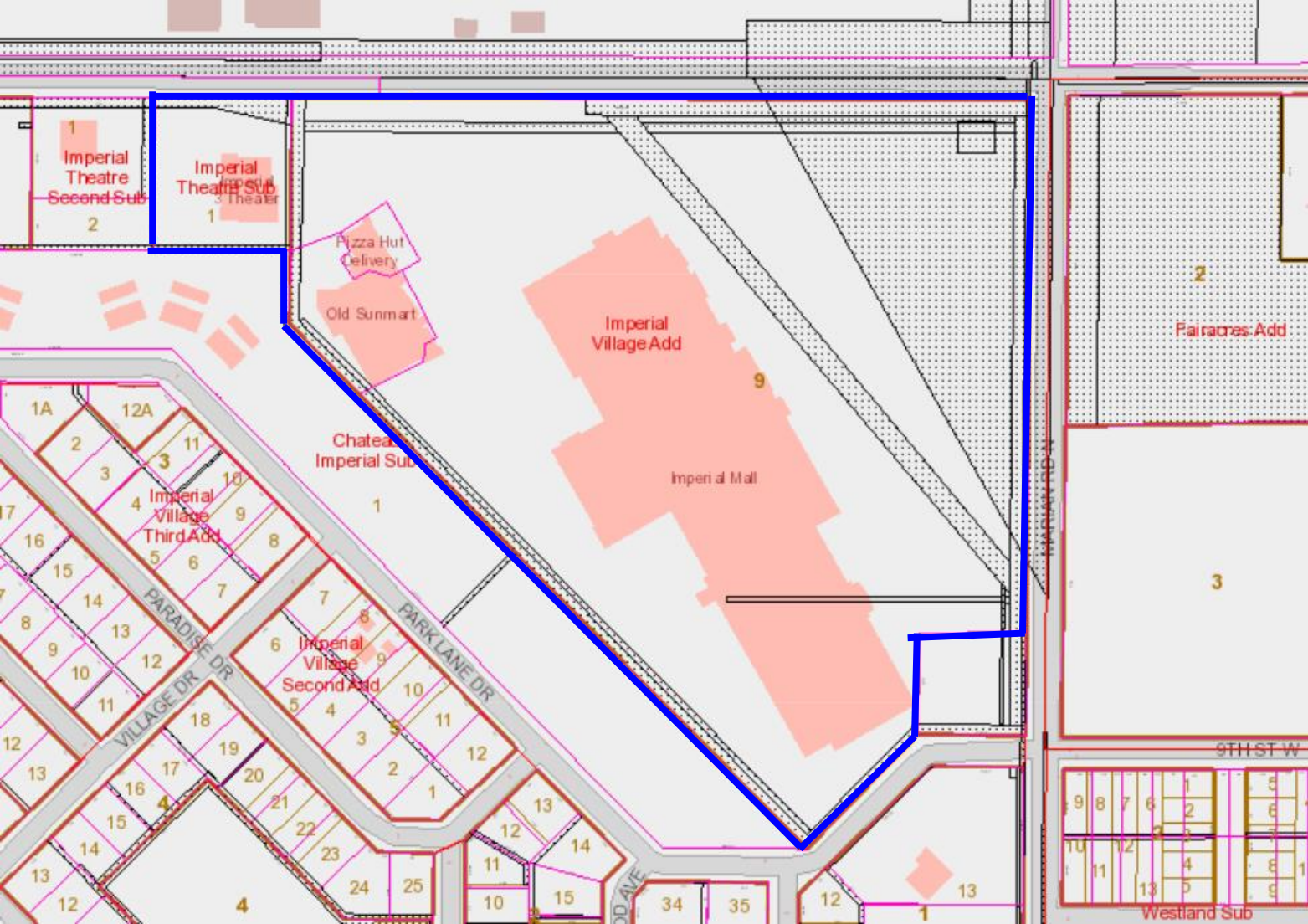
Chateau Imperial Sub

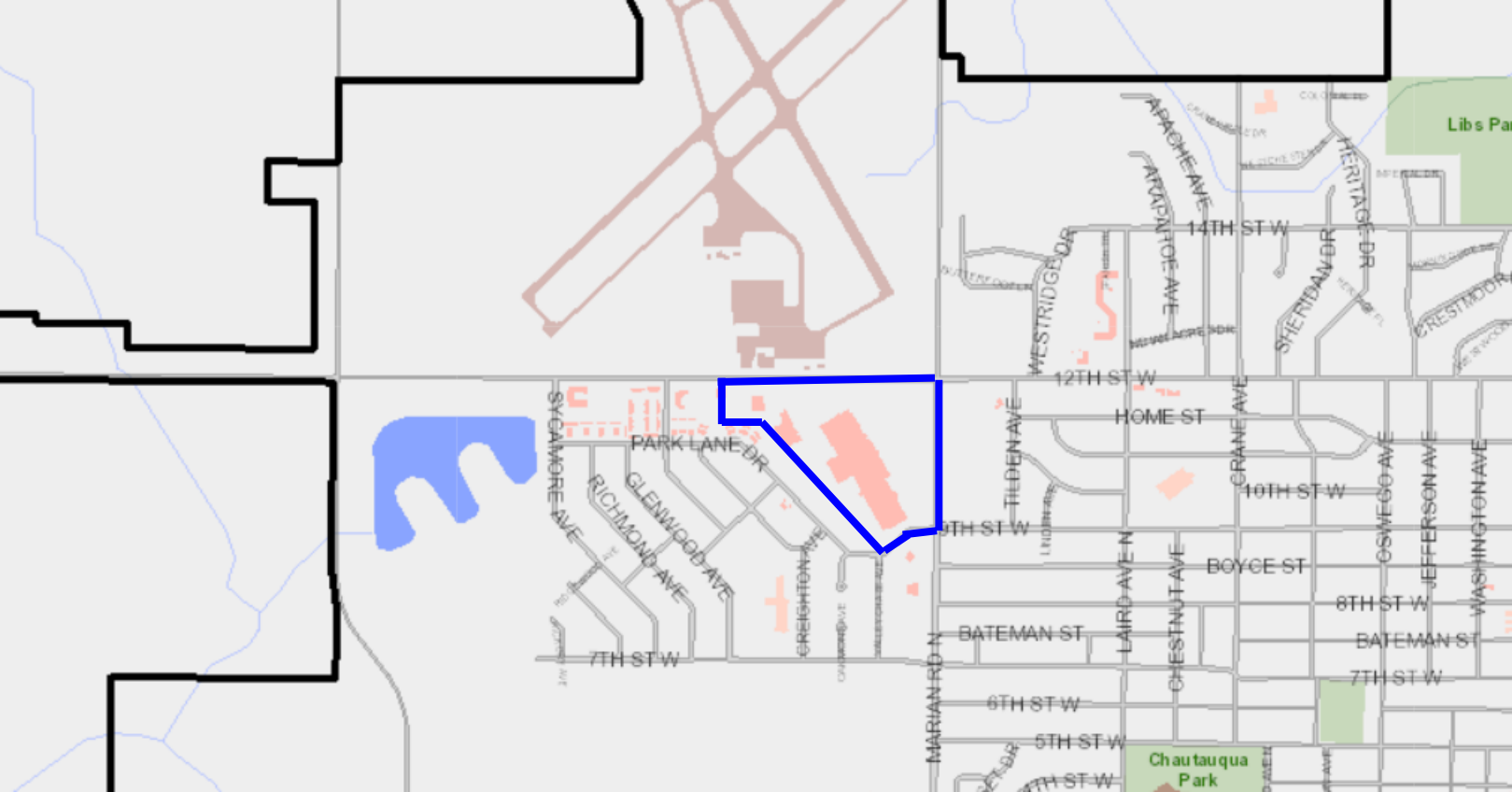
Imperial Village Add

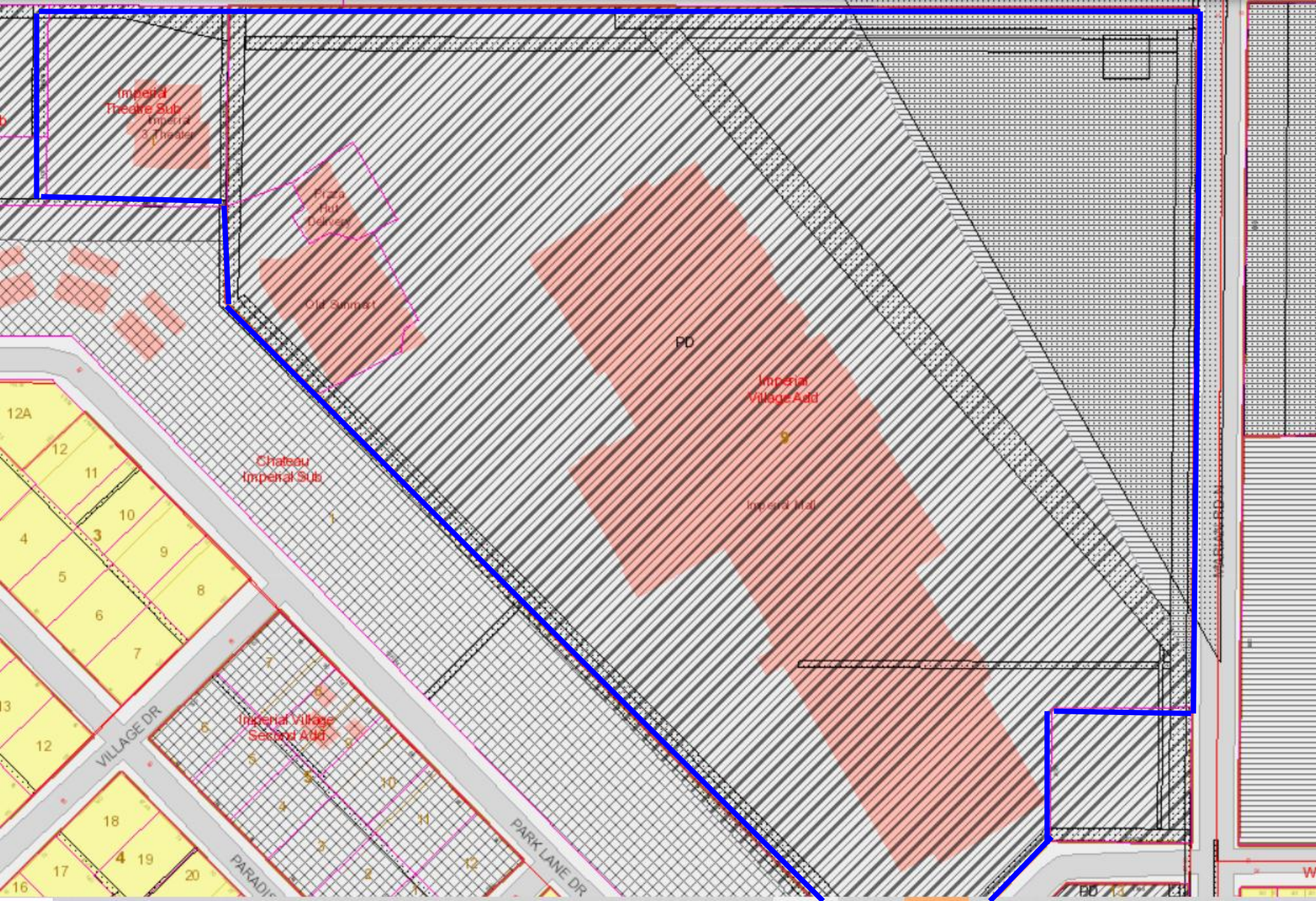
Imperial Village Second Add

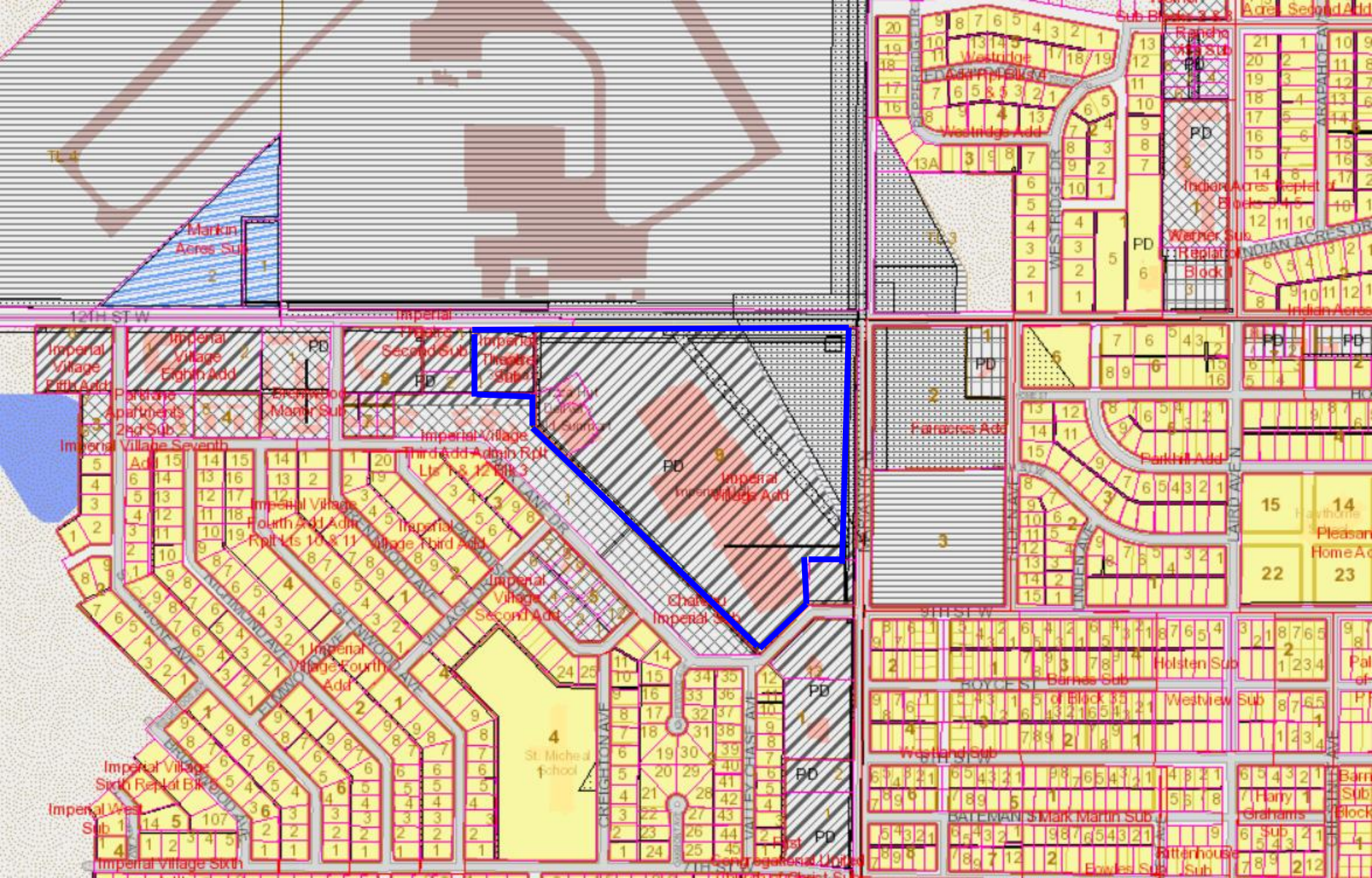
Westland Sub

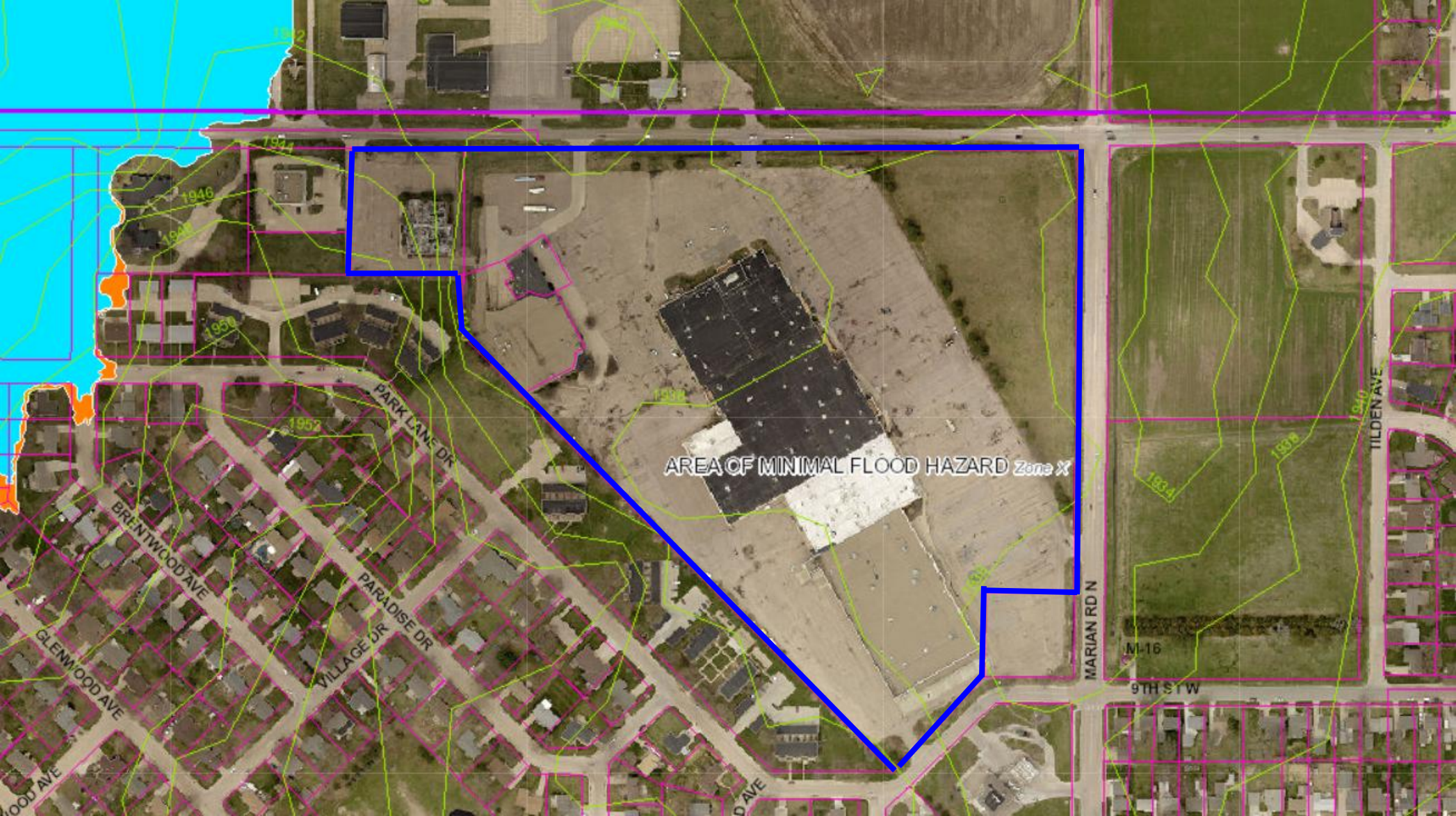


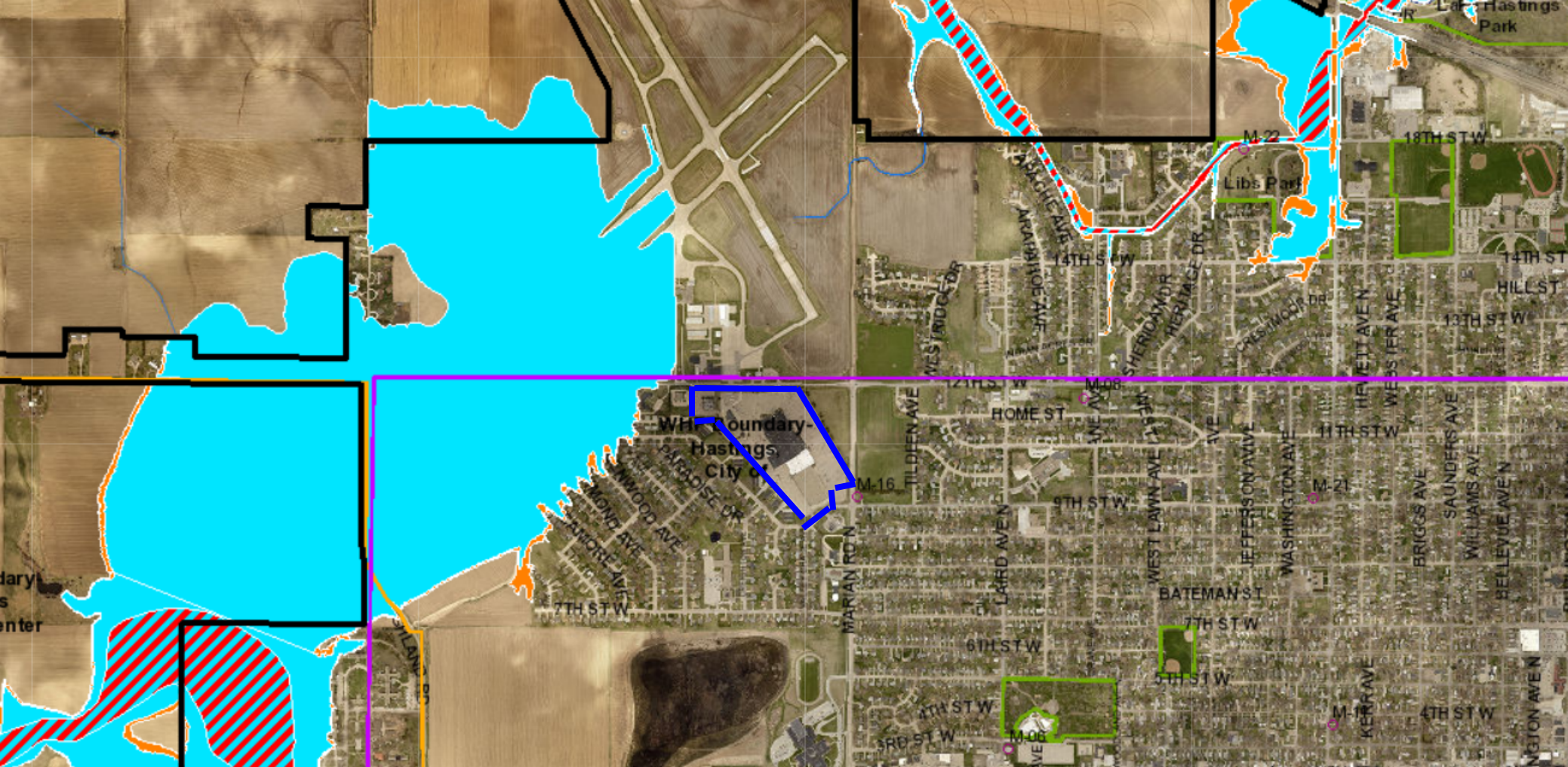


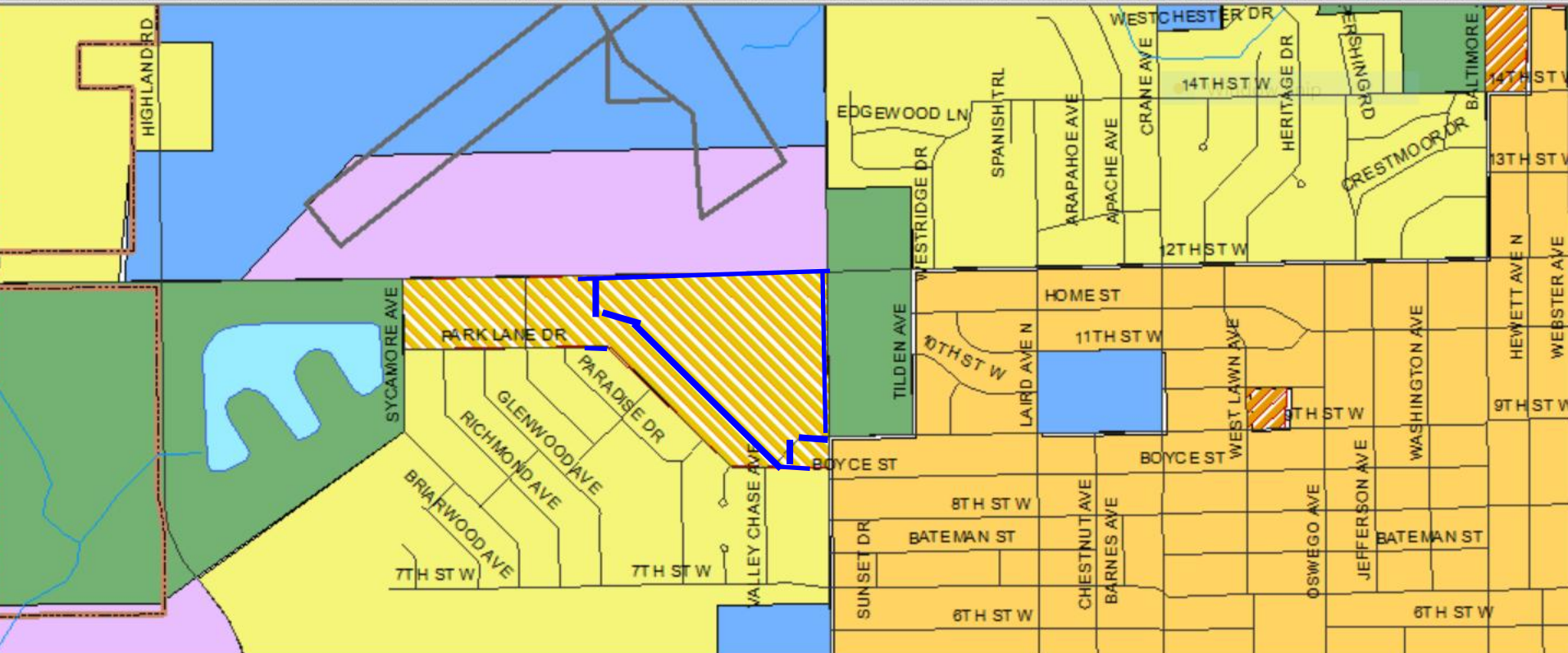












Future Land Use

City of Hastings, Nebraska



0 485 970 1940 Feet

Land Use:

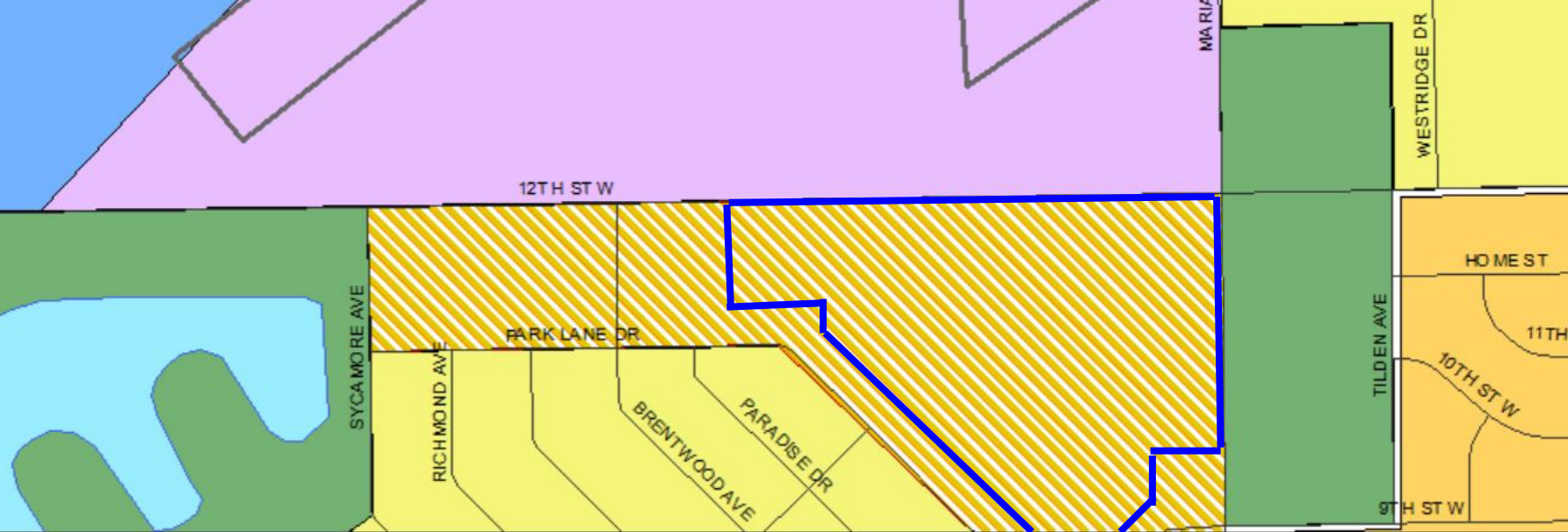
- Rural Residential
- Suburban Residential
- Urban Residential

- 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



Future Land Use of Hastings, Nebraska

255 510 1020 Feet



Land Use:

Rural Residential

Suburban Residential

Urban Residential



Mixed-Use - Neighborhood



Mixed-Use - Community



Mixed-Use Downtown



Commercial/Retail



Employment/Industrial



Public / Semi-Public



Parks & Recreation



Agriculture

Overlay Districts:



South Burlington Overlay



Highway 6 Overlay



Urban Industrial Overlay



Floodplain



City Boundary



ETJ Boundary

RESOLUTION NO. 2020-65

WHEREAS, the Area #13 Redevelopment Plan prepared by the Community Redevelopment Authority of the City of Hastings, Nebraska has previously been approved by the Mayor and City Council of the City of Hastings; and

WHEREAS, the Community Redevelopment Authority of the City of Hastings, Nebraska has prepared Redevelopment Plan Modification No. 2020-5 for Redevelopment Area #13; and

WHEREAS, the Community Redevelopment Authority forwarded said Plan Modification to the Hastings City Planning Commission for its review and recommendations as to the consistency with the Redevelopment Plan and development objectives for Redevelopment Area #13 and also its conformity with the Comprehensive Development Plan of the City of Hastings; and

WHEREAS, the Hastings City Planning Commission conducted a review of Plan Modification No. 2020-5 and held a public hearing on November 17, 2020 to solicit testimony from the community regarding said plan modification and at the conclusion thereof determined it was consistent with general plan and development objectives for Redevelopment Area #13, and also consistent with the goals, policies, and objectives of the Comprehensive Development Plan of the City, and took action recommending approval of the Plan Modification to the Community Redevelopment Authority of the City of Hastings; and

WHEREAS, the Community Redevelopment Authority of the City of Hastings, Nebraska, considered the recommendations of the Plan Modification by the Hastings City Planning Commission and, on November 18, 2020 approved forwarding the Plan Modification to the Mayor and City Council for approval.

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

BE IT RESOLVED by the Mayor and Council of the City of Hastings, Nebraska, that Redevelopment Plan Modification No. 2020-5 for the Theatre District Redevelopment Project located at 3101 West 12th Street, Hastings, Nebraska in Redevelopment Area #13 as provided herein, be and the same is hereby approved, and a copy of said Redevelopment Plan Modification is attached hereto, marked as "Exhibit A", and incorporated herein by this reference.

PASSED AND APPROVED this 14th day of December, 2020.

ATTEST:

Corey Stutte, Mayor

Kimberly S Jacobitz, City Clerk

[S E A L]

Approved as to form: _____
Clint Schukei, City Attorney

Department: Parks & Recreation
Staff Contact: Jeff Hassenstab
Council Meeting Date: 12/14/2020

AGENDA ITEM SUMMARY SHEET

Description of Item:

Approval of awarding contract to Creative Sites LLC for the purchase and installation of inclusive playground at Crosier Park

Names of People/Business affected by this action:

City of Hastings
Creative Sites LLC

Why Council action is required:

Council must approve all contracts \$30,000 +

Type of action requested:

Motion

Suggested motion:

Motion to approve contract in the amount of \$540,865.00 with Creative Sites LLC for the purchase and installation of an inclusive playground at Crosier Park.

Deadlines associated with action:

N/A

Department head comments:

The inclusive playground has been identified as a need in our community for some time and was included in the list of projects under the current sales tax fund. The playground and parking stalls will kick off Phase 1 of the development. With council approval this phase is scheduled to begin next Summer.

The Hastings Community Foundation Key Society has pledged \$100,000 to the playground. Phase 2 of the project will include a shelter and restrooms. We anticipate Phase 2 to begin Fall 2021.

With these additions we consider Crosier Park to be a new destination park for the community to enjoy. I recommend approving the contact with Creative Sites LLC.

City Administrator comments:

Recommend approval subject to review by City Attorney and Parks & Rec Director



COLOR KEY	
●	RED
●	AQUA
●	LIME
●	YELLOW
●	BLUE
●	PURPLE
●	ORANGE
 	YELLOW/BLUE
 	BLUE/YELLOW
 	LIME/BLACK
 	ORANGE/BLACK



PLAY THAT MOVES YOU

Outdoor play is an incredible way for children to release energy, use their imaginations, role play, create, connect and develop. Designing a space that fosters these activities is key to creating a space that is inviting and approachable for children of all abilities, especially those using a mobility device. Play and movement help children with or without ADHD better focus in the classroom and on tasks and helps them express emotions in a healthy way. Having ramps and play pieces that engage all children helps everyone find common ground, learn cooperation and communication—just plain have more fun.



ADA RAMP



CRUISER



ROLLER SLIDE



EVOLUTION® CLIMBER



INCLUSIVE ORBIT



3-IN-A-ROW PANEL



KONNECTION SWING



PLAY THAT MOVES YOU

Having access to the play environment is important because if people of all abilities can't access the playspace, they can't benefit and learn from play. Creating access doesn't just mean the ability to get into the playspace, although that is obviously important. On a deeper level, it means making the heart of the play environment and the most exciting attributes accessible to all users who wish to partake in a particular activity. This gives everyone the ability to play shoulder to shoulder with their peers and learn and grow together. Double Wide Ramps, spinning social spaces like the Volta™ Inclusive Spinner and the Konnection™ Swing offer opportunities for children of all abilities to play side by side and work together in a way that benefits everyone.











ochsner hare + hare

the **olsson** studio



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QUOTATION



Creative Sites, LLC

11506 Pierce Street

Omaha, Ne 68144

402-614-4606

DATE: December 2, 2020

Customer: City of Hastings Omnia ID#5002622

Jeff Hassenstab

2015 West 3rd Street

Hastings, NE 6901

CPN# NE-R170301-305072

Burke OMNIA Partners Contract #R170301

BCI Burke Playground Equipment:

Drawing #905-124309-9

NU Play Structure Ages 5-12

NU Play Structure Ages 2-5

Playensemble

Roller Table

Cruiser

Comet

2 ea. Kid Force Spinner

Inclusive Orbit

Volito Swing

Single Post Swing with 2 Belt, 2 Tot and 1 Freedom and 1 Konnection

4 ea. 8' PVC Benches, In-ground

Equipment Total \$ 412,604.00

Less Burke Matching Funds Discount \$ - 160,928.00

Freight \$ 11,500.00

Burke Equipment Total \$ 263,176.00

Ecoturf Surfacing:

9,745sf 50/50 Black Color Mix for appropriate fall heights

2.5", 3.5" and 4.5" \$ 110,411.00

Installation of Playground Equipment: \$ 64,983.00

Site Preparation:

Concrete, drainage, dirt work and restoration \$ 102,295.00

Project Total \$ 540,865.00

****Payment required with order to receive Burke Matching Funds.**

****Sales tax is not included.**

****This quotation is good through 12/19/20.**

****Delivery is 4 weeks ARO.**

****Net 30.**

Julie Kutilek
Creative Sites, LLC

Accepted by

City of Hastings Parks and Recreation City of Hastings

Proposal # 905-124309-9
October 13, 2020

Presented by
Creative Sites, LLC



Burke®



October 13, 2020

Jeff Hassenstab
City of Hastings Parks and Recreation
2015 West 3rd Street
Hastings, NE 68901

Dear Jeff Hassenstab:

Creative Sites, LLC is delighted to provide City of Hastings Parks and Recreation with this playground equipment proposal.

This design was developed with your specific needs in mind, and we look forward to discussing this project further with you to ensure your complete satisfaction. Creative Sites, LLC is confident that this proposal will satisfy City of Hastings Parks and Recreation's functional, environmental, and safety requirements -- and most importantly -- bring joy and excitement to the children and families directly benefiting from your new playground.

You have our personal commitment to support this project and your organization in every manner possible, and we look forward to continue developing a long-standing relationship with City of Hastings Parks and Recreation. We appreciate your consideration and value this opportunity to earn your business.

Sincerely,

Julie Kutilek
Creative Sites, LLC
11506 Pierce St
Omaha, NE 68144

Design Summary

Creative Sites, LLC is very pleased to present this Proposal for consideration for the City of Hastings located in Hastings. BCI Burke Company, LLC has been providing recreational playground equipment for over 90 years and has developed the right mix of world-class capabilities to meet the initial and continuing needs of City of Hastings Parks and Recreation. We believe our proposal will meet or exceed your project's requirements and will deliver the greatest value to you.

The following is a summary of some of the key elements of our Proposal:

- Project Name: City of Hastings
- Project Number: 905-124309-9
- User Capacity: 552
- Age Groups: Ages 2-5 years, 5-12 years
- Dimensions: 87' 11" x 147' 10"
- Designer Name: Stevie Rosenkranz

Creative Sites, LLC has developed a custom playground configuration based on the requirements as they have been presented for the City of Hastings playground project. Our custom design will provide a safe and affordable playground environment that is aesthetically pleasing, full of fun for all users and uniquely satisfies your specific requirements. In addition, proposal # 905-124309-9 has been designed with a focus on safety, and is fully compliant with ASTM F1487 and CPSC playground safety standards.

We invite you to review this proposal for the City of Hastings playground project and to contact us with any questions that you may have.

Thank you in advance for giving us the opportunity to make this project a success.

INFORMATION
MINIMUM FALL ZONE
SURFACED WITH
RESILIENT MATERIAL
AREA

7877 SQ.FT.

PERIMETER

934 FT.

STRUCTURE SIZE

87' 11" x 147' 10"

STRUCTURE IS DESIGNED
FOR CHILDREN AGES:

- ☐ 6-23 MONTH OLDS
☒ 2-5 YEAR OLDS
☒ 5-12 YEAR OLDS
☐ 13 + YEAR OLDS



Registered
to ISO 9001

Registered
to ISO 14001

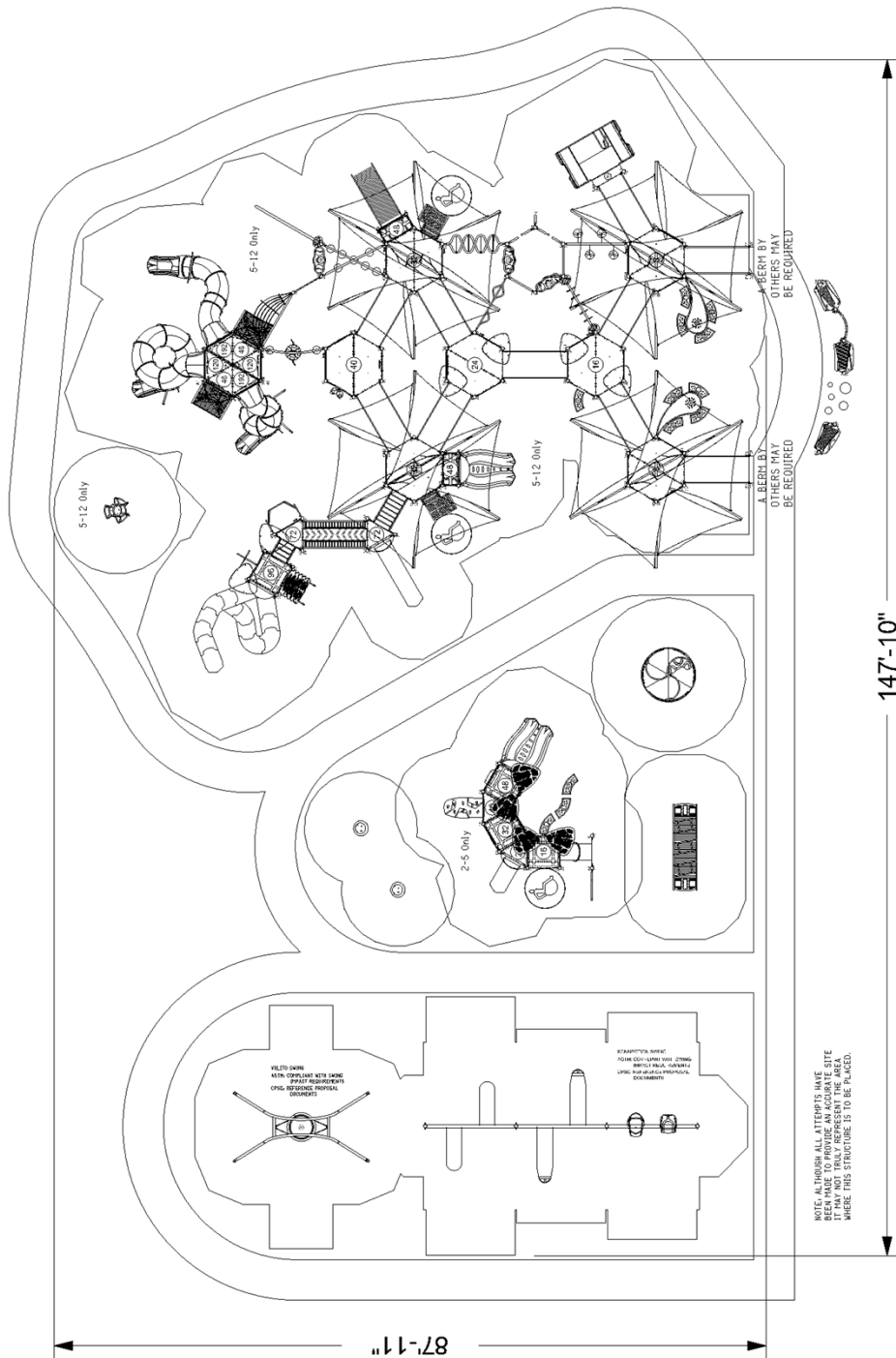


To verify product certification,
visit www.ipema.org

The play components identified
in this plan are IPEMA
certified. The use and layout of
these components conform to the
requirements of ASTM F1487.
To verify product certification,
visit www.ipema.org

The space requirements shown
here are to ASTM standards.
Requirements for other standards
may be different.

The use and layout of play
components identified in this plan
conform to the CPSC guidelines.
U.S. CPSC recommends the
separation of age groups in
playground layouts.



WARNING!

ACCESSIBLE SAFETY SURFACING MATERIAL IS REQUIRED BENEATH
AND AROUND THIS EQUIPMENT.
FOR SLIDE FALL ZONE SURFACING AREA SEE CPSC's Handbook for
Public Playground Safety.
PLATFORM HEIGHTS ARE IN INCHES ABOVE RESILIENT MATERIAL.

ADA ACCESSIBILITY GUIDELINE (ADAAG CONFORMANCE)

NUMBER OF PLAY EVENTS	87
NUMBER OF ELEVATED PLAY EVENTS	42
NUMBER OF ELEVATED PLAY EVENTS ACCESSIBLE BY RAMP	PROVIDED: 19
NUMBER OF ELEVATED PLAY EVENTS ACCESSIBLE BY TRANSFER SYSTEM	PROVIDED: 33
NUMBER OF ELEVATED PLAY EVENTS ACCESSIBLE BY RAMP OR TRANSFER SYSTEM	PROVIDED: 45
NUMBER OF GROUND LEVEL PLAY EVENTS	PROVIDED: 10
NUMBER OF TYPES OF GROUND LEVEL PLAY EVENTS	REQD: 5
NUMBER OF ELEVATED PLAY EVENTS ACCESSIBLE BY RAMP	REQD: 11
NUMBER OF ELEVATED PLAY EVENTS ACCESSIBLE BY TRANSFER SYSTEM	REQD: 10
NUMBER OF ELEVATED PLAY EVENTS ACCESSIBLE BY RAMP OR TRANSFER SYSTEM	REQD: 14
NUMBER OF GROUND LEVEL PLAY EVENTS	REQD: 5

Burke

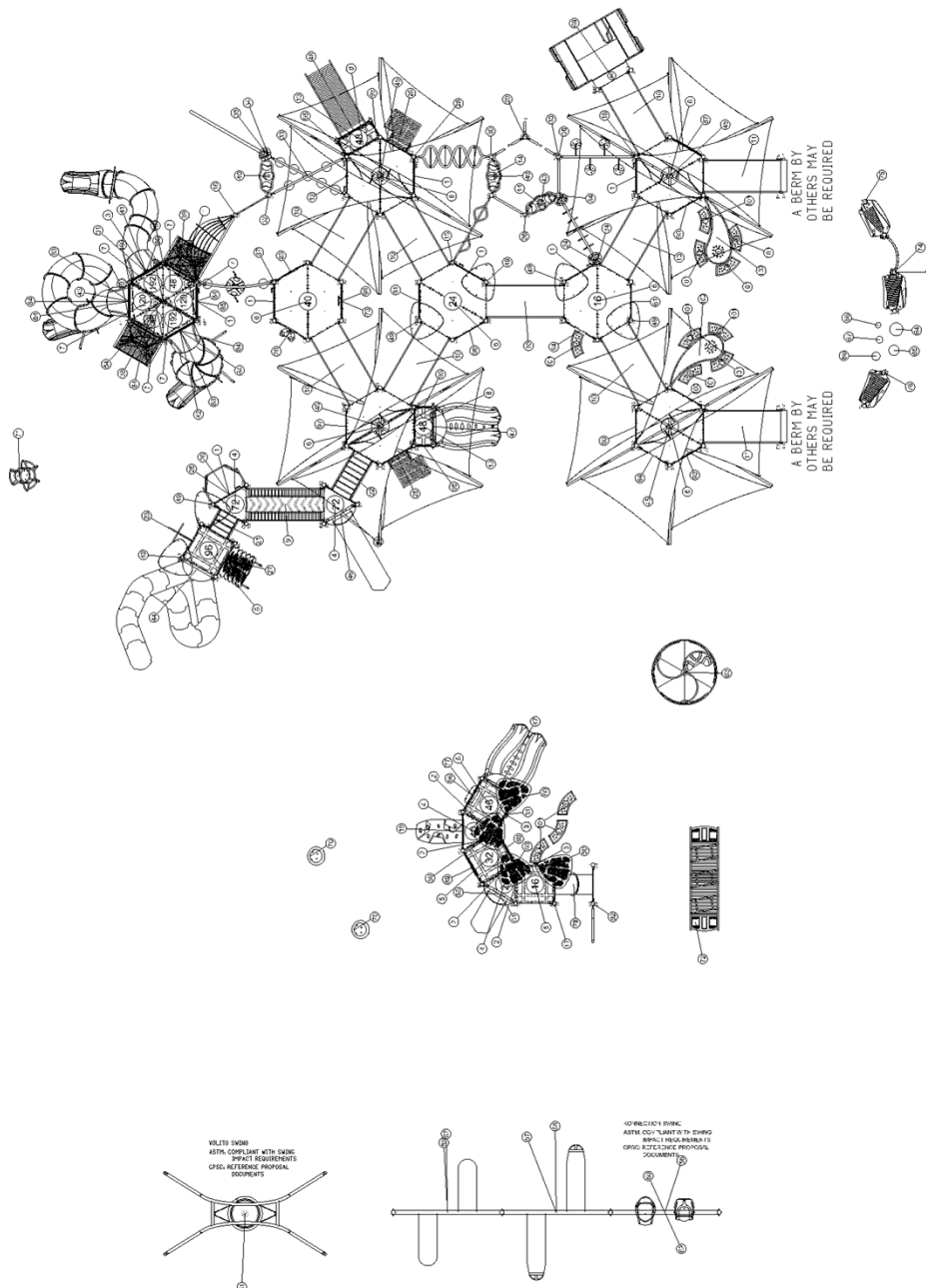
SERIES: Basics, Intensity, Nucleus
SITE PLAN
DRAWN BY: Stevie Rosenkranz

City of Hastings
2015 West 3rd Street
Hastings, NE 68901

October 13, 2020
Creative Sites, LLC
905-124309-9

ITEM COMP DESCRIPTION

1	270-0001	OFFSET ENCLOSURE
2	270-0050	8" CLOSURE PLATE
3	270-0112	UNITARY ENCLOSURE
4	270-0129	TRIANGLE PLATFORM
5	270-0130	SQUARE PLATFORM
6	270-0131	HEXAGONAL PLATFORM S5P
7	270-0132	HALF HEXAGON PLATFORM
8	270-0185	PLATFORM LADDER 16"
9	270-0219	ARCHED CATWALK BRIDGE 96"
10	270-0221	8" RISE RAMP W/ GUARDRAILS
11	270-0223	8" RISE ENTRANCE RAMP W/ GL
12	270-0286	CENTER MOUNT ENCLOSURE
13	270-0291	HALF PLATFORM W/SUPPORT
14	370-0001	AGILITY ARC
15	370-0004	POWER PIPES CLIMBER
16	370-0008	WILD WEB ROPE CLIMBER
17	370-0016	GRAB BAR ASSEMBLY
18	370-0036	DYNAMIC DISCS REVERSE
19	370-0037	ASCEND ROCK CLIMBER, 32" 40"
20	370-0422	LEAF CLIMBER 40" - 48"
21	370-0467	24" TRANSITION STAIR W/BARRI
22	370-0469	40" TRANSITION STAIR W/BARRI
23	370-0557	LINKING RING CLIMBER 80" 96"
24	370-0710	TRIANGLE TRAVERSE
25	370-0723	CAN TRANSFER STATION, BARR
26	370-0763	ODYSSEY DECK LINK
27	370-0799	JUNGLE VINE CLIMBER 96"
28	370-0808	TWISTING TRAVERSE
29	370-0851	VERTO CLIMBER 3 FS
30	370-0854	VERTO CLIMBER 1
31	370-0862	TREE BRANCH CLIMBER 48"
32	370-0868	TREE BRANCH CLIMBER 4
33	370-1593	PODSTEP LINK
34	370-1608	OVISTEP LAUNCH PAD
35	370-1616	APEX ELLIPSE CLIMBER
36	370-1616	TAKTIKS, TALL ROPE WALL
37	370-1620	TAKTIKS BOW CLIMBER
38	370-1631	EVOLUTION, DECK TO DECK CL
39	370-1649	EVOLUTION, DECK TO ROOF CL
40	470-0101	DYNAMIC PAD
41	470-0112	COBRA SLIDE CURVED 120"
42	470-0124	COBRA SLIDE CORKSCREW RIG
43	470-0125	COBRA SLIDE SPIRAL LEFT 1924
44	470-0574	VIPER II OVER UNDER 96
45	470-0678	ARA HEX SHADE CANOPY
46	470-0754	VELO SLIDE 64"-72" W/O HOOD
47	470-0755	LUGE SLIDE, 48"-56"
48	470-0756	ROLLER SLIDE 48"-56"
49	470-0760	SOLIS HUE POST TOPPER
50	470-0764	SOLIS POST TOPPER
51	470-0804	SLIDE HOOD, LOW SIDE WALL
52	470-0808	EVOLUTION ROOF BOTTOM EDG
53	470-0811	EVOLUTION ROOF END PLATE
54	470-0813	EVOLUTION HEX ROOF
55	470-0836	ROCKN ROLL SLIDE, 24-32 W/O
56	550-0083	SINGLE POST SWING ASSEMBLY
57	550-0094	SINGLE POST SWING ADD-ON 5'
58	550-0100	TOT SEAT, 7' & 8' PAIR, STD CH
59	550-0112	BELT SEAT, 8' PAIR, STD CHAIN
60	550-0171	FREEDOM SWING SEAT, 8' BEAM
61	550-0186	VOLUTO
62	550-0191	KONNECTION SWING
63	560-0042	INCLUSIVE ORBIT
64	560-0055	PLAYENSEMBLE CIRQUE DRUM
65	560-0056	PLAYENSEMBLE CIRQUE DRUM
66	560-0057	PLAYENSEMBLE CIRQUE DRUM
67	560-0058	PLAYENSEMBLE CIRQUE DRUM
68	560-0059	PLAYENSEMBLE CIRQUE DRUM
69	560-0563	CRUISER WITH ADAPTER





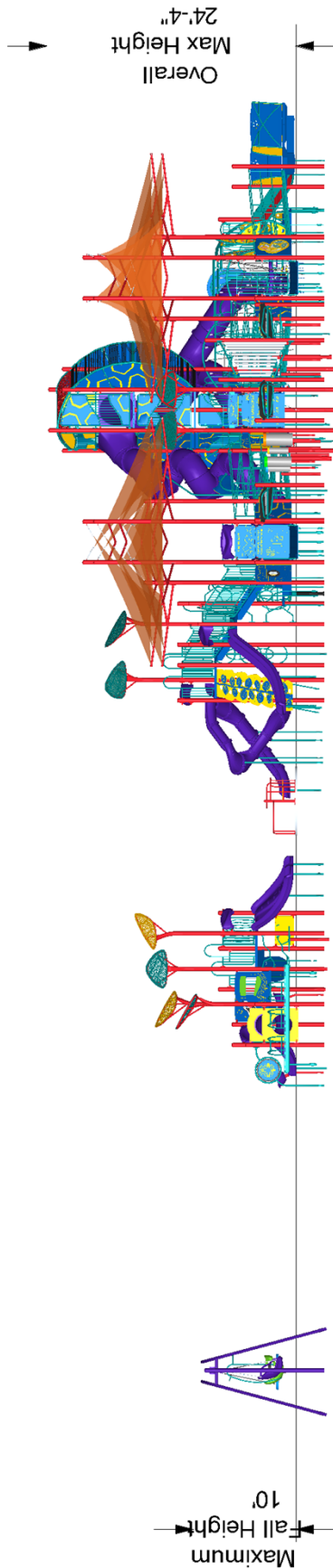
SERIES: Basics, Intensity, Nucleus
ELEVATION PLAN
DRAWN BY: Stevie Rosenkranz

City of Hastings
2015 West 3rd Street
Hastings, NE 68901

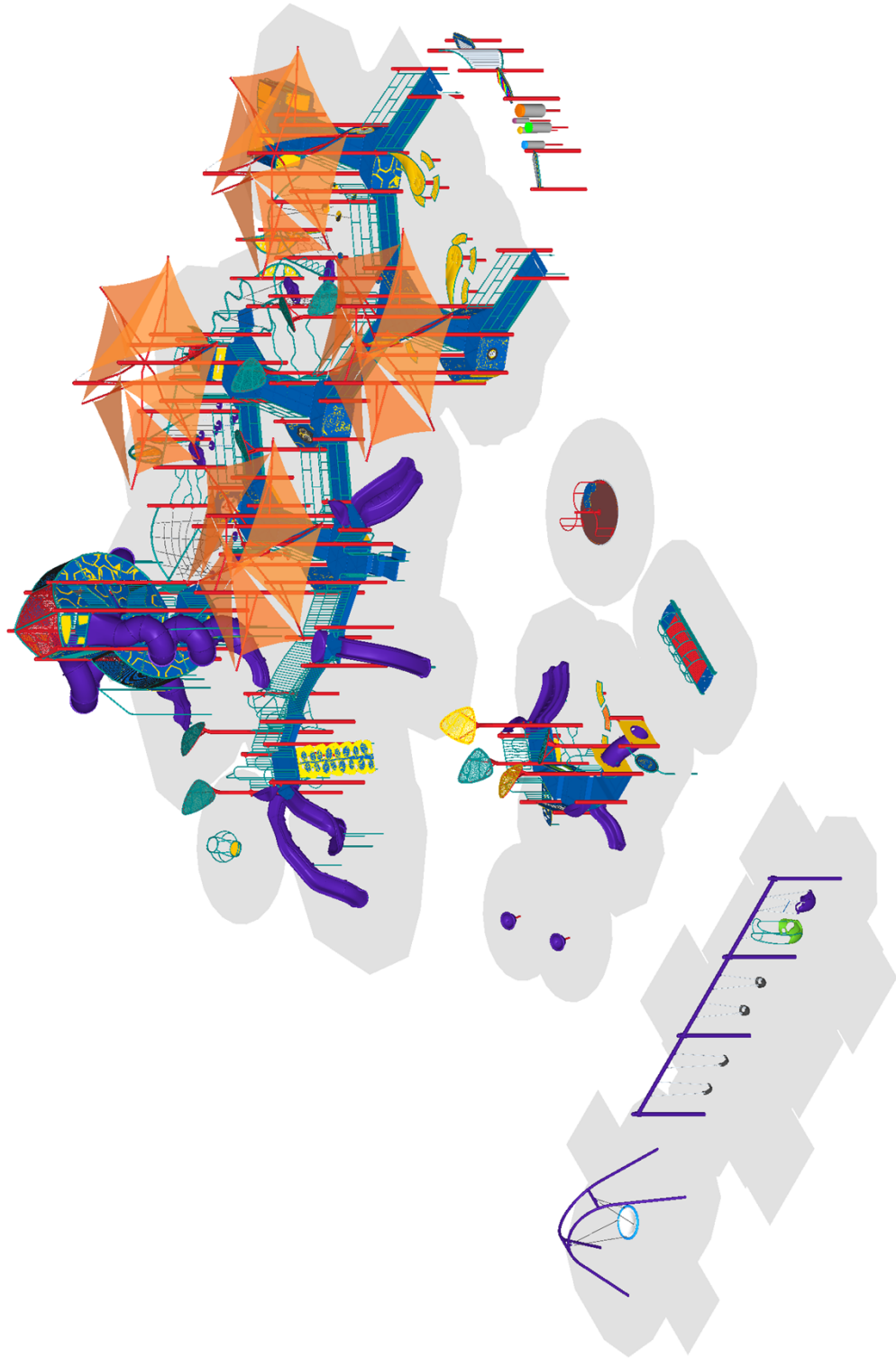
BCI Burke Company, LLC PO Box 549 Fond du Lac, Wisconsin 54936-0549 Telephone 920-921-9220

October 13, 2020

Creative Sites, LLC
905-124309-9



The protective surfacing for this design must accomodate the critical fall height.



Burke

October 13, 2020

SERIES: Basics, Intensity, Nucleus

ISOMETRIC PLAN

DRAWN BY: Stevie Rosenkranz

City of Hastings
2015 West 3rd Street
Hastings, NE 68901

Creative Sites, LLC

905-124309-9

BCI Burke Company, LLC PO Box 549 Fond du Lac, Wisconsin 54936-0549 Telephone 920-921-9220



Proposal # 905-124309-9

October 13, 2020

2020 Pricing

Proposal Prepared for:

Jeff Hassenstab
City of Hastings Parks and Recreation
2015 West 3rd Street
Hastings, NE 68901
Phone: 402-461-2325

Project Location:

City of Hastings
2015 West 3rd Street
Hastings, NE 68901

Proposal Prepared by:

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julie@creative.omhcoxmail.com

Component No.	Description	Qty	User Cap	Ext. User Cap	Weight	Ext. Weight
Burke Basics						
550-0093	SINGLE POST SWING ASSEMBLY 5"...	1	0	0	237	237
550-0094	SINGLE POST SWING ADD-ON 5" OD	2	0	0	154	308
550-0100	TOT SEAT, 7' & 8' PAIR, STD ...	1	2	2	23	23
550-0112	BELT SEAT, 8' PAIR, STD CHAIN	1	2	2	20	20
550-0171	FREEDOM SWING SEAT, 8' BEAM, ...	1	1	1	38	38
550-0186	VOLITO	1	4	4	413	413
550-0191	KONNECTION SWING	1	2	2	64	64
560-0042	INCLUSIVE ORBIT	1	6	6	666	666
560-0563	CRUISER WITH ADAPTER	1	12	12	1,222	1,222
560-2573	KIDFORCE SPINNER	2	1	2	43	86
560-2589	COMET II	1	6	6	147	147
560-2601	ROLLER TABLE	1	4	4	813	813
580-1312	NOVO ARC BENCH	12	2	24	43	516
580-1319	NOVO TEARDROP COUNTER CLIMBER	2	5	10	124	248
660-0101	INSTALL KIT, BURKE BASICS - P...	1	0	0	2	2
Intensity						
370-0001	AGILITY ARC	2	1	2	11	22
370-0004	POWER PIPES CLIMBER	1	6	6	47	47
370-0008	WILD WEB ROPE CLIMBER	1	6	6	77	77
370-0016	GRAB BAR ASSEMBLY	1	0	0	6	6
370-0036	DYNAMIC DISCS REVERSE	1	6	6	93	93
370-0710	TRIANGLE TRAVERSE	1	2	2	40	40
370-0808	TWISTING TRAVERSE	1	5	5	103	103
370-0868	TREE BRANCH CLIMBER-4	1	4	4	33	33
370-1608	OVISTEP LAUNCH PAD	3	1	3	10	30
370-1612	APEX ELLIPSE CLIMBER	1	8	8	184	184
370-1616	TAKTIKS, TALL ROPE WALL	2	2	4	31	62
370-1620	TAKTIKS BOW CLIMBER	1	7	7	80	80
470-0101	DYNAMIC PAD	3	2	6	27	81
570-0860	3-IN-A-ROW RING PANEL	1	4	4	54	54
Nucleus						
270-0001	OFFSET ENCLOSURE	8	0	0	30	240
270-0050	8" CLOSURE PLATE	4	0	0	10	40
270-0112	UNITARY ENCLOSURE	4	0	0	34	136
270-0129	TRIANGLE PLATFORM	4	2	8	48	192



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270-0130	SQUARE PLATFORM	4	6	24	106	424
270-0131	HEXAGONAL PLATFORM S5P	7	12	84	287	2,009
270-0132	HALF HEXAGON PLATFORM	6	6	36	144	864
270-0185	PLATFORM LADDER 16"	2	1	2	10	20
270-0219	ARCHED CATWALK BRIDGE 96"	1	6	6	368	368
270-0221	8" RISE RAMP W/ GUARDRAILS	8	10	80	356	2,848
270-0223	8" RISE ENTRANCE RAMP W/ GUAR...	2	10	20	377	754
270-0266	CENTER MOUNT ENCLOSURE	1	0	0	43	43
270-0291	HALF PLATFORM W/SUPPORT	2	3	6	69	138
370-0037	ASCEND ROCK CLIMBER, 32"-40"	1	2	2	117	117
370-0422	LEAF CLIMBER 40" - 48"	1	4	4	77	77
370-0467	24" TRANSITION STAIR W/BARRIE...	1	2	2	164	164
370-0469	40" TRANSITION STAIR W/BARRIE...	1	4	4	279	279
370-0557	LINKING RING CLIMBER 80"-96"	1	4	4	100	100
370-0723	CAN TRANSFER STATION, BARRIER...	2	4	8	191	382
370-0763	ODYSSEY DECK LINK	2	4	8	40	80
370-0799	JUNGLE VINE CLIMBER 96"	1	2	2	161	161
370-0851	VERTO CLIMBER 3 FS	1	3	3	103	103
370-0854	VERTO CLIMBER 1	2	1	2	35	70
370-0862	TREE BRANCH CLIMBER 48"	2	2	4	17	34
370-1593	PODSTEP LINK	1	7	7	141	141
370-1631	EVOLUTION, DECK TO DECK CLIMB...	1	7	7	481	481
370-1649	EVOLUTION, DECK TO ROOF CLIMB...	1	7	7	472	472
470-0112	COBRA SLIDE CURVED 120"	1	3	3	407	407
470-0124	COBRA SLIDE CORKSCREW RIGHT 1...	1	3	3	597	597
470-0125	COBRA SLIDE SPIRAL LEFT 1924	1	3	3	591	591
470-0574	VIPER II OVER UNDER 96	1	8	8	479	479
470-0678	ARA HEX SHADE CANOPY	4	0	0	576	2,303
470-0754	VELO SLIDE 64"-72", W/O HOOD	1	2	2	111	111
470-0755	LUGE SLIDE, 48"-56"	2	4	8	198	396
470-0756	ROLLER SLIDE 48"-56"	1	3	3	721	721
470-0760	SOLIS HUE POST TOPPER	6	0	0	99	594
470-0764	SOLIS POST TOPPER	4	0	0	87	348
470-0804	SLIDE HOOD, LOW SIDE WALL	2	0	0	32	64
470-0808	EVOLUTION ROOF BOTTOM EDGE	1	0	0	13	13
470-0811	EVOLUTION ROOF END PLATE	1	0	0	12	12
470-0813	EVOLUTION HEX ROOF	1	0	0	211	211
470-0836	ROCK'N ROLL SLIDE, 24-32 W/O ...	1	1	1	50	50
560-0055	PLAYENSEMBLE CIRQUE DRUM V	1	2	2	48	48
560-0056	PLAYENSEMBLE CIRQUE DRUM IV	1	1	1	32	32
560-0057	PLAYENSEMBLE CIRQUE DRUM III	1	1	1	25	25
560-0058	PLAYENSEMBLE CIRQUE DRUM II	1	1	1	19	19
560-0059	PLAYENSEMBLE CIRQUE DRUM I	1	1	1	17	17
570-0410	PLAYENSEMBLE TITAN CHIMES	1	2	2	121	121
570-0411	PLAYENSEMBLE SUPINE CHIMES HUE	1	2	2	93	93
570-0412	PLAYENSEMBLE TERRA METALLOPHO...	1	2	2	93	93
570-0413	PLAYENSEMBLE SUPINE CHIMES	1	2	2	93	93
570-0557	COUNTER PANEL, BELOW PLATFORM	1	4	4	37	37
570-0563	UP-DOWN TUNNEL, 16" - GROUND ...	1	2	2	122	122
570-0622	PLATFORM ROLL GUARD	1	0	0	8	8
570-0811	BRAILLE PANEL	1	4	4	55	55
570-0848	SIGNING 2-SIDED PLAY PANEL	1	2	2	44	44
570-1544	EVOLUTION SHORT CURVED TOP BA...	2	0	0	50	100
570-1545	EVOLUTION 6' OPENING BARRIER	6	0	0	78	468
570-1557	EVOLUTION TALL CURVED TOP BAR...	1	0	0	114	114



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570-1558	EVOLUTION TALL CURVED TOP BAR...	1	0	0	114	114
570-1679	SPROCKET PANEL, ABOVE PLATFORM	1	2	2	64	64
570-1851	CHIMES PANEL	1	4	4	56	56
570-1857	TOUCH & PLAY GUITAR PANEL	1	2	2	59	59
570-1858	3-IN-A-ROW PANEL, ABOVE PLATF...	1	2	2	45	45
570-1862	COG WHEEL PANEL	1	2	2	63	63
570-1863	RAIN WHEEL PANEL	1	2	2	59	59
570-1864	GEAR PANEL	1	4	4	50	50
570-1865	HDPE UNITARY ENCLOSURE, NUCLE...	2	1	2	26	52
570-2624	HALF PIPE WALL	4	0	0	20	80
570-2626	NATURE PLAY PIPE WALL	1	0	0	39	39
570-2662	CRAZY MAZE 2-SIDED PLAY PANEL	1	2	2	44	44
570-2664	BEE PANEL	1	2	2	45	45
570-2668	CAR ACCESSIBLE REACH PANEL	1	2	2	23	23
570-2678	CLOCK PANEL	1	1	1	50	50
600-0104	NPPS SUPERVISION SAFETY KIT	1	0	0	3	3
660-0103	MAINTENANCE KIT, STRUCTURE	1	0	0	7	7
660-0104	INSTALLATION KIT, STRUCTURE	1	0	0	5	5
670-0001	POST ASSEMBLY 5" OD X 91"	6	0	0	49	294
670-0002	POST ASSEMBLY 5" OD X 107"	12	0	0	58	696
670-0150	POST ASSEMBLY 5" OD X 80"	9	0	0	44	396
670-0161	POST, SWAGED ROOF 5" OD X 171"	13	0	0	90	1,170
670-0163	POST, SWAGED ROOF 5" OD X 220"	7	0	0	115	805
670-0164	POST, SWAGED ROOF 5" OD X 158"	1	0	0	83	83
670-0165	POST ASSEMBLY 5" OD X 123"	10	0	0	66	660
670-0166	POST ASSEMBLY 5" OD X 139"	12	0	0	74	888
670-0167	POST ASSEMBLY 5" OD X 147"	1	0	0	78	78
670-0168	POST ASSEMBLY 5" OD X 158"	2	0	0	84	168
670-0169	POST ASSEMBLY 5" OD X 171"	5	0	0	91	455
670-0172	POST, SWAGED ROOF 5" OD X 147"	5	0	0	77	385
670-0398	POST, SWAGED ROOF 5" OD X 184"	12	0	0	96	1,152
670-0399	POST, SWAGED ROOF 5" OD X 206"	2	0	0	103	206
670-0418	POST, SWAGED ROOF 5" OD X 123"	1	0	0	65	65
670-0422	HALF DECK UPPER POST 5" OD	4	0	0	26	104
670-0423	POST, FOOTER EXTENSION 5" OD ...	7	0	0	11	77
670-0424	5" OD POST CAP 9 5/8" (TRI/HE...	1	0	0	7	7

Total User Capacity: 552
Total Weight: 33,385 lbs.
Total Price: \$410,120

Information is relative to the Oct 13 2020 4:35AM database.

Special Notes:

Prices do not include freight, unloading, material storage, site excavation/preparation, removal of existing equipment, removal of excess soil from footing holes, site security, safety surfacing, installation, or sales tax (if applicable). Prices are based on standard colors per CURRENT YEAR BCI Burke Catalog. Custom colors, where available, would be an extra charge. **Pricing is valid for 45 days from the date of this proposal.**



Proposal # 905-124309-9

October 13, 2020

2020 Pricing

Selected Color List

Color Group	Color
<i>Phase 1</i>	
Accessory	Aqua
Platform	Blue
Kore Konnect	Red
Sprocket Main Panel & Cruiser Seat Backs	Blue
Sprocket Overlay & Cruiser Side Panels	Yellow
2 Color Extruded/Flat (outer)	Blue
2 Color Extruded/Flat (inner)	Yellow
Post	Red
Rotomolded	Purple
1 Color Extruded/Flat	Yellow
Intensity/Rocky Mountain	Purple
<i>Phase 2</i>	
Platform	Blue
1 Color Extruded/Flat	Yellow
Rotomolded	Purple
Kore Konnect	Red
Accessory	Aqua
Post	Red
2 Color Extruded/Flat (outer)	Blue
2 Color Extruded/Flat (inner)	Yellow
Sprocket Overlay & Cruiser Side Panels	Lime
<i>Phase 3</i>	
Accessory	Aqua
2 Color Extruded/Flat (outer)	Blue
2 Color Extruded/Flat (inner)	Yellow
1 Color Extruded/Flat	Yellow
Post	Red
<i>Phase 4</i>	
Contemporary Swing Fittings	Purple
2 Color Extruded/Flat (outer)	Blue
2 Color Extruded/Flat (inner)	Yellow
Post	Red
Accessory	Aqua
1 Color Extruded/Flat	Yellow
Platform	Blue
Rotomolded	Purple
<u>Overridden Colors</u>	
<i>470-0764 SOLIS POST TOPPER</i>	
Accessory	Yellow
<i>470-0764 SOLIS POST TOPPER</i>	
Accessory	Yellow
<i>580-1312 NOVO ARC BENCH</i>	
1 Color Extruded/Flat	Orange
<i>550-0171 FREEDOM SWING SEAT, 8' BEAM, STD CHAIN</i>	
Rotomolded	Purple
<i>550-0191 KONNECTION SWING</i>	



Proposal # **905-124309-9**

October 13, 2020

2020 Pricing

Rotomolded

Lime



Proposal # 905-124309-9

October 13, 2020
2020 Pricing

Volito Swing

Safety Standards & Guidelines - Reference Information

The Volito Swing was designed to allow multiple children to swing and engage together. For many years the only swings available for kids to use together were tire swings, which are fun and challenging but presented opportunities for improvement. Tire swings are able to rotate and pivot in all directions, often in an unpredictable manner and, because they aren't easy to propel while sitting on them, other children often have to push the swing to gain and maintain motion. The Volito Swing, along with many similar swings in this growing market trend, provides a multi-user swing that moves in a single axis to-fro motion.

The Volito Swing is IPEMA Certified and meets or exceeds the requirements of ASTM F1487-17, which is recognized as the standard of care in the playground industry. This ASTM public playground safety standard is revised every two to three years to remain current with innovation and market trends.

The CPSC Public Playground Safety Handbook hasn't been revised since 2008 and doesn't include new product categories that have been innovated in recent years. There are a couple of points to note when deciding to purchase a multi-user swing:

- Multi-user swings are innovative and CPSC Public Playground Safety Handbook doesn't have a standard that specifically covers them.
- CPSC 5.3.8.3.1 – CPSC recommends that belt swing seats should be designed to accommodate no more than one user at any time. While the Volito Swing is a single axis swing, it is clearly not a belt seat.
- CPSC 2.3.1 – CPSC says that swings intended for more than one user are not recommended because of their greater mass, as compared to single occupancy swings, presents a risk of impact injury.
 - The ASTM safety standard, F1487, was revised in 2011 to add maximum impact requirements for swings and the Volito Swing has been tested and is compliant with ASTM impact requirements.
 - CPSC has written a letter stating that “the swing impact test in F1487-11 is a reasonable approach to address the concerns posed by unoccupied, heavy, multiple occupancy swings.”
- CPSC has always included an exemption to both recommendations listed above for tire swings, which are multiple occupancy swings that are suspended from a single pivot and permit swinging in any direction.
- CPSC also emphasizes that their Handbook provides recommendations, not requirements. If a jurisdiction adopts the Handbook's recommendations as mandatory requirements, that jurisdiction would need to determine how the requirements should be applied in any particular instance.



Proposal # 905-124309-9

October 13, 2020
2020 Pricing

Konnection Swing™

Safety Standards & Guidelines - Reference Information

The Konnection Swing was designed to provide an intergenerational play opportunity and offer everyone the childhood joy of swinging! While researching the use of swings, two trends stood out to us - caregivers pushing infants in bucket seat swings and adults swinging with children on their lap. Both situations could be improved with the design of a swing designed to foster connection and increase safety. The Konnection Swing was developed as a direct result of this. The overall design is focused on fostering true connection in both eye contact and proximity leading to increased engagement for all users. Hands-free swinging allows the caregiver to hold, interact and play with the child as they both experience the thrill of swinging together.

The Konnection Swing is IPEMA Certified and meets or exceeds the requirements of ASTM F1487-17, which is recognized as the standard of care in the playground industry. This ASTM public playground safety standard is revised every two to three years to remain current with innovation and market trends.

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- CPSC also emphasizes that their Handbook provides recommendations, not requirements. If a jurisdiction adopts the Handbook's recommendations as mandatory requirements, that jurisdiction would need to determine how the requirements should be applied in any particular instance.

BURKE GENERATIONS WARRANTY®

The Longest and Strongest warranty in the industry

BCI Burke Company, LLC ("Burke") warrants that all standard products are warranted to be free from defects in materials and workmanship, under normal use and service, for a period of one (1) year from the date of shipment.

We stand behind our products.

In addition, the following products are warranted, under normal use and service from the date of shipment as follows:

- One Hundred (100) Year Limited Warranty on aluminum and steel upright posts (including Intensity®, Synergy™, Nucleus®, Voltage®, Little Buddies®, ELEVATE®, ACTIVATE®, INVIGORATE™) against structural failure due to corrosion, deterioration or workmanship.
- One Hundred (100) Year Limited Warranty on KoreKnect® clamps against structural failure due to corrosion, deterioration or workmanship.
- One Hundred (100) Year Limited Warranty on Hardware (nuts, bolts, washers)
- One Hundred (100) Year Limited Warranty on bolt-through fastening and clamp systems (Synergy™, Intensity®, Nucleus®, Voltage®, Little Buddies®, ELEVATE®).
- Twenty-Five (25) Year Limited Warranty on spring assemblies and aluminum cast animals.
- Fifteen (15) Year Limited Warranty on structure platforms and decks, metal roofs, table tops, bench tops, railings and barriers against structural failure due to materials or workmanship.
- Fifteen (15) Year Limited Warranty on all plastic components including StoneBorders against structural failure due to materials or workmanship.
- Ten (10) Year Limited Warranty on ShadePlay Canopies fabric, threads, and cables against degradation, cracking or material breakdown resulting from ultra-violet exposure, natural deterioration or manufacturing defects. This warranty is limited to the design loads as stated in the specifications.
- Ten (10) Year Limited Warranty on NaturePlay® Boulders and GRC products against structural failure due to natural deterioration or workmanship. Natural wear, which may occur with any concrete product with age, is excluded from this warranty.
- Ten (10) Year Limited Warranty on Full Color Custom Signage against manufacturing defects that cause delamination or degradation of the sign. Full Color Custom Signs also carry a two (2) year warranty against premature fading of the print and graphics on the signs.
- Five (5) Year Limited Warranty on Intensity® and RopeVenture® cables and LEVEL X® flex bridge against premature wear due to natural deterioration or manufacturing defects. Determination of premature wear will be at the manufacturer's discretion.
- Five (5) Year Limited Warranty on moving parts, including swing components, against structural failure due to materials or workmanship.
- Five (5) Year Limited Warranty on PlayEnsemble® cables and mallets against defects in materials and workmanship.
- Three (3) Year Limited Warranty on electronic panel speakers, sound chips and circuit boards against electronic failure caused by manufacturing defects.

The warranty stated above is valid only if the equipment is erected in conformity with the layout plan and/or installation instructions furnished by BCI Burke Company, LLC using approved parts; have been maintained and inspected in accordance with BCI Burke Company, LLC instructions. Burke's liability and your exclusive remedy hereunder will be limited to repair or replacement of those parts found in Burke's reasonable judgment to be defective. Any claim made within the above stated warranty periods must be made promptly after discovery of the defect. A part is covered only for the original warranty period of the applicable part. Replacement parts carry the applicable warranty from the date of shipment of the replacement from Burke. After the expiration of the warranty period, you must pay for all parts, transportation and service charges.

Burke reserves the right to accept or reject any claim in whole or in part. Burke will not accept the return of any product without its prior written approval. Burke will assume transportation charges for shipment of the returned product if it is returned in strict compliance with Burke's written instructions.

THE FOREGOING WARRANTIES ARE EXCLUSIVE AND IN LIEU OF ANY OTHER WARRANTY, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. IF THE FOREGOING DISCLAIMER OF ADDITIONAL WARRANTIES IS NOT GIVEN FULL FORCE AND EFFECT, ANY RESULTING ADDITIONAL WARRANTY SHALL BE LIMITED IN DURATION TO THE EXPRESS WARRANTIES AND BE OTHERWISE SUBJECT TO AND LIMITED BY THE TERMS OF BURKE'S PRODUCT WARRANTY. SOME STATES DO NOT ALLOW THE EXCLUSION OF CERTAIN IMPLIED WARRANTIES, SO THE ABOVE LIMITATION MAY NOT APPLY TO YOU.

Warranty Exclusions: The above stated warranties do not cover: "cosmetic" defects, such as scratches, dents, marring, or fading; damage due to incorrect installation, vandalism, misuse, accident, wear and tear from normal use, exposure to extreme weather, immersion in salt or chlorine water, unauthorized repair or modification, abnormal use, lack of maintenance, or other cause not within Burke's control; and

Limitation of Remedies: Burke is not liable for consequential or incidental damages, including but not limited to labor costs or lost profits resulting from the use of or inability to use the products or from the products being incorporated in or becoming a component of any other product. If, after a reasonable number of repeated efforts, Burke is unable to repair or replace a defective or nonconforming product, Burke shall have the option to accept return of the product, or part thereof, if such does not substantially impair its value, and return the purchase price as the buyer's entire and exclusive remedy. Without limiting the generality of the foregoing, Burke will not be responsible for labor costs involved in the removal of products or the installation of replacement products. Some states do not allow the exclusion of incidental damages, so the above exclusion may not apply to you.

The environment near a saltwater coast can be extremely corrosive. Some corrosion and/or deterioration is considered "normal wear" in this environment. Product installed within 500 yards of a saltwater shoreline will only be covered for half the period of the standard product warranty, up to a maximum of five years, for defects caused by corrosion. Products installed in direct contact with saltwater or that are subjected to salt spray are not covered by the standard warranty for any defects caused by corrosion.

Contact your local Burke Representative for warranty information regarding Burke Turf® and Burke Tile products.

Terms of Sale

Pricing: Prices published in this catalog are in USD, are approximate and do not include shipping & handling, surfacing, installation nor applicable taxes. All prices are subject to change without notice. Contact your Burke representative for current pricing. Payments are to be made in USD.

Weights: Weights are approximate and may vary with actual orders.

Installation: All equipment is shipped unassembled. For a list of factory-certified installers in your area, please contact your Burke representative.

Specifications: Product specifications in this catalog were correct at the time of publication. However, product improvements are ongoing at Burke, and we reserve the right to change or discontinue specifications without notice.

Loss or Damage in Transit: A signed bill of lading is our receipt from a carrier that our shipment to you was complete and in good condition upon arrival. Before you sign, please check the Bill of Lading carefully when the shipment arrives to make sure nothing is missing and there are no damages. Once the shipment leaves our plant, we are no longer responsible for any damage, loss or shortage.

For more information regarding the warranty, call Customer Service at 920-921-9220 or 1-800-356-2070.

01/2020

BCIBURKE.COM

Burke

800.266.1250

CONTRACT

THIS AGREEMENT made and entered into this 14th day of December, 2020 by and between the CITY OF HASTINGS, NEBRASKA, a Municipal Corporation, party of the first part, termed in the contract documents as the "City" and CREATIVE SITES, LLC, party of the second part, termed in the Contract Documents as "Contractor".

WITNESSETH: In consideration of the sum to be paid by the City to the Contractor at the time and manner hereinafter provided, the said Contractor has agreed, and does hereby agree to furnish all labor, tools, equipment and materials for the construction of the play units at Crosier Park. The materials to be supplied are in Attachment "A". The project manager for the Contractor will work with the City to insure all equipment is received and ready for installation,

AND FOR SAID CONSIDERATION, IT IS FURTHER PARTICULARLY AGREED BETWEEN THE PARTIES TO THIS AGREEMENT:

- A. That delivery of the above enumerated work for the City shall be completed and ready for use by August 1, 2021.
- B. That said work and material for the project covered by the Contract Documents shall be completely delivered to the owner, clear and free from any and all liens, claims and demands of any kind.
- C. That the full compensation to be paid the Contractor by the City, being \$540,865.00 pursuant to the terms of this contract shall be paid as follows: (1) an initial payment of \$263,176.00 upon delivery of the equipment to Hastings, Nebraska and (2) a final payment of \$277,689.00 upon completion of the installation.
- D. This Contract consists of the following component parts, all of which are as fully a part of the Contract as if herein set out verbatim, or if not attached, as if hereto attached:
 - Part 1. General Provisions of the Contract
 - Part 2. Insurance, Indemnification and Hold Harmless
 - Part 3. Plans and Specifications
 - Part 4. Engineering Supervision
 - Part 5. Contractor's Working Conditions
 - Part 6. Utility Location
 - Part 7. Work Eligibility Status Verification
 - Part 8. Title VI Non-Discrimination Program

PART 1. GENERAL PROVISIONS OF THE CONTRACT

A. Definitions:

The following terms as used in these contract documents are respectfully defined as follows:

1. Contract - The contract documents consisting of the Agreement, the General Provisions of the Contract, Special Provisions of the Contract, the Drawings and Specifications, including all modifications thereof, incorporated in the documents before their execution.
2. Owner, City, Mayor, or City Council - The governing body of the municipality which is the contracting party initiating the project as set forth in the contract.
3. Contractor - The party or parties entering into contract for the performance of the work and who is subject to the terms of said contract. Also the agents, employees, workmen, or assignees of said contractor.
4. Subcontractor - A person, firm, or corporation, other than the Contractor, supplying labor and materials, or labor only on work considered in this contract.
5. Engineer, City Engineer - The Engineer in charge or his duly authorized assistants, acting under authority of the City.
6. Work - All work including materials, labor, supervision, use of tools necessary to complete the construction called for in the contract in full compliance with the terms of the contract.
7. Project - The entire improvement proposed by the Owner to be constructed in whole or in part pursuant to that within the contract.
8. Surety - The person, firm or corporation that has executed, as surety, the Contractors Performance Bond, securing the performance of that within the contract.

PART 2. INSURANCE, INDEMNIFICATION, AND HOLD HARMLESS

A. Contractor's Insurance:

Contractor shall, at their expense procure and maintain for the duration of the contract, insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work on the project covered by these specifications by the Contractor, the Contractor's agents, representatives, employees or subcontractors.

B. Minimum Scope of Insurance Coverage shall be substantially equivalent to:

1. Insurance Services Office form number (GL 0002) covering Comprehensive General Liability; and Insurance Services Office form number GL 0404 covering Broad Form Comprehensive General Liability; or Insurance Services Office form number CG 0001 covering Commercial General Liability; and
2. Insurance Services Office Business Auto form number CA 0001 covering Automobile Liability, Code 1 "any auto"; and

C. Minimum Limits of Insurance - Contractor shall maintain limits no less than:

1. Commercial General Liability: \$1,000,000 combined single limit for bodily injury, personal injury and property damage.
2. Automobile Liability: \$1,000,000 combined single limits and property damage.

D. Excess Umbrella Liability Insurance:

The Contractor shall procure and shall maintain, during the life of this contract, an Excess Umbrella Liability policy of not less than \$1,000,000 per occurrence in excess of the basic policies required in II.C.1, II.C.2, and II.C.3. Such coverage shall be at least as broad as the primary coverage required in II.C.1, II.C.2 and II.C.3.

E. Other Insurance Provisions:

The policies are to contain, or be endorsed to contain, the following provisions:

1. General Liability and Automobile Liability:
 - a. The City, its officials, and employees are to be covered as additional insurers as respects to; liability arising out of activities performed by or on behalf of the Contractor; products and completed operations of the Contractor; premises owned, leased or used by the Contractor; or automobiles owned, leased, hired, or borrowed by the Contractor. The coverage shall contain no special limitations on the scope of protection afforded to the City, its officials, or employees.
 - b. The Contractor's insurance coverage shall be primary insurance and shall be noncontributory as respects the City, its officials and employees. Any coverage program, insurance or self-insurance, maintained by the City, its officials or employees shall be excess of Contractor's insurance and shall not contribute with it.
 - c. Any failure to comply with any reporting provisions of the policies shall not affect coverage provided to the City, its officials or employees.
 - d. Coverage shall state that Contractor's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.
 - e. If insurance provided is written under the Insurance Services Office form number CG 0001 the coverage shall be endorsed to provide for separate limits for the specific project covered by these specifications.

F. Acceptability of Insurers:

Insurance is to be placed with insurers with a Bests' rating of no less than A-; authorized to do business in the State of Nebraska.

G. Verification of Coverage:

Contractor shall furnish the City with certificates of insurance. The certificates for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The certificates are to be received and approved by the City before work commences. The certificates of insurance to be supplied are the most current standard ACORD form, or a substantially equivalent form, and the supplemental endorsement form supplied by the City of Hastings.

H. Work Stopped Due to Lack of Insurance:

All work covered by these specifications shall cease immediately when the insurance required of the Contractor is no longer in force.

I. Indemnification and Hold Harmless:

The Contractor shall indemnify and hold harmless the City of Hastings, Nebraska from and against all losses, claims, damages, and expenses, including attorney's fees, arising out of or resulting from the performance of the contract that results in bodily injury, sickness, disease, death, or injury to or destruction of tangible property, including the loss of use resulting and is caused in whole or in part by the Contractor; any subcontractor; or anyone directly or indirectly employed by either; or anyone for whose acts they may be liable.

J. Defense:

The Contractor shall defend any suit that may be brought against the Contractor or Subcontractor, or their employees, agents, or vendors, or the Owner on account of damage inflicted by the Contractor's or Subcontractor's operations, and the Contractor's or Subcontractor's employees, agents, or vendors actions, and shall pay any judgments, interest, and expenses associated with such damage.

K. Assumption of All Risk responsibility for maintenance of property insurance on the work (including but not limited to Builders Risk, Installation Floater, and Building Ordinance Coverage) remains solely with the Contractor. Such responsibility shall remain with the Contractor until such time as the work is complete and accepted in writing by the Owner. It is a condition of the Contract that the Owner and Engineer and all Contractors, Subcontractors and Sub subcontractors waive all rights of recovery against each other for damages caused by fire or other perils to the extent covered by any valid and collectible insurance, and further, that any policy not including the standard waiver of subrogation clause be so endorsed as to comply with this paragraph. In the event of Owner's occupancy of any of the project as permitted under Article titled "Right of Occupancy" or other provisions of the Contract Documents, the Contractor shall have the Builders Risk policy on the project endorsed permitting such occupancy and such endorsement shall not be unreasonably withheld.

PART 3. PLANS AND SPECIFICATIONS

A. Plans and Specifications:

1. All work shall be executed in strict conformity with the plans and specifications.

B. Intent of Contract Documents:

1. The intention of the contract is to include in the contract price the cost of all materials, insurance, and transportation.

C. Materials and Workmanship:

1. Unless otherwise stipulated in the specifications, all workmanship, equipment, materials and articles incorporated in the work covered by this contract are to be new and of the best grade of their respective kinds for the purpose, and shall be guaranteed by the Contractor and the Surety for a period of one (1) year. The Contractor shall furnish to the Engineer for his approval, the name of the manufacturer of machinery mechanical and other equipment, which he contemplates installing, together with their performance capacities and other pertinent information.
2. No materials of any kind shall be installed in the project until it has been inspected and accepted by the Engineer. All materials rejected shall be immediately removed from the site of the work and not again offered for inspection. Any materials or workmanship found at the time to be defective shall be remedied at once regardless of previous inspections.
3. At any time during the course of construction of this project when in the opinion of the Engineer provisions of the plans, specifications, or contract provisions are being violated by the Contractor or his employees, the Engineer shall have the right and authority to order all construction to cease or material to be removed until arrangements satisfactory to the Engineer are made by the Contractor for resumption of the work in compliance with the provisions of the contract.

PART 4. ENGINEERING SUPERVISION

A. Authority of Engineer:

1. The Engineer in this contract is acting as an agent for the Owner to protect the interests of the Owner and to insure that the Contractor's work is done in full compliance with the terms of the contract. He has the authority to stop the work whenever necessary to insure the proper execution of the contract.
2. The Engineer shall decide all questions which may arise as to the fulfillment of the contract on the part of the Contractor and his decision thereon shall be final and conclusive subject to the approval of the Mayor and City Council.

B. Inspection:

1. The Engineer and his authorized representative shall at all times have access to the work wherever it is in preparation or progress.
2. The Engineer shall have the right to reject materials and workmanship which are defective, or require their correction.
3. If the Engineer shall point out to the Contractor, his foreman or agent, any neglect or disregard of the contract provisions such neglect or disregard shall be remedied and further defective work be at once discontinued.
4. The inspection of the work by the Engineer is intended to aid the Contractor in applying labor, materials and workmanship in compliance with the contract provisions. Such inspection however shall not operate to release the Contractor from any of his contract obligations.

PART 5. CONTRACTOR'S WORKING CONDITIONS

A. Correction of Work after Final Payment:

Neither the final payment, nor any provision in the contract documents, shall relieve the Contractor of the responsibility for negligence or faulty materials within the extent and period provided by law.

B. Termination for Breach:

In the event that any of the provisions of this contract are violated by the Contractor or by any of his subcontractors, the Owner may serve written notice upon the Contractor and the Surety of its intention to terminate the Contract, and unless within ten (10) days after the serving of such notice upon the Contractor, such violation shall cease and satisfactory arrangements for corrections be made, the contract shall, upon the expiration of said ten (10) days, cease and terminate. The Owner shall not serve such written notice without first having secured from the Engineer a written opinion that a violation of contract has been committed. In the event of any such termination, the Owner shall immediately serve notice thereof upon Surety and the Contractor, and the Surety, shall have the right to take over and perform the contract, provided, however, that if the Surety does not commence performance thereof within thirty (30) days from the date of the mailing to assure Surety of notice of termination, the Owner may take over the work and prosecute the same to completion for the account and at the expense of the Contractor, and the Contractor and his Surety shall be liable to the Owner for any excess cost thereby occasioned the Owner.

PART 6. WORK ELIGIBILITY STATUS VERIFICATION

A. E-Verify Program:

The Contractor is required and hereby agrees to use a federal immigration verification system to determine the work eligibility status of new employees physically performing services within the State of Nebraska. A federal immigration verification system means the electronic verification of the work authorization program authorized by the Illegal Immigration Reform and Immigrant Responsibility Act of 1996, 8 U.S.C. 1324a, known as the E-Verify Program, or an equivalent federal program designated by the United States Department of Homeland Security or other federal agency authorized to verify the work eligibility status of a newly hired employee.

B. United States Citizenship Attestation Form:

In addition contractor's organized as individuals or sole proprietorship's must complete the United States Citizenship Attestation Form, available either on the Department of Administrative Services website at www.das.state.ne.us or from the City of Hastings. If he/she indicates on such attestation form that he/she is a qualified alien, he/she agrees to provide the US Citizenship and Immigration Services documentation required to verify his/her lawful presence in the United States using the Systematic Alien Verification for Entitlements (SAVE) Program. He/She understands and agrees that lawful presence in the United States is required and he/she may be disqualified or the contract terminated if such lawful presence cannot be verified as required by Neb. Rev. Stat. §4-108.

PART 7. TITLE VI NON-DISCRIMINATION PROGRAM

A. During the performance of this contract, the contractor, for itself, its assignees and successors in interest (hereinafter referred to as the "contractor") agrees as follows:

1. Compliance with Regulations: The contractor shall comply with the Regulation relative to nondiscrimination in Federally-assisted programs of the Department of Transportation (hereinafter, "DOT") Title 49, Code of Federal Regulations, Part 21, and the Federal Highway Administration (hereinafter "FHWA") Title 23, Code of Federal Regulations, Part 200 as they may be amended from time to time, (hereinafter referred to as the Regulations), which are herein incorporated by reference and made a part of this contract.
2. Non-discrimination: The Contractor, with regard to the work performed by it during the contract, shall not discriminate on the grounds of race, color, or national origin, sex, age, and disability/handicap in the selection and retention of subcontractors, including procurements of materials and leases of equipment. The contractor shall not participate either directly or indirectly in the discrimination prohibited by 49 CFR, section 21.5 of the Regulations, including employment practices when the contract covers a program set forth in Appendix B of the Regulations.

3. Solicitations for Subcontractors, Including Procurements of Materials and Equipment: In all solicitations either by competitive bidding or negotiation made by the contractor for work to be performed under a subcontract, including procurements of materials or leases of equipment, each potential subcontractor or supplier shall be notified by the contractor of the contractor's obligations under this contract and the Regulations relative to nondiscrimination on the grounds of race, color, or national origin, sex, age, and disability/handicap.
 4. Information and Reports: The contractor shall provide all information and reports required by the Regulations or directives issued pursuant thereto, and shall permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the (Recipient) or the FHWA to be pertinent to ascertain compliance with such Regulations, orders and instructions. Where any information required of a contractor is in the exclusive possession of another who fails or refuses to furnish this information the contractor shall so certify to the (Recipient), or the FHWA as appropriate, and shall set forth what efforts it has made to obtain the information.
 5. Sanctions for Noncompliance: In the event of the contractor's noncompliance with the nondiscrimination provisions of this contract, the (Recipient) shall impose such contract sanctions as it or the FHWA may determine to be appropriate, including, but not limited to: (a.) withholding of payments to the contractor under the contract until the contractor complies, and/or (b.) cancellation, termination or suspension of the contract, in whole or in part.
 6. Incorporation of Provisions: The contractor shall include the provisions of paragraphs (1) through (6) in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Regulations, or directives issued pursuant thereto.
- B. The contractor shall take such action with respect to any subcontract or procurement as the (Recipient) or the FHWA may direct as a means of enforcing such provisions including sanctions for non-compliance: Provided, however, that, in the event a contractor becomes involved in, or is threatened with, litigation with a subcontractor or supplier as a result of such direction, the contractor may request the (Recipient) to enter into such litigation to protect the interests of the (Recipient), and, in addition, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

IN WITNESS WHEREOF, contracting parties by our agents hereto affix our signatures and seals in triplicate the day and year first above written.

City of Hasatings, Nebraska
A Municipal Corporation

By _____
Corey Stutte, Mayor

ATTEST:

Kimberly S. Jacobitz, City Clerk

(SEAL)

Creative Sites. LLC-Contractor - Party of the
Second Part

By _____
Its

Department: Fire
Staff Contact: Brad Starling, Becky Harpham
Council Meeting Date: 12/14/2020

AGENDA ITEM SUMMARY SHEET

Description of Item:

Approval of Agreement with Priority Medical Transport, L.L.C. to provide back-up emergency medical services to the city.

Names of People/Business affected by this action:

All residents of Adams County

Why Council action is required:

Agreements need to be approved by the City Council to be legally binding

Type of action requested:

Motion

Suggested motion:

Motion to approve the Agreement with Priority Medical Transport, L.L.C.

Deadlines associated with action:

None

Department head comments:

Per Title 172 Chapter 12 of NAC, ambulance services must have a back-up response plan. Because there are no other government based Advanced Life Support providers in Adams County, our first level back up will need to be with private service providers. This agreement not only supports the required back up response plan, but provides clear responsibilities and procedures for activating that plan, provides authorization for use of radio frequencies, and outlines responsibilities and authority of both entities. Our current Interlocal Agreement with Adams County for Ambulance Service allows for agreements with private providers in order to assure adequate coverage in our response district.

City Administrator comments:

Recommend approval

AGREEMENT

This Agreement is made and entered into this 25th day of September 2020, by and between the City of Hastings, Nebraska, a Municipal Corporation, hereinafter referred to as CITY, and PRIORITY MEDICAL TRANSPORT, L.L.C., A Nebraska Limited Liability Company, hereinafter referred to as PRIORITY.

WHEREAS, CITY provides Emergency Medical Services to its citizens by way of its fire department, Hastings Fire and Rescue; and

WHEREAS, PRIORITY provides ambulance service to the area, in and around, its location in Hastings, Nebraska; and

WHEREAS, high call situation, limited resources and/or mass casualty events have the potential to exhaust the capacity of CITY to provide Emergency Medical Services; and

WHEREAS, PRIORITY is desirous of providing back-up Emergency Medical Services to CITY under certain circumstances when requested to do so by CITY and PRIORITY has crews available.

NOW THEREFORE, in consideration of the above recitals, and the following terms and conditions, the parties hereto agree as follows:

1. PRIORITY shall provide crews at the request of CITY, when available, under the terms set forth in this Agreement.
2. This is not an exclusive Agreement and PRIORITY is aware that CITY may enter into similar agreements with other providers of Emergency Medical Services.
3. PRIORITY shall be notified by CITY, via its dispatch center, when CITY Emergency Medical Services staffing is at level zero and is expected to remain at such level for a period of more than ten minutes.
4. PRIORITY understands that they, along with other providers entering into similar agreements with CITY, will be on a rolling list of providers so that all back-up providers will be ensured a fair rotation.
5. CITY dispatch shall call PRIORITY dispatch to alert of an actual call PRIORITY is to handle.
6. Once dispatched PRIORITY will not be called off by CITY in favor of CITY units that have returned to service unless the CITY unit is half the distance or less closer to the location of the call than is the responding PRIORITY unit.

7. PRIORITY is authorized to utilize CITY and Adams County radio frequencies when providing services or responding to calls under this Agreement.
8. In the event CITY and PRIORITY personnel are both on scene at the same location CITY personnel shall remain in ultimate control of the scene.
9. Any CITY Paramedic on scene when both CITY and PRIORITY are both on scene at the same location shall maintain medical responsibility for the scene.
10. During the term of this Agreement PRIORITY shall operate under State of Nebraska protocols or equivalent for prehospital medicine.
11. PRIORITY shall maintain their own medical director.
12. PRIORITY shall maintain licensure by the State of Nebraska and shall maintain, during the term of this Agreement, all minimum insurance coverage required by the State of Nebraska.
13. PRIORITY shall maintain Nebraska licensure at the paramedic or emergency medical technician level. Advanced Life Support Units shall have priority when mutual aid is requested.
14. PRIORITY is authorized to, and responsible for, billing patients received service from PRIORITY as a result of this Agreement. PRIORITY shall be responsible for collecting all patient billings made pursuant to this Agreement.
15. PRIORITY agrees to provide, a certificate of insurance indicating the existence of a liability policy, on a primary and noncontributing basis, naming the City of Hastings as an additional insured on said policy and providing the following coverages:

General Aggregate	\$1,000,000
a. Bodily Injury/Property Damage	\$1,000,000 each occurrence
b. Personal Injury Damage	\$1,000,000 each occurrence
c. Contractual Liability	\$1,000,000 each occurrence
d. Products Liability & Completed Operations	\$1,000,000 each occurrence
e. Fire Damage	\$ 100,000 any one fire
f. Medical Expense	\$,000 any one person

In the event the certificate of insurance is not filed, then this Agreement shall be voidable at the option of CITY.

16. PRIORITY agrees to save, hold harmless, indemnify and defend CITY, its representatives, agents and employees from any loss or damage or claim of loss by

PRIORITY or any third party from damage or claim of damage that arises from any of the activities authorized or undertaken as provided in this Agreement and for any loss or claim of loss to CITY that results from PRIORITY failing to perform its obligations under this Agreement.

17. PRIORITY is required and hereby agrees to use a federal immigration verification system to determine the work eligibility status of new employees physically performing services within the State of Nebraska. A federal immigration verification system means the electronic verification of the work authorization program authorized by the Illegal Immigration Reform and Immigrant Responsibility Act of 1996, 8 U.S.C. 1324a, known as the E-Verify Program, or an equivalent federal program designated by the United States Department of Homeland Security or other federal agency authorized to verify the work eligibility status of a newly hired employee.
18. Pursuant to the Title VI Non-Discrimination Program of the City of Hastings PRIORITY agrees to comply with the provisions set forth in Appendix A to CITY's Title VI Non-discrimination Program, if applicable. A copy of said provisions are attached hereto as Attachment/Exhibit 1. Any reference to "contractor" in Attachment/Exhibit 1 shall mean "PRIORITY" for purposes of this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first above written.

CITY OF HASTINGS, NEBRASKA,
A Municipal Corporation

ATTEST:

Kimberly S. Jacobitz, City Clerk

By _____
Corey Stutte, Mayor

Approved as to Form: _____
Clint Schukei, City Attorney

PRIORITY MEDICAL TRANSPORT, L.L.C., A
Nebraska Limited Liability Company

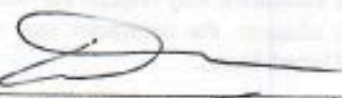
By  _____
Printed Name: Travis Kleier
Title: Co-owner

Exhibit 1

During the performance of this contract, the contractor, for itself, its assignees and successors in interest (hereinafter referred to as the "contractor") agrees as follows:

- (1) **Compliance with Regulations:** The contractor shall comply with the Regulation relative to nondiscrimination in Federally-assisted programs of the Department of Transportation (hereinafter, "DOT") Title 49, Code of Federal Regulations, Part 21, and the Federal Highway Administration (hereinafter "FHWA") Title 23, Code of Federal Regulations, Part 200 as they may be amended from time to time, (hereinafter referred to as the Regulations), which are herein incorporated by reference and made a part of this contract.
- (2) **Nondiscrimination:** The Contractor, with regard to the work performed by it during the contract, shall not discriminate on the grounds of race, color, or national origin, sex, age, and disability/handicap in the selection and retention of subcontractors, including procurements of materials and leases of equipment. The contractor shall not participate either directly or indirectly in the discrimination prohibited by 49 CFR, section 21.5 of the Regulations, including employment practices when the contract covers a program set forth in Appendix B of the Regulations.
- (3) **Solicitations for Subcontractors, Including Procurements of Materials and Equipment:** In all solicitations either by competitive bidding or negotiation made by the contractor for work to be performed under a subcontract, including procurements of materials or leases of equipment, each potential subcontractor or supplier shall be notified by the contractor of the contractor's obligations under this contract and the Regulations relative to nondiscrimination on the grounds of race, color, or national origin, sex, age, and disability/handicap.
- (4) **Information and Reports:** The contractor shall provide all information and reports required by the Regulations or directives issued pursuant thereto, and shall permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the (Recipient) or the FHWA to be pertinent to ascertain compliance with such Regulations, orders and instructions. Where any information required of a contractor is in the exclusive possession of another who fails or refuses to furnish this information the contractor shall so certify to the (Recipient), or the FHWA as appropriate, and shall set forth what efforts it has made to obtain the information.
- (5) **Sanctions for Noncompliance:** In the event of the contractor's noncompliance with the nondiscrimination provisions of this contract, the (Recipient) shall impose such contract sanctions as it or the FHWA may determine to be appropriate, including, but not limited to:
 - (a.) withholding of payments to the contractor under the contract until the contractor complies, and/or
 - (b.) cancellation, termination or suspension of the contract, in whole or in part.
- (6) **Incorporation of Provisions:** The contractor shall include the provisions of paragraphs (1) through (6) in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Regulations, or directives issued pursuant thereto.

The contractor shall take such action with respect to any subcontract or procurement as the (Recipient) or the FHWA may direct as a means of enforcing such provisions including sanctions for non-compliance: Provided, however, that, in the event a contractor becomes involved in, or is threatened with, litigation with a subcontractor or supplier as a result of such direction, the contractor may request the (Recipient) to enter into such litigation to protect the interests of the (Recipient), and, in addition, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

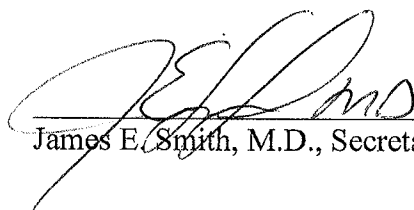
PRIORITY MEDICAL TRANSPORT, L.L.C.

MINUTES OF A SPECIAL MEETING OF MEMBERS HELD SEPTEMBER 25, 2020

On the 25th day of September, 2020, all of the Members of Priority Medical Transport, L.L.C., held a special meeting. Trevis Kleinow called the meeting to order and announced that the purpose was to authorize members of the L.L.C., to enter into Contracts with the City of Hastings to provide services included but not limited to the Mutual Aid Agreement and other related documents. The proceedings were recorded by James E. Smith, M.D., Secretary.

The members unanimously agreed that either Trevis Kleinow or Dr. James E. Smith, both members and managers of the L.L.C., may sign all documents related to the business relationship with the City of Hastings, and that only one of the two signatures should be required.

There being no further business, upon motion duly made and seconded, said meeting was adjourned.



James E. Smith, M.D., Secretary



PRIOMED-01

CALBRECHT

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

9/24/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER License # 100181832 HUB International Mountain States Limited 521 N. Bailey Street North Platte, NE 69103	CONTACT NAME: Colton Albrecht PHONE (A/C, No, Ext): (308) 532-5151 FAX (A/C, No): (308) 534-5308 E-MAIL ADDRESS: colton.albrecht@hubinternational.com	
	INSURER(S) AFFORDING COVERAGE INSURER A: Arch Insurance Company INSURER B: Arch Specialty Insurance Company INSURER C: Berkshire Hathaway Homestate Insurance Company INSURER D: INSURER E: INSURER F:	
INSURED Priority Medical Transport, LLC 1002 Prospect Dr, Ste 100 North Platte, NE 69101	NAIC # 11150 21199 20044	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PROJECT ☐ LOC OTHER:	X		MAPK08400202	10/1/2019	10/1/2020	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 SEXUAL OR PHYSI \$ 2,000,000
A	AUTOMOBILE LIABILITY ☐ ANY AUTO OWNED AUTOS ONLY ☒ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			MAPK08400202	10/1/2019	10/1/2020	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	UMBRELLA LIAB ☒ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$			MAUM08517002	10/1/2019	10/1/2020	EACH OCCURRENCE \$ 4,000,000 AGGREGATE \$ 4,000,000 \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☐ Y / N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		PRWC023694	12/5/2019	12/5/2020	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000
A	Professional Liabili			MAPK08400202	10/1/2019	10/1/2020	Claims Made \$ 1,000,000

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

CERTIFICATE HOLDER

CANCELLATION

City of Hastings 220 N Hastings Ave Hastings, NE 68901	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
---	---

Department: City Administrator
Staff Contact: Dave Ptak
Council Meeting Date: 12/14/2020

AGENDA ITEM SUMMARY SHEET

Description of Item:

Approval to submit Letters of Intent for 2020 Rural Workforce Housing Funds from the Nebraska Department of Economic Development for Phase II of Trail Ridge Subdivision and for Pioneer Trail Flats Subdivision

Names of People/Business affected by this action:

Citizens of Hastings and HEDC

Why Council action is required:

City Council approval is necessary to apply for 2020 Rural Workforce Housing Funds from the Nebraska Department of Economic Development

Type of action requested:

Motion

Suggested motion:

Motion to approve the submittal of Letters of Intent for 2020 Rural Workforce Housing Funds from the Nebraska Department of Economic Development for Phase II of Trail Ridge Subdivision and for Pioneer Trail Flats Subdivision

Deadlines associated with action:

December 15, 2020

Department head comments:

City Administrator comments:

This is Round 2 to the 2018 LB815 program approved by the Legislature and administered by NDED. If approved for the full \$500,000 request, it will require a \$500,000 match by the City. If successful, the match would come from the Utility Department's Economic Development Fund.

Recommend approval



**2020 RURAL WORKFORCE HOUSING FUND (RWHF)
LETTER OF INTENT**

Hastings Economic Development Corporation
301 S. Burlington Ave.
Hastings, NE 68901

Contact:
Michael Krings, Executive Director
(402) 461-8403
mkrings@hastingsedc.com

Amount of RWHF grant funds intending to apply for:	\$250,000
Amount of matching funds intending to raise:	\$250,000
Anticipated Private Investment:	\$7,800,000
Service area of the organization:	Hastings and Adams County
Service area of the fund:	Hastings and Adams County

Project Overview:

In 2017, Hastings Economic Development Corporation purchased 97 acres of farm ground with the main purpose to increase the number of affordable housing units within our community. In 2020, Phase 1 of the Trail Ridge subdivision was completed at a cost of \$2.7 million, and opened up 35 single-family home lots that HEDC is currently working to sell to local builders. Because of the cost of this project, Phase II of Trail Ridge has been put on hold for the foreseeable future. The cost of Phase II is approx. \$500,000 and would make an additional 39 lots available for construction. If we were awarded funds from the RWHF we would be able to commence construction of Phase II in 2021. With 39 lots becoming available and an estimated construction costs of \$200,000 per home, we anticipate a minimum of \$7,800,000 in private investment would be leveraged with this project. HEDC would repay the funds as lots were sold, and Tax Increment Financing was captured to help pay for the cost of the infrastructure.

HASTINGS ECONOMIC DEVELOPMENT CORPORATION

hastingsedc.com | mkrings@hastingsedc.com | (402)461-8403
301 South Burlington Avenue | PO Box 1104 | Hastings, NE 68902



**2020 RURAL WORKFORCE HOUSING FUND (RWHF)
LETTER OF INTENT**

Hastings Economic Development Corporation
301 S. Burlington Ave.
Hastings, NE 68901

Contact:
Michael Krings, Executive Director
(402) 461-8403
mkrings@hastingsedc.com

Amount of RWHF grant funds intending to apply for:	\$250,000
Amount of matching funds intending to raise:	\$250,000
Anticipated Private Investment:	\$2,300,000
Service area of the organization:	Hastings and Adams County
Service area of the fund:	Hastings and Adams County

Project Overview:

This project is located on Block 1, Lot 2 of the Pioneer Trail Flats subdivision. In partnership with Queen City Development, this project would include the construction of 12 duplex units along West Laux Avenue and would require a private investment amount of \$2,300,000. This is a rental housing project with a target market being individuals ready to move out of the apartments located directly to the north (which was a first-round recipient of RWHF), wanting to stay in Hastings, but not yet ready to purchase housing.

HASTINGS ECONOMIC DEVELOPMENT CORPORATION

hastingsedc.com | mkrings@hastingsedc.com | (402)461-8403
301 South Burlington Avenue | PO Box 1104 | Hastings, NE 68902

Department: BID/CRA
Staff Contact: Randy Chick
Council Meeting Date: 12/14/2020

AGENDA ITEM SUMMARY SHEET

Description of Item:

The Downtown Revitalization Committee is seeking approval of an application from LUCKEE, LLC for forgivable loan funding for a façade project at 529 W. 2nd. Funding for this project will come from CDBG Downtown Revitalization grant funds and the local match provided by the CRA. (CDBG Contract #19-DTR-103) The applicant is seeking a \$35,000 forgivable loan to renovate the north façade of the property including removal and replacement of the main floor storefront windows and doors, all 2nd floor windows, and removal and replacement of the front entry. The redeveloper will construct two 2nd floor loft apartments and will renovate the main floor into office space. When all levels of the building are complete the total costs are projected to be \$450,000. The Downtown Revitalization Committee recommends approval of this project application.

Names of People/Business affected by this action:

LUCKEE, LLC, Community Redevelopment Authority, Business Improvement District and adjacent property owners.

Why Council action is required:

The guidelines adopted for the CDBG Downtown Revitalization Facade Program require approval of the City Council.

Type of action requested:

Motion

Suggested motion:

Motion to approve the application from LUCKEE, LLC for CDBG Downtown Revitalization forgivable loan funding in the amount of \$35,000.

Deadlines associated with action:

The CDBG Contract #19-DTR-103 deadline for completion of project is November 20, 2021.

Department head comments:

The Downtown Revitalization Committee recommends approval of this project application.

City Administrator comments:

Recommend approval

Application

Applicant Name: Luckee LLC, Bill + Hauili Sabatka

Property Address: 529 West 2nd, Hastings, NE 68901

Applicant's Phone Number: 402-984-5289

Tax ID #: 85-1472258 DUNS #: _____

Type of Façade Improvement Planned (note all that apply). Please attach Supporting Data Checklist.

Signage: ☒ Removal ☒ New ☐ Altered ☐ Repaired

Painting: (Approximate Sq. Ft. area): _____

Structural Alterations: Front masonry replaced with front glass + masonry

Cosmetic Alterations: (Moldings, etc.): _____

Other work: Please specify (Awnings, etc.): _____

Other work:

Concrete entry replaced, masonry replaced with glass and masonry, new doors, new windows, sign removal, new signage

Total Cost of Project: \$ 78,100

Amount Requested: \$ 70,000

I hereby submit the attached plans, specifications and color samples for the proposed project and understand that these must be approved by the Downtown Revitalization Committee and the City of Hastings. No work should begin until I have received written approval from the Downtown Revitalization Committee and the City of Hastings. I further understand that the facade project must be completed by the end of the CDBG DTR Program deadline (November 20, 2021) or any extension thereof, and that forgivable loan monies will not be paid until the applicant/ recipient; submits a paid bill for reimbursement together with an affidavit from the contractor certifying the work, as submitted, is complete. I agree to leave the completed project in its approved design and colors for a period of five (5) years from the date of completion.

Bill Sabatka
Hauili D. Sabatka
Property Owner - Printed

Bill Sabatka
Hauili D. Sabatka
Signature of Property Owner

Date: 11/2/2020

Date: 11/2/2020

Supporting Data Checklist for Applicants

Please submit this checklist as part of your application

SIGNS: *Not available at this time*

- ☐ Provide a color rendering of the design chosen
- ☐ Include specifications as to the size and width of the sign.
- ☐ Note how and where the sign will be hung on the building
- ☐ Submit a written estimate from a sign company
- ☐ Submit written verification that design and size comply with City codes.

PAINT*: *N/A*

- ☐ Provide samples of the colors chosen
- ☐ Mark which color will be body color and which will be accent colors.
- ☐ Note where each color will be used.
- ☐ Submit written estimate from painter of your choice.

** Painting is eligible for exterior façade improvements in combination with window replacement or facade restoration for bricks, stucco, and exterior surfaces for historic preservation that constrains deterioration of the exterior façade. Short of this standard, painting for the purpose to change colors (interior or exterior) is not considered restoration and is ineligible as it is considered maintenance.*

AWNINGS: *N/A*

- ☐ Provide information about color and style of awning chosen.
- ☐ Note where awning will be placed on building.
- ☐ Submit written estimate.
- ☐ Submit written verification that design and size comply with City codes.

Awning selection must take into account the architectural style of the building.

MAJOR FACADE ALTERATION:

- ☐ Provide a rendering of major changes, including paint and awning colors where applicable.
- ☐ Submit a written estimate from contractor.

ALL PROJECTS PROPOSED BY TENANTS

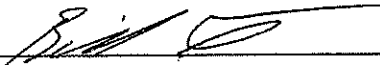
- ☐ To be eligible for a forgivable loan, tenants need to provide a notarized Authorization for Work from the property owner.
- ☐ Submit signed Hold Harmless Agreement (see attached).
- ☐ Submit copy of current Occupational License and Certificate of Use.
- ☐ Where Applicant is a sole proprietor or individual, submit completed US Citizenship Attestation Form

United States Citizenship Attestation Form

For the purpose of complying with Neb. Rev. Stat. §§ 4-108 through 4-114, I attest as follows:

☒	I am a citizen of the United States.
— OR —	
☐	I am a qualified alien under the federal Immigration and Nationality Act, my immigration status and alien number are as follows: _____ and I agree to provide a copy of my USCIS documentation upon request.

I hereby attest that my response and the information provided on this form and any related application for public benefits are true, complete, and accurate and I understand that this information may be used to verify my lawful presence in the United States.

PRINT NAME	<u>Bill Sabatka</u> (first, middle, last)
SIGNATURE	<u></u>
DATE	<u>11/2/2020</u>

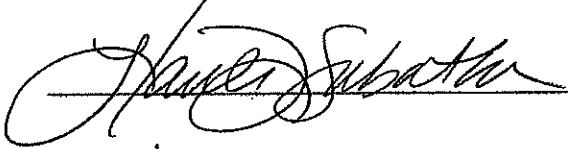
1/19/2010

United States Citizenship Attestation Form

For the purpose of complying with Neb. Rev. Stat. §§ 4-108 through 4-114, I attest as follows:

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— OR —	
☐	I am a qualified alien under the federal Immigration and Nationality Act, my immigration status and alien number are as follows: _____, and I agree to provide a copy of my USCIS documentation upon request.

I hereby attest that my response and the information provided on this form and any related application for public benefits are true, complete, and accurate and I understand that this information may be used to verify my lawful presence in the United States.

PRINT NAME	<u>Hawli Daneil Sabatka</u> (first, middle, last)
SIGNATURE	<u></u>
DATE	<u>11/2/2020</u>

1/19/2010

Click to Submit Completed PDF by Email

or save then email to:
hn.hp@nebraska.gov



Recommended: File size of photos should be reduced to less than 2 mb per image



Cardinal Construction LLC

401 W. Pine St.
Doniphan, NE 68832

Estimate

Date	Estimate #
8/11/2020	719

Name / Address
Bill Sabatka 529 W 2nd Street Hastings, Ne 68901

Project	
Description	Total
Cardinal Const. LLC proposes to provide the labor, materials, subcontractors, and equipment necessary for renovation of building located at 529 west 2nd street in Hastings, NE. This is a budgetary estimate for the main level office and north facing facade. Work will include the following:	0.00
101 - BUILDING PERMIT	800.00
201 - DUMPSTERS & DISPOSAL	1,200.00
202 - PORTABLE TOILET(S)	900.00
203 - LABOR FOR DEMO & DISPOSAL	2,000 3,000.00
*Demo elevator shaft and remove parts from building.	
*Demo and dispose of store front glass and front masonry.	
206 - CONCRETE FLATWORK	1,500.00
*Demo and replace front concrete on entry.	
209 - MASONRY	2,000.00
301 - FRAMING MATERIAL	6,000.00
302 - LABOR FOR FRAMING	10,000.00
303 - SIDING MATERIAL	1,700.00
304 - LABOR FOR SIDING	1,700.00
308 - MISC. MAT'L. FASTENERS, CAULKING, SCREWS, FUEL, ETC.	2,000.00
403 - WINDOWS	5,000
*3 upper level front windows and 1 rear main level window.	
404 - LABOR FOR WINDOWS	4,000
405 - EXTERIOR DOORS	1,500
406 - LABOR FOR EXTERIOR DOORS	1,500
408 - STORE FRONT GLASS	13,000
501 - INSULATION	4,500.00
502 - DRYWALL	11,000.00
503 - TRIM, INTERIOR DOORS & DOOR HARDWARE	3,000.00
Total 25,000 + 53,100	

w/spencer
525 w. 2nd

= \$78,100

Office: 402-845-2075
Fax: 402-845-2175



History
NEBRASKA
HISTORIC PRESERVATION

ONLINE SECTION 106 PROJECT FORM FOR
INDIVIDUAL STANDING STRUCTURES

History Nebraska

RECEIVED

NESHPO Use Only

Date Received
OCT 22 2020

HP Number

2010-142-01

NE State Historic
Preservation Office

Submission of a completed Project Information Form with adequate information and attachments constitutes a request for review pursuant to Section 106 of the National Historic Preservation Act of 1966 (as amended). More information may be required to adequately complete the Section 106 process. Submit completed form to HN.HP@nebraska.gov.

NOTE: Section 106 regulations provide for a 30-day response time by the Nebraska State Historic Preservation Office from the date of receipt.

PROJECT NAME (if applicable)

529 W. 2nd

COUNTY

Adams

STREET ADDRESS (No P.O. Box Numbers)

529 W. 2nd

PROJECT NUMBER
(if applicable)

NA

CITY

Hastings

FEDERAL AGENCY OR DESIGNEE

City of Hastings

CONTACT PERSON

Randal Chick

CITY, STATE ZIP

301 S. Burlington, Hastings, NE 68901

TELEPHONE

+1 (402) 461-8415

EMAIL (for response)

bidcra@gmail.com

PROJECT DESCRIPTION

Briefly describe the overall project.

The proposed project includes the removal of the main floor storefront at 529 W. 2nd including windows, doors and brick area and will be replaced with new aluminum storefront doors and windows. The 2nd floor metal storm windows will be removed and replaced with aluminum clad double hung style windows. The new storefront will continue to be angled and the transom windows will be roughly the same size as the existing storefront. The existing projecting sign will be removed along with the window air conditioning unit.

The building is located within the Hastings Historic District and the survey number is AD04-0970. The building was built in 1953 and is listed as a Contributing building.

DESIGNATIONS

To the best of your knowledge, is the structure any of the following?

☐ Listed Individually on the National Register ☒ Listed within a National Register Historic District

☐ Designated Local Landmark ☐ Designated Local Landmark District

PHOTOGRAPHS

Please provide photographs of all structures. Photographs of neighboring or nearby buildings are helpful. Go to page 2 to insert photo(s).

NESHPO USE ONLY

Nebraska SHPO Determination

Site Number: AD04-0970

☐ No potential to cause effects

☐ Adverse effect (More consultation needed)

☐ No historic properties affected

☐ The SHPO requests additional information (see attached)

☒ No adverse effect

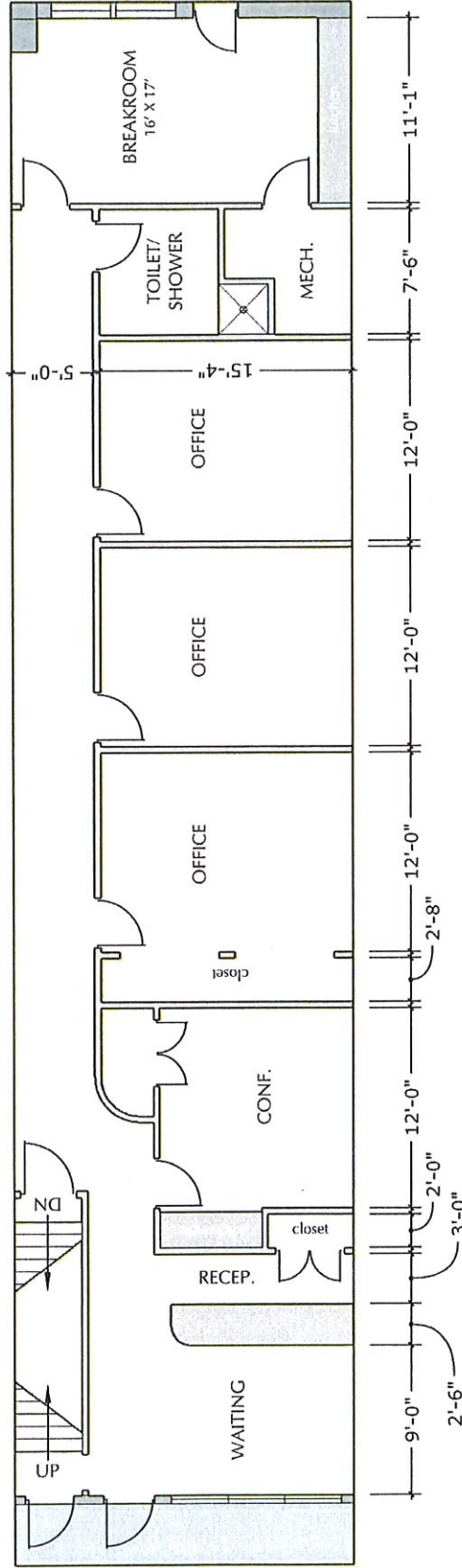
Keri Baw

Review & Compliance Coordinator
State Historic Preservation Office, Nebraska State Historical Society

Date

10/27/2020

conceptual. not for construction



conceptual. not for construction

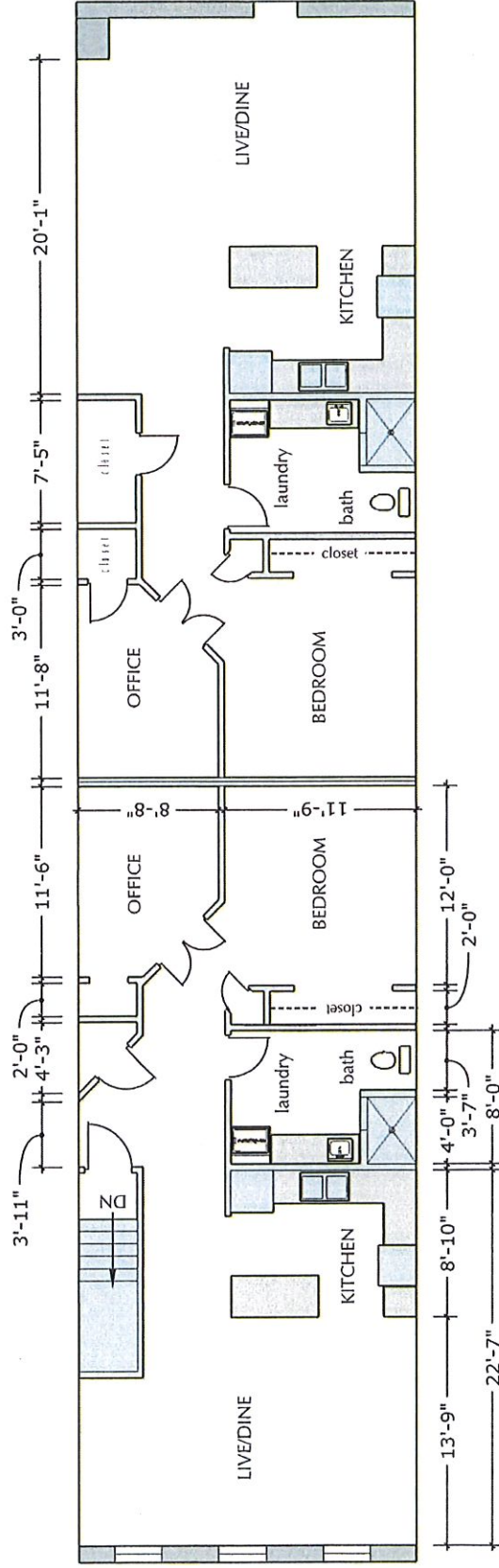


529 W SECOND STREET, HASTINGS

AUG 2020 (revise)

conceptual B

conceptual. not for construction



conceptual. not for construction



529 W SECOND STREET, HASTINGS

conceptual C

AUG 2020 (revise 2)

**MINUTES OF THE DOWNTOWN
REVITALIZATION COMMITTEE
CITY OF HASTINGS, NEBRASKA
December 7, 2020 – 2:00 pm
via Zoom Teleconference**

NOTE: Due to the COVID-19 virus concerns the DTR Committee conducted their meeting by Zoom teleconference. A public notice was posted at City hall and the Notice is attached to these minutes.

Members of the DTR Committee present for the video conference were Bob Murphy, Chairman, Maggie (Vaughan) Esch, Kaleena Fong, Jessi Hoeft, Jamey Hamburger and Randy Chick.

The Committee reviewed an application from LUCKEE, LLC for CDBG Façade Funding for a project at 529 W. 2nd Street. The Developer is seeking assistance for the project and plans to remove and replace the existing storefront and 2nd floor windows, demolish existing interior improvements and construct two second-level apartments and main floor office space. When completed the total estimated cost of the project is \$450,000. The Committee discussed the amount of money requested and the exact nature of the improvements to be made. Motion by Jamey Hamburger and second by Kaleena Fong to recommend that the City Council approve CDBG Façade forgivable loan funding in the amount of \$35,000 for the LCUKEE, LLC façade project at 529 W. 2nd.

Ayes: B. Murphy, K. Fong, M. Esch, J. Hamburger, J. Hoeft
Nays: None

The Committee reviewed an amended application from THOAR, LLC for a facade project on the Cameron Building located at 712 W. 1st/119 N. Hastings Avenue. The THOAR group was previously approved for \$200,000 in CDBG Façade Funding for the project and during demolition of the storefronts significant structural issues were discovered which have created an additional \$60,000+ in costs associated with the façade renovation. In addition, the developer has discovered structural issues on the NW wall which will require repairs. As a reminder, the developer plans to spend \$2,000,000+ on the property to construct 10 second-level apartments and up to 6 main floor commercial spaces. The original estimated cost of the façade was \$254,600 and that cost has increased to \$314,625. The committee discussed the importance of this project and the significant private investment being made. Motion by Maggie Esch and second by Bob Murphy to recommend to the City Council that the amount of the CDBG forgivable loan for the THOAR LLC Cameron Building Project be increased from \$200,000 to \$236,000.

Ayes: B. Murphy, K. Fong, M. Esch, J. Hamburger, J. Hoeft
Nays: None

The Committee reviewed an application from 800 W. 2nd Building, LLC for CDBG Funding for façade renovation on the properties at 800, 806, 810 W. 2nd & 201, 213, 215, 219 N. Lincoln (Clark-Buchanan building). Paul Hamelink is in the process of securing funding for a substantial project to include façade improvements in excess of \$600,000 and total project costs of approximately \$4,000,000. The developer is working to secure financing and complete acquisition of the building at 806 W. 2nd which are essential tasks in order to move forward with

the project. A feasibility study is underway and is required in order to secure funding for the project. The committee discussed the application and were excited about the potential to restore the façade of the building and get the upper levels back into use. The group was concerned about the timeline for completion of the project as the 2019 CDBG funds need to be committed and spent by November 2021. Motion by Jamey Hamburger and second by Bob Murphy to recommend that the City Council approve CDBG Façade forgivable loan funding in the amount of \$299,000 for the 800 W. 2nd, LLC façade project at 800, 806, 810 W. 2nd & 201, 213, 215, 219 N. Lincoln (Clark-Buchanan building) subject to; 1) the developer securing financing for the project, 2) and completing acquisition of all the properties by February 28, 2021. If the project is not moving forward by 2/28/21 the Committee wanted time to secure another project.

Ayes: B. Murphy, K. Fong, M. Esch, J. Hamburger, J. Hoeft
Nays: None

There being no further business to conduct the meeting was adjourned.

Respectfully submitted,

Randy Chick, BID Director

Notice of Meeting

A meeting of the Downtown Revitalization Committee of the City of Hastings will be held via teleconference at 2:00 p.m. on, December 7, 2020. An agenda is available during normal business hours at 301 S. Burlington Avenue, Hastings, Nebraska 68901, in the office of the BID Director. Members of the public may participate in the meeting by calling 1-312-626-6799. If you have any questions please contact Randy Chick at the BID office at 402.461.8415.

MEETING AGENDA

1. Review of an application from LUCKEE, LLC for CDBG Funding for façade renovation on the property at 529 W. 2nd

2. Review of a previously approved application from THOAR, LLC for additional CDBG Funding for façade renovation on the property at 119 N. Hastings/712 W. 1st. (the Cameron Building)
3. Review of an application from 800 W. 2nd Building, LLC for CDBG Funding for façade renovation on the property at 800, 806, 810 W. 2nd & 201, 213, 215, 219 N. Lincoln (Clark-Buchanan building)

Posted 12/4/2020

HASTINGS CDBG DOWNTOWN REVITALIZATION FAÇADE PROGRAM GUIDELINES

Project Guidelines

The purpose of the CDBG Downtown Revitalization Façade Forgivable Loan Program is to, where practical; restore, improve or create historic architectural features to facades of commercial buildings within the Downtown Business Improvement District. And, in cases where buildings have been significantly altered or damaged; the new façade should be designed to look appropriate and compatible in the midst of the surrounding buildings.

The Downtown Revitalization Façade forgivable loan program is administered by the City of Hastings, Business Improvement District, and the South Central Economic Development District. Funding for the DTR program is provided by the Community Development Block Grant program through the Nebraska Department of Economic Development and the City of Hastings Community Redevelopment Authority.

Program Guidelines:

A. The Hastings Downtown Revitalization program is designed to enhance and improve existing exterior facades. Façade improvements shall be defined as (but not limited to):

Façade shall mean the front exterior (and side if located on a corner) and rear exterior wall of a building if exposed to public view. This will typically include a visual impact with items such as awnings, windows and signage.

Painting is eligible for exterior façade improvements in combination with window replacement or facade restoration for bricks, stucco, and exterior surfaces for historic preservation that constrains deterioration of the exterior façade. Short of this standard, painting for the purpose to change colors (interior or exterior) is not considered restoration and is ineligible as it is considered maintenance.

Restoration is the preferred treatment for building façades and improvement. Restoration is most applicable to buildings where there has been very little change to the building façade over time. This results in the return of the façade to its original appearance through the use of authentic materials and the replication of missing or deteriorated components.

Renovation results in improvements which do not attempt to return the building to its original appearance. Improvements made should be sensitive to historic details and materials and should respect whatever original character remains.

Replacement of facades is appropriate when the majority of the original façade is missing or has been significantly altered so as to make restoration or renovation impractical. Façade designs should select materials, dimensions and architectural details that are similar or compatible to surrounding buildings such as façade height, window size and spacing, materials and colors.

Reconstruction takes place when the building and its features no longer exist. With reconstruction, façade designs are created through new construction to replicate, mimic, resemble or accentuate historic period details.

Structural Improvements will be considered to be the sides of the buildings not visible to the street along with the roof.

- B. Where practical, all building facades shall be restored to their original period design. If it is deemed not practical by the Downtown Revitalization Committee, then a similar architectural design shall be used. All horizontal and vertical features (lintels and piers) shall be retained.
- C. If a building does not have a historically significant architectural design or feature, then a proposed design may be submitted to qualify for the forgivable loan program.
- D. All storefronts shall be designed, constructed, and maintained to compliment and accept the architectural features of the building. All accessories, signs, awnings, etc. shall likewise harmonize with the overall character of the building.

All color schemes shall accent the building as well as harmonize with adjacent buildings. Colors shall be period specific. Historical murals will be considered on a case-by-case basis and consultation with DED staff will be conducted.

- E. Funds shall be allocated on a "first ready, first served" basis. Tenants may qualify upon receipt of written consent of the owner of the building. All forgivable loan funds awarded require a significant expenditure by the owner/tenant. (At a minimum the applicant is encouraged to spend \$2 in interior/exterior renovation costs for every \$1 in façade forgivable loan funds) EXAMPLE: \$100,000 of private investment to \$50,000 of forgivable loan funds. The amount of an individual forgivable loan is only limited by the funds available. Applicant may request a maximum of \$426,000 in funds from the Downtown Revitalization Forgivable Loan Program.
- F. No work for which a forgivable loan is sought should begin until authorized by the Downtown Revitalization Committee and the City of Hastings.
- G. To qualify for forgivable loan funds, an application and appropriate plans must be submitted to the Business Improvement District office c/o Downtown Revitalization Committee at 301 S. Burlington, Hastings, NE.
- H. No forgivable loans will be made to government-owned properties or to tenants in government owned properties. (Exceptions: Properties owned by the Community Redevelopment Authority.)
- I. Work done by the applicant in which a developer/owner/general contractor would physically work on the project (either he or his employees) is not allowed. However, it is acceptable for a developer/owner/general contractor to act as a general contractor and obtain bids to perform "all" work associated with the project. An official bidding process (sealed bids, advertisement, etc.,) would not be required but steps should be taken to ensure reasonableness of the bids as such to ensure quality of work and cost effectiveness of the bids/funds invested. This shall require an estimate from an outside source to verify that costs are within reasonable parameters.
- J. In the case of an applicant being an individual or sole proprietor, he/she is required to complete and return the U.S. Citizenship Attestation form which is made part of the application.

- K.** All work must be completed within the boundaries of the Business Improvement District as identified in Exhibit A of these guidelines.

Forgivable Loan Procedures – Design/Document Approval Flow Chart

1. Fill out the application and checklist and submit one copy to the Downtown Revitalization Committee c/o Randal Chick 301 S. Burlington with supporting data. (See attached sheet for required supporting data checklist.) Applications will only be accepted for improvements located within the Business Improvement District in downtown Hastings which is outlined on the attached map.
2. Projects will be submitted to the Downtown Revitalization Committee which meets at the call of the Chairman. The Committee will accept applications on "first ready, first served" basis with no formal submission deadlines in place. Funds will be expended until depleted.
3. The Downtown Revitalization Committee will review the project and submit the package to the Hastings City Council with their recommendation.
4. All proposed projects are subject to a Tier II environmental review. This review will be completed upon receipt of a complete and formal application to the DTR committee. The environmental review consists of contact with the State Historical Preservation Office (SHPO) and SHPO's approval of the project. The Tier II environmental review will be assembled/submitted to SHPO by the general grant administrator of the project. South Central Economic Development District, Inc., is contracted to provide those services to the City of Hastings.
5. Applicants shall be notified in writing by the Downtown Revitalization Committee of the Committee's decision of approval or non-approval. Once the Committee and the City have approved the project, the Downtown Revitalization committee shall issue a written notice of approval. Said notice of approval will be issued, dated and signed by an authorized representative of the Downtown Revitalization Committee.
6. ***Work cannot begin until contract is signed and certain requirements met. Once contractual items accepted by the Committee, the Committee issues a notice to proceed and work can begin. No work may start until written notice to proceed is received.***
7. Grievance Procedure – In the event that any applicant feels he or she has been unfairly treated or discriminated against during the process of selection of projects to be funded, s/he may appeal the decision by writing either to the Business Improvement District Board (BID), 301 S. Burlington, Hastings, NE 68901 or to the General Grant Administrator (South Central Economic Development District) who will attempt to resolve the problem. The BID Board Chair will make a written response to the appeal within 15 working days. If the applicant is not satisfied with the response, an appeal may be filed with the City of Hastings, which will make a written response to the appeal within 30 days. As the grantee, the City is held responsible for the overall program so a review of grievance or appeal documentation is prudent. In the event that the applicant is not satisfied with the City's decision, a complaint may be filed with the Nebraska Department of Economic Development
8. Applicant is responsible for obtaining any permits required to do the project. The applicant is responsible for contacting the City of Hastings Development Services office (402) 461-2302. The Development Services office oversees planning and zoning as well as building

and construction. The City of Hastings Development Services Department exists to help, with information about permits, codes, etc. The applicant must also register on the System for Award Management (www.sam.gov) prior to approval of application. Assistance for registering can be obtained through the local Nebraska Business Development Center at University of Nebraska – Kearney.

9. After formal Notice of Approval, the forgivable loan recipient must:

- At a minimum seek to obtain at least two bids to verify that costs are reasonable.
- Prior to solicitation of bids, ensure that the participating contractors are aware of Davis Bacon Wage requirements and the need to pay prevailing wage rates, submit payroll reports to the administrator, as well as adherence to all other federal wage requirements.
- Provide proof that all participating contractors and sub-contractors are also registered on www.sam.gov and or show no active exclusions on sam.gov.
- Participate in E-Verify.
- Participate in a pre-construction conference with a representative of the Downtown Revitalization Committee and the City's CDBG administrator to review project scope, project requirements, Davis Bacon wage requirements, submission of payrolls, etc.

10. The City of Hastings or the Business Improvement District does not maintain a contractor's list. However, the City and BID strongly encourage the applicant to ensure that the contractor performing the work is well-qualified to complete the proposed work and knowledgeable about any City codes that are applicable to the project.

11. At such time as the Recipient has satisfied all contractual provisions, a written notice to proceed will be issued by the authorized representative of Downtown Revitalization Committee. Said notice to proceed will be issued, dated and signed by an authorized representative of the Downtown Revitalization committee.

12. Participation in the City of Hastings Downtown Revitalization program by an applicant is a stated agreement of the recipient of DTR funds, that the completed project, its approved design and colors, etc., will remain intact and in place for a period of not less than five (5) years from the date of project completion. **Changes to improved facades and signage prior to five years may trigger repayment of the forgivable loan (or a percentage thereof), as specified in contract with the City.**

13. Forgivable loan Recipient must submit a paid, itemized invoice for reimbursement together with proof of payment (e.g., cancelled check) and an affidavit from the contractor certifying the work, as submitted, is complete. This should be consistent with the work proposed to and approved by the Downtown Revitalization Committee. Any unapproved changes will void the forgivable loan. If Recipient decides to change the project after approval they must contact the authorized representative of the Downtown Revitalization Committee for review of the changes.

14. Prior to reimbursement, the work will be inspected by Business Improvement District staff to ensure compliance with the project as designed and guidelines for improvements. A written notice of completion will be issued, dated and signed by the Authorized Representative of the Downtown Revitalization Committee.

15. The City, upon recommendation of Downtown Revitalization Committee, reserves the right to loan additional money to targeted projects that they believe will have a significant impact on the area. Committee members are seeking projects that have a significant amount of private investment that will include renovation of all levels. Significant impact can be measured by one of several methods:

- Substantial private-investment (e.g., greater than 200%)
- Addresses a building or local landmark in the target area
- Building is listed or eligible for listing on the National Register of Historic Places
- Improvements are chiefly for historical renovation/reconstruction in nature, etc.

16. Downtown Revitalization Committee members will be available to offer assistance and may seek outside guidance on any project being considered for the forgivable loan program.

17. The Downtown Revitalization Program is a forgivable-loan program. Eligible improvements are permanent fixtures/improvements to a structure and as such any and all improvements remain a part of the structure in the event a sale is transacted between current and future owners. The five-year forgivable loan can be transferred by property owner at the time of a sale to the purchaser if approved by the City of Hastings. The loan will be prorated at 20% forgiven each year.

Should a Forgivable Loan Recipient be required to repay any portion of the grant, those monies would be remitted to the Nebraska Department of Economic Development, immediately.

18. A complete application packet may be obtained by contacting; Randy Chick, BID Director at the Chamber Development Center at 301 S. Burlington, Hastings, NE 68901.

19. The Downtown Revitalization Committee members serve on a volunteer basis and are appointed by the Chairman of the BID Board. If a member of the Committee has a financial interest in the project being reviewed, he/she shall make that conflict of interest known to the committee and will abstain from the review/recommendation process. Members of the Downtown Revitalization Committee will serve indefinite terms; however, the BID Board Chair has the right to replace members of the Downtown Revitalization Committee in the event of resignation or other necessary circumstances. Members of the Hastings Downtown Revitalization Committee consist of the following;

- a. Bob Murphy – Business Improvement District Board Chair
- b. Jamie Hamburger – Convention and Visitors Bureau Board Member
- c. Jessi Hoeft – Downtown Center Association Member
- d. Kaleena Fong – Downtown Center Association Member
- e. Maggie Vaughn – Hastings Economic Development Corporation
- f. Randy Chick – BID Director, Authorized Representative of the Committee

20. These program guidelines may be amended periodically as required and deemed necessary by the Downtown Revitalization Committee and the City of Hastings. All program guideline amendment(s) will be subject to the approval of the Nebraska Department of Economic Development.

PROMISSORY NOTE

Amount: \$35,000.00

December ____, 2020

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Luckee, LLC, a Nebraska Limited Liability Company, (the "Company") hereby promises to pay to the order of the City of Hastings Nebraska (the "City"), the principal sum of Thirty-Five Thousand Dollars (\$35,000.00) in accordance with the terms hereof. This principal sum was received by the Company as a benefit under the City of Hastings CDBG Downtown Revitalization Façade Forgivable Loan Program (the "Program") for façade improvements made to the Company's real property located at 529 West 2ndst Street, Hastings, Nebraska.

The principal amount under this Promissory Note shall be due and payable five (5) years from date of this Promissory Note unless the Company meets the Program requirements or other conditions for forgiveness, including a requirement that the improvements remain intact on the building in its approved design and colors for a minimum period of five (5) years from the date of completion, in which case, this obligation shall be forgiven. The Company understands that changes to the improvements prior to five (5) years may trigger repayment of the amounts due hereunder.

In the event that the principal amount set forth in this Promissory Note shall become due and payable, the amount due shall be calculated by taking the original benefit amount of Thirty-Five Thousand Dollars (\$35,000.00) and reducing that sum on an equal annual basis over a five (5) year period from the date of this Promissory Note. The effect of this provision is that for every year passing from the date of this Promissory Note (rounded down to the nearest whole year), the amount to be repaid pursuant to the provisions of this paragraph will be reduced by Seven Thousand Dollars (\$7,000.00).

All payments hereunder shall be payable in lawful money of the United States of America which shall be legal tender for public and private debts at the time of payment.

Luckee, LLC, a Nebraska Limited Liability Company

By _____
Bill Sabatka, Member

By _____
Hauli Sabatka, Member

City of Hastings, 220 N. Hastings Ave., Hastings, NE 68901

DEED OF TRUST

THIS DEED OF TRUST ("Security Instrument") is made on the ____ day of December, 2020. The Trustor is Luckee, LLC, a Nebraska Limited Liability Company ("Borrower"). The Trustee is Clint Schukei ("Trustee"). The Beneficiary is the City of Hastings, Nebraska, a Municipal Corporation, ("Lender"). Borrower owes Lender the principal sum of Thirty-Five Thousand Dollars (\$35,000.00). This debt is evidenced by Borrower's Note dated the same date as this Security Instrument ("Note"), which provides for payment five (5) years from date of the Note unless Borrower meets requirements or other conditions for forgiveness under the City of Hastings CDBG Downtown Revitalization Façade Forgivable Loan Program. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under Paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in Adams County, Nebraska:

Lot Eight (8), Block Twenty-Four (24), Original Town, now City of Hastings, Adams County, Nebraska, according to the recorded plat thereof

which has the address of 529 W. 2nd Street, Hastings, Nebraska.

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest; Prepayment and Late Charges. Borrower shall promptly pay when due the principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note.

2. Taxes and Insurance. There is no requirement under this Deed of Trust for the payment into an escrow account of taxes and insurance premiums on the Property.

3. Applications of Payments. Unless applicable law provides otherwise, all payments received by Lender under paragraphs 1 and 2 shall be applied: first, to late charges due under the Note; second, to prepayment charges due under the Note; third, to amounts payable under paragraph 2; fourth, to interest due; and last, to principal due.

4. Charges; Liens. Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may attain priority over this Security Instrument, and leasehold payments or ground rents, if any. Borrower shall pay these obligations in the manner provided in paragraph 2, or if not paid in that manner, Borrower shall pay them on time directly to the person owed payment. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph. If Borrower makes these payments directly, Borrower shall promptly furnish to lender receipts evidencing the payments.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender; (b) contests in good faith the lien by, or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien or forfeiture of any part of the Property; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument, Lender may give Borrower a notice identifying the lien. Borrower shall satisfy the lien or take one or more of the actions set forth above within 10 days of the giving of notice.

5. Hazard Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage" and any other hazards for which Lender requires insurance in the minimum amount of the original indebtedness secured hereby. This insurance shall be maintained in the amounts and for the periods that Lender requires. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's approval which shall not be unreasonably withheld.

All insurance policies and renewals shall be acceptable to Lender and shall include a standard mortgage clause. Lender shall have the right to hold the policies and renewals. If Lender requires, Borrower shall promptly give to Lender all receipts of said premiums and

renewal notices. In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, if the restoration or repair is economically feasible and Lender's security is not lessened. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. If Borrower abandons the Property, or does not answer within 30 days a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may collect the insurance proceeds. Lender may use the proceeds to repair or restore the Property or to pay sums secured by this Security Instrument, whether or not then due. The 30-day period will begin when the notice is given.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of the payments. If under paragraph 19 the Property is acquired by Lender, Borrower's right to any insurance policies and proceeds resulting from damage to the Property prior to the acquisition shall pass to Lender to the extent of the sums secured by this Security Instrument immediately prior to the acquisition.

6. Preservation and Maintenance of Property; Leaseholds. Borrower shall not destroy, damage or substantially change the Property, allow the Property to deteriorate or commit waste. If this Security Instrument is on a leasehold, Borrower shall comply with the provisions of the lease, and if Borrower acquires fee title to the Property, the leasehold and fee title shall not merge unless Lender agrees to the merger in writing.

7. Protection of Lender's Rights in the Property; Mortgage Insurance. If Borrower fails to perform the covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation or to enforce laws or regulations), then Lender may do and pay for whatever is necessary to protect the value of the Property and Lender's rights in the Property. Lender's actions may include paying any sums secured by a lien which has priority over this Security Instrument, appearing in court, paying reasonable attorneys' fees and entering on the Property to make repairs. Although Lender may take action under this paragraph 7, Lender does not have to do so.

Any amounts disbursed by Lender under this paragraph 7 shall become additional debt of Borrower secured by this Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

If Lender required mortgage insurance as a condition of making the loan secured by this Security Instrument, Borrower shall pay the premiums required to maintain the insurance in effect until such time as the requirement for the insurance terminates in accordance with Borrower's and Lender's written agreement or applicable law.

8. Inspection. Lender or its agent may make reasonable entries upon and inspections of the Property. Lender shall give Borrower notice at the time of or prior to an inspection specifying reasonable cause for the inspection.

9. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender.

In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. In the event of a partial taking of the Property, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the taking, divided by (b) the fair market value of the Property immediately before the taking. Any balance shall be paid to Borrower.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemner offers to make an award or settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the proceeds, at its option, either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of such payments.

10. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successors in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

11. Successors and Assigns Bound; Joint and Several Liability; Co-signers. The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 17. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other borrower may agree to extend, modify,

forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without that Borrower's consent.

12. Loan charges. If the loan secured by this Security Instrument is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge under the Note.

13. Legislation Affecting Lender's Rights. If enactment or expiration of applicable laws has the effect of rendering any provision of the Note or this Security Instrument unenforceable according to its terms, Lender, at its option, may require immediate payment in full of all sums secured by this Security Instrument and may invoke any remedies permitted by paragraph 19. If Lender exercises this option, Lender shall take the steps specified in the second paragraph of paragraph 17.

14. Notices. Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to Lender's address stated herein or any other address Lender designates by notice to Lender. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.

15. Governing Law; Severability. This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision. To this end, the provisions of this Security Instrument and the Note are declared to be severable.

16. Borrower's Copy. Borrower shall be given one conformed copy of the Note and of this Security Instrument.

17. Transfer of Property or Beneficial Interest in Borrower. If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Security Instrument.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

18. Borrower's Right to Reinstate. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earlier of: (a) 5 days (or such other period as applicable law may specify for reinstatement) before sale of the Property pursuant to any power of sale contained in this Security Instrument; or (b) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note had no acceleration occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees; and (d) takes such action as Lender may reasonably require to assure that the lien of this Security Instrument, Lender's rights in the Property and Borrower's obligation to pay the sums secured by this Security Instrument shall continue unchanged. Upon reinstatement by Borrower, this Security Instrument and the obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under paragraphs 13 or 17.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

19. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under paragraphs 13 and 17 unless applicable law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to bring a court action to assert the non-existence of a default or any other defense of Borrower to acceleration and sale. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may invoke the power of sale and any other remedies permitted by applicable law. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 19, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

If the power of sale is invoked, Trustee shall record a notice of default in each county in which any part of the Property is located and shall mail copies of such notice in the manner prescribed by applicable law to Borrower and to the other persons prescribed by applicable law. After the time required by applicable law, Trustee shall give public notice of sale to the persons and in the manner prescribed by applicable law. Trustee, without demand on Borrower, shall sell the Property at public auction to the highest bidder at the time and place and under the terms

designated in the notice of sale in one or more parcels and in any order Trustee determines. Trustee may postpone sale of all or any parcel of the Property by public announcement at the time and place of any previously scheduled sale. Lender or its designee may purchase the Property at any sale.

Upon receipt of payment of the price bid, Trustee shall deliver to the purchaser Trustee's deed conveying the Property. The recitals in the Trustee's deed shall be prima facie evidence of the truth of the statements made therein, Trustee shall apply the proceeds of the sale in the following order: (a) to all expenses of the sale, including, but not limited to, Trustee's fees as permitted by applicable law and reasonable attorneys' fees; (b) to all sums secured by this Security Instrument; and (c) any excess to the person or persons legally entitled to it.

20. Lender in Possession. Upon acceleration under Paragraph 19 or abandonment of the Property, Lender (in person, by agent or by judicially appointed receiver) shall be entitled to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. Any rents collected by Lender or the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorneys' fees, and then to the sums secured by this Security Instrument.

21. Reconveyance. Upon payment of all sums secured by this Security Instrument, Lender shall request Trustee to reconvey the Property and shall surrender this Security Instrument and all notes evidencing debt secured by this Security Instrument to Trustee. Trustee shall reconvey the Property without warranty to the person or persons legally entitled to it. Such person or persons shall pay any recording costs and the cost of preparation of the Deed of Reconveyance.

22. Substitute Trustee. Lender, at its option, may from time to time remove Trustee and appoint a successor trustee to any Trustee appointed hereunder by an instrument recorded in the county in which this Security Instrument is recorded. Without conveyance of the Property, the successor trustee shall succeed to all the title, power and duties conferred upon Trustee herein and by applicable law.

23. Request for Notices. Borrower requests that copies of the notices of default and sale be sent to Borrower's address which is the Property Address. Notices to Lender shall be sent to City of Hastings, 220 N. Hastings Avenue, Hastings, Nebraska.

24. Riders to this Security Instrument. If one or more riders listed below are executed by Borrower and recorded together with this Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument. Other riders executed are: None.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

Luckee, LLC, a Nebraska Limited Liability Company

By _____
Bill Sabatka, Member

By _____
Hauli Sabatka, Member

STATE OF NEBRASKA)
) ss
COUNTY OF ADAMS)

On this _____ day of December, 2020, before me, the undersigned, a Notary Public duly commissioned and qualified for said county, personally came Bill Sabatka and Hauli Sabatka, to me known to be the identical person whose names are subscribed to the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed.

Witness my hand and notarial seal at Hastings, Nebraska in said county, the date aforesaid.

Notary Public

REQUEST FOR RECONVEYANCE

The undersigned is the holder of the note or notes secured by this Deed of Trust. Said note or notes, together with all other indebtedness secured by this Deed of Trust, have been paid in full. You are hereby directed to cancel said note or notes and this Deed of Trust, which are delivered hereby, and to reconvey, without warranty, all the estate now held by you under this Deed of Trust to the person or persons legally entitled thereto.

Date: _____

Department: BID/CRA
Staff Contact: Randy Chick
Council Meeting Date: 12/14/2020

AGENDA ITEM SUMMARY SHEET

Description of Item:

The Downtown Revitalization Committee is seeking approval of an amended application from THOAR, LLC for forgivable loan funding for a façade project at 712 W. 1st/119 N. Hastings. Funding for this project will come from CDBG Downtown Revitalization grant funds and the local match provided by the CRA. (CDBG Contracts #17-DTR-105 & #19-DTR-103) The applicant was previously approved for a \$200,000 forgivable loan to renovate the east, west and south facades of the Cameron Building including removal and replacement of all main floor storefront windows and doors, all 2nd floor windows, tuck pointing and painting the building. During demolition of the storefronts significant structural issues were discovered which created an additional \$60,000+ in costs associated with the façade renovation. The original estimated cost of the façade was \$254,600 and the cost has increased to \$314,625. THOAR, LLC will construct up to ten 2nd floor loft apartments and up to six main floor, white box commercial spaces. Estimated total project costs are projected to be \$2,500,000. The Downtown Revitalization Committee recommends that the amount of the CDBG forgivable loan for the THOAR LLC Cameron Building project be increased from \$200,000 to \$236,000.

Names of People/Business affected by this action:

THOAR LLC, Community Redevelopment Authority, Business Improvement District and adjacent property owners.

Why Council action is required:

Project funding for the CDBG Downtown Revitalization Facade Program require approval of the City Council.

Type of action requested:

Motion

Suggested motion:

Motion to approve the amended application from THOAR, LLC for CDBG Downtown Revitalization forgivable loan funding in the amount of \$236,000.

Deadlines associated with action:

The CDBG Contract #17-DTR-105 and contract #19-DTR-103 deadline for completion of project is November 20, 2021.

Department head comments:

The Downtown Revitalization Committee recommends approval of this project application.

City Administrator comments:

Recommend approval

Application

Amended 12/4/20

Applicant Name: THOAR, LLC _____

Property Address: **107 N Hastings Avenue Hastings, NE 68901** _____

Applicant's Phone Number: (402) 705-7283 _____

Tax ID #: 47-4696463 _____ DUNS #: 079943834 _____

Type of Façade Improvement Planned (note all that apply). Please attach Supporting Data Checklist.

Signage: ☐ Removal ☐ New ☐ Altered ☐ Repaired

Painting: (Approximate Sq. Ft. area): Entire Building _____

Structural Alterations: Renovation as detailed in attachment _____

Cosmetic Alterations: (Moldings, etc.): _____

Other work: Please specify (Awnings, etc.): Comprehensive façade renovation _____

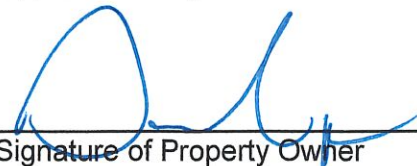
Other work: _____

Total Cost of Project: \$254,600 $+ \$36,883.77 + \$23,142.25 = \$314,625.42$

Amount Requested: \$200,000 $+ \$36,000.00 = \$236,000$ *Total Request*

I hereby submit the attached plans, specifications and color samples for the proposed project and understand that these must be approved by the Downtown Revitalization Committee and the City of Hastings. No work should begin until I have received written approval from the Downtown Revitalization Committee and the City of Hastings. I further understand that the facade project must be completed by the end of the CDBG DTR Program deadline (November 20, 2021) or any extension thereof, and that forgivable loan monies will not be paid until the applicant/ recipient; submits a paid bill for reimbursement together with an affidavit from the contractor certifying the work, as submitted, is complete. I agree to leave the completed project in its approved design and colors for a period of five (5) years from the date of completion.

Dave Rippe _____
Property Owner - Printed


Signature of Property Owner

Date: 12/4/20

Date: 12/4/20



Randal Chick <bidcra@gmail.com>

Cameron Summary

1 message

Dave Rippe <dave@queencityne.com>
To: Randal Chick <bidcra@gmail.com>

Fri, Dec 4, 2020 at 3:05 PM

Randy,

Thank you for your willingness to consider some additional assistance for us at the Cameron Building project. As I have previously mentioned, we have typically been able to problem solve and address unforeseen issues through contingency budgeting, hence, we've never had to ask for additional assistance before. The Cameron Building project, while still in its infancy, has put us in a different situation.

In March, we acquired the building and started demolition. We quickly discovered that there was asbestos underneath asbestos and asbestos around asbestos. All told, asbestos remediation totaled more than \$20,000 more than initially anticipated.

Demolition also revealed that second story structural walls were not built on top of first story structural walls, resulting in a severely compromised structural integrity. We had to contract with Olsson Associates for an additional \$8,500 in structural engineering. There will be 50 new LVL structural beams installed into the second floor of the building in order to appropriately support the roof structure. We anticipate the cost of this repair to be an additional \$40,000 in labor and materials.

This summer, we had masons come to repair some structural issues that presented themselves above the storefronts when the awning was removed. We also asked them to undertake some minor tuckpointing. You can see from the view of the building today that years and layers of paint were hiding severe joint issues in the masonry. Our structural fixes and tuckpointing repairs ended up totaling \$23,142.25.

First floor demolition revealed that the facade of the building actually appears to be detaching from the greater body of the building. We engaged TD2 Engineering out of Omaha, who confirmed that the issue was indeed critical. I have forwarded you the \$36,883.77 estimate to secure the front of the building from falling into the street.

Finally, upon removing first floor plaster, we discovered a failure in the masonry of the north wall of the building and in the northwest corner of the building. We are currently working to determine whether this will be a masonry fix, or if we will need to re-engage TD2 to assist us in developing a different structural solution. I do not have an anticipated cost for this.

In summary, \$20,000+ in additional asbestos remediation outside of the report that was provided to us by the CRA, \$8,500 for additional structural engineering, a forthcoming \$40,000 for unforeseen interior structural work, \$23,142.25 in structural masonry already incurred, an additional \$36,883.77 in structural facade work, and an unknown amount for our north wall, have put us in a bit of a bind.

Construction estimates on the Cameron Building, which started to come into focus this fall, came in 12.5% higher than originally anticipated. The additional costs detailed above exist mostly outside of that overage and are requiring us to seriously rethink our approach to this project. Any assistance that you might be able to provide would be greatly appreciated.

Best,

Dave

**QUEEN CITY**
development**DAVE RIPPE**

e. dave@queencityne.com

p. 402-705-7283

w. www.queencityne.com

m. 721 W 1st Street, Hastings, NE 68901

Cardinal Construction LLC

401 W. Pine St.
Doniphan, NE 68832

Estimate

Date	Estimate #
11/23/2020	738

Name / Address
THOAR L.L.C. 721 W. 1st Street Hastings, NE 68901

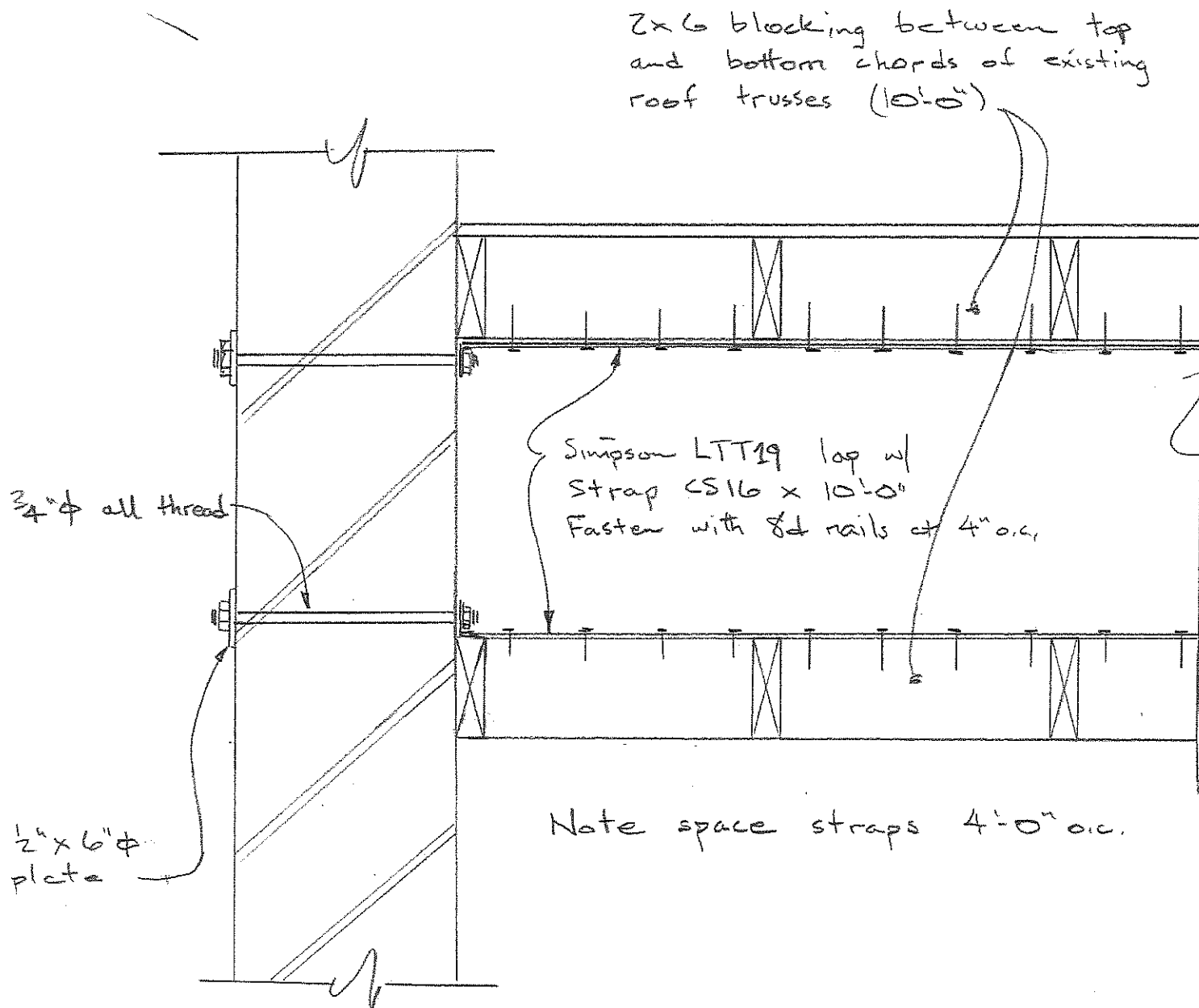
*updated costs to secure front (east)
of Building*

Project
Cameron Bldg - Facade

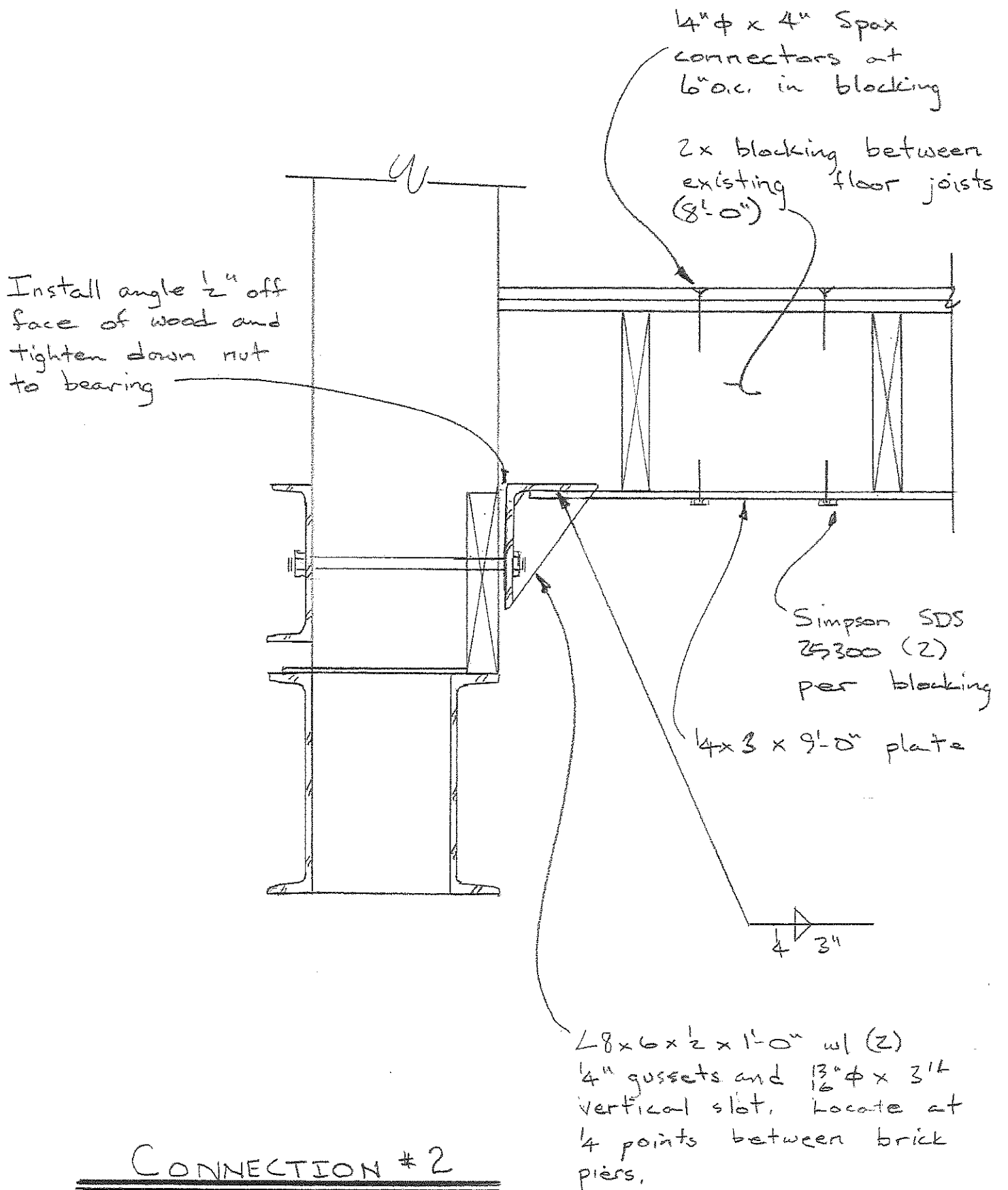
Description	Total
Cardinal Const. LLC labor, materials, subcontractors, and equipment necessary for structural facade improvements to Cameron Building located at the intersection of 1st street and Hastings Ave in Hastings, NE. Structural improvements include the following:	0.00
103 - ENGINEERING FEES	2,525.77
301 - FRAMING MATERIAL *Misc framing materials and blocking for structural integrity.	1,650.00
802 - FABRICATED STEEL - EXTERIOR *Structural steel and stainless threaded end caps	11,708.00
1401 - CARDINAL LABOR *Labor to install structural steel, blocking, and framing.	18,000.00
1404 - PROFIT & OVERHEAD	3,000.00
UNFORESEEABLE PROBLEMS AND CHANGES Any unforeseeable problems or changes will be over and above the bid price stated below and will be billed out at \$50 per man per hour, plus 10% markup on all necessary materials, subcontractors, and equipment.	0.00 0.00
BILLING AND PAYMENT **Billing will take place every two (2) weeks, with payment due on receipt.**	0.00 0.00
SIGNATURE	0.00 0.00
Authorized Signature _____	
Date _____	
Total	\$36,883.77

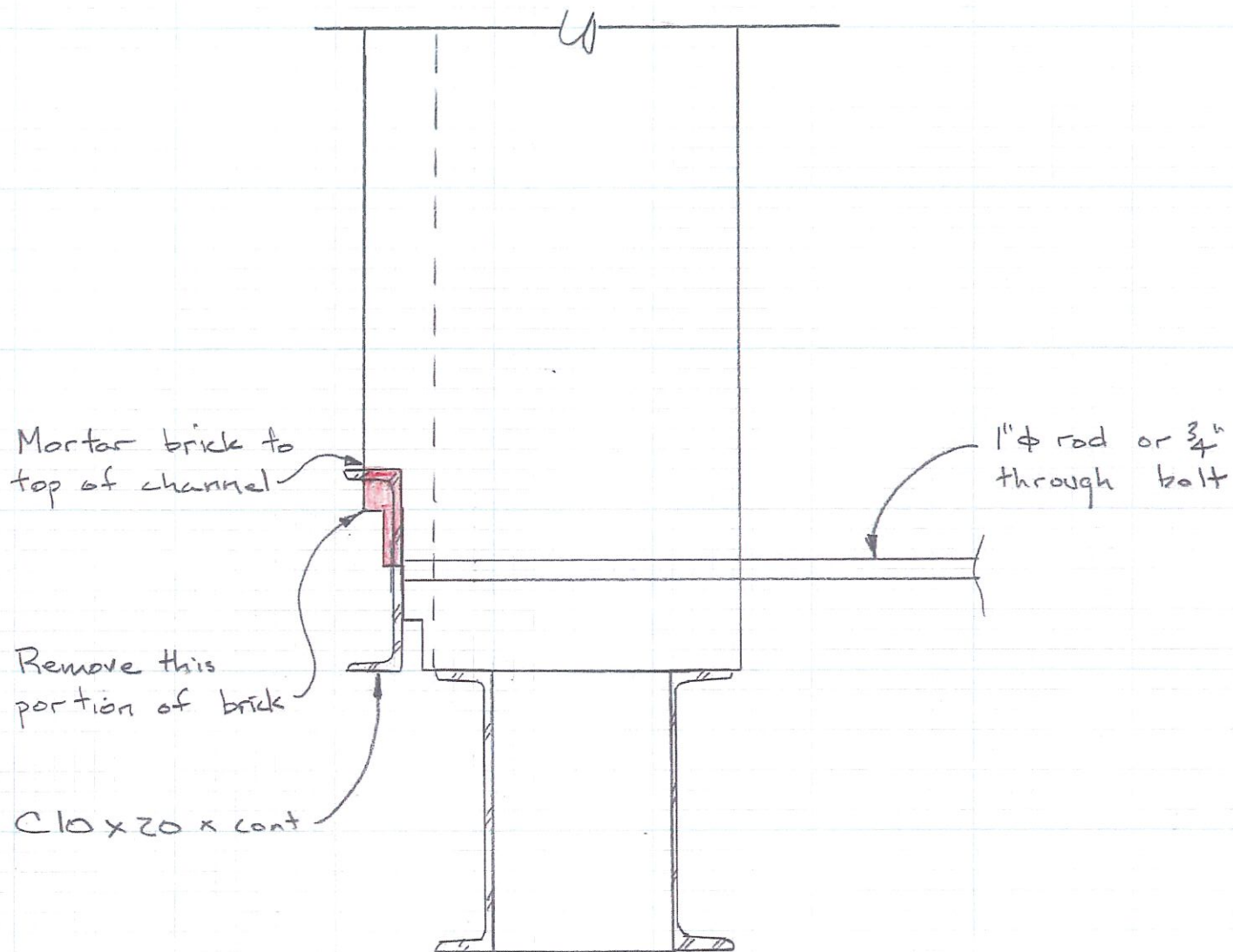
Office: 402-845-2075
Fax: 402-845-2175



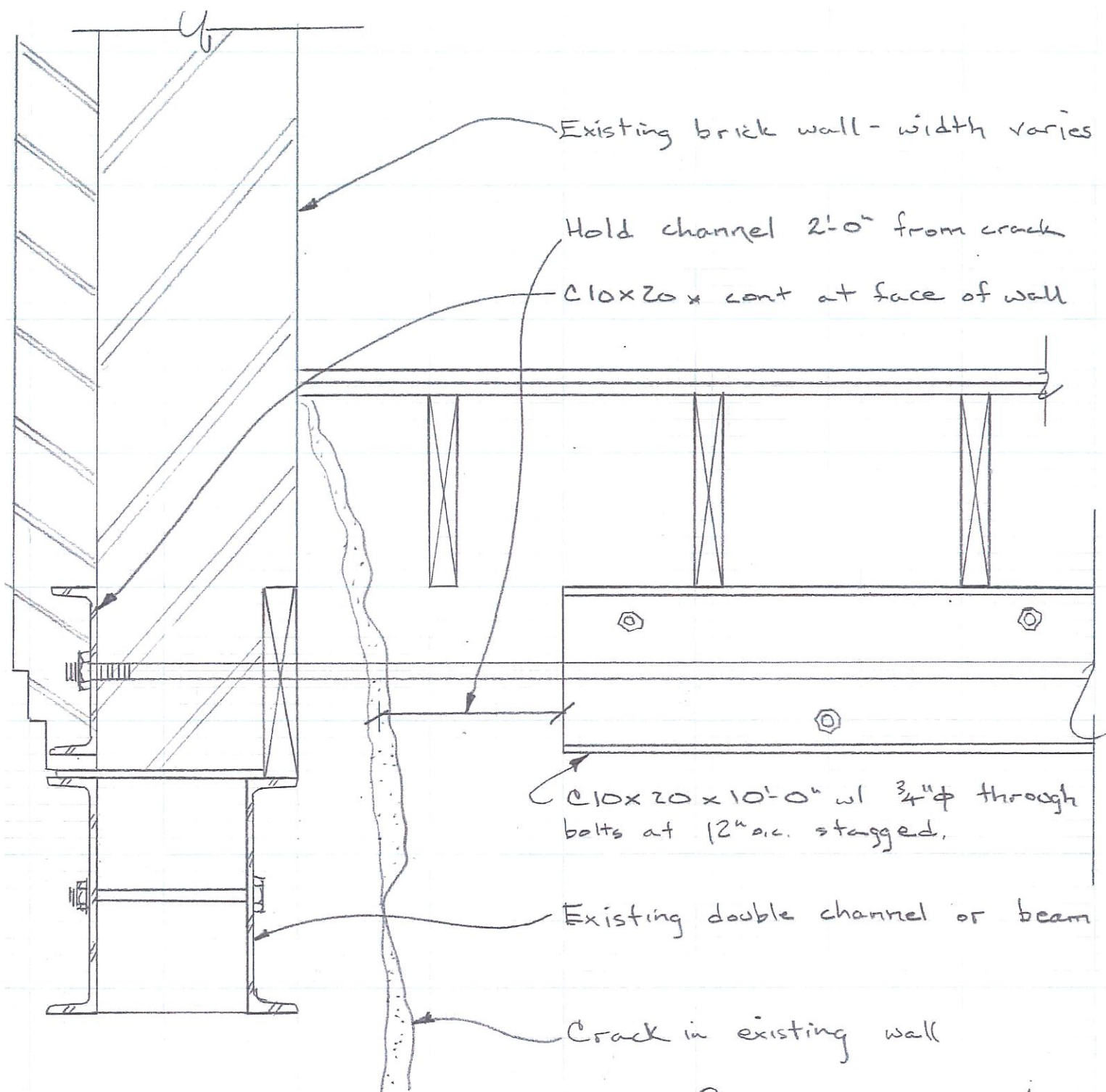


CONNECTION #1





CONNECTION 3

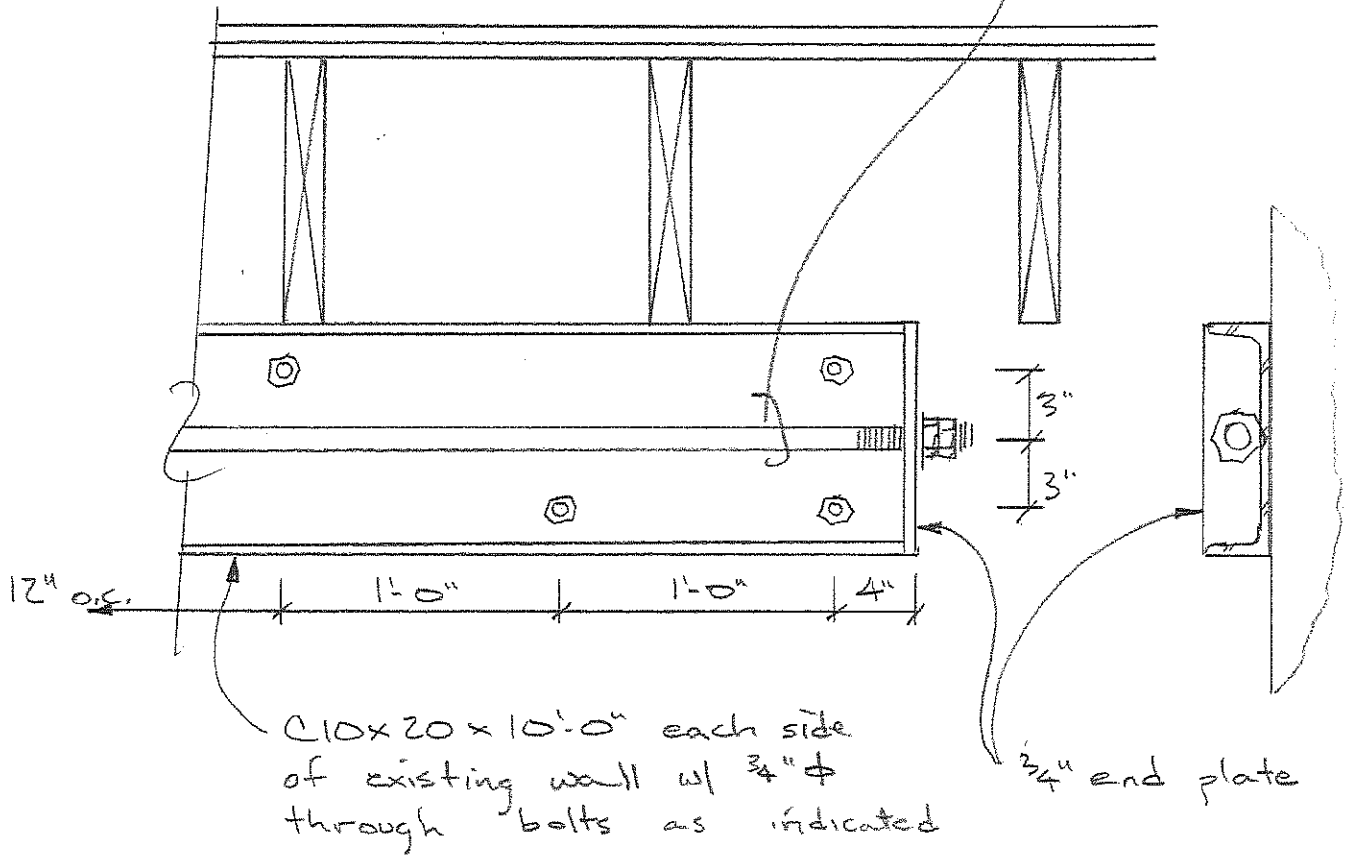


CONNECTION 4

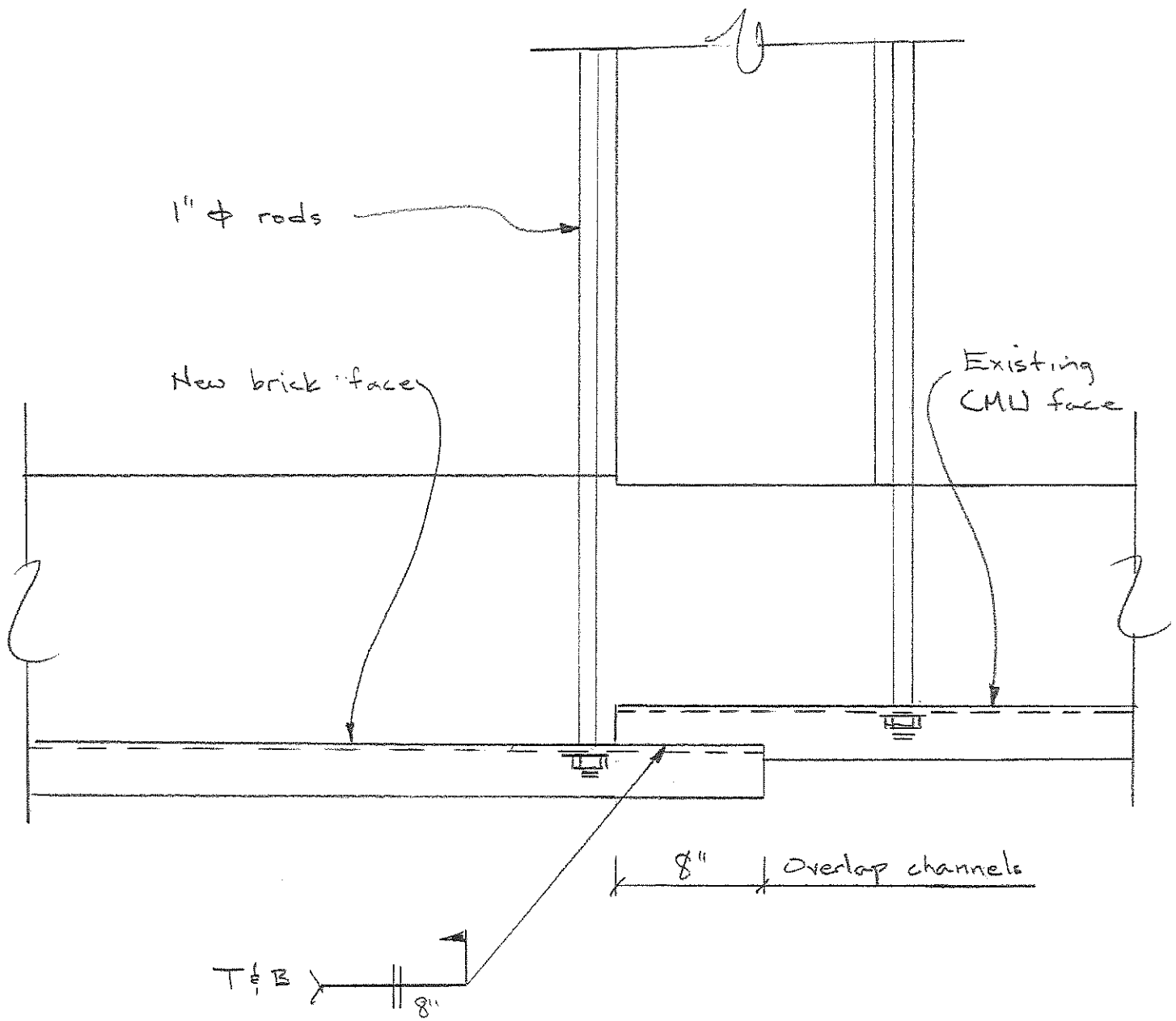
Order of construction:

- ① Install channels at interior walls
- ② Install channels and rods at face of exterior wall
- ③ Clean out crack of loose brick and debris
- ④ Tighten threaded rods - Do not over-tighten
- ⑤ Grout crack with non-shrink grout
- ⑥ Re-tighten rods and double nut,

1" ϕ A36 rod thread
4" each end. Double-
nut each end.



CONNECTION 4 (CONTINUED)



PLAN

CONNECTION 4A

C10x20x10'-0"
ea side of wall
w/ $\frac{3}{4}$ " ϕ all-thread

2'-0"
8'

1" ϕ A36 rod
thread 4" ea end

Existing masonry wall

1" x 4" grade 50 plate
Field verify width

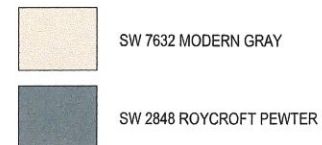
Existing cast iron
column cover

PLAN

CONNECTION 5

QUEEN CITY DEVELOPMENT
CAMERON BUILDING

Option I

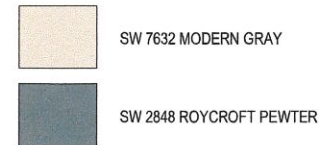


1 **South Elevation**
1/8" = 1'-0"



QUEEN CITY DEVELOPMENT
CAMERON BUILDING

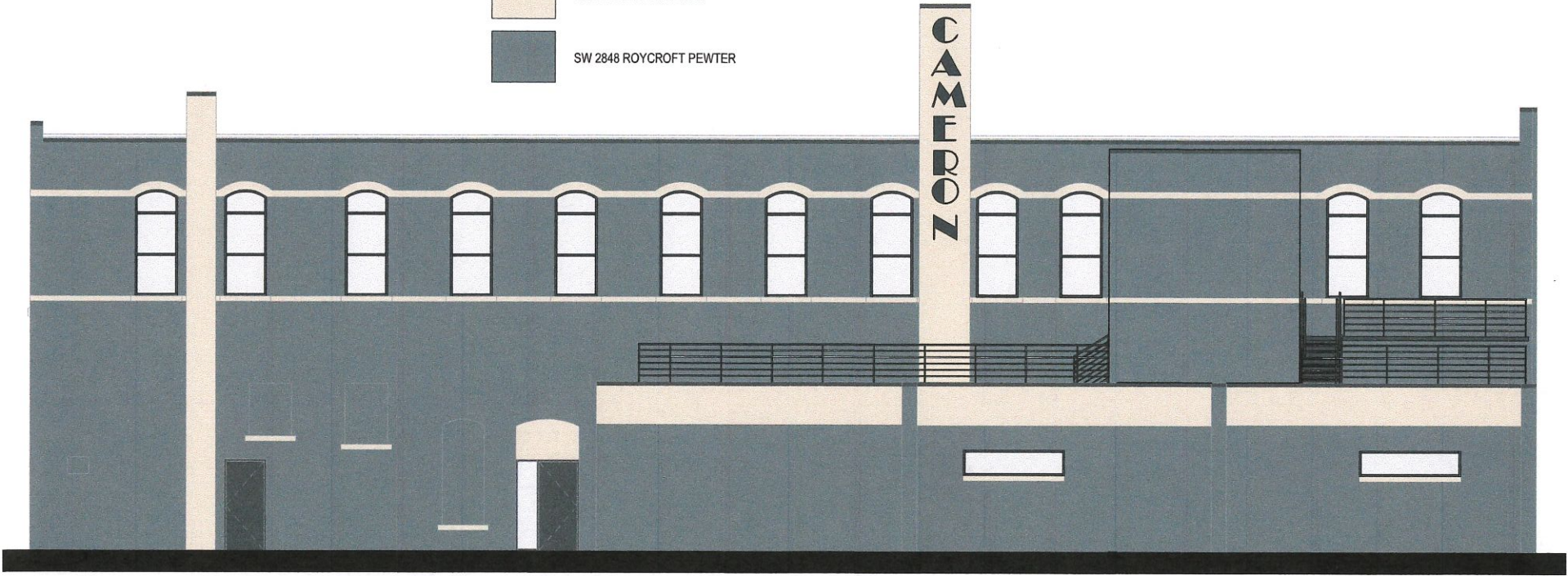
Option I



1 **East Elevation**
1/8" = 1'-0"

QUEEN CITY DEVELOPMENT
CAMERON BUILDING

Option I



1 *West Elevation*

1/8" = 1'-0"

**MINUTES OF THE DOWNTOWN
REVITALIZATION COMMITTEE
CITY OF HASTINGS, NEBRASKA
December 7, 2020 – 2:00 pm
via Zoom Teleconference**

NOTE: Due to the COVID-19 virus concerns the DTR Committee conducted their meeting by Zoom teleconference. A public notice was posted at City hall and the Notice is attached to these minutes.

Members of the DTR Committee present for the video conference were Bob Murphy, Chairman, Maggie (Vaughan) Esch, Kaleena Fong, Jessi Hoeft, Jamey Hamburger and Randy Chick.

The Committee reviewed an application from LUCKEE, LLC for CDBG Façade Funding for a project at 529 W. 2nd Street. The Developer is seeking assistance for the project and plans to remove and replace the existing storefront and 2nd floor windows, demolish existing interior improvements and construct two second-level apartments and main floor office space. When completed the total estimated cost of the project is \$450,000. The Committee discussed the amount of money requested and the exact nature of the improvements to be made. Motion by Jamey Hamburger and second by Kaleena Fong to recommend that the City Council approve CDBG Façade forgivable loan funding in the amount of \$35,000 for the LCUKEE, LLC façade project at 529 W. 2nd.

Ayes: B. Murphy, K. Fong, M. Esch, J. Hamburger, J. Hoeft
Nays: None

The Committee reviewed an amended application from THOAR, LLC for a facade project on the Cameron Building located at 712 W. 1st/119 N. Hastings Avenue. The THOAR group was previously approved for \$200,000 in CDBG Façade Funding for the project and during demolition of the storefronts significant structural issues were discovered which have created an additional \$60,000+ in costs associated with the façade renovation. In addition, the developer has discovered structural issues on the NW wall which will require repairs. As a reminder, the developer plans to spend \$2,000,000+ on the property to construct 10 second-level apartments and up to 6 main floor commercial spaces. The original estimated cost of the façade was \$254,600 and that cost has increased to \$314,625. The committee discussed the importance of this project and the significant private investment being made. Motion by Maggie Esch and second by Bob Murphy to recommend to the City Council that the amount of the CDBG forgivable loan for the THOAR LLC Cameron Building Project be increased from \$200,000 to \$236,000.

Ayes: B. Murphy, K. Fong, M. Esch, J. Hamburger, J. Hoeft
Nays: None

The Committee reviewed an application from 800 W. 2nd Building, LLC for CDBG Funding for façade renovation on the properties at 800, 806, 810 W. 2nd & 201, 213, 215, 219 N. Lincoln (Clark-Buchanan building). Paul Hamelink is in the process of securing funding for a substantial project to include façade improvements in excess of \$600,000 and total project costs of approximately \$4,000,000. The developer is working to secure financing and complete acquisition of the building at 806 W. 2nd which are essential tasks in order to move forward with

the project. A feasibility study is underway and is required in order to secure funding for the project. The committee discussed the application and were excited about the potential to restore the façade of the building and get the upper levels back into use. The group was concerned about the timeline for completion of the project as the 2019 CDBG funds need to be committed and spent by November 2021. Motion by Jamey Hamburger and second by Bob Murphy to recommend that the City Council approve CDBG Façade forgivable loan funding in the amount of \$299,000 for the 800 W. 2nd, LLC façade project at 800, 806, 810 W. 2nd & 201, 213, 215, 219 N. Lincoln (Clark-Buchanan building) subject to; 1) the developer securing financing for the project, 2) and completing acquisition of all the properties by February 28, 2021. If the project is not moving forward by 2/28/21 the Committee wanted time to secure another project.

Ayes: B. Murphy, K. Fong, M. Esch, J. Hamburger, J. Hoeft
Nays: None

There being no further business to conduct the meeting was adjourned.

Respectfully submitted,

Randy Chick, BID Director

Notice of Meeting

A meeting of the Downtown Revitalization Committee of the City of Hastings will be held via teleconference at 2:00 p.m. on, December 7, 2020. An agenda is available during normal business hours at 301 S. Burlington Avenue, Hastings, Nebraska 68901, in the office of the BID Director. Members of the public may participate in the meeting by calling 1-312-626-6799. If you have any questions please contact Randy Chick at the BID office at 402.461.8415.

MEETING AGENDA

1. Review of an application from LUCKEE, LLC for CDBG Funding for façade renovation on the property at 529 W. 2nd

2. Review of a previously approved application from THOAR, LLC for additional CDBG Funding for façade renovation on the property at 119 N. Hastings/712 W. 1st. (the Cameron Building)
3. Review of an application from 800 W. 2nd Building, LLC for CDBG Funding for façade renovation on the property at 800, 806, 810 W. 2nd & 201, 213, 215, 219 N. Lincoln (Clark-Buchanan building)

Posted 12/4/2020

Forgivable Loan Procedures – Design/Document Approval Flow Chart

1. Fill out the application and checklist and submit one copy to the Downtown Revitalization Committee c/o Randal Chick 301 S. Burlington with supporting data. (See attached sheet for required supporting data checklist.) Applications will only be accepted for improvements located within the Business Improvement District in downtown Hastings which is outlined on the attached map.
2. Projects will be submitted to the Downtown Revitalization Committee which meets at the call of the Chairman. The Committee will accept applications on "first ready, first served" basis with no formal submission deadlines in place. Funds will be expended until depleted.
3. The Downtown Revitalization Committee will review the project and submit the package to the Hastings City Council with their recommendation.
4. All proposed projects are subject to a Tier II environmental review. This review will be completed upon receipt of a complete and formal application to the DTR committee. The environmental review consists of contact with the State Historical Preservation Office (SHPO) and SHPO's approval of the project. The Tier II environmental review will be assembled/submitted to SHPO by the general grant administrator of the project. South Central Economic Development District, Inc., is contracted to provide those services to the City of Hastings.
5. Applicants shall be notified in writing by the Downtown Revitalization Committee of the Committee's decision of approval or non-approval. Once the Committee and the City have approved the project, the Downtown Revitalization committee shall issue a written notice of approval. Said notice of approval will be issued, dated and signed by an authorized representative of the Downtown Revitalization Committee.
6. ***Work cannot begin until contract is signed and certain requirements met. Once contractual items accepted by the Committee, the Committee issues a notice to proceed and work can begin. No work may start until written notice to proceed is received.***
7. Grievance Procedure – In the event that any applicant feels he or she has been unfairly treated or discriminated against during the process of selection of projects to be funded, s/he may appeal the decision by writing either to the Business Improvement District Board (BID), 301 S. Burlington, Hastings, NE 68901 or to the General Grant Administrator (South Central Economic Development District) who will attempt to resolve the problem. The BID Board Chair will make a written response to the appeal within 15 working days. If the applicant is not satisfied with the response, an appeal may be filed with the City of Hastings, which will make a written response to the appeal within 30 days. As the grantee, the City is held responsible for the overall program so a review of grievance or appeal documentation is prudent. In the event that the applicant is not satisfied with the City's decision, a complaint may be filed with the Nebraska Department of Economic Development
8. Applicant is responsible for obtaining any permits required to do the project. The applicant is responsible for contacting the City of Hastings Development Services office (402) 461-2302. The Development Services office oversees planning and zoning as well as building

and construction. The City of Hastings Development Services Department exists to help, with information about permits, codes, etc. The applicant must also register on the System for Award Management (www.sam.gov) prior to approval of application. Assistance for registering can be obtained through the local Nebraska Business Development Center at University of Nebraska – Kearney.

9. After formal Notice of Approval, the forgivable loan recipient must:

- At a minimum seek to obtain at least two bids to verify that costs are reasonable.
- Prior to solicitation of bids, ensure that the participating contractors are aware of Davis Bacon Wage requirements and the need to pay prevailing wage rates, submit payroll reports to the administrator, as well as adherence to all other federal wage requirements.
- Provide proof that all participating contractors and sub-contractors are also registered on www.sam.gov and or show no active exclusions on sam.gov.
- Participate in E-Verify.
- Participate in a pre-construction conference with a representative of the Downtown Revitalization Committee and the City's CDBG administrator to review project scope, project requirements, Davis Bacon wage requirements, submission of payrolls, etc.

10. The City of Hastings or the Business Improvement District does not maintain a contractor's list. However, the City and BID strongly encourage the applicant to ensure that the contractor performing the work is well-qualified to complete the proposed work and knowledgeable about any City codes that are applicable to the project.

11. At such time as the Recipient has satisfied all contractual provisions, a written notice to proceed will be issued by the authorized representative of Downtown Revitalization Committee. Said notice to proceed will be issued, dated and signed by an authorized representative of the Downtown Revitalization committee.

12. Participation in the City of Hastings Downtown Revitalization program by an applicant is a stated agreement of the recipient of DTR funds, that the completed project, its approved design and colors, etc., will remain intact and in place for a period of not less than five (5) years from the date of project completion. **Changes to improved facades and signage prior to five years may trigger repayment of the forgivable loan (or a percentage thereof), as specified in contract with the City.**

13. Forgivable loan Recipient must submit a paid, itemized invoice for reimbursement together with proof of payment (e.g., cancelled check) and an affidavit from the contractor certifying the work, as submitted, is complete. This should be consistent with the work proposed to and approved by the Downtown Revitalization Committee. Any unapproved changes will void the forgivable loan. If Recipient decides to change the project after approval they must contact the authorized representative of the Downtown Revitalization Committee for review of the changes.

14. Prior to reimbursement, the work will be inspected by Business Improvement District staff to ensure compliance with the project as designed and guidelines for improvements. A written notice of completion will be issued, dated and signed by the Authorized Representative of the Downtown Revitalization Committee.

15. The City, upon recommendation of Downtown Revitalization Committee, reserves the right to loan additional money to targeted projects that they believe will have a significant impact on the area. Committee members are seeking projects that have a significant amount of private investment that will include renovation of all levels. Significant impact can be measured by one of several methods:

- Substantial private-investment (e.g., greater than 200%)
- Addresses a building or local landmark in the target area
- Building is listed or eligible for listing on the National Register of Historic Places
- Improvements are chiefly for historical renovation/reconstruction in nature, etc.

16. Downtown Revitalization Committee members will be available to offer assistance and may seek outside guidance on any project being considered for the forgivable loan program.

17. The Downtown Revitalization Program is a forgivable-loan program. Eligible improvements are permanent fixtures/improvements to a structure and as such any and all improvements remain a part of the structure in the event a sale is transacted between current and future owners. The five-year forgivable loan can be transferred by property owner at the time of a sale to the purchaser if approved by the City of Hastings. The loan will be prorated at 20% forgiven each year.

Should a Forgivable Loan Recipient be required to repay any portion of the grant, those monies would be remitted to the Nebraska Department of Economic Development, immediately.

18. A complete application packet may be obtained by contacting; Randy Chick, BID Director at the Chamber Development Center at 301 S. Burlington, Hastings, NE 68901.

19. The Downtown Revitalization Committee members serve on a volunteer basis and are appointed by the Chairman of the BID Board. If a member of the Committee has a financial interest in the project being reviewed, he/she shall make that conflict of interest known to the committee and will abstain from the review/recommendation process. Members of the Downtown Revitalization Committee will serve indefinite terms; however, the BID Board Chair has the right to replace members of the Downtown Revitalization Committee in the event of resignation or other necessary circumstances. Members of the Hastings Downtown Revitalization Committee consist of the following;

- a. Bob Murphy – Business Improvement District Board Chair
- b. Jamie Hamburger – Convention and Visitors Bureau Board Member
- c. Jessi Hoeft – Downtown Center Association Member
- d. Kaleena Fong – Downtown Center Association Member
- e. Maggie Vaughn – Hastings Economic Development Corporation
- f. Randy Chick – BID Director, Authorized Representative of the Committee

20. These program guidelines may be amended periodically as required and deemed necessary by the Downtown Revitalization Committee and the City of Hastings. All program guideline amendment(s) will be subject to the approval of the Nebraska Department of Economic Development.

HASTINGS CDBG DOWNTOWN REVITALIZATION FAÇADE PROGRAM GUIDELINES

Project Guidelines

The purpose of the CDBG Downtown Revitalization Façade Forgivable Loan Program is to, where practical; restore, improve or create historic architectural features to facades of commercial buildings within the Downtown Business Improvement District. And, in cases where buildings have been significantly altered or damaged; the new façade should be designed to look appropriate and compatible in the midst of the surrounding buildings.

The Downtown Revitalization Façade forgivable loan program is administered by the City of Hastings, Business Improvement District, and the South Central Economic Development District. Funding for the DTR program is provided by the Community Development Block Grant program through the Nebraska Department of Economic Development and the City of Hastings Community Redevelopment Authority.

Program Guidelines:

A. The Hastings Downtown Revitalization program is designed to enhance and improve existing exterior facades. Façade improvements shall be defined as (but not limited to):

Façade shall mean the front exterior (and side if located on a corner) and rear exterior wall of a building if exposed to public view. This will typically include a visual impact with items such as awnings, windows and signage.

Painting is eligible for exterior façade improvements in combination with window replacement or facade restoration for bricks, stucco, and exterior surfaces for historic preservation that constrains deterioration of the exterior façade. Short of this standard, painting for the purpose to change colors (interior or exterior) is not considered restoration and is ineligible as it is considered maintenance.

Restoration is the preferred treatment for building façades and improvement. Restoration is most applicable to buildings where there has been very little change to the building façade over time. This results in the return of the façade to its original appearance through the use of authentic materials and the replication of missing or deteriorated components.

Renovation results in improvements which do not attempt to return the building to its original appearance. Improvements made should be sensitive to historic details and materials and should respect whatever original character remains.

Replacement of facades is appropriate when the majority of the original façade is missing or has been significantly altered so as to make restoration or renovation impractical. Façade designs should select materials, dimensions and architectural details that are similar or compatible to surrounding buildings such as façade height, window size and spacing, materials and colors.

Reconstruction takes place when the building and its features no longer exist. With reconstruction, façade designs are created through new construction to replicate, mimic, resemble or accentuate historic period details.

Structural Improvements will be considered to be the sides of the buildings not visible to the street along with the roof.

- B. Where practical, all building facades shall be restored to their original period design. If it is deemed not practical by the Downtown Revitalization Committee, then a similar architectural design shall be used. All horizontal and vertical features (lintels and piers) shall be retained.
- C. If a building does not have a historically significant architectural design or feature, then a proposed design may be submitted to qualify for the forgivable loan program.
- D. All storefronts shall be designed, constructed, and maintained to compliment and accept the architectural features of the building. All accessories, signs, awnings, etc. shall likewise harmonize with the overall character of the building.

All color schemes shall accent the building as well as harmonize with adjacent buildings. Colors shall be period specific. Historical murals will be considered on a case-by-case basis and consultation with DED staff will be conducted.

- E. Funds shall be allocated on a "first ready, first served" basis. Tenants may qualify upon receipt of written consent of the owner of the building. All forgivable loan funds awarded require a significant expenditure by the owner/tenant. (At a minimum the applicant is encouraged to spend \$2 in interior/exterior renovation costs for every \$1 in façade forgivable loan funds) EXAMPLE: \$100,000 of private investment to \$50,000 of forgivable loan funds. The amount of an individual forgivable loan is only limited by the funds available. Applicant may request a maximum of \$426,000 in funds from the Downtown Revitalization Forgivable Loan Program.
- F. No work for which a forgivable loan is sought should begin until authorized by the Downtown Revitalization Committee and the City of Hastings.
- G. To qualify for forgivable loan funds, an application and appropriate plans must be submitted to the Business Improvement District office c/o Downtown Revitalization Committee at 301 S. Burlington, Hastings, NE.
- H. No forgivable loans will be made to government-owned properties or to tenants in government owned properties. (Exceptions: Properties owned by the Community Redevelopment Authority.)
- I. Work done by the applicant in which a developer/owner/general contractor would physically work on the project (either he or his employees) is not allowed. However, it is acceptable for a developer/owner/general contractor to act as a general contractor and obtain bids to perform "all" work associated with the project. An official bidding process (sealed bids, advertisement, etc.,) would not be required but steps should be taken to ensure reasonableness of the bids as such to ensure quality of work and cost effectiveness of the bids/funds invested. This shall require an estimate from an outside source to verify that costs are within reasonable parameters.
- J. In the case of an applicant being an individual or sole proprietor, he/she is required to complete and return the U.S. Citizenship Attestation form which is made part of the application.

- K.** All work must be completed within the boundaries of the Business Improvement District as identified in Exhibit A of these guidelines.

City of Hastings, 220 N. Hastings Ave., Hastings, NE 68901

DEED OF TRUST

THIS DEED OF TRUST ("Security Instrument") is made on the ____ day of December, 2020. The Trustor is THOAR, LLC, a Nebraska Limited Liability Company ("Borrower"). The Trustee is Clint Schukei ("Trustee"). The Beneficiary is the City of Hastings, Nebraska, a Municipal Corporation, ("Lender"). Borrower owes Lender the principal sum of Two Hundred Thirty-Six Thousand Dollars (\$236,000.00). This debt is evidenced by Borrower's Note dated the same date as this Security Instrument ("Note"), which provides for payment five (5) years from date of the Note unless Borrower meets requirements or other conditions for forgiveness under the City of Hastings CDBG Downtown Revitalization Façade Forgivable Loan Program. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under Paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in Adams County, Nebraska:

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

which has the address of 712 W. 1st Street and 119 North Hastings Avenue, Hastings, Nebraska.

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest; Prepayment and Late Charges. Borrower shall promptly pay when due the principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note.
2. Taxes and Insurance. There is no requirement under this Deed of Trust for the payment into an escrow account of taxes and insurance premiums on the Property.
3. Applications of Payments. Unless applicable law provides otherwise, all payments received by Lender under paragraphs 1 and 2 shall be applied: first, to late charges due under the Note; second, to prepayment charges due under the Note; third, to amounts payable under paragraph 2; fourth, to interest due; and last, to principal due.
4. Charges; Liens. Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may attain priority over this Security Instrument, and leasehold payments or ground rents, if any. Borrower shall pay these obligations in the manner provided in paragraph 2, or if not paid in that manner, Borrower shall pay them on time directly to the person owed payment. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph. If Borrower makes these payments directly, Borrower shall promptly furnish to lender receipts evidencing the payments.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender; (b) contests in good faith the lien by, or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien or forfeiture of any part of the Property; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument, Lender may give Borrower a notice identifying the lien. Borrower shall satisfy the lien or take one or more of the actions set forth above within 10 days of the giving of notice.

5. Hazard Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage" and any other hazards for which Lender requires insurance in the minimum amount of the original indebtedness secured hereby. This insurance shall be maintained in the amounts and

for the periods that Lender requires. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's approval which shall not be unreasonably withheld.

All insurance policies and renewals shall be acceptable to Lender and shall include a standard mortgage clause. Lender shall have the right to hold the policies and renewals. If Lender requires, Borrower shall promptly give to Lender all receipts of said premiums and renewal notices. In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, if the restoration or repair is economically feasible and Lender's security is not lessened. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. If Borrower abandons the Property, or does not answer within 30 days a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may collect the insurance proceeds. Lender may use the proceeds to repair or restore the Property or to pay sums secured by this Security Instrument, whether or not then due. The 30-day period will begin when the notice is given.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of the payments. If under paragraph 19 the Property is acquired by Lender, Borrower's right to any insurance policies and proceeds resulting from damage to the Property prior to the acquisition shall pass to Lender to the extent of the sums secured by this Security Instrument immediately prior to the acquisition.

6. Preservation and Maintenance of Property; Leaseholds. Borrower shall not destroy, damage or substantially change the Property, allow the Property to deteriorate or commit waste. If this Security Instrument is on a leasehold, Borrower shall comply with the provisions of the lease, and if Borrower acquires fee title to the Property, the leasehold and fee title shall not merge unless Lender agrees to the merger in writing.

7. Protection of Lender's Rights in the Property; Mortgage Insurance. If Borrower fails to perform the covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation or to enforce laws or regulations), then Lender may do and pay for whatever is necessary to protect the value of the Property and Lender's rights in the Property. Lender's actions may include paying any sums secured by a lien which has priority over this Security Instrument, appearing in court, paying reasonable attorneys' fees and entering on the Property to make repairs. Although Lender may take action under this paragraph 7, Lender does not have to do so.

Any amounts disbursed by Lender under this paragraph 7 shall become additional debt of Borrower secured by this Security Instrument. Unless Borrower and Lender agree to other terms

of payment, these amounts shall bear interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

If Lender required mortgage insurance as a condition of making the loan secured by this Security Instrument, Borrower shall pay the premiums required to maintain the insurance in effect until such time as the requirement for the insurance terminates in accordance with Borrower's and Lender's written agreement or applicable law.

8. Inspection. Lender or its agent may make reasonable entries upon and inspections of the Property. Lender shall give Borrower notice at the time of or prior to an inspection specifying reasonable cause for the inspection.

9. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender.

In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. In the event of a partial taking of the Property, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the taking, divided by (b) the fair market value of the Property immediately before the taking. Any balance shall be paid to Borrower.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemner offers to make an award or settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the proceeds, at its option, either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of such payments.

10. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successors in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

11. Successors and Assigns Bound; Joint and Several Liability; Co-signers. The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 17. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without that Borrower's consent.

12. Loan charges. If the loan secured by this Security Instrument is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge under the Note.

13. Legislation Affecting Lender's Rights. If enactment or expiration of applicable laws has the effect of rendering any provision of the Note or this Security Instrument unenforceable according to its terms, Lender, at its option, may require immediate payment in full of all sums secured by this Security Instrument and may invoke any remedies permitted by paragraph 19. If Lender exercises this option, Lender shall take the steps specified in the second paragraph of paragraph 17.

14. Notices. Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to Lender's address stated herein or any other address Lender designates by notice to Lender. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.

15. Governing Law; Severability. This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision. To this end, the provisions of this Security Instrument and the Note are declared to be severable.

16. Borrower's Copy. Borrower shall be given one conformed copy of the Note and of this Security Instrument.

17. Transfer of Property or Beneficial Interest in Borrower. If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Security Instrument.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

18. Borrower's Right to Reinstate. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earlier of: (a) 5 days (or such other period as applicable law may specify for reinstatement) before sale of the Property pursuant to any power of sale contained in this Security Instrument; or (b) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note had no acceleration occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees; and (d) takes such action as Lender may reasonably require to assure that the lien of this Security Instrument, Lender's rights in the Property and Borrower's obligation to pay the sums secured by this Security Instrument shall continue unchanged. Upon reinstatement by Borrower, this Security Instrument and the obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under paragraphs 13 or 17.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

19. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under paragraphs 13 and 17 unless applicable law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to bring a court action to assert the non-existence of a default or any other defense of Borrower to acceleration and sale. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may invoke the power of sale and any other remedies permitted by applicable law. Lender shall be entitled to collect all expenses incurred in pursuing

the remedies provided in this paragraph 19, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

If the power of sale is invoked, Trustee shall record a notice of default in each county in which any part of the Property is located and shall mail copies of such notice in the manner prescribed by applicable law to Borrower and to the other persons prescribed by applicable law. After the time required by applicable law, Trustee shall give public notice of sale to the persons and in the manner prescribed by applicable law. Trustee, without demand on Borrower, shall sell the Property at public auction to the highest bidder at the time and place and under the terms designated in the notice of sale in one or more parcels and in any order Trustee determines. Trustee may postpone sale of all or any parcel of the Property by public announcement at the time and place of any previously scheduled sale. Lender or its designee may purchase the Property at any sale.

Upon receipt of payment of the price bid, Trustee shall deliver to the purchaser Trustee's deed conveying the Property. The recitals in the Trustee's deed shall be prima facie evidence of the truth of the statements made therein, Trustee shall apply the proceeds of the sale in the following order: (a) to all expenses of the sale, including, but not limited to, Trustee's fees as permitted by applicable law and reasonable attorneys' fees; (b) to all sums secured by this Security Instrument; and (c) any excess to the person or persons legally entitled to it.

20. Lender in Possession. Upon acceleration under Paragraph 19 or abandonment of the Property, Lender (in person, by agent or by judicially appointed receiver) shall be entitled to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. Any rents collected by Lender or the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorneys' fees, and then to the sums secured by this Security Instrument.

21. Reconveyance. Upon payment of all sums secured by this Security Instrument, Lender shall request Trustee to reconvey the Property and shall surrender this Security Instrument and all notes evidencing debt secured by this Security Instrument to Trustee. Trustee shall reconvey the Property without warranty to the person or persons legally entitled to it. Such person or persons shall pay any recording costs and the cost of preparation of the Deed of Reconveyance.

22. Substitute Trustee. Lender, at its option, may from time to time remove Trustee and appoint a successor trustee to any Trustee appointed hereunder by an instrument recorded in the county in which this Security Instrument is recorded. Without conveyance of the Property, the successor trustee shall succeed to all the title, power and duties conferred upon Trustee herein and by applicable law.

23. Request for Notices. Borrower requests that copies of the notices of default and sale be sent to Borrower's address which is the Property Address. Notices to Lender shall be sent to City of Hastings, 220 North Hastings Avenue, Hastings, Nebraska.

24. Riders to this Security Instrument. If one or more riders listed below are executed by Borrower and recorded together with this Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument. Other riders executed are: None.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

THOAR, LLC, a Nebraska Limited Liability Company

By _____
David Rippe, Manager

STATE OF NEBRASKA)
) ss
COUNTY OF ADAMS)

On this _____ day of December, 2020, before me, the undersigned, a Notary Public duly commissioned and qualified for said county, personally came David Rippe, to me known to be the identical person whose name is subscribed to the foregoing instrument and acknowledged the execution thereof to be his voluntary act and deed.

Witness my hand and notarial seal at Hastings, Nebraska in said county, the date aforesaid.

Notary Public

REQUEST FOR RECONVEYANCE

The undersigned is the holder of the note or notes secured by this Deed of Trust. Said note or notes, together with all other indebtedness secured by this Deed of Trust, have been paid in full. You are hereby directed to cancel said note or notes and this Deed of Trust, which are delivered hereby, and to reconvey, without warranty, all the estate now held by you under this Deed of Trust to the person or persons legally entitled thereto.

Date: _____

PROMISSORY NOTE

Amount: \$236,000.00

December ___, 2020

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, THOAR, LLC, a Nebraska Limited Liability Company, (the "Company") hereby promises to pay to the order of the City of Hastings Nebraska (the "City"), the principal sum of Two Hundred Thirty-Six Thousand Dollars (\$236,000.00) in accordance with the terms hereof. This principal sum was received by the Company as a benefit under the City of Hastings CDBG Downtown Revitalization Façade Forgivable Loan Program (the "Program") for façade improvements made to the Company's real property located at 712 West 1st Street and 119 North Hastings Avenue, Hastings, Nebraska.

The principal amount under this Promissory Note shall be due and payable five (5) years from date of this Promissory Note unless the Company meets the Program requirements or other conditions for forgiveness, including a requirement that the improvements remain intact on the building in its approved design and colors for a minimum period of five (5) years from the date of completion, in which case, this obligation shall be forgiven. The Company understands that changes to the improvements prior to five (5) years may trigger repayment of the amounts due hereunder.

In the event that the principal amount set forth in this Promissory Note shall become due and payable, the amount due shall be calculated by taking the original benefit amount of Two Hundred Thirty-Six Thousand Dollars (\$236,000.00) and reducing that sum on an equal annual basis over a five (5) year period from the date of this Promissory Note. The effect of this provision is that for every year passing from the date of this Promissory Note (rounded down to the nearest whole year), the amount to be repaid pursuant to the provisions of this paragraph will be reduced by Forty-Seven Thousand Two Hundred Dollars (\$47,200.00).

All payments hereunder shall be payable in lawful money of the United States of America which shall be legal tender for public and private debts at the time of payment.

THOAR, LLC, a Nebraska Limited Liability Company

By _____
David Rippe, Manager

Department: Utilities
Staff Contact: Lee Vrooman
Council Meeting Date: 12/14/2020

AGENDA ITEM SUMMARY SHEET

Description of Item:

Approval of awarding contract for 2021 Water Main Improvements to Van Kirk Bros. Contracting, Inc. for \$624,167.48.

Names of People/Business affected by this action:

City of Hastings, Utility Customers

Why Council action is required:

Council has authority for approvals

Type of action requested:

Motion

Suggested motion:

Move to approve contract with Van Kirk Bros. Contracting, Inc.

Deadlines associated with action:

60 days from bid opening

Department head comments:

Two bids were received on December 3, 2020 for the 2021 Water Main Improvements. The four projects bid are listed on the attached proposal page and in the 2020/2021 Utility Department budget. The associated work orders for each project are also attached. Construction to start spring of 2021 with an anticipated completion date of August 1, 2021.

Recommend Approval of contract to Van Kirk Bros. Contracting from Sutton, NE in the amount of \$624,167.48

City Administrator comments:

Recommend approval



To: Kevin Johnson
From: Lee Vrooman *LTV*
Date: December 8, 2020
Subject: Bid Evaluation for 2021 Water Main Improvements
Formal Contract No. HU 2020-12 FC-33

On December 3, 2020 bids were opened for the 2021 Water Main Improvements. A summary of the bids is given below:

BIDDER	Bid Surety	Exceptions	Total
Van Kirk Bros. Contracting Sutton, NE	5%	Yes	\$624,167.48
Myers Construction Inc. Broken Bow, NE	5%	Yes	\$715,907.93

Project HU 2020-12 FC-33 includes four water main projects from the approved 2020/2021 Utility Department budget. The budgeted amount for the projects shown on the attached proposal page is \$800,000. The project bids do not include service lines as they will be bid out at a later date.

Both bidders exception was the exclusion of any costs related to the bore under the BNSF railroad property on Elm Ave. All construction observation, flagging, railroad inspection or any other charges that might be required by BNSF were excluded. Once these costs are known there will be a change order to the project.

Construction is scheduled to start spring of 2021 with a projected completion date of August 1, 2021.

Staff recommends that the project be awarded to Van Kirk Bros. Contracting of Sutton, Nebraska for a total of \$624,167.48 which is the lowest and best bid for the City of Hastings Utilities Department.

**FORMAL PROPOSAL FOR
2021 WATER MAIN IMPROVEMENTS
CITY OF HASTINGS, UTILITIES DEPARTMENT
Formal Contract No. HU 2020-12 FC-33**

TO: City of Hastings, Utilities Dept
220 N. Hastings Ave
Hastings NE 68901

BID OPENS: December 3, 2020 @ 1:30 PM

**SEALED BIDS MUST BE RECEIVED NO LATER
THAN 1:30 PM SAME DAY. BIDS RECEIVED AFTER
THAT TIME WILL NOT BE ACCEPTED.**

We, the undersigned, being familiar with all parts of these documents, being Notice to Bidders, Bid Proposal Price Sheets, Contract Document Forms, Plans and Specifications, Affidavit, Material List, and all other parts of this document, do herein submit our proposal to furnish, install, and perform all tasks required to complete said project area(s) for the total costs; including all necessary state and local sales taxes, and any other required taxes.

2021 PROJECT AREAS

Project will be awarded to one Contractor

Item#	Description	WO#	Amount	Completion Date
1.	New 10" water main across South Street (Hwy 6) 1500' east of Showboat Boulevard for CPI Fertilizer Plant	WA-382	63,958.18	April 1, 2021
2.	Replace and upgrade existing 10" water main with new 12" water main on Elm Avenue, 2 nd Street to 150' south of BNSF Railroad tracks	WA-385	250,434.10	June 1, 2021
3.	New 8" HDD DIP water main on Home Street, Crane Avenue to Laird Avenue	WA-386	113,668.80	July 1, 2021
4.	Replace and upgrade existing 4" water main with new 8" water main on Garfield Avenue and New York Avenue, A Street to B Street	WA-387	196,106.40	Aug 1, 2021
TOTAL PRICE			\$ 624,167.48	
six hundred twenty-four thousand, one hundred sixty-seven and 48/100-----				
In Words				

For purposes of sales/use tax, this project falls under Nebraska Sales and Use Tax Regulation 1-017 for Contractors. By definition, a contractor is "any person who repairs property annexed to, or who annexes property to, real estate, including leased property, by attaching building materials to the annexed property or improvement being built or repaired, or who arranges for annexation of property." Please refer to www.revenue.nebraska.gov/salestax.html for additional information.

For calculating this proposal:

- All contractors are to include sales/use tax on materials in the bidder's prices if applicable.
- **Option 1 contractors must separately state materials, sales tax, labor, and other charges on all invoices for the project. Any invoices submitted that do not include this required breakdown of the charges will not be accepted for payment. (This requirement does not apply to Option 2 or 3 contractors.)**
- The sales/use tax rate on building materials is 7.0% for projects within Hastings' city limits and 5.5% for projects outside of city limits.
- Contractor labor charges for this proposal are not subject to sales/use tax per the Nebraska Department of Revenue Notice to Contractors effective October 1, 2007.

**FORMAL PROPOSAL FOR
2021 WATER MAIN IMPROVEMENTS
CITY OF HASTINGS, UTILITIES DEPARTMENT
Formal Contract No. HU 2020-12 FC-33**

- In submitting this bid, the bidder certifies that he will comply with all applicable laws, ordinances, and codes of the City of Hastings and the State of Nebraska.
- **The Water Main Projects are located INSIDE OF CITY LIMITS (7%)**

What contractor option have you registered with the Nebraska Department of Labor (must select one)?
Please refer to <https://dol.nebraska.gov> for additional information.

Option 1 _____

Option 2 X

Option 3 _____

one hundred ninety-six

Is Nebraska Sales/Use Tax included in the above prices for Bid Sections 1 and 3 (must select one)?

Yes X No _____

Any modification of bid proposal will be considered non-conformance of the bid. All exceptions to the proposal shall be noted as an exception to the bid.

Exceptions: No ☐ Yes ☒ (If yes, list on "*Instructions to Bidders*" page)

Liquidated Damage: The Contractor shall pay a fee of \$300.00 per working day for failure to perform work within either the specified project period or the contract completion date in accordance with Paragraph 1.806 and 1.807 of the general conditions and Paragraph 2.002 of the Special Provision.

Hastings Utilities may at its own discretion delete any project area prior to award of contract.

In submitting this proposal, it is further understood that Hastings Utilities reserves the right to reject any or all proposals, whether the price is the lowest or not, and may waive any informalities and may accept the proposal which best suits its needs. It is further understood that this proposal may not be withdrawn for a period of sixty days (60) days after the bids are opened.

**FORMAL PROPOSAL FOR
2021 WATER MAIN IMPROVEMENTS
CITY OF HASTINGS, UTILITIES DEPARTMENT
Formal Contract No. HU 2020-12 FC-33**

All bid documents, including proposals, bid bonds, etc., must be submitted with original signatures. No copies will be accepted.

OFFICIAL NAME & ADDRESS

Van Kirk Bros. Contracting

Firm Name

1200 W Ash Street, PO Box 585

Address

Sutton, NE 68979

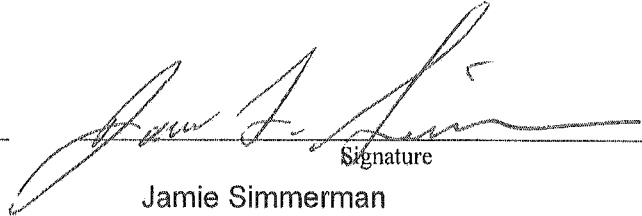
City, State, Zip

(402) 773-5250

Phone No.

(402) 773-5480

Fax No.



Signature

Jamie Simmerman

Typed or Printed Name

Vice President

Title

December 3, 2020

Date

jamie@vkbros.net

Email Address

WATER MAIN IMPROVEMENT WA-382 (DWG NO. WR-111)
New 10" Water Main Across South Street (Hwy 6)
1500' East of Showboat Blvd. for CPI Fertilizer Plant

TO: Hastings Utilities
1228 N. Denver Avenue
Hastings, NE 68901

We, the undersigned, being familiar with all parts of this document, being Notice to Bidders, Bid Proposal Price Sheets, Contract Document Forms, Plans and Specifications, Affidavit, Material List, and all other parts of this document, do herein submit our proposal to furnish, install and perform all tasks required to complete said project area(s) for the total cost; including all necessary Nebraska State Sales tax and any other required taxes.

**Any modifications of bid proposal will be considered non-conformance of the bid.
All exceptions to the proposal shall be noted as an exception of the bid.**

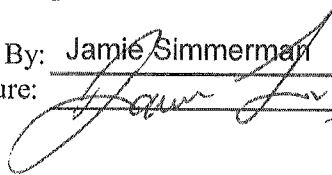
Item	Quantity		Description	Unit Price		Total
1	185.00	LF	10" Class 52 DIP Water Main	62.00	LF	11,470.00
2	123.00	LF	20" Steel Casing tw=0.25"	315.00	LF	38,745.00
3	2.00	EA	10" Gate Valve and Box	2,100.00	EA	4,200.00
4	1.00	EA	6" Gate Valve and Box	1,200.00	EA	1,200.00
5	1.00	EA	Fire Hydrant (6'-0" bury)	3,500.00	EA	3,500.00
6	538.00	LF	Compact Fittings	5.61	LF	3,018.18
7	5.00	EA	10" Foster Adaptor	325.00	EA	1,625.00
8	1.00	EA	6" Foster Adaptor	200.00	EA	200.00

Total Cost Base Bid: \$63,958.18

sixty three thousand, nine hundred fifty-eight and 18/100----- \$ 63,958.18

(In Words)

Contractor agrees to complete work within: 21 working days by August 1, 2021

By: Jamie Simmerman Date: December 3, 2020
Signature: 

WATER MAIN IMPROVEMENT WA-385 (DWG NO. WR-112)

Replace and Upgrade Existing 10" Water Main with a
New 12" Water Main on Elm Avenue, 2nd Street to
150' South of BNSF Rail Road Tracks

TO: Hastings Utilities
1228 N. Denver Avenue
Hastings, NE 68901

We, the undersigned, being familiar with all parts of this document, being Notice to Bidders, Bid Proposal Price Sheets, Contract Document Forms, Plans and Specifications, Affidavit, Material List, and all other parts of this document, do herein submit our proposal to furnish, install and perform all tasks required to complete said project area(s) for the total cost; including all necessary Nebraska State Sales tax and any other required taxes.

Any modifications of bid proposal will be considered non-conformance of the bid.

All exceptions to the proposal shall be noted as an exception of the bid.

Item	Quantity		Description	Unit Price		Total
1	534.00	LF	12" HDD Class 52 DIP Water Main	154.00	LF	82,236.00
2	23.00	LF	10" Class 52 DIP Water Main	63.00	LF	1,449.00
3	34.00	LF	8" Class 52 DIP Water Main	55.46	LF	1,885.64
4	220.00	LF	24" Steel Casing tw=0.438"	470.00	LF	103,400.00
5	5.00	EA	12" Gate Valve and Box	2,400.00	EA	12,000.00
6	3.00	EA	10" Gate Valve and Box	2,100.00	EA	6,300.00
7	1.00	EA	8" Gate Valve and Box	1,530.00	EA	1,530.00
8	2.00	EA	6" Gate Valve and Box	1,186.00	EA	2,372.00
9	1.00	EA	Fire Hydrant (6'-0" bury)	3,450.00	EA	3,450.00
10	1.00	EA	Fire Hydrant (5'-0" bury)	3,450.00	EA	3,450.00
11	2,053.00	LF	Compact Fittings	5.62	LF	11,537.86
12	10.00	EA	12" Foster Adaptor	350.00	EA	3,500.00
13	6.00	EA	10" Foster Adaptor	320.00	EA	1,920.00
14	1.00	EA	8" Foster Adaptor	230.00	EA	230.00
15	3.00	EA	6" Foster Adaptor	200.00	EA	600.00
16	230.00	LF	5" PVC conduit Labor Only	6.00	LF	1,380.00
17	460.00	LF	2" Poly Duct Labor Only	4.00	LF	1,840.00
18	105.00	SY	Conc./Asph. Street Removal	8.50	SY	892.50
19	105.00	SY	Conc./Asph. Street Replacement	65.00	SY	6,825.00
20	466.00	SF	4" Sidewalk Removal	1.00	SF	466.00
21	466.00	SF	5" Sidewalk Replacement	5.85	SF	2,726.10
22	148.00	LF	Saw Cut	3.00	LF	444.00

WATER MAIN IMPROVEMENT WA-385 (DWG NO. WR-112)
Replace and Upgrade Existing 10" Water Main with a
New 12" Water Main on Elm Avenue, 2nd Street to
150' South of BNSF Rail Road Tracks

Total Cost Base Bid: 250,434.10

two hundred fifty thousand, four hundred thirty-four and 10/100-----

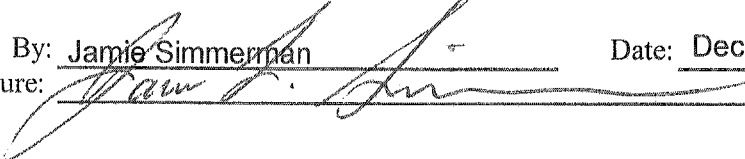
\$ 250,434.10

(In Words)

Contractor agrees to complete work within: 21 working days by August 1, 2021

By: Jamie Simmerman

Date: December 3, 2020

Signature: 

WATER MAIN IMPROVEMENT WA-386 (DWG NO. WR-113)
New 8" HDD DIP Water Main on Home Street - Crane Avenue to Laird Avenue

TO: Hastings Utilities
1228 N. Denver Avenue
Hastings, NE 68901

We, the undersigned, being familiar with all parts of this document, being Notice to Bidders, Bid Proposal Price Sheets, Contract Document Forms, Plans and Specifications, Affidavit, Material List, and all other parts of this document, do herein submit our proposal to furnish, install and perform all tasks required to complete said project area(s) for the total cost; including all necessary Nebraska State Sales tax and any other required taxes.

**Any modifications of bid proposal will be considered non-conformance of the bid.
All exceptions to the proposal shall be noted as an exception of the bid.**

Item	Quantity		Description	Unit Price		Total
1	985.00	LF	8" CL-52 DIP (Bored) w/RJ Gaskets	85.00	LF	83,725.00
2	5.00	LF	6" DIP CL-52 Water Main	45.00	LF	225.00
3	2.00	EA	10" Gate Valve and Box	2,100.00	EA	4,200.00
4	4.00	EA	8" Gate Valve and Box	1,500.00	EA	6,000.00
5	2.00	EA	6" Gate Valve and Box	1,136.00	EA	2,272.00
6	1.00	EA	6" Cut-In Valve, Sleeve and Box	2,000.00	EA	2,000.00
7	2.00	EA	Labor for Installing Fire Hydrant	1,000.00	EA	2,000.00
8	3.00	EA	10" Foster Adaptor	350.00	EA	1,050.00
9	8.00	EA	8" Foster Adaptor	255.00	EA	2,040.00
10	1.00	EA	6" Foster Adaptor	210.00	EA	210.00
11	3.00	EA	8" Retainer Glands	55.00	EA	165.00
12	1,200.00	LB	Compact Fittings	5.72	LB	6,864.00
13	13.00	SY	Concrete Street Removal	15.00	SY	195.00
14	13.00	SY	Concrete Street Replacement	72.00	SY	936.00
15	18.00	LF	Concrete Curb Removal	8.00	LF	144.00
16	18.00	LF	Concrete Curb Replacement	32.00	LF	576.00
17	128.00	SF	4" Concrete Walk Removal	1.50	SF	192.00
18	128.00	SF	5" Concrete Walk Replacement	5.85	SF	748.80
19	42.00	LF	Saw Cut	3.00	LF	126.00

WATER MAIN IMPROVEMENT WA-386 (DWG NO. WR-113)
New 8" HDD DIP Water Main on Home Street - Crane Avenue to Laird Avenue

Total Cost Base Bid: 113,668.80

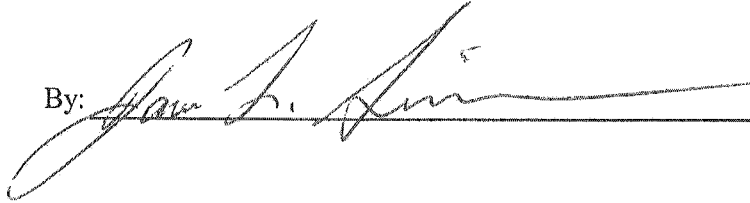
one hundred thirteen thousand, six hundred sixty-eight and 80/100
(In Words)

\$ 113,668.80

Contractor shall be responsible for repair of construction site to fine grading for reseeding.
Damaged area shall be leveled to match existing grade.

Contractor agrees to complete work within 21 days and by August 1, 2021

By: _____

A handwritten signature in cursive script, appearing to read "John L. Smith", is written over a horizontal line.

WATER MAIN IMPROVEMENT WA-387 (DWG NO. WR-114)
 REPLACE AND UPGRADE EXISTING 4" WATER MAIN WITH A NEW 8" WATER MAIN
 ON GARFIELD AND NEW YORK AVENUES., 'A' STREET TO 'B' STREET

TO: Hastings Utilities
 1228 N. Denver Avenue
 Hastings, NE 68901

We, the undersigned, being familiar with all parts of this document, being Notice to Bidders, Bid Proposal Price Sheets, Contract Document Forms, Plans and Specifications, Affidavit, Material List, and all other parts of this document, do herein submit our proposal to furnish, install and perform all tasks required to complete said project area(s) for the total cost; including all necessary Nebraska State Sales tax and any other required taxes.

**Any modifications of bid proposal will be considered non-conformance of the bid.
 All exceptions to the proposal shall be noted as an exception of the bid.**

Item	Quantity		Description	Unit Price		Total
1	864.00	LF	8" HDD Class 52 DIP Water Main	93.00	LF	80,352.00
2	20.00	LF	4" Class 52 DIP Water Main	52.00	LF	1,040.00
3	4.00	EA	12" Gate Valve and Box	2,500.00	EA	10,000.00
4	10.00	EA	8" Gate Valve and Box	1,530.00	EA	15,300.00
5	3.00	EA	6" Gate Valve and Box	1,200.00	EA	3,600.00
6	2.00	EA	4" Cut-In Valve and Sleeve	2,885.00	EA	5,770.00
7	3.00	EA	Labor for Installing Fire Hydrant	1,000.00	EA	3,000.00
8	5.00	EA	12" Foster Adapter	350.00	EA	1,750.00
9	14.00	EA	8" Foster Adapter	255.00	EA	3,570.00
10	4.00	EA	4" Foster Adapter	210.00	EA	840.00
11	1,841.00	LB	Compact Fittings	6.60	LB	12,150.60
12	16.00	EA	1" Service Connection	455.00	EA	7,280.00
13	16.00	EA	1" Service Saddle	185.00	EA	2,960.00
14	16.00	EA	1" Curb Stop and Box	420.00	EA	6,720.00
15	855.00	LF	1" PE Water Service Line	15.00	LF	12,825.00
16	720.00	LF	Bore for 1" Water Service Line	25.00	LF	18,000.00
17	21.00	SY	Concrete/Asphalt Street Removal	10.00	SY	210.00
18	21.00	SY	Concrete/Asphalt Street Replacement	65.00	SY	1,365.00
19	18.00	LF	Concrete Curb Removal	8.00	LF	144.00

WATER MAIN IMPROVEMENT WA-387 (DWG NO. WR-114)
REPLACE AND UPGRADE EXISTING 4" WATER MAIN WITH A NEW 8" WATER MAIN
ON GARFIELD AND NEW YORK AVENUES., 'A' STREET TO 'B' STREET

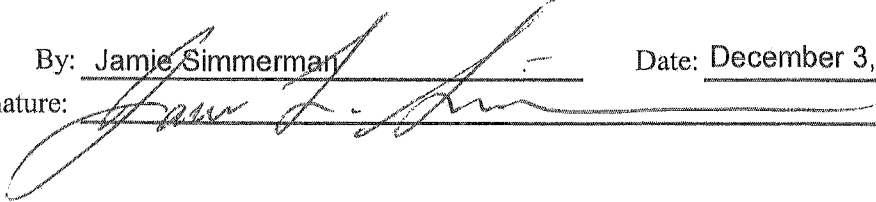
20	18.00	LF	Concrete Curb Replacement	32.00	LF	576.00
21	1,108.00	SF	4" Sidewalk Removal	1.50	SF	1,662.00
22	1,108.00	SF	5" Sidewalk Replacement	5.85	SF	6,481.80
23	170.00	LF	Saw Cut	3.00	LF	510.00

Total Cost Base Bid: 196,106.40

one hundred ninety-six thousand one hundred six and 40/100----- \$ 196,106.40

(In Words)

Contractor agrees to complete work within: 21 working days by August 1, 2021

By: Jamie Simmerman Date: December 3, 2020
Signature: 

AGREEMENT

THIS AGREEMENT, made and entered into this 14th day of December, 2020, by and between the City of Hastings, Party of the First Part, hereinafter called the "Purchaser" or "City", and Van Kirk Bros. Contracting, Inc., a Corporation of (town) Sutton in the State of Nebraska, Party of the Second Part, hereinafter called the "Contractor".

WITNESSETH: THAT,

WHEREAS: The Purchaser has caused the necessary contract documents to be prepared for defining material, equipment, and/or labor to be supplied to the City of Hastings, and delivered complete as specified in the accompanying contract documents.

WHEREAS: The Purchaser has advertised for bids from Contractors, has received said bids, analyzed same and duly awarded a contract to the "Contractor", "Party of the Second Part", for material, equipment, and/or labor as hereinafter set forth and as stated more in detail in the Proposal and related contract documents to wit; Notice to Bidders, Instructions to Bidders, Specifications; all of which documents are attached hereto and made a part of this Contract.

NOW, THEREFORE: It is hereby agreed that for the sum of Six hundred twenty-four thousand, one hundred sixty-seven and 48/100. (\$ 624,167.48)

to be paid by the Purchaser, within Thirty (30) days after the acceptance of material, equipment, and/or labor by the Purchaser, to the Contractor, the Contractor agrees to furnish all materials, equipment, and/or labor as required by the accompanying specifications, and the aforesaid contract documents, for **2021 Water Main Improvements, HU 2020-12 FC-33.**

All materials, equipment, and/or labor shall be in accordance with the accompanying contract documents and specifications which are as much a part of this Agreement as if repeated verbatim herein.

It is further agreed that the Contractor will start work promptly, furnish the necessary drawings promptly and complete the work in the number of days set forth in the Proposal.

AGREEMENT

IN WITNESS WHEREOF: The Parties of the First and Second Parts have hereto set their hands and seals on the day and year above written.

CITY OF HASTINGS

Party of the First Part

By: _____

Date: _____

ATTEST:

City Clerk

SEAL

CONTRACTOR

Party of the Second Part

Van Kirk Bros. Contracting

By: *Tom L. Quinn*

Title: *K.P.*

Date: *Dec. 7, 2020*

APPROVED TO FORM:

City Attorney

Note: If executed by one other than President, Partner or the individual Owner, a Power-of-Attorney authorizing execution should accompany this Contract.

WORK ORDER ENGINEERING ESTIMATE

HASTINGS UTILITIES

HASTINGS, NEBRASKA

Name of Department: WaterWork Order No.: WA-382Construction: XBudget Item No.: 3.24 (2020/2021)

Retirement: _____

Budget Item Amt: \$125,000**DESCRIPTION AND LOCATION:**

New 10" water main across South Street (Hwy 6) 1500' east of Showboat Blvd. for CPI Fertilizer Plant.

PURPOSE OF WORK IMPROVEMENT:

To eliminate dead end main and to increase fire flow.

CONTRIBUTIONS/REMARKS:

As per Formal Contract No. HU 2020-12 FC-33

Estimated Cost	Amount	Attached Map or DWG No.:	WR-111
1. Material to be Purchased	\$900.00	Sheet No.:	
2. Stores Dept. Charge @ 8.0%	72.00		
3. Material from Stock	\$6,849.68	Date Work to be Started:	12/21/20
4. Stores Dept. Charge @ 8.0%	547.97	Date Work to be Finished:	8/1/21
5. Labor	10,220.00	Checked By:	Date
6. Mileage & Truck Usage	96.00	Brandon Lubken 2020.12.08 11:15:14 -06'00'	
7. Equipment Usage	0.00	Checked By:	Date
8. Contract Amount (Van Kirk Bros.)	63,958.18	Ron Sekora Digitally signed by Ron Sekora Date: 2020.12.08 14:27:22 -06'00'	
9.		Approved By:	Date
10.		Lee Vrooman Digitally signed by Lee Vrooman Date: 2020.12.08 14:46:01 -06'00'	
SUBTOTAL	\$82,643.83	Director of Engineering	
Engineering & Administrative @ 6%	4,958.63	Approved By:	Date
Subtotal	\$87,602.46		
Less Developer Contribution		Hastings City Council	
		Authorized By:	Date
		Kevin D Johnson Digitally signed by Kevin D Johnson Date: 2020.12.08 16:09:04 -06'00'	
TOTAL ESTIMATED COST OF WORK ORDER	\$87,602.46	Manager	

HASTINGS UTILITIES, HASTINGS, NEBRASKA

Work Order No.: WA-382

B.I. No.: 3.24

B.I. Yr.: 2020/2021

LABOR AND EQUIPMENT ESTIMATE

Classification of Labor or Equipment to be Used		No of Hr/Mi/Ft	Cost Per Unit	Subtotal	Total Cost
LABOR:	Engeneering Department (\$50)	160	50.00	8,000.00	\$10,220.00
	Water Department	40	50.00	2,000.00	
	Gas Department	4	55.00	220.00	
	TOTAL - LABOR				
MILEAGE:	Trucks 36	100	0.80	80.00	\$96.00
	Trucks 15	20	0.80	16.00	
	TOTAL - MILEAGE & TRUCKS				
EQUIPMENT:	Air Compressor (Hours)			0.00	\$0.00
	Backhoe (Hours)			0.00	
	Boring Machine or Bore (Feet)			0.00	
	Packer (Hours)			0.00	
	Trench (Feet)			0.00	
	Skid Steer			0.00	
	Hydra Tamp (Hours)			0.00	
	Spoil Vac (Hours)			0.00	
	TOTAL - EQUIPMENT USAGE				
TOTAL COST ALL LABOR AND EQUIPMENT ESTIMATE					\$10,316.00

MATERIAL ESTIMATE

Quantity	Stock Number	Description	Unit Price	Stock Material	New Material
8.00	EA	Water Samples	50.00		400.00
1.00	EA	650-25-03 3 lb. Anode	20.64	20.64	
204.00	LF	023-07-05 Blue Warning Tape	0.05	10.20	
204.00	LF	072-04-12 Blue Tracer Wire	0.10	20.40	
5.00	LF	113-05-05 1 1/2" White PVC Pipe	0.49	2.45	
1.00	EA	116-22-01 1 1/2" White Threaded Adapter	0.62	0.62	
1.00	EA	116-21-03 1 1/2" White Threaded Cap	0.78	0.78	
1.00	LS	Misc. Material	500.00		500.00
1.00	EA	726-04-31 16"x 10" Machine Tapping Sleeve	2,652.59	2,652.59	
1.00	EA	726-06-05 10" Tapping Valve	3,127.05	3,127.05	
1.00	EA	728-01-05 Valve Box	173.71	173.71	
1.00	EA	752-00-10 Storz Adapter	147.00	147.00	
4.00	EA	650-25-48 48 lb. Anode	173.56	694.24	
		TOTAL		\$6,849.68	\$ 900.00

Estimated By: S. Struss

Date: 12/4/20

Page 2

WORK ORDER ENGINEERING ESTIMATE

HASTINGS UTILITIES

HASTINGS, NEBRASKA

Name of Department: WaterWork Order No.: WA-384Construction: XBudget Item No.: 3.23 (2020/2021)

Retirement: _____

Budget Item Amt: \$200,000**DESCRIPTION AND LOCATION:**

Replace and upgrade existing 10" water main with a new 12" water main on Elm Avenue, 2nd Street to 150' south of BNSF Rail Road Tracks.

PURPOSE OF WORK IMPROVEMENT:

Upgrading existing 10" water main to a 12" water main to increase fire flow and get set up for future State Hwy Project.

CONTRIBUTIONS/REMARKS:

As per Formal Contract No. HU 2020-12

Estimated Cost	Amount	Attached Map or DWG No.:	WR-112
1. Material to be Purchased	\$1,100.00	Sheet No.:	
2. Stores Dept. Charge @ 8.0%	88.00		
3. Material from Stock	\$1,210.08	Date Work to be Started:	
4. Stores Dept. Charge @ 8.0%	96.81	Date Work to be Finished:	
5. Labor	11,440.00	Checked By:	Date
6. Mileage & Truck Usage	160.00	Brandon Lubken 2020.12.08 15:44:40 -06'00'	
7. Equipment Usage	0.00	Checked By:	Date
8. Contract Amount (Van Kirk Bros.)	250,434.10	Ron Sekora Digitally signed by Ron Sekora Date: 2020.12.08 15:45:56 -06'00'	
9. Railroad Flagman	5,000.00	Approved By:	Date
10.		Lee Vrooman Digitally signed by Lee Vrooman Date: 2020.12.08 15:55:02 -06'00'	
SUBTOTAL	\$269,528.99	Director of Engineering	
Engineering & Administrative @ 6%	16,171.74	Approved By:	Date
Subtotal	\$285,700.73		
Less Developer Contribution		Hastings City Council	
		Authorized By:	Date
		Kevin D Johnson Digitally signed by Kevin D Johnson Date: 2020.12.08 16:10:08 -06'00'	
TOTAL ESTIMATED COST OF WORK ORDER	\$285,700.73	Manager	

HASTINGS UTILITIES, HASTINGS, NEBRASKA

Work Order No.: WA-384

B.I. No.: 3.23

B.I. Yr.: 2020/2021

LABOR AND EQUIPMENT ESTIMATE

Classification of Labor or Equipment to be Used		No of Hr/Mi/Ft	Cost Per Unit	Subtotal	Total Cost
LABOR:	Engeneering Department (\$50)	180	50.00	9,000.00	\$11,440.00
	Water Department	40	50.00	2,000.00	
	Gas Department	8	55.00	440.00	
	TOTAL - LABOR				
MILEAGE:	Trucks 36	150	0.80	120.00	\$160.00
	Trucks 15	50	0.80	40.00	
	TOTAL - MILEAGE & TRUCKS				
EQUIPMENT:	Air Compressor (Hours)			0.00	\$0.00
	Backhoe (Hours)			0.00	
	Boring Machine or Bore (Feet)			0.00	
	Packer (Hours)			0.00	
	Trench (Feet)			0.00	
	Skid Steer			0.00	
	Hydra Tamp (Hours)			0.00	
	Spoil Vac (Hours)			0.00	
	TOTAL - EQUIPMENT USAGE				
TOTAL COST ALL LABOR AND EQUIPMENT ESTIMATE				\$11,600.00	

MATERIAL ESTIMATE

Quantity		Stock Number	Description	Unit Price	Stock Material	New Material
8.00	EA		Water Samples	50.00		\$ 600.00
1.00	EA	650-25-03	3 lb. Anode	20.64	61.92	
650.00	LF	023-07-05	Blue Warning Tape	0.05	50.00	
650.00	LF	072-04-12	Blue Tracer Wire	0.10	100.00	
10.00	LF	113-05-05	1 1/2" White PVC Pipe	0.49	4.90	
2.00	EA	116-22-01	1 1/2" White Threaded Adapter	0.62	1.24	
2.00	EA	116-21-03	1 1/2" White Threaded Cap	0.78	1.56	
1.00	LS		Misc. Material	500.00		500.00
2.00	EA	752-00-10	Storz Adapter	148.11	296.22	
4.00	EA	650-25-48	48 lb. Anode	173.56	694.24	
					-	
					-	
			TOTAL		\$1,210.08	\$ 1,100.00

Estimated By: S. Struss

Date: 12/4/20

Page 2

WORK ORDER ENGINEERING ESTIMATE

HASTINGS UTILITIES

HASTINGS, NEBRASKA

Name of Department: WaterWork Order No.: WA-386Construction: XBudget Item No.: 3.26 (20202/2021)

Retirement: _____

Budget Item Amount: \$235,000**DESCRIPTION AND LOCATION:**

Installation of a new 8" HDD DIP Water Main on Home Street from Crane Avenue to Laird Avenue and installation of new water services to existing water meters.

PURPOSE OF WORK IMPROVEMENT:

The existing 6" CI Water Main is located on the back property line between 12th Street and Home Street and has accessibility problems.

CONTRIBUTIONS/REMARKS:

Estimated Cost	Amount	Attached Map or DWG No.:	WR-113
1. Material to be Purchased	\$700.00	Sheet No.:	
2. Stores Dept. Charge @ 8.0%	56.00		
3. Material from Stock	\$549.30	Date Work to be Started:	05/01/21
4. Stores Dept. Charge @ 8.0%	43.94	Date Work to be Finished:	08/01/21
5. Labor	13,250.00	Checked By:	Date
6. Mileage & Truck Usage	120.00	Brandan Lubken 2020.12.08 13:12:52 -06'00'	
7. Equipment Usage	0.00	Checked By:	Date
8. Contract Amount - Van Kirk Brothers Contr'g	113,668.80	Ron Sekora Digitally signed by Ron Sekora Date: 2020.12.08 14:32:02 -06'00'	
9. Contract Amount - New Water Services	105,000.00	Approved By:	Date
10.		Lee Vrooman Digitally signed by Lee Vrooman Date: 2020.12.08 14:48:36 -06'00'	
SUBTOTAL	\$233,388.04	Director of Engineering	
Engineering & Administrative @ 6%	14,003.28	Approved By:	Date
Subtotal			
Less Developer Contribution		Hastings City Council	
		Authorized By:	Date
		Kevin D Johnson Digitally signed by Kevin D Johnson Date: 2020.12.08 16:09:50 -06'00'	
TOTAL ESTIMATED COST OF WORK ORDER	\$247,391.32	Manager	

HASTINGS UTILITIES, HASTINGS, NEBRASKA

Work Order No.: WA-386

B.I. No.: 3.26

B.I. Yr.: 2020/2021

LABOR AND EQUIPMENT ESTIMATE

Classification of Labor or Equipment to be Used	No of Hr/Mi/Ft	Cost Per Unit	Subtotal	Total Cost
LABOR: Engineering Department (\$50)	160	50.00	8,000.00	\$13,250.00
Engineering Department Overtime (\$75)	50	75.00	3,750.00	
Water Department	30	50.00	1,500.00	
			0.00	
TOTAL - LABOR				
MILEAGE: Trucks 36	150	0.80	120.00	\$120.00
			0.00	
			0.00	
			0.00	
TOTAL - MILEAGE & TRUCKS				
EQUIPMENT: Air Compressor (Hours)			0.00	\$0.00
Backhoe (Hours)			0.00	
Boring Machine or Bore (Feet)			0.00	
Packer (Hours)			0.00	
Trench (Feet)			0.00	
Skid Steer			0.00	
Hydra Tamp (Hours)			0.00	
Spoil Vac (Hours)			0.00	
TOTAL - EQUIPMENT USAGE				
TOTAL COST ALL LABOR AND EQUIPMENT ESTIMATE				\$13,370.00

MATERIAL ESTIMATE

Quantity		Stock Number	Description	Unit Price	Stock Material	New Material
1,500	LF	023-07-05	Blue Tracer Wire	0.10	150.00	
15	LF	113-05-05	! 1/2" White PVC	0.49	7.35	
3	EA	116-22-01	1 1/2" White Threaded Adapter	0.62	1.86	
3	EA	116-21-03	1 1/2" White Threaded Cap	0.78	2.34	
2	EA	650-25-03	3 lb. Anode	20.64	41.28	
1	EA	700-01-08	8" Non-Vinyl Coated Foam Pig	65.18	65.18	
1	EA	700-02-08	8" Vinyl Coated Pig	87.12	87.12	
1	EA	700-03-08	8" Vinyl Coated Bristle Pig	194.17	194.17	
4	EA		Water Samples	50.00		200.00
1	EA		Misc. Materials	500.00		500.00
					-	
			Totals		549.30	700.00

WORK ORDER ENGINEERING ESTIMATE

HASTINGS UTILITIES

HASTINGS, NEBRASKA

Name of Department: Water Work Order No.: WA-387

Construction: X Budget Item No.: 3.27 (20202/2021)

Retirement: _____ Budget Item Amount: \$240,000

DESCRIPTION AND LOCATION:

Installation of a new 8" HDD DIP Water Main on Garfield and New York Avenues from A to B Street.

PURPOSE OF WORK IMPROVEMENT:

Replace and upgrade existing 4" water main with a new 8" water main.

CONTRIBUTIONS/REMARKS:

Estimated Cost	Amount	Attached Map or DWG No.:	WR-114
1. Material to be Purchased	\$700.00	Sheet No.:	
2. Stores Dept. Charge @ 8.0%	56.00		
3. Material from Stock	\$546.85	Date Work to be Started:	05/01/21
4. Stores Dept. Charge @ 8.0%	43.75	Date Work to be Finished:	08/01/21
5. Labor	13,250.00	Checked By:	Date
6. Mileage & Truck Usage	120.00	Brandan Lubken 2020.12.08 13:12:10 -06'00'	
7. Equipment Usage	0.00	Checked By:	Date
8. Contract Amount - Van Kirk Brothers Contract	196,106.40	Ron Sekora Digitally signed by Ron Sekora Date: 2020.12.08 14:31:03 -06'00'	
9. Contract Amount Install new water services	75,000.00	Approved By:	Date
10.		Lee Vrooman Digitally signed by Lee Vrooman Date: 2020.12.08 14:47:12 -06'00'	
SUBTOTAL	\$285,823.19	Director of Engineering	
Engineering & Administrative @ 6%	17,149.39	Approved By:	Date
Subtotal	\$302,972.58		
Less Developer Contribution		Hastings City Council	
		Authorized By:	Date
		Kevin D Johnson Digitally signed by Kevin D Johnson Date: 2020.12.08 16:09:25 -06'00'	
	\$302,972.58	Manager	

HASTINGS UTILITIES, HASTINGS, NEBRASKA

Work Order No.: WA-387

B.I. No.: 3.27

B.I. Yr.: 2020/2021

LABOR AND EQUIPMENT ESTIMATE

Classification of Labor or Equipment to be Used		No of Hr/Mi/Ft	Cost Per Unit	240000	Total Cost
LABOR:	Engineering Department (\$50)	160	50.00	8,000.00	\$13,250.00
	Install: Engineering Department Overtime (\$75)	50	75.00	3,750.00	
	Water Department	30	50.00	1,500.00	
				0.00	
Rel TOTAL - LABOR					
MILEAGE:	Trucks 36	150	0.80	120.00	\$120.00
				0.00	
				0.00	
				0.00	
	TOTAL - MILEAGE & TRUCKS				
EQUIPMENT:	Air Compressor (Hours)			0.00	\$0.00
	Backhoe (Hours)			0.00	
	Boring Machine or Bore (Feet)			0.00	
	Packer (Hours)			0.00	
	Trench (Feet)			0.00	
	Skid Steer			0.00	
	Hydra Tamp (Hours)			0.00	
	Spoil Vac (Hours)			0.00	
	TOTAL - EQUIPMENT USAGE				
TOTAL COST ALL LABOR AND EQUIPMENT ESTIMATE				\$13,370.00	

MATERIAL ESTIMATE

Quantity	Stock Number	Description	Unit Price	Stock Material	New Material
1,500	LF	023-07-05 Blue Tracer Wire	0.10	150.00	
10	LF	113-05-05 1 1/2" White PVC	0.49	4.90	
2	EA	116-22-01 1 1/2" White Threaded Adapter	0.62	1.24	
2	EA	116-21-03 1 1/2" White Threaded Cap	0.78	1.56	
2	EA	650-25-03 3 lb. Anode	20.64	41.28	
1	EA	700-01-08 8" Non-Vinyl Coated Foam Pig	65.18	65.18	
1	EA	700-02-08 8" Vinyl Coated Pig	87.12	87.12	
1	EA	700-03-08 8" Vinyl Coated Bristle Pig	194.17	194.17	
4	EA	Water Samples	50.00		200.00
1	EA	Misc. Materials	500.00		500.00
				-	
		Totals		546.85	700.00

Estimated By: E. Kranau

Date: 12/07/20

Page 2

Department: Utilities
Staff Contact: Lee Vrooman
Council Meeting Date: 12/14/2020

AGENDA ITEM SUMMARY SHEET

Description of Item:

Approval of Telecommunications Line Right-of-Way License Agreement with OPTK Network (NebraskaLink Holdings, L.L.C.). at Hwy 6 and Technical Blvd west to 5th Ave and south of Technical Blvd to Coal Train Rd.

Names of People/Business affected by this action:

City of Hastings

Why Council action is required:

Approval is needed by council for licensed agreement to use city right of way.

Type of action requested:

Motion

Suggested motion:

Move to approve the Right-of-Way License Agreement with OPTK Network

Deadlines associated with action:

Department head comments:

The part of this telecommunications line being installed within the City Limits requires a licensed agreement and approval from the Council. Engineering Department has reviewed for Right of Way (ROW) interferences and found none.

Recommend Approval

City Administrator comments:

Recommend approval

TELECOMMUNICATIONS LINE RIGHT-OF-WAY LICENSE AGREEMENT

KNOW ALL MEN BY THESE PRESENTS that the City of Hastings, Nebraska, (hereinafter referred to as "City"), for and in consideration of an annual payment of six hundred two and 10/100 Dollars (\$602.10) and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants unto OPTK Network (NebraskaLink Holdings, L.L.C.), (hereinafter referred to as "OPTK"), whose address is 3900 NW 12th Street, Ste 300, Lincoln, Nebraska 68521, and to its successors or assigns, a ten (10) year license to locate a buried 1.25 inch HDPE conduit (or such smaller conduit as may be deemed appropriate by OPTK), together with appropriate hand holes, distribution pedestals and location pedestals as are deemed reasonably necessary, to be used for fiber optic cable and related equipment upon and under the public right-of-way controlled by the undersigned situated in or near the City of Hastings, County of Adams, State of Nebraska, and more particularly described on the attached Exhibit A.

The total lineal footage of City of Hastings right-of-way occupied is 10,035 feet, at the rate of \$0.06 per lineal foot. OPTK may, at OPTK's option, and according to such additional terms as mutually agreed by the parties, renew this Agreement for up to three additional five year terms.

This license is granted for the purpose of constructing, reconstructing, operating, repairing and maintaining on or under the above described lands, fiber optic telecommunications lines and related equipment. OPTK shall be responsible for using the license in such a way so as not to interfere with any utilities previously located in the right-of-way and shall pay any and all damages caused by its use thereof. OPTK places its lines and equipment in the right-of-way at its own risk, and agrees that City is not liable for any damages that may occur to OPTK's lines or equipment.

OPTK shall provide exact locations of all telecommunications lines upon City rightof-way in electronic format (as-built) to the City of Hastings by .

The undersigned agrees that all wires and other facilities, including all telecommunications equipment, installed on the above described premises at OPTK's expense shall remain the property of OPTK and shall be removable at the option of OPTK.

The parties agree that OPTK's use of the right-of-way is not a vested right, and OPTK shall move or remove fiber optic lines and other equipment at the request of City, at no cost to City, provided that reasonable notice is given to OPTK of the need of said movement or removal. For purposes of this agreement, absent an emergency, ninety (90) days' notice shall be considered reasonable.

OPTK agrees to bury fiber conduit at a minimum depth of ten feet (10') from Showboat Boulevard to 6th Avenue at a location to be determined by the City of Hastings and OPTK.

Payments under this Agreement shall be prorated for the first partial year and the final year, and shall be due and payable on or before the 1st day of January for each year that OPTK occupies the right-of-way.

The City covenants that it has the right to grant the foregoing license as to City right of way.

IN WITNESS WHEREOF, the undersigned has set its hand and seal on the _____ day of _____ 2020.

THE CITY OF HASTINGS, NEBRASKA

By _____
Corey Stutte, Mayor

City Clerk

City Attorney

OPTK Networks,
NebraskaLink Holdings, L.L.C.

By *Kasey Robinson*

STATE OF NEBRASKA)

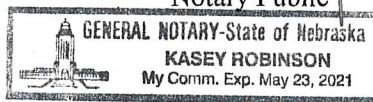
) ss:

COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me on 10/27, 2020, by Corey Stutte, Mayor of the City of Hastings, Adams County, Nebraska, a Political Subdivision of the State of Nebraska, on behalf of the City.

Kasey Robinson
Notary Public

STATE OF NEBRASKA)
) ss:
COUNTY OF ADAMS)



The foregoing instrument was acknowledged before me on _____, 2020, _____ by on behalf of the Corporation.

Notary Public

[illegible]

✓ LINE OUTSIDE THE
CITY LIMITS
BLUE LINE IS INSIDE THE CITY LIMITS
9.185'

Notes/Special Instructions

Arrow indicates North
Enter HH 1 located at Technical Boulevard
100 ft slack loop at each vault except HH 5
Verizon has utility easement in place currently
Fiber markers called out at approximately every 1500 to 200 feet
OPTK to provide 144F (Reel # 1139 in Kearney)

Exchange: Hastings



850' INSIDE CITY LIMITS

ERIC TOMJACK
 AREA MANAGER EAST

✉ Eric.Tomjack@OPTK.com
 ☎ O: 402.413.9178
 C: 402.730.8682

3900 NW 12TH St. | Ste. 100
 Lincoln, NE 68521
 OPTK.com



OPTK Networks
 3900 NW 12 St Ste100
 LINCOLN, NEBRASKA 68521
 (402) 489-3092

PAYABLE AT:
 UNION BANK & TRUST CO
 LINCOLN, NE 68501

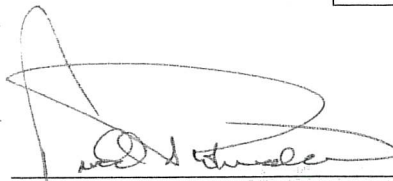
76-1079
 1049

Date: 11/2/2020
 Number: 00015630

P
 A SIX HUNDRED TWO AND 10/100*****
 Y

NET AMOUNT
\$*****602.10

TO CITY OF HASTINGS
 THE 220 N HASTINGS AVE
 ORDER HASTINGS NE 68901
 OF

NLH 

AUTHORIZED SIGNATURE REQUIRED

THIS CHECK IS PROTECTED BY POSITIVE PAY

⑈00015630⑈ ⑆104910795⑆ 21021559⑈

Department: Engineering
Staff Contact: Deb Bergmann
Council Meeting Date: 12/14/2020

AGENDA ITEM SUMMARY SHEET

Description of Item:

Approval of Resolution (2020-63) adopting and approving the execution of an Agency Agreement with the Nebraska Department of Transportation (Aeronautics Division), for Project No. 3-31-0040-018-2021, construction phase of a snow removal equipment (SRE) building.

Names of People/Business affected by this action:

City of Hastings, Federal Aviation Administration (FAA), Nebraska Department of Transportation (Aeronautics Division)

Why Council action is required:

Federal Aviation Administration (FAA) requires a resolution adopting and approving the execution of an Agency Agreement with the Nebraska Department of Transportation (Aeronautics Division) in order to receive FAA Grant Funding.

Type of action requested:

Resolution

Suggested motion:

Move to approve Resolution No. 2020-63 adopting and approving the execution of an Agency Agreement with the Nebraska Department of Transportation (Aeronautics Division) for Project No. 3-31-0040-018-2021, construction phase of a snow removal equipment (SRE) building.

Deadlines associated with action:

12/31/20

Department head comments:

FAA requires a resolution adopting and approving the execution of an Agency Agreement with the Nebraska Department of Transportation (Aeronautics Division), in order to receive FAA Grant Funding. FAA requires grant funding to be used within 4 years. A portion of the funding will be lost if this project is not completed in 2021.

City Administrator comments:

Recommend approval

RESOLUTION NO. 2020-63

WHEREAS, the City of Hastings, Nebraska (City), desires to develop the Hastings Municipal Airport and to use federal airport aid funds for that purpose; and

WHEREAS, the City desires to designate the Nebraska Department of Transportation – Division of Aeronautics (Division) as its agent in accordance with Neb. Rev. Stat. §3-124 and §3-239 (Reissue 2016); and

WHEREAS, the City has submitted a proposed project designated as Project No. 3-31-0040-018-2021 for the development of the Hastings Municipal Airport to the Division;

WHEREAS, if City should receive an offer from the Federal Aviation Administration (FAA) to make a grant to the City for the development of the Hastings Municipal Airport, an agency agreement with the Division would be required;

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

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

1. That the City of Hastings, Nebraska enter into an Agency Agreement with Nebraska Department of Transportation – Division of Aeronautics for Project No. 3-31-0040-018-2021 for the purpose of obtaining Federal Assistance in the development of the Hastings Municipal Airport.
2. That the Mayor and City Clerk are hereby authorized and directed to execute and attest said Agency Agreement on behalf of the City of Hastings, Nebraska.
3. That a copy of said Agency Agreement, referred to hereinabove, is attached hereto as Exhibit “O” and made a part hereof by this reference.
4. PASSED AND APPROVED this 14th day of December 2020.

Mayor

ATTEST:

City Clerk

(SEAL)

Approved as to form:

City Attorney

AGENCY AGREEMENT**Project No. 3-31-0040-018-2021 (B03)**

This is an agreement between the City Council of Hastings, Nebraska, hereinafter referred to as the "Airport Sponsor" and the Nebraska Department of Transportation- Division of Aeronautics, hereinafter referred to as the "Division," made and entered into in accordance with, and for the purpose of, complying with the laws of the State of Nebraska.

The Airport Sponsor desires to develop the Hastings Municipal Airport and to use federal airport aid funds available for that purpose. Therefore, the Airport Sponsor hereby designates the Division as its agent in accordance with §3-124 and §3-239, Neb. Rev. Stat. (Reissue 2016), and the Division hereby accepts such designation and agrees to act as the agent of the Airport Sponsor.

It is mutually understood and agreed between the parties that the Airport Sponsor has submitted to the Division its proposed project for the development of said airport, and that such project has been approved by the Division, in accordance with §3-239, Neb. Rev. Stat. (Reissue 2016).

The Airport Sponsor hereby warrants, undertakes and agrees that if the Federal Aviation Administration makes a grant offer, and the Airport Sponsor executes a Grant Agreement, it will develop and manage said airport in the manner set forth in the Grant Agreement and abide by the conditions, rules and regulations of the Federal Aviation Administration.

The terms and conditions of this Agency Agreement and the respective duties, undertakings and agreements of the parties with respect to this Agency Agreement and with respect to the project of airport development, are as follows:

- A. The Division shall accept, receive, receipt for, and disburse all funds granted by the United States for airport aid in accordance with federal laws, rules and regulations and in accordance with §3-101 to §3-154 and §3-239, Neb. Rev. Stat. (Reissue 2016), as the agent of the Airport Sponsor.
- B. Upon receipt of such federal funds, the Division shall deposit them in the State Treasury, according to law, and shall cause disbursement to be made therefrom as follows:

FIRST: If the Division advances funds to the Airport Sponsor as the equivalent of the United States' share of allowable project cost, the Division shall reimburse itself for any such advancement out of such federal funds thereafter received.

SECOND: The Division shall cause the balance of such federal funds due the Airport Sponsor to be paid promptly to the Airport Sponsor.

- C. The Division shall maintain accurate records of all the funds received and expended by it in connection with the project. These records shall be open to inspection by the Airport Sponsor, the Federal Aviation Administration and their authorized representatives in the offices of the Division at all reasonable times.

- D. The Airport Sponsor reserves the right, power and authority to execute the Application for Federal Assistance, the federal Grant Agreement, all construction and engineering contracts, all agreements related to the purchase of land and all amendments to these items. Aside from the matters so reserved, the Division shall, as agent for the Airport Sponsor, process, execute and submit to the Federal Aviation Administration all papers, forms and documents required by that agency for the approval, carrying out and completion of the project.
- E. The Airport Sponsor agrees to reimburse the Division for its administrative costs of furnishing all services performed by it as agent of the Airport Sponsor, including, but not limited to, the services set forth in the attached Exhibit A, "Administrative Services". Division administrative costs charged to the project are considered allowable costs for federal and state participation. These costs will be charged according to the "Schedule of Fees and Charges" shown in the attached Exhibit B, which schedule shall be subject to change upon notification in writing by the Division to the Airport Sponsor.

As used herein, the following words, terms and phrases shall have the meanings herein given:

"Application for Federal Assistance" means the document prepared as the formal application submitted to the Federal Aviation Administration for a grant of federal funds.

"Develop" means to plan, construct or improve the airport as defined in the Application for Federal Assistance.

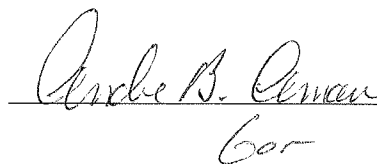
"Project" means a plan of action for the accomplishment of specific airport developments.

"Grant Agreement" means the contract between the United States of America and the Airport Sponsor in which the Federal Aviation Administration, on behalf of the United States, agrees to pay a portion of the allowable costs of the project.

Executed by the Nebraska Department of Transportation, Aeronautics Division this 17th day of November, 2020.

(SEAL)




Director

Executed by the Airport Sponsor this ____ day of _____, 20____.

**RESOLUTION
DO NOT SIGN**

Clerk

**RESOLUTION
DO NOT SIGN**

Mayor

EXHIBIT A
AGENCY AGREEMENT
ADMINISTRATIVE SERVICES

1. Conduct airport site inspections.
2. Review and secure federal approval of Airport Layout Plans (ALP).
3. Prepare and process CIP Data Sheets and related documents used to request an allocation of federal funds, if requested by the Sponsor.
4. Assist in the preparation and processing of Environmental Impact Statements and other environmental studies.
5. Review and process land acquisition documents, title opinions, sponsor certifications and audit reports.
6. Prepare an independent cost analysis of consultant costs, if requested by the Sponsor.
7. Prepare a Disadvantaged Business Enterprise (DBE) Program, if requested by the Sponsor and represent the Sponsor in the DBE Unified Certification Program.
8. Review, process, and secure federal approval of all contracts and agreements, change orders and amendments to these agreements.
9. Attend pre-design conferences and conduct design (plan-in-hand) inspections.
10. Review and process the plans, specifications, special provisions and contract documents.
Provide U.S. Labor Department wage rate determinations.
11. Attend pre-bid and pre-construction conferences.
12. Prepare and secure execution of Applications for Federal Assistance and associated documents.
Prepare and process program changes.
13. Process Grant Agreements and amendments.
14. Review periodic pay estimates and forward federal funds to the Airport Sponsor.
15. Prepare applications, requests, transfers or letters of credit for Grant Agreement payments.
16. Conduct or participate in periodic and final inspections.
17. Prepare and/or process other federal documents not otherwise specifically covered above.

EXHIBIT B
AGENCY AGREEMENT
SCHEDULE OF FEES AND CHARGES

- A. Salary Costs. Charges will be the monthly rate worked times an overhead/benefits factor for the following positions:

Engineer VI	Engineering Associate (all)*
Engineer V	Engineering Aide (all)*
Engineer IV	Accountant (all)
Engineer III	Accounting Clerk*
Engineer II*	Attorney (all)
Engineer I*	Drafter (all)*

The overhead/benefits factor will be determined annually based on an audit performed in accordance with OMB Circular A87, "Cost Principles for State, Local and Indian Tribal Governments".

* Employees in these positions receive time and one half for time worked over 40 hours per week.

- B. Living Costs and Outside Expenses. Actual.

Charges will be actual expenses and shall include meals, lodging, telephone calls, etc. normally paid by Division.

- C. Materials, Supplies, & Rental Equipment. Actual.

Charges will be actual costs and shall be charged in accordance with invoices, billings, contracts or agreements.

- D. Transportation. Actual.

Charges will be those established by Division policy for all users for operating a state automobile or using a state aircraft.

AGENCY AGREEMENT

Project No. 3-31-0040-018-2021 (B03)

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The Airport Sponsor desires to develop the Hastings Municipal Airport and to use federal airport aid funds available for that purpose. Therefore, the Airport Sponsor hereby designates the Division as its agent in accordance with §3-124 and §3-239, Neb. Rev. Stat. (Reissue 2016), and the Division hereby accepts such designation and agrees to act as the agent of the Airport Sponsor.

It is mutually understood and agreed between the parties that the Airport Sponsor has submitted to the Division its proposed project for the development of said airport, and that such project has been approved by the Division, in accordance with §3-239, Neb. Rev. Stat. (Reissue 2016).

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- B. Upon receipt of such federal funds, the Division shall deposit them in the State Treasury, according to law, and shall cause disbursement to be made therefrom as follows:

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- C. The Division shall maintain accurate records of all the funds received and expended by it in connection with the project. These records shall be open to inspection by the Airport Sponsor, the Federal Aviation Administration and their authorized representatives in the offices of the Division at all reasonable times.

- D. The Airport Sponsor reserves the right, power and authority to execute the Application for Federal Assistance, the federal Grant Agreement, all construction and engineering contracts, all agreements related to the purchase of land and all amendments to these items. Aside from the matters so reserved, the Division shall, as agent for the Airport Sponsor, process, execute and submit to the Federal Aviation Administration all papers, forms and documents required by that agency for the approval, carrying out and completion of the project.
- E. The Airport Sponsor agrees to reimburse the Division for its administrative costs of furnishing all services performed by it as agent of the Airport Sponsor, including, but not limited to, the services set forth in the attached Exhibit A, "Administrative Services". Division administrative costs charged to the project are considered allowable costs for federal and state participation. These costs will be charged according to the "Schedule of Fees and Charges" shown in the attached Exhibit B, which schedule shall be subject to change upon notification in writing by the Division to the Airport Sponsor.

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"Develop" means to plan, construct or improve the airport as defined in the Application for Federal Assistance.

"Project" means a plan of action for the accomplishment of specific airport developments.

"Grant Agreement" means the contract between the United States of America and the Airport Sponsor in which the Federal Aviation Administration, on behalf of the United States, agrees to pay a portion of the allowable costs of the project.

Executed by the Nebraska Department of Transportation, Aeronautics Division this 17th day of November, 2020.

(SEAL)



Archie B. Aman
Director

Executed by the Airport Sponsor this ____ day of _____, 20____.

Clerk

Mayor

EXHIBIT A
AGENCY AGREEMENT
ADMINISTRATIVE SERVICES

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7. Prepare a Disadvantaged Business Enterprise (DBE) Program, if requested by the Sponsor and represent the Sponsor in the DBE Unified Certification Program.
8. Review, process, and secure federal approval of all contracts and agreements, change orders and amendments to these agreements.
9. Attend pre-design conferences and conduct design (plan-in-hand) inspections.
10. Review and process the plans, specifications, special provisions and contract documents.
Provide U.S. Labor Department wage rate determinations.
11. Attend pre-bid and pre-construction conferences.
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Prepare and process program changes.
13. Process Grant Agreements and amendments.
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17. Prepare and/or process other federal documents not otherwise specifically covered above.

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Engineer V	Engineering Aide (all)*
Engineer IV	Accountant (all)
Engineer III	Accounting Clerk*
Engineer II*	Attorney (all)
Engineer I*	Drafter (all)*

The overhead/benefits factor will be determined annually based on an audit performed in accordance with OMB Circular A87, "Cost Principles for State, Local and Indian Tribal Governments".

* Employees in these positions receive time and one half for time worked over 40 hours per week.

- B. Living Costs and Outside Expenses. Actual.

Charges will be actual expenses and shall include meals, lodging, telephone calls, etc. normally paid by Division.

- C. Materials, Supplies, & Rental Equipment. Actual.

Charges will be actual costs and shall be charged in accordance with invoices, billings, contracts or agreements.

- D. Transportation. Actual.

Charges will be those established by Division policy for all users for operating a state automobile or using a state aircraft.

Department: City Attorney
Staff Contact: Lisa Parnell-Rowe, Lee Vrooman, Clint Schukei
Council Meeting Date: 12/14/2020

AGENDA ITEM SUMMARY SHEET

Description of Item:

Approval of ordinance No. 4652, vacation of the east half of Burlington Avenue between the north right-of-way (ROW) line of 21st Street to the south ROW line of 22nd Street being 33' wide by 190' long.

Names of People/Business affected by this action:

The applicant, adjacent property owner, the citizens of Hastings, and the City.

Why Council action is required:

The Mayor and City Council shall have power to open or widen any street, alley or public way and to condemn or purchase private property for such public use as provided by law. Streets and alleys may be vacated as and when the Mayor and Council deem it necessary for the public safety, welfare and convenience. When an alley is vacated the same shall revert to the owner of the adjacent real estate one half on each side thereof (City Code Section 25-101).

When the city vacates all or any portion of a street or alley, the city shall, within thirty days after the effective date of the vacation, file a certified copy of the vacating ordinance with the register of deeds for the county in which the vacated property is located to be indexed against all affected lots (N.R.S. 16-611).

Type of action requested:

Ordinance

Suggested motion:

Motion to approve Ordinance No. 4652, vacation of the east half of Burlington Avenue between the north right-of-way (ROW) line of 21st Street to the south ROW line of 22nd Street being 33' wide by 190' long.

Deadlines associated with action:

Permits for the parking lot and street paving will be required.

Department head comments:

In Cities of the First Class, no public hearing is required for vacation actions. The street has been platted and unimproved for many decades. The unimproved Burlington Avenue connects 21st

Street to 22nd Street. East of this street right-of-way (ROW) there is property that is being considered for relocation of a business. Vacation of the east half of Burlington Avenue between 21st and 22nd will allow for the vacated street to become part of the property to the east and will allow the business to provide desired parking and traffic circulation for the relocated business. The City Engineering department has reviewed the project and has no objections. There is an electric line above ground on the west half on Burlington Avenue between 21st street and 22nd street and there is also a sewer line located on the east part of Burlington Avenue or the portion to be vacated. An easement will be retained that allows the vacated portion of the street to be utilized for utility access.

City Administrator comments:

Recommend approval



North

Not to Scale

The East half of Burlington Ave. between the North Right of Way line of 21st street to the South Right of Way line of 22nd street being 33' wide by 190' long

Hastings Utilities			
HASTINGS, NEBRASKA			
Exhibit "A"			
Street Vacation			
Burlington Ave, 21st to 22nd St			
DSN:	SUP'T:	CKD:	No. EX-A- 201
R. Sekora			
DRN:	W.O. No.	CKD:	
E.K.			
DATE:	RET. No.	APP:	
12/1/2020			

ORDINANCE No. 4652

AN ORDINANCE OF THE CITY OF HASTINGS, NEBRASKA, VACATING THE EAST HALF OF BURLINGTON AVENUE BETWEEN THE NORTH RIGHT OF WAY LINE OF 21ST STREET AND THE SOUTH RIGHT OF WAY LINE OF 22ND STREET LOCATED IN HASTINGS, NEBRASKA AND RETAINING THE PUBLIC UTILITY EASEMENTS CONTAINED THEREON; PROVIDING FOR FILING OF THIS ORDINANCE WITH THE REGISTER OF DEEDS OF ADAMS COUNTY, NEBRASKA; REPEALING INCONSISTENT PROVISIONS; AND PROVIDING WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT.

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

SECTION 1. That the legally described property described as:

The East half of Burlington Avenue between the North Right of Way line of 21st street to the South Right of Way line of 22nd street, being 33' wide and 190' long in the City of Hastings, Adams County, Nebraska,

and depicted on the attached Exhibit "A" be and the same is hereby vacated; provided, however the title to all public utility easements located thereon are hereby retained by the City of Hastings pursuant to Neb. Rev. Stat. §16-611.

SECTION 2. The City Clerk is hereby directed to certify this ordinance to the Register of Deeds of Adams County, Nebraska to be recorded, all as provided by law.

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

SECTION 4. The provisions of this ordinance are separable, and the invalidity of any phrase, clause or part of this ordinance shall not affect the validity or effectiveness of the remainder of this ordinance.

SECTION 5. This ordinance shall take effect and be in full force from and after its passage, approval and publication in pamphlet form.

PASSED AND APPROVED this 14th day of December, 2020.

Corey Stutte, Mayor

ATTEST:

Kimberly S. Jacobitz,, City Clerk

(S E A L)

APPROVED AS TO FORM:

Clint Schukei, City Attorney

Department: Street
Staff Contact: Lee Vrooman
Council Meeting Date: 12/14/2020

AGENDA ITEM SUMMARY SHEET

Description of Item:

Resolution 2020-66, approval of year-end certification of City Street Superintendent for calendar year 2020 with the Nebraska Department of Transportation.

Names of People/Business affected by this action:

City of Hastings and Nebraska Department of Transportation

Why Council action is required:

Resolution per State of Nebraska Statutes, sections 39-2302 and 39-2511 through 39-2515 details the requirements that must be met in order for a municipality to qualify for an annual incentive payment.

Type of action requested:

Resolution

Suggested motion:

Approve

Deadlines associated with action:

December 31, 2020

Department head comments:

The State of Nebraska Department of Transportation requires that each incorporated municipality must annually certify the appointment of the Street Superintendent to the NDOT using the Year-End Certification of City Street Superintendent form. The City of Hastings received an incentive payment of \$7,500 for having a certified Street Superintendent.

Recommend Approval

City Administrator comments:

Recommend approval



Good Life. Great Journey.

DEPARTMENT OF TRANSPORTATION

October 29, 2020

Notice to file the Year-End Certification of City Street Superintendent, Signing Resolution, and Documentation of the City Street Superintendent(s) Appointment for Calendar Year 2020 with the Nebraska Department of Transportation (NDOT) by December 31, 2020.

The attached **YEAR-END CERTIFICATION OF CITY STREET SUPERINTENDENT** and **SIGNING RESOLUTION**, together with the **DOCUMENTATION OF THE CITY STREET SUPERINTENDENT(S) APPOINTMENT for CALENDAR YEAR 2020**, is the basis for determining the calendar year 2020 Incentive Payment. **Please complete and return the following to the NDOT by December 31, 2020:**

- **Signing Resolution** (Page 1): The original Signing Resolution, authorizing the signing of the Year-End Certification by the Mayor or the Village Board Chairperson.
- **Year-End Certification of City Street Superintendent** (Page 2): If more than one individual or the City Council or Village Board provided street superintending services during Calendar Year 2020, list each successive street superintendent using a separate Year-End Certification and Signing Resolution. If your municipality did not have an appointed Street Superintendent, write "City Council" or "Village Board" as the name of the "Superintendent."
- **Documentation of the City Street Superintendent(s) Appointment** (Page 3): Attach to page 3 a copy of the City Council or Village Board meeting minutes showing the appointment of the City Street Superintendent for Calendar Year 2020 by their name as it appears on their License (*if applicable*), their License Number and Class of License (*if applicable*), the type of appointment, i.e., employed, contract (consultant or interlocal agreement with another county and/or incorporated municipality), and the **beginning date of the appointment**. For most municipalities this information may be found in the November or December 2019 or the January 2020 meetings minutes.

Failure to complete and return: If a municipality had an appointed and Licensed City Street Superintendent for all or part of Calendar Year 2020 and the municipality does not complete and return the original Signing Resolution, original Year-End Certification, and a copy of the documentation of the city street superintendents appointment to the NDOT **by December 31, 2020, the municipality will not receive an Incentive Payment for Calendar Year 2020.**

Payment: If your municipality qualifies, payment will be scheduled for February 2021. Reference Neb. Rev. Stat. §39-2515.

Please let me know if you have any questions. Email: lemoyne.schulz@nebraska.gov
Phone: (402) 479-4436

Sincerely,

LeMoyne D. Schulz
Highway Local Liaison Coordinator
Boards-Liaison Services Section
Local Assistance Division
Nebraska Department of Transportation

LDS/2020

Attachments (3)

Do not recreate or revise the pages of this document, as revisions and recreations will not be accepted.
Failure to complete and return: If a municipality had an appointed and Licensed City Street Superintendent for all or part of Calendar Year 2020 and the municipality does not complete and return the **original** Signing Resolution, **original** Year-End Certification, and a copy of the documentation of the city street superintendent(s) appointment to the NDOT **by December 31, 2020**, **the municipality will not receive an Incentive Payment for Calendar Year 2020.**

RESOLUTION

SIGNING OF THE YEAR-END CERTIFICATION OF CITY STREET SUPERINTENDENT 2020

Resolution No. 2020-66

Whereas: State of Nebraska Statutes, sections 39-2302, and 39-2511 through 39-2515 details the requirements that must be met in order for a municipality to qualify for an annual Incentive Payment; and

Whereas: The State of Nebraska Department of Transportation (NDOT) requires that each incorporated municipality must annually certify (by December 31st of each year) the appointment of the City Street Superintendent to the NDOT using the Year-End Certification of City Street Superintendent; and

Whereas: The NDOT requires that such certification shall also include a copy of the documentation of the city street superintendents appointment, i.e., meeting minutes; showing the appointment of the City Street Superintendent by their name as it appears on their License (if applicable), their License Number and Class of License (if applicable), and type of appointment, i.e., employed, contract (consultant, or interlocal agreement with another incorporated municipality and/or county), and the beginning date of the appointment; and

Whereas: The NDOT also requires that such Year-End Certification of City Street Superintendent shall be signed by the Mayor or Village Board Chairperson and shall include a copy a resolution of the governing body authorizing the signing of the Year-End Certification of City Street Superintendent by the Mayor or Village Board Chairperson.

Be it resolved that the Mayor ☒ Village Board Chairperson ☐ of City of Hastings

(check one box) (Print Name of Municipality)
is hereby authorized to sign the attached Year-End Certification of City Street Superintendent.

Adopted this _____ day of _____, 2020 at Hastings, Nebraska.
(Month)

City Council/Village Board Members

Matt Fong

Joy Huffaker

Chuck Rosenberg

Shawn Hartmann

Butch Eley

Ted Schroeder

Ginny Skutnik

Jennifer Beahm

City Council/Village Board Member _____
Moved the adoption of said resolution
Member _____ Seconded the Motion
Roll Call: _____ Yes _____ No _____ Abstained _____ Absent
Resolution adopted, signed and billed as adopted.

Attest:

(Signature of Clerk)

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Failure to complete and return: If a municipality had an appointed and Licensed City Street Superintendent for all or part of Calendar Year 2020 and the municipality does not complete and return the original Signing Resolution, original Year-End Certification, and a copy of the documentation of the city street superintendent(s) appointment to the NDOT by December 31, 2020, the municipality will not receive an Incentive Payment for Calendar Year 2020.

**Year-End Certification of City Street Superintendent
For Determining Incentive Payment**

January 1, 2020 to December 31, 2020

*This certifies that David Wacker, License Number S- 476 Class A,
(Print name of Superintendent as appears on license card) (A or B)
was the appointed City Street Superintendent of City of Hastings
(Print name of City or Village)
from January 1, 2020 to April 31, 2020
Month Date Month Date

and actually performed all of the following duties:

1. Developing and annually updating a long-range plan based on needs and coordinated with adjacent local governmental units;
2. Developing an annual program for design, construction, and maintenance;
3. Developing an annual budget based on programmed projects and activities;
4. Submitting such plans, programs, and budgets to the local governing body for approval; and
5. Implementing the capital improvements and maintenance activities provided in the approved plans, programs, and budgets.

And further certifies that the superintending services of the above listed individual were provided by: (Check one box)

- ☒ Employment with this Municipality ☐ Contract (consultant) with this Municipality ☐ Contract (interlocal agreement) between this Municipality and the following listed Municipality(ies) and/or County(ies)

Signature of Mayor ☒ Village Board Chairperson ☐

* If more than one individual or the City Council or Village Board provided street superintending services during the calendar year, list each successive superintendent using a separate certification. The amount will be computed based on (a) your most recent Federal Census as certified by the Tax Commissioner; (b) whether or not your municipality appointed a licensed City Street Superintendent for all 12 months; (c) class of license, A or B; and (d) whether or not the Superintendent performed all of the duties listed. *Reference Neb. Rev. Stat. §§39-2302 and 39-2511 through 39-2515.* If your city or village did not have an appointed City Street Superintendent, write "City Council" or "Village Board" as the name of "Superintendent." Failure to return the resolution, certification, and documentation of the superintendents appointment will result in your municipality not receiving an Incentive Payment for Calendar Year 2020.

Note: In addition to this annual, Year-End Certification of Superintendent to the Nebraska Department of Transportation, (due December 31st), the municipality is also responsible for filing the "Municipal Annual Certification of Program Compliance" and "Signing Resolution" with the Board of Public Roads Classifications and Standards (due October 31st). *Reference Neb. Rev. Stat. §§39-2115, 39-2119, 39-2120, 39-2121 and 39-2520(2).*



Return the completed original resolution and certification, and a copy of the documentation of appointment by December 31, 2020 to:

Highway Local Liaison Coordinator
Boards-Liaison Services Section
Local Assistance Division
Nebraska Department of Transportation
PO Box 94759
Lincoln NE 68509-4759

Do not recreate or revise the pages of this document, as revisions and recreations will not be accepted.
Failure to complete and return: If a municipality had an appointed and Licensed City Street Superintendent for all or part of Calendar Year 2020 and the municipality does not complete and return the **original** Signing Resolution, **original** Year-End Certification, and a copy of the documentation of the city street superintendent(s) appointment to the NDOT **by December 31, 2020**, **the municipality will not receive an Incentive Payment for Calendar Year 2020.**

Year-End Certification of City Street Superintendent For Determining Incentive Payment

January 1, 2020 to December 31, 2020

*This certifies that Steve Kostner, License Number S- 1507 Class A,
(Print name of Superintendent as appears on license card) (A or B)
was the appointed City Street Superintendent of City of Hastings
(Print name of City or Village)
from May 1, 2020 to December 31, 2020
Month Date Month Date

and actually performed all of the following duties:

1. Developing and annually updating a long-range plan based on needs and coordinated with adjacent local governmental units;
2. Developing an annual program for design, construction, and maintenance;
3. Developing an annual budget based on programmed projects and activities;
4. Submitting such plans, programs, and budgets to the local governing body for approval; and
5. Implementing the capital improvements and maintenance activities provided in the approved plans, programs, and budgets.

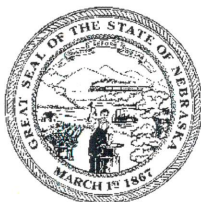
And further certifies that the superintending services of the above listed individual were provided by: (Check one box)

- ☒ Employment with this Municipality ☐ Contract (consultant) with this Municipality ☐ Contract (interlocal agreement) between this Municipality and the following listed Municipality(ies) and/or County(ies)

Signature of Mayor ☒ Village Board Chairperson ☐

* If more than one individual or the City Council or Village Board provided street superintending services during the calendar year, list each successive superintendent using a separate certification. The amount will be computed based on (a) your most recent Federal Census as certified by the Tax Commissioner; (b) whether or not your municipality appointed a licensed City Street Superintendent for all 12 months; (c) class of license, A or B; and (d) whether or not the Superintendent performed all of the duties listed. Reference Neb. Rev. Stat. §§39-2302 and 39-2511 through 39-2515. If your city or village did not have an appointed City Street Superintendent, write "City Council" or "Village Board" as the name of "Superintendent." Failure to return the resolution, certification, and documentation of the superintendents appointment will result in your municipality not receiving an Incentive Payment for Calendar Year 2020.

Note: In addition to this annual, Year-End Certification of Superintendent to the Nebraska Department of Transportation, (due **December 31st**), the municipality is also responsible for filing the "Municipal Annual Certification of Program Compliance" and "Signing Resolution" with the Board of Public Roads Classifications and Standards (due **October 31st**). Reference Neb. Rev. Stat. §§39-2115, 39-2119, 39-2120, 39-2121 and 39-2520(2).



Return the completed original resolution and certification, and a copy of the documentation of appointment by December 31, 2020 to:

Highway Local Liaison Coordinator
Boards-Liaison Services Section
Local Assistance Division
Nebraska Department of Transportation
PO Box 94759
Lincoln NE 68509-4759

Attach Documentation of the City Street Superintendent(s) Appointment for 2020 here:

For most municipalities this information may be found in the November or December 2019 or the January 2020 meetings minutes.

CITY OF HASTINGS, NEBRASKA
MINUTES OF CITY COUNCIL ORGANIZATIONAL MEETING
Monday, December 12, 2016

Pursuant to due call and notice thereof, an Organizational Meeting of the City Council of the City of Hastings, Nebraska was conducted in the Council Chambers of City Hall, 220 N. Hastings Avenue, on December 12, 2016.

The meeting was called to order by Councilmember John Harrington at 6:45p.m.

Dave Ptak, administered the oath of office to Mayor Corey Stutte.

Dave Ptak, City Attorney, administered the oath of office to 2nd Ward Councilmember Walter (Butch) Eley; Third Ward Councilmember Paul Hamelink and 4th Ward Councilmember Scott Snell.

Mayor Stutte asked for the roll call, with the following members present: John Harrington, Paul Hamelink, Phil Odom, Scott Snell, Butch Eley, Sarah Hoops, Ginny Skutnik Absent: None.

Moved by Phil Odom seconded by Paul Hamelink to adopt Current Agenda for December 12, 2016 Organizational Meeting. Roll Call: Ayes: John Harrington, Paul Hamelink, Phil Odom, Scott Snell, Butch Eley, Sarah Hoops, Ginny Skutnik Absent: None. The motion carried.

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

Mayor's Communications:

Mayor Stutte thanked staff for their assistance over the past few weeks.

REGULAR AGENDA:

3. General Business.

(a) Election of City Council President.

Moved by Ginny Skutnik that Councilmember John Harrington be nominated Council President.

Moved by Scott Snell that Councilmember Paul Hamelink be nominated Council President.

Moved by Butch Eley that Councilmember Phil Odom be nominated Council President.

Mayor Stutte asked for further nominations for Council President. Seeing no further nominations, nominations were closed.

After tally of the votes cast, Mayor Stutte announced John Harrington received 3 votes, Paul Hamelink received 2 votes, and Phil Odom received 2 votes. Mayor Stutte declined to vote.

Dave Ptak, City Attorney, advised that in most cases a majority of the council would be required to take action, the only exception is the election of the governing of the body itself. Because there are three candidates, it would seem the candidate receiving the most votes would be the successful candidate.

Mayor Stutte advised Councilmember John Harrington had been elected Council President.

(b) Election of City Council Vice President.

Moved by John Harrington that Councilmember Ginny Skutnik be nominated Council Vice President.

Moved by Scott Snell that Councilmember Phil Odom be nominated Council Vice President.

Moved by Butch Eley that Councilmember Paul Hamelink be nominated Council Vice President.

Mayor Stutte asked for further nominations for Council Vice President. Seeing no further nominations, nominations were closed.

After tally of the votes cast, Mayor Stutte announced Phil Odom received 4 votes, Paul Hamelink received 1 vote, and Ginny Skutnik received 2 votes.

Mayor Stutte advised Councilmember Phil Odom had been elected Council Vice President.

(c) Appointment of Department Heads and City Administrator.

Moved by Ginny Skutnik seconded by Scott Snell that the Council approve Mayor Stutte's appointments as follows:

Joe Patterson	City Administrator/Interim Development Services Director
David Ptak	City Attorney
Kimberly Jacobitz	City Clerk
Barb Adler	City Treasurer
Pete Kortum	Police Chief
Kent Gilbert	Fire Chief
Jeff Hassenstab	Parks & Recreation Director
David Wacker	Public Works Director/City Engineer

Roll Call: Ayes: John Harrington, Paul Hamelink, Phil Odom, Scott Snell, Butch Eley, Sarah Hoops, Ginny Skutnik. Absent: None. The motion carried.

(d) Other Mayoral Appointments.

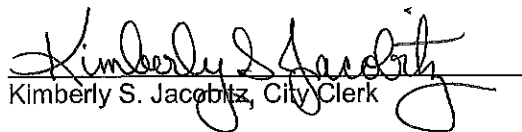
Moved by Paul Hamelink seconded by Ginny Skutnik that the Council approve Mayor Stutte's appointment of Gavin Rait to the Planning Commission for the period of December 19, 2016 to February 1, 2019, replacing Corey Stutte.

Moved by Ginny Skutnik seconded by Paul Hamelink there being no further business to come before the Council, the meeting adjourn at 7:01 p.m. Roll Call: Ayes: John Harrington, Paul Hamelink, Phil Odom, Scott Snell, Butch Eley, Sarah Hoops, Ginny Skutnik Absent: None. The motion carried.

APPROVED:

Corey Stutte, Mayor

ATTEST:


Kimberly S. Jacobitz, City Clerk

(SEAL)



BOARD OR COMMISSION		COUNCIL MEMBER	DATE OF APPOINTMENT
Fire Pension Committee		Butch Eley	12/14/2020
Joint City-County Board		Butch Eley	12/14/2020
Utility Advisory Board		Butch Eley	12/14/2020
Utility Advisory Board	Shawn Hartmann		12/14/2020
Mayor's Youth Council		Corey Stutte	12/14/2020
City Tree Board		Ginny Skutnik	12/14/2020
Museum Board		Ginny Skutnik	12/14/2020
Mayor's Youth Board		Jeniffer Beahm	12/14/2020
Joint City-County Board		Jeniffer Beahm	12/14/2020
Fire Pension Committee		Chuck Rosenberg	12/14/2020
Little Blue NRD		Joy Huffaker	12/14/2020
Police Pension Committee		Joy Huffaker	12/14/2020
Hastings Area Chamber of Commerce		Ted Schroeder	12/14/2020
Electrical Exam Board		Ted Schroeder	12/14/2020
Airport Advisory Board		Ted Schroeder	12/14/2020
Police Pension Committee		Chuck Rosenberg	12/14/2020
Joint City-County Board		Shawn Hartmann	12/14/2020
Library Board		Matt Fong	12/14/2020
Hastings Economic Development Corporation	Matt Fong		12/14/2020
Mechanical Examining Board	Shawn Hartmann		12/14/2020
Hastings Public Access Channel		Jeniffer Beahm	12/14/2020

CITY COUNCIL LIAISON APPOINTMENTS