

**HASTINGS CITY COUNCIL
AGENDA**

**Hastings Public Library
314 North Denver Avenue
July 12, 2021
5:30 PM**

ROLL CALL:

PLEDGE OF ALLEGIANCE:

MOTION TO ADOPT CURRENT AGENDA for July 12, 2021 Regular Meeting.

PUBLIC NOTICE - Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, July 9, 2021. 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 for public review. Also, a current copy of the Nebraska Open Meetings Act is posted and accessible to members of the public.

COUNCIL COMMUNICATION:

Reports of Liaisons.

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

MAYOR'S COMMUNICATIONS:

Service Anniversaries.

CONSENT AGENDA:

1. All Consent Items.
 - (a) Approval of the minutes of the Council Meeting of June 28, 2021
 - (b) Approval of the minutes of the Worksession of June 21, 2021
 - (c) Approval of claims and payroll
 - (d) Approve receiving and placing on file department monthly reports
 - (e) Approval of Work Order WA-391, install a VFD at Well 24

REGULAR AGENDA:

2. Unfinished Business of Preceding Meeting.
 - (a) Approval of moving Hastings City Council meetings, Hastings City Planning Commission meetings, and Hastings Utility Advisory Board meetings from the Hastings Public Library to Hastings City Hall commencing with all meetings beginning in July 2021 (*Tabled from June 28, 2021 Council Meeting*)

3. Public Hearings.

- (a) Public hearing on the request of Thomas R. Karr for a Conditional Use Permit for limited manufacturing at property commonly addressed as 214 East 2nd Street, Hastings, Nebraska

Resolution No. 2021-32 approving the request of Thomas R. Karr for a Conditional Use Permit for limited manufacturing at property commonly addressed as 214 East 2nd Street, Hastings, Nebraska

- (b) Public hearing on the request of the Community Redevelopment Authority regarding Plan Modification No. 2021-4 to Redevelopment Area Number 4 for West 2nd Properties LLC Redevelopment Project

Resolution No. 2021-33 approving Plan Modification No. 2021-4 to Redevelopment Area Number 4 for West 2nd Properties LLC Redevelopment Project

- (c) Public hearing on the request of Tom Huston for a Planned District Development Plan for Theatre District LLC commonly addressed as 3101 West 12th Street, Hastings, Nebraska

Resolution No. 2021-34 approving request of Tom Huston for a Planned District Development Plan for Theatre District LLC commonly addressed as 3101 West 12th Street, Hastings, Nebraska

4. General Business.

- (a) Approval of Release of Easement for Kohl Subdivision

5. Ordinances and Resolutions.

- (a) Resolution No. 2021-36 authorizing and approving an amendment to the Interlocal Cooperation Agreement providing for the organization and operation of Central Plains Energy Project

6. Final Passage of Ordinances.

7. Appointments.

- (a) Appointments to Boards and Commissions
(b) Appointment of Museum Director

8. Miscellaneous and Other Business.

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

ADJOURN:

Service Anniversaries

July 2021

Name	Dept	Assignment	Anniversary	Years
Cummins, Nathan A.	WEC	Shift Foreman	7/11/2021	10
Bankson, Doyle E.	WEC	Plant Operator	7/18/2021	10
Adams, John P.	Police	Police Corporal	7/18/2021	10
Propp, Shaun C.	Electric	Lineman 1 st Class	7/23/2021	20
Rojewski, Jon W.	Electric	Lineman 1 st Class	7/23/2021	20

CITY OF HASTINGS, NEBRASKA
MINUTES OF CITY COUNCIL REGULAR MEETING
Monday, June 28, 2021

Pursuant to due call and notice thereof, a Regular Meeting of the City Council of the City of Hastings, Nebraska was conducted at the Hastings Public Library, 314 North Denver Avenue, on June 28, 2021.

The meeting was called to order at 5:30 p.m. in Regular Session by Mayor Stutte with the following members present: Matt Fong, Shawn Hartmann, Chuck Rosenberg, Joy Huffaker, Butch Eley, Ginny Skutnik, Jeniffer Beahm, Ted Schroeder. 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; Finance Director, Roger Nash; Utility Manager, Kevin Johnson; Information Technology Director, Erik Nielsen; Development Services Director, Lisa Parnell-Rowe; Director of Engineering, Lee Vrooman; Human Resource Director, Lori Hartman; Environmental Engineer, Marty Stange.

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 the current agenda for June 28, 2021 Regular Meeting, minus Item 2(a). Roll Call: Ayes: Matt Fong, Shawn Hartmann, Chuck Rosenberg, Joy Huffaker, Butch Eley, Ted Schroeder, Ginny Skutnik, Jeniffer Beahm. Nays: None. 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.

COUNCIL COMMUNICATION:

Councilmember Schroeder reported on the Airport Fly-In held June 19th and 20th. He thanked all volunteers, first responders, and pilots at the event.

CITIZEN COMMUNICATIONS:

None.

MAYOR'S COMMUNICATIONS:

Mayor Stutte thanked the Airport Advisory Board, Airport Association, and city staff for the successful Fly-In event. A reminder that fireworks are on sale in Hastings. Please be safe and courteous.

CONSENT AGENDA:

1. All Consent Items.

Moved by Ginny Skutnik seconded by Matt Fong to approve all consent items, as presented.

Roll Call: Ayes: Matt Fong, Shawn Hartmann, Chuck Rosenberg, Joy Huffaker, 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 June 14, 2021

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

(c) Approval of claims and payroll except the claim of Eldon's Automotive Repair

REGULAR AGENDA:

2. Unfinished Business of Preceding Meeting.

(a) Approval of expenditure not to exceed \$200,000 for the temporary move of City Hall employees to the North Denver Station of the Hastings Utility Department (*Tabled from June 14, 2021 Council Meeting.*)

This item was removed from the agenda.

3. Public Hearings.

None.

4. General Business.

(a) Approval of claim of Eldon's Automotive Repair in the amount of \$734.39 (City)

Joy Huffaker recused herself from the item, due to conflict of interest.

Moved by Butch Eley seconded by Shawn Hartmann to approve claim of Eldon's Automotive Repair in the amount of \$734.39. Roll Call: Ayes: Matt Fong, Shawn Hartmann, Chuck Rosenberg, Butch Eley, Ted Schroeder, Ginny Skutnik, Jeniffer Beahm. Nays: None. Abstain: Joy Huffaker. Absent: None. The motion carried.

(b) Moved by Ginny Skutnik seconded by Matt Fong to approve Final plat for Mary Lanning 2nd Subdivision, for a parcel commonly located at 715 N. Saint Joseph Avenue, City of Hastings, Adams County, Nebraska. Lisa Parnell-Rowe reported that staff looked at this through Chapter 38. They looked at the infrastructure. A lot line was in the way, so they replatted to remove it and addressed the infrastructure. Planning Commission reviewed and recommended approval. Roll Call: Ayes: Matt Fong, Shawn Hartmann, Chuck Rosenberg, Joy Huffaker, Butch Eley, Ted Schroeder, Ginny Skutnik, Jeniffer Beahm. Nays: None. Absent: None. The motion carried.

(c) Moved by Ted Schroeder seconded by Joy Huffaker to approve agreement with Farris Construction Co., Inc. for 60x100 Substations Garage in the amount of \$620,416.00. Moved by Ginny Skutnik seconded by Butch Eley to amend the agreement with Farris Construction Co., Inc. for 60x100 Substations Garage to the amount of \$673,977. Kevin Johnson reported the Substations Garage has been deferred for a few years. The bids came back very high, which is noted in the engineering letter. The original budget was \$400,000. We will stretch the cost over two budget years. If council approves, we can spend some of the \$400,000 this budget year. We reduced the size of the garage and moved the location to the northwest part of North Denver Station. Material is increasing in cost. Roll Call: Ayes: Matt Fong, Shawn Hartmann, Chuck Rosenberg, Joy Huffaker, Butch Eley, Ted Schroeder, Ginny Skutnik, Jeniffer Beahm. Nays: None. Absent: None. The motions carried.

(d) Moved by Ginny Skutnik seconded by Shawn Hartmann to table moving Hastings City Council meetings, Hastings City Planning Commission meetings, and Hastings Utility Advisory Board meetings from the Hastings Public Library to Hastings City Hall commencing with all meetings beginning in July 2021. Roll Call: Ayes: Matt Fong, Shawn Hartmann, Chuck Rosenberg, Joy Huffaker, Butch Eley, Ted Schroeder, Ginny Skutnik, Jeniffer Beahm. Nays: None. Absent: None. The motion carried.

(e) Moved by Matt Fong seconded by Chuck Rosenberg to approve applying for \$727,000 of Community Development Block Grant (CDBG) Funds from the Nebraska Department of Economic Development to aid the expansion of Pacha Soap Co. in Hastings. Dave Ptak reported the manufacturing facility for Pacha Soap Co. is located on South Elm. They will add \$1.4 million in equipment, working capital, and new lines of product. The Non-Profit Development Organization (NDO) is Hastings Economic Development Corporation. This would be \$727,000 of CDBG funds, with \$720,000 being a loan amount, half that amount would be forgiven and half would be repaid back with 0% interest. It would then be defederalized through the NDO and could be used to loan to other businesses that wish to expand or come to Hastings. The extra \$7,000 is for South Central Economic Development District (SCEDD) to handle the administration. Agenda Item 5(e) is a resolution to authorize for SCEDD to put together documents. At least 51 percent of the jobs created (20-24 new positions), as required for the funds, have to be low-middle income to qualify. Pacha Soap Co. has two years to accomplish creating required jobs. Roll Call: Ayes: Matt Fong, Shawn Hartmann, Chuck Rosenberg, Joy Huffaker, Butch Eley, Ted Schroeder, Ginny Skutnik, Jeniffer Beahm. Nays: None. Absent: None. The motion carried.

5. Ordinances and Resolutions.

(a) Moved by Ginny Skutnik seconded by Shawn Hartmann to approve Resolution 2021-28 ratifying all actions taken by the City Council at its Council Meeting held June 14, 2021. Dave Ptak reported this was prior to recognizing we moved to the library. Roll Call: Ayes: Matt Fong, Shawn Hartmann, Chuck Rosenberg, Joy Huffaker, Butch Eley, Ted Schroeder, Ginny Skutnik, Jeniffer Beahm. Nays: None. Absent: None. The motion carried.

(b) ORDINANCE NO. 4670 AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF NOT TO EXCEED \$8,330,000 AGGREGATE PRINCIPAL AMOUNT OF COMBINED REVENUE REFUNDING BONDS OF THE CITY FOR THE PURPOSE OF PROVIDING FUNDS, TOGETHER WITH OTHER AVAILABLE FUNDS OF THE CITY, FOR THE PAYMENT AND REDEMPTION OF CERTAIN OUTSTANDING REVENUE BONDS PAYABLE FROM THE CITY'S GAS, SEWER, AND WATER UTILITIES

Dave Ptak reported this is something that will save the city a lot of money in interest. We must adopt the ordinance at least 30 days in advance of the closing date, per bond counsel requirement. Andy Forney, D.A. Davidson, can provide technical aspects of what we are doing. Andy stated we have been watching the interest rates. The current interest rate is 3.5%, and we will refinance at 1.3% freeing up debt service reserve fund and modernizing the covenants. The gross savings for the city is \$2.3 million. The net present value savings is almost \$800,000.

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

The Mayor then stated the question "Shall Ordinance No.4670 be passed and adopted?" Upon roll call vote the following Councilmembers voted Ayes: Matt Fong, Shawn Hartmann, Chuck Rosenberg, Joy Huffaker, 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 Ted Schroeder seconded the motion to suspend the rules and upon roll call vote the following Councilmembers voted Ayes: Matt Fong, Shawn Hartmann, Chuck Rosenberg, Joy Huffaker, 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 July 2, 2021. Effective date of the ordinance is 15 days from and after the date this ordinance is passed and approved.

(c) ORDINANCE NO. 4671 TO AMEND ORDINANCE NO. 4514 ADOPTED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON JULY 24, 2017, TO ADJUST INTEREST RATES AND FEES FOR AN OUTSTANDING PROMISSORY NOTE AND TO AMEND THE LOAN AGREEMENT WITH THE NEBRASKA DEPARTMENT OF ENVIRONMENT AND ENERGY, FORMERLY KNOWN AS THE NEBRASKA DEPARTMENT OF ENVIRONMENTAL QUALITY (NDEE PROJECT NO. C317930)

Dave Ptak reported this is related to financing for the Aquifer Storage and Restoration (ASR) project. We originally received a loan from Nebraska Department of Environmental Quality (NDEQ), but it is now Nebraska Department of Environment and Energy (NDEE). This would reduce the interest rate for the remaining term of the loan. Marty received a call last October offering a reduction in interest to 1% because of COVID issues. The savings is greater than \$100,000 for the city.

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

The Mayor then stated the question "Shall Ordinance No. 4671 be passed and adopted?" Upon roll call vote the following Councilmembers voted Ayes: Matt Fong, Shawn Hartmann, Chuck Rosenberg, Joy Huffaker, 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, Shawn Hartmann, Chuck Rosenberg, Joy Huffaker, 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 July 2, 2021. Effective date of the ordinance is 15 days from and after the date this ordinance is passed and approved.

(d) ORDINANCE NO. 4672 ADOPTING THE CITY OF HASTINGS' PURCHASING CODE

Clint Schukei reported this has been discussed at multiple council worksessions. We have tried to reflect bidding requirements of the State Statute together with our city requirements. We also tried to answer who signs documents.

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.

The Mayor then stated the question "Shall Ordinance No. 4672 be passed and adopted?" Upon roll call vote the following Councilmembers voted Ayes: Matt Fong, Shawn Hartmann, Chuck Rosenberg, Joy Huffaker, 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 Matt Fong seconded the motion to suspend the rules and upon roll call vote the following Councilmembers voted Ayes: Matt Fong, Shawn Hartmann, Chuck Rosenberg, Joy Huffaker, 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 July 2, 2021. Effective date of the ordinance is 15 days from and after the date this ordinance is passed and approved.

(e) Moved by Chuck Rosenberg seconded by Joy Huffaker to approve Resolution No. 2021-35 authorizing SCEDD to provide grant application assistance for a Community Development Block Grant for the Pacha Soap Co.'s proposed business expansion project. This is a companion item to 4(e). Roll Call: Ayes: Matt Fong, Shawn Hartmann, Chuck Rosenberg, Joy Huffaker, Butch Eley, Ted Schroeder, Ginny Skutnik, Jeniffer Beahm. Nays: None. Absent: None. The motion carried.

6. Final Passage of Ordinances.
None.

7. Appointments.

None.

8. Miscellaneous and Other Business.

None.

9. Closed Session

Moved by Butch Eley seconded by Ginny Skutnik to go into closed session for reason of personnel at 5:57 P.M. Roll Call: Ayes: Matt Fong, Shawn Hartmann, Chuck Rosenberg, Joy Huffaker, Butch Eley, Ted Schroeder, Ginny Skutnik, Jeniffer Beahm. Nays: None. Absent: None. The motion carried.

Moved by Butch Eley seconded by Ted Schroeder to come out of closed session at 7:00 P.M. Roll Call: Ayes: Matt Fong, Shawn Hartmann, Chuck Rosenberg, Joy Huffaker, Butch Eley, Ted Schroeder, Ginny Skutnik, Jeniffer Beahm. Nays: None. Absent: None. The motion carried.

Moved by Ginny Skutnik seconded by Shawn Hartmann there being no further business to adjourn at 7:00 P.M. Roll Call: Ayes: Matt Fong, Shawn Hartmann, Chuck Rosenberg, Joy Huffaker, 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, June 21, 2021

Pursuant to due call and notice thereof, a Worksession of the City Council of the City of Hastings, Nebraska was conducted at the Hastings Public Library, 314 North Denver Avenue, on June 21, 2021.

The meeting was called to order at 5:30 p.m. in Worksession by President Ginny Skutnik with the following members present: Matt Fong, Shawn Hartmann, Chuck Rosenberg, Joy Huffaker, Butch Eley, Ted Schroeder, Jeniffer Beahm, and Mayor Corey Stutte. Absent: None.

The following City Officials were present: City Administrator, David Ptak; City Attorney, Clint Schukei; City Clerk, Kimberly Jacobitz; Police Chief, Adam Story; Finance Director, Roger Nash; Utility Manager, Kevin Johnson; Information Technology Director, Erik Nielsen; Human Resource Director, Lori Hartman; Environmental Engineering, Marty Stange; Fire Chief, Brad Starling; Development Services Director, Lisa Parnell-Rowe.

Council President Skutnik led the group in recital of the Pledge of Allegiance to the United States of America.

Moved by Butch Eley seconded by Ted Schroeder to adopt current agenda for June 21, 2021 Worksession Agenda. Roll Call: Ayes: Matt Fong, Shawn Hartmann, Chuck Rosenberg, Joy Huffaker, Butch Eley, Ted Schroeder, Ginny Skutnik, Jennifer Beahm. Nays: None. Absent: None. The motion carried.

PUBLIC NOTICE - Official Notice of the Worksession was published in the Hastings Tribune on Friday, June 18, 2021. 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.

DISCUSSION ITEMS

1. Discussion of American Rescue Plan Act (ARPA) funding - Michele Bever, Executive Director of South Heartland District Health Department.

Michele Bever, Executive Director of South Heartland District Health Department (SHDHD), was unable to attend.

President Skutnik reported that Federal Guidelines have not been received.

Dave Ptak received an email from the League of Nebraska Municipalities stating documentation necessary for us to submit to receive the first half of our allocation was sent out. Roger Nash has reviewed the documentation and Clint Schukei is in the process of reviewing. Mayor Stutte will need to sign and return those by July 2nd. The money is available within the state to be distributed. How this money can be used is a matter of budgeting. We are in the process of preparing next fiscal year's budget. If Michele Bever wants a portion of the money for SHDHD, it will need to be included in the budget. If we want to further discuss this item, we could table it to the next worksession.

Moved by Matt Fong seconded by Butch Eley to table this item to the next worksession.
Roll Call: Ayes: Matt Fong, Shawn Hartmann, Chuck Rosenberg, Joy Huffaker, Butch Eley, Ted Schroeder, Ginny Skutnik, Jeniffer Beahm. Nays: None. Absent: None. The motion carried.

2. Discussion of expenditure not to exceed \$200,000 for temporary move of City Hall employees to the North Denver Station (NDS) of the Hastings Utility Department.

Dave Ptak reported a lot has changed since this was on the agenda June 7, 2021. We have introduced negative pressure to the basement at city hall. Radon that was over twenty-five in the tunnel area, is now less than one. We are below the mitigation standard, as long as we continue the negative air. We have tested for asbestos and none was detected in city hall. We had mold tested today, but do not know the results yet. Those were the main issues with keeping employees at city hall. This is a temporary fix. It does not address security or other issues that we would have to address. We intend to test city hall periodically. We were looking at September for a move, but IT has some updates to share. We are going to do one construction project at NDS, and that is to install a door in the northwest corner, where the Development Services will be temporarily located when we move. Pending the results of the mold test, it is Dave's recommendation, if the results come back with the same type of results as the asbestos, temporarily there is no reason for us to move at this time. The need to expend any of the money originally asked for, may now be moot. We can either wait and see, or move back into city hall for meetings. There is no guarantee that temporary abatement of these things will continue. We are heading into the humid time of summer. We are looking at the possibility of having the HVAC system set so it can be active based upon the humidity in the building. The important part is keeping it dry. We started some cleanup of files from the basement. Those are things we can deal with. Hopefully in July, the architects and engineers will have numbers for us to make a decision on what we want to do. If the decision is to fix city hall, it cannot be done with all the employees in it, so we will have to move at some point in time. Until we know what the costs are and the council is comfortable making a decision with that, it seems senseless to look at a move at this point and time. Especially since the timeline will be kicked back a few months with the availability of IT items.

Marty Stange reported on the roof leaks and repairs. We have a thirty-five year old roof, that had a twenty year useful life. When dealing with asbestos and mold, if it is too dry asbestos becomes airborne. We need about 60% humidity. We will try to manage the air. There is a possibility to put a heater inside duct work to help dry the air, if it gets too humid. This is a band-aid. Asbestos is in the ceiling, on the floor, in the ducts, and in the carpet. We are cleaning and moving boxes, but cannot handle file cabinets. Dave Ptak stated we are working to scan and reduce paper. Ginny Skutnik asked if we can we get a part-time employee to help scan. Erik Nielsen stated we need to expand servers to accommodate the amount of electronic storage we would need to back up large numbers of scanned documents.

Marty reported that we can limp along a few months with the negative pressure. He also stated there is visible mold in vents, ductwork, bathrooms, and windowsills. Those areas are being tested and we are waiting on results. We will need to clean the mold, or keep it dry. Butch asked if there is one point of contact on maintenance or a policy to make sure asbestos does not get disturbed? Dave asked how deep in the weeds do we get? At what point in time is city hall safe enough for employees to feel safe? Dave feels that based upon what he has seen from tests, the only wild card out there is mold. He is comfortable with the radon and the asbestos situations. Mold is the issue and drying out as best we can and cleaning what mold is the most needed to be cleaned is what we need to do. Some we can clean ourselves and some we will need help. One cost for mold in the main floor restroom ranges from \$3-\$8,000. This building had many moisture problems over the years. We don't want to spend money and result in lost cost.

Erik Nielsen reported the network equipment was getting lined up for the move. He received notice of delays due to electronics coming from overseas. We don't have enough ports in our switches. We placed the order and the estimated arrival is November. There are probably departments that feel uneasy about staying in city hall. President Skutnik asked why employees cannot login virtually at North Denver Station (NDS)? Erik stated the wireless is limited.

Councilmember Rosenberg asked why we did not get a local contractor to look at the facility. Dave explained that contractors build things, and they build off of plans from architects and engineers. Cannon Moss Brygger (CMB) has done work for the city in the past. It is a professional service and is not required to be bid. CMB is familiar with our operation, and have been through NDS and city hall. A structural engineer took a look at city hall. This is a matter of how we use our resources in doing what we need. Mayor Stutte stated we need to take into account cost and longevity of the buildings and make data driven decisions. We need to use data on safety issues for employees, from asbestos, mold, and beyond. We want to listen to employees and Department Heads. Dave Ptak mentioned the wild card is security, which has been put on the back burner.

Councilmember Eley asked if we need an emergency plan on what to do if city hall is involved in a catastrophe? Erik stated we are designing that concept into our network system. Corey stated that we need to prepare our network, and there will be a price tag for that. Councilmember Rosenberg asked if we should move our meetings back to city hall? Marty has asked employees to identify files we want to keep. The plan is now not to move things from the basement to the chambers. Dave Ptak believes that we should move back to city hall for meetings. Kevin Johnson stated that we can move and store things in the NDS basement. Marty expects a week to ten days to get results for the mold. Dave stated we could move meetings back to city hall in July. This is a temporary fix and we will continue to test air quality.

Department Heads were given the opportunity to speak on the move from City Hall. Concerns were voiced about waiting on the mold test results to make a decision about moving meetings back to city hall, building security, ADA compliance, and issues accessing files in the basement. Mayor Stutte suggested that we wait until the mold test data comes back before we make a decision on where to meet.

3. Discussion of purchasing ordinance.

Dave Ptak stated that we determined a purchasing agent was not needed. We amended the ordinance to remove the purchasing agent language. We will have this ordinance on next Monday's agenda for approval. Who can sign contracts on behalf of the city is asked a lot to the city attorney. We need a delegation of authority, so it will be done in ordinance form. This would tell us who has the authority to sign contracts on behalf of the city, or if something is budgeted through a department.

We can purchase off the state contract or joint public agency without going out for bid. We do not have to go out for bids for professional services, such as legal representation, accounting, architects, or engineers. If we are assessing something (e.g. water, sewer, streets) we are required to bid, if the engineer's estimate of cost is greater than \$30,000. The other state requirement on bidding relates to an electric utility and that is based upon how much revenue the utilities has, which would be \$120,000. Anything else bid is only bid because our City Council has a formal requirement to do so. Section 7-110 states the difference between when something should be bid, and whether it was open market or in the budget. Dave Ptak stated if surplus stock is usable, we offer it to other city departments. If it is not usable to others, the law requires us to dispose of it in a commercially reasonable manner. To sell real estate, city property must go through an ordinance approved by the council and there is a 30 day remonstrance.

4. Discussion of restricting trucks on portions of city streets.

President Skutnik reported that semi-trucks are cutting through the gas station parking lot at Hwy 6 and Baltimore to drive through the residential area. Residential streets are not designed for trucks. Councilmember Hartmann asked why the large semis are avoiding the bypass and going through town. The bypass needs better signage. Councilmember Beahm commented that residential should not be a cut-through for non-local truck traffic. If people park on both sides of residential streets, there is barely enough room for vehicles to go through. Streets are not designed for heavy industrial traffic, so damage is done to streets. We need

more education on the bypass option. Clint Schukei recommended to choose residential streets that are being abused and sign the limits. We can make exceptions going from 'Point A' to 'Point B'. If not doing business within residential, trucks should stay on the truck route. Mayor Stutte requested that Lisa Parnell-Rowe send council a classification map with locations labeled of collector and arterial streets. The council handout explains avoiding traffic control devices, but is hard to enforce because there is some intent. The second section does not have to have intent, you just have to go on another's property. If you read 'f', property owners or tenants select enforcement of their property. We need to address this problem, at least while construction is going on in Hastings. State Statute 60-681 was discussed. Dave stated that he would reach out to Wes Wahlgren, State District IV Engineer, to get signage for the bypass.

Moved by Shawn Hartmann seconded by Jeniffer Beahm there being no further business to adjourn at 7:00 P.M. Roll Call: Ayes: Matt Fong, Shawn Hartmann, Chuck Rosenberg, Joy Huffaker, Butch Eley, Ted Schroeder, Ginny Skutnik, Jeniffer Beahm. Nays: None. Absent: None. The motion carried.

INVOICE APPROVAL LIST BY FUND REPORT

6/21/2021 PREPAIDS

Date: 06/21/2021

Time: 11:28 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: 010.000 City administrator's office							
001-010.000-726.200 Telephone							
	WINDSTREAM	090212392	CITY TELEPHONE	0	06/07/2021	06/21/2021	2.94
	WINDSTREAM	090212392	CITY TELEPHONE	0	06/07/2021	06/21/2021	7.44
	WINDSTREAM	090212392	CITY TELEPHONE	0	06/07/2021	06/21/2021	0.72
	WINDSTREAM	090212392	CITY TELEPHONE	0	06/07/2021	06/21/2021	0.26
							11.36
							11.36
Total Dept. City administrator's office:							11.36
Dept: 030.000 City attorney							
001-030.000-726.200 Telephone							
	VERIZON WIRELESS	9881328281	5/7 TO 6/6 CELL PHONES	0	06/06/2021	06/21/2021	40.01
							40.01
							40.01
Total Dept. City attorney:							40.01
Dept: 080.000 Development Services							
001-080.000-726.200 Telephone							
	VERIZON WIRELESS	9881328281	5/7 TO 6/6 CELL PHONES	0	06/06/2021	06/21/2021	381.81
							381.81
							381.81
Total Dept. Development Services:							381.81
Dept: 120.000 Cemetery							
001-120.000-726.200 Telephone							
	VERIZON WIRELESS	9881328281	5/7 TO 6/6 CELL PHONES	0	06/06/2021	06/21/2021	23.94
							23.94
							23.94
Total Dept. Cemetery:							23.94
Dept: 130.000 Parks							
001-130.000-726.200 Telephone							
	VERIZON WIRELESS	9881328281	5/7 TO 6/6 CELL PHONES	0	06/06/2021	06/21/2021	92.77
	WINDSTREAM	090212392	CITY TELEPHONE	0	06/07/2021	06/21/2021	10.36
							103.13
							103.13
Total Dept. Parks:							103.13
Dept: 150.000 Library							
001-150.000-726.200 Telephone							
	VERIZON WIRELESS	9881328281	5/7 TO 6/6 CELL PHONES	0	06/06/2021	06/21/2021	112.87
	WINDSTREAM	090212392	CITY TELEPHONE	0	06/07/2021	06/21/2021	64.04
							176.91
							176.91
Total Dept. Library:							176.91
Dept: 220.000 911 center							
001-220.000-726.200 Telephone							
	WINDSTREAM	090219386	PARKS/REC ALARM	0	06/07/2021	06/21/2021	98.50
	WINDSTREAM	090223888	LIBRARY ALARM	0	06/07/2021	06/21/2021	16.83
	WINDSTREAM	090223889	MUSEUM ALARM	0	06/07/2021	06/21/2021	16.83
	WINDSTREAM	090223890	ENGINEERING ALARM	0	06/07/2021	06/21/2021	16.83
	WINDSTREAM	090229723	LINCOLN PARK FIRE STATION	0	06/07/2021	06/21/2021	119.74
	WINDSTREAM	090212392	CITY TELEPHONE	0	06/07/2021	06/21/2021	2.81
	WINDSTREAM	090212392	CITY TELEPHONE	0	06/07/2021	06/21/2021	4,646.15
							4,917.69
001-220.000-727.400 R & M Communic							
	US BANK	BEST BUY	1 TV	0	06/07/2021	06/21/2021	319.99
	US BANK	BEST BUY	2 TVS	0	06/07/2021	06/21/2021	639.98
	US BANK	BEST BUY	3 FULL MOTION TV WALL MOUNT	0	06/07/2021	06/21/2021	149.97

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							1,109.94
Total Dept. 911 center:							6,027.63
Dept: 230.000 Hastings Fire & Rescue							
001-230.000-726.200	Telephone						
	VERIZON WIRELESS	9881328281	5/7 TO 6/6 CELL PHONES	0	06/06/2021	06/21/2021	520.13
	VERIZON WIRELESS	9881328281	5/7 TO 6/6 CELL PHONES	0	06/06/2021	06/21/2021	428.77
	WINDSTREAM	090212392	CITY TELEPHONE	0	06/07/2021	06/21/2021	6.70
							955.60
Total Dept. Hastings Fire & Rescue:							955.60
Dept: 230.300 Ambulance Service							
001-230.300-726.200	Telephone						
	VERIZON WIRELESS	9881328281	5/7 TO 6/6 CELL PHONES	0	06/06/2021	06/21/2021	200.05
	VERIZON WIRELESS	9881328281	5/7 TO 6/6 CELL PHONES	0	06/06/2021	06/21/2021	438.01
							638.06
Total Dept. Ambulance Service:							638.06
Dept: 240.000 Police							
001-240.000-720.300	Professional Ser						
	CHARTER COMMUNICATIONS	0035568060321	CABLE SERVICE	0	06/03/2021	06/21/2021	84.21
	US BANK	RLI	NOTARY BOND - SANDOVAL	0	06/08/2021	06/21/2021	50.00
	US BANK	KEEPER SECURITY	PRODUCT DEMO	0	05/20/2021	06/21/2021	29.99
	US BANK	KEEPER SECURITY	CREDIT MEMO	0	06/08/2021	06/21/2021	-29.99
	US BANK	PAYPAL	APPLE WATCH REPAIR	0	06/06/2021	06/21/2021	150.00
							284.21
001-240.000-720.350	Training & Confe						
	US BANK	NAREE KITCHEN	MEAL - NEELEY OLATHE KS TRAI	0	05/20/2021	06/21/2021	32.50
	US BANK	BLUE SHIELD TACT	SOCIAL MEDIA TRAINING	0	06/04/2021	06/21/2021	338.00
	US BANK	HAMPTON INN	3 NIGHTS LODGING - HINRICHS	0	06/03/2021	06/21/2021	270.46
	US BANK	88 TACTICAL	LE TACMED TRAINING	0	06/07/2021	06/21/2021	425.00
	US BANK	SAFARILAND	TRAINING	0	06/10/2021	06/21/2021	1,382.50
	US BANK	AMAZON	MASTER LOCK PADLOCKS 4 PKG	0	06/03/2021	06/21/2021	18.03
	US BANK	BLUE TO GOLD	TRAINING	0	05/26/2021	06/21/2021	798.00
	US BANK	OLD CHICAGO	MEAL - HINRICHS TRAINING -	0	06/02/2021	06/21/2021	14.18
	US BANK	CHIC-FIL-A	MEAL - HINRICHS TRAINING	0	06/01/2021	06/21/2021	9.44
	US BANK	ARBY'S	MEAL - HINRICHS TRAINING	0	06/02/2021	06/21/2021	6.53
	US BANK	RAISING CANES	MEAL - HINRICHS TRAINING	0	06/03/2021	06/21/2021	8.71
							3,303.35
001-240.000-721.050	Postage						
	US BANK	STAMPS & MORE	POSTAGE	0	06/02/2021	06/21/2021	20.21
	US BANK	USPS	POSTAGE	0	05/27/2021	06/21/2021	23.20
	US BANK	USPS	POSTAGE	0	06/01/2021	06/21/2021	58.15
	US BANK	USPS	POSTAGE	0	06/04/2021	06/21/2021	286.25
	US BANK	USPS	POSTAGE	0	06/07/2021	06/21/2021	11.25
	US BANK	USPS	POSTAGE	0	06/08/2021	06/21/2021	63.95
	US BANK	USPS	POSTAGE	0	06/10/2021	06/21/2021	38.45
							501.46
001-240.000-726.050	Electricity						
	HASTINGS UTILITIES	09340740-00	POLICE DEPT UTILITIES	0	05/10/2021	06/21/2021	3,530.13
	HASTINGS UTILITIES	22830504-00	POLICE ELECTRIC	0	05/25/2021	06/21/2021	15.79
							3,545.92
001-240.000-726.100	Natural Gas						
	HASTINGS UTILITIES	09340740-00	POLICE DEPT UTILITIES	0	05/10/2021	06/21/2021	1,856.60
							1,856.60
001-240.000-726.150	Sewer						

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	HASTINGS UTILITIES	09340740-00	POLICE DEPT UTILITIES	0	05/10/2021	06/21/2021	56.36
							56.36
001-240.000-726.200	Telephone						
	CHARTER COMMUNICATIONS	0354530052521	FIBER INTERNET SERVICES	0	05/25/2021	06/21/2021	500.00
	WINDSTREAM	090212727	TELEPHONE SERVICE	0	05/07/2021	06/21/2021	141.80
	WINDSTREAM	090212392	CITY TELEPHONE	0	06/07/2021	06/21/2021	51.96
	WINDSTREAM	090212727	TELEPHONE SERVICE	0	06/07/2021	06/21/2021	141.80
							835.56
001-240.000-726.250	Water						
	HASTINGS UTILITIES	09340740-00	POLICE DEPT UTILITIES	0	05/10/2021	06/21/2021	337.94
							337.94
001-240.000-727.400	R & M Communic						
	US BANK	DUNHAMS SPORTS	WATERPROOF CASE	0	06/07/2021	06/21/2021	24.60
							24.60
001-240.000-730.050	Office Supplies						
	US BANK	ULINE	ENVELOPES, MAILERS, BUBBLE V	0	06/07/2021	06/21/2021	494.87
	US BANK	AMAZON	CONTINUOUS LENGTH LABEL RO	0	05/25/2021	06/21/2021	38.98
							533.85
001-240.000-731.200	Food Supplies						
	US BANK	RUSS'S	DONUTS GRANOLA BARS GATOR	0	05/24/2021	06/21/2021	42.93
	US BANK	EILEEN'S COOKIES	LARGE COOKIE	0	05/25/2021	06/21/2021	18.75
							61.68
001-240.000-731.250	Fuel & Oil						
	US BANK	CASEY'S	FUEL - HINRICHS TRAINING	0	06/02/2021	06/21/2021	31.50
							31.50
001-240.000-731.360	K-9 Unit						
	US BANK	RAY ALLEN	1 CHOKE CHAIN COLLAR	0	04/18/2021	06/21/2021	66.97
	US BANK	RAY ALLEN	1 BLAST HOSE TUGS	0	06/01/2021	06/21/2021	35.97
	US BANK	PACK TRACK	ANNUAL HANDLER SUBSCRIPTIO	0	05/25/2021	06/21/2021	100.00
							202.94
001-240.000-738.055	Field Equipment						
	US BANK	ASSOCIATED BAG	6 CARTONS HANGING HOLE EVID	0	06/07/2021	06/21/2021	650.58
	US BANK	AMAZON	SONY DIGITAL CAMERA	0	06/09/2021	06/21/2021	128.00
	US BANK	MIDWAY USA	4 30 RND AR-15 RIFLE MAGAZINE	0	06/09/2021	06/21/2021	58.05
	US BANK	GALLS	1 OPTI-FIT TACTICAL GAS MASK	0	05/19/2021	06/21/2021	88.94
	US BANK	AMAZON	ALCOHOL FREE TOWELETES	0	05/25/2021	06/21/2021	133.65
	US BANK	AMAZON	2 ROVER SLING PACK	0	05/25/2021	06/21/2021	65.90
	US BANK	AMAZON	4 TRIJICON SCOPE COVERS	0	05/25/2021	06/21/2021	70.80
	US BANK	AMAZON	SCOPECOAT EOTECH NEOPREN	0	05/25/2021	06/21/2021	70.36
	US BANK	BROWNELLS/POLICE	90 GLOCK MAGAZINES	0	06/04/2021	06/21/2021	2,169.86
	US BANK	GLOCK STORE	130 GLOCK FACTORY COLORED	0	06/04/2021	06/21/2021	650.00
							4,086.14
						Total Dept. Police:	15,662.11
Dept: 330.100	EPA 2nd street subsite						
001-330.100-726.050	Electricity						
	HASTINGS UTILITIES	18691902-00	EPA 2ND STREET SITE	0	05/20/2021	06/21/2021	19.08
							19.08
001-330.100-726.100	Natural Gas						
	HASTINGS UTILITIES	18691902-00	EPA 2ND STREET SITE	0	05/20/2021	06/21/2021	40.47
							40.47
001-330.100-726.150	Sewer						
	HASTINGS UTILITIES	18691902-00	EPA 2ND STREET SITE	0	05/20/2021	06/21/2021	17.30

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							17.30
001-330.100-726.250	Water						
	HASTINGS UTILITIES	18691902-00	EPA 2ND STREET SITE	0	05/20/2021	06/21/2021	25.21
							25.21
Total Dept. EPA 2nd street subside:							102.06
Dept: 620.000 Airport							
001-620.000-726.050	Electricity						
	HASTINGS UTILITIES	CUST #111627	AIRPORT UTILITIES	0	05/25/2021	06/21/2021	635.59
							635.59
001-620.000-726.100	Natural Gas						
	HASTINGS UTILITIES	CUST #111627	AIRPORT UTILITIES	0	05/25/2021	06/21/2021	149.98
							149.98
001-620.000-726.150	Sewer						
	HASTINGS UTILITIES	CUST #111627	AIRPORT UTILITIES	0	05/25/2021	06/21/2021	80.92
							80.92
001-620.000-726.200	Telephone						
	VERIZON WIRELESS	9881328281	5/7 TO 6/6 CELL PHONES	0	06/06/2021	06/21/2021	41.13
	WINDSTREAM	090937657	SERVICE 5/7/21-6/6/21	0	06/09/2021	06/21/2021	39.32
							80.45
001-620.000-726.250	Water						
	HASTINGS UTILITIES	CUST #111627	AIRPORT UTILITIES	0	05/25/2021	06/21/2021	146.68
							146.68
Total Dept. Airport:							1,093.62
Total Fund GENERAL FUND:							25,216.24
Fund: 090 I.T. FUND							
Dept: 000.000							
090-000.000-726.200	Telephone						
	VERIZON WIRELESS	9881328281	5/7 TO 6/6 CELL PHONES	0	06/06/2021	06/21/2021	40.01
							40.01
Total Dept. 000000:							40.01
Total Fund I.T. FUND:							40.01
Fund: 147 CANDO FUND							
Dept: 000.000							
147-000.000-729.600	CANDO Project						
	GRAND ISLAND POLICE DEPAR	MAR 2021 OT	REIMBURSE FOR OT REMAIN BAL	0	04/09/2021	06/21/2021	115.00
	WINDSTREAM	090212738	TELEPHONE SERVICE FOR CAND	0	05/07/2021	06/21/2021	73.30
	WINDSTREAM	090212738	TELEPHONE SERVICE FOR CAND	0	06/07/2021	06/21/2021	73.27
							261.57
Total Dept. 000000:							261.57
Total Fund CANDO FUND:							261.57
Fund: 158 WIRELESS E911 FUND							
Dept: 220.000 911 center							
158-220.000-743.400	Communication E						
	WINDSTREAM	090013968	MONTHLY BILL	0	06/03/2021	06/21/2021	1,335.80
	WINDSTREAM	090239051	MONTHLY BILL	0	06/07/2021	06/21/2021	90.87
	WINDSTREAM	090229718	MONTHLY BILL	0	06/07/2021	06/21/2021	126.78
	WINDSTREAM	090229721	MONTHLY BILL	0	06/07/2021	06/21/2021	92.41

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							1,645.86
Total Dept. 911 center:							1,645.86
I Fund WIRELESS E911 FUND:							1,645.86
Fund: 159 LANDLINE E911 FUND							
Dept: 220.000 911 center							
159-220.000-743.400 Communication E							
WINDSTREAM	090013968	MONTHLY BILL	0	06/03/2021	06/21/2021	355.08	
WINDSTREAM	090239051	MONTHLY BILL	0	06/07/2021	06/21/2021	24.16	
WINDSTREAM	090229718	MONTHLY BILL	0	06/07/2021	06/21/2021	33.70	
WINDSTREAM	090229721	MONTHLY BILL	0	06/07/2021	06/21/2021	24.57	
							437.51
Total Dept. 911 center:							437.51
I Fund LANDLINE E911 FUND:							437.51
Fund: 170 MUSEUM FUND							
Dept: 170.100 Museum administration							
170-170.100-726.200 Telephone							
WINDSTREAM	090212392	CITY TELEPHONE	0	06/07/2021	06/21/2021	61.36	
							61.36
Total Dept. Museum administration:							61.36
Total Fund MUSEUM FUND:							61.36
Fund: 180 STREET FUND							
Dept: 000.000							
180-000.000-720.350 Training & Confe							
US BANK	APNGA	DOT HAZMAT REFRESHER	0	05/14/2021	06/21/2021	35.00	
							35.00
180-000.000-726.060 Traffic Signal En							
HASTINGS UTILITIES	CUST #10152	TRAFFIC LIGHTS	0	06/03/2021	06/21/2021	520.87	
							520.87
180-000.000-726.200 Telephone							
VERIZON WIRELESS	9881328281	5/7 TO 6/6 CELL PHONES	0	06/06/2021	06/21/2021	243.46	
VERIZON WIRELESS	9881328281	5/7 TO 6/6 CELL PHONES	0	06/06/2021	06/21/2021	106.20	
WINDSTREAM	090212392	CITY TELEPHONE	0	06/07/2021	06/21/2021	0.71	
							350.37
180-000.000-731.400 Other Supplies							
US BANK	TRACTOR SUPPLY	SEED EROSION CONTROL	0	04/29/2021	06/21/2021	26.74	
							26.74
Total Dept. 000000:							932.98
Total Fund STREET FUND:							932.98
Fund: 610 LANDFILL FUND							
Dept: 000.000							
610-000.000-726.050 Electricity							
HASTINGS UTILITIES	22841912-00	LF ELECTRICITY	0	05/25/2021	06/21/2021	196.99	
							196.99
610-000.000-726.100 Natural Gas							
BLACK HILLS ENERGY	8770466950	GAS SERVICE 4/26/21-5/25/21	0	05/27/2021	06/21/2021	69.99	
							69.99

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610-000.000-726.200	Telephone						
	VERIZON WIRELESS	9881328281	5/7 TO 6/6 CELL PHONES	0	06/06/2021	06/21/2021	40.01
	WINDSTREAM	090212392	CITY TELEPHONE	0	06/07/2021	06/21/2021	2.74
	WINDSTREAM	090231819	LAND & FAX	0	06/07/2021	06/21/2021	198.15
							240.90
						Total Dept. 000000:	507.88
						Total Fund LANDFILL FUND:	507.88
						Grand Total:	29,103.41

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Fund: 001 GENERAL FUND							
Dept: 145.000 Recreation programming							
001-145.000-720.300	Professional Services						
	WEST WIND	SUMMERFEST	SUMMERFEST 2021 BAND	0	06/08/2021	06/10/2021	1,500.00
							1,500.00
001-145.000-720.331	Adult Act. Contr						
	ABBOTT/LONNIE//	REC20-17	UMPIRE 9 GAMES @ \$25/GAME	0	06/03/2021	06/10/2021	225.00
	ENGBERG/SCOTT//	REC07-20	UMPIRE 3 GAMES @ \$25/GAME	0	06/03/2021	06/10/2021	75.00
	LYNCH/JESSE//	REC21-09	UMPIRE 2 GAMES @ \$24/GAME	0	06/03/2021	06/10/2021	48.00
	MASER/ADAM//	REC15-08	UMPIRE 6 GAMES @ \$25/GAME	0	06/03/2021	06/10/2021	150.00
	NELSON/BRENT//	REC09-14	UMPIRE 5 GAMES @ \$25/GAME	0	06/03/2021	06/10/2021	125.00
	TATE/JAMES//	REC13-10	UMPIRE 3 GAMES @ \$25/GAME	0	06/03/2021	06/10/2021	75.00
							698.00
001-145.000-720.332	Youth Act. Contr						
	ALLEN/MORGAN//	REC19-19	UMPIRE 3 GAMES @ \$35/GAME	0	06/03/2021	06/10/2021	105.00
	BIEDE/KIARRA//	REC21-05	UMPIRE 4 GAMES @ \$35/GAME	0	06/03/2021	06/10/2021	140.00
	HOGREFE/MATTISON//	REC21-08	UMPIRE 3 GAMES @ \$35/GAME	0	06/03/2021	06/10/2021	105.00
	MANGERS/KYLIE//	REC21-08	UMPIRE 4 GAMES @ \$35/GAME	0	06/03/2021	06/10/2021	140.00
	OSTRANDER/SETH//	REC21-07	UMPIRE 5 GAMES @ \$35/GAME	0	06/03/2021	06/10/2021	175.00
							665.00
Total Dept. Recreation programming:							2,863.00
Total Fund GENERAL FUND:							2,863.00
Grand Total:							2,863.00

Distribution Register by Check



From Check No.: 47068 To Check No.: 47206

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Check No	Supplier	Supplier Name	Invoice Number	Invoice Description	Invoice Amt	Charge Code	GL Amount
47068	05760	ANYTIME FITNESS	62521	JUNE EMPLOYEE DEDUCT-AF	102.60	1 62418	102.60
47069	08115	BEAUTY AND THE BEAST FITNESS	062521	JUNE EMPLOYEE DEDUCT-B&B	34.24	1 62418	34.24
47070	13075	CHARTER COMMUNICATIONS	0354001061721	PHONE & INTERNET SERVICE PHONE & INTERNET SERVICE	1,298.73 <u>1,298.73</u>	1 69210 1 619210	1,208.73 <u>90.00</u> 1,298.73
47071	14810	CHC OF NEBRASKA	062521	JUNE EMPLOYEE DEDUCT-CHCNE	66.34	1 62418	66.34
47072	32400	HASTINGS, CITY OF		EMPLOYEE FLEXPLAN DEDUCTION	2,496.38	1 62401	2,496.38
47073	33075	HASTINGS MUSEUM		JUNE EMPLOYEE DEDUCT-MUS	25.42	1 62418	25.42
47074	53225	NE DEPT. OF REVENUE	LEVY# 22060327 062 LEVY# 22169078 062	REMIT GARNISHMENT REMIT GARNISHMENT	75.00 <u>25.00</u> 100.00	1 62410 1 62410	75.00 <u>25.00</u> 100.00
47075	70300	STATE DISBURSEMENT UNIT	CO1482539 062521	REMIT GARNISHMENT	248.00	1 62410	248.00
47076	76275	UNITED WAY OF SOUTH CENTRAL	062521	JUNE EMPLOYEE DEDUCT-UW	154.00	1 62418	154.00
47077	80425	Y M C A		JUNE EMPLOYEE DEDUCT-YMCA	838.00	1 62418	838.00
47078	01925	ADAMS COUNTY TREASURER	062821	'21 DOOLITTLE UTILITY TRLR-WTR	14.00	1 35522	14.00
47079	45725	MONTE MALOUF JR. & ASSOC.	IN-34431-01 IN-34561 IN-34569	PAPER TOWELS BLEACH WAX BASE	1,339.07 107.86 <u>891.49</u> 2,338.42	1 61561 1 61561 1 61561	1,339.07 107.86 <u>891.49</u> 2,338.42
47080	00004	1ST CHOICE LAWN & PEST SOLUT	22862 23046 23155	MISC 999 PIGEON & PEST CONTROL MISC 999 PIGEON & PEST CONTROL MISC 999 PIGEON & PEST CONTROL MISC 999 PIGEON & PEST CONTROL FH21-2/FH221-2 WEED CONTROL FH21-2/FH221-2 WEED CONTROL	300.68 300.68 11,600.00 <u>12,201.36</u>	2 25115 2 75705 2 25115 2 75705 2 75065 2 75065	247.93 52.75 247.93 52.75 3,004.40 <u>8,595.60</u> 12,201.36
47081	00125	A & D TECHNICAL SUPPLY CO.	0000320362	TONER CARTRIDGES	315.99	1 619210	315.99
47082	00675	POWERFLOW FLUID SYSTEMS LL	01031255	FILTER ELEMENTS	140.25	2 25135	140.25
47083	01925	ADAMS COUNTY TREASURER	062821-1	'21 DOOLITTLE UTILITY TRLR-WTR	635.95	1 33940	635.95
47084	02495	AIR HYDRAULIC SYSTEMS	31576928	PILOT VALVES	435.98	2 25135	435.98
47085	02675	AIRGAS USA, LLC	9114514527	REPLACEMENT SENSORS	654.84	2 25064	654.84
47086	03675	ALTEC INDUSTRIES INC.	507899935	INSPECT & REPAIR BOOM	11,016.08	2 21844	11,016.08
47087	04275	AMERICAN FENCE COMPANY, INC.	17918	INSTALL NEW FENCE	12,265.00	1 60167	12,265.00
47088	04675	AMERICAN PUBLIC POWER ASSOC	368752	DUES	20,039.40	2 29230	20,039.40
47089	06025	APPLIED INDUSTRIAL TECH.	7021889104	RETURN DISC IDLER	1,224.86	2 24167	1,224.86
47090	06175	ARAMARK	1902097953 1902101615 1902102293 1902102294 1902103010 1902105243 1902105931 1902105932 1902106657	RUGS & LAUNDRY SERVICE RUGS & LAUNDRY SERVICE RUGS & LAUNDRY SERVICE RUGS & LAUNDRY SERVICE RUGS & LAUNDRY SERVICE MISC 999 RUGS & LAUNDRY SERVI RUGS & LAUNDRY SERVICE RUGS & LAUNDRY SERVICE RUGS & LAUNDRY SERVICE RUGS & LAUNDRY SERVICE MISC 999 RUGS & LAUNDRY SERVIC	25.14 25.14 66.34 15.30 69.02 25.14 66.34 15.30 69.02 <u>376.74</u>	1 45450 1 45450 1 69330 2 25060 1 69206 2 25065 1 45450 1 69330 2 25060 1 69206 2 25065	25.14 25.14 57.03 9.31 15.30 69.02 25.14 57.03 9.31 15.30 <u>69.02</u> 376.74
47091	06350	ASHLEY, ELBERT	061521	MISC 999 BOOT REIMBURSEMENT	74.64	2 79275	74.64
47092	06710	ATLAS COPCO COMPRESSORS LL	1121064377	MAIN 21-21 MTR COUPLING INSERT	305.95	2 25145	305.95
47093	10775	C D W GOVERNMENT, INC.	F889699 F969189	PATCH PANEL ENCLOSURE CABINET	62.96 <u>346.87</u> 409.83	1 69330 1 69330	62.96 <u>346.87</u> 409.83
47094	10820	C E I SECURITY & SOUND	2021267 2021313 2021360	CAMERA LICENSES NDS GATE ACCESS CONTROL INSTALL NEW GATE	706.32 1,635.58 8,543.14	1 60159 1 69330 2 20608	706.32 1,635.58 8,543.14

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Check No	Supplier	Supplier Name	Invoice Number	Invoice Description	Invoice Amt	Charge Code	GL Amount
			WO-1192	NDS GATE ACCESS CONTROL	405.00	1 69330	405.00
					11,290.04		11,290.04
47095	10950	C S G SCIENTIFIC	15406-1	CAMFIL FILTERS	1,170.00	1 45451	1,170.00
47096	12350	CENTRAL COMMUNITY COLLEGE	001815418	EXCEL TRAINING	1,495.00	1 19220	460.00
				EXCEL TRAINING		1 39220	345.00
				EXCEL TRAINING		1 49220	115.00
				EXCEL TRAINING		2 29220	575.00
			001815562	EXCEL TRAINING	1,610.00	1 19220	575.00
				EXCEL TRAINING		1 39220	230.00
				EXCEL TRAINING		1 69220	230.00
				EXCEL TRAINING		1 619220	115.00
						2 29220	460.00
			001815630	EXCEL TRAINING	1,495.00	1 19220	690.00
				EXCEL TRAINING		1 39220	345.00
				EXCEL TRAINING		1 69220	230.00
				EXCEL TRAINING		2 29220	230.00
			001815758	MISC 999 ROOT CAUSE CLASS	7,650.00	1 39220	1,020.00
				MISC 999 ROOT CAUSE CLASS		1 69220	2,550.00
				MISC 999 ROOT CAUSE CLASS		1 619220	510.00
				MISC 999 ROOT CAUSE CLASS		2 29220	510.00
						2 79225	3,060.00
					12,250.00		12,250.00
47097	13375	CHIEF CONSTRUCTION	7003861	NDS GARAGE DOOR REPAIR	4,838.00	1 69330	4,838.00
47098	13520	CHRISTENSON CLEANING & REST.	6635	SERVICE CALL	2,494.31	1 45030	2,494.31
			6636	SERVICE CALL	1,242.99	1 45030	1,242.99
					3,737.30		3,737.30
47099	13610	CINTAS CORPORATION	4087447140	MISC 999 UNIFORM SERVICE	200.93	2 79275	200.93
			4087447464	UNIFORM SERVICE	256.81	1 49270	15.07
				UNIFORM SERVICE		1 69270	4.72
				UNIFORM SERVICE		2 29270	237.02
			4088098300	MISC 999 UNIFORM SERVICE	191.43	2 79275	191.43
			4088098639	UNIFORM SERVICE	267.87	1 49270	15.07
				UNIFORM SERVICE		1 69270	4.72
				UNIFORM SERVICE		2 29270	248.08
					917.04		917.04
47100	14425	COLE-PARMER INSTRUMENT CO.	2698982	DIGITAL THERMOMETER	68.08	2 75025	68.08
47101	15575	CONSOLIDATED CONCRETE CO.	267421	CONCRETE	851.99	1 35580	851.99
			267791	CONCRETE	290.63	1 45050	290.63
			267816	CONCRETE	826.98	1 35055	826.98
					1,969.60		1,969.60
47102	17275	JOHN CRANE INC	21A018777	MISC 999 PACKING	509.00	2 25125	509.00
47103	17808	CUSTOM RENTAL SERVICES, INC.	1003025	MISC 999 BALL JOINTS	164.18	2 95065	164.18
47104	19125	DEETER FOUNDRY, INC.	416284	MANHOLE RINGS & COVERS	2,155.09	1 61561	2,155.09
47105	19225	DELKEN PRESS	062321	PRINTED MATERIALS	294.25	1 69060	294.25
47106	20650	DOWNEY DRILLING, INC	21-764	SET WELL PUMP & MOTOR	5,785.75	1 35052	5,785.75
47107	21375	DUTTON-LAINSON COMPANY	839951-1	PIT ERTS	11,684.40	1 30003	11,684.40
			841987-1	SMALL METER CAN BLANKS	139.10	2 20007	139.10
			841987-2	SMALL METER CAN BLANKS	55.64	2 20007	55.64
					11,879.14		11,879.14
47108	21975	EAKES OFFICE EQUIPMENT	8260460-0	OFFICE CHAIR	951.82	1 69210	951.82
			8262622-1	ROOM SPRAY	57.39	1 69330	57.39
			8270499-0	LAMINATE ROLL	62.04	1 619210	62.04
			8270966-1	COOLING TOWELS	49.21	1 69270	49.21
			8272504-0	COOLING TOWELS	49.21	1 69270	49.21
			8272504-1	COOLING TOWELS	281.20	1 69270	281.20
			8279848-0	ROOM SPRAY	142.78	1 69330	142.78
			8281079-0	MISC 999 PENS	98.74	2 75065	98.74
			8281650-0	CLIPBOARDS	28.25	1 61561	28.25
					1,720.64		1,720.64
47109	22025	EARL MAY SEED & NURSERY	00004754	REPLACEMENT TREES	12,619.58	2 25830	12,619.58
47110	22225	ECHO ELECTRIC SUPPLY	S8941092.002	CAMERA POLES	124.59	1 60167	124.59
			S8941092.004	CAMERA POLES	1,567.23	1 60167	1,567.23
					1,691.82		1,691.82
47111	24225	F C X PERFORMANCE	4764964	ABB POSITIONER	1,820.66	2 25125	1,820.66

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Check No	Supplier	Supplier Name	Invoice Number	Invoice Description	Invoice Amt	Charge Code	GL Amount
47112	25375	FISHER SCIENTIFIC	9719641	MISC 999 GLASS MEDIA BOTTLES	107.75	2 75025	107.75
47113	26575	FRIEND, MATT TRUCK EQUIPMEN	0089642-IN	TOOL BIN DOOR	836.74	1 61842	836.74
47114	26814	FURROW PLUMBING	882	MISC 999 FLOOR DRAIN CLEANING	452.08	2 75115	452.08
47115	27725	GARD SPECIALISTS CO., INC.	136734	COLD SHRINK TAPE	332.06	1 61561	332.06
47116	28700	GP STRATEGIES CORPORATION	1000150289	MISC 999 TRAINING	290.00	2 79225	290.00
47117	30075	GRAINGER	9933590771	ENCLOSURE, PADLOCK KIT	1,142.87	1 35052	1,142.87
			9935762725	MISC 999 SPRAY GLUE	45.84	2 75065	45.84
			9935762733	DRINK MIXES	679.71	1 61561	558.72
				DRINK MIXES		1 69206	120.99
			9936015404	MISC 999 EXTENSION WANDS	270.28	2 75065	270.28
			9940597678	MISC 999 EAR PLUGS	249.20	2 79275	249.20
					2,387.90		2,387.90
47118	30325	GRAYBAR ELECTRIC CO.	9321893747	FUSES	760.80	1 61561	754.46
				FUSES		1 61632	6.34
			9321939532	OVERCHARGE	(6.34)	1 61632	(6.34)
					754.46		754.46
47119	31475	HACH COMPANY	12503022	MISC 999 CITRIC ACID	110.02	2 75025	110.02
			12505052	MISC 999 LAMP ASSY	56.71	2 75025	56.71
			12514429	MISC 999 SILICA REAGENT SETS	4,262.24	2 75025	4,262.24
					4,428.97		4,428.97
47120	32225	HASTINGS AREA CHAMBER OF CC 063021		NATIONAL NIGHT OUT SPONSOR	500.00	1 69060	500.00
47121	32375	HASTINGS, CITY OF	062821	RE FN/HR/IT/PI/PA HLTH INS-JUN	24,336.51	1 19190	564.02
				RE FN/HR/IT/PI/PA HLTH INS-JUN		1 39190	537.86
				RE FN/HR/IT/PI/PA HLTH INS-JUN		1 49190	435.78
				RE FN/HR/IT/PI/PA HLTH INS-JUN		1 69187	128.24
						1 69190	1,742.48
						1 69203	3,447.20
						1 69260	563.65
						1 69260	1,392.83
						1 69260	12,552.50
						1 619190	897.07
						2 29190	1,793.51
						2 29195	281.37
			063021	IT EXPENSES-JUNE	20,349.13	1 19190	3.40
				IT EXPENSES-JUNE		1 19190	1,795.46
				IT EXPENSES-JUNE		1 39190	3.24
				IT EXPENSES-JUNE		1 39190	1,712.18
						1 49190	2.63
						1 49190	1,387.22
						1 69187	0.77
						1 69187	408.24
						1 69190	10.52
						1 69190	5,546.83
						1 619190	5.42
						1 619190	2,855.67
						2 29190	10.83
						2 29190	5,709.32
						2 29195	1.70
						2 29195	895.70
			063021-1	HR EXPENSES-JUNE	1,062.42	1 19203	3.62
				HR EXPENSES-JUNE		1 19203	90.30
				HR EXPENSES-JUNE		1 39203	3.45
				HR EXPENSES-JUNE		1 39203	86.12
						1 49203	2.79
						1 49203	69.77
						1 69187	0.82
						1 69187	20.53
						1 69203	11.16
						1 69203	278.98
						1 619203	5.75
						1 619203	143.63
						2 29203	11.49
						2 29203	287.16
						2 29204	1.80
						2 29204	45.05
			1021 PPE 062521 1	FINANCE WAGES-JUNE	31,444.12	1 69200	31,444.12
			1021 PPE 062521 2	FINANCE BENEFITS-JUNE	6,078.81	1 69260	6,078.81
			1021 PPE 062521 3	HR WAGES-JUNE	11,580.10	1 69203	11,580.10
			1021 PPE 062521 4	HR BENEFITS-JUNE	1,630.58	1 69203	1,630.58
			1021 PPE 062521 5	PI WAGES-JUNE	2,218.36	1 69200	2,218.36
			1021 PPE 062521 6	PI BENEFITS-JUNE	279.84	1 69260	279.84

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Check No	Supplier	Supplier Name	Invoice Number	Invoice Description	Invoice Amt	Charge Code	GL Amount
			1021 PPE 062521 7	IT WAGES & BENEFITS-JUNE	30,113.73	1 19190	2,662.05
				IT WAGES & BENEFITS-JUNE		1 39190	2,538.59
				IT WAGES & BENEFITS-JUNE		1 49190	2,056.77
				IT WAGES & BENEFITS-JUNE		1 69187	605.28
						1 69190	8,224.06
						1 619190	4,233.99
						2 29190	8,464.97
						2 29195	1,328.02
			1021 PPE 062521 8	PPGA WAGES-JUNE	10,233.79	2 89201	10,233.79
			10264	STREET OPENING	393.75	1 35570	78.00
				STREET OPENING		1 35570	315.75
			10265	STREET OPENING	550.00	1 35570	260.00
				STREET OPENING		1 35570	290.00
			10271	CITY ATTORNEY, ADMINISTRATOR	8,317.83	1 69230	8,317.83
					148,588.97		148,588.97
47122	32400	HASTINGS, CITY OF	001210247638	MUT/OMAHA LIFE & DISAB INS-JUN	8,129.16	1 19260	594.60
				MUT/OMAHA LIFE & DISAB INS-JUN		1 39260	409.15
				MUT/OMAHA LIFE & DISAB INS-JUN		1 49260	270.56
				MUT/OMAHA LIFE & DISAB INS-JUN		1 62403	1,736.20
						1 69187	168.08
						1 69260	821.92
						1 619260	751.06
						2 29260	904.70
						2 29265	2,472.89
			062521-1	DISCOVERY BENEF COBRA FEE-JUI	148.75	1 19260	15.30
				DISCOVERY BENEF COBRA FEE-JUI		1 39260	10.20
				DISCOVERY BENEF COBRA FEE-JUI		1 49260	7.65
				DISCOVERY BENEF COBRA FEE-JUI		1 69187	2.55
						1 69260	25.50
						1 619260	14.45
						2 29260	20.40
						2 29265	52.70
			062521-2	DISCOVERY BENEF ACCT FEES-JUN	101.20	1 69260	101.20
			062521-3	EMPLOYEE VISION INSUR-JUNE	1,709.98	1 62402	1,709.98
			062521-4	BCBS HEALTH & DENTAL INSUR-JUI	365,140.31	1 62414	365,140.31
			328931	EMPLOYEE AFLAC DEDUCTIONS-JU	5,353.76	1 62414	5,353.76
					380,583.16		380,583.16
47123	32425	HASTINGS, CITY OF	070121	COMBINED BOND PAYMENT-JULY	108,925.00	1 61322	108,925.00
47124	32525	HASTINGS, CITY OF		IN LIEU OF TAXES-JULY	252,000.00	1 14080	23,750.00
				IN LIEU OF TAXES-JULY		1 34080	36,750.00
				IN LIEU OF TAXES-JULY		1 44080	24,500.00
				IN LIEU OF TAXES-JULY		2 24080	167,000.00
					252,000.00		252,000.00
47125	32625	HASTINGS, CITY OF	388036	WOOD WASTE	8.00	1 45470	8.00
47126	32725	HASTINGS ECONOMIC DEVELOPM	070121	2021 AGREEMENT-JULY	10,416.00	1 69230	10,416.00
			10270	STREET OPENING	887.55	1 35570	342.80
				STREET OPENING		1 35570	544.75
					11,303.55		11,303.55
47127	33115	HASTINGS PHYSICAL THERAPY	201466-1	MISC 999NEW EMPLOYEE DRUG TE	26.00	2 79305	26.00
47128	36175	HUTCHESON ENGINEERING	70509	MISC 999 SUBMERSIBLE PUMP	2,303.94	2 75115	2,303.94
47129	38230	INTEGRATED SECURITY SOLUTIONS	20211093	MISC 999 FIRE EXTINGUISHERS	362.71	2 79275	362.71
47130	38725	INTERSTATE CHEMICAL CO. INC.	461338	SULFURIC ACID	3,996.16	2 25055	3,996.16
47131	39045	IRBY ELECTRICAL DISTRIBUTOR	S012431850.001	STAND OFF BRACKETS	637.87	2 25930	637.87
47132	40525	K & G PLUMBING	21-0864	INSTALL NEW WATER SERVICE	2,765.00	1 35570	2,765.00
			21-0903	INSTALL NEW WATER SERVICE	3,960.00	1 35570	3,960.00
					6,725.00		6,725.00
47133	42425	KRIZ-DAVIS COMPANY	922166317	INSULATING PAINT	725.03	2 21561	725.03
			922272101	PLASTIC ELECTRICAL TAPE	86.29	2 21561	86.29
			922281138	ADAPTERS WITH PIG	1,085.78	1 60167	361.94
				ADAPTERS WITH PIG		1 60496	723.84
			922326558	BOLT CONNECTORS	535.00	2 21561	535.00
					2,432.10		2,432.10
47134	42475	KRUEGER, GREG & ASSOCIATES	3276	ENVELOPES	9,824.53	1 61561	9,824.53
47135	42625	KULLY PIPE & STEEL CORP.	753864	FLANGES	134.71	1 61561	134.71
			754047	CAPS	234.33	1 61561	234.33
			754761	ALUMINUM PLATES	571.35	1 45450	571.35
					940.39		940.39

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47136	42825	L C L TRUCK EQUIPMENT INC	INV1000518	WELDER FOR TRUCK	11,133.36	1 13940	11,133.36
47137	43125	LAKESIDE AUTO BODY INC.	12678	PAINT TOOL BOX BIN DOOR	492.20	1 61842	492.20
47138	43575	LEAGUE OF NEBR. MUNICIPALITIE 7986		LINEWORKER SAFETY TRAINING	11,970.00	2 29270	11,970.00
47139	44325	LINWELD	23672680	MISC 999 EPA GAS	678.49	2 25128	678.49
			23730403	WELD ROD CONTAINER	324.21	1 61561	324.21
			23765081	MISC 999 HYDROGEN	1,363.19	2 75055	1,363.19
					2,365.89		2,365.89
47140	45375	M S C INDUSTRIAL SUPPLY CO INC 23407574		SAFETY CLAW CLIPS	38.52	1 15750	38.52
47141	46175	MARY LANNING MEMORIAL HOSPI 800039849 060821		MISC 999 EMPLOYEE DRUG TESTIN	560.00	1 19300	170.00
				MISC 999 EMPLOYEE DRUG TESTIN		1 69300	70.00
				MISC 999 EMPLOYEE DRUG TESTIN		2 29300	250.00
				MISC 999 EMPLOYEE DRUG TESTIN		2 79305	70.00
					560.00		560.00
47142	46275	MATHESON TRI-GAS, INC.	23748175	MISC 999 EPA GASES	678.49	2 25128	678.49
47143	46422	MCCARTER & ENGLISH LLP	8386811	LEGAL SERVICES	867.00	1 19230	867.00
47144	46862	MDM PEST & TERMITE CONTROL I 24525		MISC 999 JUNE PEST CONTROL	59.34	2 75705	59.34
		24525A		JUNE PEST CONTROL	36.11	1 15460	18.05
				JUNE PEST CONTROL		1 15461	18.06
		24525B		JUNE PEST CONTROL	180.56	1 69206	180.56
		24526C		JUNE PEST CONTROL	451.41	1 69330	451.41
		24527D		JUNE PEST CONTROL	421.88	1 45470	421.88
		24528E		JUNE PEST CONTROL	24.08	2 25520	24.08
					1,173.38		1,173.38
47145	47175	MENARDS	16905	HAND SOAP	14.34	1 69330	14.34
47146	47975	MICROFILM IMAGING SYSTEMS, IN 86392		SCANNER RENTAL	48.15	1 619210	48.15
47147	48925	MIDWEST ENGINES	15918	REPAIR GENERATOR	230.00	1 45051	230.00
47148	53925	NEBRASKA EYE CARE	062121	MISC 999 PRSCRPTN SAFETY GLAS	348.00	2 79275	348.00
			062921	MISC 999 PRESCPT SAFETY GLASS	65.00	2 79275	65.00
			112020	PRESCRIPTION SAFETY GLASSES	237.00	1 39270	237.00
					650.00		650.00
47149	54125	NEBRASKA MACHINERY CO.	CUI0952642	MISC 999 OIL	918.43	2 95146	918.43
47150	54475	NEBR. PUBLIC HEALTH ENV. LAB	540087	WATER TESTING	152.00	1 35079	152.00
			540088	WATER TESTING	988.00	1 35079	988.00
			540194	WATER TESTING	4,071.00	1 35531	4,071.00
					5,211.00		5,211.00
47151	54690	NEBRASKA STATE FIRE MARSHAL 121145		ANNUAL BOILER CERTIFICATES	108.00	2 25120	72.00
				ANNUAL BOILER CERTIFICATES		2 25125	36.00
					108.00		108.00
47152	56450	NE STATE FIRE MARSHAL-ELEVAT 88520		ELEVATOR INSPECTIONS	250.00	1 69330	250.00
		88522		ELEVATOR INSPECTIONS	120.00	1 45450	120.00
		88531		ELEVATOR INSPECTIONS	600.00	2 25115	600.00
					970.00		970.00
47153	56465	OGREN, TARA	061821	TUITION REIMBURSEMENT	2,142.00	1 619220	2,142.00
47154	56925	OMAHA VALVE & FITTING CO.	64406	MISC 999 BOILER FITTINGS	527.74	2 75125	527.74
			64711	MISC 999 BOILER FITTINGS	157.66	2 75125	157.66
					685.40		685.40
47155	57025	OMEGA ENGINEERING INC.	N529829	TEMP/HUMIDITY TRANSMITTER	560.74	1 69330	560.74
			N530980	TEMP/HUMIDITY TRANSMITTER	122.81	1 69330	122.81
					683.55		683.55
47156	57035	OMICRON	US-I21-2097	ANNUAL CALIBRATION	7,457.90	2 25820	7,457.90
47157	57085	ONKEN FARMS TRUCKING	1400	ASH POND HAULING	8,817.57	2 25015	8,817.57
			1401	ASH POND REMOVAL	11,756.70	2 25015	11,756.70
					20,574.27		20,574.27
47158	58425	PAVELKA TRUCK & TRAILER REPA 79846		TRUCK ALIGNMENT	116.98	2 21844	116.98
		79856		TRUCK ALIGNMENT	432.66	2 21844	432.66
					549.64		549.64
47159	58965	PHILIP CARKOSKI CONSTRUCTION 2021-1679		MISC 999 REPAIR TRENCH DRAIN	29,686.00	2 75115	29,686.00
		2021-1680		PATCH HOLES	11,042.00	2 20607	11,042.00

Distribution Register by Check



From Check No.: 47068 To Check No.: 47206

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From Check Date: 06/25/2021 - To Check Date: 07/06/2021

Check No	Supplier	Supplier Name	Invoice Number	Invoice Description	Invoice Amt	Charge Code	GL Amount
					40,728.00		40,728.00
47160	59464	PLATTE RIVER RADIO	54468-1	SPONSORSHIP	585.00	1 69060	585.00
47161	59925	POSTMASTER	063021	POSTAGE	5,550.00	1 69170	5,550.00
47162	60180	POWMAT LTD	114155	PARTS FOR DON HENRY OUTAGE	11,344.32	2 25530	297.57
				PARTS FOR DON HENRY OUTAGE		2 25530	11,046.75
			114285	PARTS FOR DON HENRY OUTAGE	313.17	2 25530	26.21
				PARTS FOR DON HENRY OUTAGE		2 25530	286.96
			114342	PARTS FOR DON HENRY OUTAGE	2,231.40	2 25530	229.01
				PARTS FOR DON HENRY OUTAGE		2 25530	2,002.39
					13,888.89		13,888.89
47163	63725	RELCO FINANCE, INC.	L2107HAS1	MISC 999 LOCOMOTIVE LEASE	4,833.60	2 95015	4,833.60
47164	64060	ROAD BUILDERS MACHINERY&SUI	P58816	MISC 999 FILTERS	542.35	2 95146	542.35
			S14844	MISC 999 REPAIR DOZER	7,495.59	2 95146	7,495.59
			S14910	MISC 999 REPAIR DOZER	1,853.08	2 95146	1,853.08
					9,891.02		9,891.02
47165	64810	RUSSELL, JOSH	062821	BOOT REIMBURSEMENT	64.50	1 19270	64.50
47166	65025	RUTT'S HEATING & A. C.	3667-171	MAIN21-13 SERVICE CALL	465.00	2 95115	465.00
47167	65535	SAFETY-REPORTS.COM INC	14045	SAFETY TRAINING	856.00	1 69270	856.00
47168	65825	SAPP BROTHERS PETROLEUM, IN	IN3525173	MISC 999 ANTIFREEZE	250.00	2 95146	250.00
			IN3525176	MISC 999 OIL SAMPLE BOTTLES	680.00	2 75125	680.00
			IN3526339	MISC 999 GREASE	86.00	2 75125	86.00
					1,016.00		1,016.00
47169	67325	SERVI-TECH, INC.	H-981224	WATER TESTING	177.60	1 35079	177.60
			H-981226	WATER TESTING	45.12	1 30387	45.12
			H-981270	WATER TESTING	107.34	1 35079	107.34
			H-981271	WATER TESTING	45.12	1 30387	45.12
			H-981280	WATER TESTING	45.12	1 30387	45.12
			H-981283	WATER TESTING	162.81	1 45431	162.81
			H-981285	WATER TESTING	6.30	1 35531	6.30
			H-981297	WATER TESTING	99.96	1 35079	99.96
			H-981312	WATER TESTING	280.98	1 35079	280.98
			H-981315	WATER TESTING	162.81	1 45431	162.81
			H-981331	WATER TESTING	25.20	1 35079	25.20
			H-981352	WATER TESTING	6.30	1 35531	6.30
			H-981358	WATER TESTING	12.60	1 35531	12.60
			H-981360	WATER TESTING	162.81	1 45431	162.81
			H-981382	WATER TESTING	63.00	1 35531	63.00
			H-981393	WATER TESTING	25.20	1 35531	25.20
					1,428.27		1,428.27
47170	67900	SHIRT SHACK HASTINGS	H12103	LOGO T-SHIRTS	18,075.00	1 61561	18,075.00
47171	68915	SOUICIE FARMS	070121	TRANSPORT BIOSOLIDS	2,720.00	1 45422	2,720.00
			INV0004	TRANSPORT BIOSOLIDS	17,646.26	1 40348	17,646.26
					20,366.26		20,366.26
47172	69175	SOUTHERN POWER DISTRICT	4908002 063021	MAXON AVE POWER	180.33	1 45026	180.33
47173	69700	SPEIDELL MONUMENTS	24295H	REFURBISH BRONZE PLAQUES	1,119.82	1 60167	1,119.82
47174	69968	SPRING FRESH CLEANING SERVIC	3712	JUNE JANITORIAL SERVICE	5,495.52	1 69330	5,495.52
47175	71925	DON SVOBODA PLUMBING	13658	REPLACE WATER SERVICE	960.00	1 35570	960.00
47176	73175	TEST AMERICA INC.	1600013141	WATER TESTING	1,485.00	1 35079	1,485.00
47177	73350	THERMO ORION, INC.	9400415821	MISC 999 DIFUSION TUBING KITS	406.12	2 75025	406.12
47178	73575	THOMSEN OIL CO	284352	MISC 999 DIESEL FUEL	1,649.70	2 95015	1,649.70
			284370	MISC 999 DIESEL FUEL	3,152.06	2 95015	3,152.06
			284379	MISC 999 DIESEL FUEL	2,478.78	2 95015	2,478.78
					7,280.54		7,280.54
47179	73705	TIGER VALVE COMPANY, LLC	0017250-IN	MISC 999 REPLACEMENT VALVE	1,993.35	2 25125	1,993.35
47180	74260	TOWN & COUNTRY SEAT COVERS	2021-67	MISC 999 RECOVER SEAT	242.80	1 61842	242.80
47181	74525	TRANSIT WORKS	147253	GPS RECEIVER	2,986.31	1 35522	2,986.31
47182	77450	VIVIAL	00396222 062221	ADVERTISING	25.65	1 69210	25.65
47183	77458	VIVID LEARNING SYSTEMS	INV49117	MISC 999 ONLINE SAFETY COURSE	450.00	1 19270	180.00

Distribution Register by Check



From Check No.: 47068 To Check No.: 47206

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From Check Date: 06/25/2021 - To Check Date: 07/06/2021

Check No	Supplier	Supplier Name	Invoice Number	Invoice Description	Invoice Amt	Charge Code	GL Amount
				MISC 999 ONLINE SAFETY COURSE:		1 39270	90.00
				MISC 999 ONLINE SAFETY COURSE:		1 69187	135.00
				MISC 999 ONLINE SAFETY COURSE:		2 79275	45.00
					450.00		450.00
47184	77495	VOLKMANN CONSULTING, INC.	VC-029	PROFESSIONAL SERVICES	4,062.50	2 29230	4,062.50
47185	78775	WEAR-CONCEPTS, INC.	83931	WEAR COMPOUND	857.29	2 25124	857.29
47186	79125	WELLS FARGO BANK NEBRASKA	21050001154	EBOX FEES	1,416.40	1 69030	1,416.40
47187	79275	WESCO RECEIVABLES CORP	686874	SAFETY HELMETS	1,566.27	1 61561	1,566.27
			715668	MALE ADAPTERS	28.01	2 21561	28.01
			717382	CLEVIS	769.61	2 25710	769.61
					2,363.89		2,363.89
47188	80275	WOODWARD'S DISPOSAL SERVICE	9002-1925	GARBAGE DISPOSAL	359.50	1 69030	25.00
				GARBAGE DISPOSAL		1 69187	25.00
				GARBAGE DISPOSAL		1 69210	25.00
				GARBAGE DISPOSAL		1 69330	265.50
						2 29212	19.00
			9002-1926	GARBAGE DISPOSAL	1,282.50	1 45421	1,282.50
			9002-1927	MISC 999 GARBAGE DISPOSAL	434.72	2 75065	434.72
			9002-1928	GARBAGE DISPOSAL	1,065.21	1 69206	1,065.21
					3,141.93		3,141.93
47189	R6098	KEVEN L BRANS	02080290-16	CUSTOMER REFUND	33.26	1 61841	33.26
47190	R6099	MICHAEL A SHAW	02080637-26	CUSTOMER REFUND	51.02	1 61841	51.02
47191	R6100	SCOTT R LARSON	03121474-24	CUSTOMER REFUND	249.85	1 61841	249.85
47192	R6101	VICTORIA A HYLER	04161412-02	CUSTOMER REFUND	36.27	1 61841	36.27
47193	R6102	RANDY A KOTHE	04161710-03	CUSTOMER REFUND	481.22	1 61841	481.22
47194	R6103	COMMUNITY ACTION PARTNERSH	05201890-26	CUSTOMER REFUND	110.58	1 61841	110.58
			06230234-13	CUSTOMER REFUND	255.76	1 61841	255.76
					366.34		366.34
47195	R6104	EMILY A LIPKER	09361890-18	CUSTOMER REFUND	148.05	1 61841	148.05
47196	R6105	JOHN WINCHESTER	10381856-19	CUSTOMER REFUND	31.65	1 61841	31.65
47197	R6106	WYATT L HEIKINEN	11410348-23	CUSTOMER REFUND	2.49	1 61841	2.49
47198	R6107	JARED CASE	11431110-30	CUSTOMER REFUND	29.99	1 61841	29.99
47199	R6108	JUBA K MCCLAY	13511280-29	CUSTOMER REFUND	17.48	1 61841	17.48
47200	R6109	LESLEE L WISCHMEIER	15570720-01	CUSTOMER REFUND	384.98	1 61841	384.98
47201	R6110	RUSSELL FLOERSCH	18700092-11	CUSTOMER REFUND	51.72	1 61841	51.72
47202	R6111	HASTINGS EXPOSITION & RACING	20750430-02	CUSTOMER REFUND	597.05	1 61841	597.05
47203	R6112	JEFF A CALHOUN	20761813-06	CUSTOMER REFUND	92.74	1 61841	92.74
47204	R6113	D MIKE WILLISON	23860470-12	CUSTOMER REFUND	370.68	1 61841	370.68
47205	R6114	STATE OF NEBRASKA	01011545-10	CUSTOMER REFUND	376.35	1 61841	376.35
			11440410-35	CUSTOMER REFUND	130.85	1 61841	130.85
					507.20		507.20
47206	R6115	DAS STATE ACCOUNTING	43990001-00	CUSTOMER REFUND	217.23	1 61841	217.23

Check Report Total 1,306,846.24

Distribution Register by Check



ACH PAYMENTS

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Check No	Supplier	Supplier Name	Invoice Number	Invoice Description	Invoice Amt	Charge Code	GL Amount
603849	30575	GREAT WEST LIFE	062521	PENSION DEPOSIT	89,410.60	1 62415	89,410.60
			062521-1	DEFERRED COMP	4,022.29	1 62417	4,022.29
			062521-2	ROTH CONTRIBUTIONS	14,115.30	1 62417	14,115.30
					107,548.19		107,548.19
603850	34375	HERITAGE BANK	063021	INTERNET FEES	15.00	1 69210	15.00
603851	53775	NEBRASKA CHILD SUPPORT	062521	REMIT CHILD SUPPORT	2,392.50	1 62410	2,392.50
603852	57170	OPTIMUM BANK		EMPLOYEE HSA DEDUCTIONS	6,716.65	1 62404	6,716.65
603853	76225	UNITED STATES TREASURY		FIT & FICA WITHHOLDING	145,114.39	1 62411	59,271.91
					145,114.39	1 62413	85,842.48
							145,114.39
603854	10400	BURLINGTON NORTHERN/SANTA I	247427387	COAL FREIGHT CHARGE	173,827.35	2 22324	173,827.35
			247587282	COAL FREIGHT CHARGE	172,539.74	2 22324	172,539.74
					346,367.09		346,367.09
603855	27070	G D S ASSOCIATES, INC	0195546	NERC CONSULTING	2,321.25	2 29230	2,321.25
603856	45205	M & T BANK-457	062521	EMPLOYEE DEFERRED COMP	250.00	1 62417	250.00
603857	58550	PEABODY ENERGY	5000064710	COAL	131,074.02	2 22324	131,074.02
			90897126	COAL	1,552.50	2 22324	1,552.50
			90897425	COAL	289.33	2 22324	289.33
					132,915.85		132,915.85
603865	75415	U S BANK	5900 0559 1256 06	FORNEY LP-CONCRETE MOLDS	229.18	1 619300	229.18
			5900 0559 1256 06	EAKES-REPORT COVERS	116.63	1 619210	116.63
			5900 0559 1256 06	GRAINGER-PIPE PLUGS	70.47	1 60167	70.47
			5900 0559 1256 06	KULLYS-SAWZALL BATTERY	188.89	1 69206	188.89
			5900 0559 1256 06	POOLWEB-VACCUM PUMP	2,407.90	1 60167	2,407.90
			5900 0570 0345 06	APPA-REGISTER CONFERENCE	575.00	1 69220	575.00
			5900 0574 2479 06	MICROSOFT365-SUBSCRIPTION	74.89	2 29190	74.89
			5900 0574 2479 06	APNGA-HAZMAT COURSE	35.00	1 619220	35.00
			5900 0574 2503 06	WALMART-STORAGE CONTAINERS	147.53	1 60496	147.53
			5900 0574 2503 06	MENARDS-CASTORS, MASKS, GERI	49.85	2 25060	24.64
						2 29270	25.21
			5900 0574 2503 06	MENARDS-BOARDS, FASTENERS	214.87	2 25110	214.87
			5900 0574 2503 06	EAKES-LOGGER PAPER	30.53	2 25060	30.53
			5900 0574 2503 06	NAPA-POWER BELT	33.95	2 25110	33.95
			5900 0574 2503 06	BIG G-HOLE SAW	12.67	2 25140	12.67
			5900 0574 2503 06	NE MUNI UTL-WATER LICENSE CLA	120.00	1 39220	120.00
			5900 0574 2503 06	INTSTE BATT-DRILL BATTERIES	187.20	2 25140	187.20
			5900 0574 2503 06	RAYNOR-DOOR OPENER	74.94	2 25110	74.94
			5900 0574 2511 06	NAPA-FITTINGS, ADAPTERS	69.30	1 61842	69.30
			5900 0574 2511 06	GRAINGER-GROMMET, CONNECTOI	110.03	1 61842	110.03
			5900 0574 2511 06	LINWELD-CONNECTORS	31.36	1 61842	31.36
			5900 0574 2511 06	NAPA-BATTERY, SPARK PLUG, FILT	63.42	1 15750	63.42
			5900 0574 2511 06	NAPA-FILTERS	53.93	1 61847	53.93
			5900 0574 2511 06	ASPEN EQUIP-SEAL KIT, BEARINGS	590.41	1 61845	590.41
			5900 0574 2511 06	NAPA-PLUGS	58.80	1 61847	58.80
			5900 0574 2511 06	AUTO GLASS-CHIP REPAIR	35.00	1 61842	35.00
			5900 0574 2511 06	NAPA-SWITCH, FILTER, DOORHANC	118.92	1 61842	118.92
			5900 0574 2511 06	HAST FORD-SENSORS	246.06	1 61842	246.06
			5900 0574 2511 06	NAPA-FLOOR DRY, BUCKETS	38.74	1 61847	38.74
			5900 0574 2511 06	AUTO GLASS-REPLACE WINDSHIEL	235.00	1 61842	65.00
						1 61842	170.00
			5900 0574 2511 06	NAPA-STARTER	206.15	2 21844	206.15
			5900 0574 2511 06	CNTR NE BOBCAT-FILTER	35.44	1 61843	35.44
			5900 0574 2511 06	TOOLS RENEWED-SEALS, DEFLEC1	107.45	1 15750	107.45
			5900 0574 2511 06	NAPA-FILTERS	112.36	1 61847	112.36
			5900 0574 2511 06	HAST FORD-BRACKET	13.46	1 61842	13.46
			5900 0574 2511 06	BIG G-UNIBIT	46.00	1 61847	46.00
			5900 0574 2511 06	NAPA-FILTERS	8.08	1 61842	4.04
						1 61842	4.04
			5900 0574 2511 06	TURFMAKER-PUMP	2,703.20	1 15750	2,703.20
			5900 0574 2511 06	NAPA-CLOCK SPRING	94.16	1 61842	94.16
			5900 0574 2511 06	AUTO VALVE-SUCTION GUN	24.60	1 61847	24.60
			5900 0574 2511 06	NAPA-FLAP WHEEL	13.88	1 15750	13.88
			5900 0574 2511 06	AUTO VALVE-OIL SEALS	40.49	1 15750	40.49
			5900 0574 2511 06	NAPA-BRAKE CONTROLLER	90.51	1 61845	90.51
			5900 0574 6298 06	NAPA-BEARINGS, FITTINGS	351.49	1 45461	351.49
			5900 0574 6298 06	MOTION-SEALS	52.98	1 45461	52.98
			5900 0574 6298 06	KT HTG-DUCT	42.50	1 45451	42.50
			5900 0574 6298 06	FASTENAL-CABLE TIES	13.99	1 45451	13.99
			5900 0574 6298 06	ECHO-JBOX, CORD GRIPS	102.00	1 40348	102.00
			5900 0574 6298 06	RIEKES-RETURN METAL CART	(84.98)	1 45430	(84.98)
			5900 0574 6298 06	ECHO-RETURN BALLAST	(110.50)	1 45460	(110.50)
			5900 0574 6298 06	LANDMARK-SERVICE REPAIR	683.39	1 45500	683.39
			5900 0574 6298 06	FASTENAL-HYDR PRESS, DRILL BIT	2,612.48	1 45430	2,612.48

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ACH PAYMENTS

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Check No	Supplier	Supplier Name	Invoice Number	Invoice Description	Invoice Amt	Charge Code	GL Amount
			5900 0574 6298 06	ECHO-WIRE NUTS, PIG TAILS	121.81	1 40348	121.81
			5900 0574 6298 06	NAPA-HYDR HOSES	140.11	1 45451	140.11
			5900 0574 6298 06	NAPA-CENTER PUNCH	20.75	1 45430	20.75
			5900 0574 6298 06	KULLYS-COPPER PIPE	94.18	1 45451	94.18
			5900 0574 6298 06	NAPA-BEARINGS, FITTINGS	294.51	1 45461	294.51
			5900 0574 6298 06	NAPA-VISE	580.00	1 45430	580.00
			5900 0574 6298 06	GRAINGER-DISCONNECT, BREAKER	174.21	1 45451	174.21
			5900 0574 6298 06	ACE-PIPE INSULATION	39.89	1 45450	39.89
			5900 0574 6298 06	MUNICIPAL SPLY-GASKETS	52.50	1 45460	52.50
			5900 0574 6298 06	KULLYS-BLIND FLANGE	146.21	1 45460	146.21
			5900 0574 6298 06	OVERHEAD DR-REPAIR GARAGE DOOR	209.32	1 45450	209.32
			5900 0574 6298 06	KELLY SPLY-PIPE FITTINGS	63.82	1 45450	63.82
			5900 0574 6298 06	ECHO-BOXES, COVERS	24.70	1 45451	24.70
			5900 0574 6298 06	ENDRESS HAUSER-PH CABLE, PRO	2,296.07	1 45462	2,296.07
			5900 0574 6314 06	BIG G-EXCHANGE CHAINSAW	(47.08)	1 45470	(47.08)
			5900 0574 6314 06	MENARDS-RETURN SAW BAR, CHAIN	(65.98)	1 45470	(65.98)
			5900 0574 6314 06	MENARDS-SILICONE CAULK	190.50	1 45470	190.50
			5900 0574 6314 06	MENARDS-TRASH CAN, CHAIN	70.64	1 45460	70.64
			5900 0574 6314 06	ERA-DMR ANNUAL TESTING	476.61	1 45431	476.61
			5900 0574 6314 06	MENARDS-CLEANER, HING, SNAP	12.19	1 45460	12.19
			5900 0574 6314 06	AMAZON-POWER SUPPLY	1,085.96	1 45462	1,085.96
			5900 0574 6314 06	ALLIED-ELECTRICAL SUPPLIES	1,159.60	1 40354	1,159.60
			5900 0574 6314 06	NAPA-TESTER	4.87	1 45500	4.87
			5900 0574 6314 06	LANDMARK-FILTERS	107.32	1 45500	107.32
			5900 0574 6314 06	AMAZON-GLOVES	27.80	1 45430	27.80
			5900 0574 6314 06	AMAZON-GLOVES	52.18	1 45430	52.18
			5900 0574 6314 06	HACH-CALIBRATIONS	2,408.00	1 45431	2,408.00
			5900 0574 6314 06	MENARDS-SPRINKLERS	63.43	1 45470	63.43
			5900 0574 6314 06	KELLY SPLY-GASKETS, HOSE	40.78	1 45520	40.78
			5900 0574 6314 06	FASTENAL-BOLTS, NUTS, TROD	251.27	1 45462	251.27
			5900 0574 6314 06	MUNICIPAL SPLY-SPACER FLANGE	153.78	1 45462	153.78
			5900 0574 6314 06	NAPA-BELTS	42.63	1 45451	42.63
			5900 0574 6314 06	GRAINGERS-COUNTERSINK SET	194.27	1 45450	194.27
			5900 0592 0463 06	MISC 999 NFPA-CODE BOOK	65.50	2 79225	65.50
			5903 0022 0783 06	BRD PUBLIC ACCOUNT-RENEW PEI	175.00	1 69330	175.00
			5907 0021 0046 06	VERIZON-PHONE CASE	53.49	1 15750	53.49
			5907 0021 0046 06	KOONS GAS-GASKETS	569.99	1 15681	569.99
			5907 0021 0046 06	UNVIS HYDR-HOSE FITTINGS	26.05	1 61843	26.05
			5907 0021 0046 06	CENT NE EQUIP-HOSE FITTINGS	31.84	1 61843	31.84
			5907 0021 0046 06	BASCOMTURNER-HOSE & WAND	112.30	1 15750	112.30
			5907 0021 0046 06	VERMEER-WATER BALL VALVE	617.68	1 61843	617.68
			5907 0021 0046 06	KULLY-SPRINKLER REPAIR PARTS	50.05	1 15733	50.05
			5908 0020 8874 06	DRAKE TOOL-TURN FLANGES	321.00	1 10009	321.00
			5908 0020 8874 06	EBEDQQ-OQ TRAINING USER FEE	1,575.00	1 19220	1,575.00
			5908 0020 8874 06	DRAKE TOOL-REPAIR PUMP	1,046.99	1 15750	1,046.99
			5908 0020 8874 06	BUS WORLD-MARKERS	20.27	1 15491	20.27
			5908 0020 8874 06	UNIV HYDR-REPLACE BROKEN HOSE	26.53	1 61843	26.53
			5910 0257 5052 06	MISC 999 MENARDS-DETERGENT	69.34	2 95065	69.34
			5910 0257 5052 06	MISC 999 TRCTR SPLY-CART WHEEL	115.52	2 75065	115.52
			5910 0257 5052 06	MISC 999 NAPA-PWR STR CAP	(3.33)	2 95126	(3.33)
			5910 0257 5052 06	MISC 999 LANDMARK-MOWER PART	154.81	2 75065	154.81
			5910 0257 5052 06	MISC 999 LINWELD-BRAZING TIPS	179.48	2 25064	179.48
			5910 0257 5052 06	MISC 999 EAKES-BINDER	10.76	2 75065	10.76
			5910 0257 5052 06	MISC 999 LINWELD-HARDHAT PADS	36.38	2 79275	36.38
			5910 0257 5052 06	MISC 999 AIRGAS-HARDHAT PADS	14.34	2 79275	14.34
			5910 0257 5052 06	MISC 999 BIG G-SCREWDRIVER	5.91	2 25064	5.91
			5910 0257 5052 06	MISC 999 KELLY SPLY-PRECIP BEA	117.44	2 25124	117.44
			5910 0257 5052 06	MISC 999 KELLY SPLY-BUSHINGS	14.47	2 75125	14.47
			5910 0257 5052 06	MISC 999 FASTENAL-BATTERY, BOL	55.52	2 75065	5.65
						2 85125	49.87
			5910 0257 5052 06	MISC 999 BIG G-BATTERIES	11.81	2 75065	11.81
			5910 0257 5052 06	MISC 999 ZORO-HEPA FILTERS	401.30	2 75065	401.30
			5910 0257 5052 06	MISC 999 FRIESEN CHEV-PWR STR	26.81	2 95126	26.81
			5910 0257 5052 06	MISC 999 HAST OTDR PWR-MTR CL	26.20	2 95065	26.20
			5910 0257 5052 06	MISC 999 KELLY SPLY-HOSE	55.97	2 85125	55.97
			5910 0257 5052 06	MISC 999 KULLY-SHOCK-IT	416.86	2 25135	416.86
			5910 0257 5052 06	MISC 999 DUTTON-CONTACTORS	109.69	2 25110	109.69
			5910 0257 5052 06	MISC 999 BIG G-FERTILZR, LADDER	218.68	2 75065	218.68
			5910 0257 5052 06	MISC 999 GARRETT-TIRE REPAIR	21.88	2 75065	21.88
			5910 0257 5052 06	MISC 999 FASTENAL-BATTERY, BOL	15.34	2 75065	15.34
			5910 0257 5052 06	MISC 999 LINWELD-GLOVES	319.36	2 79275	319.36
			5910 0257 5052 06	MISC 999 BIG G-VACUUM BAGS	15.00	2 75065	15.00
			5910 0257 5052 06	MISC 999 AIRGAS-PAINT STICK	49.88	2 75065	49.88
			5910 0257 5052 06	MISC 999 FASTENAL-BOLTS	86.38	2 75115	86.38
			5910 0257 5052 06	MISC 999 DELL-TONER	121.96	2 95065	121.96
			5910 0257 5052 06	MISC 999 KELLY SPLY-ORING LUBE	94.10	2 75125	94.10
			5910 0257 5052 06	MISC 999 LINWELD-GLOVES, WELD	286.79	2 75065	254.30
						2 79275	32.49
			5910 0257 5052 06	MISC 999 HAST FORD-DR HANDLE	15.34	1 61842	15.34
			5910 0257 5052 06	MISC 999 ZORO-SAFETY SIGNS, GL	89.72	2 79275	89.72
			5910 0257 5052 06	MISC 999 KELLY-RED SILICONE	408.37	2 75065	408.37
			5910 0257 5052 06	MISC 999 FASTENAL-TAP WRENCH	29.75	2 25064	29.75

Distribution Register by Check



ACH PAYMENTS

Printed: 7/3/2021 13:51

From Check Date: 07/06/2021 - To Check Date: 07/06/2021

Check No	Supplier	Supplier Name	Invoice Number	Invoice Description	Invoice Amt	Charge Code	GL Amount
			5910 0257 5052 06	MISC 999 EAKES-CLIPBOARD	2.56	2 95065	2.56
			5910 0257 5052 06	MISC 999 MENARDS-SAFETY GLASS	21.34	2 79275	21.34
			5910 0257 5052 06	MISC 999 ULINE-STRAP CRIMPS	47.48	2 75065	47.48
			5910 0257 5052 06	MISC 999 FASTENAL-BOLTS	22.50	2 85115	22.50
			5910 0257 5052 06	MISC 999 KULLY-PIPE NIPPLES	12.78	2 85125	12.78
			5910 0257 5052 06	MISC 999 BIG G-DR STOP, MAGNET	14.99	2 75065	14.99
			5910 0257 5052 06	MISC 999 NAPA-FILTERS	81.32	2 25065	81.32
			5910 0257 5052 06	MISC 999 BIG G-CURB MARKERS	63.91	2 95115	63.91
			5910 0257 5052 06	MISC 999 DUTTON-FUSES	47.08	2 75115	47.08
			5910 0257 5052 06	MISC 999 ULINE-STORAGE BINS	45.26	2 95065	45.26
			5910 0257 5052 06	MISC 999 DUTTON-PIPE FITTINGS	67.94	2 75115	67.94
			5910 0257 5052 06	MISC 999 MENARDS-JANITOR SUPP	43.28	2 75065	43.28
			5910 0257 5052 06	MISC 999 KELLY-AIR HOSE	144.69	2 95065	144.69
			5910 0257 5052 06	MISC 999 NAPA-FILTERS	89.27	2 25065	89.27
			5910 0257 5052 06	MISC 999 FASTENAL-HEADLAMPS,B	375.09	2 75065	375.09
			5910 0257 5052 06	MISC 999 LINWELD-TORCH REPAIR	599.90	2 75065	599.90
			5910 0257 5052 06	MISC 999 BIG G-EXTENSION CORDS	45.62	2 95065	45.62
			5910 0257 5052 06	MISC 999 NAPA-BEAD, DEGREASER	140.04	2 75065	140.04
			5910 0257 5052 06	MISC 999 LINWELD-CUTOFF WHEEL	53.50	2 75065	53.50
			5910 0257 5052 06	MISC 999 NUTRIEN AG-PROPANE	20.89	2 75065	20.89
			5910 0257 5052 06	MISC 999 NUTRIEN AG-PROPANE	22.16	2 75065	22.16
			5910 0257 5052 06	MISC 999 DUTTON-CHECK VALVES	152.28	2 75115	152.28
			5910 0257 5052 06	MISC 999 BIG G-FILTERS	21.36	2 25115	21.36
			5910 0257 5052 06	MISC 999 GARRETT-MOWER TIRE	117.39	2 75065	117.39
			5910 0257 5052 06	MAIN21-21 OMAHA VLVE-GAUGE	98.80	2 25145	98.80
			5910 0257 5052 06	MISC 999 BIG G-LIGHT BULBS	7.33	2 75115	7.33
			5910 0257 5052 06	MISC 999 KELLY-SCREWDRIVERS	35.92	2 25064	35.92
			5910 0257 5052 06	MISC 999 NAPA-BRAKLEEN	199.53	2 75065	199.53
			5910 0257 5052 06	MISC 999 NAPA-FILTERS	51.48	2 95146	51.48
			5910 0257 5052 06	MISC 999 HAST OTDR PWR-STRAP	16.05	2 75065	16.05
			5910 0257 5052 06	MISC 999 NUTRIEN AG-HERBICIDE	192.89	2 75065	192.89
			5910 0257 5052 06	MISC 999 NAPA-SOCKET	26.87	2 25064	26.87
			5910 0257 5052 06	MISC 999 FASTENAL-TAP	24.32	2 25064	24.32
			5910 0257 5052 06	MISC 999 DUTTON-LIGHT FIXTURES	161.24	2 75115	161.24
			5910 0257 5052 06	MISC 999 DUTTON-LAMPS	269.78	2 75115	269.78
			5910 0257 5052 06	MISC 999 KELLY-FITTINGS	86.55	2 75125	86.55
			5910 0257 5052 06	MAIN21-12 HOME DEPOT-TOOLS	338.12	2 25064	338.12
			5910 0277 6460 06	GRACE LCKSMTH-KEYS, KEY TAGS	18.19	1 69330	18.19
			5910 0277 6460 06	BIG G-LED LAMPS	48.25	1 69330	48.25
			5910 0277 6460 06	BIG G-MISC FASTENERS	22.46	1 69330	22.46
			5910 0277 6460 06	NAPA-HVAC BELTS	43.78	1 69330	43.78
			5910 0277 6460 06	MENARDS-HVAC FILTERS	503.38	1 69330	503.38
			5910 0277 6460 06	ELECTR SYS-INSTALL FIRE ALARM	80.00	1 60159	80.00
			5910 0277 6460 06	K&G PLUMB-INSTALL PLUMBING	195.65	1 69330	195.65
			5910 0277 6460 06	MENARDS-HAND TRUCK	66.67	1 69330	66.67
			5920 0020 5411 06	HAST OTDR PWR-CHAINSAW	645.20	2 25820	645.20
			5922 0020 3174 06	BIG G-HYDRAULIC CMNT	14.97	1 35580	14.97
			5922 0020 3174 06	MENARDS-CULVERT	197.94	1 35055	197.94
			5922 0020 3174 06	KULLY-SHEETING	183.30	1 35055	183.30
			5922 0020 3174 06	MENARDS-LIGHTS	49.20	1 45051	49.20
			5922 0020 3174 06	MUNICIPAL SPLY-JOINT PLUGS	429.12	1 35580	429.12
			5922 0020 3174 06	UNIV HYDR-HYDR HOSES	230.13	1 45021	230.13
			5922 0020 3174 06	MENARDS-MISC FASTENERS	13.58	1 35052	13.58
			5922 0020 3174 06	MUNICIPAL SPLY-CDUCTILE RESTR	629.93	1 30387	629.93
			5922 0020 3174 06	MUNICIPAL SPLY-METER GASKETS	179.08	1 35540	179.08
			5922 0020 3174 06	KELLY SPLY-PLUGS, COMPRTAPE	21.12	1 35522	21.12
			5922 0020 3174 06	MUNICIPAL SPLY-TAPPING SADDLE	1,193.90	1 34160	1,193.90
			5923 0020 2134 06	AMAZON-BACKUP CAMERA, MONIT	267.49	1 45021	267.49
			5923 0020 2134 06	JIMMYJOHNS-MEAL WATER MAIN BI	59.56	1 35580	59.56
			5923 0020 2134 06	DUTTON-MISC FITTINGS	34.24	1 35540	34.24
			5926 0019 9832 06	BUS WORLD-WALL POCKET	12.24	1 69330	12.24
			5926 0019 9832 06	BIG G-LAMP, SCREWS	27.15	1 69330	27.15
			5926 0019 9832 06	GRACES LCKSMTH-RECODE LOCK	55.00	1 60159	55.00
			5926 0019 9832 06	DUTTON-WIRE, ELECTRICAL PARTS	225.49	1 69330	225.49
			5926 0019 9832 06	DUTTON-FUSE BLOCK	30.26	2 20135	30.26
			5927 0019 9153 06	DUTTON-INSULATION CONNECTOR	87.36	2 20007	87.36
			5927 0019 9153 06	DATAPROBE-ALARM INDICATOR	765.00	1 69330	765.00
			5927 0019 9153 06	RADWELL-REFUND MODEM	(304.96)	2 25050	(304.96)
			5927 0019 9153 06	MENARDS-UBOLTS	5.52	1 60166	5.52
			5927 0019 9153 06	EBAY-FAN MOTOR	146.73	2 25700	146.73
			5927 0019 9153 06	MENARDS-UBOLTS	5.52	1 60166	5.52
			5927 0019 9153 06	DIGIKEY-MOTOR CONTROLLER	231.21	2 25600	231.21
			5927 0019 9153 06	BIG G-HOG RING STAPLES	7.25	2 25600	7.25
			5927 0019 9153 06	ECHO-GE BREAKER	58.71	1 69330	58.71
			5927 0019 9153 06	BIG G-HOLE SAW, ARBOR	35.75	2 25820	35.75
			5928 0019 8444 06	DUTTON-INSUL CONNECTORS, ENC	152.65	1 69330	152.65
			5928 0019 8444 06	MENARDS-STRAP	7.47	1 69330	7.47
			5928 0019 8444 06	ECHO-BREAKER	26.93	1 69330	26.93
			5928 0019 8444 06	FASTENAL-UNISTRUT PARTS	125.37	1 69330	125.37
			5928 0019 8444 06	MENARDS-SURGE PROTECTOR, LIC	74.33	1 69330	74.33
			5928 0019 8444 06	AMAZON-PATCH PANELS	940.11	1 60496	940.11
			5928 0019 8444 06	DUTTON-DIMMER, BULBS, OUTLETS	543.97	1 60159	543.97

Distribution Register by Check



ACH PAYMENTS

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From Check Date: 07/06/2021 - To Check Date: 07/06/2021

Check No	Supplier	Supplier Name	Invoice Number	Invoice Description	Invoice Amt	Charge Code	GL Amount
			5928 0019 8444 06	DUTTON-CABLE	408.02	1 60496	408.02
			5928 0019 8444 06	AMAZON-QUICKPORT CONNECTOR	133.75	1 60496	133.75
			5928 0019 8444 06	DUTTON-OUTLETS, CABLE	68.25	1 60159	68.25
			5928 0019 8444 06	DUTTON-POLE BREAKER	78.85	1 60159	78.85
			5928 0019 8444 06	ACME TOOLS-DRILL, HAMMER KIT,	417.46	2 25820	417.46
			5928 0019 8444 06	BIG G-BUCKET LID	2.02	2 25820	2.02
			5931 0019 6724 06	MAIN21-12 CHAMPION-AIR CHISEL	55.75	2 25064	55.75
			5931 0019 6724 06	MISC 999 AMAZON-LABELS	89.84	2 75065	89.84
			5931 0019 6724 06	MISC 999 MCMaster-BRNZBEARIN	461.01	2 85125	461.01
			5931 0019 6724 06	MAIN21-12 MCMaster-PACK PULLE	85.18	2 25064	85.18
			5931 0019 6724 06	MISC 999 GRND KUBOTA-PARTS	158.51	2 75065	158.51
			5931 0019 6724 06	MISC 999 ISLAND SPLY-TIG ROD	87.78	2 75065	87.78
			5931 0019 6724 06	MISC 999 AMAZON-IMPACT ADAPTE	14.96	2 25064	14.96
			5931 0019 6724 06	MISC 999 GARRETT-TIRE REPAIR	17.66	2 95065	17.66
			5931 0019 6724 06	MISC 999 DIGIKEY-NETWORK PORT	378.73	2 75125	378.73
			5931 0019 6724 06	MISC 999 BH PHOTO-CHANGER CAE	81.32	2 75125	81.32
			5931 0019 6724 06	MISC 999 GRACES-REPAIR DR HANI	564.00	2 25115	564.00
			5931 0019 6724 06	MISC 999 GRAINGER-PATCH CORD	14.58	2 75125	14.58
					47,415.35		47,415.35
603866	76025	UNITED PARCEL SERVICE	00006838E9251	DELIVERY SERVICE	672.80	1 35531	350.34
						1 35532	166.39
						1 69187	86.02
						1 69206	16.50
						2 25145	12.70
						2 25950	15.51
						2 85015	12.64
						2 85127	12.70
			00006838E9261	DELIVERY SERVICE	44.38	1 69206	33.00
						2 75145	11.38
					717.18		717.18
603867	79325	WESTERN AREA POWER ADMIN.	BFPB000950521	POWER PURCHASES	109,234.89	2 22322	109,234.89

Checks & ACH Payments 2,207,854.58
Less Discounts (22.41)
Less Voided Check (2,294.71)
Grand Total 2,205,537.46

Combined 1,179,905.30
Electric 1,025,632.16
Grand Total 2,205,537.46

SOLID WASTE/WOOD WASTE VOLUME AND REVENUE REPORT

Month of JUNE 2021

SOLID WASTE FACILITY

Hastings/Adams County

Loose Tonnage	1,416.64 .
Compacted Tonnage	1,811.96 .
Special Waste Tonnage	3.88 • Asbestos
Industrial Waste I Tonnage	127.90 .
Industrial Waste II Tonnage	0.01 .
Contaminated Soil/Sands	551.70 .

Regional Five-County Area

Loose Tonnage	349.57 •
Compacted Tonnage	665.13 •
Special Waste Tonnage	0.00 •
Industrial Waste I Tonnage	0.00 •
Industrial Waste II Tonnage	0.00 •
Contaminated Soil/Sands	0.00 •
	4,926.79 • *

WOOD WASTE FACILITY

Hastings/Adams County and Regional Five-County Area

Total Tonnage of Incoming Wood Waste	339.44 *
Total Tonnage of Incoming Green Waste	57.67 *
	5,323.90 *

REVENUE INCOME

Solid Waste Facility

Cash	\$16,486.62	1 RCC Redeemed=\$10.50, 10 Freon Appliances=\$105.00, 5 cy dirt = \$13.20
Charge	\$191,031.24	
		* \$207,517.86
Special Waste Fees	\$387.03 *	
Industrial Waste I Fees	\$7,949.54 *	
Industrial Waste II Fees	\$82.00 *	
Contaminated Soils/Sand	\$22,683.32 *	
		* \$31,101.89

Wood Waste Facility

Incoming Wood Waste Revenue	\$14,255.33
Total Revenue of Natural Wood Chip Sales	\$2,632.29
Incoming Green Waste Revenue	\$2,473.27
Total Revenue of Compost Sales	\$23.21
	* \$19,384.10

***REVENUE GRAND TOTAL FOR THE MONTH** \$226,901.96

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

Prepared By: Janet Johnson Checked By: Julayne Brown

Updated 7/2/2021

CITY OF HASTINGS
FY 2020-2021 LANDFILL MONTHLY TOTALS

MONTH	HASTINGS/ADAMS COUNTY					OUTSIDE ADAMS COUNTY					CASH	CHARGE	SPEC/INDR	TOTAL	DC/CY	RATIO CY/TON
	L-TON	C-TON	SP	IW1/IW2	SOIL/SAND	L-TON	C-TON	SP	IW	S/S			SOIL/SANDS*			
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	1,218.64	1,705.50	8.30	140.23	499.83	168.82	589.90	0.48	2.50	0.00	8,398.06	175,112.49	30,722.41	183,510.55	800	5.418/1
01/2021	4,251.37	1,554.79	0.00	107.41	442.26	192.52	502.10	0.01	0.00	0.00	10,153.39	282,727.13	24,902.48	292,880.52	2,070	3.406/1
02/2021	988.71	1,399.55	0.46	105.71	476.19	141.35	484.16	0.00	0.00	0.00	6,917.35	143,828.19	26,206.40	150,745.54	1,050	3.425/1
03/2021	1,525.38	1,857.33	7.12	141.92	626.27	206.27	687.79	0.07	0.00	0.00	17,125.98	195,869.73	35,410.87	212,995.71	1,260	4.010/1
04/2021	1,444.38	1,900.44	0.43	155.06	546.90	425.19	630.82	0.19	0.00	0.00	16,519.88	198,886.06	32,389.67	215,405.94	1,540	3.314/1
05/2021	1,045.10	1,745.87	5.71	114.50	526.66	386.96	608.68	0.00	0.00	0.00	16,071.01	171,361.08	29,344.43	187,432.09	820	5.407/1
06/2021	1,416.64	1,811.96	3.88	127.91	551.70	349.57	665.13	0.00	0.00	0.00	16,486.62	191,031.24	31,101.89	207,517.86	1,100	4.479/1
07/2021														0.00		
08/2021														0.00		
09/2021														0.00		
TOTAL	13,538.30	15,421.04	28.40	1,103.92	4,692.63	2,399.73	5,294.24	18.35	2.50	0.00	120,542.33	1,668,341.14	267,587.05	1,788,883.47	10,640	---

362.96 Ton Tires Hauled by Resource Mgmt Tire Recycling Event 3/134/21-3/20/2021

Dec 2020 / 1 RCC Redeemed = .02T (40 lbs) = \$10.50
 June 2021 / 1 RCC Redeemed = .24T (480 lbs) = \$10.50

42,499.11 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: Tulayne Brown

Updated 7/2/2021

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	296.23	\$8,200.18	905.00	1.00	\$1,914.83	\$10,115.01	Parks Xmas Trees N/C = 1.12T, Parks=98.20 Wd N/C
01/2021	269.52	\$5,936.47	290.00	8.00	\$651.90	\$6,588.37	Parks Xmas Trees N/C = 1.91T, Parks=99.73T Wd N/C, Street=24.61T Wd N/C
02/2021	155.60	\$4,275.29	60.00	0.00	\$126.60	\$4,401.89	Parks = 51.58 T WD N/C
03/2021	296.35	\$10,731.06	58.00	31.00	\$285.94	\$11,017.00	Parks = 40.16 T Wd N/C, Street =.09 T Wd N/C
04/2021	317.06	\$11,515.98	115.00	69.00	\$575.06	\$12,091.04	Parks = 45.32 T Wd & 5 cy Prem Chips N/C
05/2021	274.74	\$10,976.31	79.00	64.00	\$496.63	\$11,472.94	Parks=5.70T Wd N/C, Parks/Grm Tree=7.02T WD N/C (Parks Total = 12.72T Wd N/C) Fire Dept=1.45T Wd N/C, Cemetery=3cy Standard Chips N/C
06/2021	339.44	\$14,255.33	1,077.00	81.00	\$2,632.29	\$16,887.62	Parks=5.42 T Wd N/C, Street Dept=.15 T Wd N/C, Parks=32cy Standard Chips
07/2021						\$0.00	
08/2021						\$0.00	
09/2021						\$0.00	
TOTALS	2,568.66	\$87,594.52	4,565.00	288.00	\$11,039.77	\$98,634.29	

Prepared By: Janet Johnson Checked By: Julayne Brown

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	1.03	\$59.26	0.00	\$0.00	\$59.26
01/2021	2.46	\$112.77	0.00	\$0.00	\$112.77
02/2021	1.76	\$79.75	0.00	\$0.00	\$79.75
03/2021	585.00	\$299.37	2.00	\$4.22	\$303.59
04/2021	30.48	\$1,357.23	13.00	\$27.43	\$1,384.66
05/2021	31.09	\$1,368.51	4.00	\$8.44	\$1,376.95
06/2021	57.67	\$2,473.27	11.00	\$23.21	\$2,496.48
07/2021					\$0.00
08/2021					\$0.00
09/2021					\$0.00
TOTALS	735.86	\$7,063.08	30.00	\$63.30	\$7,126.38

Prepared By: Janet Johnson Checked By: Michelle C. Jones
Julayne Burris

Updated 7/2/2021

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	Public Only
11/2020	38.00	8.00	\$11.50	Public Only
12/2020	32.00	0.00	\$8.00	Public Only
01/2021	254.00	0.00	\$1.00	Public = 4 gal, LF = 250 gal
02/2021	0.00	9.00	\$2.25	Public Only
03/2021	178.00	0.00	\$40.75	Public = 163 gal, LF = 15 gal
04/2021	6.00	3.00	\$2.25	Public Only
05/2021	65.00	0.00	\$16.25	Public Only
06/2021	56.00	0.00	\$13.75	Public = 55 gal, LF = 1 gal
07/2021				
08/2021				
09/2021				
TOTALS	668.00	29.00	\$107.75	

Prepared By:

Janet Johnson

Checked By:

[Signature]

Lulayne Brown

WORK ORDER ENGINEERING ESTIMATE

HASTINGS UTILITIES

HASTINGS, NEBRASKA

Name of Department: WaterWork Order No.: WA-391Construction: XBudget Item No.: 3.13 2021

Retirement: _____

Budget Item Amt: \$100,000**DESCRIPTION AND LOCATION:**

Well 24 located at E 13th St and N Academy Ave (Crosier Park).

PURPOSE OF WORK IMPROVEMENT:

Install a VFD for well pressure regulating and to add flexibility in use of the well by controlling the flowrate.

CONTRIBUTIONS/REMARKS:

Lead time on VFD equipment is 16 weeks.

Estimated Cost	Amount	Attached Map or DWG No.:	0.00
1. Material to be Purchased	\$5,000.00	Sheet No.:	
2.	0.00		
3. Material from Stock	0.00	Date Work to be Started:	10/1/21
4.	0.00	Date Work to be Finished:	8/1/22
5. Labor	18,400.00	Checked By:	Date
6. Mileage & Truck Usage	0.00	K. Miller	6/3/2021
7. Equipment Usage	0.00	Checked By:	Date
8. Contract Amount	30,696.54	Brandon Lubken 2021.06.03 16:44:07 -05'00'	
9. Inspection and Other Fees	1,000.00	Approved By:	Date
10.		Lee Vrooman Digitally signed by Lee Vrooman Date: 2021.06.18 17:22:30 -05'00'	
SUBTOTAL	\$55,096.54	Director of Engineering	
Engineering & Administrative @ 0%		Approved By:	Date
Subtotal	\$55,096.54		
		Hastings City Council	
		Authorized By:	Date
		Kevin D Johnson Digitally signed by Kevin D Johnson Date: 2021.06.21 07:18:35 -05'00'	
TOTAL ESTIMATED COST OF WORK ORDER	\$55,096.54	Manager	

HASTINGS UTILITIES, HASTINGS, NEBRASKA

Work Order No.: WA-391

B.I. No.: 3.13

B.I. Yr.: 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:	Water Department	80	50.00	4,000.00	
	Electric Department	240	60.00	14,400.00	
	Engineering Department			0.00	
TOTAL - LABOR					\$18,400.00
MILEAGE:	Trucks (Miles)			0.00	
	Trucks (Miles)			0.00	
	Trucks (Miles)			0.00	
TOTAL - MILEAGE & TRUCKS					\$0.00
EQUIPMENT:	Air Compressor (Hours)			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					\$0.00
TOTAL COST ALL LABOR AND EQUIPMENT ESTIMATE					\$18,400.00

MATERIAL ESTIMATE

Quantity	Stock Number	Description	Unit Price	Stock Material	New Material
		Miscellaneous Electrical		-	\$ 5,000.00
				-	
				-	
				-	
				-	
				-	
				-	
				-	
		TOTAL		\$ -	\$ 23,400.00

Estimated By:

K. Miller

Date:

3/22/21

Page 2

Department: Administration
Staff Contact: Dave Ptak
Council Meeting Date: 7/12/2021

AGENDA ITEM SUMMARY SHEET

Description of Item:

Approval of moving Hastings City Council meetings, Hastings City Planning Commission meetings, and Hastings Utility Advisory Board meetings from the Hastings Public Library to Hastings City Hall commencing with all meetings beginning in July 2021

Names of People/Business affected by this action:

Citizens of Hastings, City employees

Why Council action is required:

Motions are required to be passed and adopted by the City Council

Type of action requested:

Motion

Suggested motion:

Motion to Approve moving Hastings City Council meetings, Hastings City Planning Commission meetings, and Hastings Utility Advisory Board meetings from the Hastings Public Library to Hastings City Hall commencing with all meetings beginning in July 2021

Deadlines associated with action:

July 1, 2021

Department head comments:

This was discussed at the June 21, 2021 Work Session and may be tabled if the results of the mold tests should be received and any possible remediation done before returning City meetings to City Hall

City Administrator comments:

This item should not be passed as Notice requirements for the July 26 meeting have already noticed the Library as the meeting place. Notwithstanding the results of the mold testing which was sent to you earlier, it would make the most sense to keep the meetings at the Library until a decision on City Hall is made.

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing on a request for a Conditional Use Permit (CUP) for TK's CNC & Powder Coating for limited manufacturing at property commonly addressed as 214 E 2nd Street, City of Hastings, Adams County, Nebraska.

Approve Resolution No. 2021-32 approving the Conditional Use Permit (CUP) for TK's CNC & Powder Coating for limited manufacturing at property commonly addressed as 214 E 2nd Street, City of Hastings, Adams County, Nebraska.

Names of People/Business affected by this action:

The applicant, the citizens of Hastings, and the City

Why Council action is required:

Neb. Rev. Stat. 19-929 requires a conditional use permit to be approved by the City Council unless the City Council has, through a zoning ordinance or special ordinance, generally authorized the Planning Commission to exercise such power and has approved the standards and procedures adopted by the Planning Commission for equitably and judiciously granting such conditional uses or special exceptions.

Type of action requested:

Resolution

Suggested motion:

Approve Resolution No. 2021-32 for limited manufacturing at property commonly addressed as 214 E 2nd Street, City of Hastings, Adams County, Nebraska subject to following conditions:

- 1) Improvements to pave driveway into business and at minimum add crushed concrete or rock that is able to sustain weight in amount of 75,000 pounds for emergency vehicles to the approach and the parking area will be required when property is fully purchased by applicant from property owner.
- 2) Should applicant decide to incorporate powder coating processes into the processing done at this location rather than subcontracting out at a separate location then an amendment to this CUP will be required.
- 3) There shall be compliance with any other applicable City, County, State or Federal regulations that shall apply.
- 4) This resolution shall be filed with the registrar of deeds so as to provide notice to any person examining the real estate records of the existence of this CUP. The recording costs incurred to comply with this section shall be paid by the applicant for the CUP.

Deadlines associated with action:

Applicant will follow with approval of building permit and development permit for any signage.

Department head comments:

Mr. Thomas Karr is our applicant. He makes signs and other metal material artwork. Mr. Karr's passion for what started out as a hobby is also his goal for a fulltime business in our community. As a hobby he has been working out of his garage at his place of residence. This property is zoned R-1, *Single Family Residential*, and this use district does not allow for limited manufacturing as a permitted use. *Manufacturing, limited* is defined as *an industrial use where small-scale activities produce no by products such as smoke, odor, dust or noise discernable from the outside of the building in which it is located*. Individual facilities typically occupy less than 10,000 square feet of gross leasable area, requires no outside storage, and distribution and deliveries are commonly made by general consumer delivery services, requiring no significant truck access. A retail, showroom, or service component is often associated with the use. Examples include artist studios, metal and wood shops, arts and crafts manufacturing, small appliance or machine repairs, or other small-scale assembly of finished parts or products from previously prepared materials. Mr. Karr desires to comply with City zoning laws and still build on this hobby to make this a fulltime business venture. Mr. Karr has located property at 214 East 2nd Street for which he can rent to own, that he feels will be the next step in building this business. Here he would have a small retail store in the back southwest corner of the structure for customers to come browse his signage and art for purchase and then also an area to produce the creations up to the point of powder coating, where it will then be sent to a more appropriate facility for this last processing application. This property is owned by Dale and Coleen Schendt and is zoned C-1, *Local Business District*. Limited manufacturing in this district requires a Conditional Use Permit.

As with all CUP requests, we have reviewed this use to the CUP criteria as laid out in City Code Section 34-402. The discussion that follows addresses how this criteria is met.

1. The proposed development will integrate compatibility with existing land uses and with permitted uses that may be established within any area to be affected by the proposed development.

Surrounding land uses

North: C-1, *Local Business*

South: Railroad right-of-way and R-2, *Mixed Density Neighborhood District*

East: C-1, *Local Business*

West: C-1, *Local Business* & C-3, *Commercial business*

When considering the use of a light manufacturer in this area we look not just to the zoning of the property for where this business will be located but we also assess the surrounding properties. Though there are some residentially-zoned properties to the south, there is significant buffer created by the railroad between this C-1, *Local Business* District and the residential zone. The remaining surrounding properties to the north, east and west are all commercially-zoned. There are a few homes in these areas but these are clearly legal non-conforming and have remained in these areas despite the commercial zoning. In fact, there is a gas station one lot to the west that serves as

a reminder of the long-term commercial intent of this area. The front of this structure faces the heavily traversed Minor Arterial of 2nd Street. Therefore, we do not feel that the use of a sign and metal art business is incompatible to the surrounding area. In fact, applicant has already discussed this potential business with the neighbor to the west whom is supportive and the home on the lot east of this lot is believed to be vacant as many of the windows are boarded up.

2. The use does not have a permanent negative impact that is substantially greater than the impact anticipated from development permitted in the base zone district.

Pedestrian and vehicular traffic circulation and safety. This lot has optimal vehicular circulation with ingress/egress off of 2nd Street that spills into a large dirt parking lot on the north side of the structure where there is ample area to turn around. The ingress/egress and parking lot into this business are not asphalt or concrete covered and does have large concave areas where water can pool and driving across could be bumpy. However, the closer you get to the building the more crushed rock there appears to be settled into the ground. The owner has provided a section for parking in his Site Plan showing where he intends to have off-street parking available for customers. Parking for this business has been assessed to require a total of 2.6 spaces. This is based on an industrial processing area of 2256 SF that requires 1 space for each two employees at maximum employment on a single shift and for the retail area 3.3 spaces per 1,000 square feet of total building area. Staff figured 1 space for applicant and his one employee to park for processing area and 1.6 spaces for the retail area. Applicant has provided 3 parking spaces. As for pedestrian access there is a sidewalk around the front of the building and a brick inlay sidewalk out by the street right-of-way. Though there clearly could be some improvements made to better stabilize the dirt drive, the applicant has not decided yet as to whether this will be his long-term facility or he might move to something bigger where he can also do his own powder coating. Paving or added concrete crushed rock are just not cost effective at this juncture. Staff recommends that if the applicant should decide to remain at this location long-term and purchase the property that at that time he be required as a condition of this permit to add rock that is able to sustain weight of 75,000 pounds for emergency vehicles or concrete the driveway and the parking area. That will give him time to grow his business and yet still require him to improve the driveway and parking area should he decide to remain at this location.

Reasonable and economic extension of public utilities and facilities. As this is within City limits and already serviced by the City there is no extension of service required for the applicant. There are also non noise, fumes, dust or other environmental pollutions to consider. Staff has reviewed and agrees that that plasma water table should not create fumes, dust or noise that would affect adjacent properties. Trailer for metal recycling has been addressed. Powder coating will be subcontracted out and not accomplished at this site, which will alleviate requirements to install sprinklers and create separation. However, applicant will be still installing an 8-foot wall between the areas to ensure the safety of any potential customers.

The maintenance of logical and efficient development patterns and land use mixtures. The development pattern of uses in this area has been to move toward commercial. Despite some surrounding properties being used for residential purposes, the City of Hastings Zoning Code does demonstrate the intent for commercial businesses to use this area.

The maintenance of property values in accordance with established and permitted land uses.

Allowing for commercial businesses in this area should not adversely affect the property values. Having businesses within walking distance of residential can be seen as a perk for a property owner to easily integrate into the community and may have more of a positive impact on property values than a negative impact in this area. Adjacent property owner letters were sent on 6/4/21 to adjacent property owners within 300 feet to ensure that neighbors have an opportunity to speak on this CUP, if concerned or supportive. To date we have only received one inquiry and this property owner was not concerned with this use by the end of the phone conversation.

3. The conditions imposed are necessary to ensure the maintenance of property values and the safety, health, comfort, and repose of the residents. Staff has conducted a site visit and feels this structure would work for processing that does not include the powder coating without incorporating more costly upgrades to the building like sprinklers. Staff has agreed to allow applicant to move forward with their dream so long as he sends the powder coating portion of his process to a subcontractor at a different facility. This will allow the applicant to better ensure he wants to buy this facility first before putting costly improvements into effect. Additionally, applicant is proposing in his narrative an 8-foot wall to keep customers out of the shop area which will protect their eyes from the plasma table when it is running.

4. That the use, subject to conditions, maintains compliance with the Comprehensive Plan and the purpose and intent of the zoning regulations. The Comprehensive Plan Future Land Use Map for this property is slated Urban Residential. This is not a match to the existing zoning in this area. However, when a use backs to a railroad the planning practice would be to consider zoning the adjacent area to a higher impact zone of commercial and /or Industrial. This property backs to the railroad. Additionally, when looking at the existing businesses located between Eastside Boulevard and California Street we can see that a metal sign and craftsman would fit well into this area as a use. There is a Fill & Chill Convenience Store on the corner of Pine and 2nd Street, just 2 lots west of the lot, and we also have several other commercial businesses lining both the north and south sides of 2nd Street in the swatch between Eastside Boulevard and California Avenue. Werner Construction Co. and Molina Auto Sales to name a few. Therefore, Staff is convinced that though there is Urban Residential FLU anticipated for this area, that this goal FLU zoning is dated and does not accurately address for the buildout urban sprawl factor of the last 12 years. When we consider the Comprehensive Plan we must evaluate this urban sprawl factor against a severely outdated comprehensive and Future Land Use plan. A sign and metal maker in this area fits to the industrial nature of the railroad to its south and is compatible to the existing commercial uses we see to the north, west and east of this area.

City Administrator comments:

Recommend approval



Owner's Authorization Letter

I/we hereby certify that I/we are the owner(s) of the property described herein. I/we am/are respectfully requesting processing and approval of the application(s) referenced herein. I/we hereby authorize the Applicant(s) listed on this application to act on my/our behalf during the processing and presentation of the request. The person(s) identified as Applicant shall be the principal contact with the City in processing this application.

Project: Conditional Use Permit

Address/Location: 214 E. 2nd St.

Applicant(s): Tommy Karr

[Signature]
Owner: _____ Owner's Signature

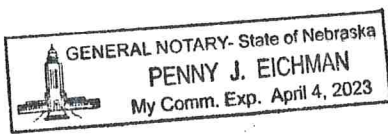
Owner: _____ Owner's Signature

State of Nebraska)

) ss:

County of Adams)

The foregoing document was acknowledged before me this 21st day of April
2021, by Dale E. Schendt



[Signature]
Notary Public

I am writing this to get a conditional zoning permit for 214 E 2nd St. The name I was trying to use is not available and am trying to get a LLC made as we speak. Right now it's going to be TK's CNC & powder coating. I also will have liability insurance. I'm going to be making custom signs with a retail store inside.

My idea of this place is to have a little retail store in the back south west corner I would only be open for business from Monday, Tuesday, Thursday, and Friday 4:30pm to 9pm. Then also Saturday from 9am to 5pm. The retail store inside will only be open on the hours above I don't anticipate any more than 3 customers at once so it shouldn't be bad. I would expect people to come browse and put in custom orders. I would have a computer and card reader to have people pay for the items they would like to purchase.

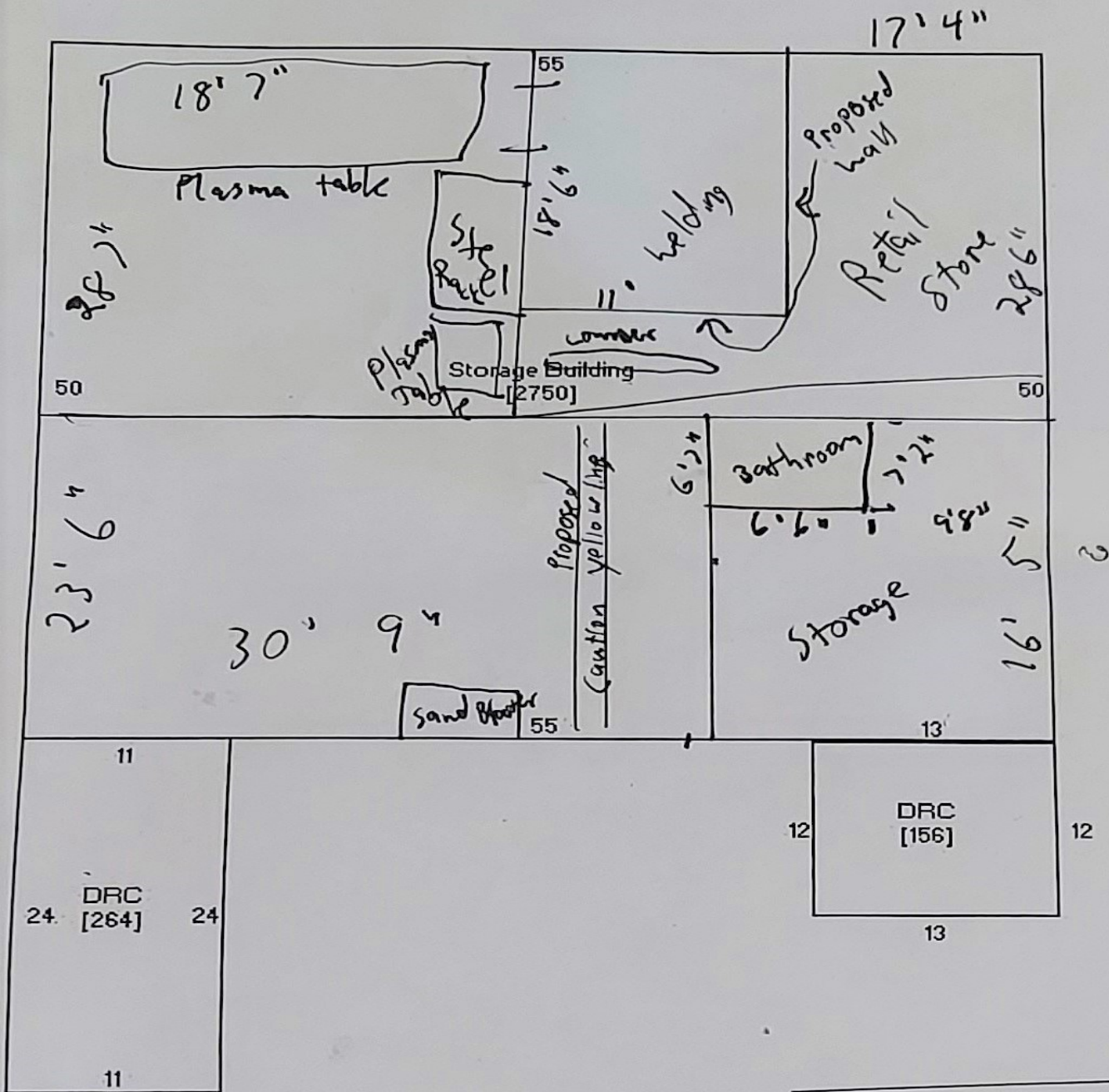
I have a full time job during the day and plan on doing this at night and Saturday. The plasma table would be located in the south east corner Will be running is a water table and won't be hardly any fumes with the water table. It would only be the Oil or residue on the surface. Once something is cut I would have a metal trailer out front as stated on my Site plan to dispose of the metal for recycling. It also isn't very loud to run so it wouldn't disturb the neighbors. I talked to the one neighbor to the west and he is ok with me being there and stated that he would be coming over for me to do some things for him. The neighbor on the east doesn't live there to my knowledge with the windows boarded up I would assume not.

The building is owned by Dale Schendt and I have a choice to rent with option to buy. Signage will only be on the building but would like to put one close to the road because of where I am located I don't think people will see me back there if it is allowed by code other than that I wouldn't have anything outside.

I have a proposed 8ft wall to keep customers out of the shop area to protect their eyes from looking at the plasma table when running or if I have to something on it. I want to make sure everyone has a good experience when coming there and their safety is my first concern.

So let's go through how the process would work a customer would come in to the shop and put an order in whether it's a custom one or not would be paid for then. I would then design it on the computer and cut it out on the plasma table would then clean it up getting the dross and water off of it. Then it would go to the sand blasting cabinet to get prepped for powder coating. This is where I would send it out to Midwest powder coating to get done To make it for the retail store or customers. I would like to have this as my full time job and have an employee, is my dream. I would have my customers park on the West Side of the parking facing west.

Thanks for your consideration and I hope I answered all your questions.
Tommy Karr

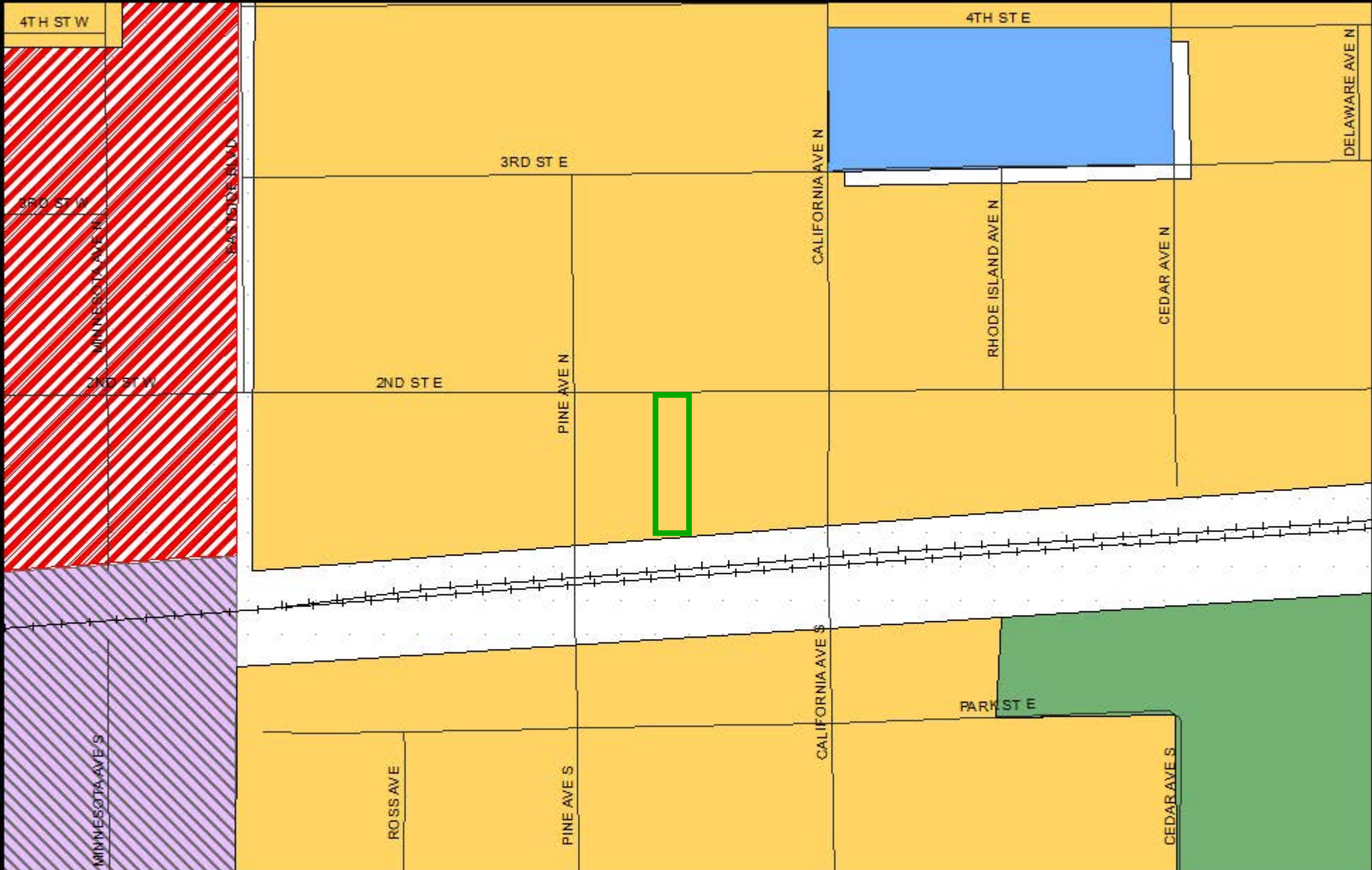


Parking

Parking

Parking





Future Land Use

City of Hastings, Nebraska

0 100 200 400 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



50

50

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50

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210

218

22

202

Belangore
2nd Add

Return to: City of Hastings Development Services, 220 N. Hastings Ave., Hastings, NE 68901

RESOLUTION NO. 2021-32

WHEREAS, the City of Hastings Municipal Code establishes regulations, requirements, and specific conditions for approving and issuing Conditional Use Permits (CUP) for development projects that require conditional approval by resolution approved by the Mayor and City; and

WHEREAS, On April 14, 2021 Thomas R. Karr of Hastings, Nebraska, filed an application seeking a Conditional Use Permit to allow for limited manufacturing on property currently owned by Dale E. and Colleen M. Schendt, and which property is addressed as 214 East 2nd Street, Hastings, Nebraska and legally described as follows:

Lot 5, Block 5, Bellangee's Second Addition to the City of
Hastings, Adams County, Nebraska, according to the recorded plat
thereof.

and

WHEREAS, the Planning Commission held a public hearing on June, 15, 2021 as required by law. Following said hearing, the Planning Commission recommended approval of granting a CUP for limited manufacturing; and

WHEREAS, the City Council conducted a public hearing on July 12, 2021 as required by law to consider the CUP application; and

NOW, THEREFORE, in consideration of the foregoing recitals, the Mayor and City Council of the City of Hastings, Nebraska, hereby approve granting a CUP to Thomas R. Karr and further do hereby adopt the following resolution:

BE IT RESOLVED by the Mayor and City Council of the City of Hastings, Nebraska, that it does hereby approve the granting of a Conditional Use Permit to Thomas R. Karr

for a limited manufacturing facility on property legally described as Lot 5, Block 5, Bellangee's Second Addition to the City of Hastings, Adams County, according to the recorded plat thereof

subject to the following conditions:

- 1) Improvements shall be made by paving driveway into business or, in the alternative, adding crushed concrete or rock that is able to sustain weight in amount of 75,000 pounds for emergency vehicles to the approach. The parking area shall be improved in a like manner when property is fully purchased by Thomas R. Karr, or by a business entity which he controls from the current property owner, Dale E. and Colleen M. Schendt.
- 2) Should applicant decide to incorporate powder coating processes into the processing done at this location, rather than subcontracting out at a separate location, then an amendment to this CUP will be required.
- 3) There shall be compliance with any other applicable City, County, State or Federal regulations that shall apply.
- 4) This resolution shall be filed with the registrar of deeds so as to provide notice to any person examining the real estate records of the existence of this CUP. The recording costs incurred to comply with this section shall be paid by the applicant for the CUP.

PASSED AND APPROVED this 12th day of July, 2021.

Corey Stutte, Mayor

ATTEST:

Kimberly S. Jacobitz, City Clerk

[S E A L]

Approved as to form: _____
Clint Schukei, City Attorney

STATE OF NEBRASKA)
) ss

COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me this _____ day of July, 2021 by Corey Stutte, Mayor and Kimberly S. Jacobitz, City Clerk of the City of Hastings.

Notary Public Signature

Notary Public Printed

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing to consider a request from Randal Chick of the Community Redevelopment Authority regarding Plan Modification No. 2021-4 to Redevelopment Area Number 4, for West 2nd Properties LLC Redevelopment Project.

Approve Resolution No. 2021-33 for Plan Modification No. 2021-4 to Redevelopment Area Number 4, for West 2nd Properties LLC Redevelopment Project.

Names of People/Business affected by this action:

The applicant, the people of Hastings, the Community Redevelopment Authority, 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:

Approve Resolution No. 2021-33, Plan Modification No, 2021-4 to Redevelopment Area #4, for West 2nd Properties LLC Redevelopment Project with the following condition: Use of this workshop shall not include any outside storage and/or wholesale distribution as these types of manufacturing are considered heavy manufacturing and would only be appropriate in the I-2, Heavy Industrial zone.

Deadlines associated with action:

Applicant will follow with application for building permit for this structure.

Department head comments:

West 2nd Properties LLC will purchase property located on property recently administratively replatted as Lot 1 of Bienkowski Subdivision to the City of Hastings, Adams County, Nebraska. The developer intends to build an 8,000 SF ft building on the approximately 20,287 sq. ft site located just south of W. 2nd Street on N. Laird Avenue. The project will result in the construction of an 8,000 sq. ft. workshop facility containing up to 9 units. Specific uses have not yet been determined for this space, but examples of wood or metal shop was provided as an example to the type of workshop. The developer is in the process of finalizing development plans and will provide evidence that they have secured adequate debt financing and equity to cover the costs associated with the remodeling and rehabilitation of this building prior to the execution of a Redevelopment Contract. Development of this project is anticipated to be completed between June 2021 and December 2021.

The applicant intends to utilize Tax Increment Financing (TIF) to aid for the acquisition, site preparation/grading, out of district utility fees, public driveways, parking and landscaping, engineering and legal fees, and construction of the building.

Total anticipated project costs are approximately \$365,000 for acquisition, site preparation, utility fees and construction. The total TIF eligible expenses for this project are \$60,000. The anticipated project valuation when completed is \$242,000 and the developer projects an incremental valuation increase of approximately \$230,000.

Future Land Use for this area has now been amended to Employment/Industrial. On May 18th, Planning Commission reviewed and voted 7-0 to recommend approval of this future land use change and at the time of this report it is still pending review and approval at City Council. This recommended change will be reviewed on Monday June 14th, so just prior to your review of this plan modification. I will update you during my verbal staff report of the outcome. If this amended FLU change is approved, then this would make the FLU compatible to the existing zoning of Light Industrial. The use of a workshop facility that does not require outdoor storage, but is for the small-scale assembly such as metal and wood shops, arts & crafts manufacturing, small appliances or machine repairs, research labs or small electronic manufacturing are a permitted uses in the I-1, Light Industrial District. Uses requiring outside storage and wholesale distribution would not be allowed in Light Industrial as these are only allowed in Heavy Industrial Use Districts.

Plan Modification 2021-4, attached, details further information.

Planning Commission reviewed and recommended approval in a vote of 8-0 on June 15, 2021.

City Administrator comments:

Recommend approval

REDEVELOPMENT PLAN#4
PLAN MODIFICATION NO. 2021-4
(West 2nd Properties LLC - Redevelopment Project)

The Community Redevelopment Authority (CRA) of the City of Hastings intends to amend the Redevelopment Plan for Area #4 within the city, pursuant to the Nebraska Community Development Law (the "Act") and provide for the financing of a specific redevelopment related project in Area #4.

Executive Summary:

Project Description

The project consists of the redevelopment of the property located on Lots Seven (7) through Twenty-Four (24), Block Fifteen (15), D.W. Palmer's Prospect Park Addition to the City of Hastings, Adams County, Nebraska. The developer intends to use Tax Increment Financing to aid in the site development including necessary site work, engineering, surveying and other consultant costs associated with and necessary for the redevelopment of the property. The developer intends to build an 8,000 SF ft building on the approximately 20,287 sq. ft site located just south of W. 2nd Street on N. Laird Avenue. The use of Tax Increment Financing is an integral part of the development plan and necessary to make this project financially feasible. The project will result in the construction of an 8,000 sq. ft. workshop facility. This project would not be possible without the use of TIF.

The use of Tax Increment Financing will aid with construction of a workshop building containing up to 9 units. The use of Tax Increment Financing is an integral part of the development plan and necessary to make this project affordable.

West 2nd Properties LLC is in the process of finalizing development plans and will provide evidence that they have secured adequate debt financing and equity to cover the costs associated with preparation of the site and construction of this building prior to the execution of a Redevelopment Contract. The Hastings Community Redevelopment Authority (CRA) intends to pledge the ad valorem taxes generated over the 15-year period beginning January 1, 2022 towards the allowable costs and associated financing for rehabilitation.

TAX INCREMENT FINANCING TO PAY FOR DEVELOPMENT OF THE PROPERTY WILL COME FROM THE FOLLOWING REAL PROPERTY:

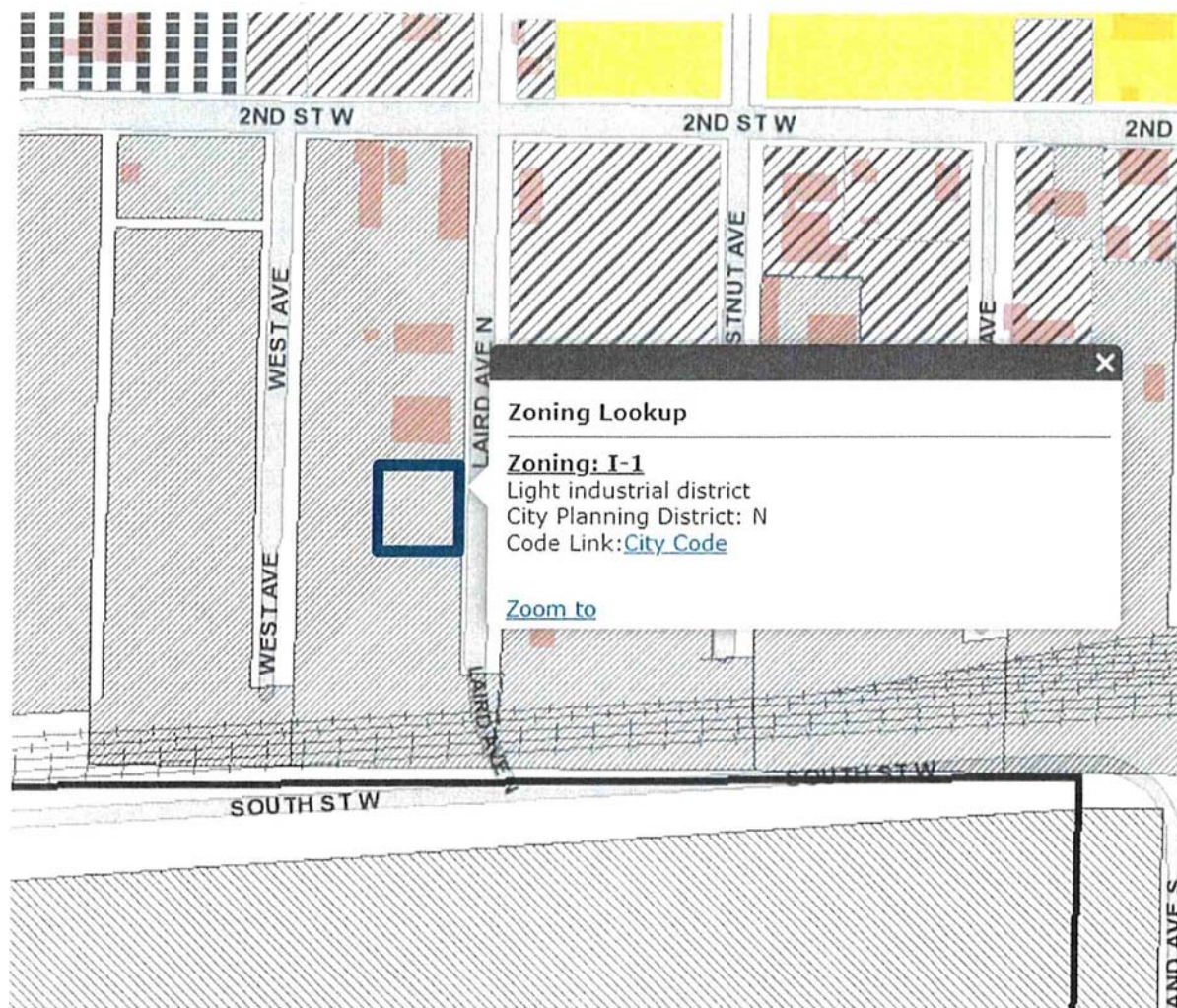
Property Description (the "Redevelopment Project Area")

100 Block of N. Laird Avenue in Hastings, Nebraska

Legal Description: Lots Seven (7) through Twenty-Four (24), Block Fifteen (15), D.W. Palmer's Prospect Park Addition to the City of Hastings, Adams County, Nebraska.

West 2nd Properties, LLC will utilize Tax Increment Financing to aid in site acquisition, site preparation, utility costs, architectural, engineering and planning costs, capitalized interest, and legal fees, public parking, landscaping and any other eligible public improvements essential for public uses in accordance with the Redevelopment Plan.

Map of Existing Land Use and Proposed Redevelopment Site



City of Hastings Zoning

The tax increment will be captured for the tax years the payments for which become delinquent in years 2022 through 2036 inclusive.

The real property ad valorem taxes on the current valuation will continue to be paid to the normal taxing entities. The increase in value will come from the construction of an approximately 8,000 square foot commercial workshop building permitted in the I-I Light Industrial Zoning 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.

Project costs for the acquisition, site preparation, out of district utility fees and construction of the building are estimated to be \$365,000. The anticipated project valuation when completed is \$242,000 and the developer projects an incremental valuation increase of approximately \$230,000.

Statutory Pledge of Taxes.

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

- a) That portion of the ad valorem tax which is produced by levy at the rate fixed each year by or for each public body upon the redevelopment project valuation shall be paid into the funds, of each such public body in the same proportion as all other taxes collected by or for the bodies; and
- b) That portion of the ad valorem tax on real property in the redevelopment project in excess of such amount, if any, shall be allocated to and, when collected, paid into a special fund of the Authority to pay the principal of; the interest on, and any premiums due in connection with the bonds, loans, notes, or advances on money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such Authority for financing or refinancing, in whole or in part, a redevelopment project. When such bonds, loans, notes, advances of money, or indebtedness including interest and premium due have been paid, the Authority shall so notify the County Assessor and County Treasurer and all ad valorem taxes upon real property in such redevelopment project shall be paid into the funds of the respective public bodies.

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

Redevelopment Plan Amendment Complies with the Act:

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

1. The Redevelopment Project Area was first declared blighted and substandard by action of the Hastings City Council on October 24, 1991. Such declaration was made after a public hearing with full compliance with the public notice requirements of 518-2115 of the Act,
2. Conformation to the General Plan for the Municipality as a whole. (S18-2103 /13) (a) and 5182110)

Hastings adopted a Comprehensive Plan on February 24, 2009 which planned for the future land use of this property as Urban Residential. The Hastings City Council adopted ordinance No. 4668 on June 14, 2021 to amend the Comprehensive Land Use Plan by changing this area from Urban Residential to Mixed Use — Neighborhood, Public/Semi-public and Employment/industrial. This redevelopment plan amendment and project is now consistent with the City's Comprehensive Development Plan. This redevelopment plan provides funding for the developer to build a commercial workshop building on this property as defined by the current and effective zoning regulations. The Hastings Planning Commission held a public hearing at their meeting on June 16, 2021 to approve Plan Modification No. 2021-4 to Redevelopment Plan #4 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:
(5182103/13) (b)
 - a. Land Acquisition:

e. Site Coverage and intensity of Use

The developer is constructing a new building which will meet the applicable regulations regarding site coverage and intensity of use. [518-2103(b) and S 18-21 1 1]

f. Additional Public Facilities or Utilities

Sewer, water, gas and electric are available to support this development.

4. The Act requires a Redevelopment Plan provide for relocation of individuals and families displaced as a result of plan implementation. This property has previously been utilized for commercial related uses and no relocation is contemplated or necessary. A18-2103.021
5. No member of the Authority, nor any employee thereof holds any interest in any property in this Redevelopment Project Area. [18-21061
6. Section 18-2114 of the Act requires that the Authority consider:
 1. Method and cost of acquisition and preparation for redevelopment and estimated proceeds from disposal to redevelopers.

The developer plans to acquire the property and acquisition is part of the request for tax increment financing. The CRA has been asked to provide \$45,000 in TIF funding to this project to offset the cost of TIF eligible expenditures. The CRA has identified the following TIF eligible expenses for the project;

- a) site acquisition - \$15,000
- b) site prep/grading - \$13,000
- c) Utility out of district fees for water and sewer - \$8,000
- d) Public driveways, parking and landscaping — 16,000
- e) planning related expenses for Engineering, legal services and fees - \$4,000
- f) capitalized interest on TIF loan - \$4,000

The total TIF eligible expenses for this project are \$60,000. The property will be acquired by the developer and the developer will provide and secure all necessary financing.

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

The developer will provide all necessary financing for the project. The Authority will assist the project by granting the sum of \$45,000 from the proceeds of the TIF. The proceeds from TIF after the interest is paid will result in approximately \$60,060 of direct aid to the project. This indebtedness will be repaid from the Tax Increment Revenues generated from the project. TIF revenues shall be made available to repay the original debt and associated interest after January 1, 2022 through December 2036.

3. Statement of feasible method of relocating displaced families.

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

7. Section 18-2113 of the Act requires:

Prior to recommending a redevelopment plan to the governing body for approval, an authority shall

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

The Authority has considered these elements in proposing this Plan Amendment. This amendment, in and of itself will promote consistency with the Hastings Comprehensive Development Plan. This will have the intended result of preventing recurring elements of unsafe buildings and blighting conditions. This will accomplish the goal of both the Community Redevelopment Authority and the Hastings City Council of the prevention of the recurrence of insanitary or unsafe dwelling accommodations or conditions of blight.

8. Time Frame for Development

Development of this project is anticipated to be completed between June 2021 and December 2021. Excess valuation should be available for this project for 15 years beginning with the 2022 tax year.

9. Justification of Project

Acquisition, site grading and engineering and architecture costs are necessary to facilitate redevelopment of this site. The redevelopment of this property will result in a new, workspace project and provide much needed opportunities for small businesses and start-ups as well as increased sales tax revenue. The Hastings Economic Development Corporation and the Hastings City Council have made it clear with previous decisions that they support development that will increase commercial and job creation 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, S 18-2147, Neb. Rev. Stat. (2012), the City of Hastings has analyzed the costs and benefits of the proposed Redevelopment Project, including: Project Sources and Uses.

Approximately \$58,583 in public funds from tax increment financing provided by the Hastings Community Redevelopment Authority will be required to complete the project. This investment by the Authority and the City will leverage \$365,000 in private sector financing; a private investment of \$6.23 for every public/TIF dollar of investment.

USE OF FUNDS		SOURCE OF FUNDS	
Site Acquisition/site development	\$28,000	Bank Financing	\$283,500
Construction Costs	\$325,000	Owner Equity	\$36,500
Utilities	\$8,000	TIF	\$45,000

Capitalized Interest on TIF Loan	\$4,000		
TOTALS	\$365,000	TOTALS	\$365,000

Tax Revenue. The property to be redeveloped is anticipated to have a January 1, 2021, valuation of approximately \$12,000. Based on the 2020 levy of .02258475 this would result in real property taxes of approximately \$271.02 which will be paid out to all the existing taxing entities. It is anticipated that the assessed value will increase by \$240,000 upon full completion, as a result of the building redevelopment. This development will result in an additional estimated tax increase of over \$5,420 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.

Actual 2020 assessed value:	\$12,000
Estimated value after completion	\$252,000
Increment value	\$240,000
Annual TIF generated (estimated)	\$5,420
TIF bond issue	\$45,000

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 \$3 6,500 and TIF funding is intended to fill the remaining gap, making this project feasible. The project is asking for \$45,000 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 3.27% without TIF funding which is an unacceptable return on investment in today's market.

Proforma Operating Statement w/o TIF	
	Year 1
Rent Revenue	\$ 33,750
Expenses	\$ (9,180)
NOI Without TIF	\$ 24,570
Debt Service	\$ (23,376)
Cash Flow Without TIF	\$ 1,194
Cash on cash return wo/TIF	3.27%

Equity Investment 36,500

Proforma with TIF

Proforma Operating Statement
with TIF

	<u>Year 1</u>
	\$ 33,750
Rent Revenue	\$ (9,180)
Expenses	\$ 24,570
NOI With TIF	\$ (20,172)
Debt Service	\$ 4,398
Cash Flow Without TIF	12.00%
Cash on cash return wo/TIF	
	\$ 36,500

Equity Investment

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

The redevelopment project area currently has an estimated valuation of \$12,000. The proposed redevelopment will create additional valuation of \$240,000. No tax shifts are anticipated from the project. The project creates new valuation from the construction of a new commercial building which will support taxing entities long after the project is paid off.

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

No additional public service needs have been identified. Existing water and waste water facilities will not be impacted by this development. The electric utility has sufficient capacity to support the development. Fire and police protection are available and should not be negatively impacted by this development.

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

This project will not have a negative impact on employers and employees of firms locating within the boundaries of the redevelopment area but will create new opportunities for these same firms to lease commercial workshop space.

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

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

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

There is no additional housing associated with this project and it is not anticipated that this will impact schools in any significant way.

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

This project is consistent with the goals of the City Council and the Community Redevelopment Authority to support the creation of new commercial space. The project will support construction jobs and provide needed commercial workshop space for small business owners and startups.

- (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.

Time Frame for Development

Development of this project is anticipated to be completed between June of 2021 and December of 2021. The base tax year should be calculated on the value of the property as of January 2021.

Excess valuation should be available for this project for 15 years beginning in 2022 with taxes due in 2023. Excess valuation will be used to pay the TIF Indebtedness issued by the CRA per the contract between the CRA and the developer for a period not to exceed 15 years on an amount not to exceed \$45,000 the projected amount of increment based upon the anticipated value of the project and current tax rate.



2ND ST W

2ND ST W

2ND ST W

WEST AVE

WEST AVE

LAIRD AVE N

LAIRD AVE N

CHESTNUT AVE

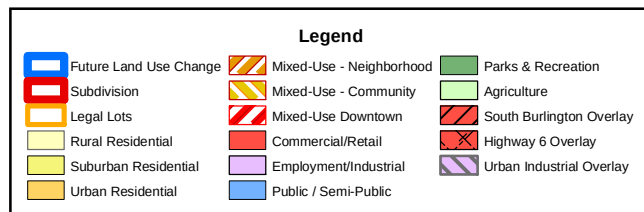
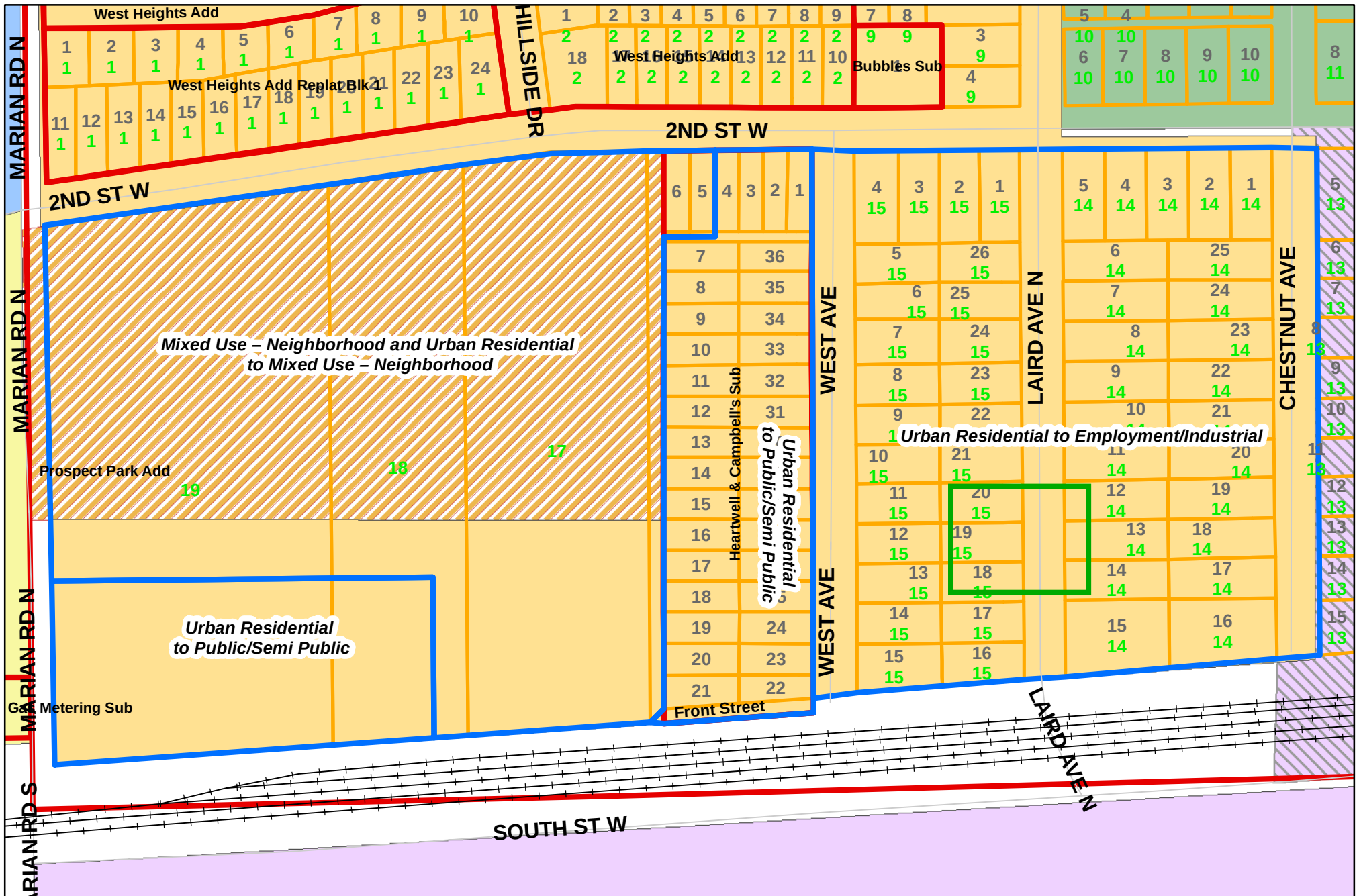
SOUTH ST W

Prosper Park Add

Hearwell & Campbell's Sub

Bubbles Sub

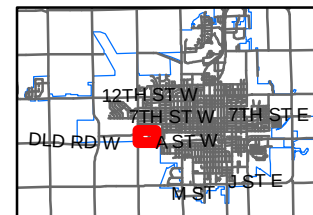
West
Rights Add



= Project Site

Future Land Use Change

Marian Rd to Chestnut Ave and 2nd St to Railroad Right-of-Way



RESOLUTION 2021-33

WHEREAS, the Area #4 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. 2021-4 for Redevelopment Area #4, 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 #4 and also its conformity with the Comprehensive Development Plan of the City of Hastings; and

WHEREAS, the Hastings City Planning Commission conducted a review of the Plan Modification No. 2021-4 and held a public hearing on June 15, 2021 to solicit testimony from the community regarding said plan modification and at the conclusion thereof determined it was consistent with the general plan and development objectives for Redevelopment Area #4, and also consistent with the goals, policies, and objectives of the Comprehensive Development Plan of the City, and took action to recommend approval of the Plan Modification to the Community Development Authority of the City of Hastings; and

WHEREAS, the Community Redevelopment Authority of the City of Hastings considered the recommendations on the Plan Modification by the Hastings Planning Commission and, on July 7, 2021 approved, forwarding the Plan Modification to the Mayor and City Council for consideration.

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 City Council of the City of Hastings, Nebraska, that the Redevelopment Plan Modification No 2021-4 for the West 2nd Properties, LLC Redevelopment Project located in Redevelopment Area #4 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 12th day of June, 2021.

Corey Stutte, Mayor

ATTEST:

Kimberly S. Jacobitz, City Clerk

(S E A L)

Approved as to form: _____
Clint Schukei, City Attorney

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing on a request for a Planned District Development Plan for Theatre District LLC commonly addressed as 3101 W 12th Street, City of Hastings, Adams County, Nebraska.

Approval of Resolution No. 2021-34 for a Planned District Development Plan for Theatre District LLC commonly addressed as 3101 W 12th Street, City of Hastings, Adams County, Nebraska.

Names of People/Business affected by this action:

The applicant, the City of Hastings and the citizens of Hastings

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:

Resolution

Suggested motion:

Motion to approve Resolution No. 2021-34 for a Planned District Development Plan for Theatre District LLC commonly addressed as 3101 W 12th Street, City of Hastings, Adams County, Nebraska with the following conditions:

1. Applicant must incorporate final lighting that meet City Code Section 34-305 requirements and are full cutoff prior to approval for each building permit. Any lighting recommendations of the FAA will be incorporated into City requirements.
2. Applicant must incorporate location of dumpsters and enclosures to meet City Code Section 34-305 (b) (iii) prior to approval for each building permit.

3. Applicant must submit a development permit for monument Theatre District signage that will meet the regulations described in City Code Section 34-309, as well as airspace zoning review requirements found in City Code Section 34-217. Additional business and residential signage must also comply to these codes.
4. Parking requirements will be reassessed as part of building permits for development of each lot.
5. Theatre District LLC will be responsible for submitting the following on Forms 7460-2, Notice of Actual Construction or Alteration, as stipulated in the return letters of Determination of No Hazard to Air Navigation.
6. All recommendations from FAA with Development Plan and any permits pulled and reviewed by FAA within the Theatre District Subdivision shall be implemented and maintained accordingly by the owners of the lots as they are developed.
7. Any changes to building footprint and/or increase in height proposed in this Development Plan for Block 2 will require a Development Plan Amendment.
8. Any increase to building heights proposed in this Development Plan for Block 1 will require a Development Plan Amendment.
9. Final approval of Water and Sewer plans must be approved by Utilities Coordinator prior to approval of final building permits.
10. Final approval of Public Street Plan & Traffic Study must be approved by City Engineer prior to approval of final building permits.
11. Final approval of Storm water & Drainage must be approved by Civil Engineer prior to approval of final building permits.

Deadlines associated with action:

Administrative approval of Development Plan to incorporate Lot 1 of Block 1 with the K-Mart Building will follow according to Section 34-215 (8). Theatre District LLC will submit plans for Grading permit and Building permits for Phase 1 construction items.

Department head comments:

This subdivision is zoned C-3, Commercial Business, as a base district. The Theatre District Development Subdivision has a planned district overlay. Together this is a zoning district we refer to as CP-3. The planned district overlay is intended “to provide maximum flexibility in the development of property and at the same time to preserve and maintain the character and integrity of adjacent lands. It is an alternative to the base district standards where a plan for development equally or better meets the intent of the district or districts uses, better addresses site specific conditions including transitions to adjacent areas, and better service the public purpose than would otherwise occur under base standards.”

DEVIATIONS: The Development Plan for Theatre Development District incorporates the following deviations from the base C-3 District requirements and a few site plan requirements as allowable in the planned district overlay. Staff feels the adaptations that have been made are done in genuine interest of surrounding and adjacent properties in order to, “better service the public purpose than would otherwise occur under base standards” and to “preserve and maintain the character and integrity of adjacent lands”. Those proposed deviations follow:

1. **Grocery Store Use:** As stated in Section F of the applicants’ narrative, the applicant is proposing a retail/small grocery use of approximately 17,800 SF. The original rendering shows this use slated for Lot 1 of Block 2. Applicant is asking to limit this lot to this use in exchange for permitting it outright as part of this Development Plan as a neighborhood grocery store. The Districts and Use Table slates grocery stores are in 2 categories: less than 45K SF are considered neighborhood in nature and are not permitted in the base district. Over 45K SF are considered supermarkets and are permitted in the C-3 Base District. Staff finds it odd that the smaller neighborhood grocery store would not be permitted at least conditionally, but yet the supermarket, which would be much larger in area is permitted outright in the C-3 Base District. The FLU slated this area for mixed-use community so it is felt that permitting a neighborhood grocery store would still meet the intent of this particular FLU zoning district and better align this use architecturally to adjoining buildings and properties in this development. A supermarket over 45,000 SF is felt to be too large in scale for the new vision of this area development incorporating both commercial and residential uses as a community mixed-use project.
2. **Open Space:** Residential Requirement: Applicants are deviating slightly in fulfilling their residential open space requirement. Table 305-2 addresses required Open Space for residential in a development. Applicant is providing a much-needed connection to the Pioneer Spirit Trail on the west side of the new public street right-of-way (ROW). This will allow a safer connection from 12th Street to Marian Road and will re-route pedestrians around a busy intersection where a round-about may be some day incorporated as suggested in their Traffic Study. In fact, the City Engineer is adding this to the 1 & 6 year plan for 2022. Applicants added this trail connection at the request of Staff, but it is a slight change from the latest version of the Pioneer Spirit Trail Plan. Their requirement for open space based on their residential use is calculated as 150 total dwelling units (DUs) X 500 SF = 75,000 SF. The description of a greenway or green belt is suggestive to include a pedestrian trail and that it may border a street and include pedestrian connections. The public street will do all of this; however, it does not fully meet the first design characteristic that it is a long corridor of natural vegetation, typically following a stream or a natural resource. This is obviously a man-made public street that does not follow a stream or a natural resource, but it will be landscaped with trees and landscaping that will be sensitive to height restrictions as part of growth patterns. This ROW is calculated at approximately 78,000 SF and would exceed the requirement to provide 75,000 SF. It also assists the City in mitigating for a potential safety issue in the pre-established trails plan that has been caused by growth. It will, “better service the public purpose than would otherwise occur under base standards”.

3. **Landscape:** During review, concerns for large canopy trees over time creating overgrowth and potentially interfering in air zoning were expressed. This concern was made particularly for street trees by the Parks and Recreation Director. We are allowing ornamental and medium canopy trees at a greater distance apart than is prescribed in City Code Section 34, Table 305-4 Street Trees for the street frontage along Block 2. Block 2 is, of course, much closer in proximity to the more restrictive airspace in the development. Allowing this deviation will eliminate future concerns for air zoning when trees grow and mature and will prevent owners from having to modify landscaping or disfigure the tops of trees. This will better address site specific conditions not found in other areas of the City. Though the landscaping in Block 2 will be adjusted to not include large canopy trees, these large canopy trees will be intermingled at a higher concentration the further west you move. For the most part (see deviation #4) there will be appropriate buffering between the adjacent R-3, Multi-family Residential District and this development and trees will be incorporated at the required distances in the entirety of Block 1 to ensure appropriate transitions to these adjacent areas.
4. **Parking:** Commercial parking in Development Plan is shown and figured at 1 parking stall for 300 square feet. Due to the fact that final uses have not yet been established for the commercial lots and many will not be established until after sale we are approving this deviation. The applicant is requesting that all of the commercial lots combined can provide the aggregated number of 834 parking stalls and that all lots be subjected to a Reciprocal Cross-Parking and Access Easement and Maintenance Agreement. Some of the individual lots may contain fewer stalls than is required in the City Code Section 34-308, while other lots may contain more parking stalls than are required in this code section. However, the aggregate number of stalls should comply with the number of stalls required and all of the commercial uses shall be shared parking for all of the commercial users in the district. Applicant also understands that the condition that parking requirements will be reassessed with uses as lots are sold off and building permits are applied to each lot.
5. **Buffer:** There is one area between the R-3, Multi-family Residential District to the west of Theatre Development District Lot 4 of Block 1 that has pavement within the buffer depth. This area does not allow for additional landscaping. This is a short distance and will slightly deviate from that requirement due to site specific limitations.
6. **Setback Residential Deviation:** The southeast side yard setback for the apartment building on Lot 2, Block 1 is approximately 13.00' from the southeast property line. Based on the required setback of 25.00' the applicant proposes this multi-family structure sits closer to the lot line with a deviation of 12.00'. Note: All other setbacks shown on Site Plan meet the base district requirements.

All other C-3 Base District requirements have otherwise been met: minimum lot area, lot width, lot coverage and building height.

Airport Zoning Considerations: The air zoning and the area within the approach zone that cannot be built upon has been another unique factor considered as part of this development plan. Theatre District LLC has completed their Airspace Zoning Review Permit for the Development Plan portion of their project. They have successfully submitted their Federal Aviation Administration (FAA) Form 7460-1 with recommendations received on 3 of

approximately 80 initial areas submitted for review as part of the Development Plan. These recommendations were to reduce utility pole height noted at area S21 and to ensure the proposed structures noted as B5 & B6 are marked/lite in accordance with FAA Advisory circular 70/7460-1 M, Obstruction Marking and Lighting red lights found in Chapters 4, 5 (Red), & 15. Theatre District LLC will be responsible for submitting the follow-on Forms 7460-2, Notice of Actual Construction or Alteration as stipulated in the return letters of Determination of No Hazard to Air Navigation (See attached). The applicants are also aware of the determination expiration dates and their options with the FAA determinations moving forward with this project. It is important to understand that this Airspace Zoning Review Permit is for the Development Plan only and that Theatre District LLC will need to submit such a permit and additional forms 7460-1 for each permit pulled, where applicable. Therefore, as the outlots for this Development Plan are to be developed when lots are sold off and developed individually, Staff has incorporated conditions to address this in the resolution. Any area development that might be affected by Airport Zoning regulations requires the Airport Advisory Boards review for recommendations to Planning Commission and City Council, as stated in City Code Section 34-217 (9). The Airspace Zoning Review Permit for the Development Plan was discussed with the Airport Advisory Board at their May 13, 2021 Meeting. Staff recommended they motion to approve forwarding their approval to Planning Commission and City Council. This Board voted to unanimously to recommend approval. Planning Commission reviewed on June 15, 2021 and voted 8-0 to recommend approval.

City Administrator comments:

Recommend approval

Narrative Statement Theatre District Redevelopment Project

Introduction:

Theatre District, LLC (the “Owner”) is the owner of the former Imperial Mall located Southwest of the intersection of Marian Street and 12th Street in Hastings, NE on land currently legally described as:

- PARCELS A, B, AND C, BLOCK 9, IMPERIAL VILLAGE ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA; and
- Lot One (1), Imperial Theatre Subdivision to the City of Hastings, Adams County, Nebraska according to the plat filed November 22, 1988 as Instrument #883615

A. Redevelopment Project. The Theatre District project is intended to be a redevelopment project and the Owner intends to work closely with the Community Redevelopment Authority of the City of Hastings (“CRA”) to implement the redevelopment project. As a preliminary matter, following a public hearing held December 14, 2020, the City of Hastings, acting through its City Council, approved a Resolution which approved and adopted an Amendment to the Redevelopment Plan for Redevelopment Area #13 incorporating the Redevelopment Project into the Redevelopment Plan. The next step is to move forward with a Redevelopment Agreement with the CRA which step is being pursued.

B. Land Use Approvals. In addition to the Redevelopment process outlined above, the Owner needs to obtain certain land use approvals from the City of Hastings.

C. Demolition. As part of the Phase 1 project, Redeveloper has undertaken the demolition of the surplus portion of the former mall structure. Prior to demolition, the mall contained approximately 370,000 square feet contained in two buildings. As of January 2021, approximately 250,000 square feet of the mall structure has been demolished and the demolition debris hauled to the Hastings landfill as required by Hastings municipal code. The Redeveloper has retained and intends to repurpose: i) the former Sunmart building which contains approximately 35,000 square feet; and ii) the former Kmart building which contains approximately 90,000 square feet.

D. Phase 1 Project. Phase 1 of the Redevelopment Project shall include:

1. Public Street: The construction of a new public street identified as Theatre Drive traversing the project site connecting Marian Road to 12th Street to improve the access to the newly-platted lots. The Redeveloper intends to construct this new public street and dedicate it to the City of Hastings pursuant to the Final Plat which will be pursued for the

development

2. Multifamily Development: Redeveloper intends to develop 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;
3. Kmart Structure: The developer determined to withdraw the former Kmart structure from Phase One and it will be added to a subsequent Phase. It is located on Lot 1, Block 1, Theatre District Subdivision;
4. Sunmart Structure: The re-use and repurposing of the former SunMart building into a multi-tenant building providing needed neighborhood services. The uses could include retail and office uses. If no user has been identified concurrent to the Phase 1 development, at a minimum, the façade of the former Sunmart structure will be renovated to be consistent with the design theme and intent of the Theatre District. The developer also intends to install the parking lot and landscaping as part of the exterior renovation of the former grocery store. Several users are interested in occupying this space and if the interior renovations can occur concurrently with the exterior façade improvements, the Phase One project would be expanded to include the interior work also; and
5. Office Building: The developer intends to proceed with the development of an approximately 10,080 square foot office building on Lot 8, Block 1, Theatre District Subdivision due to the level of interest in the Theatre District subdivision. No specific user or use has been identified yet but the developer believes that the construction activity planned for the site during Phase One will lead to a permanent user for the office building and intends to proceed with it as part of the initial phase.

The repurposing of the former Kmart and Sunmart buildings may occur as subsequent subphases following the development of the multifamily component of the Phase 1 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.

E. Phase 2 Project. The Phase 2 Project of the Theatre District 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 1. Once the first multifamily building is completed and the occupancy has stabilized, then the Redeveloper shall be in a position to move forward with the second multifamily building also containing approximately 75 dwelling units.

F. Subsequent Phases and Square Footage. Subsequent phases of the

Theatre District 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 new uses could include:

- A re-use/renovation of the former Kmart building containing approximately 90,000 square feet;
- a re-use/renovation of the former theatre building which contains 14,000 square feet;
- a coffee kiosk containing approximately 700 square feet;
- medical office use containing 10,650 square feet;
- A retail/small grocery use containing 17,800 square feet;
- Two (2) pad sites for restaurant uses each accommodating 8,000 square feet;
- General office use containing 9500 square feet.

These new uses reflected on the Site Plan include approximately 78,730 square feet of retail or office uses as part of the Theatre District. Interested neighbors and city officials have expressed a need in West Hastings for a grocery store or market to be developed as part of the Project. Obviously, such a use will depend on the willingness of an operator to take advantage of such an opportunity. This project would seek to accommodate a smaller type of grocery store or market. A deviation from the minimum square footage of 45,000 is sought to accommodate a grocery store as part of the development. Thus, the total uses and square footage planned as a conceptual development of the Theatre District would include the following components:

1. Multifamily (Residential) Uses: 150 dwelling units total or 164,800 square feet
2. Existing Buildings (former Sunmart and Kmart buildings): 137,000 square feet
3. New Retail- Office uses: 78,730

TOTAL: 380,530 square feet

Thus, the total development including the multifamily, the existing buildings and the new uses would be capped at the total of 380,530 square feet. (the "Development Cap"). The Redeveloper envisions some flexibility on the timing of the implementation of the various phases and components of the Project. For example, the market may prove weak for the development of the second multifamily structure. In that event, the Redeveloper would envision an amendment to the PD Plan to adjust the amount of retail/office uses as long as the maximum square footage does not exceed the Development Cap of 380,530 square feet. Further, if a user is identified which wants to occupy an office building containing 15,000 square feet, one of the new uses can be adjusted and the square footage can be removed from one of the other undeveloped pad sites to accommodate such additional use.

- G. Subdivision:** Redeveloper intends that each use be located on a separately platted lot. The requirements of real estate financing require such a structure so that lender's limit and quantify a given credit transaction. Consequently, the Redeveloper envisions a new preliminary and final plat which will separate each of the uses and buildings onto a separate buildable lot of record. The subdivision will also provide the opportunity for the Redeveloper to dedicate the new public street to the City of Hastings pursuant to the Hastings Subdivision Ordinance.
- H. Lighting.** The Developer shall utilize a parking lots lighting plan which fully complies with Section 34-305(5) of the Hastings Zoning Code as it relates to the mounting height of the light standards. However, if the requirements of the FAA approval of the lighting standard height differs from the requirements of the Hastings Code, then the FAA dictates shall control. The parking lot lighting shall be full cutoff as required by the zoning code for lights mounted above 25 feet or all lights with 450 watts or more.
- I. Dumpsters/Trash Enclosures:** The Theatre District shall locate dumpsters and trash enclosures in screened areas conveniently located for the commercial and residential users of the Theatre District. The conceptual locations of the Trash Enclosures for the Phase One projects are reflected on the Site Plan. As each lot or property is developed, the specific location of the trash enclosures will be detailed on the building plans.
- J. Signage:** Theatre District envisions a large private monument sign for the entire district while the individual users shall comply with the Hastings code requirements for wall and monument signage for the individual businesses and the residential uses. The large district monument sign is reflected on the Site Plan to be located on Outlot "A" adjacent to Lot 3, Block 2, Theatre District Subdivision. The specific location of the signs shall be provided with the individual building plans submitted at the time of building permit applications.
- K. Parking.** As indicated on the Final Plat which will enable the Developer to implement the phased approach to the Planned Development, the Theatre District is anticipated to contain eleven (11) buildable lots of record plus one (1) non-buildable outlot.
- (i) Residential Uses:** The multifamily structures are to be constructed on Lot Two (2), Block One (1), and Lot Three (3), Block One (1), Theatre District Addition. Under Table 308-1 of the Hastings Municipal Zoning Ordinance, the residential uses are required to provide 1.5 parking stalls per dwelling unit. Each multifamily structure shall contain a minimum of 113 parking stalls nor more than 124 parking stalls on each of the lots identified for the multifamily residential use. If the second multifamily building is constructed, then the residential uses shall be required to have 225 parking stalls;
 - (ii) Commercial Uses:** The commercial uses to be developed and repurposed in the Theatre District shall utilize **shared parking** as permitted by Hastings Mun. Code Section 34-308(4). The lots as designated on the final plat which will be developed into commercial uses include those described below which also reflects the minimum number of parking stalls required for that use. All of the commercial

lots shall provide the aggregated number of 834 parking stalls and will be subjected to a **Reciprocal Cross-Parking and Access Easement and Maintenance Agreement**. Some of the individual lots may contain fewer stalls than is required while other lots may contain more parking stalls than are required. However, the aggregate number of stalls complies with the number of stalls required and all of the commercial uses shall be shared parking for all of the commercial users in the district. Thus, as long as the total number of 834 parking stalls are located on the commercial lots identified in the parking table below, the Theatre District shall be in compliance with the Shared Parking requirements of the Hastings Municipal Parking requirements. The provisions of a Reciprocal Cross-Parking and Access Easement and Maintenance Agreement shall be in compliance with the requirements of the Shared Parking provision if they are otherwise contained in a Declaration of Covenants recorded against all of the lots of the Theatre District Subdivision. As mentioned, the Phase One project uses are determined but the future phases are not yet certain. The precise parking requirements shall be determined as the future uses are finalized and the parking requirements shall be determined as part of the building plan review for the future uses.

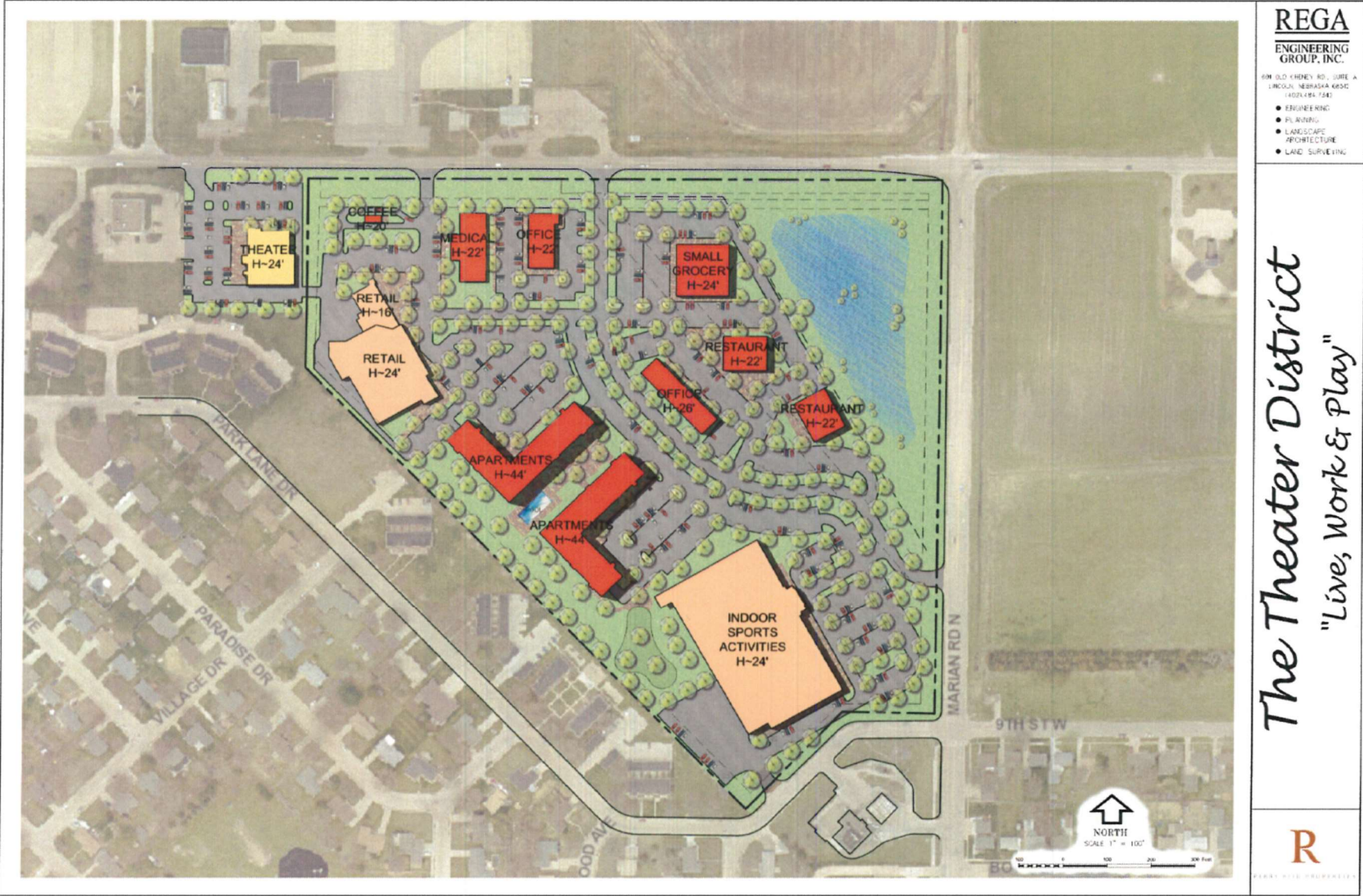
The Parking Table for the project which reflects the required and actual provided number of parking stalls for both the commercial development and the residential uses is set forth below:

LAND USE PARKING TABLE						
ZONING	USE	PARKING RATIO	QUANTITY (DWELLING UNITS)	GROSS FLOOR AREA	REQUIRED PARKING STALLS	PROVIDED PARKING STALLS
'C-3'	COMMERCIAL	1 STALL/300 S.F.	-	250,000	834	847
'C-3'	RESIDENTIAL	1.5 STALLS/UNIT	150	-	225	228
TOTAL					1059	1075

NOTE:

THE ABOVE LAND USE PARKING TABLE SHALL BE USED FOR CALCULATING THE TOTAL BASE PARKING STALL REQUIREMENTS OF THE OVERALL DEVELOPMENT. THE DEVELOPER RESERVES THE RIGHT TO ADJUST INDIVIDUAL PAD SITE SQUARE FOOT AREAS TO ACCOMMODATE ADDITIONAL USES. AMENDMENTS TO THIS PLAN SHALL BE GRANTED WHEN MORE STRICT PARKING REGULATIONS APPLY.

Site Plan of the Proposed Mixed Use Theatre District:





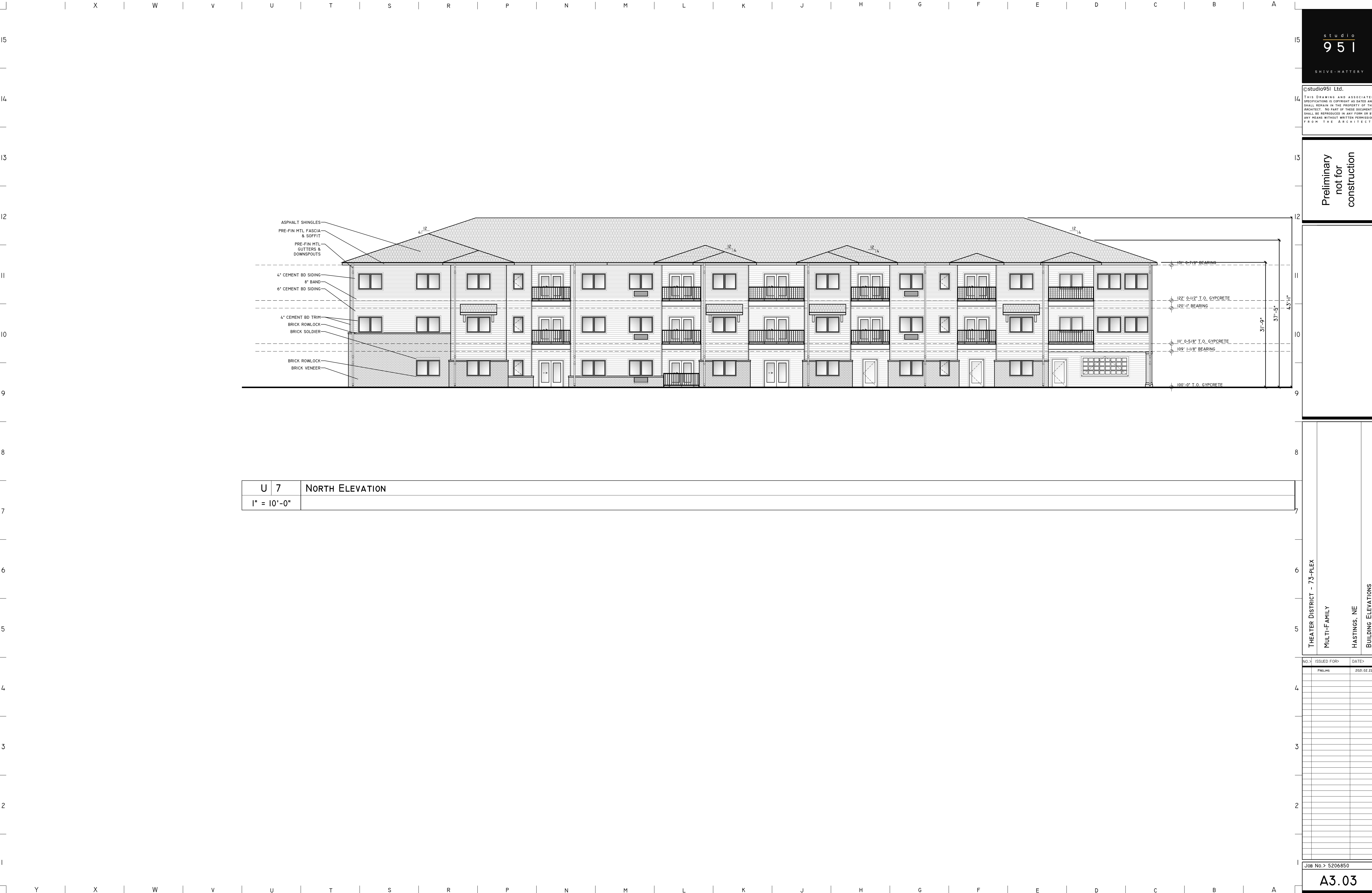


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Preliminary
not for
construction

THEATER DISTRICT - 73-PLEX
MULTI-FAMILY
HASTINGS, NE
BUILDING ELEVATIONS

NO. >	ISSUED FOR >	DATE >
1	PRELIMS	2021.02.22
2		
3		
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SCALE 1" = 50'

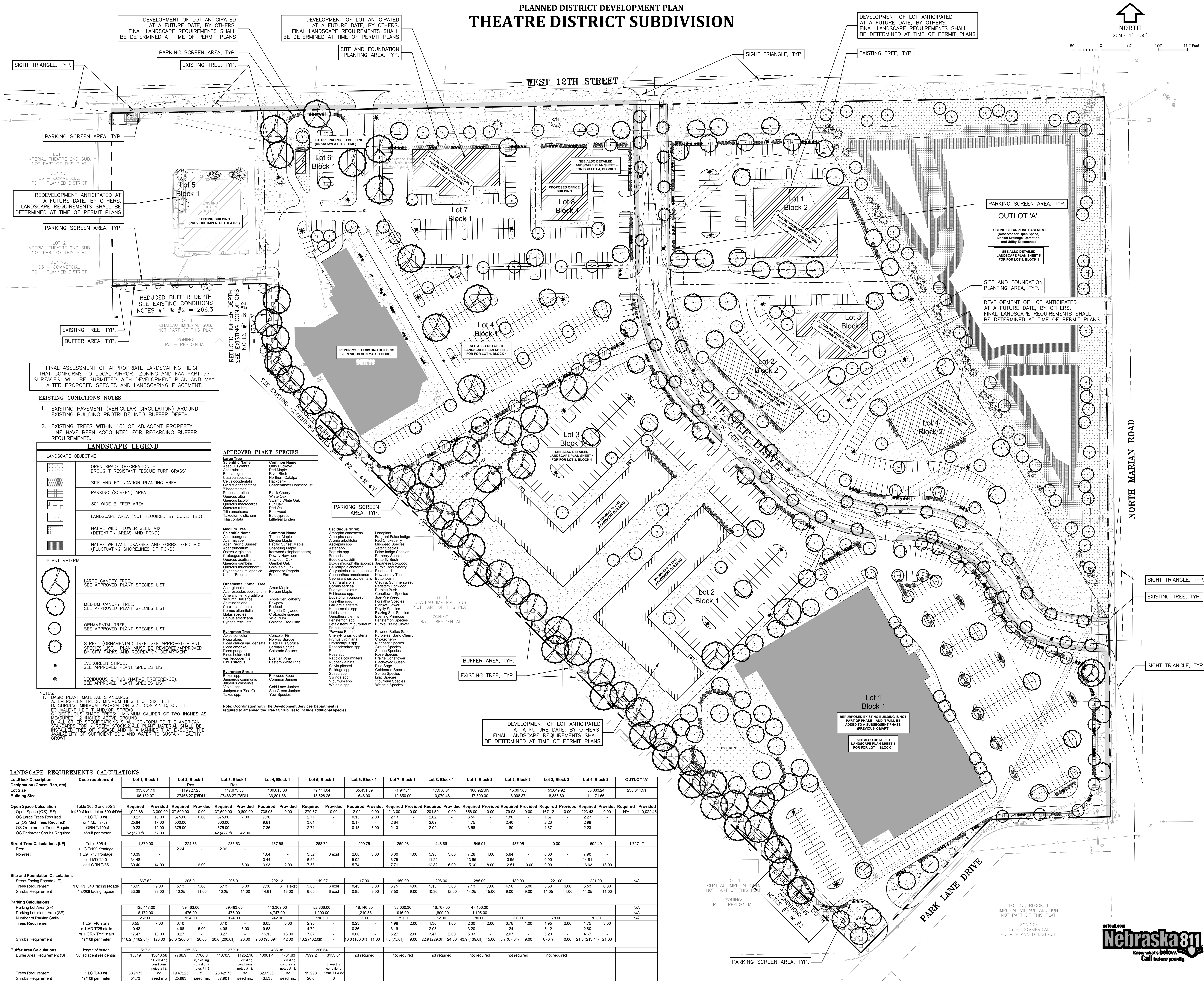
SUED FOR	DATE
DRAFT SUBMIT	05/14/21
AMENDMENT	05/25/21
TY COMMENTS	06/10/21

SHEET NO.

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SITE PLAN

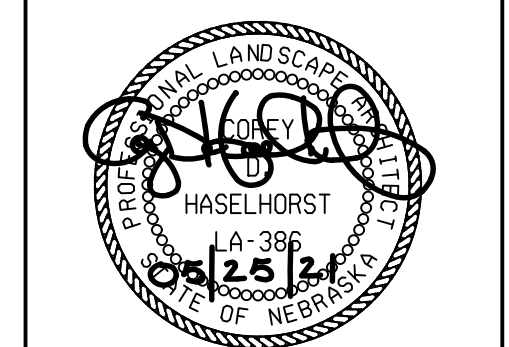
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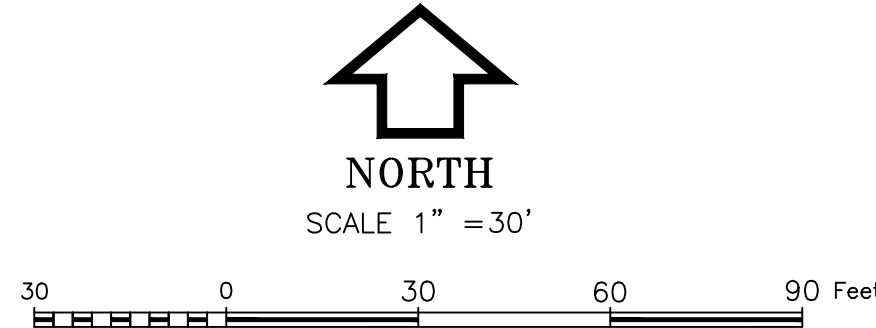
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• LANDSCAPE
ARCHITECTURE
• LAND SURVEYING

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DRAFT SUBMIT 05/14/21
PD AMENDMENT 05/25/21
CITY COMMENTS 06/10/21

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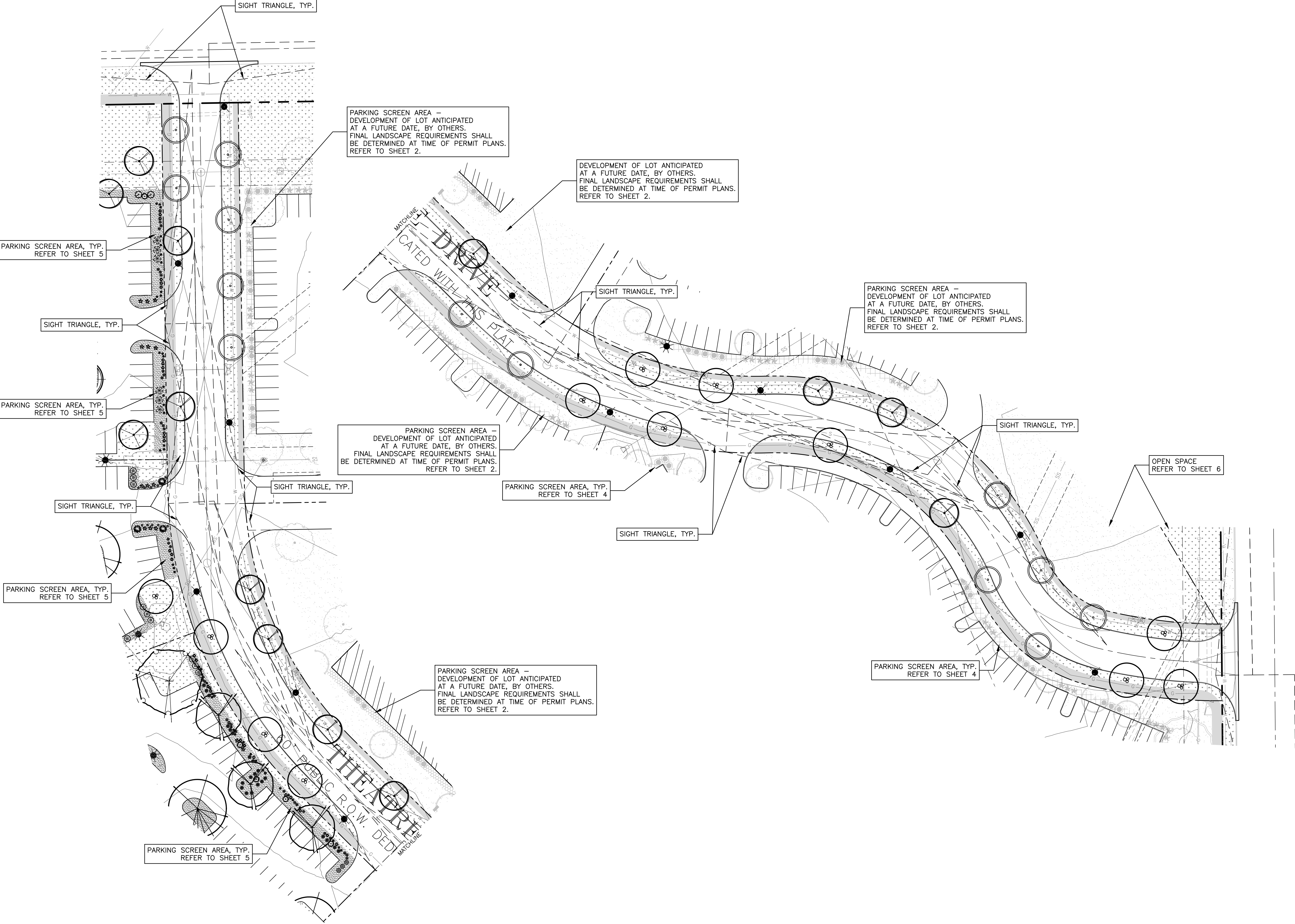


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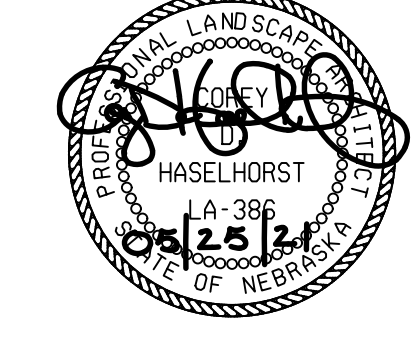
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LANDSCAPE LEGEND	
	TREES — LARGE SHADEMASTER HONEYLOCUST KENTUCKY COFFEETREE RED MAPLE
	TREES — MEDIUM FRONTIER ELM EASTERN HOP HORNBEAM DOWNY HAWTHORN
	TREES — ORNAMENTAL PRAIRIE FIRE CRABAPPLE APPLE SERVICEBERRY PAGODA DOGWOOD EASTERN REDBUD
	SHRUBS — EVERGREEN SEA GREEN JUNIPER BIRDSNEST SPRUCE GOLD TIP JUNIPER JAPANESE BOXWOOD
	SHRUBS — DECIDUOUS JAPANESE BARBERRY NANHO PURPLE BUTTERFLY BUSH MAGIC CARPET SPIREA REDOSIER DOGWOOD TIGER EYES SUMAC NINEBARK 'TINY WINE' SUMMERSWEET, CLETHRA
	ORNAMENTAL GRASSES FEATHER REED GRASS 'KARL FOERSTER' INDIAN GRASS
	GROUNDCOVERS / PERENNIALS BLACK-EYED SUSAN CORAL BELLS PURPLE CONEFLOWER PENSTEMON 'HUSKER RED' TURF AREA PLANTING AREA — MULCH NATIVE WILD FLOWER SEED MIX NATIVE WETLAND GRASSES AND FORBS SEED MIX

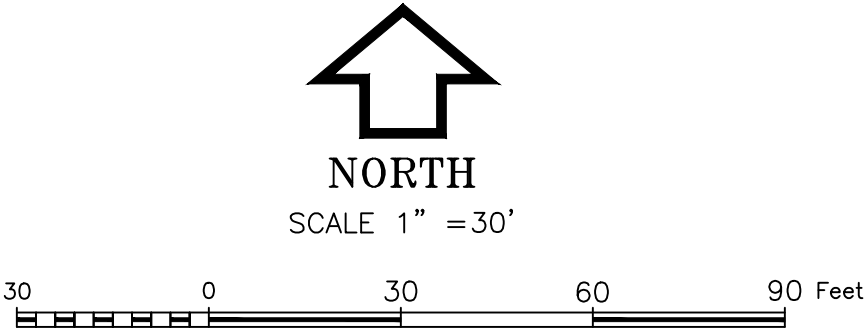
NOTE: REFER TO SHEET 7 FOR FULL PLANTING SCHEDULE.



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PLANNED DISTRICT DEVELOPMENT PLAN
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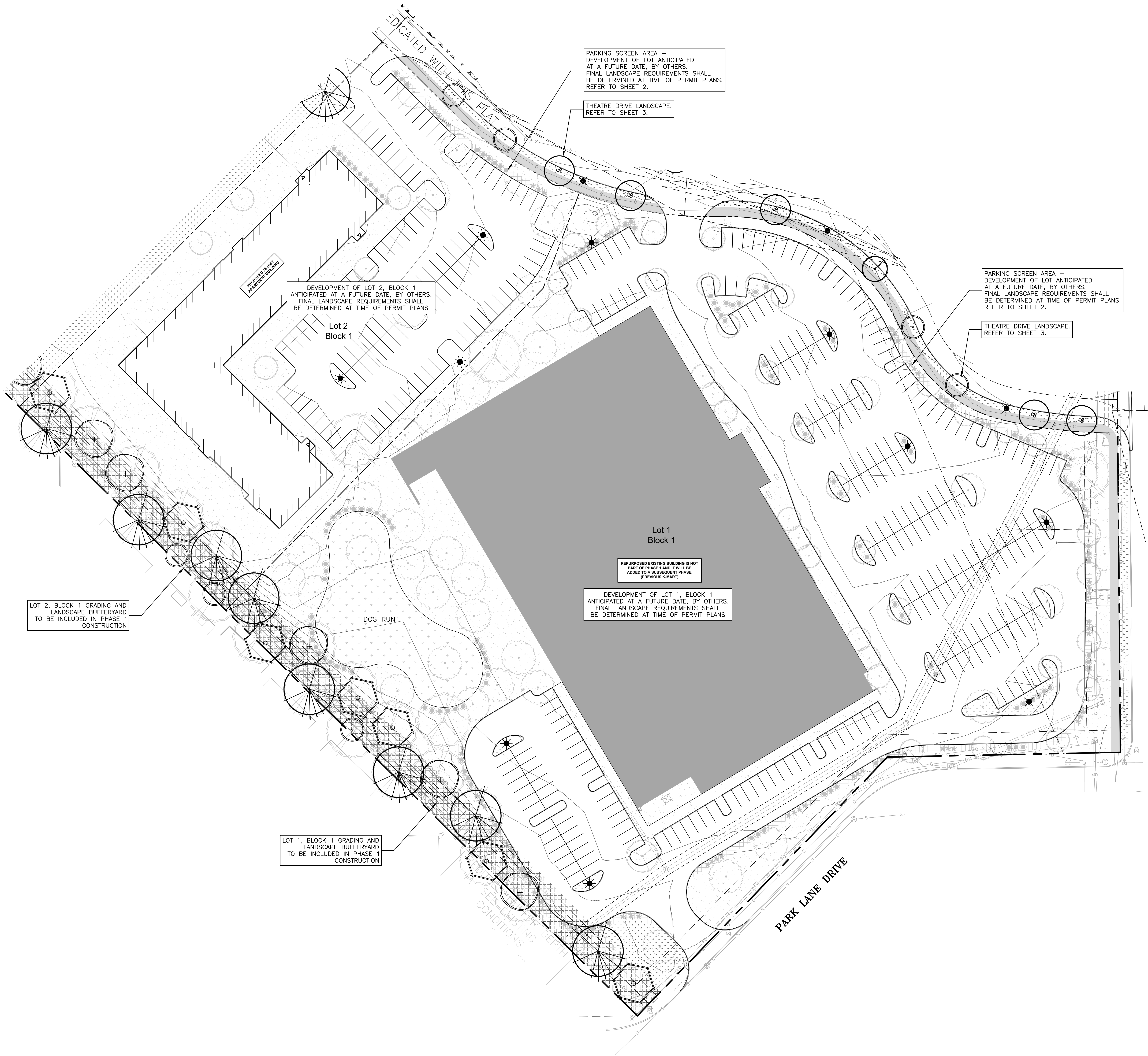
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- LANDSCAPE ARCHITECTURE
- LAND SURVEYING

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LANDSCAPE LEGEND

	TREES — LARGE
	SHADEMASTER HONEYLOCUST
	KENTUCKY COFFEETREE
	TREES — MEDIUM
	FRONTIER ELM
	EASTERN HOP HORNBEAM
	TREES — ORNAMENTAL
	PRAIRIE FIRE CRABAPPLE
	APPLE SERVICEBERRY
	SHRUBS — EVERGREEN
	SEA GREEN JUNIPER
	BIRDSNEST SPRUCE
	SHRUBS — DECIDUOUS
	JAPANESE BARBERRY
	NANHOE PURPLE BUTTERFLY BUSH
	ORNAMENTAL GRASSES
	FEATHER REED GRASS 'KARL FOERSTER'
	INDIAN GRASS
	GROUNDCOVERS / PERENNIALS
	BLACK-EYED SUSAN
	CORAL BELLS
	TURF AREA
	PLANTING AREA — MULCH
	NATIVE WILD FLOWER SEED MIX
	NATIVE WETLAND GRASSES AND FORBS SEED MIX

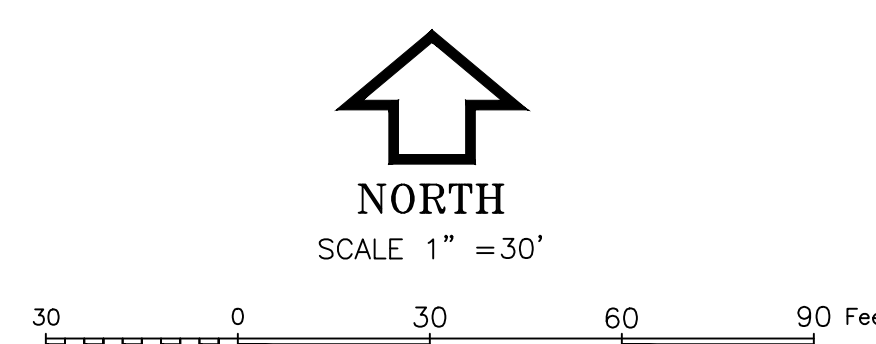
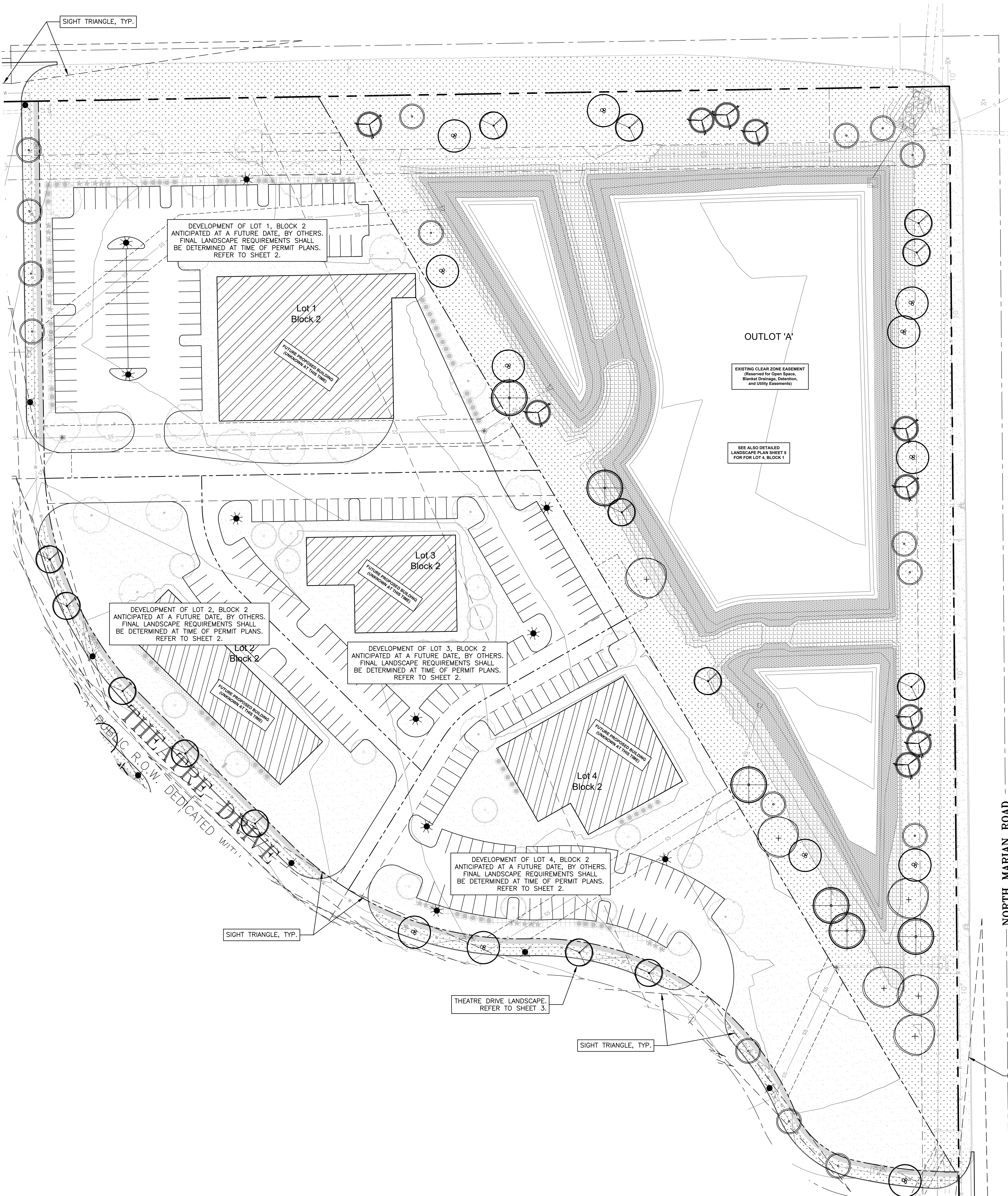
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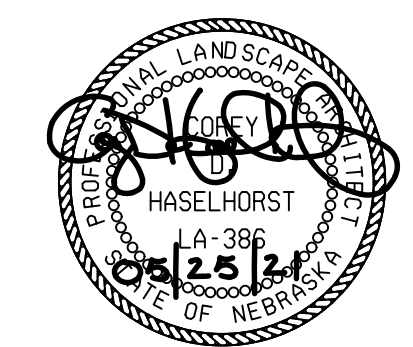
LANDSCAPE LEGEND	
	TREES — LARGE
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	PLANTING AREA — MULCH
	NATIVE WILD FLOWER SEED MIX
	NATIVE WETLAND GRASSES AND FORBS SEED MIX

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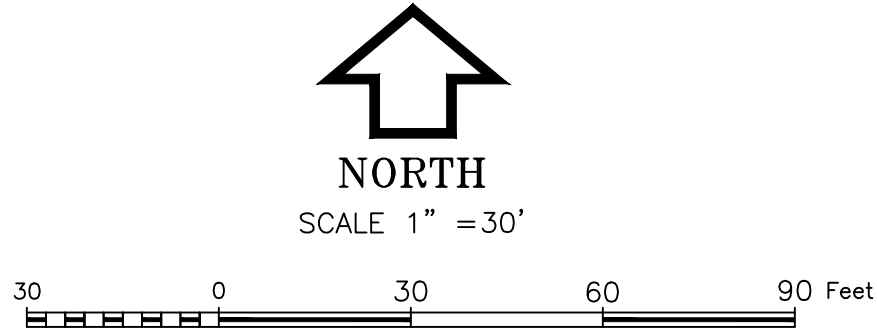
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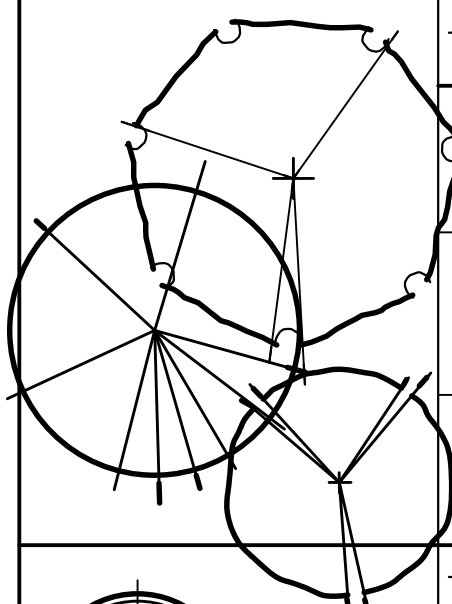
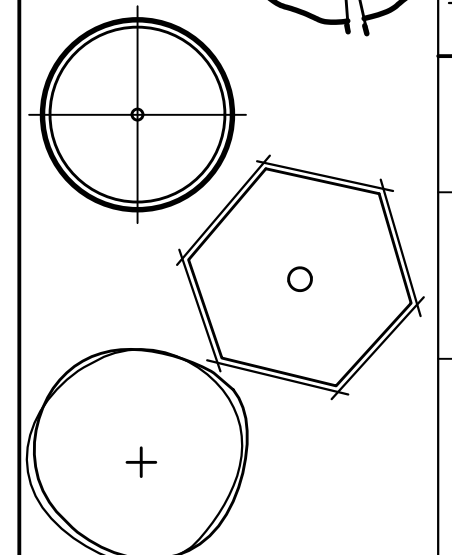
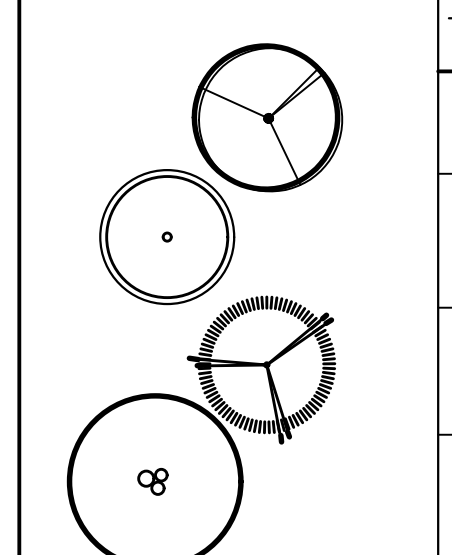
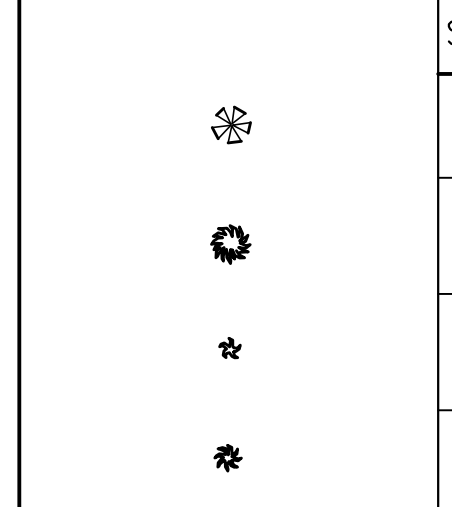
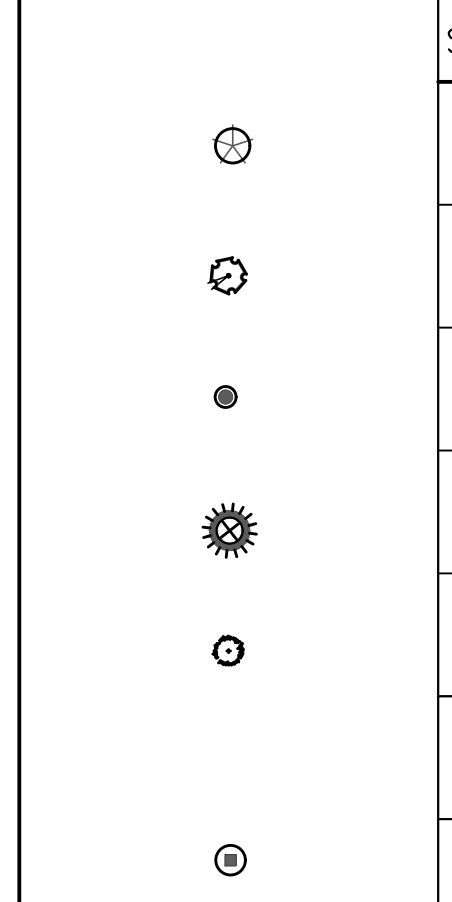
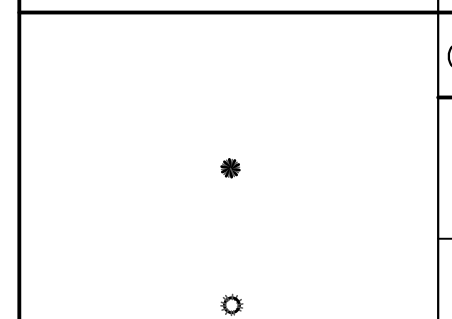
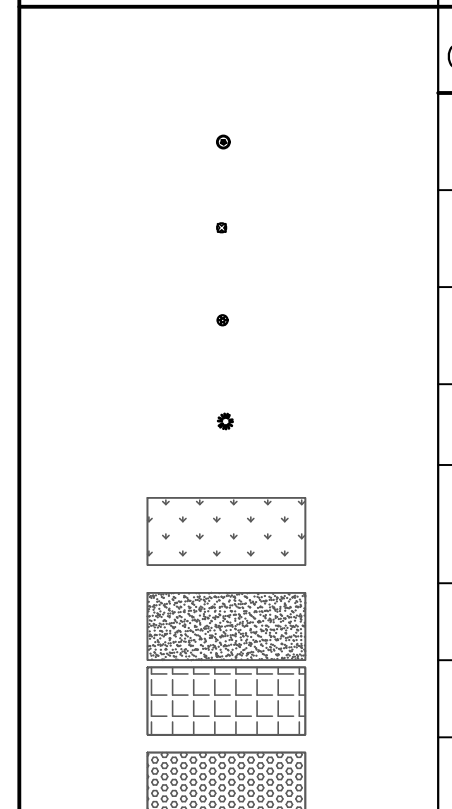
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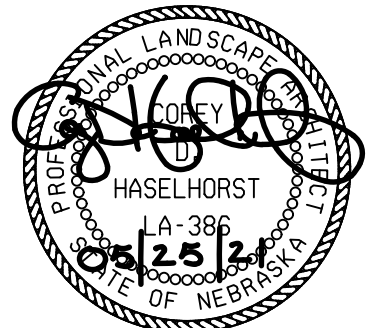
DATE
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05/25/21
06/10/21

LANDSCAPE SCHEDULE																			
	COMMON NAME	SCIENTIFIC NAME	HEIGHT	WIDTH	METHOD	SIZE	QUANTITY PER LOT, BLOCK (L ₁ ,B ₁)*												
							THEATRE DRIVE	L1,B1	L2,B1	L3,B1	L4,B1	L5,B1	L6,B1	L7,B1	L8,B1	L1,B2	L2,B2	L3,B2	L4,B2
	TREES – LARGE																		
	SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS	60'–80'	60'–80'	B&B	2" CAL.	X	X	X	X	X	X	X	X	X	X	X	X	X
	KENTUCKY COFFEETREE	GYMNOCLADUS DIOICUS	60'–75'	40'–50'	B&B	2" CAL.	X	X	X	X	X	X	X	X	X	X	X	X	X
	RED MAPLE	ACER RUBRUM	40'–70'	30'–50'	B&B	2" CAL.	X	X	X	X	X	X	X	X	X	X	X	X	X
	TREES – MEDIUM																		
	FRONTIER ELM	ULMUS 'FRONTIER'	30'	20'	B&B	2" CAL.	X	X	X	X	X	X	X	X	X	X	X	X	X
	EASTERN HOP HORNBEAM	OSTRYA VIRGINIANA	25'–40'	20'–30'	B&B	2" CAL.	X	X	X	X	X	X	X	X	X	X	X	X	X
	DOWNY HAWTHORN	CRATAEGUS MOLLIS	20'–30'	25'–40'	B&B	2" CAL.	X	X	X	X	X	X	X	X	X	X	X	X	X
	TREES – ORNAMENTAL																		
	PRAIRIE FIRE CRABAPPLE	MALUS x 'PRAIRIE FIRE'	25'	22'	B&B	2" CAL.	X	X	X	X	X	X	X	X	X	X	X	X	X
	APPLE SERVICEBERRY	ALEMANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE'	15'–25'	15'–25'	B&B	2" CAL.	X	X	X	X	X	X	X	X	X	X	X	X	X
	PAGODA DOGWOOD	CORNUS ALTERNIFOLIA	15'–25'	15'–25'	B&B	2" CAL.	X	X	X	X	X	X	X	X	X	X	X	X	X
	EASTERN REDBUD	CERCIS CANADENSIS	20'–30'	25'–35'	B&B	2" CAL.	X	X	X	X	X	X	X	X	X	X	X	X	X
	SHRUBS – EVERGREEN																		
	SEA GREEN JUNIPER	JUNIPERUS X PFITZERIANA 'SEA GREEN'	4'–6'	5'–8'	GALLON	#5	X	X	X	X	X	X	X	X	X	X	X	X	X
	BIRDSNEST SPRUCE	PICEA ABIES 'NIDIFORMIS'	2'–3'	4'–6'	GALLON	#5	X	X	X	X	X	X	X	X	X	X	X	X	X
	GOLD TIP JUNIPER	JUNIPERUS X PHITZERIANA 'AUREA IMPROVED'	3'	4'	GALLON	#5	X	X	X	X	X	X	X	X	X	X	X	X	X
	JAPANESE BOXWOOD	BUXUS MICROPHYLLA 'JAPONICA'	4'–6'	4'–6'	GALLON	#5	X	X	X	X	X	X	X	X	X	X	X	X	X
	SHRUBS – DECIDUOUS																		
	JAPANESE BARBERRY	BERBERIS THUNBERGII	3'–6'	4'–7'	GALLON	#2	X	X	X	X	X	X	X	X	X	X	X	X	X
	NANHO PURPLE BUTTERFLY BUSH	BUDDLEIA DAVIDII 'NANHO PURPLE'	3'–5'	3'–5'	GALLON	#2	X	X	X	X	X	X	X	X	X	X	X	X	X
	MAGIC CARPET SPIREA	SPIRAEA JAPONICA 'WALBUMA' MAJIC CARPET	1'–2'	2'–3'	GALLON	#2	X	X	X	X	X	X	X	X	X	X	X	X	X
	REDOSIER DOGWOOD	CORNUS SERICEA 'CARDINAL'	8'–10'	10'	GALLON	#2	X	X	X	X	X	X	X	X	X	X	X	X	X
	TIGER EYES SUMAC	RHUS TYPHINA 'BAILTIGER' TIGER EYES	3'–6'	3'–6'	GALLON	#2	X	X	X	X	X	X	X	X	X	X	X	X	X
	NINEBARK 'TINY WINE'	BERBERIS THUNGERGII 'ROSE GLOW'	4'–5'	4'–5'	GALLON	#2	X	X	X	X	X	X	X	X	X	X	X	X	X
	SUMMERSWEET, CLETHRA	CLETHRA ALNIFOLIA	3'–8'	4'–6'	GALLON	#2	X	X	X	X	X	X	X	X	X	X	X	X	X
	ORNAMENTAL GRASSES																		
	FEATHER REED GRASS 'KARL FOERSTER'	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	4'	2'	GALLON	#2	X	X	X	X	X	X	X	X	X	X	X	X	X
	INDIAN GRASS	SORGHASTRUM NUTANS	3'–5'	2'	GALLON	#2	X	X	X	X	X	X	X	X	X	X	X	X	X
	GROUNDCOVERS / PERENNIALS																		
	BLACK-EYED SUSAN	RUDBECKIA HIRTA 'INDIAN SUMMER'	2'–5'	1.5'–2'	GALLON	#1	X	X	X	X	X	X	X	X	X	X	X	X	X
	CORAL BELLS	HEUCHERA 'SHANGHAI'	2'–5'	1.5'–2'	GALLON	#1	X	X	X	X	X	X	X	X	X	X	X	X	X
	PURPLE CONEFLOWER	ECHINACEA PURPUREA	2'–5'	1.5'–2'	GALLON	#1	X	X	X	X	X	X	X	X	X	X	X	X	X
	PENSTEMON 'HUSKER RED'	PENSTEMON SP. 'HUSKER RED'	2'–3'	1.5'–2'	GALLON	#1	X	X	X	X	X	X	X	X	X	X	X	X	X
	RHIZOMATOUS TALL FESCUE (RTF) SEED (MILLER SEED, PREFERRED TURF MIX) OR APPROVED EQUAL						~xxxxsf	~xxxxsf	~xxxxsf	~xxxxsf	~xxxxsf	~xxxxsf	~xxxxsf	~xxxxsf	~xxxxsf	~xxxxsf	~xxxxsf	~xxxxsf	~xxxxsf
	PLANTING AREA – HARDWOOD / ROCK MULCH						~xxxxsf	~xxxxsf	~xxxxsf	~xxxxsf	~xxxxsf	~xxxxsf	~xxxxsf	~xxxxsf	~xxxxsf	~xxxxsf	~xxxxsf	~xxxxsf	~xxxxsf
	NATIVE WILD FLOWER SEED MIX						~xxxxsf	~xxxxsf	~xxxxsf	~xxxxsf	~xxxxsf	~xxxxsf	~xxxxsf	~xxxxsf	~xxxxsf	~xxxxsf	~xxxxsf	~xxxxsf	~xxxxsf
NATIVE WETLAND GRASSES AND FORBS SEED MIX						~xxxxsf	~xxxxsf	~xxxxsf	~xxxxsf	~xxxxsf	~xxxxsf	~xxxxsf	~xxxxsf	~xxxxsf	~xxxxsf	~xxxxsf	~xxxxsf	~xxxxsf	

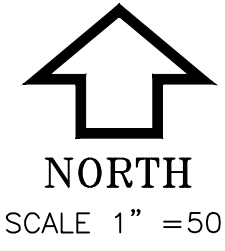
* PHASE 1 CONSTRUCTION INCLUDES THEATRE DRIVE, LOTS 1, 3, 4 AND 8 OF BLOCK 1, OUTLOT 'A' AND PERIMETER GRADING AND BUFFER LANDSCAPE FOR BLOCKS 1 AND 2.

NOTES:
1. BASIC PLANT MATERIAL STANDARDS:
a. EVERGREEN TREES: MINIMUM HEIGHT OF SIX FEET.
b. SHRUBS: MINIMUM TWO-GALLON SIZE CONTAINER, OR THE EQUIVALENT HEIGHT AND/OR SPREAD.
c. GROUND COVER SHRUBS: MINIMUM SPACING UPON INSTALLATION OF 18 INCHES ON CENTER.
d. DECIDUOUS SHADE TREES: MINIMUM CALIPER OF TWO INCHES AS MEASURED SIX INCHES ABOVE GROUND.
e. ALL OTHER SPECIFICATIONS SHALL CONFORM TO THE AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN FOR THAT TYPE OF TREE OR SHRUB AT THE TIME OF INSTALLATION.
2. ALL PLANT MATERIAL SHALL BE INSTALLED FREE OF DISEASE AND IN A MANNER THAT ENSURES THE AVAILABILITY OF SUFFICIENT SOIL AND WATER TO SUSTAIN HEALTHY GROWTH.
3. ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED TO A DEPTH OF THREE INCHES.

THEATRE DISTRICT SUBDIVISION
PLANNED DISTRICT DEVELOPMENT PLAN
W. 12TH ST. & N. MARIAN RD.
HASTINGS, NEBRASKA



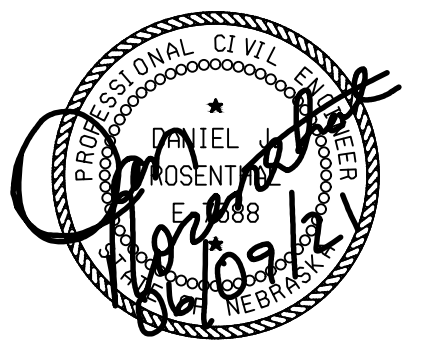
PLANNED DISTRICT DEVELOPMENT PLAN
THEATRE DISTRICT SUBDIVISION



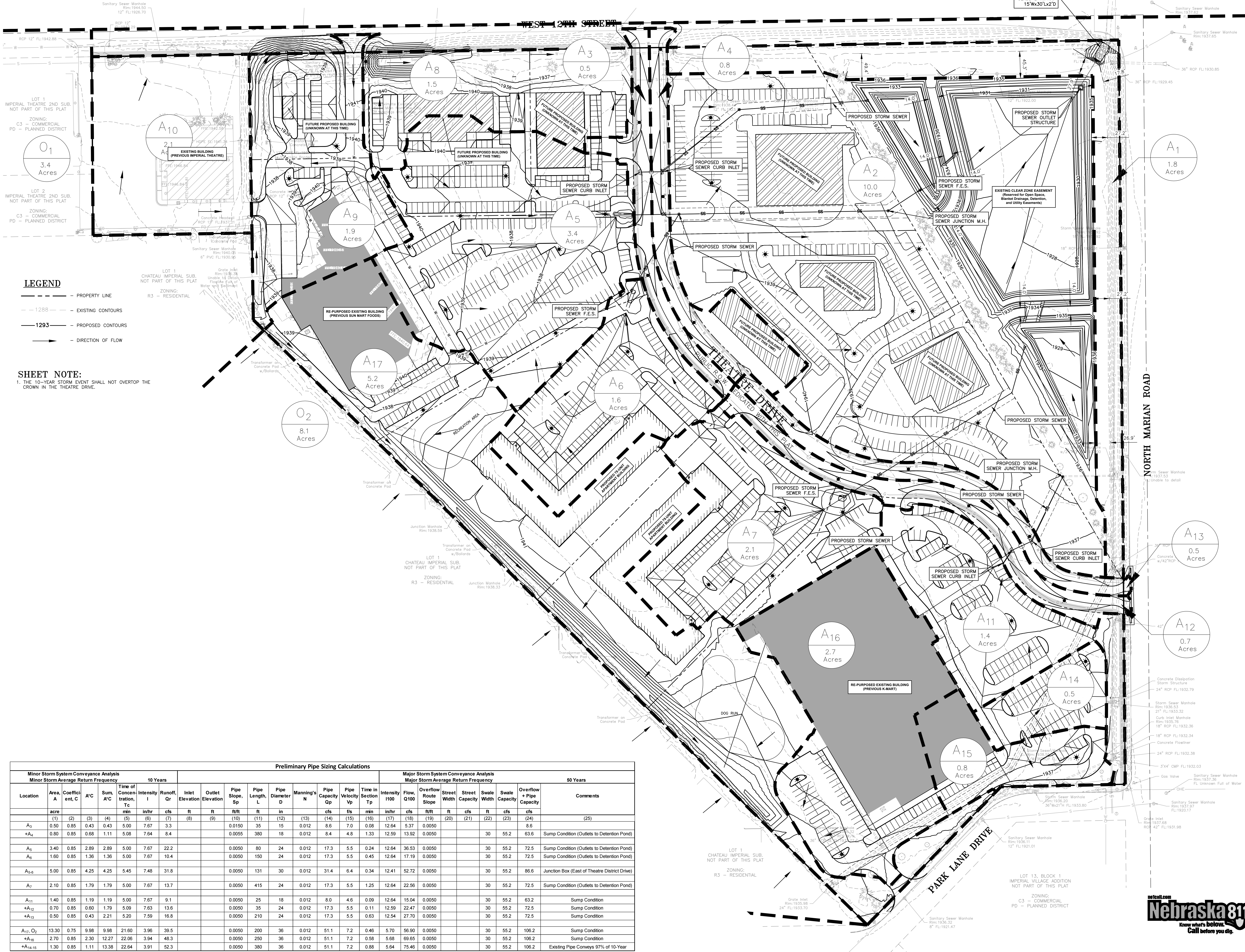
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ARCHITECTURE
• LAND SURVEYING

ISSUED FOR DATE
DRAFT SUBMIT 05/14/21
PD AMENDMENT 05/25/21
CITY COMMENTS 06/10/21

THEATRE DISTRICT SUBDIVISION
PLANNED DISTRICT DEVELOPMENT PLAN
W. 12TH ST. & N. MARIAN RD.
HASTINGS, NEBRASKA



SHEET NO.
8 of 8



LEGEND
--- PROPERTY LINE
--- 1288 --- EXISTING CONTOURS
--- 1293 --- PROPOSED CONTOURS
--- DIRECTION OF FLOW

SHEET NOTE:
1. THE 10-YEAR STORM EVENT SHALL NOT OVERTOP THE CROWN IN THE THEATRE DRIVE.

Preliminary Pipe Sizing Calculations																										
Minor Storm System Conveyance Analysis										Major Storm System Conveyance Analysis																
Minor Storm Average Return Frequency										Major Storm Average Return Frequency																
10 Years										50 Years																
Location	Area, A	Coefficient, C	Area, A'C	Time of Concentration, Tc	Intensity, I	Runoff, Qr	Inlet Elevation	Outlet Elevation	Pipe Slope, Sp	Pipe Length, L	Pipe Diameter, D	Manning's N	Pipe Capacity, Qp	Pipe Velocity, Vp	Time in Section, Tp	Intensity I100	Flow, Q100	Overflow Route Slope	Street Width	Street Capacity	Swale Width	Swale Capacity	Overflow + Pipe Capacity	Comments		
	acre	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)	(22)	(23)	(24)	(25)
A3	0.50	0.85	0.43	0.43	5.00	7.67	3.3			0.0150	35	15	0.012	8.6	7.0	0.08	12.64	5.37	0.0050							
+A4	0.80	0.85	0.68	1.11	5.08	7.64	8.4			0.0055	380	18	0.012	8.4	4.8	1.33	12.59	13.92	0.0050			30	55.2	63.6		Sump Condition (Outlets to Detention Pond)
A5	3.40	0.85	2.89	2.89	5.00	7.67	22.2			0.0050	80	24	0.012	17.3	5.5	0.24	12.64	36.53	0.0050			30	55.2	72.5		Sump Condition (Outlets to Detention Pond)
A6	1.60	0.85	1.36	1.36	5.00	7.67	10.4			0.0050	150	24	0.012	17.3	5.5	0.45	12.64	17.19	0.0050			30	55.2	72.5		Sump Condition (Outlets to Detention Pond)
A9,5	5.00	0.85	4.25	4.25	5.45	7.48	31.8			0.0050	131	30	0.012	31.4	6.4	0.34	12.41	52.72	0.0050			30	55.2	86.6		Junction Box (East of Theatre District Drive)
A7	2.10	0.85	1.79	1.79	5.00	7.67	13.7			0.0050	415	24	0.012	17.3	5.5	1.25	12.64	22.56	0.0050			30	55.2	72.5		Sump Condition (Outlets to Detention Pond)
A11	1.40	0.85	1.19	1.19	5.00	7.67	9.1			0.0050	25	18	0.012	8.0	4.6	0.09	12.64	15.04	0.0050			30	55.2	63.2		Sump Condition
+A12	0.70	0.85	0.60	1.79	5.09	7.63	13.6			0.0050	35	24	0.012	17.3	5.5	0.11	12.59	22.47	0.0050			30	55.2	72.5		Sump Condition
+A13	0.50	0.85	0.43	2.21	5.20	7.59	16.8			0.0050	210	24	0.012	17.3	5.5	0.63	12.54	27.70	0.0050			30	55.2	72.5		Sump Condition
A17, O2	13.30	0.75	9.98	9.98	21.60	3.96	39.5			0.0050	200	36	0.012	51.1	7.2	0.46	5.70	56.90	0.0050			30	55.2	106.2		Sump Condition
+A18	2.70	0.85	2.30	12.27	22.06	3.94	48.3			0.0050	250	36	0.012	51.1	7.2	0.58	5.68	69.65	0.0050			30	55.2	106.2		Sump Condition
+A14-15	1.30	0.85	1.11	13.38	22.64	3.91	52.3			0.0050	380	36	0.012	51.1	7.2	0.88	5.64	75.46	0.0050			30	55.2	106.2		Existing Pipe Conveys 97% of 10-Year

Revised 06/08/2021

GRADING & DRAINAGE PLAN

DRAINAGE STUDY REPORT

THEATRE DISTRICT

Hastings, Nebraska

March 10th, 2021

Revised March 23rd, 2021

Revised June 9th, 2021

REGA PROJECT 201055

PREPARED FOR:

City of Hastings

PREPARED BY:

REGA ENGINEERING GROUP, INC.

LINCOLN, NEBRASKA

REGA

**ENGINEERING
GROUP, INC.**



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DRAINAGE SUMMARY

THEATRE DISTRICT DRAINAGE STUDY

PURPOSE

The primary objective of this study was to analyze pre- and post-development drainage areas for the proposed Planned District development in order to attenuate the peak post-development runoff. Lastly, the proposed district development falls under development criteria specified in Chapter 42 of the Hastings Municipal Code and will demonstrate the ability to meet these water quality requirements.

PROJECT LOCATION & DESCRIPTION

The proposed project is located to the southwest of West 12th Street and North Marian Road. The parcels, approximately 37.5 acres, were used for a retail center. Recently, the mall has been demolished. Pre-development conditions are shown in **Figure 1: Pre-development conditions for the Theatre District**. The proposed project consists of re-developing the site into 11 commercial lots and repurposing two existing buildings. The site is adjacent to townhouse and residential to the south and west, the Hastings Airport to the north of West 12th Street and agricultural ground east of North Marian Road. Half of the existing site sheet flows to the northeast corner of the property, while the west half drains to an existing concrete liner that conveys runoff along the edges of the property. Both the existing site and off-site areas drain to the existing box culvert under West 12th Street. The open ditches flow north along North Marian Road and east along West 12th Street, and both converge at the existing box culvert under West 12th Street before continuing in an open ditch along the east side of the City of Hasting's Airport.



Figure 1: Pre-development conditions for Theatre District

STUDY PROCEDURE

A hydrologic analysis was performed using HydroCAD to determine the impacts of the proposed drainage on post-construction conditions. The NRCS Method was used to model storm events and estimate hydrologic conditions for this study. This method relates runoff rates to precipitation depths, land use and topography. The peak runoff rate is determined by an empirical equation that relates the quantity of runoff from a given area to a total rainfall falling at a uniform rate on the same area. Inputs required for the NRCS method include:

- Drainage area (acres)
- Curve Number (CN)
- Time of concentration (Tc)
- Storm distribution

NRCS curve numbers, used for predicting peak runoff, are based on the various land uses and soil types as determined by the National Cooperative Soil Survey published by the United States Department of Agriculture Natural Resources Conservation Service, see **APPENDIX E** for the *USDA Web Soil Survey*. In the case of multiple land uses, a weighted average is calculated. The low curve number of 74 was used for the well vegetated open space with type C soils. The high curve number of 98 was used for interconnected parking lots and building roofs with an estimated 50% impervious area with type C/D soils. The sub basin area, land use, hydrologic soil group, curve number and time of concentration for each sub-basin were calculated and are shown below in **Table 1: Pre-development sub-basin information** and **Table 2: Post-development sub-basin information**.

Table 1: Pre-development sub-basin information

Designation	Area	Land Use	Curve Number*	Time of Concentration**
	(Acres)			(minutes)
A	37.50	Parking/Roofs & Open Space	93	30.0
Off-Site #1	3.40	Residential (1/8 Acre)	90	20.1
Off-Site #2	8.13	Residential (1/8 Acre)	90	13.5

Table 2: Post-development sub-basin information

Designation	Area	Land Use	Curve Number*	Time of Concentration**
	(Acres)			(minutes)
A ₁ , A ₈ -A ₁₇	19.15	Parking/Roofs & Open Space	90	21.6
A ₂ -A ₇	18.35	Parking/Roofs & Open Space	89	12.9
Off-Site #1	3.40	Residential (1/8 Acre)	90	20.1
Off-Site #2	8.13	Residential (1/8 Acre)	90	13.5

* Calculations for the Curve Number were calculated in HydroCAD

** Time of concentration was calculated in HydroCAD

Time of concentration was calculated using the TR-55 method, which takes into account the average basin slope and hydraulic length for each subarea. The hydraulic length is the

distance required from the most remote point in the drainage area to the catchment point. Time of concentration was calculated with HydroCAD. The maximum sheet flow distance used was 150 feet.

A type II rainfall distribution, which has a storm duration of 24 hours, was used to model the 2, 10 and 100-year storm event. The design rainfall intensity rates were from the Hastings Drainage Criteria Manual, Chapter 2, Table 2-9 and are shown below in **Table 3: City of Hastings, NE 24-hour design rainfall**.

Table 3: City of Hastings, NE 24-hour design rainfall

Frequency	24-hr Rainfall (in.)
Water Quality	0.53
2-Year	2.85
10-Year	4.16
100-Year	6.64

PRE-DEVELOPMENT RUNOFF CONDITIONS

The land was previously used for as a commercial shopping center with nearly 80% of the land comprised of impervious pavement or rooftops. The existing site had a high point and stormwater runoff was directed to the property's perimeter where it was conveyed by a concrete liner, storm sewer pipes, or an open ditch before exiting the property through a box culvert under West 12th Street. One drainage sub-basin was used to represent the property within the Planned District Development and two off-site sub-basins were used for areas contributing to the perimeter flows. These drainage sub-areas and their flow paths are illustrated in **Figure 2: Pre-development drainage plan**.

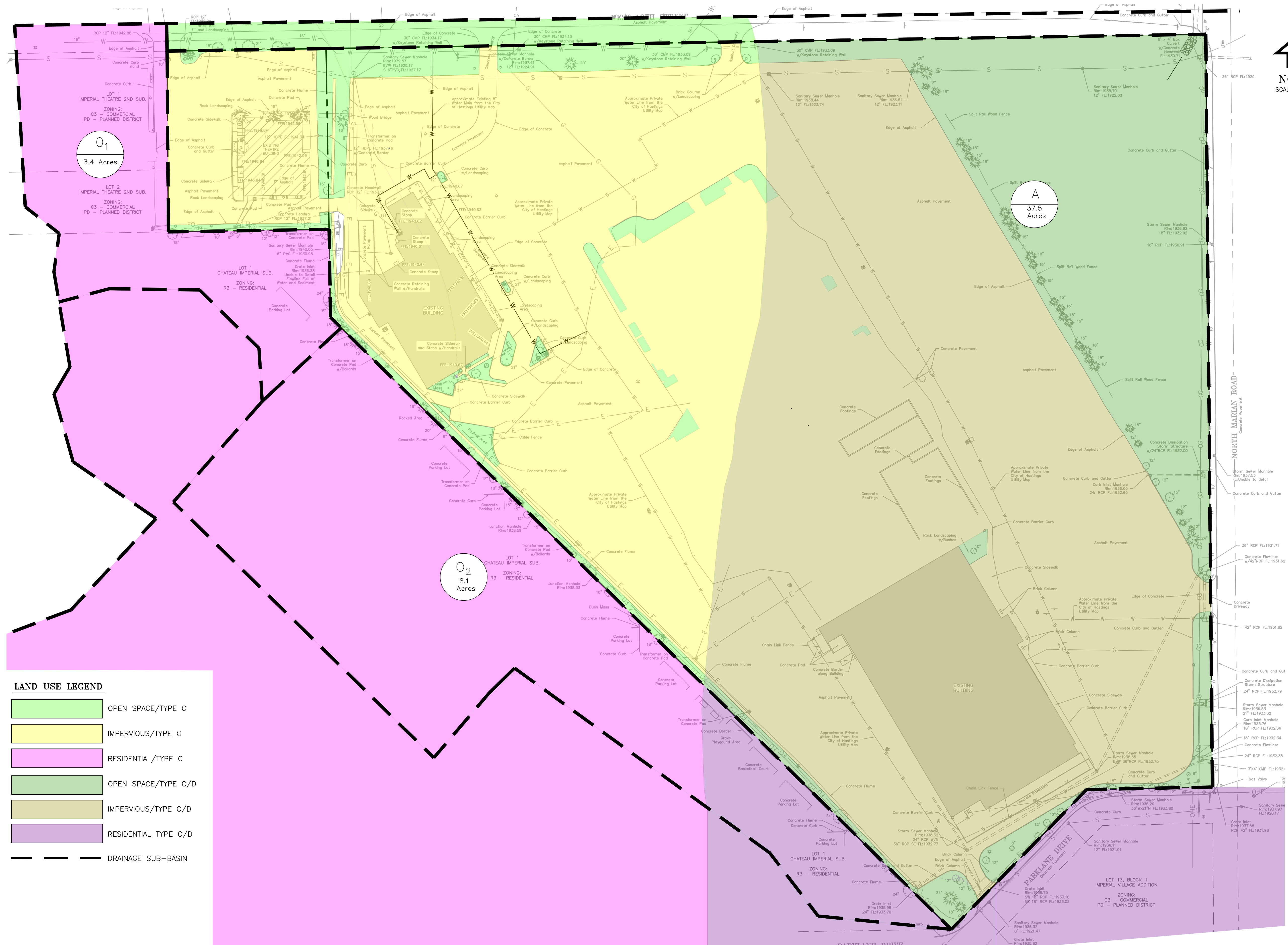
POST-DEVELOPMENT RUNOFF CONDITIONS

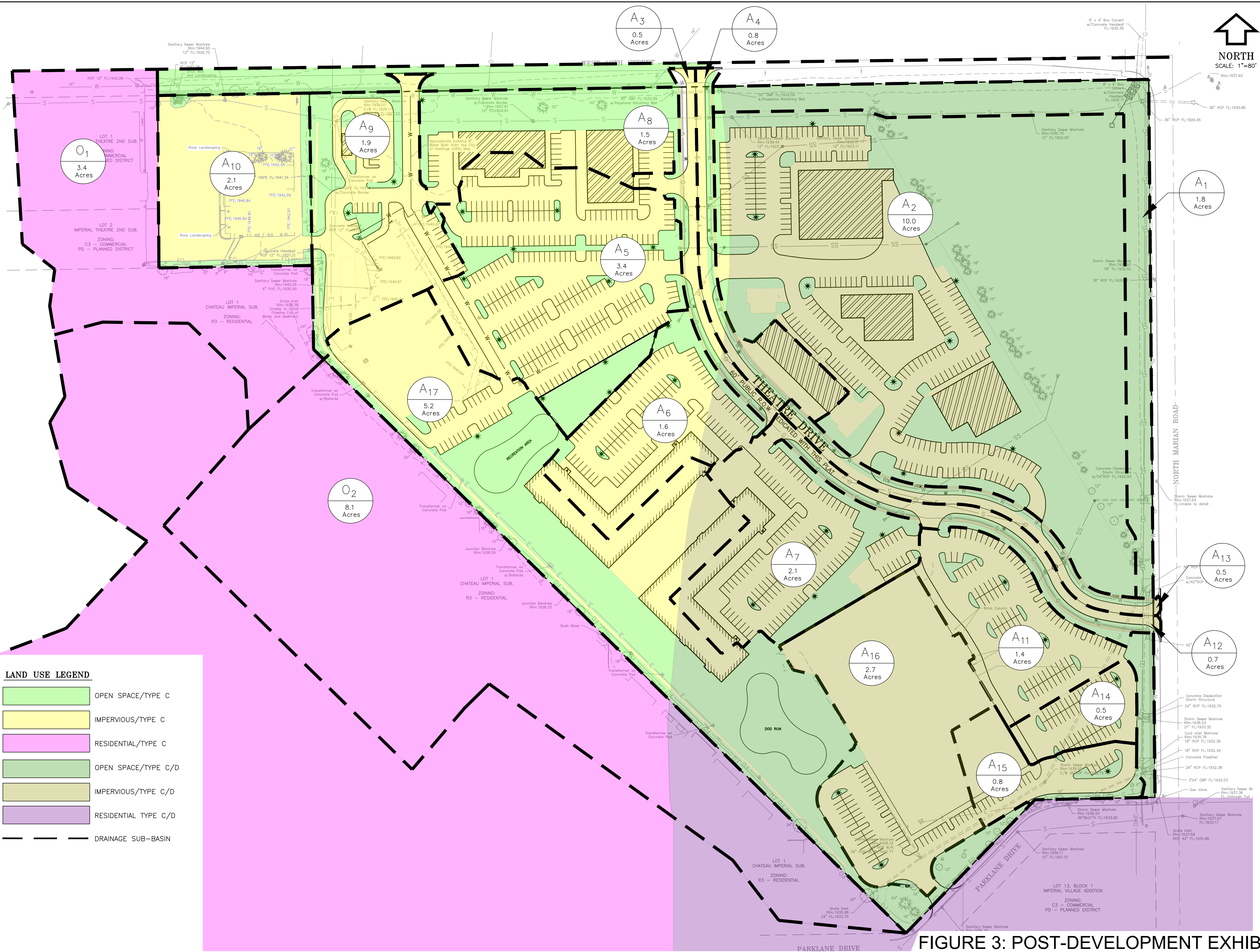
The post-development sub-basins is comprised of two sub-basins which can be viewed as the area draining to the proposed retention pond and the remaining areas that continue to drain to the existing open ditches along West 12th Street and North Marian Road. The rational method was used to size new or modified storm sewer pipes, ditches, and inlets, while the NRCS (formerly known as the SCS) method was used to compare the pre- and post-development runoff rates. The post development drainage areas and flow paths are illustrated in **Figure 3: Post-development drainage plan**.

HYDROCAD MODEL

The hydrographs established for the pre-development and post-development sub-basins are shown in **Appendix B: HydroCAD models**. The resulting flow rates and water surface elevations for the pre-development and post-development sub-basins and proposed retention pond are summarized in **Table 4: Hydrologic Results**.

While the proposed development has less impervious area than the existing conditions, the stormwater runoff will be more efficiently conveyed to the northeast corner of the site resulting in higher post-development runoff rates. The proposed retention and water quality pond is in the northeast corner of the site. An outlet structure will be constructed to reduce the flow during the water quality event, while also providing enough storage for a 1-foot freeboard during the 100-year storm event.





PROJECT
201055

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PLANNING

LANDSCAPE
ARCHITECTURE

LAND SURVEYING

ISSUED FOR	DATE
PD SET	02/19/21
PD SET	03/23/21
PD SET	06/09/21

THEATRE DISTRICT
PLANNED DISTRICT DEVELOPMENT
WEST 12TH STREET & NORTH MARIAN ROAD
HASTINGS, NEBRASKA

SHEET NO.

2 of 4

Table 4: Hydrologic Results

Table 4: Hydrologic Analysis Results							
	Peak Runoff Rate (CFS)			Maximum Water Surface Elevation (Ft.)			
	2-Year	10-Year	100-Year	2-Year	10-Year	100-Year	Top of Pond
Pre-Development							
A - generated	67.52	105.90	177.60	---	---	---	---
Off-Site #1 - generated	6.90	11.28	19.55	---	---	---	---
Off-Site #2 - generated	20.06	32.67	56.38	---	---	---	---
Overall Pre-Development (PRE)	83.16	131.97	223.12				
Post-Development							
A ₂ -A ₇ - generated	49.79	78.68	132.68	---	---	---	---
A ₂ -A ₇ - attenuated	0.7	1.31	9.19	1932.6	1933.19	1933.85	1935.50
A ₁ , A ₈ -A ₁₇ - generated	35.75	59.44	104.33	---	---	---	---
Off-Site #1 - generated	6.90	11.28	19.55	---	---	---	---
Off-Site #2 - generated	20.06	32.67	56.38	---	---	---	---
Overall Post-Development (POST)	59.88	99.05	174.11				

*Top of Pond includes 1-foot of freeboard.

In addition to the flow rates from HydroCAD, it was desirable to see what the output velocity would be from the 30" RCP daylighting from the retention pond to the existing ditch. The outlet velocity was modeled with two different software to double-check from scour potential. The resulting velocities for the 2, 10, and 100-year storm events are shown in **Table 5: Storm Sewer Outlet Structure Velocity**. Results of the analysis show the proposed pipe velocities are below 10 ft/second which is the regulated velocity for requiring scour measures.

Table 5: Storm Sewer Outlet Structure Velocity

Storm Water Event	30" RCP Velocity from HydroCAD (ft/sec)	30" RCP Velocity from HY-8 (ft/sec)
2-Year	3.6	4.2
10-Year	4.3	4.7
100-Year	7.7	7.4

WATER QUALITY

The City of Hastings Drainage Manual was referenced for water quality calculations. Water Quality for this project was separated into two different categories (Flow Rate and Volume-Based). The first category was based on discharge rates from Table 9-2 of the Hastings Drainage Manual. Table 9-2 depicts the water quality flow rate for drainage areas that have impervious surface areas of 6 acres or less. This methodology was applied to the Vegetative Filter Strips, Grass Swale and Area Inlet Filter.

Sub-basins A₈ and A₁₇ utilize the previously mentioned vegetative buffers with native grasses to help slow the sheet flow runoff from the proposed apartments and small parking lots. These areas will receive a native seed mix and shall have a maximum slope of 2%. The impervious areas for each of the sub-basins were determined and applied to the Central Region from Table 9-2. For example, Sub-basin A₈ has an impervious area of 1.0 acres, therefore from Table 9-2 the designed Water Quality Discharge rate is 0.8 cfs. This is shown below in **Table 6: Post-Construction Stormwater Management Plan** for STF #2.

The existing concrete low flow liner on the south side of the property will be removed and replaced with an 8-foot-wide native grass swale with a 6" perforated underdrain pipe. The maximum side slopes will be 4:1. Due to the proposed swale length, rock check dams will be installed every 200 feet to allow for sedimentation and ease of maintenance. Similarly, to the vegetative filter strips, the contributing drainage areas were converted to cfs.

Sub-basin A₁₁ drains to an interior parking lot with a proposed area inlet filter. This will collect sediment and trash before discharging into the ditch along North Marian Road. The area inlet filter proposed is a Flexstorm FX Standard-S. The specification of this has been added to the drainage report. The proposed vegetative filter strip, area inlet filter, and grass swales are BMP's designed from a flow rate. **Table 6: Post-Construction Stormwater Management Plan** summarizes the planned best management practices (BMP's) and correlates the contributing area from each affected sub-basin.

Table 6: Post-Construction Stormwater Management Plan

STF Identification Number	STF Type	STF Location (Lat/Long)	Drainage Area (Acres)	Impervious Area (Acres)	Design WQCV (CF) or QWQ (CFS)	WQCV (CF) or QWQ (CFS) Provided
1	Vegetative Filter Strip	40°35'38.52"/98°25'25.01"	2.6 [A ₁₇]	0.7	0.6	N/A
2	Vegetative Filter Strip	40°35'48.20"/98°25'27.30"	1.0 [A ₈]	1.0	0.8	N/A
3	Grass Swale	40°35'45.48"/98°25'33.55"	4.0 [A ₉₋₁₀]	3.6	3.0	3.0
4	Grass Swale	40°35'40.82"/98°25'28.82"	10.6 [A ₁₇ & O ₂]	6.0	5.1	5.1
5	Area Inlet Filter	40°35'40.06"/98°25'17.44"	1.4 [A ₁₁]	1.4	1.2	1.2
6	Retention Pond	40°35'16.49"/98°25'17.49"	18.4 [A ₂₋₇]	11.0	21,345	21,484

Table 7: Stormwater Treatment Facilities (STF) #3 & #4, provides the design details for the two proposed grass swales for the water quality event, 2-year, and 100-year storm events. The intention is to design the swale to have a water quality control velocity less than 1 foot per second.

Table 7: Stormwater Treatment Facilities (STF) #3 & #4

STF #3 [A ₉₋₁₀]			STF #4 [A ₁₇ & O ₂]		
Bottom Width, W _s	8	ft	Bottom Width, W _s	8	ft
Manning's Roughness, n	0.24		Manning's Roughness, n	0.24	
Channel Bottom Slope, S	0.005	ft/ft	Channel Bottom Slope, S	0.005	ft/ft
Side Slope, z (horizontal:vertical) z:1	4		Side Slope, z (horizontal:vertical) z:1	4	
Flow Rate, WQCV	3.00	cfs	Flow Rate, WQCV	5.10	cfs
Flow Rate, 2-Year	14.39	cfs	Flow Rate, 2-Year	24.16	cfs
Flow Rate, 100-Year	37.12	cfs	Flow Rate, 100-Year	70.61	cfs
Flow Depth, WQCV	0.68	ft	Flow Depth, WQCV	0.82	ft
Flow Depth, 2-Year	1.16	ft	Flow Depth, 2-Year	1.37	ft
Flow Depth, 100-Year	1.57	ft	Flow Depth, 100-Year	1.89	ft
Flow Area, WQCV	7.29	ft ²	Flow Area, WQCV	9.25	ft ²
Flow Area, 2-Year	14.66	ft ²	Flow Area, 2-Year	18.47	ft ²
Flow Area, 100-Year	22.42	ft ²	Flow Area, 100-Year	29.41	ft ²
Velocity, WQCV	0.41	ft/s	Velocity, WQCV	0.55	ft/s
Velocity, 2-Year	0.98	ft/s	Velocity, 2-Year	1.31	ft/s
Velocity, 100-Year	1.66	ft/s	Velocity, 100-Year	2.40	ft/s
Minimum Swale Length	497	ft	Minimum Swale Length	720	ft

As discussed, the second category for water quality was volume-based calculations. Drainage sub-basins A₂₋₇ were modeled based on the volume-based formula found in section 9.4.4.1. Drainage sub-basins A₂₋₇ represent a total of 18.4 acres. The retention pond is in the northeast corner of the site near the intersection of West 12th Street and North Marian Road was modeled to handle this water quality volume. During the water quality event, the pond's outlet structure slowly releases runoff through a 4" opening and a 2" slot at the top of the retention pond. This allowed the water quality to drawdown within approximately 30 hours.

Table 8: Proposed Water Quality Control Volume Table

A	Area (Acres)	18.40
P	Relevant Storm (in.)	0.53
I	% impervious of drainage area	61.44
Required Volume (cubic feet)		21,345
Design Volume (cubic feet)		21,484

The post development BMP's and retention facility are illustrated in **Figure 4: Post Construction Stormwater Management Plan (PCSMP)**.

ENVIRONMENTAL IMPACTS

The Information for Planning and Consultation (IPaC) for U.S. Fish and Wildlife Services was used to generate a preliminary list of threatened and endangered species that may be affected by the development of the parcels. There were four threatened, endangered, or candidate species in the vicinity of the project, but none were determined to have any critical habitats. More information can be found in ***APPENDIX D: ENDANGERED AND THREATENED SPECIES LIST***.

FINDINGS

The Theatre District is comprised of approximately 37.5 acres of mostly impervious surfacing, except for areas where the FAA has height restrictions. While the proposed plan significantly cuts down on the impervious surfaces, the efficiencies gained in stormwater routing required detention to attenuate the post-development's peak runoff rate to below the pre-development conditions. The existing concrete swale is being removed and replaced with a grass swale planted with native grasses and vegetative buffers intercepting site sheet flows. Furthermore, the proposed pond's outlet structure is configured to comply with the Hastings Drainage Criteria Manual's water quality requirements. The two existing ditches along West 12th Street and North Marian Road and the existing box culvert structure are not being re-developed and therefore have not been included within this study.

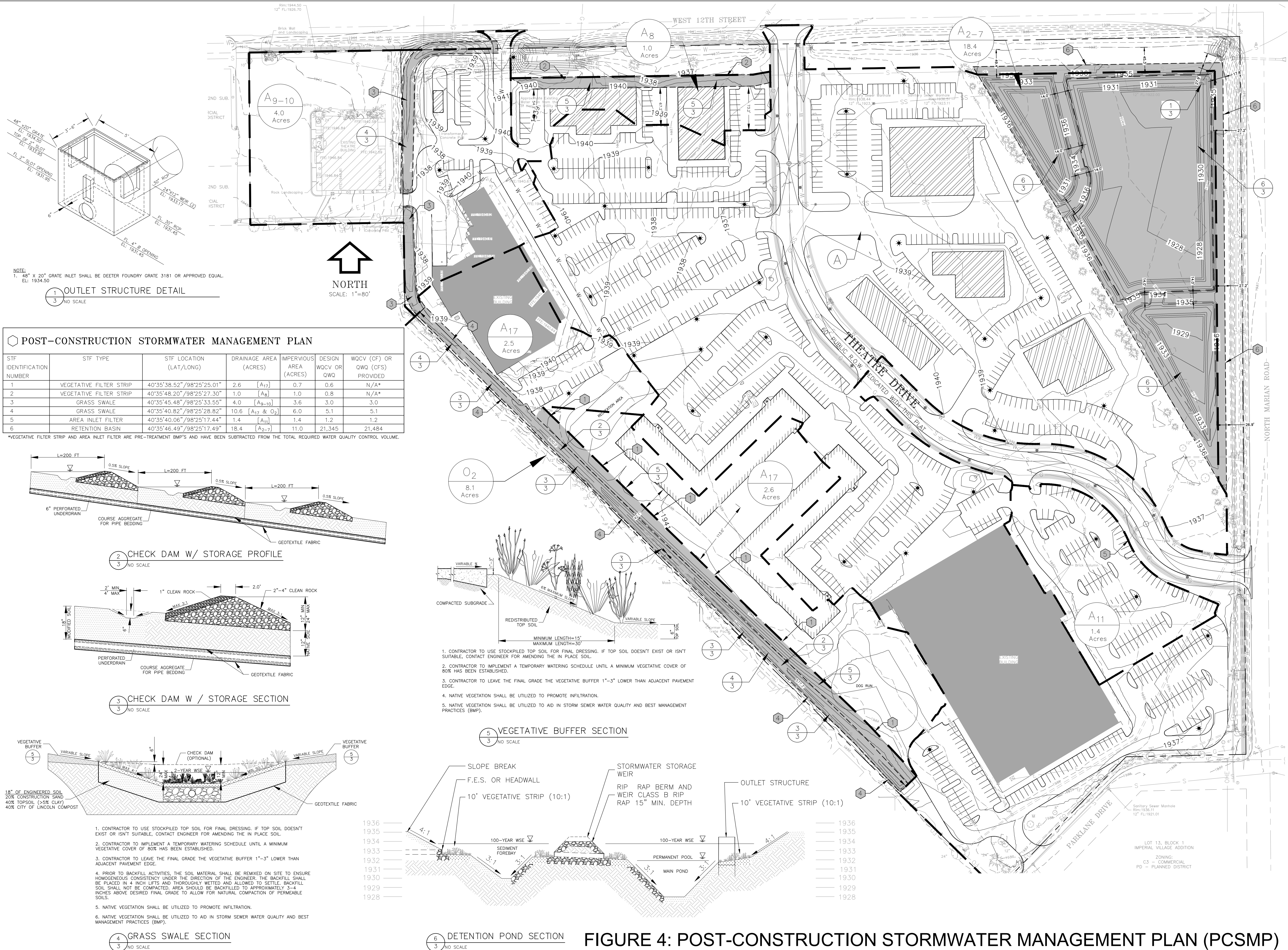
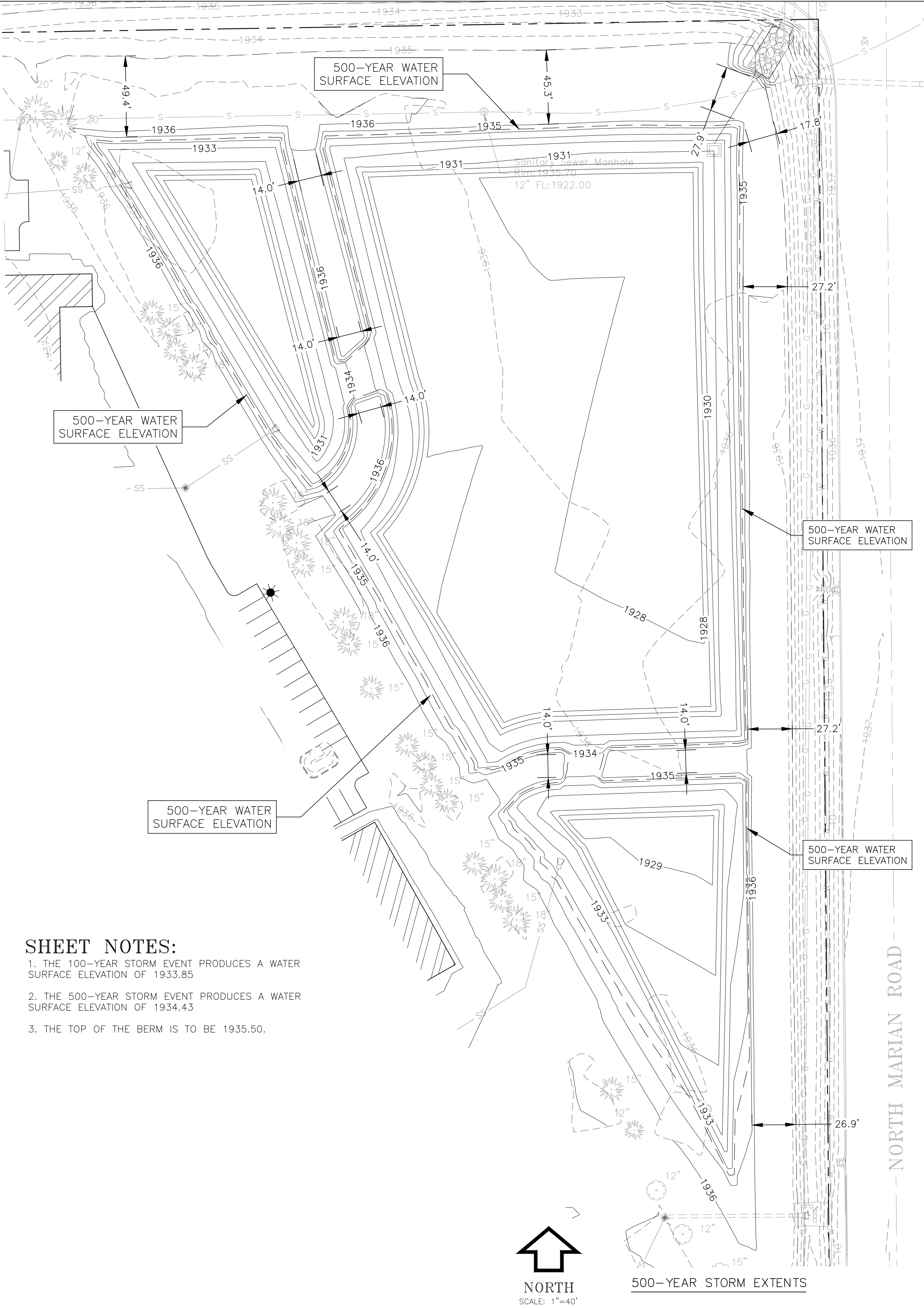
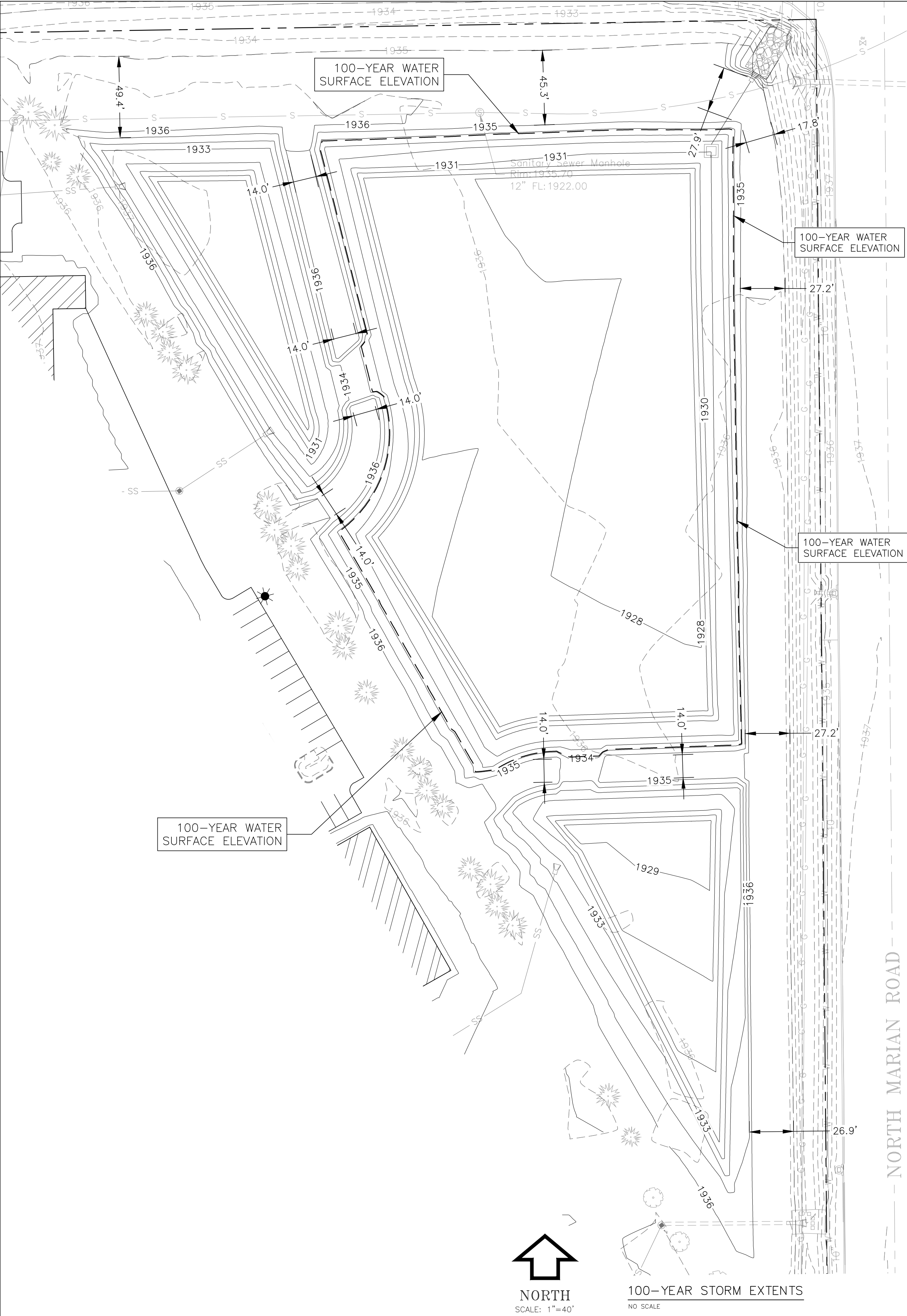


FIGURE 4: POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN (PCSMP)



SHEET NOTES:
1. THE 100-YEAR STORM EVENT PRODUCES A WATER SURFACE ELEVATION OF 1933.85
2. THE 500-YEAR STORM EVENT PRODUCES A WATER SURFACE ELEVATION OF 1934.43
3. THE TOP OF THE BERM IS TO BE 1935.50.

FIGURE 5: ENLARGED RETENTION POND

PROJECT
201055

REGA
ENGINEERING
GROUP, INC.
601 OLD CHENEY RD., SUITE A
LINCOLN, NEBRASKA 68512
(402) 484.7342
● ENGINEERING
● PLANNING
● LANDSCAPE
ARCHITECTURE
● LAND SURVEYING

ISSUED FOR	DATE
PD SET	02/19/21
PD SET	03/23/21
PD SET	06/09/21

THEATRE DISTRICT
PLANNED DISTRICT DEVELOPMENT
WEST 12TH STREET & NORTH MARIAN ROAD
HASTINGS, NEBRASKA

SHEET NO.

4 of 4

APPENDIX A

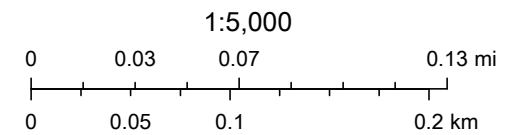
Hastings GIS Map

Imperial Mall - Hastings, Nebraska



January 25, 2021

 Limits  OneMile  TwoMile

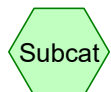
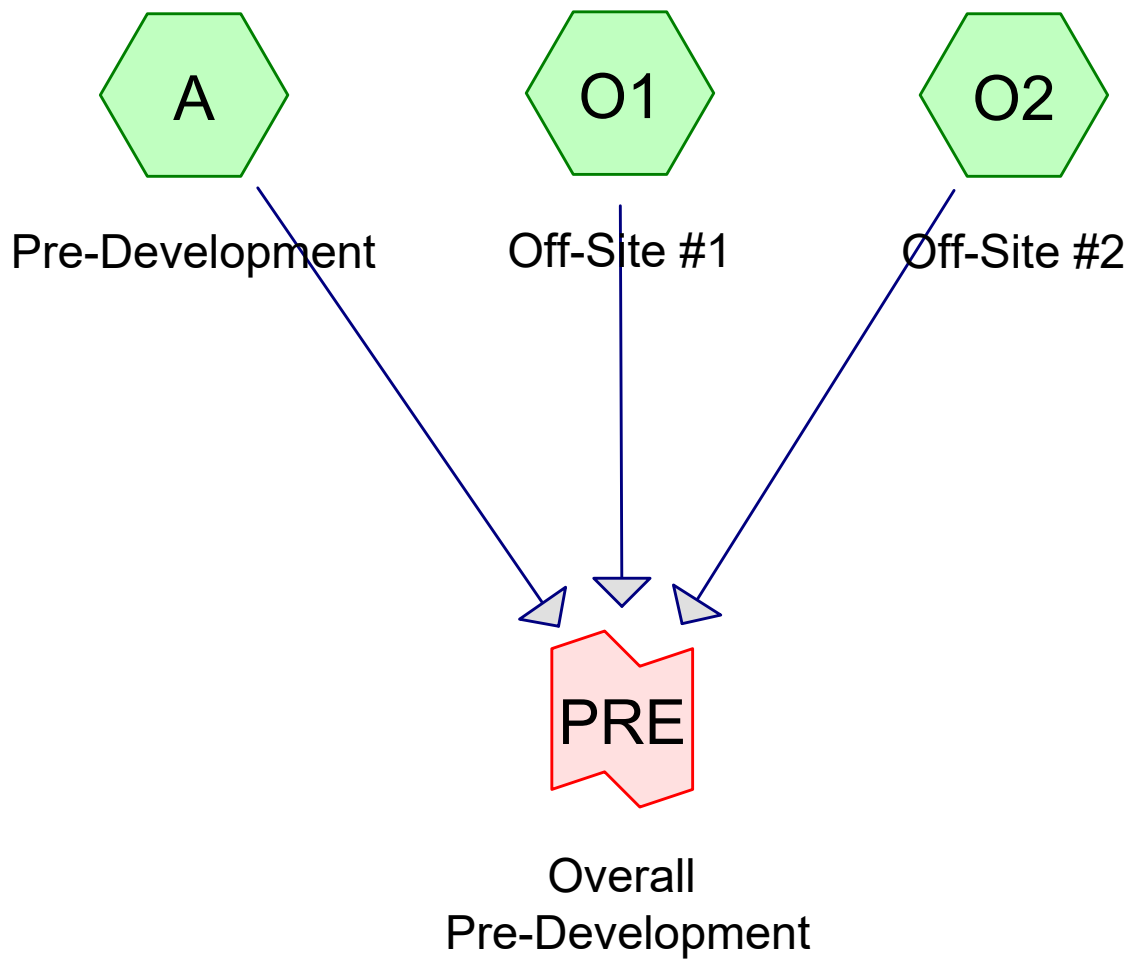


APPENDIX B

HydroCad Models (WQ, 2-year, 10-year, 100-year)

PRE-DEVELOPMENT

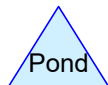
POST-DEVELOPMENT



Subcat



Reach



Pond



Link

Routing Diagram for 201055 Pre Development Hydrologic Model

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Page 2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
10.230	90	1/8 acre lots, 65% imp, HSG C (O1, O2)
1.300	91	1/8 acre lots, 65% imp, HSG C/D (O2)
1.920	74	>75% Grass cover, Good, HSG C (A)
6.410	77	>75% Grass cover, Good, HSG C/D (A)
16.850	98	Unconnected pavement, HSG C/D (A)
12.320	98	Unconnected roofs, HSG C (A)
49.030	92	TOTAL AREA

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Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
49.030	HSG C	A, O1, O2
0.000	HSG D	
0.000	Other	
49.030		TOTAL AREA

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Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	11.530	0.000	0.000	11.530	1/8 acre lots, 65% imp	O1, O2
0.000	0.000	8.330	0.000	0.000	8.330	>75% Grass cover, Good	A
0.000	0.000	16.850	0.000	0.000	16.850	Unconnected pavement	A
0.000	0.000	12.320	0.000	0.000	12.320	Unconnected roofs	A
0.000	0.000	49.030	0.000	0.000	49.030	TOTAL AREA	

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Page 5

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Diam/Width (inches)	Height (inches)	Inside-Fill (inches)
1	A	0.00	0.00	360.0	0.0027	0.012	24.0	0.0	0.0
2	A	0.00	0.00	380.0	0.0027	0.012	36.0	0.0	0.0
3	O2	0.00	0.00	100.0	0.0035	0.012	15.0	0.0	0.0

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Type II 24-hr 2-Year Rainfall=2.85"

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentA: Pre-Development

Runoff Area=37.500 ac 77.79% Impervious Runoff Depth>1.96"
Flow Length=3,488' Tc=30.0 min CN=93 Runoff=67.52 cfs 6.139 af

SubcatchmentO1: Off-Site #1

Runoff Area=3.400 ac 65.00% Impervious Runoff Depth>1.71"
Flow Length=675' Tc=20.1 min CN=90 Runoff=6.90 cfs 0.485 af

SubcatchmentO2: Off-Site #2

Runoff Area=8.130 ac 65.00% Impervious Runoff Depth>1.72"
Flow Length=475' Tc=13.5 min CN=90 Runoff=20.06 cfs 1.163 af

Link PRE: Overall Pre-Development

Inflow=83.16 cfs 7.787 af
Primary=83.16 cfs 7.787 af

Total Runoff Area = 49.030 ac Runoff Volume = 7.787 af Average Runoff Depth = 1.91"
25.22% Pervious = 12.365 ac 74.78% Impervious = 36.665 ac

201055 Pre Development Hydrologic Model

Type II 24-hr 2-Year Rainfall=2.85"

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Summary for Subcatchment A: Pre-Development

Runoff = 67.52 cfs @ 12.24 hrs, Volume= 6.139 af, Depth> 1.96"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-Year Rainfall=2.85"

Area (ac)	CN	Description
1.920	74	>75% Grass cover, Good, HSG C
* 6.410	77	>75% Grass cover, Good, HSG C/D
12.320	98	Unconnected roofs, HSG C
* 16.850	98	Unconnected pavement, HSG C/D
37.500	93	Weighted Average
8.330		22.21% Pervious Area
29.170		77.79% Impervious Area
29.170		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.3	150	0.0060	0.76		Sheet Flow, Smooth surfaces n= 0.011 P2= 2.15"
1.7	150	0.0051	1.45		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.9	68	0.0043	1.33		Shallow Concentrated Flow, Paved Kv= 20.3 fps
3.8	180	0.0015	0.79		Shallow Concentrated Flow, Paved Kv= 20.3 fps
14.6	1,315	0.0009	1.50	76.72	Channel Flow, Concrete Liner Area= 51.1 sf Perim= 176.4' r= 0.29' n= 0.013 Concrete, trowel finish
1.5	360	0.0027	4.05	12.73	Pipe Channel, 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0.012 Concrete pipe, finished
1.2	380	0.0027	5.31	37.55	Pipe Channel, 36.0" Round Area= 7.1 sf Perim= 9.4' r= 0.75' n= 0.012
3.0	885	0.0015	4.92	437.12	Channel Flow, Area= 88.9 sf Perim= 34.5' r= 2.58' n= 0.022 Earth, clean & straight
30.0	3,488	Total			

201055 Pre Development Hydrologic Model

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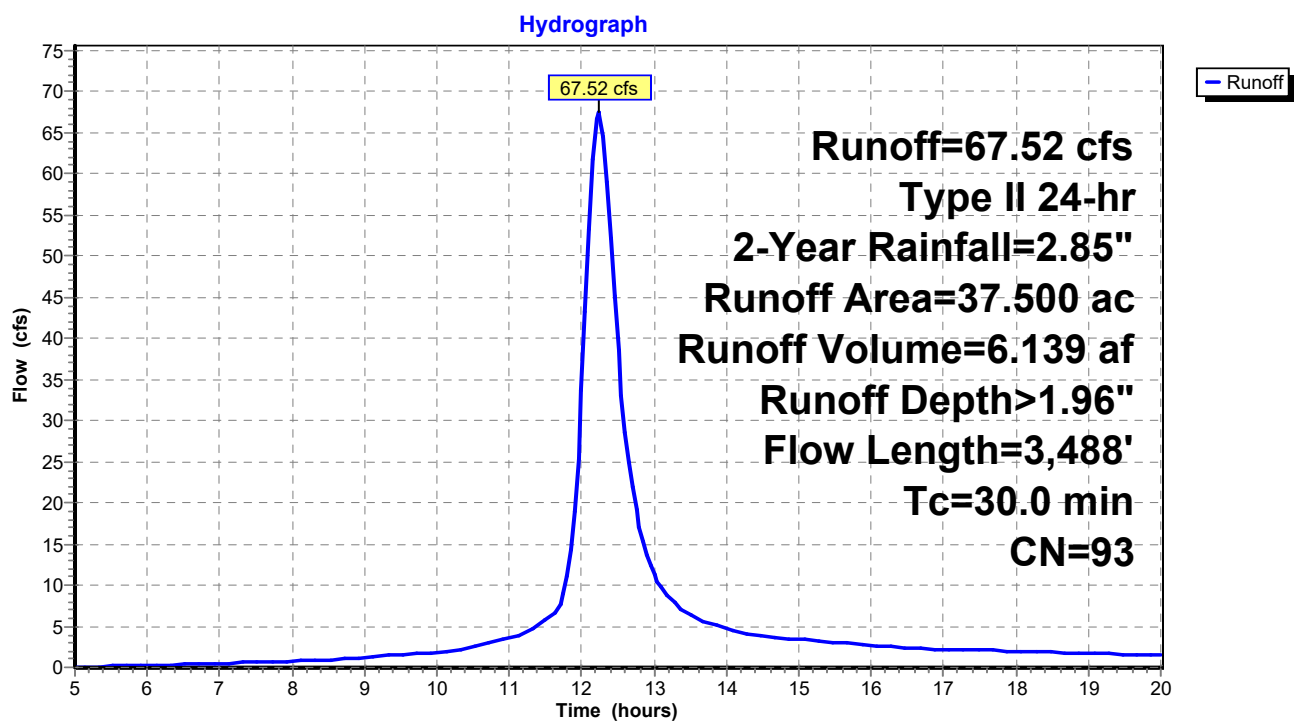
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Type II 24-hr 2-Year Rainfall=2.85"

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Subcatchment A: Pre-Development



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Type II 24-hr 2-Year Rainfall=2.85"

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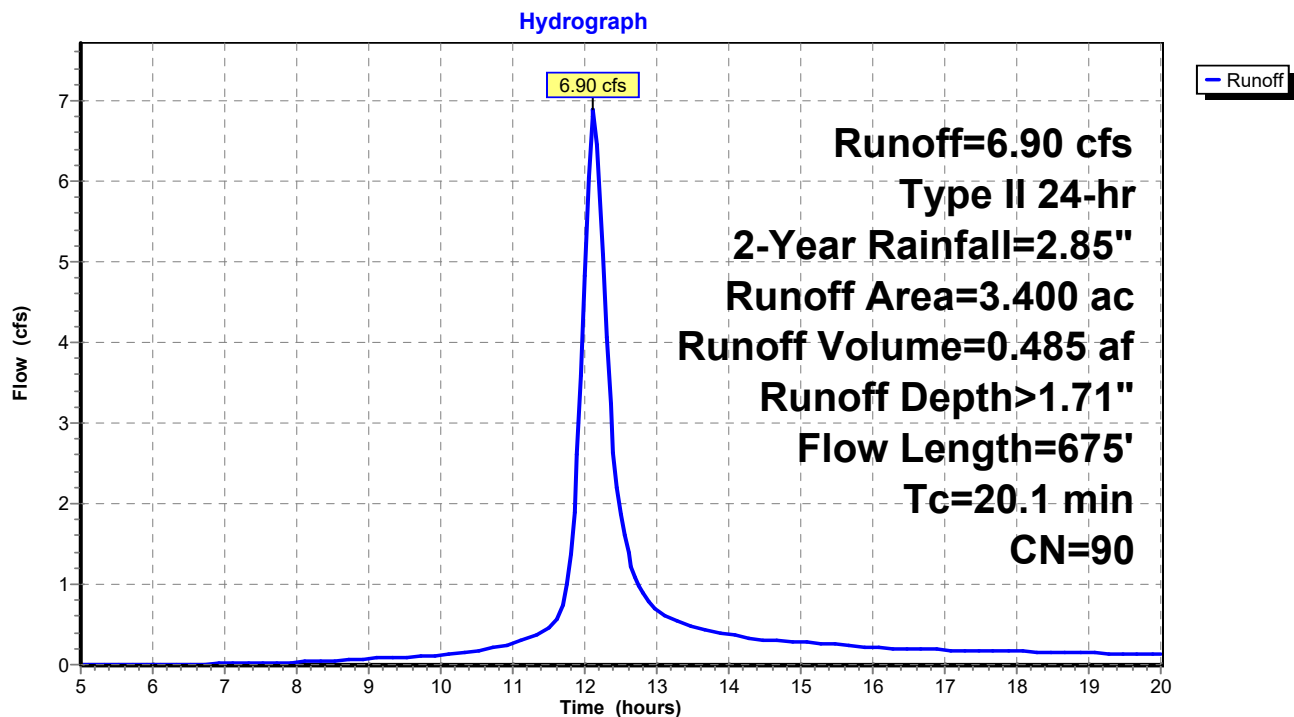
Summary for Subcatchment O1: Off-Site #1

Runoff = 6.90 cfs @ 12.12 hrs, Volume= 0.485 af, Depth> 1.71"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-Year Rainfall=2.85"

Area (ac)	CN	Description
3.400	90	1/8 acre lots, 65% imp, HSG C
1.190		35.00% Pervious Area
2.210		65.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.5	75	0.0200	0.13		Sheet Flow, Grass: Short n= 0.150 P2= 2.15"
4.4	300	0.0050	1.14		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
6.2	300	0.0025	0.81		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
20.1	675	Total			

Subcatchment O1: Off-Site #1

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Type II 24-hr 2-Year Rainfall=2.85"

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Summary for Subcatchment O2: Off-Site #2

Runoff = 20.06 cfs @ 12.05 hrs, Volume= 1.163 af, Depth> 1.72"

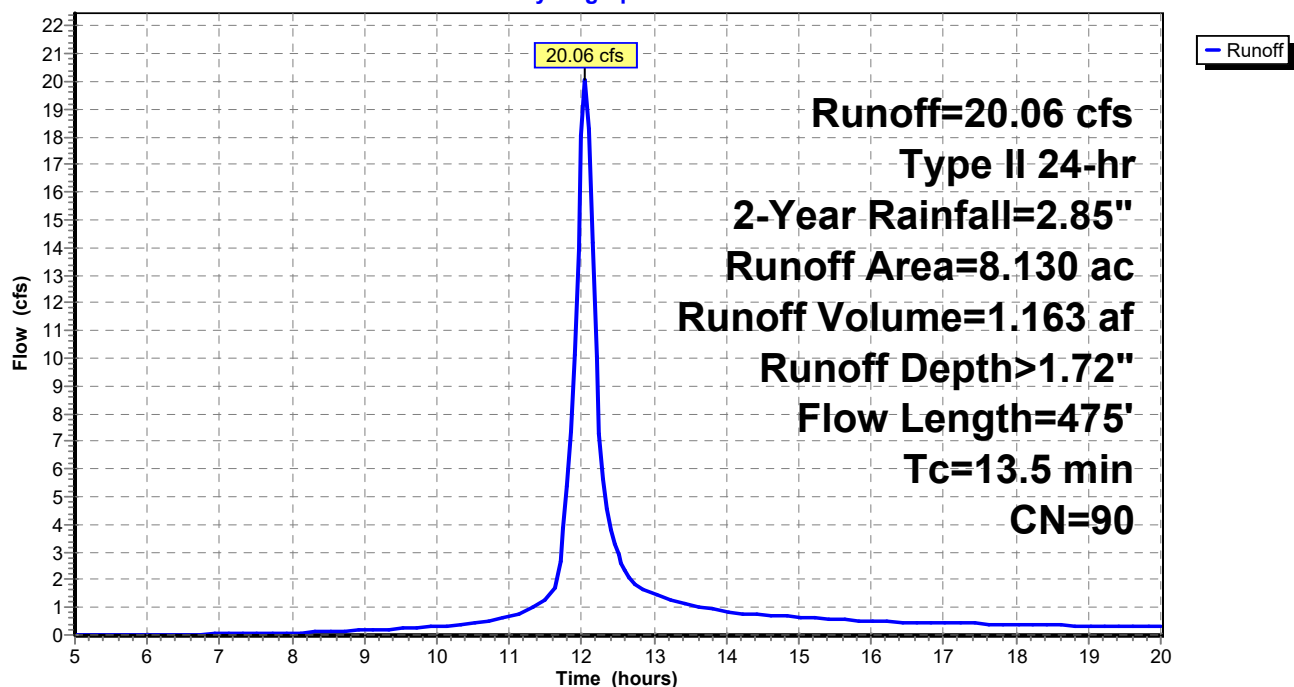
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-Year Rainfall=2.85"

Area (ac)	CN	Description
6.830	90	1/8 acre lots, 65% imp, HSG C
* 1.300	91	1/8 acre lots, 65% imp, HSG C/D
8.130	90	Weighted Average
2.845		35.00% Pervious Area
5.284		65.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.5	75	0.0200	0.13		Sheet Flow, Grass: Short n= 0.150 P2= 2.15"
3.5	300	0.0050	1.44		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.5	100	0.0035	3.37	4.14	Pipe Channel, 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012
13.5	475	Total			

Subcatchment O2: Off-Site #2

Hydrograph



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Type II 24-hr 2-Year Rainfall=2.85"

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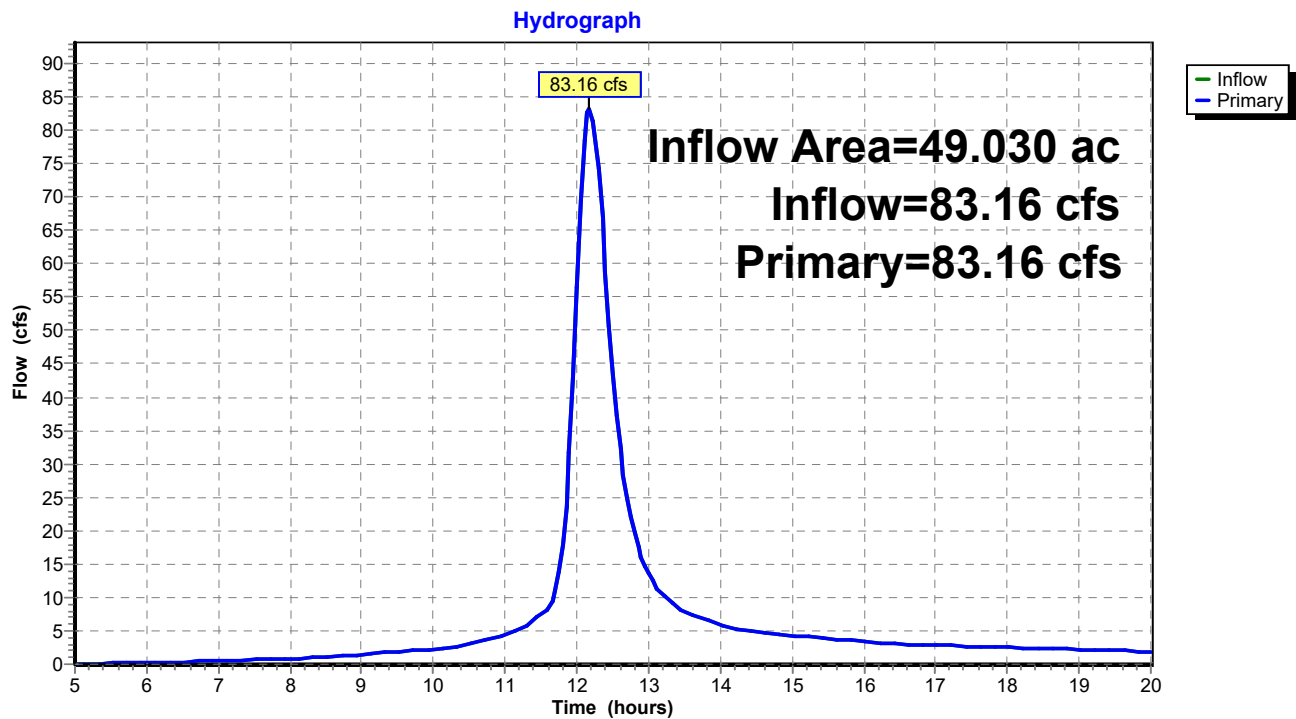
Page 11

Summary for Link PRE: Overall Pre-Development

Inflow Area = 49.030 ac, 74.78% Impervious, Inflow Depth > 1.91" for 2-Year event
Inflow = 83.16 cfs @ 12.18 hrs, Volume= 7.787 af
Primary = 83.16 cfs @ 12.18 hrs, Volume= 7.787 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link PRE: Overall Pre-Development



201055 Pre Development Hydrologic Model

Type II 24-hr 10-Year Rainfall=4.16"

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentA: Pre-Development

Runoff Area=37.500 ac 77.79% Impervious Runoff Depth>3.15"
Flow Length=3,488' Tc=30.0 min CN=93 Runoff=105.90 cfs 9.841 af

SubcatchmentO1: Off-Site #1

Runoff Area=3.400 ac 65.00% Impervious Runoff Depth>2.87"
Flow Length=675' Tc=20.1 min CN=90 Runoff=11.28 cfs 0.812 af

SubcatchmentO2: Off-Site #2

Runoff Area=8.130 ac 65.00% Impervious Runoff Depth>2.87"
Flow Length=475' Tc=13.5 min CN=90 Runoff=32.67 cfs 1.945 af

Link PRE: Overall Pre-Development

Inflow=131.97 cfs 12.598 af
Primary=131.97 cfs 12.598 af

Total Runoff Area = 49.030 ac Runoff Volume = 12.598 af Average Runoff Depth = 3.08"
25.22% Pervious = 12.365 ac 74.78% Impervious = 36.665 ac

201055 Pre Development Hydrologic Model

Type II 24-hr 10-Year Rainfall=4.16"

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Summary for Subcatchment A: Pre-Development

Runoff = 105.90 cfs @ 12.23 hrs, Volume= 9.841 af, Depth> 3.15"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-Year Rainfall=4.16"

Area (ac)	CN	Description
1.920	74	>75% Grass cover, Good, HSG C
* 6.410	77	>75% Grass cover, Good, HSG C/D
12.320	98	Unconnected roofs, HSG C
* 16.850	98	Unconnected pavement, HSG C/D
37.500	93	Weighted Average
8.330		22.21% Pervious Area
29.170		77.79% Impervious Area
29.170		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.3	150	0.0060	0.76		Sheet Flow, Smooth surfaces n= 0.011 P2= 2.15"
1.7	150	0.0051	1.45		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.9	68	0.0043	1.33		Shallow Concentrated Flow, Paved Kv= 20.3 fps
3.8	180	0.0015	0.79		Shallow Concentrated Flow, Paved Kv= 20.3 fps
14.6	1,315	0.0009	1.50	76.72	Channel Flow, Concrete Liner Area= 51.1 sf Perim= 176.4' r= 0.29' n= 0.013 Concrete, trowel finish
1.5	360	0.0027	4.05	12.73	Pipe Channel, 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0.012 Concrete pipe, finished
1.2	380	0.0027	5.31	37.55	Pipe Channel, 36.0" Round Area= 7.1 sf Perim= 9.4' r= 0.75' n= 0.012
3.0	885	0.0015	4.92	437.12	Channel Flow, Area= 88.9 sf Perim= 34.5' r= 2.58' n= 0.022 Earth, clean & straight
30.0	3,488	Total			

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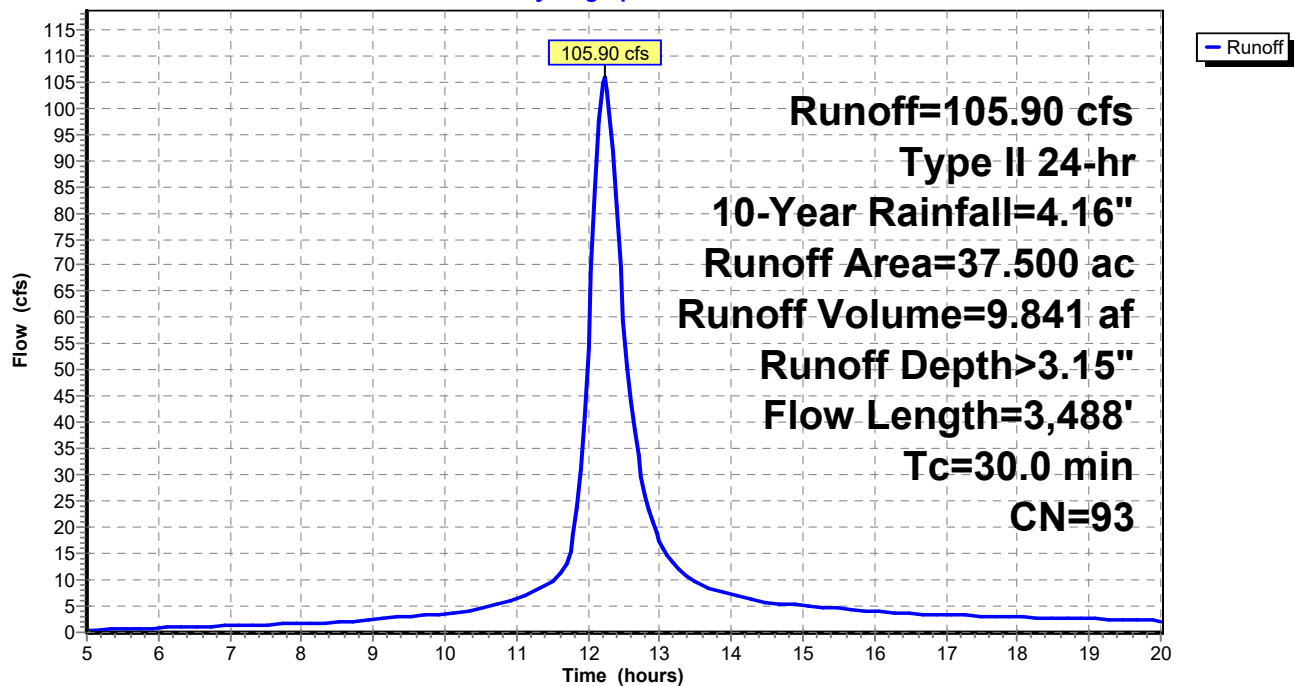
Type II 24-hr 10-Year Rainfall=4.16"

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Subcatchment A: Pre-Development

Hydrograph



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Type II 24-hr 10-Year Rainfall=4.16"

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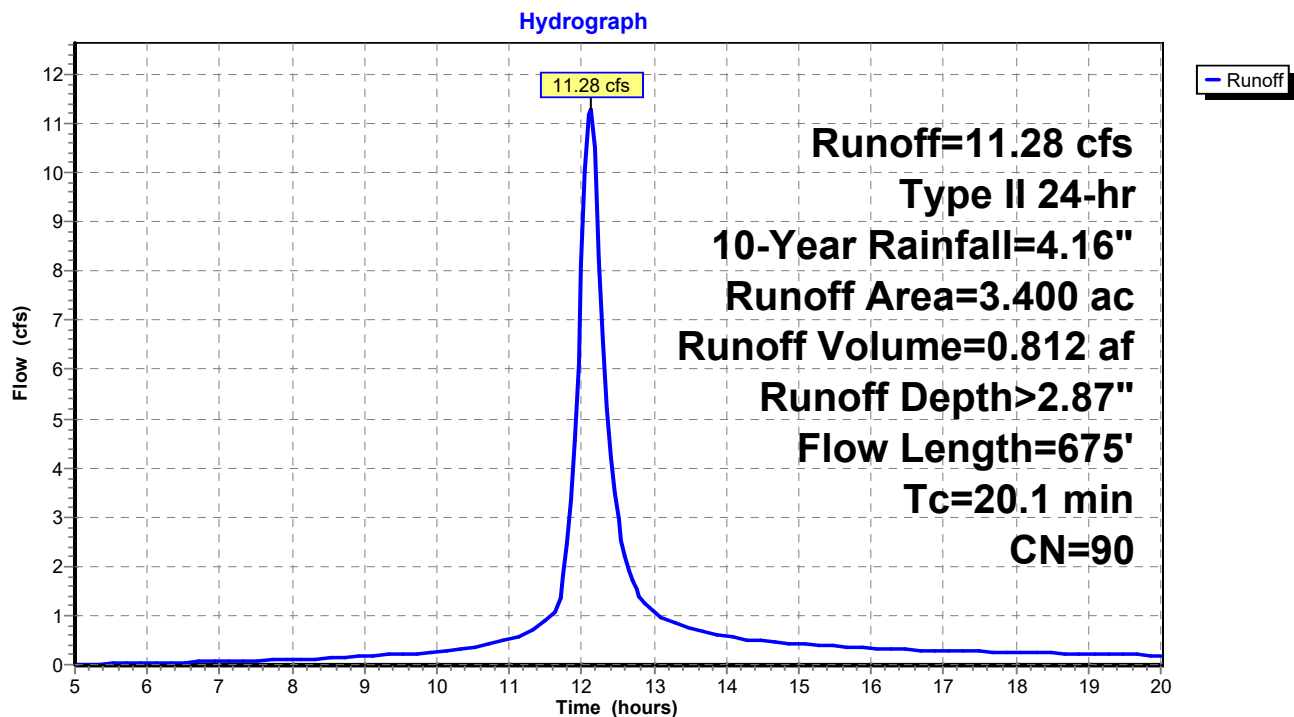
Summary for Subcatchment O1: Off-Site #1

Runoff = 11.28 cfs @ 12.12 hrs, Volume= 0.812 af, Depth> 2.87"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-Year Rainfall=4.16"

Area (ac)	CN	Description
3.400	90	1/8 acre lots, 65% imp, HSG C
1.190		35.00% Pervious Area
2.210		65.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.5	75	0.0200	0.13		Sheet Flow, Grass: Short n= 0.150 P2= 2.15"
4.4	300	0.0050	1.14		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
6.2	300	0.0025	0.81		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
20.1	675	Total			

Subcatchment O1: Off-Site #1

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Type II 24-hr 10-Year Rainfall=4.16"

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Summary for Subcatchment O2: Off-Site #2

Runoff = 32.67 cfs @ 12.05 hrs, Volume= 1.945 af, Depth> 2.87"

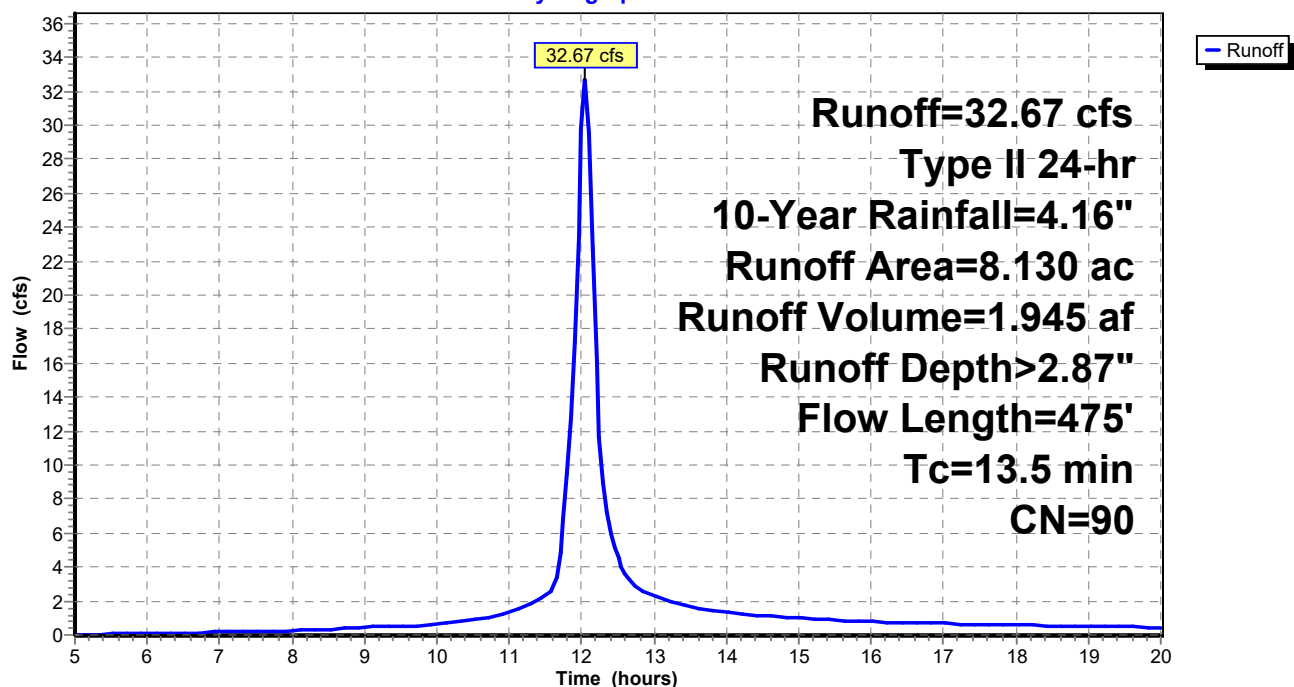
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-Year Rainfall=4.16"

Area (ac)	CN	Description
6.830	90	1/8 acre lots, 65% imp, HSG C
* 1.300	91	1/8 acre lots, 65% imp, HSG C/D
8.130	90	Weighted Average
2.845		35.00% Pervious Area
5.284		65.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.5	75	0.0200	0.13		Sheet Flow, Grass: Short n= 0.150 P2= 2.15"
3.5	300	0.0050	1.44		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.5	100	0.0035	3.37	4.14	Pipe Channel, 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012
13.5	475	Total			

Subcatchment O2: Off-Site #2

Hydrograph



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Type II 24-hr 10-Year Rainfall=4.16"

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Summary for Link PRE: Overall Pre-Development

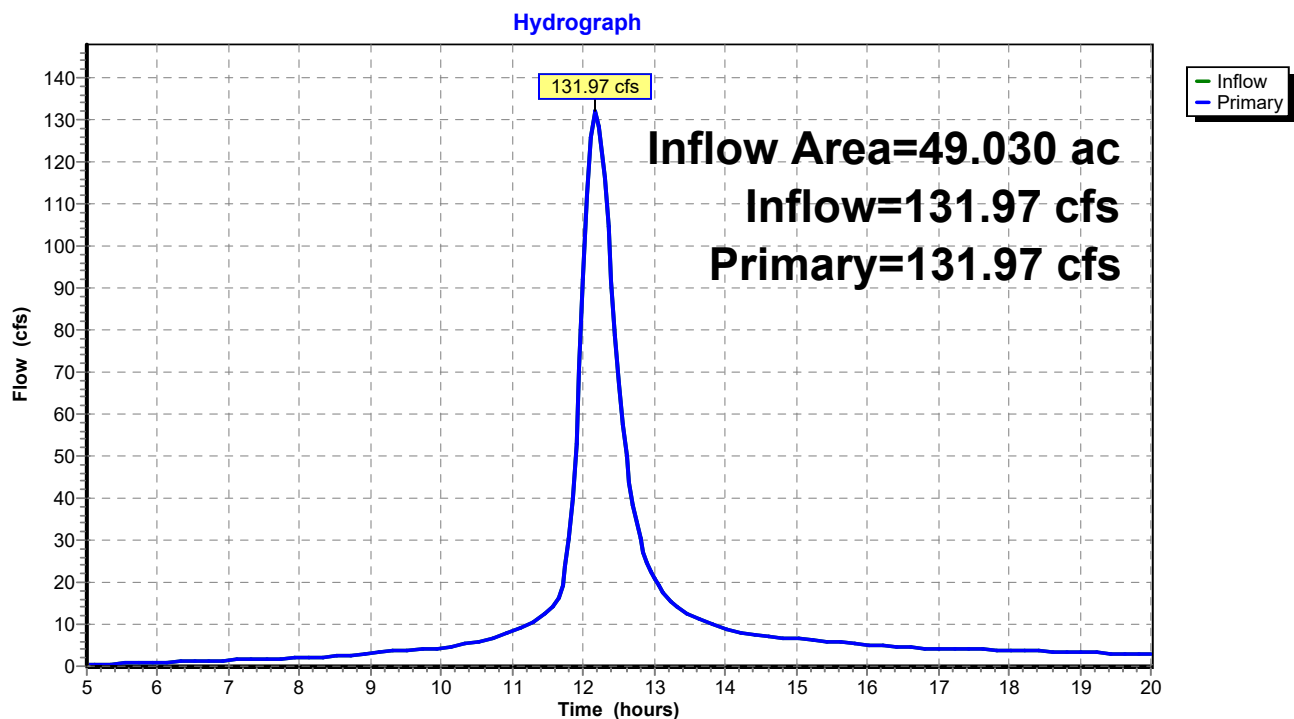
Inflow Area = 49.030 ac, 74.78% Impervious, Inflow Depth > 3.08" for 10-Year event

Inflow = 131.97 cfs @ 12.17 hrs, Volume= 12.598 af

Primary = 131.97 cfs @ 12.17 hrs, Volume= 12.598 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link PRE: Overall Pre-Development



201055 Pre Development Hydrologic Model

Type II 24-hr 100-Year Rainfall=6.64"

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentA: Pre-Development

Runoff Area=37.500 ac 77.79% Impervious Runoff Depth>5.41"
Flow Length=3,488' Tc=30.0 min CN=93 Runoff=177.60 cfs 16.910 af

SubcatchmentO1: Off-Site #1

Runoff Area=3.400 ac 65.00% Impervious Runoff Depth>5.11"
Flow Length=675' Tc=20.1 min CN=90 Runoff=19.55 cfs 1.449 af

SubcatchmentO2: Off-Site #2

Runoff Area=8.130 ac 65.00% Impervious Runoff Depth>5.12"
Flow Length=475' Tc=13.5 min CN=90 Runoff=56.38 cfs 3.469 af

Link PRE: Overall Pre-Development

Inflow=223.12 cfs 21.828 af
Primary=223.12 cfs 21.828 af

Total Runoff Area = 49.030 ac Runoff Volume = 21.828 af Average Runoff Depth = 5.34"
25.22% Pervious = 12.365 ac 74.78% Impervious = 36.665 ac

201055 Pre Development Hydrologic Model

Type II 24-hr 100-Year Rainfall=6.64"

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Summary for Subcatchment A: Pre-Development

Runoff = 177.60 cfs @ 12.23 hrs, Volume= 16.910 af, Depth> 5.41"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-Year Rainfall=6.64"

Area (ac)	CN	Description
1.920	74	>75% Grass cover, Good, HSG C
* 6.410	77	>75% Grass cover, Good, HSG C/D
12.320	98	Unconnected roofs, HSG C
* 16.850	98	Unconnected pavement, HSG C/D
37.500	93	Weighted Average
8.330		22.21% Pervious Area
29.170		77.79% Impervious Area
29.170		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.3	150	0.0060	0.76		Sheet Flow, Smooth surfaces n= 0.011 P2= 2.15"
1.7	150	0.0051	1.45		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.9	68	0.0043	1.33		Shallow Concentrated Flow, Paved Kv= 20.3 fps
3.8	180	0.0015	0.79		Shallow Concentrated Flow, Paved Kv= 20.3 fps
14.6	1,315	0.0009	1.50	76.72	Channel Flow, Concrete Liner Area= 51.1 sf Perim= 176.4' r= 0.29' n= 0.013 Concrete, trowel finish
1.5	360	0.0027	4.05	12.73	Pipe Channel, 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0.012 Concrete pipe, finished
1.2	380	0.0027	5.31	37.55	Pipe Channel, 36.0" Round Area= 7.1 sf Perim= 9.4' r= 0.75' n= 0.012
3.0	885	0.0015	4.92	437.12	Channel Flow, Area= 88.9 sf Perim= 34.5' r= 2.58' n= 0.022 Earth, clean & straight
30.0	3,488	Total			

201055 Pre Development Hydrologic Model

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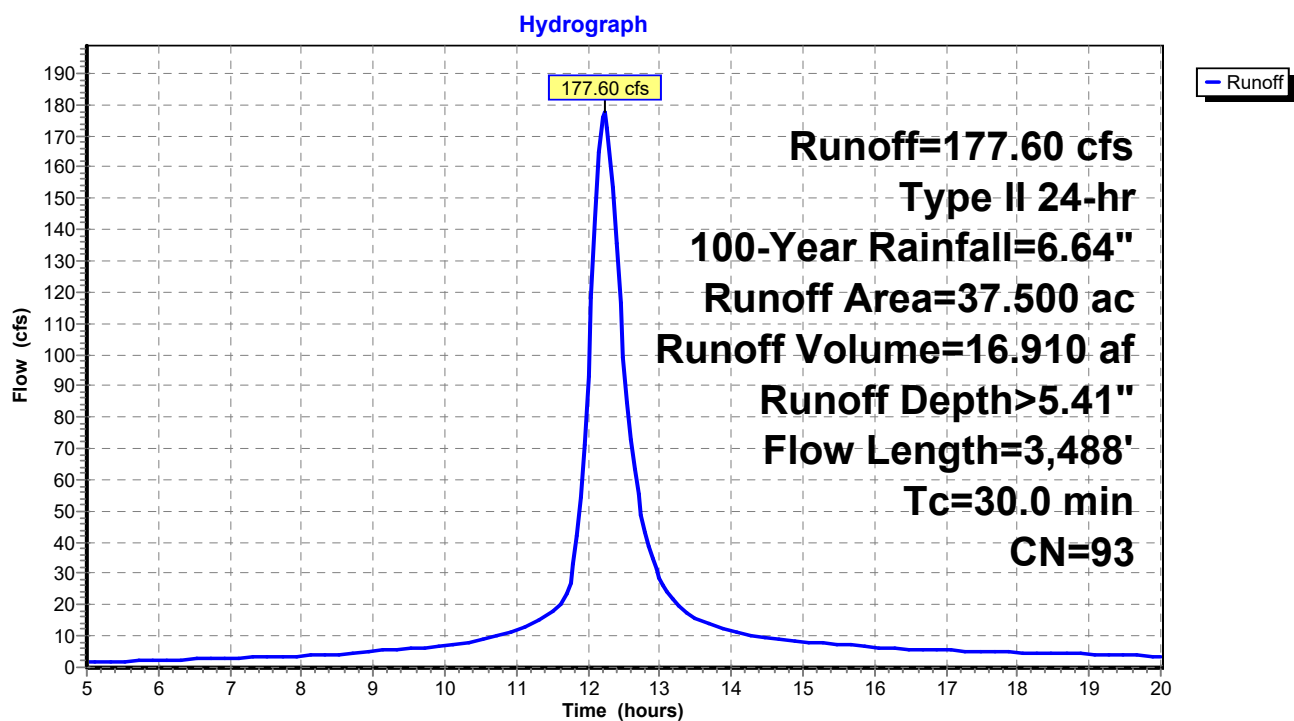
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Type II 24-hr 100-Year Rainfall=6.64"

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Subcatchment A: Pre-Development



201055 Pre Development Hydrologic Model

Type II 24-hr 100-Year Rainfall=6.64"

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Summary for Subcatchment O1: Off-Site #1

Runoff = 19.55 cfs @ 12.12 hrs, Volume= 1.449 af, Depth> 5.11"

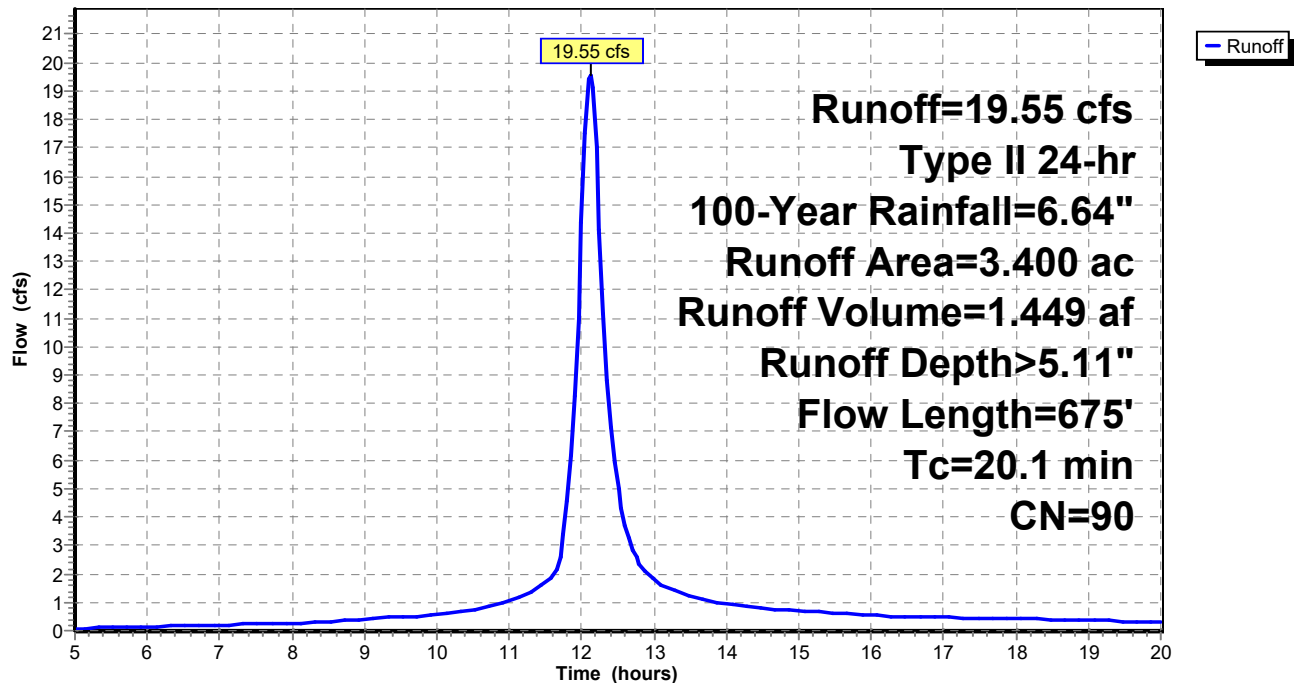
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-Year Rainfall=6.64"

Area (ac)	CN	Description
3.400	90	1/8 acre lots, 65% imp, HSG C
1.190		35.00% Pervious Area
2.210		65.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.5	75	0.0200	0.13		Sheet Flow, Grass: Short n= 0.150 P2= 2.15"
4.4	300	0.0050	1.14		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
6.2	300	0.0025	0.81		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
20.1	675	Total			

Subcatchment O1: Off-Site #1

Hydrograph



201055 Pre Development Hydrologic Model

Type II 24-hr 100-Year Rainfall=6.64"

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Summary for Subcatchment O2: Off-Site #2

Runoff = 56.38 cfs @ 12.05 hrs, Volume= 3.469 af, Depth> 5.12"

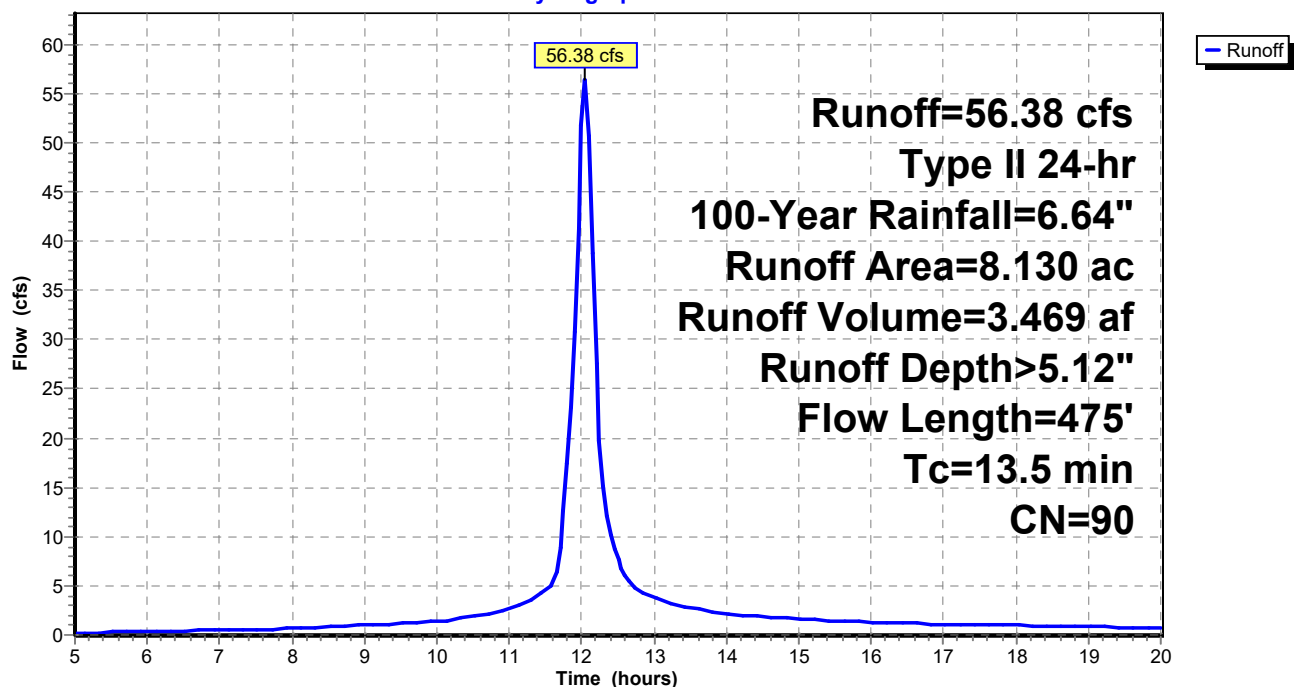
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-Year Rainfall=6.64"

Area (ac)	CN	Description
6.830	90	1/8 acre lots, 65% imp, HSG C
* 1.300	91	1/8 acre lots, 65% imp, HSG C/D
8.130	90	Weighted Average
2.845		35.00% Pervious Area
5.284		65.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.5	75	0.0200	0.13		Sheet Flow, Grass: Short n= 0.150 P2= 2.15"
3.5	300	0.0050	1.44		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.5	100	0.0035	3.37	4.14	Pipe Channel, 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012
13.5	475	Total			

Subcatchment O2: Off-Site #2

Hydrograph



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Type II 24-hr 100-Year Rainfall=6.64"

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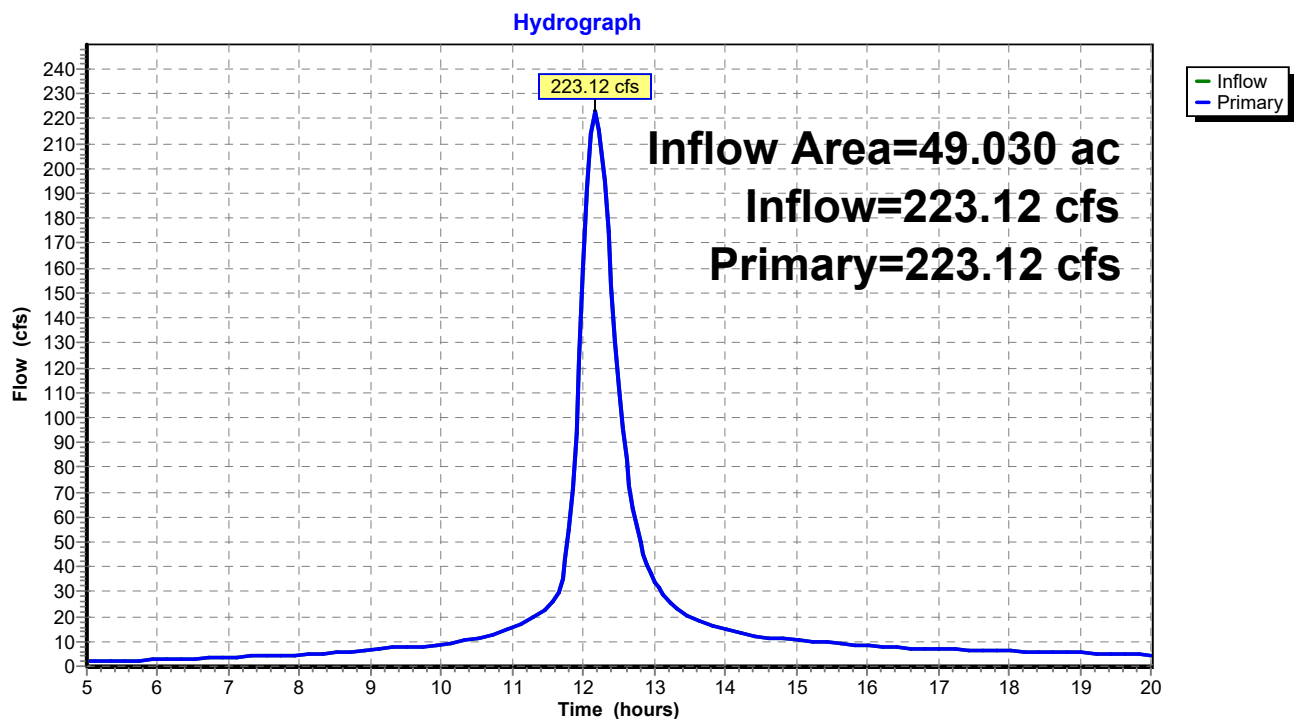
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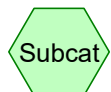
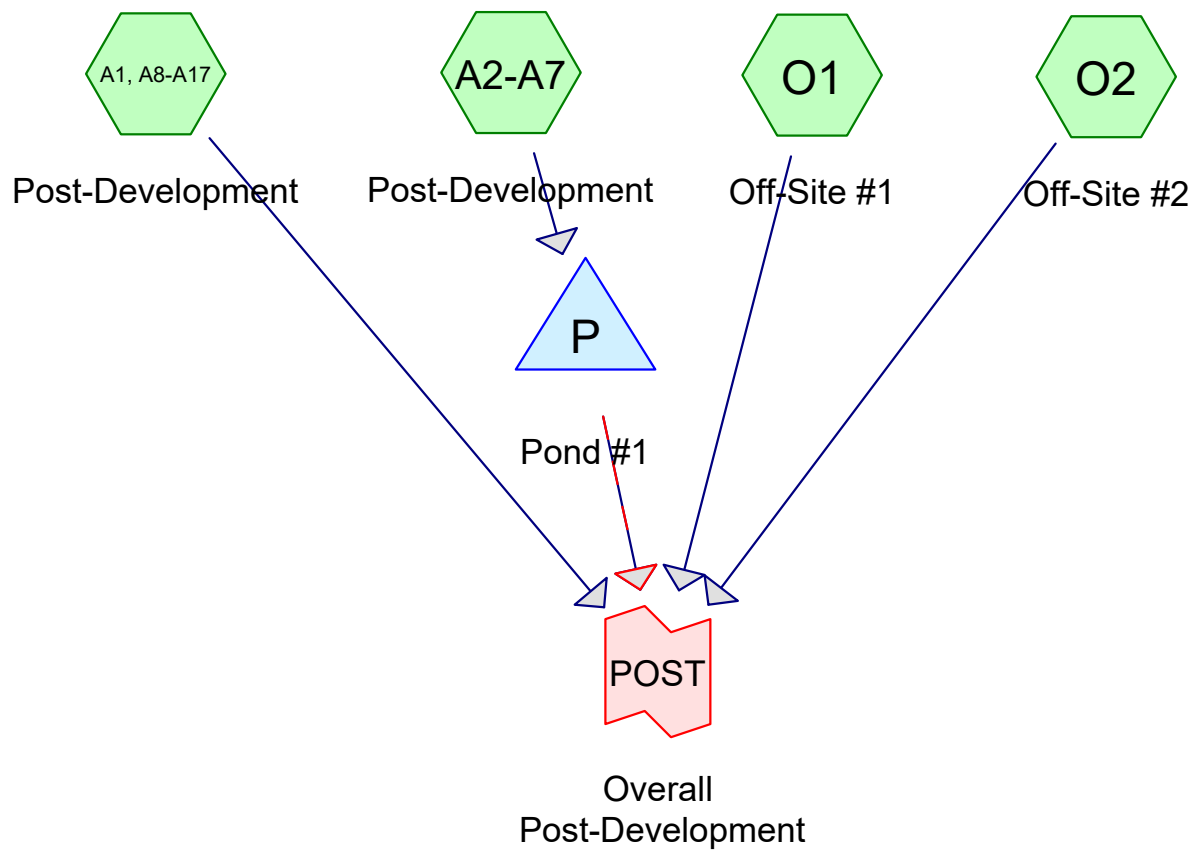
Summary for Link PRE: Overall Pre-Development

Inflow Area = 49.030 ac, 74.78% Impervious, Inflow Depth > 5.34" for 100-Year event
Inflow = 223.12 cfs @ 12.17 hrs, Volume= 21.828 af
Primary = 223.12 cfs @ 12.17 hrs, Volume= 21.828 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link PRE: Overall Pre-Development

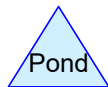




Subcat



Reach



Pond



Link

Routing Diagram for 201055 Revised Post Development Hydrologic Model

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Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
10.230	90	1/8 acre lots, 65% imp, HSG C (O1, O2)
1.300	91	1/8 acre lots, 65% imp, HSG C/D (O2)
4.000	74	>75% Grass cover, Good, HSG C (A1, A8-A17, A2-A7)
8.590	77	>75% Grass cover, Good, HSG C/D (A1, A8-A17, A2-A7)
12.710	98	Unconnected pavement, HSG C/D (A1, A8-A17, A2-A7)
10.250	98	Unconnected roofs, HSG C (A1, A8-A17, A2-A7)
1.950	98	Water Surface, HSG D (A2-A7)
49.030	91	TOTAL AREA

201055 Revised Post Development Hydrologic Model

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Pipe Listing (selected nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Diam/Width (inches)	Height (inches)	Inside-Fill (inches)
1	A1, A8-A17	0.00	0.00	360.0	0.0027	0.012	24.0	0.0	0.0
2	A1, A8-A17	0.00	0.00	380.0	0.0027	0.012	36.0	0.0	0.0
3	A2-A7	0.00	0.00	490.0	0.0050	0.012	24.0	0.0	0.0
4	O2	0.00	0.00	100.0	0.0035	0.012	15.0	0.0	0.0
5	P	1,931.45	1,931.00	52.0	0.0087	0.012	30.0	0.0	0.0

201055 Revised Post Development Hydrologic Model Type II 24-hr 2-Year Rainfall=2.85"

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Time span=5.00-60.00 hrs, dt=0.05 hrs, 1101 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentA1, A8-A17:

Runoff Area=19.150 ac 61.62% Impervious Runoff Depth=1.76"
Flow Length=3,488' Tc=21.6 min CN=89 Runoff=35.75 cfs 2.816 af

SubcatchmentA2-A7: Post-Development

Runoff Area=18.350 ac 71.44% Impervious Runoff Depth=2.02"
Flow Length=753' Tc=12.9 min CN=92 Runoff=49.79 cfs 3.089 af

SubcatchmentO1: Off-Site #1

Runoff Area=3.400 ac 65.00% Impervious Runoff Depth=1.85"
Flow Length=675' Tc=20.1 min CN=90 Runoff=6.90 cfs 0.523 af

SubcatchmentO2: Off-Site #2

Runoff Area=8.130 ac 65.00% Impervious Runoff Depth=1.85"
Flow Length=475' Tc=13.5 min CN=90 Runoff=20.06 cfs 1.251 af

Pond P: Pond #1

Peak Elev=1,932.60' Storage=106,528 cf Inflow=49.79 cfs 3.089 af
Primary=0.70 cfs 1.970 af Secondary=0.00 cfs 0.000 af Outflow=0.70 cfs 1.970 af

Link POST: Overall Post-Development

Inflow=59.88 cfs 6.560 af
Primary=59.88 cfs 6.560 af

Total Runoff Area = 49.030 ac Runoff Volume = 7.679 af Average Runoff Depth = 1.88"
33.91% Pervious = 16.626 ac 66.09% Impervious = 32.405 ac

Summary for Subcatchment A1, A8-A17: Post-Development

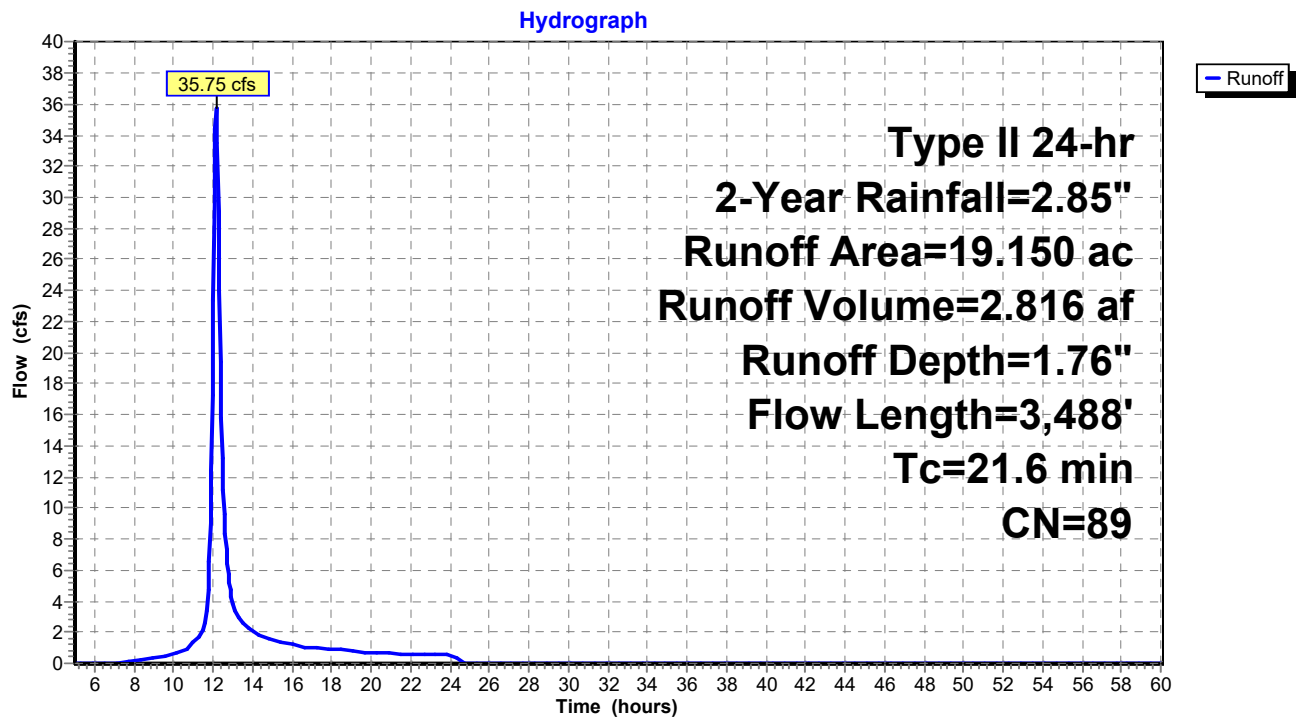
Runoff = 35.75 cfs @ 12.14 hrs, Volume= 2.816 af, Depth= 1.76"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-60.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-Year Rainfall=2.85"

Area (ac)	CN	Description
2.900	74	>75% Grass cover, Good, HSG C
* 4.450	77	>75% Grass cover, Good, HSG C/D
5.670	98	Unconnected roofs, HSG C
* 6.130	98	Unconnected pavement, HSG C/D
19.150	89	Weighted Average
7.350		38.38% Pervious Area
11.800		61.62% Impervious Area
11.800		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.3	150	0.0060	0.76		Sheet Flow, Smooth surfaces n= 0.011 P2= 2.15"
1.7	150	0.0051	1.45		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.9	68	0.0043	1.33		Shallow Concentrated Flow, Paved Kv= 20.3 fps
3.8	180	0.0015	0.79		Shallow Concentrated Flow, Paved Kv= 20.3 fps
6.2	1,315	0.0050	3.54	180.83	Channel Flow, Concrete Liner Area= 51.1 sf Perim= 176.4' r= 0.29' n= 0.013 Concrete, trowel finish
1.5	360	0.0027	4.05	12.73	Pipe Channel, 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0.012 Concrete pipe, finished
1.2	380	0.0027	5.31	37.55	Pipe Channel, 36.0" Round Area= 7.1 sf Perim= 9.4' r= 0.75' n= 0.012
3.0	885	0.0015	4.92	437.12	Channel Flow, Area= 88.9 sf Perim= 34.5' r= 2.58' n= 0.022 Earth, clean & straight
21.6	3,488	Total			

Subcatchment A1, A8-A17: Post-Development



Summary for Subcatchment A2-A7: Post-Development

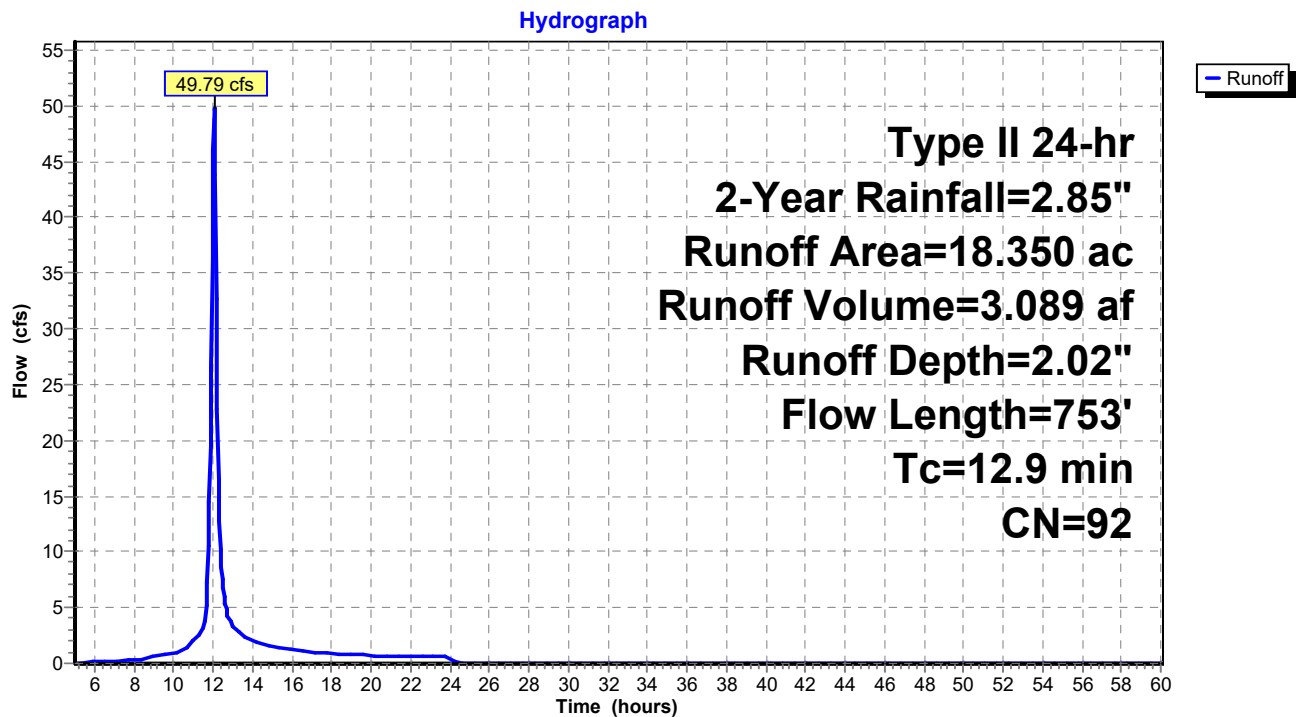
Runoff = 49.79 cfs @ 12.04 hrs, Volume= 3.089 af, Depth= 2.02"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-60.00 hrs, dt= 0.05 hrs
 Type II 24-hr 2-Year Rainfall=2.85"

Area (ac)	CN	Description
1.100	74	>75% Grass cover, Good, HSG C
* 4.140	77	>75% Grass cover, Good, HSG C/D
4.580	98	Unconnected roofs, HSG C
* 6.580	98	Unconnected pavement, HSG C/D
1.950	98	Water Surface, HSG D
18.350	92	Weighted Average
5.240		28.56% Pervious Area
13.110		71.44% Impervious Area
11.160		85.13% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.3	45	0.0100	0.09		Sheet Flow, Grass: Short n= 0.150 P2= 2.15"
2.2	150	0.0051	1.15		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
0.9	68	0.0040	1.28		Shallow Concentrated Flow, Paved Kv= 20.3 fps
1.5	490	0.0050	5.52	17.33	Pipe Channel, 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0.012
12.9	753	Total			

Subcatchment A2-A7: Post-Development



Summary for Subcatchment O1: Off-Site #1

Runoff = 6.90 cfs @ 12.12 hrs, Volume= 0.523 af, Depth= 1.85"

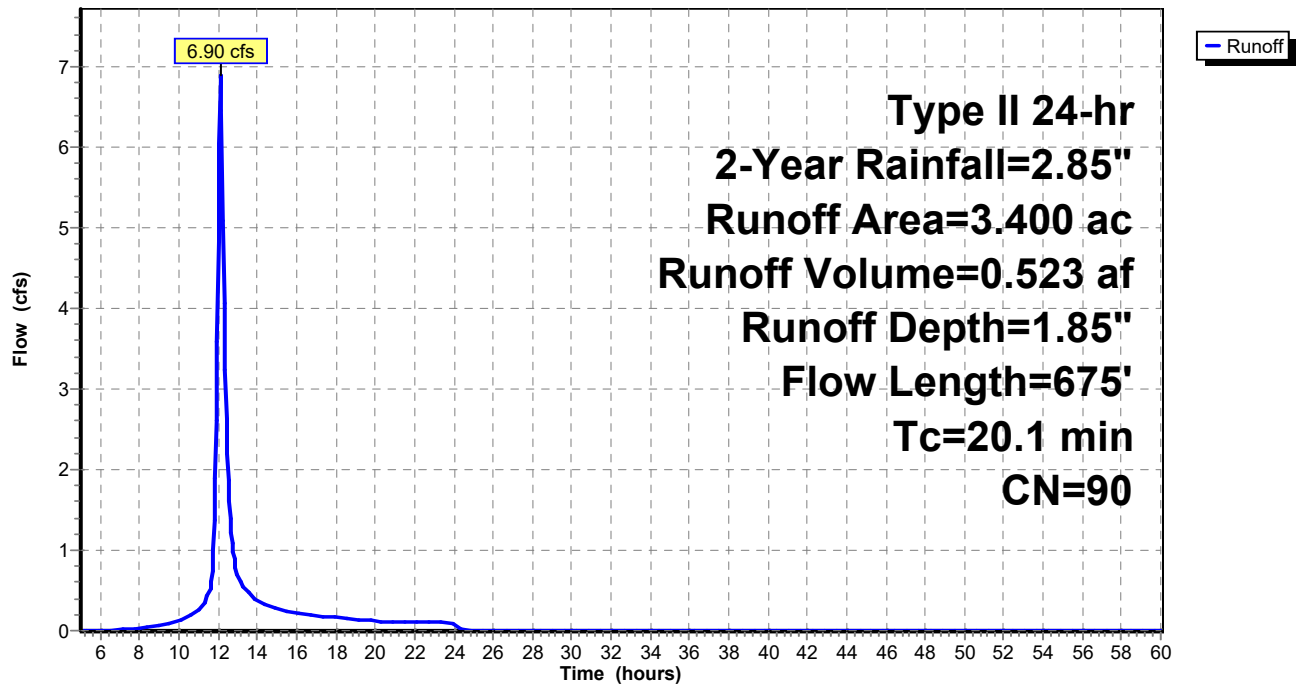
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-60.00 hrs, dt= 0.05 hrs
 Type II 24-hr 2-Year Rainfall=2.85"

Area (ac)	CN	Description
3.400	90	1/8 acre lots, 65% imp, HSG C
1.190		35.00% Pervious Area
2.210		65.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.5	75	0.0200	0.13		Sheet Flow, Grass: Short n= 0.150 P2= 2.15"
4.4	300	0.0050	1.14		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
6.2	300	0.0025	0.81		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
20.1	675	Total			

Subcatchment O1: Off-Site #1

Hydrograph



Summary for Subcatchment O2: Off-Site #2

Runoff = 20.06 cfs @ 12.05 hrs, Volume= 1.251 af, Depth= 1.85"

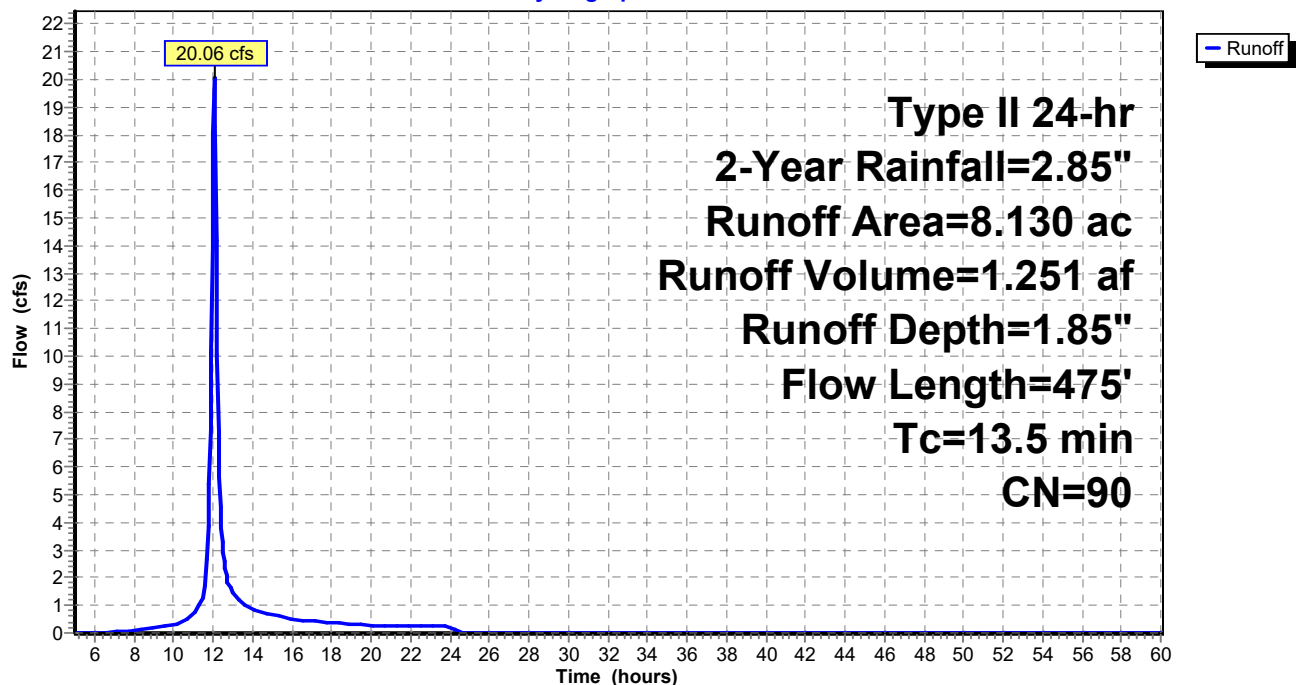
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-60.00 hrs, dt= 0.05 hrs
 Type II 24-hr 2-Year Rainfall=2.85"

Area (ac)	CN	Description
6.830	90	1/8 acre lots, 65% imp, HSG C
* 1.300	91	1/8 acre lots, 65% imp, HSG C/D
8.130	90	Weighted Average
2.845		35.00% Pervious Area
5.284		65.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.5	75	0.0200	0.13		Sheet Flow, Grass: Short n= 0.150 P2= 2.15"
3.5	300	0.0050	1.44		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.5	100	0.0035	3.37	4.14	Pipe Channel, 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012
13.5	475	Total			

Subcatchment O2: Off-Site #2

Hydrograph



Summary for Pond P: Pond #1

Inflow Area = 18.350 ac, 71.44% Impervious, Inflow Depth = 2.02" for 2-Year event
 Inflow = 49.79 cfs @ 12.04 hrs, Volume= 3.089 af
 Outflow = 0.70 cfs @ 19.73 hrs, Volume= 1.970 af, Atten= 99%, Lag= 461.3 min
 Primary = 0.70 cfs @ 19.73 hrs, Volume= 1.970 af
 Secondary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-60.00 hrs, dt= 0.05 hrs
 Peak Elev= 1,932.60' @ 19.73 hrs Surf.Area= 102,316 sf Storage= 106,528 cf

Plug-Flow detention time= 1,224.2 min calculated for 1.970 af (64% of inflow)
 Center-of-Mass det. time= 1,120.7 min (1,926.0 - 805.3)

Volume	Invert	Avail.Storage	Storage Description
#1	1,931.45'	515,742 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
1,931.45	0	0	0
1,931.50	86,971	2,174	2,174
1,932.00	94,074	45,261	47,436
1,932.50	101,181	48,814	96,249
1,933.00	106,797	51,995	148,244
1,933.50	111,784	54,645	202,889
1,934.00	116,794	57,145	260,034
1,934.50	122,357	59,788	319,821
1,935.00	127,592	62,487	382,309
1,935.50	135,381	65,743	448,052
1,936.00	135,381	67,691	515,742

Device	Routing	Invert	Outlet Devices
#1	Primary	1,931.45'	30.0" Round Culvert L= 52.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 1,931.45' / 1,931.00' S= 0.0087 ' / Cc= 0.900 n= 0.012, Flow Area= 4.91 sf
#2	Device 1	1,931.45'	4.0" Vert. Orifice/Grate C= 0.600
#3	Device 1	1,931.95'	2.0" W x 24.0" H Vert. Orifice/Grate C= 0.600
#4	Device 1	1,933.17'	24.0" W x 12.0" H Vert. Orifice/Grate X 2.00 C= 0.600
#5	Device 1	1,934.50'	11.7" x 2.4" Horiz. Orifice/Grate X 2.00 columns X 7 rows C= 0.600 in 30.0" x 30.0" Grate (44% open area) Limited to weir flow at low heads
#6	Secondary	1,935.50'	250.0' long x 14.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.64 2.67 2.70 2.65 2.64 2.65 2.65 2.63

Primary OutFlow Max=0.70 cfs @ 19.73 hrs HW=1,932.60' (Free Discharge)

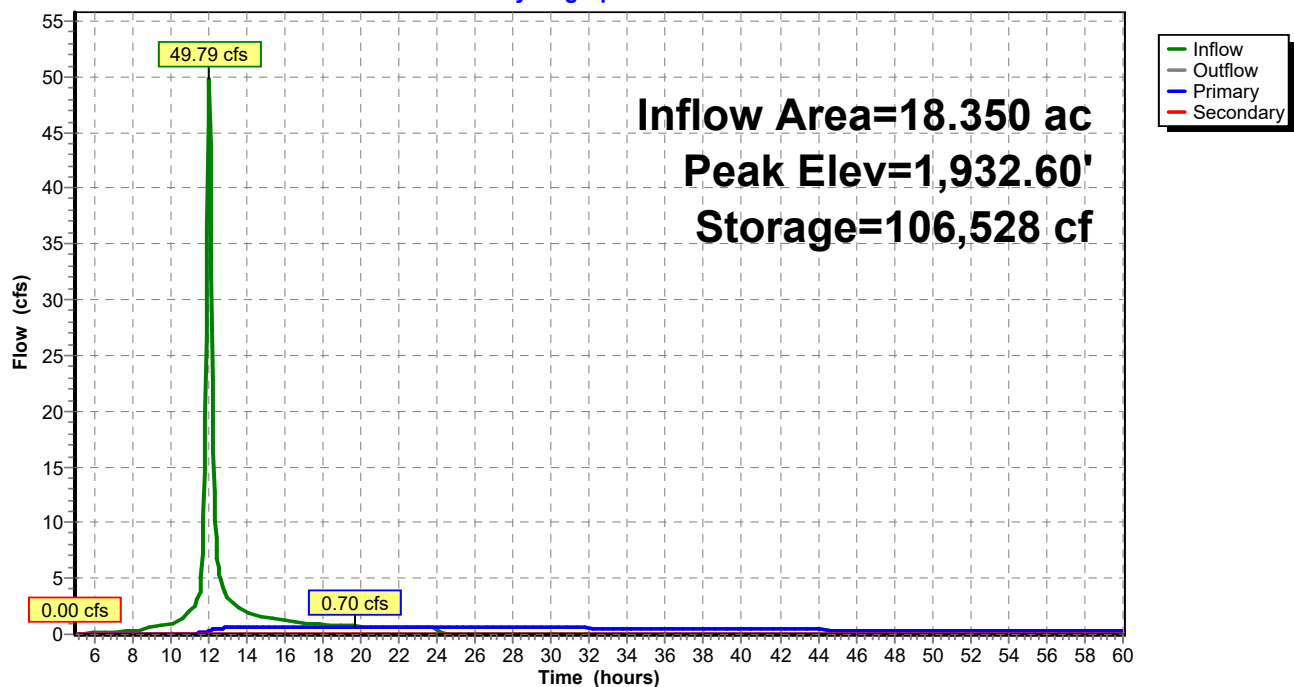
- 1=Culvert (Passes 0.70 cfs of 7.18 cfs potential flow)
- 2=Orifice/Grate (Orifice Controls 0.42 cfs @ 4.78 fps)
- 3=Orifice/Grate (Orifice Controls 0.28 cfs @ 2.59 fps)
- 4=Orifice/Grate (Controls 0.00 cfs)
- 5=Orifice/Grate (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 5.00 hrs HW=1,931.45' (Free Discharge)

- 6=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Pond P: Pond #1

Hydrograph

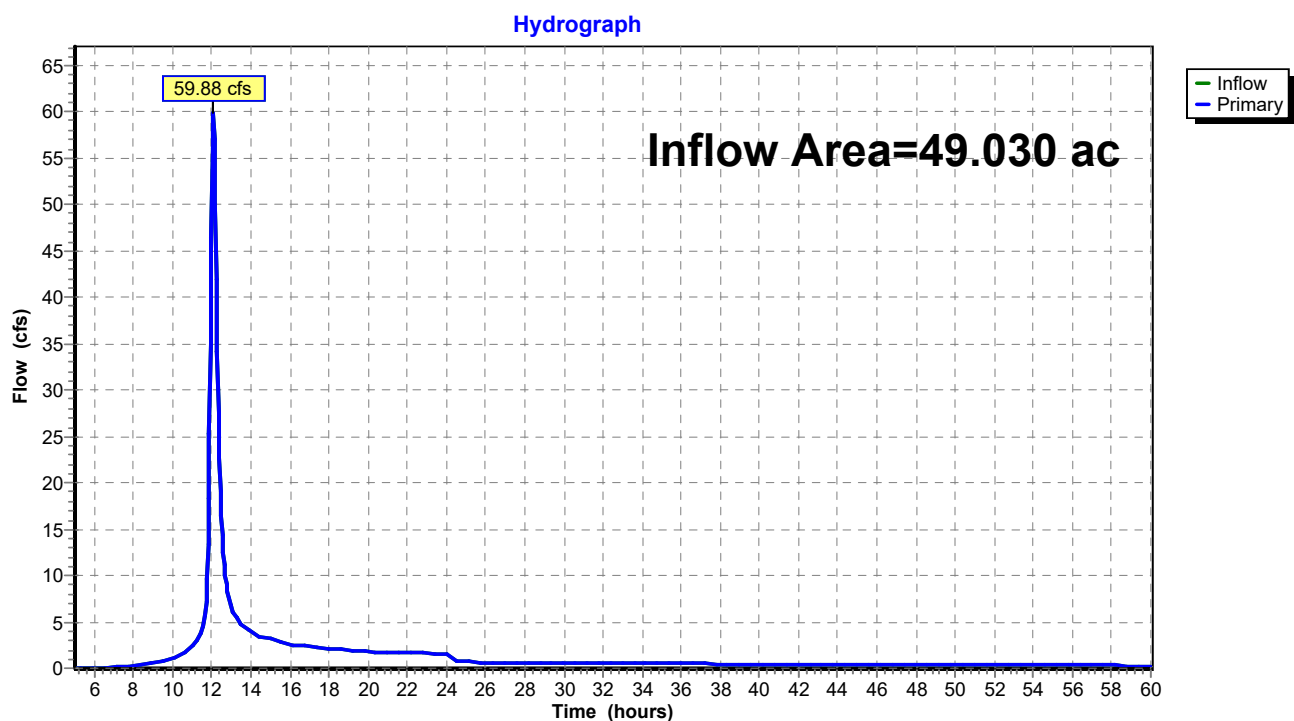


Summary for Link POST: Overall Post-Development

Inflow Area = 49.030 ac, 66.09% Impervious, Inflow Depth > 1.61" for 2-Year event
Inflow = 59.88 cfs @ 12.10 hrs, Volume= 6.560 af
Primary = 59.88 cfs @ 12.10 hrs, Volume= 6.560 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-60.00 hrs, dt= 0.05 hrs

Link POST: Overall Post-Development



201055 Revised Post Development Hydrologic Model Type II 24-hr 10-Year Rainfall=4.16"

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Time span=5.00-60.00 hrs, dt=0.05 hrs, 1101 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentA1, A8-A17:

Runoff Area=19.150 ac 61.62% Impervious Runoff Depth>2.97"
Flow Length=3,488' Tc=21.6 min CN=89 Runoff=59.44 cfs 4.745 af

SubcatchmentA2-A7: Post-Development

Runoff Area=18.350 ac 71.44% Impervious Runoff Depth>3.27"
Flow Length=753' Tc=12.9 min CN=92 Runoff=78.68 cfs 4.995 af

SubcatchmentO1: Off-Site #1

Runoff Area=3.400 ac 65.00% Impervious Runoff Depth>3.07"
Flow Length=675' Tc=20.1 min CN=90 Runoff=11.28 cfs 0.870 af

SubcatchmentO2: Off-Site #2

Runoff Area=8.130 ac 65.00% Impervious Runoff Depth>3.07"
Flow Length=475' Tc=13.5 min CN=90 Runoff=32.67 cfs 2.080 af

Pond P: Pond #1

Peak Elev=1,933.19' Storage=168,717 cf Inflow=78.68 cfs 4.995 af
Primary=1.31 cfs 3.391 af Secondary=0.00 cfs 0.000 af Outflow=1.31 cfs 3.391 af

Link POST: Overall Post-Development

Inflow=99.05 cfs 11.087 af
Primary=99.05 cfs 11.087 af

Total Runoff Area = 49.030 ac Runoff Volume = 12.691 af Average Runoff Depth = 3.11"
33.91% Pervious = 16.626 ac 66.09% Impervious = 32.405 ac

201055 Revised Post Development Hydrologic Model Type II 24-hr 10-Year Rainfall=4.16"

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Summary for Subcatchment A1, A8-A17: Post-Development

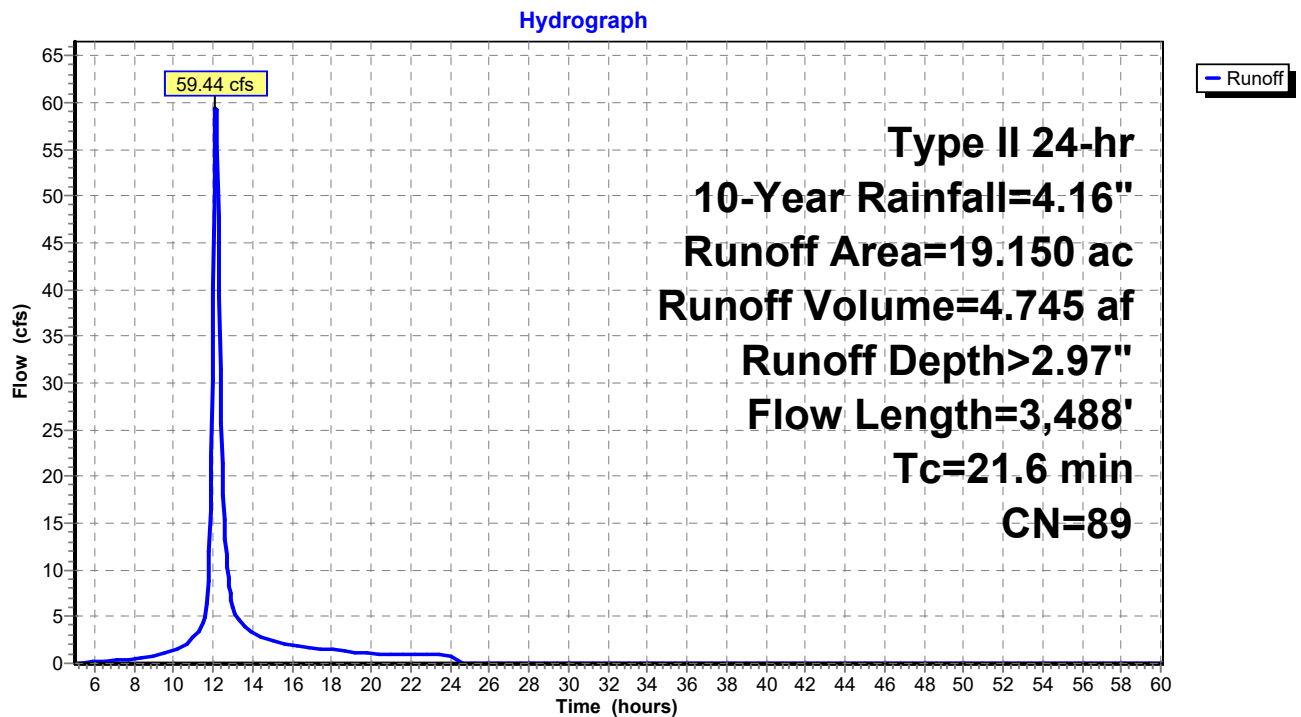
Runoff = 59.44 cfs @ 12.14 hrs, Volume= 4.745 af, Depth> 2.97"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-60.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-Year Rainfall=4.16"

Area (ac)	CN	Description
2.900	74	>75% Grass cover, Good, HSG C
* 4.450	77	>75% Grass cover, Good, HSG C/D
5.670	98	Unconnected roofs, HSG C
* 6.130	98	Unconnected pavement, HSG C/D
19.150	89	Weighted Average
7.350		38.38% Pervious Area
11.800		61.62% Impervious Area
11.800		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.3	150	0.0060	0.76		Sheet Flow, Smooth surfaces n= 0.011 P2= 2.15"
1.7	150	0.0051	1.45		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.9	68	0.0043	1.33		Shallow Concentrated Flow, Paved Kv= 20.3 fps
3.8	180	0.0015	0.79		Shallow Concentrated Flow, Paved Kv= 20.3 fps
6.2	1,315	0.0050	3.54	180.83	Channel Flow, Concrete Liner Area= 51.1 sf Perim= 176.4' r= 0.29' n= 0.013 Concrete, trowel finish
1.5	360	0.0027	4.05	12.73	Pipe Channel, 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0.012 Concrete pipe, finished
1.2	380	0.0027	5.31	37.55	Pipe Channel, 36.0" Round Area= 7.1 sf Perim= 9.4' r= 0.75' n= 0.012
3.0	885	0.0015	4.92	437.12	Channel Flow, Area= 88.9 sf Perim= 34.5' r= 2.58' n= 0.022 Earth, clean & straight
21.6	3,488	Total			

Subcatchment A1, A8-A17: Post-Development



201055 Revised Post Development Hydrologic Model Type II 24-hr 10-Year Rainfall=4.16"

Prepared by {enter your company name here}

Printed 6/10/2021

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Summary for Subcatchment A2-A7: Post-Development

Runoff = 78.68 cfs @ 12.04 hrs, Volume= 4.995 af, Depth> 3.27"

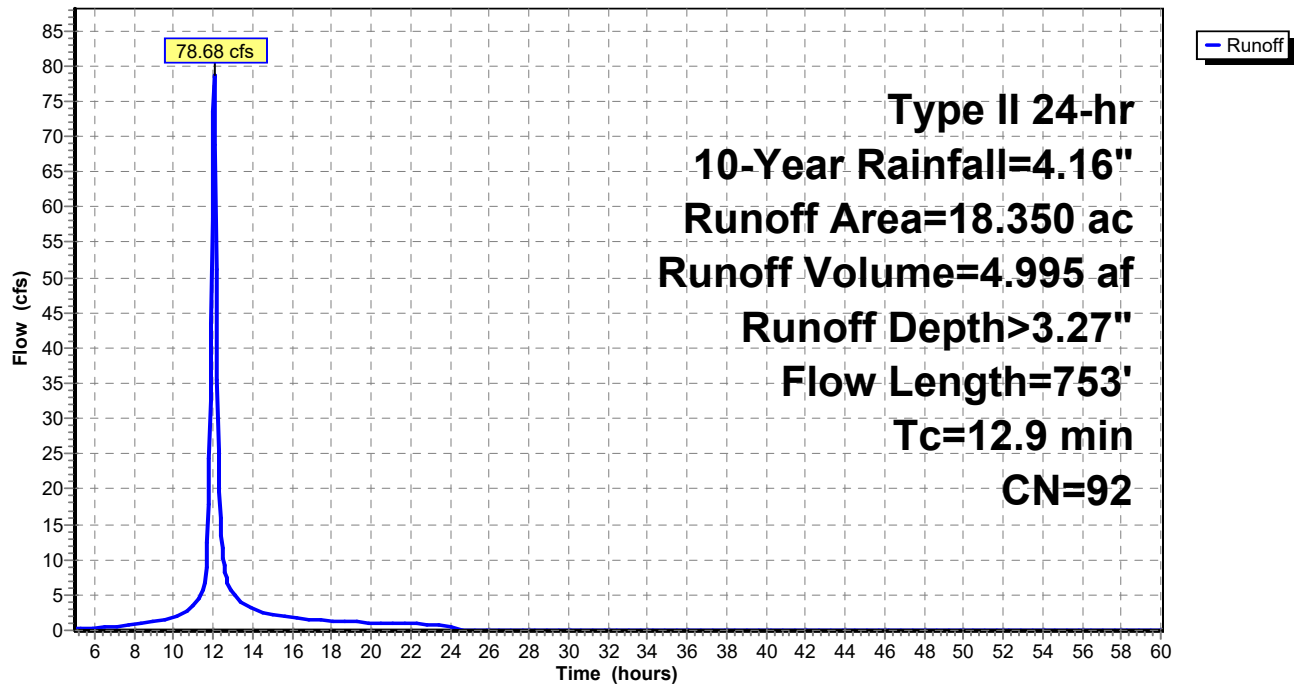
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-60.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-Year Rainfall=4.16"

Area (ac)	CN	Description
1.100	74	>75% Grass cover, Good, HSG C
* 4.140	77	>75% Grass cover, Good, HSG C/D
4.580	98	Unconnected roofs, HSG C
* 6.580	98	Unconnected pavement, HSG C/D
1.950	98	Water Surface, HSG D
18.350	92	Weighted Average
5.240		28.56% Pervious Area
13.110		71.44% Impervious Area
11.160		85.13% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.3	45	0.0100	0.09		Sheet Flow, Grass: Short n= 0.150 P2= 2.15"
2.2	150	0.0051	1.15		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
0.9	68	0.0040	1.28		Shallow Concentrated Flow, Paved Kv= 20.3 fps
1.5	490	0.0050	5.52	17.33	Pipe Channel, 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0.012
12.9	753	Total			

Subcatchment A2-A7: Post-Development

Hydrograph



Summary for Subcatchment O1: Off-Site #1

Runoff = 11.28 cfs @ 12.12 hrs, Volume= 0.870 af, Depth> 3.07"

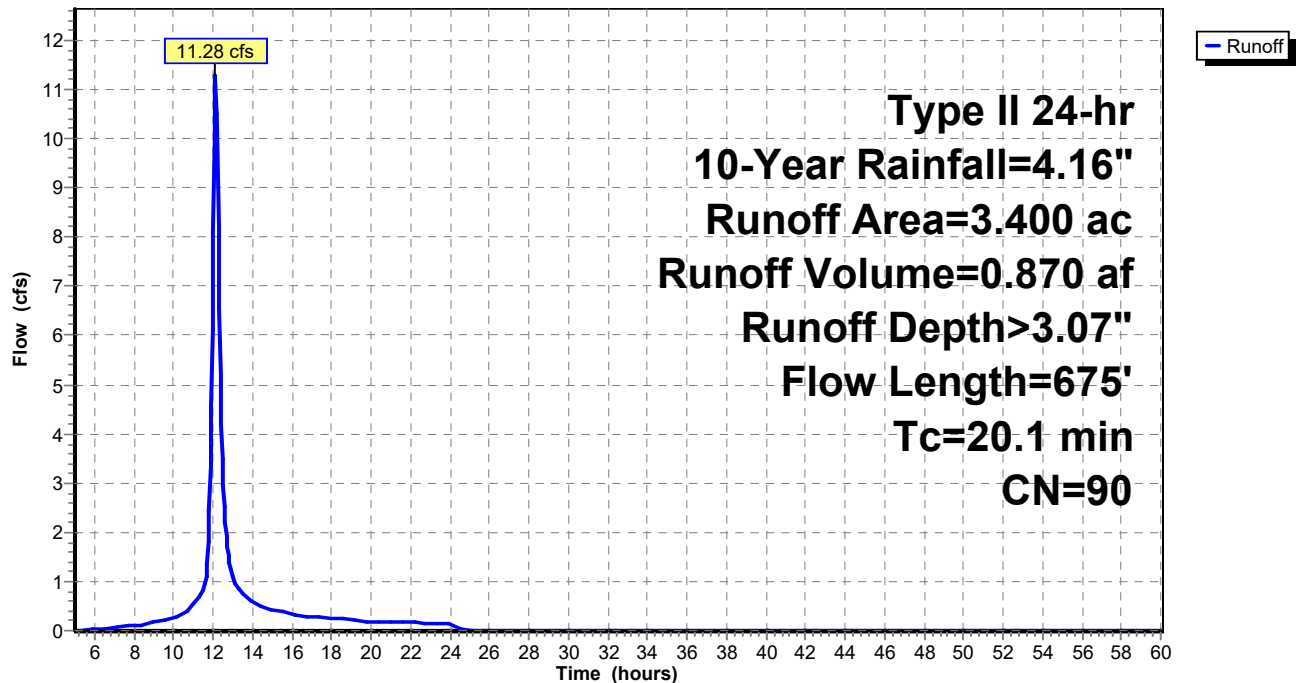
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-60.00 hrs, dt= 0.05 hrs
 Type II 24-hr 10-Year Rainfall=4.16"

Area (ac)	CN	Description
3.400	90	1/8 acre lots, 65% imp, HSG C
1.190		35.00% Pervious Area
2.210		65.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.5	75	0.0200	0.13		Sheet Flow, Grass: Short n= 0.150 P2= 2.15"
4.4	300	0.0050	1.14		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
6.2	300	0.0025	0.81		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
20.1	675	Total			

Subcatchment O1: Off-Site #1

Hydrograph



Summary for Subcatchment O2: Off-Site #2

Runoff = 32.67 cfs @ 12.05 hrs, Volume= 2.080 af, Depth> 3.07"

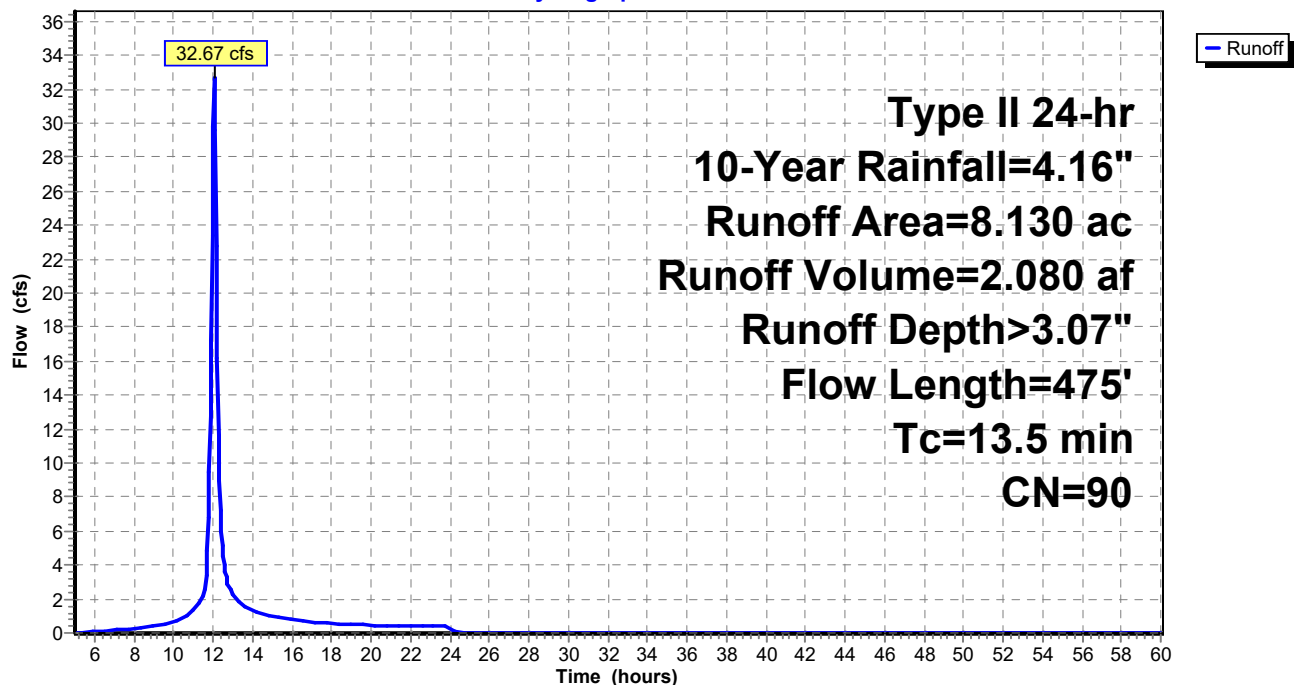
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-60.00 hrs, dt= 0.05 hrs
 Type II 24-hr 10-Year Rainfall=4.16"

Area (ac)	CN	Description
6.830	90	1/8 acre lots, 65% imp, HSG C
* 1.300	91	1/8 acre lots, 65% imp, HSG C/D
8.130	90	Weighted Average
2.845		35.00% Pervious Area
5.284		65.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.5	75	0.0200	0.13		Sheet Flow, Grass: Short n= 0.150 P2= 2.15"
3.5	300	0.0050	1.44		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.5	100	0.0035	3.37	4.14	Pipe Channel, 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012
13.5	475	Total			

Subcatchment O2: Off-Site #2

Hydrograph



Summary for Pond P: Pond #1

[82] Warning: Early inflow requires earlier time span

Inflow Area = 18.350 ac, 71.44% Impervious, Inflow Depth > 3.27" for 10-Year event
 Inflow = 78.68 cfs @ 12.04 hrs, Volume= 4.995 af
 Outflow = 1.31 cfs @ 18.31 hrs, Volume= 3.391 af, Atten= 98%, Lag= 376.2 min
 Primary = 1.31 cfs @ 18.31 hrs, Volume= 3.391 af
 Secondary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-60.00 hrs, dt= 0.05 hrs
 Peak Elev= 1,933.19' @ 18.31 hrs Surf.Area= 108,692 sf Storage= 168,717 cf

Plug-Flow detention time= 1,176.2 min calculated for 3.391 af (68% of inflow)
 Center-of-Mass det. time= 1,078.2 min (1,870.9 - 792.7)

Volume	Invert	Avail.Storage	Storage Description
#1	1,931.45'	515,742 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
1,931.45	0	0	0
1,931.50	86,971	2,174	2,174
1,932.00	94,074	45,261	47,436
1,932.50	101,181	48,814	96,249
1,933.00	106,797	51,995	148,244
1,933.50	111,784	54,645	202,889
1,934.00	116,794	57,145	260,034
1,934.50	122,357	59,788	319,821
1,935.00	127,592	62,487	382,309
1,935.50	135,381	65,743	448,052
1,936.00	135,381	67,691	515,742

Device	Routing	Invert	Outlet Devices
#1	Primary	1,931.45'	30.0" Round Culvert L= 52.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 1,931.45' / 1,931.00' S= 0.0087 ' / Cc= 0.900 n= 0.012, Flow Area= 4.91 sf
#2	Device 1	1,931.45'	4.0" Vert. Orifice/Grate C= 0.600
#3	Device 1	1,931.95'	2.0" W x 24.0" H Vert. Orifice/Grate C= 0.600
#4	Device 1	1,933.17'	24.0" W x 12.0" H Vert. Orifice/Grate X 2.00 C= 0.600
#5	Device 1	1,934.50'	11.7" x 2.4" Horiz. Orifice/Grate X 2.00 columns X 7 rows C= 0.600 in 30.0" x 30.0" Grate (44% open area) Limited to weir flow at low heads
#6	Secondary	1,935.50'	250.0' long x 14.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.64 2.67 2.70 2.65 2.64 2.65 2.65 2.63

Primary OutFlow Max=1.30 cfs @ 18.31 hrs HW=1,933.19' (Free Discharge)

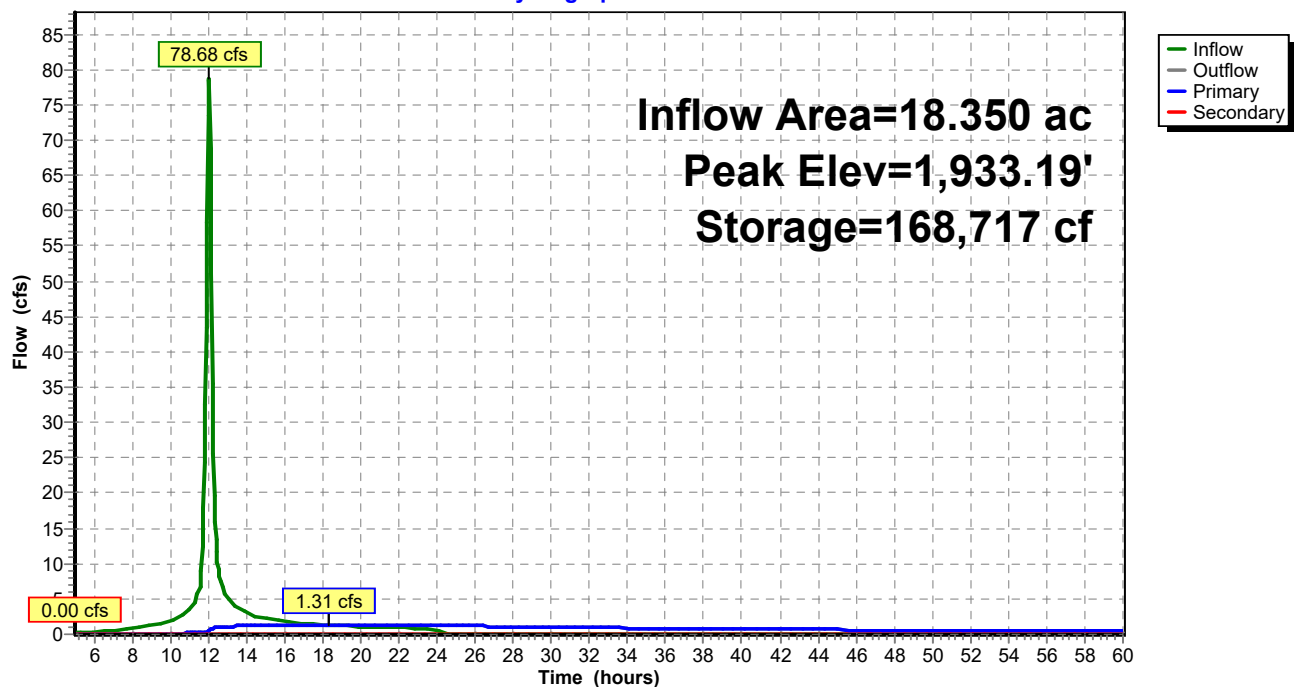
- 1=Culvert (Passes 1.30 cfs of 14.21 cfs potential flow)
- 2=Orifice/Grate (Orifice Controls 0.53 cfs @ 6.04 fps)
- 3=Orifice/Grate (Orifice Controls 0.74 cfs @ 3.57 fps)
- 4=Orifice/Grate (Orifice Controls 0.04 cfs @ 0.45 fps)
- 5=Orifice/Grate (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 5.00 hrs HW=1,931.45' (Free Discharge)

- 6=Broad-Crested Rectangular Weir(Controls 0.00 cfs)

Pond P: Pond #1

Hydrograph

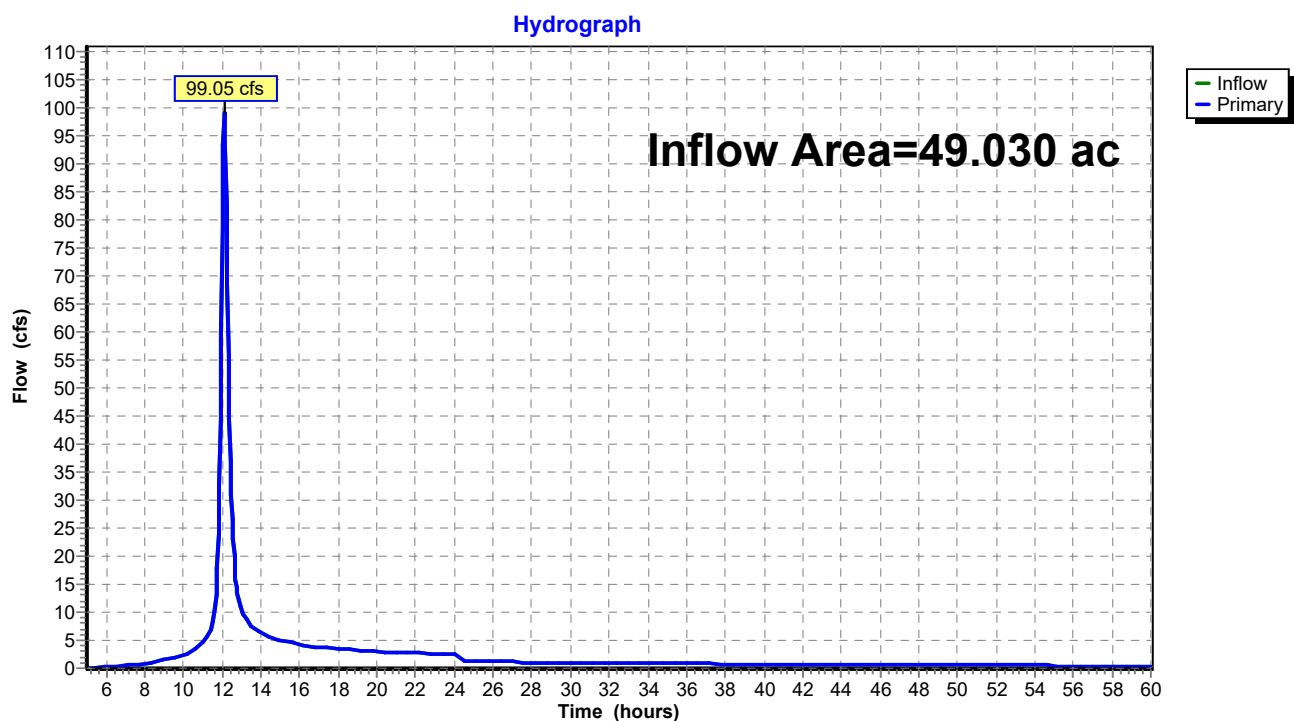


Summary for Link POST: Overall Post-Development

Inflow Area = 49.030 ac, 66.09% Impervious, Inflow Depth > 2.71" for 10-Year event
Inflow = 99.05 cfs @ 12.10 hrs, Volume= 11.087 af
Primary = 99.05 cfs @ 12.10 hrs, Volume= 11.087 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-60.00 hrs, dt= 0.05 hrs

Link POST: Overall Post-Development



Time span=5.00-60.00 hrs, dt=0.05 hrs, 1101 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentA1, A8-A17: Runoff Area=19.150 ac 61.62% Impervious Runoff Depth>5.34"
Flow Length=3,488' Tc=21.6 min CN=89 Runoff=104.33 cfs 8.528 af

SubcatchmentA2-A7: Post-Development Runoff Area=18.350 ac 71.44% Impervious Runoff Depth>5.65"
Flow Length=753' Tc=12.9 min CN=92 Runoff=132.68 cfs 8.647 af

SubcatchmentO1: Off-Site #1 Runoff Area=3.400 ac 65.00% Impervious Runoff Depth>5.45"
Flow Length=675' Tc=20.1 min CN=90 Runoff=19.55 cfs 1.544 af

SubcatchmentO2: Off-Site #2 Runoff Area=8.130 ac 65.00% Impervious Runoff Depth>5.45"
Flow Length=475' Tc=13.5 min CN=90 Runoff=56.38 cfs 3.691 af

Pond P: Pond #1 Peak Elev=1,933.85' Storage=242,336 cf Inflow=132.68 cfs 8.647 af
Primary=9.19 cfs 6.931 af Secondary=0.00 cfs 0.000 af Outflow=9.19 cfs 6.931 af

Link POST: Overall Post-Development Inflow=174.11 cfs 20.694 af
Primary=174.11 cfs 20.694 af

Total Runoff Area = 49.030 ac Runoff Volume = 22.410 af Average Runoff Depth = 5.48"
33.91% Pervious = 16.626 ac 66.09% Impervious = 32.405 ac

Summary for Subcatchment A1, A8-A17: Post-Development

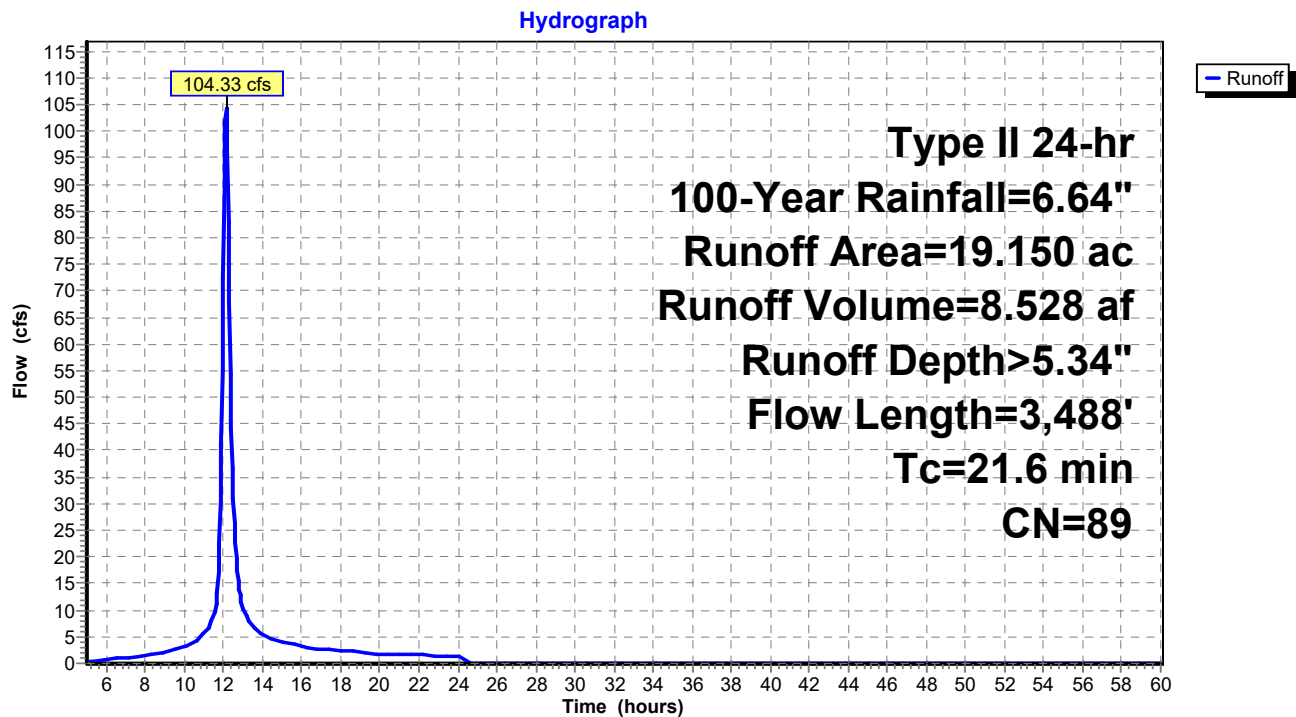
Runoff = 104.33 cfs @ 12.14 hrs, Volume= 8.528 af, Depth> 5.34"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-60.00 hrs, dt= 0.05 hrs
 Type II 24-hr 100-Year Rainfall=6.64"

Area (ac)	CN	Description
2.900	74	>75% Grass cover, Good, HSG C
* 4.450	77	>75% Grass cover, Good, HSG C/D
5.670	98	Unconnected roofs, HSG C
* 6.130	98	Unconnected pavement, HSG C/D
19.150	89	Weighted Average
7.350		38.38% Pervious Area
11.800		61.62% Impervious Area
11.800		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.3	150	0.0060	0.76		Sheet Flow, Smooth surfaces n= 0.011 P2= 2.15"
1.7	150	0.0051	1.45		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.9	68	0.0043	1.33		Shallow Concentrated Flow, Paved Kv= 20.3 fps
3.8	180	0.0015	0.79		Shallow Concentrated Flow, Paved Kv= 20.3 fps
6.2	1,315	0.0050	3.54	180.83	Channel Flow, Concrete Liner Area= 51.1 sf Perim= 176.4' r= 0.29' n= 0.013 Concrete, trowel finish
1.5	360	0.0027	4.05	12.73	Pipe Channel, 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0.012 Concrete pipe, finished
1.2	380	0.0027	5.31	37.55	Pipe Channel, 36.0" Round Area= 7.1 sf Perim= 9.4' r= 0.75' n= 0.012
3.0	885	0.0015	4.92	437.12	Channel Flow, Area= 88.9 sf Perim= 34.5' r= 2.58' n= 0.022 Earth, clean & straight
21.6	3,488	Total			

Subcatchment A1, A8-A17: Post-Development



Summary for Subcatchment A2-A7: Post-Development

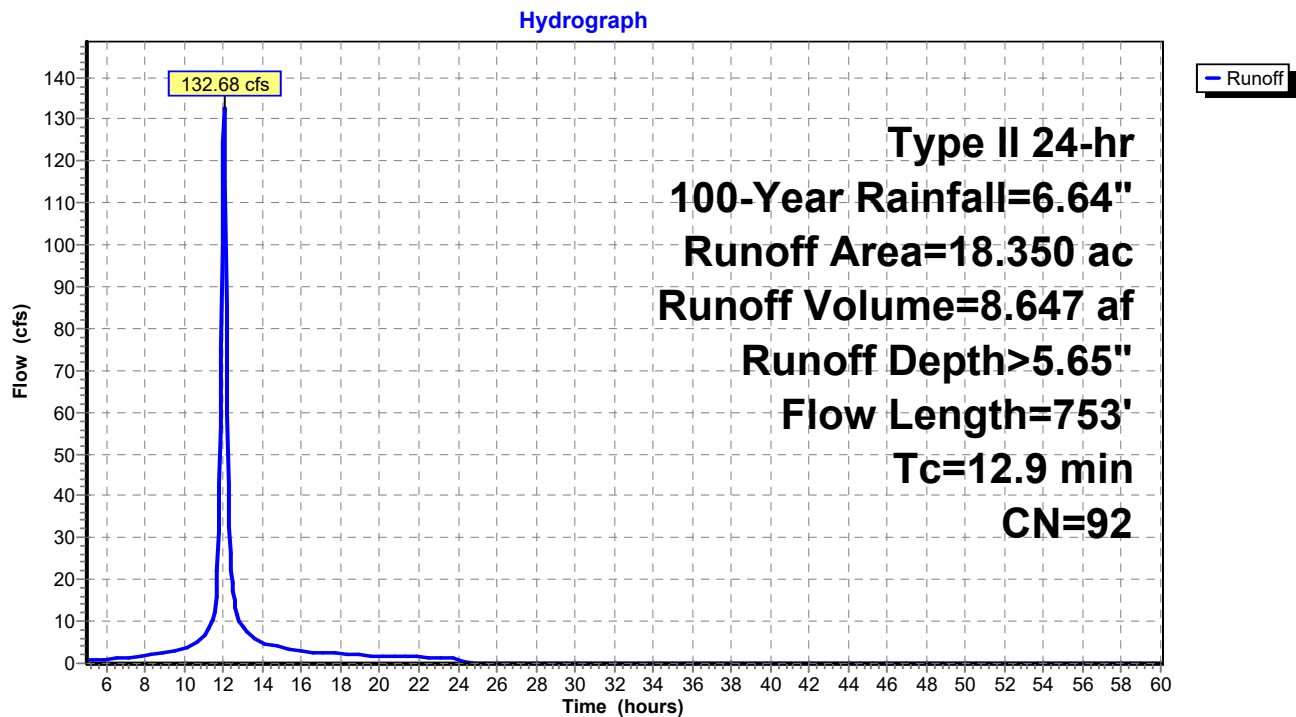
Runoff = 132.68 cfs @ 12.04 hrs, Volume= 8.647 af, Depth> 5.65"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-60.00 hrs, dt= 0.05 hrs
 Type II 24-hr 100-Year Rainfall=6.64"

Area (ac)	CN	Description
1.100	74	>75% Grass cover, Good, HSG C
* 4.140	77	>75% Grass cover, Good, HSG C/D
4.580	98	Unconnected roofs, HSG C
* 6.580	98	Unconnected pavement, HSG C/D
1.950	98	Water Surface, HSG D
18.350	92	Weighted Average
5.240		28.56% Pervious Area
13.110		71.44% Impervious Area
11.160		85.13% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.3	45	0.0100	0.09		Sheet Flow, Grass: Short n= 0.150 P2= 2.15"
2.2	150	0.0051	1.15		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
0.9	68	0.0040	1.28		Shallow Concentrated Flow, Paved Kv= 20.3 fps
1.5	490	0.0050	5.52	17.33	Pipe Channel, 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0.012
12.9	753	Total			

Subcatchment A2-A7: Post-Development



Summary for Subcatchment O1: Off-Site #1

Runoff = 19.55 cfs @ 12.12 hrs, Volume= 1.544 af, Depth> 5.45"

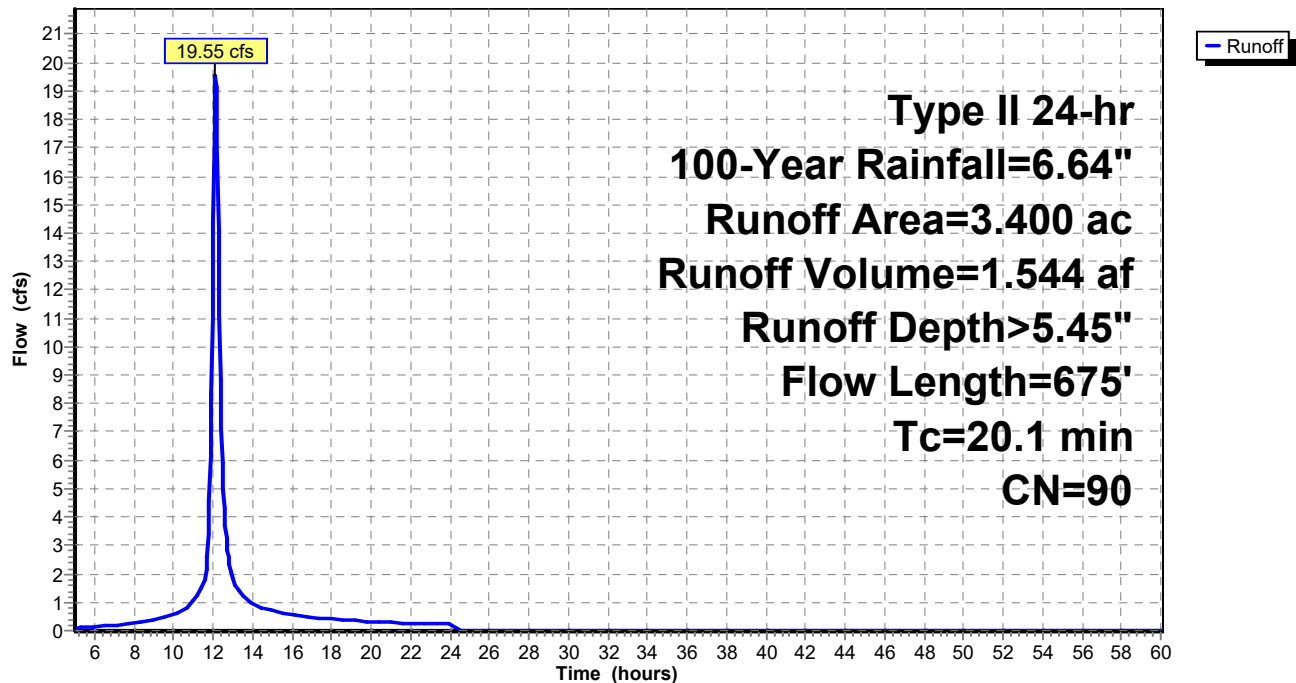
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-60.00 hrs, dt= 0.05 hrs
 Type II 24-hr 100-Year Rainfall=6.64"

Area (ac)	CN	Description
3.400	90	1/8 acre lots, 65% imp, HSG C
1.190		35.00% Pervious Area
2.210		65.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.5	75	0.0200	0.13		Sheet Flow, Grass: Short n= 0.150 P2= 2.15"
4.4	300	0.0050	1.14		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
6.2	300	0.0025	0.81		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
20.1	675	Total			

Subcatchment O1: Off-Site #1

Hydrograph



Summary for Subcatchment O2: Off-Site #2

Runoff = 56.38 cfs @ 12.05 hrs, Volume= 3.691 af, Depth> 5.45"

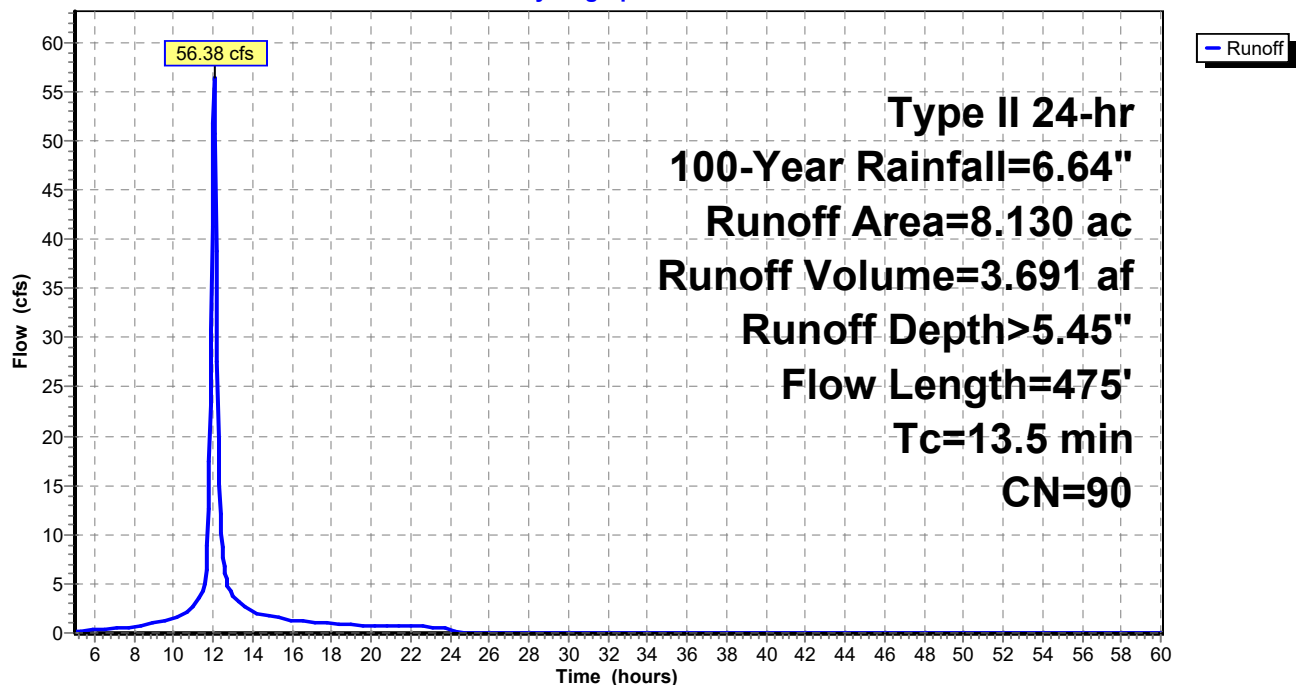
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-60.00 hrs, dt= 0.05 hrs
 Type II 24-hr 100-Year Rainfall=6.64"

Area (ac)	CN	Description
6.830	90	1/8 acre lots, 65% imp, HSG C
* 1.300	91	1/8 acre lots, 65% imp, HSG C/D
8.130	90	Weighted Average
2.845		35.00% Pervious Area
5.284		65.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.5	75	0.0200	0.13		Sheet Flow, Grass: Short n= 0.150 P2= 2.15"
3.5	300	0.0050	1.44		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.5	100	0.0035	3.37	4.14	Pipe Channel, 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012
13.5	475	Total			

Subcatchment O2: Off-Site #2

Hydrograph



Summary for Pond P: Pond #1

[82] Warning: Early inflow requires earlier time span

Inflow Area = 18.350 ac, 71.44% Impervious, Inflow Depth > 5.65" for 100-Year event
 Inflow = 132.68 cfs @ 12.04 hrs, Volume= 8.647 af
 Outflow = 9.19 cfs @ 12.91 hrs, Volume= 6.931 af, Atten= 93%, Lag= 52.2 min
 Primary = 9.19 cfs @ 12.91 hrs, Volume= 6.931 af
 Secondary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-60.00 hrs, dt= 0.05 hrs
 Peak Elev= 1,933.85' @ 12.91 hrs Surf.Area= 115,266 sf Storage= 242,336 cf

Plug-Flow detention time= 739.0 min calculated for 6.930 af (80% of inflow)
 Center-of-Mass det. time= 659.8 min (1,441.1 - 781.3)

Volume	Invert	Avail.Storage	Storage Description
#1	1,931.45'	515,742 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
1,931.45	0	0	0
1,931.50	86,971	2,174	2,174
1,932.00	94,074	45,261	47,436
1,932.50	101,181	48,814	96,249
1,933.00	106,797	51,995	148,244
1,933.50	111,784	54,645	202,889
1,934.00	116,794	57,145	260,034
1,934.50	122,357	59,788	319,821
1,935.00	127,592	62,487	382,309
1,935.50	135,381	65,743	448,052
1,936.00	135,381	67,691	515,742

Device	Routing	Invert	Outlet Devices
#1	Primary	1,931.45'	30.0" Round Culvert L= 52.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 1,931.45' / 1,931.00' S= 0.0087 ' / Cc= 0.900 n= 0.012, Flow Area= 4.91 sf
#2	Device 1	1,931.45'	4.0" Vert. Orifice/Grate C= 0.600
#3	Device 1	1,931.95'	2.0" W x 24.0" H Vert. Orifice/Grate C= 0.600
#4	Device 1	1,933.17'	24.0" W x 12.0" H Vert. Orifice/Grate X 2.00 C= 0.600
#5	Device 1	1,934.50'	11.7" x 2.4" Horiz. Orifice/Grate X 2.00 columns X 7 rows C= 0.600 in 30.0" x 30.0" Grate (44% open area) Limited to weir flow at low heads
#6	Secondary	1,935.50'	250.0' long x 14.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.64 2.67 2.70 2.65 2.64 2.65 2.65 2.63

Primary OutFlow Max=9.18 cfs @ 12.91 hrs HW=1,933.85' (Free Discharge)

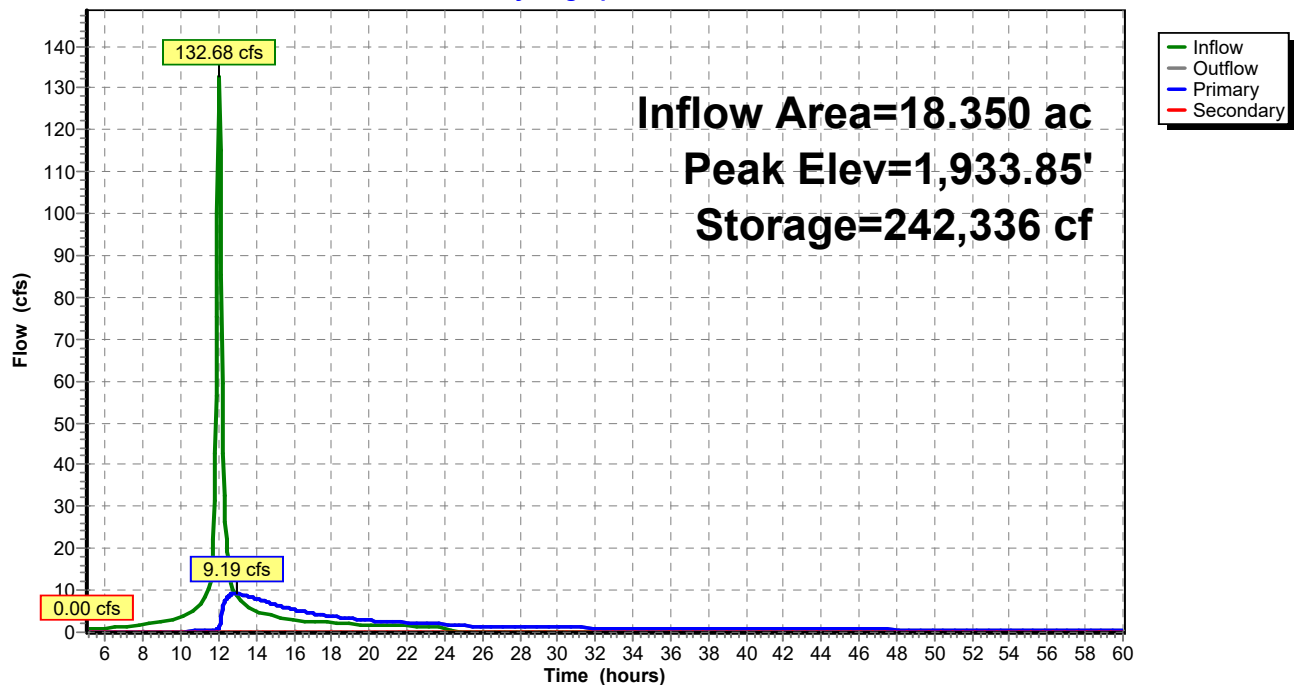
- 1=Culvert (Passes 9.18 cfs of 23.01 cfs potential flow)
- 2=Orifice/Grate (Orifice Controls 0.63 cfs @ 7.19 fps)
- 3=Orifice/Grate (Orifice Controls 1.40 cfs @ 4.42 fps)
- 4=Orifice/Grate (Orifice Controls 7.16 cfs @ 2.64 fps)
- 5=Orifice/Grate (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 5.00 hrs HW=1,931.45' (Free Discharge)

- 6=Broad-Crested Rectangular Weir(Controls 0.00 cfs)

Pond P: Pond #1

Hydrograph

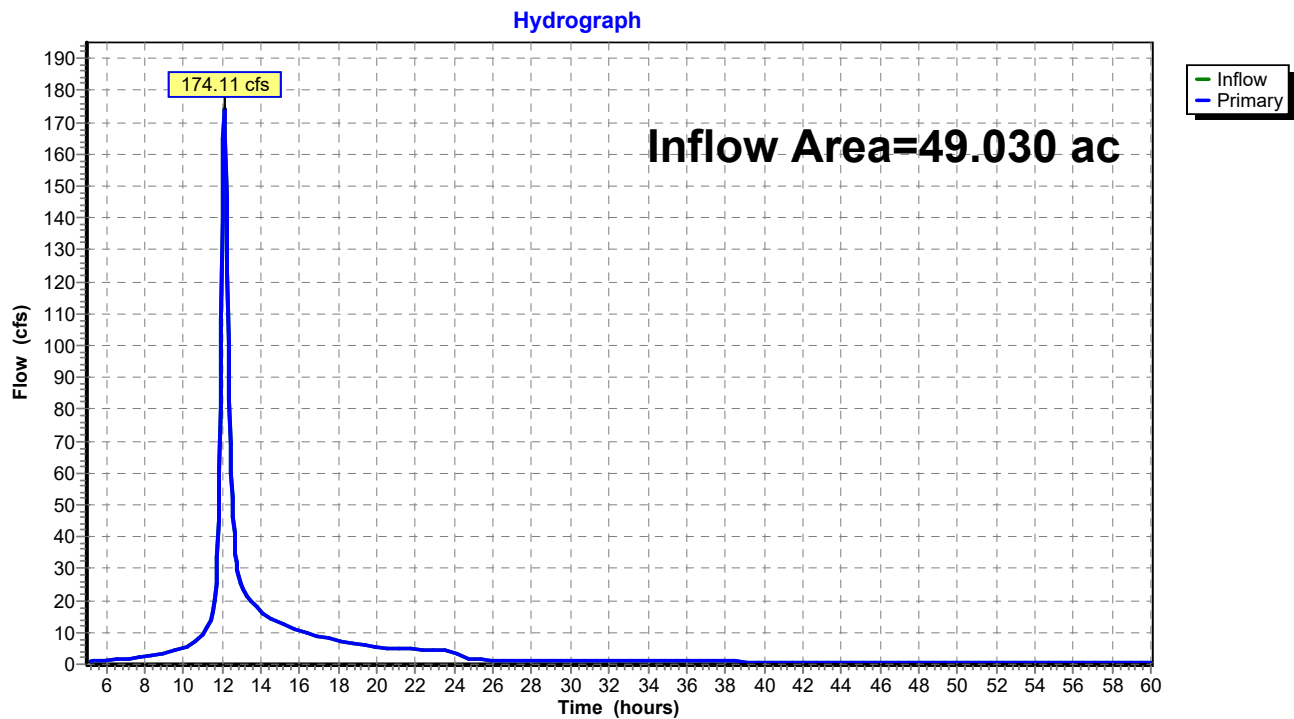


Summary for Link POST: Overall Post-Development

Inflow Area = 49.030 ac, 66.09% Impervious, Inflow Depth > 5.06" for 100-Year event
Inflow = 174.11 cfs @ 12.10 hrs, Volume= 20.694 af
Primary = 174.11 cfs @ 12.10 hrs, Volume= 20.694 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-60.00 hrs, dt= 0.05 hrs

Link POST: Overall Post-Development



Time span=5.00-60.00 hrs, dt=0.05 hrs, 1101 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentA1, A8-A17: Runoff Area=19.150 ac 61.62% Impervious Runoff Depth>7.31"
Flow Length=3,488' Tc=21.6 min CN=89 Runoff=140.89 cfs 11.669 af

SubcatchmentA2-A7: Post-Development Runoff Area=18.350 ac 71.44% Impervious Runoff Depth>7.62"
Flow Length=753' Tc=12.9 min CN=92 Runoff=176.55 cfs 11.653 af

SubcatchmentO1: Off-Site #1 Runoff Area=3.400 ac 65.00% Impervious Runoff Depth>7.42"
Flow Length=675' Tc=20.1 min CN=90 Runoff=26.27 cfs 2.102 af

SubcatchmentO2: Off-Site #2 Runoff Area=8.130 ac 65.00% Impervious Runoff Depth>7.41"
Flow Length=475' Tc=13.5 min CN=90 Runoff=75.65 cfs 5.023 af

Pond P: Pond #1 Peak Elev=1,934.43' Storage=310,798 cf Inflow=176.55 cfs 11.653 af
Primary=19.02 cfs 9.906 af Secondary=0.00 cfs 0.000 af Outflow=19.02 cfs 9.906 af

Link POST: Overall Post-Development Inflow=242.18 cfs 28.700 af
Primary=242.18 cfs 28.700 af

Total Runoff Area = 49.030 ac Runoff Volume = 30.448 af Average Runoff Depth = 7.45"
33.91% Pervious = 16.626 ac 66.09% Impervious = 32.405 ac

Summary for Subcatchment A1, A8-A17: Post-Development

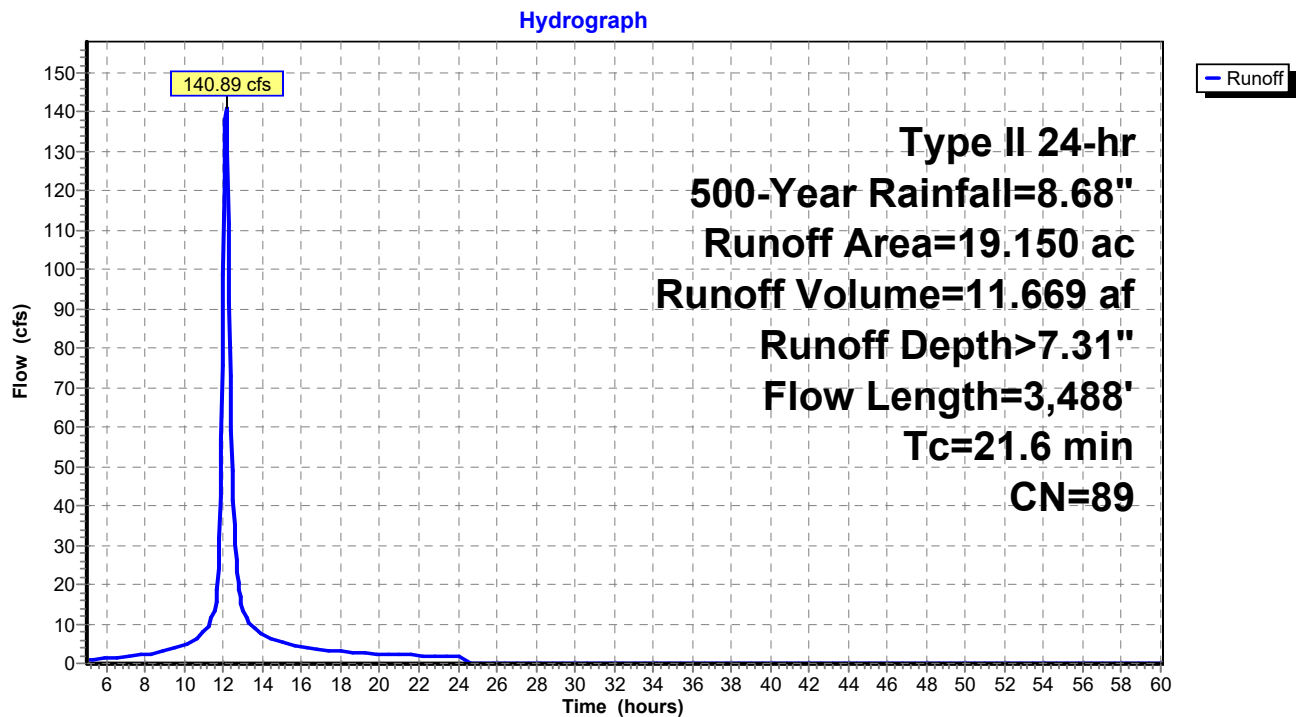
Runoff = 140.89 cfs @ 12.14 hrs, Volume= 11.669 af, Depth> 7.31"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-60.00 hrs, dt= 0.05 hrs
 Type II 24-hr 500-Year Rainfall=8.68"

Area (ac)	CN	Description
2.900	74	>75% Grass cover, Good, HSG C
* 4.450	77	>75% Grass cover, Good, HSG C/D
5.670	98	Unconnected roofs, HSG C
* 6.130	98	Unconnected pavement, HSG C/D
19.150	89	Weighted Average
7.350		38.38% Pervious Area
11.800		61.62% Impervious Area
11.800		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.3	150	0.0060	0.76		Sheet Flow, Smooth surfaces n= 0.011 P2= 2.15"
1.7	150	0.0051	1.45		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.9	68	0.0043	1.33		Shallow Concentrated Flow, Paved Kv= 20.3 fps
3.8	180	0.0015	0.79		Shallow Concentrated Flow, Paved Kv= 20.3 fps
6.2	1,315	0.0050	3.54	180.83	Channel Flow, Concrete Liner Area= 51.1 sf Perim= 176.4' r= 0.29' n= 0.013 Concrete, trowel finish
1.5	360	0.0027	4.05	12.73	Pipe Channel, 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0.012 Concrete pipe, finished
1.2	380	0.0027	5.31	37.55	Pipe Channel, 36.0" Round Area= 7.1 sf Perim= 9.4' r= 0.75' n= 0.012
3.0	885	0.0015	4.92	437.12	Channel Flow, Area= 88.9 sf Perim= 34.5' r= 2.58' n= 0.022 Earth, clean & straight
21.6	3,488	Total			

Subcatchment A1, A8-A17: Post-Development



Summary for Subcatchment A2-A7: Post-Development

Runoff = 176.55 cfs @ 12.04 hrs, Volume= 11.653 af, Depth> 7.62"

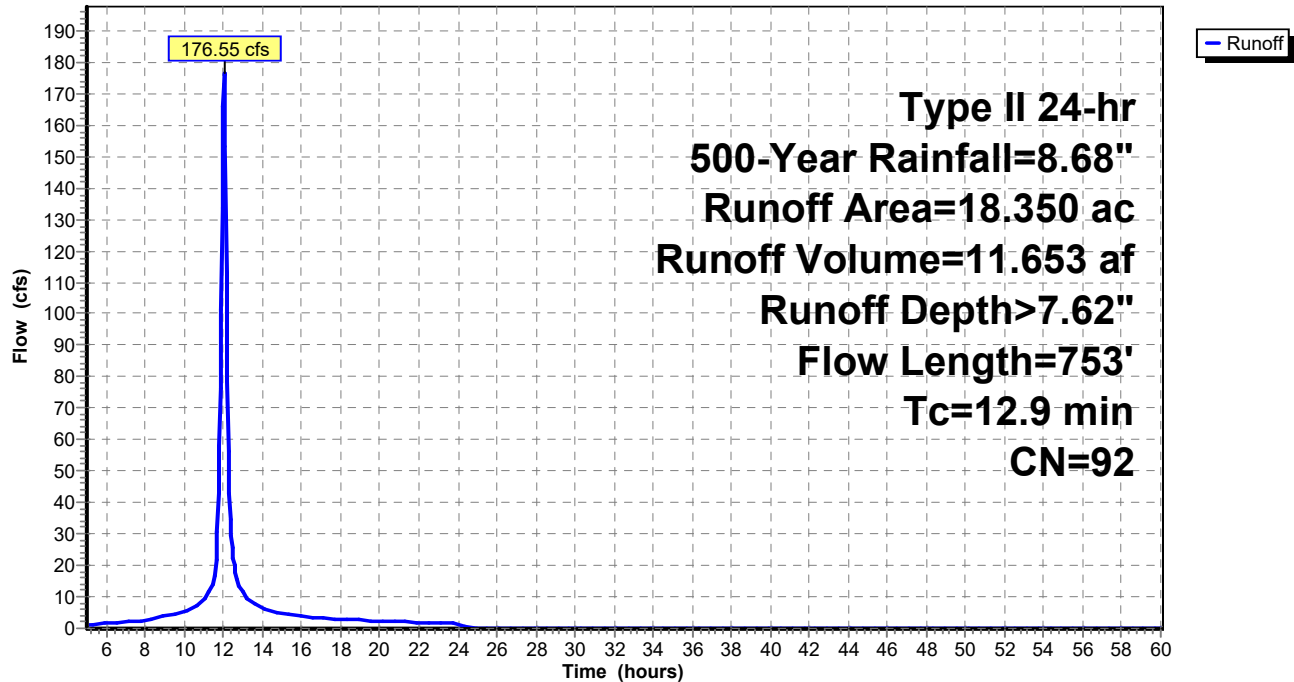
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-60.00 hrs, dt= 0.05 hrs
 Type II 24-hr 500-Year Rainfall=8.68"

Area (ac)	CN	Description
1.100	74	>75% Grass cover, Good, HSG C
* 4.140	77	>75% Grass cover, Good, HSG C/D
4.580	98	Unconnected roofs, HSG C
* 6.580	98	Unconnected pavement, HSG C/D
1.950	98	Water Surface, HSG D
18.350	92	Weighted Average
5.240		28.56% Pervious Area
13.110		71.44% Impervious Area
11.160		85.13% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.3	45	0.0100	0.09		Sheet Flow, Grass: Short n= 0.150 P2= 2.15"
2.2	150	0.0051	1.15		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
0.9	68	0.0040	1.28		Shallow Concentrated Flow, Paved Kv= 20.3 fps
1.5	490	0.0050	5.52	17.33	Pipe Channel, 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0.012
12.9	753	Total			

Subcatchment A2-A7: Post-Development

Hydrograph



Summary for Subcatchment O1: Off-Site #1

Runoff = 26.27 cfs @ 12.12 hrs, Volume= 2.102 af, Depth> 7.42"

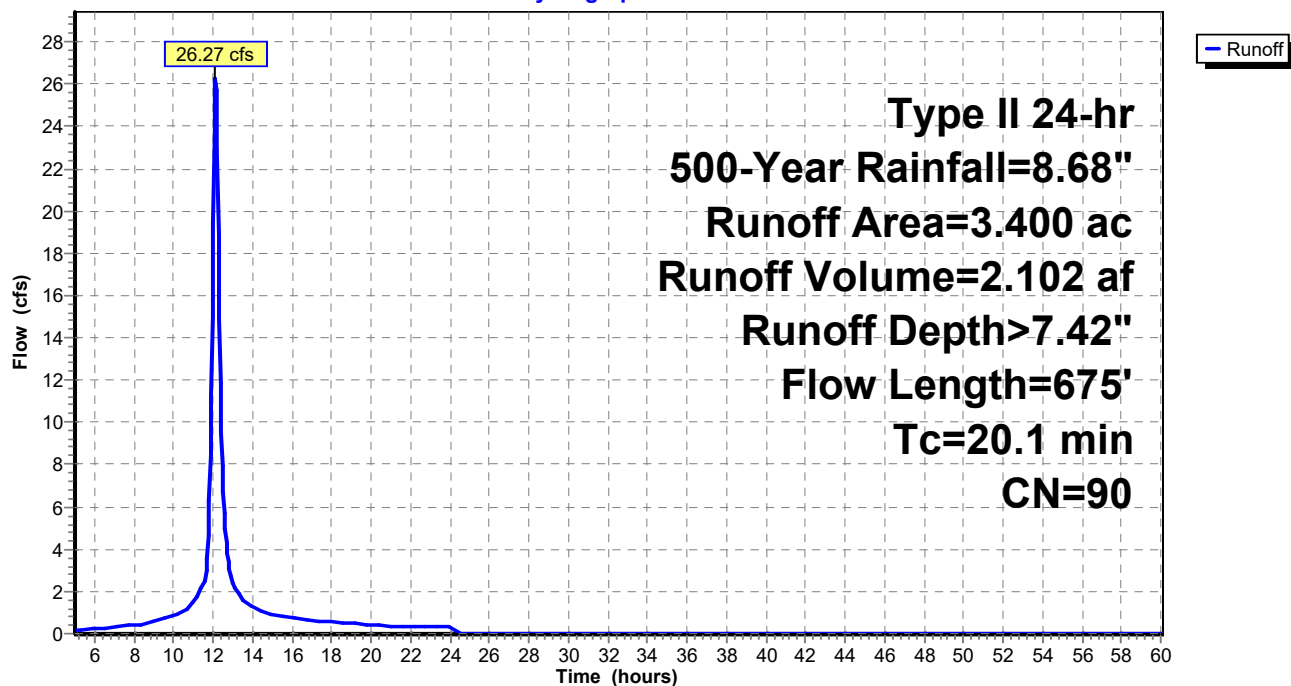
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-60.00 hrs, dt= 0.05 hrs
 Type II 24-hr 500-Year Rainfall=8.68"

Area (ac)	CN	Description
3.400	90	1/8 acre lots, 65% imp, HSG C
1.190		35.00% Pervious Area
2.210		65.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.5	75	0.0200	0.13		Sheet Flow, Grass: Short n= 0.150 P2= 2.15"
4.4	300	0.0050	1.14		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
6.2	300	0.0025	0.81		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
20.1	675	Total			

Subcatchment O1: Off-Site #1

Hydrograph



Summary for Subcatchment O2: Off-Site #2

Runoff = 75.65 cfs @ 12.05 hrs, Volume= 5.023 af, Depth> 7.41"

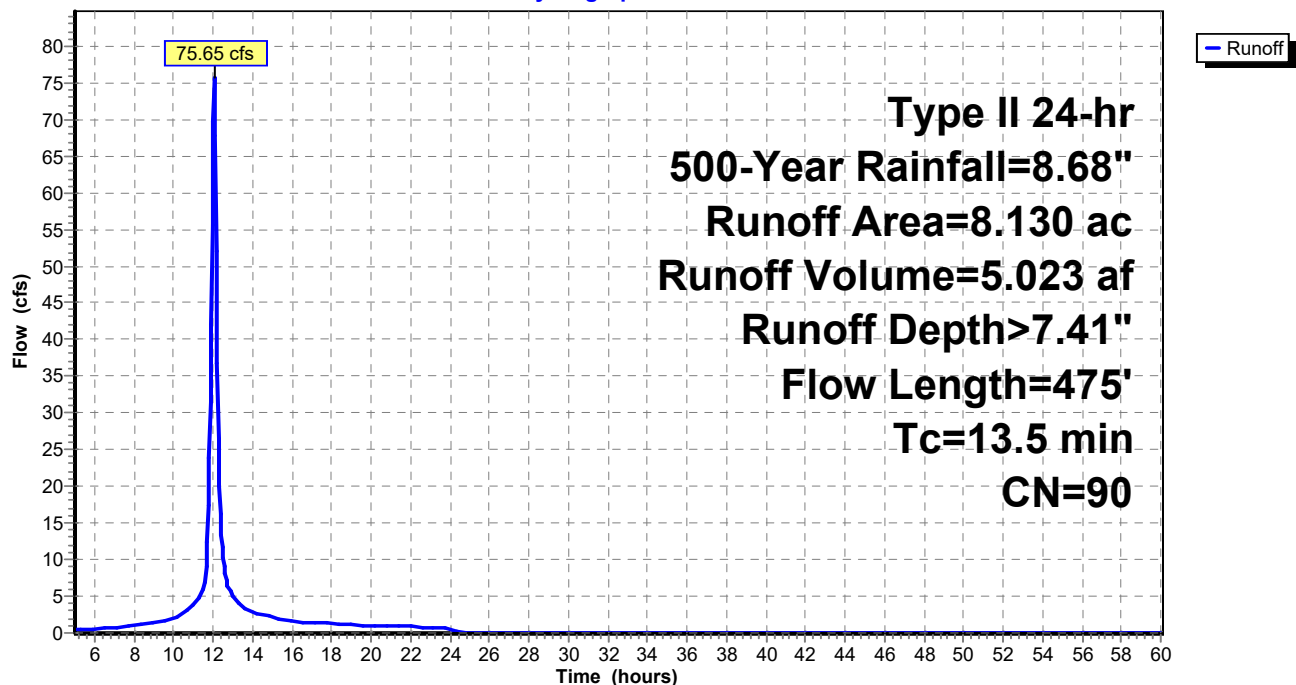
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-60.00 hrs, dt= 0.05 hrs
 Type II 24-hr 500-Year Rainfall=8.68"

Area (ac)	CN	Description
6.830	90	1/8 acre lots, 65% imp, HSG C
* 1.300	91	1/8 acre lots, 65% imp, HSG C/D
8.130	90	Weighted Average
2.845		35.00% Pervious Area
5.284		65.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.5	75	0.0200	0.13		Sheet Flow, Grass: Short n= 0.150 P2= 2.15"
3.5	300	0.0050	1.44		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.5	100	0.0035	3.37	4.14	Pipe Channel, 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.012
13.5	475	Total			

Subcatchment O2: Off-Site #2

Hydrograph



Summary for Pond P: Pond #1

[82] Warning: Early inflow requires earlier time span

Inflow Area = 18.350 ac, 71.44% Impervious, Inflow Depth > 7.62" for 500-Year event
 Inflow = 176.55 cfs @ 12.04 hrs, Volume= 11.653 af
 Outflow = 19.02 cfs @ 12.57 hrs, Volume= 9.906 af, Atten= 89%, Lag= 31.8 min
 Primary = 19.02 cfs @ 12.57 hrs, Volume= 9.906 af
 Secondary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-60.00 hrs, dt= 0.05 hrs
 Peak Elev= 1,934.43' @ 12.57 hrs Surf.Area= 121,534 sf Storage= 310,798 cf

Plug-Flow detention time= 578.6 min calculated for 9.903 af (85% of inflow)
 Center-of-Mass det. time= 511.0 min (1,287.4 - 776.4)

Volume	Invert	Avail.Storage	Storage Description
#1	1,931.45'	515,742 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
1,931.45	0	0	0
1,931.50	86,971	2,174	2,174
1,932.00	94,074	45,261	47,436
1,932.50	101,181	48,814	96,249
1,933.00	106,797	51,995	148,244
1,933.50	111,784	54,645	202,889
1,934.00	116,794	57,145	260,034
1,934.50	122,357	59,788	319,821
1,935.00	127,592	62,487	382,309
1,935.50	135,381	65,743	448,052
1,936.00	135,381	67,691	515,742

Device	Routing	Invert	Outlet Devices
#1	Primary	1,931.45'	30.0" Round Culvert L= 52.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 1,931.45' / 1,931.00' S= 0.0087 ' / Cc= 0.900 n= 0.012, Flow Area= 4.91 sf
#2	Device 1	1,931.45'	4.0" Vert. Orifice/Grate C= 0.600
#3	Device 1	1,931.95'	2.0" W x 24.0" H Vert. Orifice/Grate C= 0.600
#4	Device 1	1,933.17'	24.0" W x 12.0" H Vert. Orifice/Grate X 2.00 C= 0.600
#5	Device 1	1,934.50'	11.7" x 2.4" Horiz. Orifice/Grate X 2.00 columns X 7 rows C= 0.600 in 30.0" x 30.0" Grate (44% open area) Limited to weir flow at low heads
#6	Secondary	1,935.50'	250.0' long x 14.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.64 2.67 2.70 2.65 2.64 2.65 2.65 2.63

Primary OutFlow Max=19.02 cfs @ 12.57 hrs HW=1,934.43' (Free Discharge)

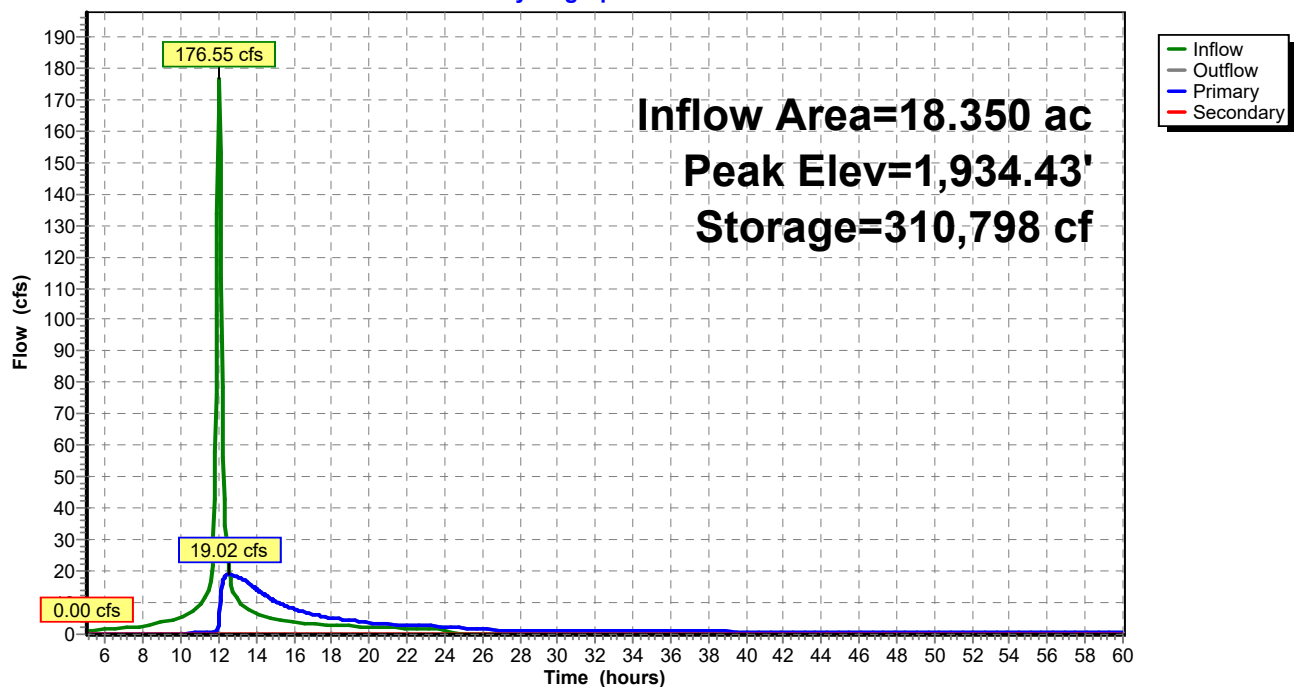
- 1=Culvert (Passes 19.02 cfs of 30.04 cfs potential flow)
- 2=Orifice/Grate (Orifice Controls 0.70 cfs @ 8.07 fps)
- 3=Orifice/Grate (Orifice Controls 1.91 cfs @ 5.73 fps)
- 4=Orifice/Grate (Orifice Controls 16.41 cfs @ 4.10 fps)
- 5=Orifice/Grate (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 5.00 hrs HW=1,931.45' (Free Discharge)

- 6=Broad-Crested Rectangular Weir(Controls 0.00 cfs)

Pond P: Pond #1

Hydrograph

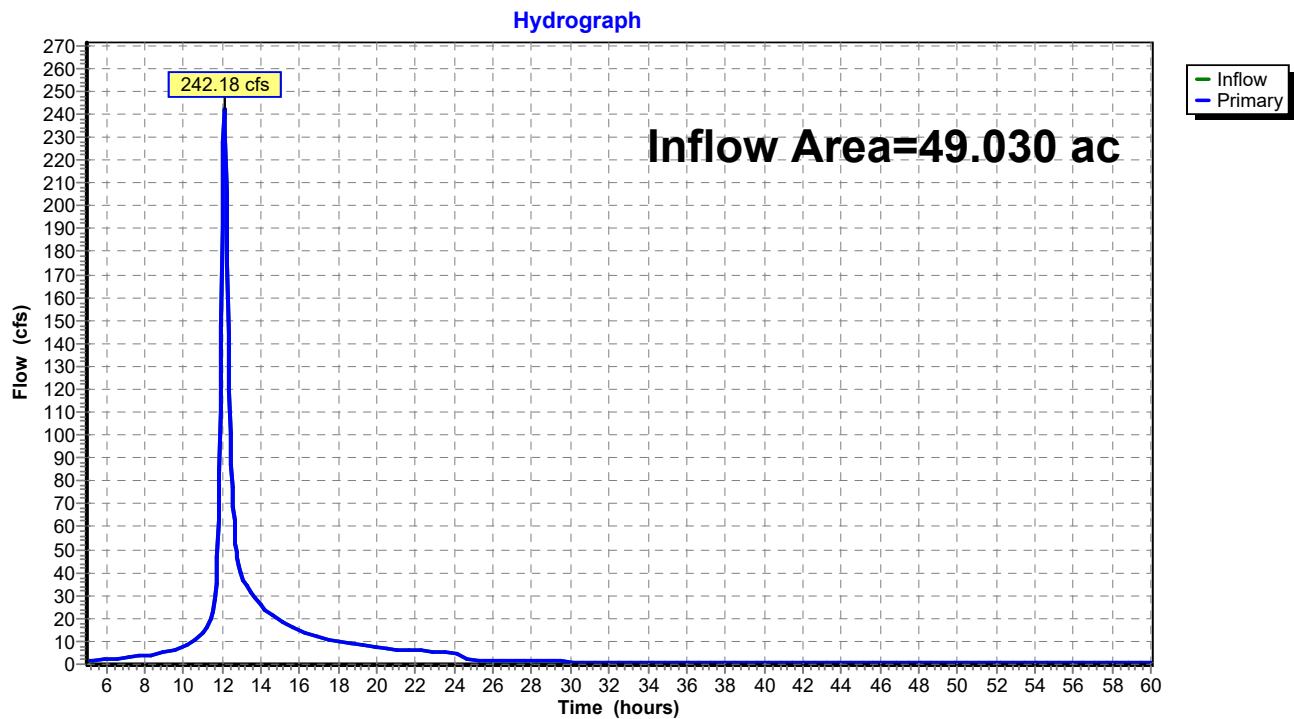


Summary for Link POST: Overall Post-Development

Inflow Area = 49.030 ac, 66.09% Impervious, Inflow Depth > 7.02" for 500-Year event
Inflow = 242.18 cfs @ 12.10 hrs, Volume= 28.700 af
Primary = 242.18 cfs @ 12.10 hrs, Volume= 28.700 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-60.00 hrs, dt= 0.05 hrs

Link POST: Overall Post-Development



APPENDIX C

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN (PCSMP) SUBMITTAL CHECKLIST

NEBRASKA
H₂O

Post-Construction Stormwater Management Plan (PCSMP)
Submittal Checklist

Preliminary submittals required by the City will include preliminary information. Final submittals shall be representative of the intended construction bid package.

PROJECT NAME: Theatre District - Hastings, Nebraska

PLANS

- ☒ Site topography including existing contours, property lines and easements, utilities, and site features such as existing water bodies, trees and shrubs, pavement and other structures
- ☒ Proposed contours
- ☒ Proposed inlets, storm sewer, culverts, and drainageways
- ☒ Proposed STFs and/or detention facilities
- ☒ Proposed roadways, parking, building footprints, and other structures
- ☒ A table shall be provided in construction drawings that includes, for each Stormwater Treatment Facility (STF) The information shall be provided on drawings in a format that is consistent with the following:

STF Identification Number	STF Type	STF Location (Lat/Long)	Drainage Area (Acres)	Design WQCV (cf) or Q _{WQ} (cfs)	WQCV (cf) or Q _{WQ} (cfs) Provided

CALCULATIONS

- ☒ Water Quality Volume (WQCV) or Water Quality Volume Discharge Rate (Q_{WQ}) for each STF (To be included with a site design or subdivision drainage study)
- ☒ Drainage Study

AGREEMENTS

A maintenance agreement is required for neighborhood level and lot level STFs. If an agreement is made for mitigation off site or other agreements are made, make note and describe below

- ☒ Inspection and Maintenance Agreement
- ☐ Other Agreement

CERTIFICATION OF PERMANENT STFs

Unless otherwise indicated by the City, a Hold on the Certificate of Occupancy will be placed on the project until the STF has been certified. If applicable, check “Hold” until certification is received. If not applicable, check N/A.

- ☒ Hold on C.O.
- ☐ N/A

Submitted upon completion of a project; a statement by a professional engineer licensed in the State of Nebraska or person(s) under the direct supervision of a professional engineer licensed in the State of Nebraska attesting that the completed project is in compliance with the approved Final Plan.

- ☐ Certification of Permanent STFs
- ☐ Record Drawings (if required by City)

☐ Hold on C.O. Released (if applicable)

Released By:

APPENDIX D

THREATENED AND ENDANGERED SPECIES LIST



United States Department of the Interior



FISH AND WILDLIFE SERVICE
Nebraska Ecological Services Field Office
9325 B South Alda Rd., Ste B
Wood River, NE 68883-9565
Phone: (308) 382-6468 Fax: (308) 384-8835
<http://www.fws.gov/nebraskaes>

In Reply Refer To:
Consultation Code: 06E22000-2021-SLI-0238
Event Code: 06E22000-2021-E-00365
Project Name: Imperial Mall - Hastings, Nebraska

February 05, 2021

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF>

Please be aware that bald and golden eagles are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 *et seq.*), and projects affecting these species may require development of an eagle conservation plan (http://www.fws.gov/windenergy/eagle_guidance.html). Additionally, wind energy projects should follow the wind energy guidelines (<http://www.fws.gov/windenergy/>) for minimizing impacts to migratory birds and bats.

Guidance for minimizing impacts to migratory birds for projects including communications towers (e.g., cellular, digital television, radio, and emergency broadcast) can be found at:

<http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/towers.htm>;

<http://www.towerkill.com>; and

www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html.

[http://](http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html)

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Tracking Number in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List
 - Migratory Birds
 - Wetlands
-

Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Nebraska Ecological Services Field Office

9325 B South Alda Rd., Ste B

Wood River, NE 68883-9565

(308) 382-6468

Project Summary

Consultation Code: 06E22000-2021-SLI-0238

Event Code: 06E22000-2021-E-00365

Project Name: Imperial Mall - Hastings, Nebraska

Project Type: DEVELOPMENT

Project Description: REGA Engineering Group, Inc. is applying for a Planned District Development to re-develop the commercial area known as the Imperial Mall in Hastings, Nebraska. The commercial development will remove all the old paving and infrastructure to create a new public street with commercial lots on either side. We are projecting 11 building pads comprised of potential grocery stores, apartments, fast-food restaurants, and retail space. The site demolition will occur in early 2021 with site grading finishing up around June 2021. The majority of the existing trees are to remain, except for trees that were within the old parking lot islands. The public utilities will be completed by the end of 2021. The timeline to achieve the full build out is unknown at this time.

Project Location:

Approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@40.5949407,-98.42279262296589,14z>



Counties: Adams County, Nebraska

Endangered Species Act Species

There is a total of 4 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

Mammals

NAME	STATUS
Northern Long-eared Bat <i>Myotis septentrionalis</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9045	Threatened

Birds

NAME	STATUS
Piping Plover <i>Charadrius melodus</i> Population: [Atlantic Coast and Northern Great Plains populations] - Wherever found, except those areas where listed as endangered. There is final critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/6039	Threatened
Whooping Crane <i>Grus americana</i> Population: Wherever found, except where listed as an experimental population There is final critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/758	Endangered

Fishes

NAME	STATUS
Pallid Sturgeon <i>Scaphirhynchus albus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/7162	Endangered

Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

Migratory Birds

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

-
1. The [Migratory Birds Treaty Act](#) of 1918.
 2. The [Bald and Golden Eagle Protection Act](#) of 1940.
 3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern](#) (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Red-headed Woodpecker <i>Melanerpes erythrocephalus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Sep 10

Probability Of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

No Data (—)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

■ probability of presence ■ breeding season | survey effort — no data

SPECIES JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC

Red-headed
Woodpecker
BCC Rangewide
(CON)



Additional information can be found using the following links:

- Birds of Conservation Concern <http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php>
- Measures for avoiding and minimizing impacts to birds <http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php>
- Nationwide conservation measures for birds <http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf>

Migratory Birds FAQ

Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [AKN Phenology Tool](#).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: [The Cornell Lab of Ornithology All About Birds Bird Guide](#), or (if you are unsuccessful in locating the bird of interest there), the [Cornell Lab of Ornithology Neotropical Birds guide](#). If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Wetlands

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

THERE ARE NO WETLANDS WITHIN YOUR PROJECT AREA.

APPENDIX E

USDA WEB SOIL SURVEY



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Adams County, Nebraska**

Imperial Mall - Hastings, NE



January 25, 2021

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

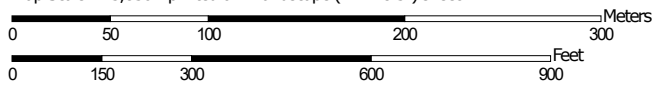
Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



Map Scale: 1:3,850 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84

Custom Soil Resource Report

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Adams County, Nebraska

Survey Area Data: Version 23, Jun 3, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 2, 2015—Mar 2, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3820	Butler silt loam, 0 to 1 percent slopes	24.3	61.5%
3864	Hastings silt loam, 0 to 1 percent slopes	11.1	28.1%
3880	Holder silt loam, 1 to 3 percent slopes	4.1	10.4%
Totals for Area of Interest		39.6	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or

landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Adams County, Nebraska

3820—Butler silt loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2qsjx
Elevation: 1,130 to 2,770 feet
Mean annual precipitation: 23 to 31 inches
Mean annual air temperature: 50 to 54 degrees F
Frost-free period: 149 to 175 days
Farmland classification: Prime farmland if drained

Map Unit Composition

Butler and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Butler

Setting

Landform: Swales
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Concave
Across-slope shape: Linear
Parent material: Loess

Typical profile

Ap - 0 to 9 inches: silt loam
E - 9 to 13 inches: silt loam
Bt - 13 to 34 inches: silty clay
BC - 34 to 41 inches: silty clay loam
C - 41 to 79 inches: silty clay loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 4 to 12 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 4 percent
Maximum salinity: Nonsaline (0.0 to 0.6 mmhos/cm)
Available water capacity: Very low (about 2.9 inches)

Interpretive groups

Land capability classification (irrigated): 2w
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: C/D
Ecological site: R075XY057NE - Clayey Plains
Forage suitability group: Wet (G075XY900NE)
Other vegetative classification: Wet (G075XY900NE)

Hydric soil rating: No

Minor Components

Fillmore, frequently ponded

Percent of map unit: 8 percent

Landform: Playas

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Dip

Down-slope shape: Concave

Across-slope shape: Concave

Ecological site: R075XY049NE - Closed Upland Depression

Other vegetative classification: Closed Upland Depression (G075XY910NE)

Hydric soil rating: Yes

Crete

Percent of map unit: 6 percent

Landform: Hillslopes

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Interfluve

Down-slope shape: Linear

Across-slope shape: Linear

Ecological site: R075XY057NE - Clayey Plains

Hydric soil rating: No

Olbut, occasionally ponded

Percent of map unit: 1 percent

Landform: Playas

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Dip

Down-slope shape: Concave

Across-slope shape: Concave

Ecological site: R075XY083NE - Saline Depression

Other vegetative classification: Saline (G075XY895NE)

Hydric soil rating: Yes

3864—Hastings silt loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2qsjy

Elevation: 1,130 to 2,770 feet

Mean annual precipitation: 23 to 31 inches

Mean annual air temperature: 50 to 54 degrees F

Frost-free period: 149 to 175 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Hastings and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hastings

Setting

Landform: Hillslopes
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Loess

Typical profile

Ap - 0 to 6 inches: silt loam
A - 6 to 13 inches: silty clay loam
BA - 13 to 17 inches: silty clay loam
Bt - 17 to 32 inches: silty clay loam
Bk - 32 to 39 inches: silty clay loam
C - 39 to 79 inches: silt loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.60 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 2 percent
Maximum salinity: Nonsaline (0.0 to 0.8 mmhos/cm)
Available water capacity: High (about 11.5 inches)

Interpretive groups

Land capability classification (irrigated): 1
Land capability classification (nonirrigated): 1
Hydrologic Soil Group: C
Ecological site: R075XY058NE - Loamy Plains
Forage suitability group: Loam (G075XY100NE)
Other vegetative classification: Loam (G075XY100NE)
Hydric soil rating: No

Minor Components

Crete

Percent of map unit: 5 percent
Landform: Hillslopes
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R075XY057NE - Clayey Plains
Hydric soil rating: No

Fillmore, frequently ponded

Percent of map unit: 4 percent
Landform: Playas

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Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R075XY049NE - Closed Upland Depression
Other vegetative classification: Closed Upland Depression (G075XY910NE)
Hydric soil rating: Yes

Butler

Percent of map unit: 4 percent
Landform: Swales
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Concave
Across-slope shape: Linear
Ecological site: R075XY057NE - Clayey Plains
Other vegetative classification: Wet (G075XY900NE)
Hydric soil rating: No

Holder

Percent of map unit: 2 percent
Landform: Hillslopes
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R075XY058NE - Loamy Plains
Other vegetative classification: Loam (G075XY100NE)
Hydric soil rating: No

3880—Holder silt loam, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2qskd
Elevation: 1,130 to 2,770 feet
Mean annual precipitation: 23 to 31 inches
Mean annual air temperature: 50 to 54 degrees F
Frost-free period: 149 to 175 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Holder and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Holder

Setting

Landform: Hillslopes
Landform position (two-dimensional): Summit

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Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Loess

Typical profile

Ap - 0 to 10 inches: silt loam
BA - 10 to 14 inches: silty clay loam
Bt - 14 to 28 inches: silty clay loam
BC - 28 to 36 inches: silt loam
C - 36 to 79 inches: silt loam

Properties and qualities

Slope: 1 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.60 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 2 percent
Maximum salinity: Nonsaline (0.0 to 0.8 mmhos/cm)
Available water capacity: High (about 11.9 inches)

Interpretive groups

Land capability classification (irrigated): 2e
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: C
Ecological site: R075XY058NE - Loamy Plains
Forage suitability group: Loam (G075XY100NE)
Other vegetative classification: Loam (G075XY100NE)
Hydric soil rating: No

Minor Components

Hastings

Percent of map unit: 10 percent
Landform: Hillslopes
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: R075XY058NE - Loamy Plains
Other vegetative classification: Loam (G075XY100NE)
Hydric soil rating: No

Butler

Percent of map unit: 5 percent
Landform: Swales
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Concave
Across-slope shape: Linear
Ecological site: R075XY057NE - Clayey Plains
Other vegetative classification: Wet (G075XY900NE)

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Hydric soil rating: No

Soil Information for All Uses

Soil Properties and Qualities

The Soil Properties and Qualities section includes various soil properties and qualities displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each property or quality.

Soil Qualities and Features

Soil qualities are behavior and performance attributes that are not directly measured, but are inferred from observations of dynamic conditions and from soil properties. Example soil qualities include natural drainage, and frost action. Soil features are attributes that are not directly part of the soil. Example soil features include slope and depth to restrictive layer. These features can greatly impact the use and management of the soil.

Hydrologic Soil Group

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

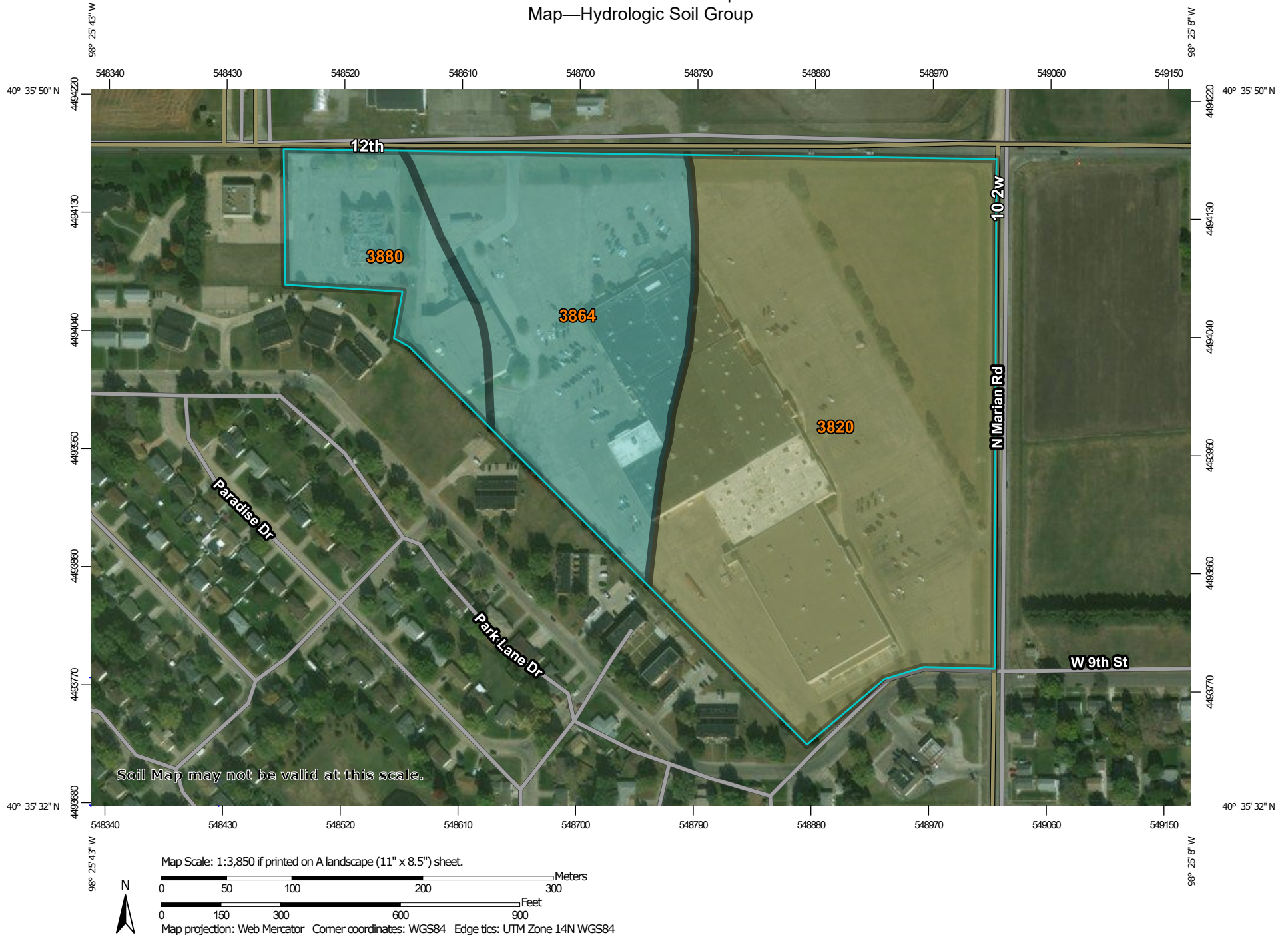
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Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Custom Soil Resource Report Map—Hydrologic Soil Group



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MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Adams County, Nebraska
Survey Area Data: Version 23, Jun 3, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 2, 2015—Mar 2, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Table—Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
3820	Butler silt loam, 0 to 1 percent slopes	C/D	24.3	61.5%
3864	Hastings silt loam, 0 to 1 percent slopes	C	11.1	28.1%
3880	Holder silt loam, 1 to 3 percent slopes	C	4.1	10.4%
Totals for Area of Interest			39.6	100.0%

Rating Options—Hydrologic Soil Group*Aggregation Method: Dominant Condition**Component Percent Cutoff: None Specified**Tie-break Rule: Higher*

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ENGINEERING ■ ARCHITECTURE ■ SURVEYING ■ PLANNING

Imperial Mall Redevelopment Traffic Impact Study

Hastings, NE

JEO Project No. 201293.00

***Prepared for:
Perry Reid Properties***

*Prepared by:
JEO Consulting Group*

*Date:
June 10, 2021*



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Appendix A: Imperial Mall Concept Plan

Introduction

This report documents results of the traffic impact study conducted for the proposed redevelopment of the former Imperial Mall site located on the southwest corner of N Marian Road and W 12th Street in Hastings, Nebraska.

1.1 Objective

The primary objective of this traffic impact study was to evaluate the expected impacts associated with the development of the former Imperial Mall site in Hastings, Nebraska. Specifically, this study was conducted to answer the following questions:

- How will the development of the proposed site affect the study area intersections?
- What potential traffic control and geometric street modifications will be needed to support the proposed development?

1.2 Project Description

The former Imperial Mall site on the southwest corner of N Marian Road and W 12th Street is planned for redevelopment into a mixed use development. This new development is planned to include an apartment complex, some office and retail space, a grocery store, two restaurants, a drive-thru coffee business and an indoor sports complex. A site plan for this development is included as Appendix A. Further details regarding the Imperial Mall study area as well as the identification of study intersections are shown on the vicinity map in Figure 1.

1.3 Report Organization

The remainder of this report is organized as follows:

- 2.0 Existing Conditions
- 3.0 Existing Plus Site Conditions
- 4.0 Year 2045 Conditions
- 5.0 N Marian Road Cross Section
- 6.0 Auxiliary Lane Warrant Analysis
- 7.0 N Marian Road and W 12th Street Intersection Alternatives
- 8.0 Conclusions and Recommendations



Figure 1: Vicinity Map

2.0 Existing Conditions

This section of the report summarizes the existing study area conditions.

2.1 Existing Geometrics

The Imperial Mall study area includes the following streets and intersections:

2.1.1 N Marian Road

South of W 12th Street, N Marian Road is a four-lane, two-way, undivided street that is classified as an other arterial, according to the state functional classification map. N Marian Road has a width of 52', back-of-curb to back-of-curb (BOC to BOC) and curb and gutter as well as a drainage ditch provided on both sides. North of S 12th Street, N Marian Road is a two-lane, two-way, undivided unpaved street that is classified as local, according to the state functional classification map. N Marian Road has a width of 30', edge of gravel to edge of gravel, and unpaved shoulders and a drainage ditch on both sides of the road. There is no sidewalk or trail provided anywhere on N Marian Road in the study area except South of W 9th Street where the Pioneer Spirit Trail is present on the west side of the roadway. N Marian Road has a speed limit of 35 mph and a picture of N Marian Road is provided in Figure 2.



Figure 2: N Marian Road Just North of W 9th Street (Looking North)

2.1.2 W 9th Street

W 9th Street is a 36' wide (BOC to BOC) two-lane, two-way, undivided street that is classified as collector, according to the state functional classification map. W 9th Street has curb and gutter and allows parking on both sides of the street. Sidewalks are provided only on the south side of the street. The speed limit is 25 mph and a picture of W 9th Street is provided in Figure 3.



Figure 3: W 9th Street Just East of N Marian Road (Looking East)

2.1.3 Parklane Drive

Parklane Drive is a 36' wide (BOC to BOC) two-lane, two-way, undivided street that is classified as local, according to the state functional classification map. Parklane Drive has a curb and gutter and allows parking on both sides of the street. There is a sidewalk directly adjacent to the BOC provided on the south side of the street. No sidewalk is provided on the north side. Parklane Drive has a speed limit of 25 mph and a picture of Parklane Drive is provided in Figure 4.



Figure 4: Parklane Drive Just West of N Marian Road (Looking West)

2.1.4 W 12th Street

W 12th Street is a two-lane, two-way, undivided street that is classified as other arterial, according to the state functional classification map. W 12th Street has a width of 30' from edge of pavement to edge of pavement (EOP to EOP). There is unpaved shoulder and drainage ditches provided on both sides of the street, however, there are no sidewalks on either side. W 12th Street has a speed limit of 35 mph and a picture of W 12th Street is provided in Figure 5.



Figure 5: W 12th Street Just West of N Marian Road (Looking West)

2.1.5 The Intersection of N Marian Road and Parklane Drive/W 9th Street

The signalized intersection of N Marian Road and Parklane Drive/W 9th Street is a 4-leg intersection with N Marian Road forming the northbound and southbound legs, Parklane Drive forming the eastbound leg, and W 9th Street forming the westbound leg. Both N Marian Road approaches consist of one shared through and left-turn lane and one shared through and right-turn lane. Although there are no pavement markings on either approach, both the eastbound and westbound approaches appear to consist of a single shared left, through, and right-turn lane. This intersection is lit via a luminaire on each corner. Permitted left-turn phasing is provided for all approaches. There are pedestrian signals, push-buttons, and a crosswalk provided to cross the south leg only.



Figure 6: The Intersection of N Marian Road and Parklane Drive/W 9th Street (Looking Northwest)

2.1.6 The Intersection of N Marian Road and W 12th Street

The all-way stop intersection of N Marian Road and W 12th Street is a 4-leg intersection with N Marian Road forming the northbound and southbound approaches and W 12th Street forming the eastbound and westbound approaches. The northbound approach consists of a dedicated right-turn lane drop and a shared through and left-turn lane. Although the southbound approach is not paved and has no pavement markings, it appears to consist of one shared left, through, and right-turn lane. Both the eastbound and westbound approaches also consist of one shared left, through, and right-turn lane. However, the pavement for both the eastbound and westbound approaches does widen it approaches the intersection, and it was observed that some eastbound right-turning vehicles do use this extra pavement as a dedicated right-turn lane. A picture of this intersection is provided in Figure 7.

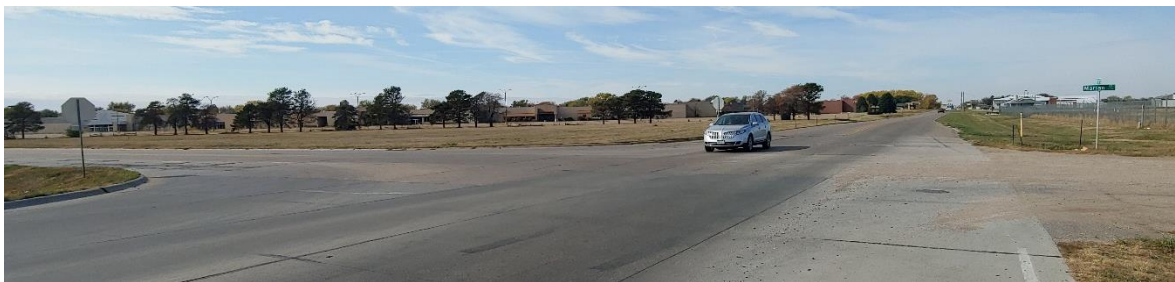


Figure 7: The Intersection of N Marian Road and W 12th Street (Looking Southwest)

Further details on lane geometrics and traffic control throughout the study area are shown in Figure 8.

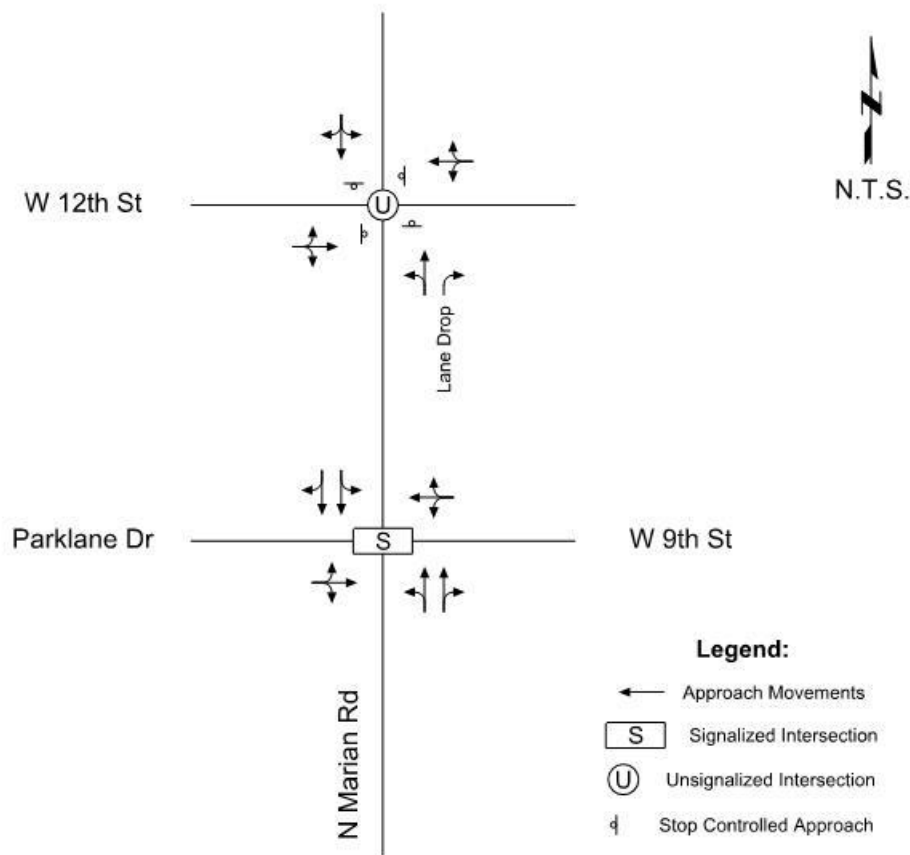


Figure 8: Existing Geometrics and Traffic Control

2.2 Existing Traffic Volumes

Existing turning movement volumes were collected on Tuesday, October 20th, 2020 using Miovision Scout Cameras. The observed AM peak hour was 7:15 – 8:15 AM and the observed commuter PM peak hour was 4:45 – 5:45 PM. These existing peak hour volumes are shown in Figure 9. It should be noted that existing volumes were not reported at the existing mall driveways due to the negligible amount of existing traffic entering/exiting the previous Imperial Mall site.

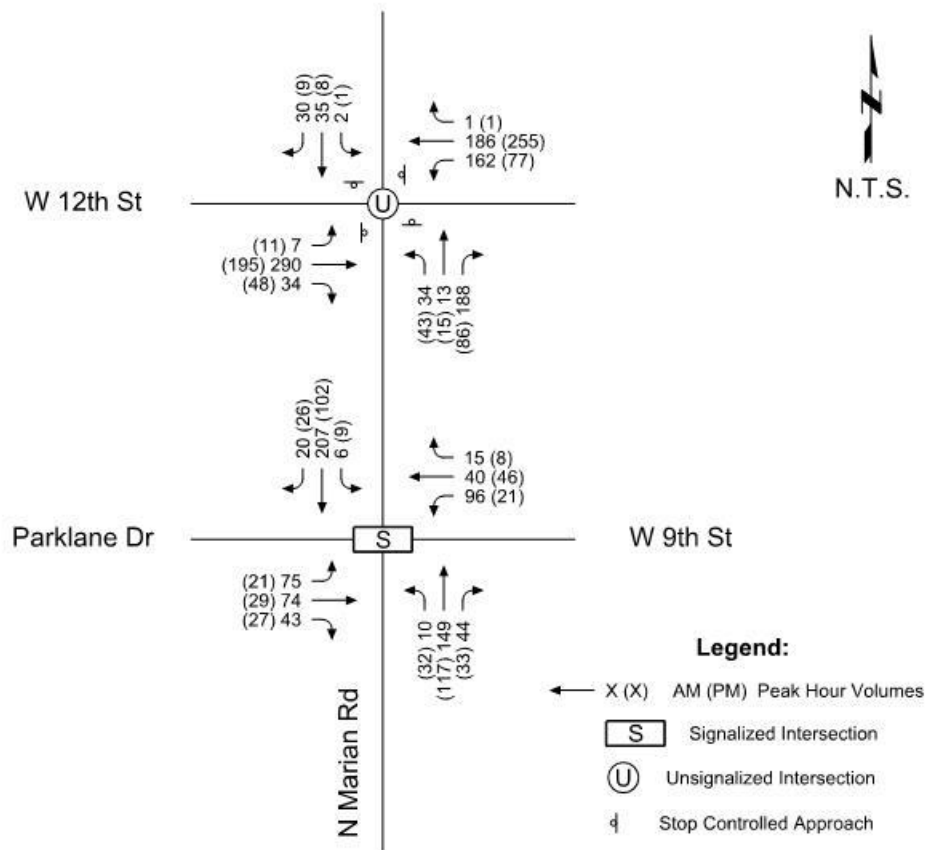


Figure 9: Existing Peak Hour Volumes

2.3 Study Methodology

The peak hour volumes for the study area intersections were analyzed using the signalized and unsignalized intersection capacity analysis procedures outlined in the Highway Capacity Manual, 6th Edition (HCM). Per the HCM, Level of Service (LOS) is presented as a letter grade (A through F) based on the calculated average delay for an intersection or movement during a specific time period (such as the AM and PM peak hours). LOS A represents free flow movement with very little to no delay, while LOS F represents congested flow at or exceeding the capacity of the roadway. Further explanations and detail about the LOS methodology can be found in Table 1. 95th percentile queue lengths and volume to capacity (V/C) ratios provide further information about an approach. The 95th percentile queue is a statistical metric that defines the length at which 95% of queues will be shorter. The V/C ratio is a measure of how close a movement is to its capacity. A ratio above one would indicate that the movement is over capacity.

Table 1: Level of Service Interpretation

Level of Service	Description	Signalized Intersection Delay (seconds per vehicle)	Stop-Controlled Intersection & Roundabout Delay (seconds per vehicle)
A	Free-flow operations. Vehicles are almost completely unimpeded in their ability to maneuver within the traffic stream.	< 10	< 10
B	Reasonably free flow. The ability to maneuver within the traffic stream is only slightly restricted.	>10 and < 20	>10 and < 15
C	At or near free flow. Freedom to maneuver within the traffic stream is noticeably restricted.	>20 and < 35	>15 and < 25
D	Speeds begin to decline slightly. Freedom to maneuver within the traffic stream is noticeably limited.	>35 and < 55	>25 and < 35
E	At capacity. Maneuverability within the traffic stream is extremely limited.	>55 and < 80	>35 and < 50
F	Breakdown. Vehicles are jammed. Generally, queues form behind the breakdown condition.	> 80	> 50

Source: Highway Capacity Manual, Special Report 209, Transportation Research Board, Washington, D.C., 2000.

2.4 Existing Conditions Peak Hour Capacity Analysis

The existing weekday AM and commuter PM peak hour traffic conditions were analyzed using the existing traffic volumes and intersection geometrics described previously. As shown in Figure 10, all intersections and approaches operate acceptably at LOS D or better with most operating at LOS C or better. The eastbound and westbound approaches to the intersection of N Marian Road and W 12th Street operate at LOS D during the AM peak hour. During this AM peak hour, the westbound approach has a 95th percentile queue of 168' and a V/C ratio of 0.821. Also, during the AM peak hour, the eastbound approach has a 95th percentile queue of 142' and a V/C ratio of 0.769. These queues were confirmed during a site visit and a picture of an eastbound queue during the AM peak hour is provided in Figure 11.

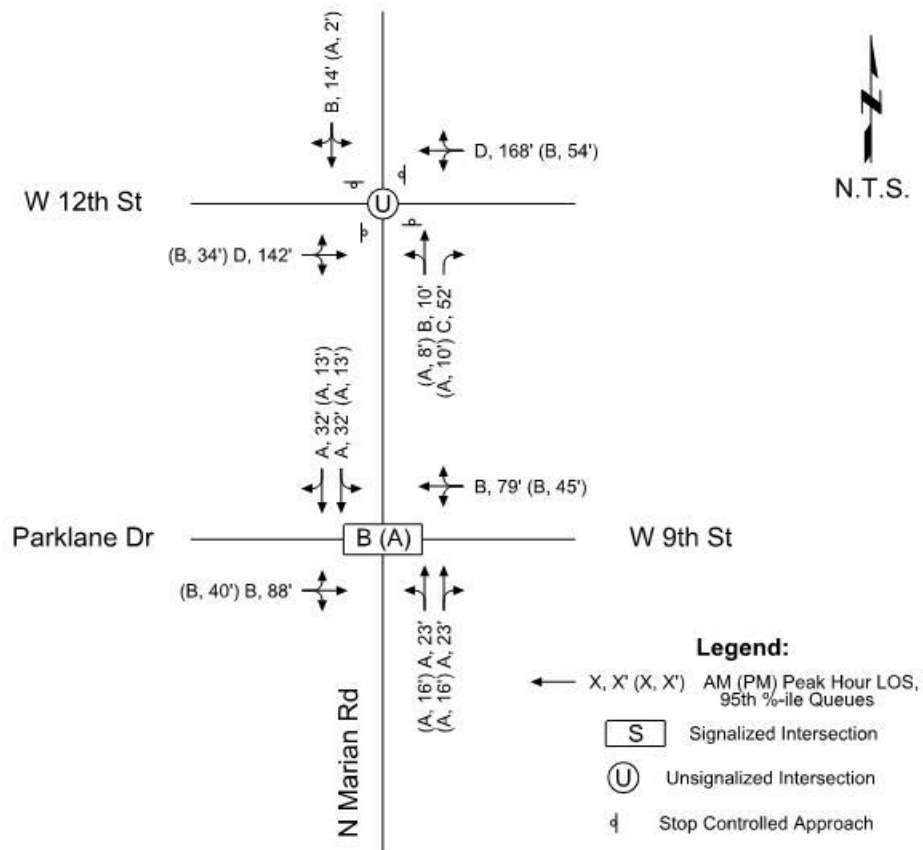


Figure 10: Existing Peak Hour Level of Service



Figure 11: 200'+ Westbound Queue During Morning Peak Hour

3.0 Existing Plus Site Conditions

This section of the report presents potential geometric and operational changes, trip generation estimates to and from the redevelopment site, site trip assignment, and development of buildout traffic volumes within the study area.

3.1 Geometric Configuration Changes

As vehicles will now be using the existing driveways into and out of the former Imperial Mall site, these three existing driveways were included as study intersections for the development buildout scenario. The geometric and traffic control characteristics of these new study intersections are shown in Figure 12.

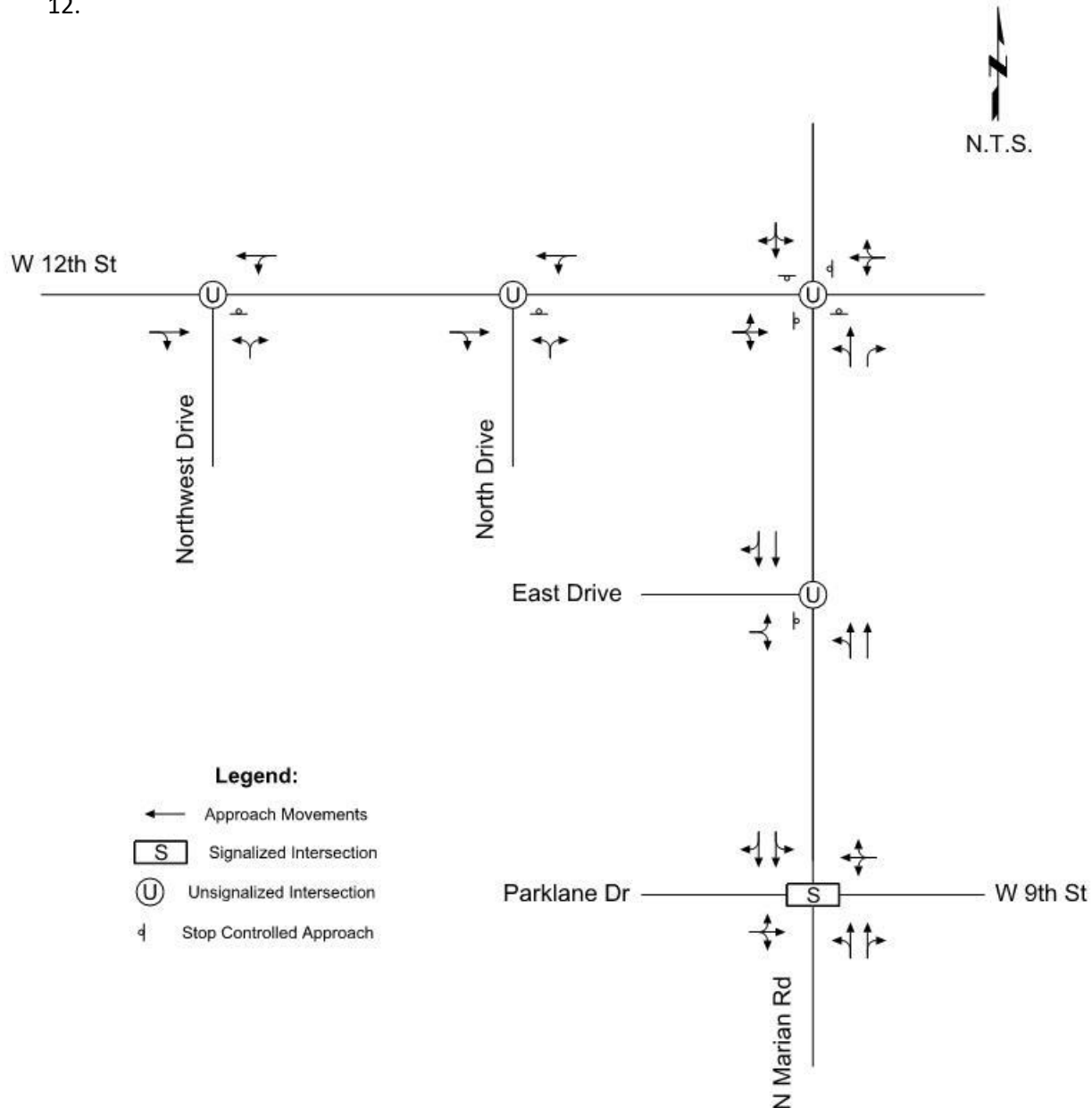


Figure 12: Existing Geometrics and Traffic Control – Including Site Driveways

3.2 Imperial Mall Site Buildout

The trip generation characteristics for most proposed land uses were provided by the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 10 Edition. However, trip generation characteristics for the sports complex was based on a trip generation study of the Iowa West Fieldhouse in Council Bluffs to provide more accurate local generation rates. Trip generation calculations for the Imperial Mall site are summarized in Tables 2 and 3. These tables also include a mixed-use reduction. This reduction is applied to account for an estimated number of trips that would be coming from within the development or linked and would not be counted as an external trip. AM trip estimates are likely on the conservative side as some land uses are not expected to be open until after traditional commuter peak hours, such as the 'discount supermarket'. This is expected to be an Aldi's, which typically do not open until 9 AM.

Table 2: Imperial Mall AM Peak Hour Trip Generation

ITE Land Use Code	Usage	Size	Trip Generation		Directional Distribution		Total	Mixed Use Reduction	Total Trips	External Trips	
			Unit	Rate	In	Out				In	Out
221	Multifamily Housing (Mid-Rise)	150	Dwelling Unit	0.36	26%	74%	54	-	54	14	40
630	Clinic	10.65	1000 SF GFA	3.69	78%	22%	39	-	39	31	9
710	General Office Building	19.58	1000 SF GFA	0.94(X)+26.49	86%	14%	45	-	45	39	6
820	Shopping Center	41.32	1000 SF GFA	0.94	62%	38%	39	-4	35	22	13
854	Discount Supermarket	17.80	1000 SF GFA	2.53	58%	42%	45	-5	41	24	17
932	High-Turnover Sit-down Restaurant	8.00	1000 SF GFA	9.94	55%	45%	80	-8	72	39	32
932	High-Turnover Sit-down Restaurant	8.00	1000 SF GFA	9.94	55%	45%	80	-8	72	39	32
937	Coffee/Donut Shop with Drive-Thru Window	0.65	1000 SF GFA	88.99	51%	49%	57	-6	52	26	25
N/A	Sport Complex	-	-	-	-	-	-	-	-	0	0
Total:										234	175

Note: Due to rounding, some sums may not add as expected.

Table 3: Imperial Mall Commuter PM Peak Hour Trip Generation

ITE Land Use Code	Usage	Size	Trip Generation		Directional Distribution		Total	Mixed Use Reduction	Total Trips	External Trips	
			Unit	Rate	In	Out				In	Out
221	Multifamily Housing (Mid-Rise)	150	Dwelling Unit	.44	61%	39%	66		66	40	26
630	Clinic	10.65	1000 SF GFA	3.28	78%	22%	35		35	27	8
710	General Office Building	19.58	1000 SF GFA	$\ln(T)=0.95\ln(X)+0.36$	16%	84%	24		24	4	20
820	Shopping Center	41.32	1000 SF GFA	$\ln(T)=0.74\ln(X)+2.89$	48%	52%	283	-28	254	122	132
854	Discount Supermarket	17.80	1000 SF GFA	$\ln(T)=0.89\ln(X)+2.59$	58%	42%	173	-17	156	90	65
932	High-Turnover Sit-down Restaurant	8.00	1000 SF GFA	9.77	55%	45%	78	-8	70	39	32
932	High-Turnover Sit-down Restaurant	8.00	1000 SF GFA	9.77	55%	45%	78	-8	70	39	32
937	Coffee/Donut Shop with Drive-Thru Window	0.65	1000 SF GFA	43.38	50%	50%	28	-3	25	13	13
N/A	Sport Complex	8	Courts	14.75	83%	17%	118		118	98	20
Note: Due to rounding, some sums may not add as expected.									Total:	472	347

These new trips were then distributed to the existing road network based on observed directional flows and locations of residential origin/destinations. In general, these trips were distributed to/from the west on W 12th Street (10%), to/from the east on W 12th Street (40%), to/from the east on W 9th Street (20%), and to/from the south on N Marian Road (30%). These distributed site trips, as well as distribution percentages, are shown in Figure 13.

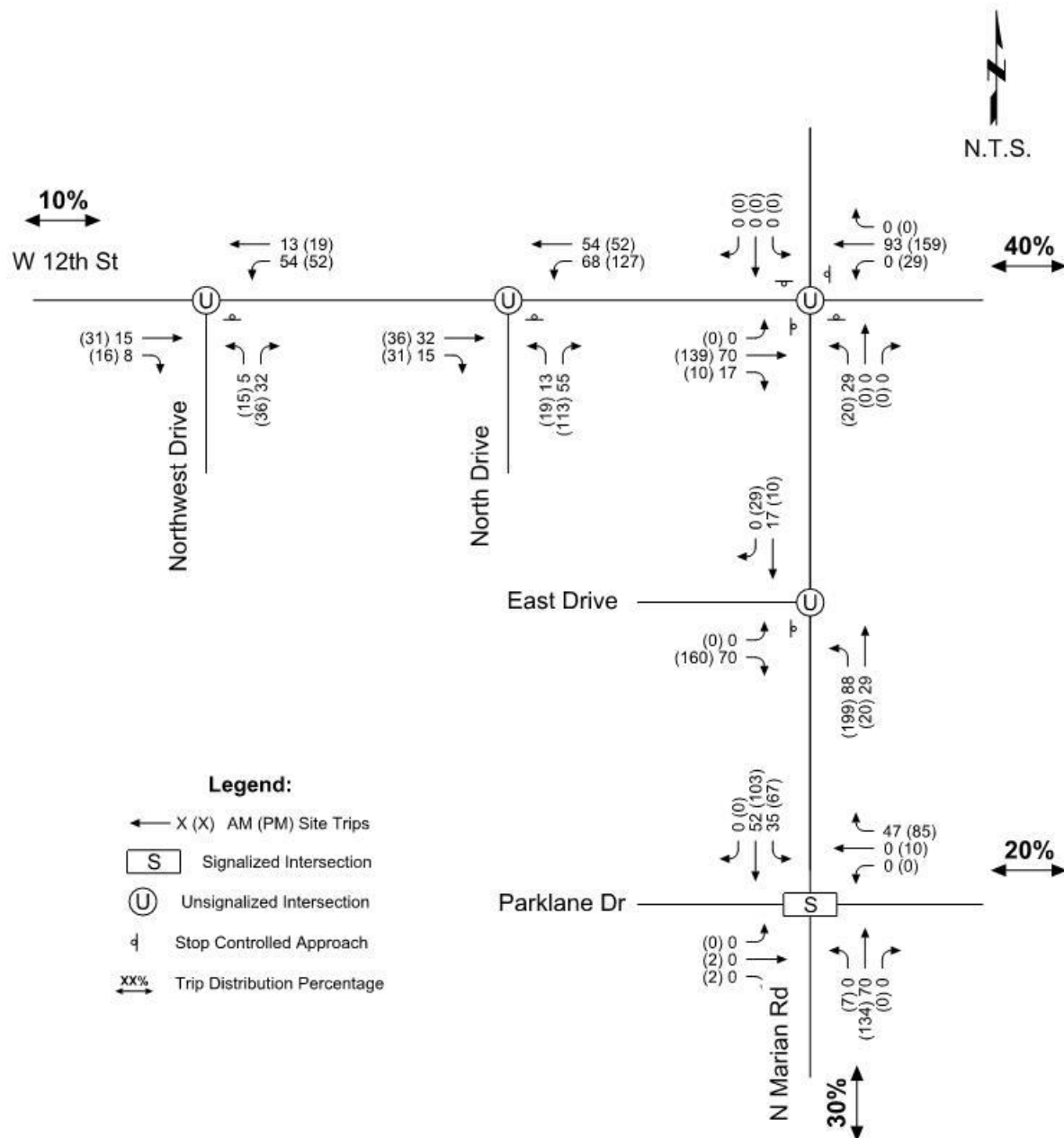


Figure 13: AM and PM Site Trips

3.3 Existing Plus Site Peak Hour Volumes

These distributed site trips were then added to the background peak hour volumes to develop existing plus site peak hour volumes. These peak hour volumes are depicted in Figure 14.

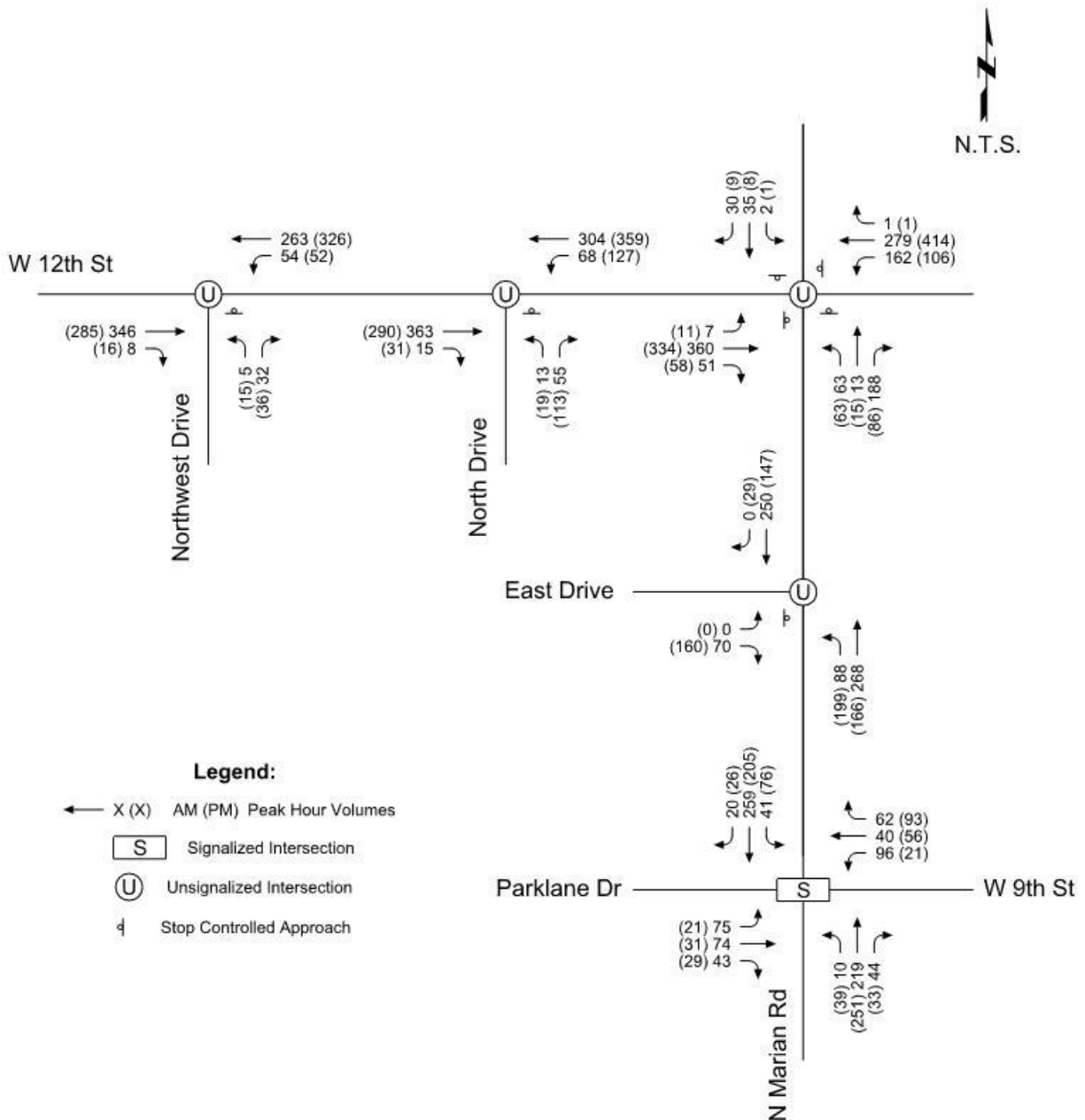


Figure 14: Existing Plus Site Peak Hour Volumes

3.4 Existing Plus Site Capacity Analysis

Like the existing conditions capacity analysis, the study intersections were analyzed again using the existing plus site peak hour volumes. As shown in Figure 15, all movements and intersections operate at LOS D or better during both peak hours apart from the eastbound and westbound approaches to the intersection of N Marian Road and W 12th Street, which operate at LOS F during the AM peak hour. The eastbound approach has a 95th percentile queue of 312' and a V/C ratio of 1.064, while the westbound approach has a 95th percentile queue of 380' and a V/C ratio of 1.135. This indicates that both approaches are over capacity.

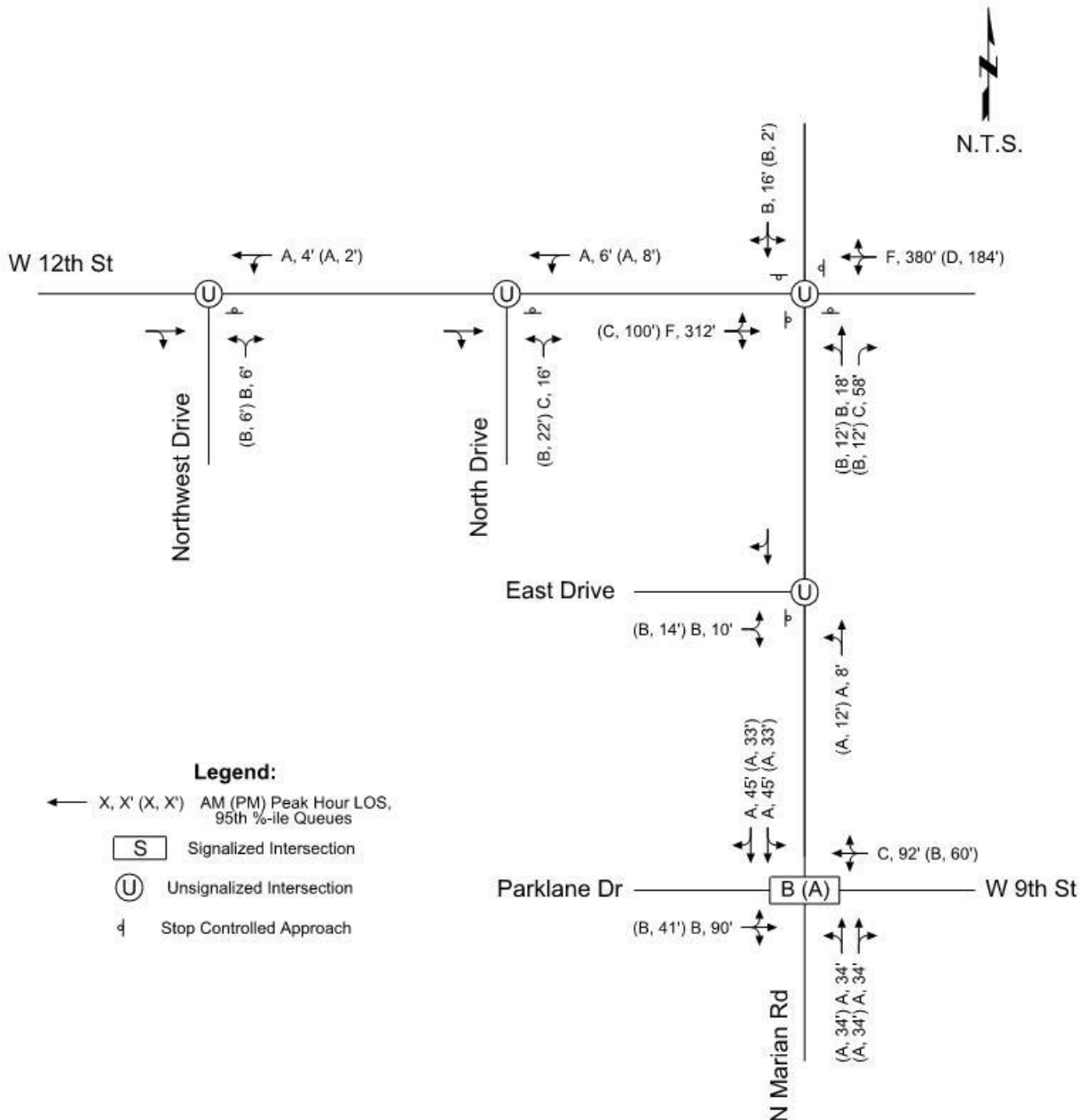


Figure 15: Existing Plus Site Peak Hour Level of Service

4.0 Year 2045 Conditions

This section of the report represents the results of the projected Year 2045 traffic conditions.

4.1 Year 2045 Background Peak Hour Volumes

A review of historical traffic counts provided by the Nebraska Department of Transportation (NDOT) revealed both relatively low and, in a couple of cases, negative growth trends on area roadways. To account for the possibility of future growth, and to provide a conservative analysis, the existing mainline background traffic volumes were grown at a modest average annual growth rate of 0.5% for 25 years to estimate 2045 background peak hour volumes. This 0.5% growth rate was chosen after These Year 2045 background peak hour volumes are shown in Figure 16.

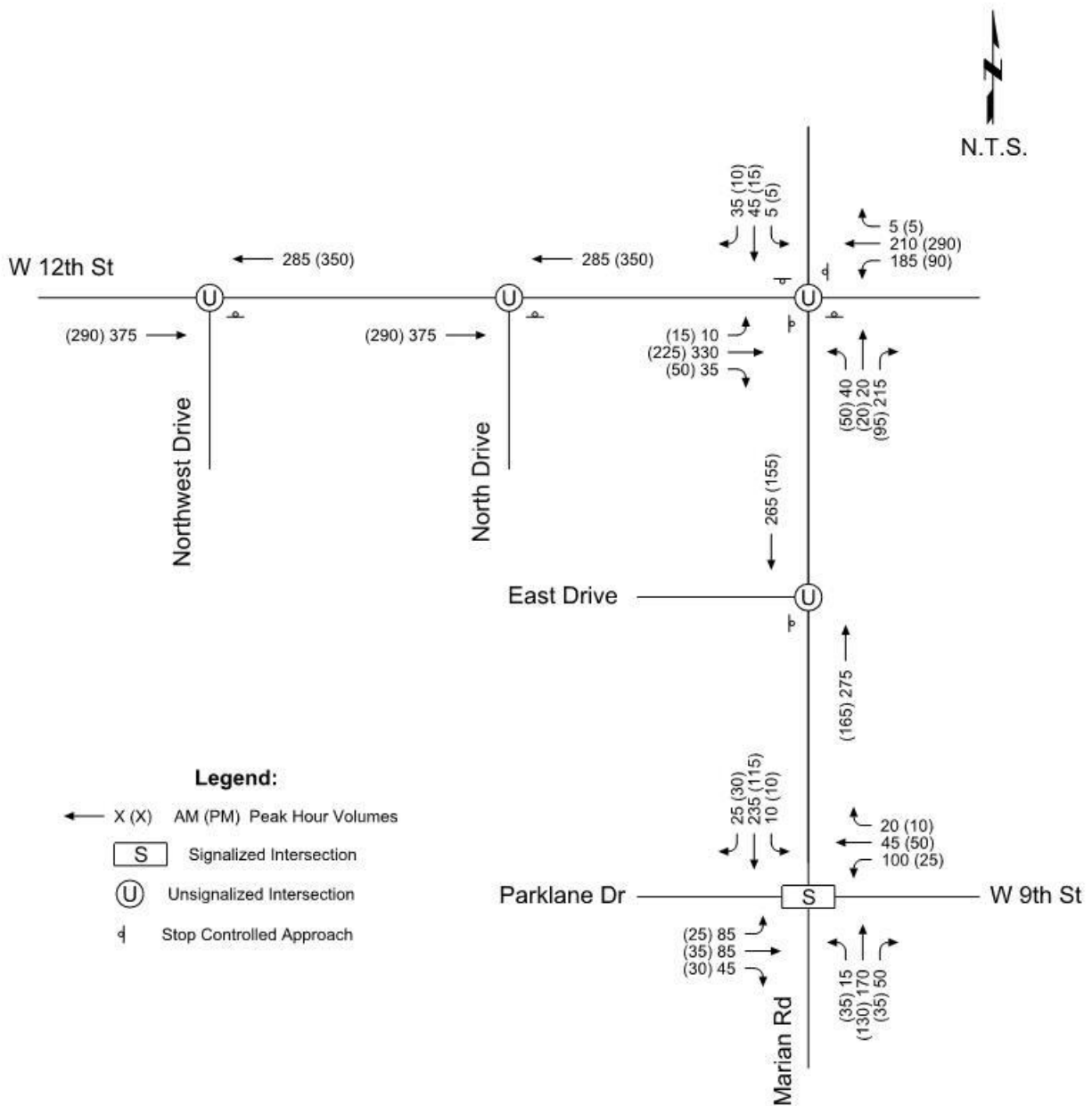


Figure 16: Year 2045 Background Peak Hour Volumes

4.2 Year 2045 Background Plus Site Peak Hour Volumes

The distributed site trips discussed previously were then added to the Year 2045 background peak hour volumes to develop Year 2045 background plus site peak hour volumes. These volumes are shown in Figure 17.

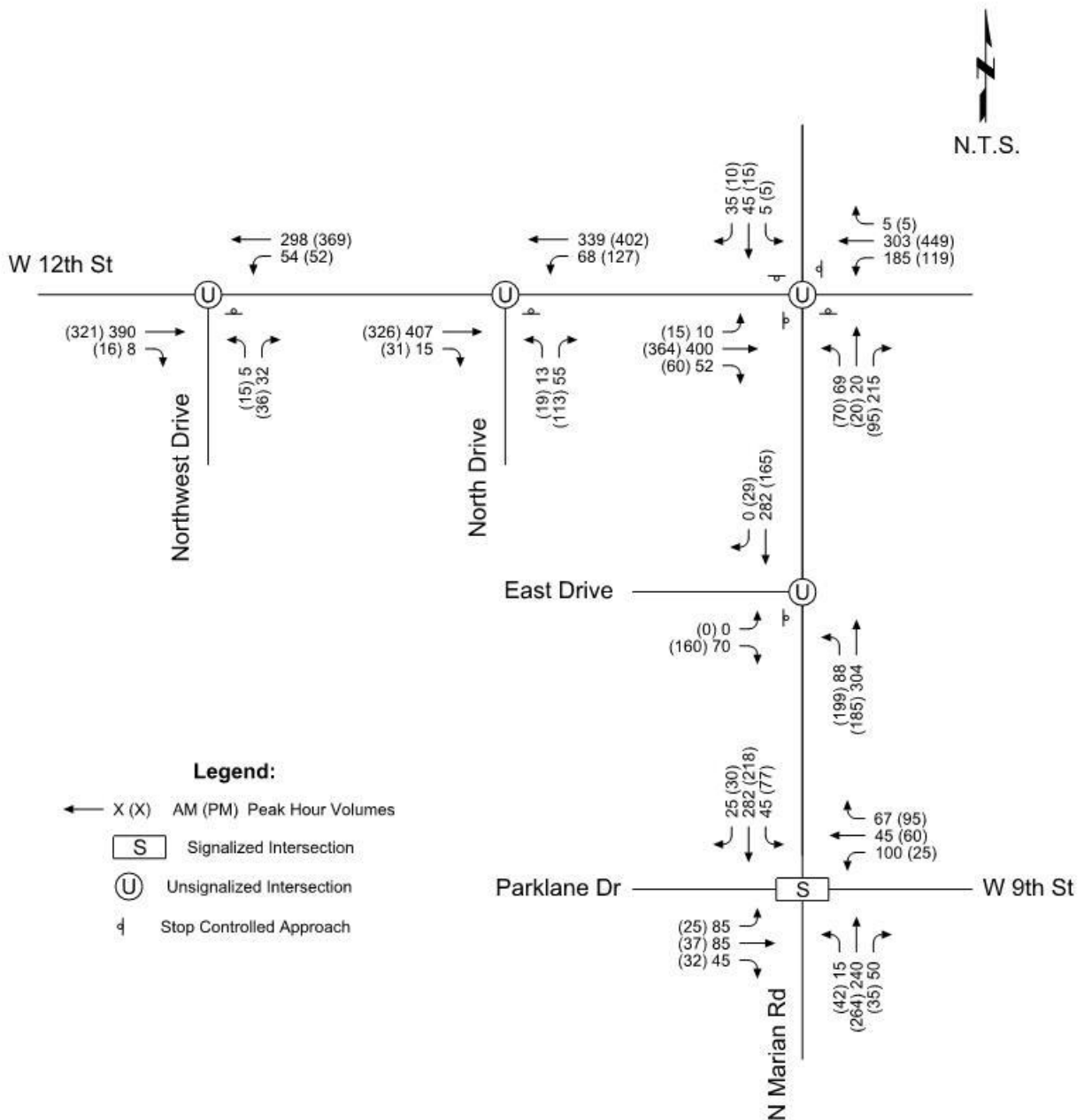


Figure 17: Year 2045 Background Plus Site Peak Hour Volumes

4.3 Year 2045 Background Plus Site Capacity Analysis

The Year 2045 background plus site peak hour volumes were then analyzed using the signalized and unsignalized intersection capacity analysis procedures described previously. As shown in Figure 18, all approaches and intersections continue to operate at LOS D or better during both peak hours, apart from the eastbound (AM peak hour) and westbound (AM and PM peak hour) approaches to the intersection of N Marian Road and W 12th Street. The eastbound approach during the AM peak hour operates at LOS F and is over capacity with a V/C ratio of 1.281 and a 95th percentile queue of over 430'. The westbound approach during the AM peak hour is also operating at LOS F and is over capacity with a V/C ratio of 1.37 and a 95th percentile queue of over 535' (LOS F, 0.962, and 278' in the PM peak hour, respectively).

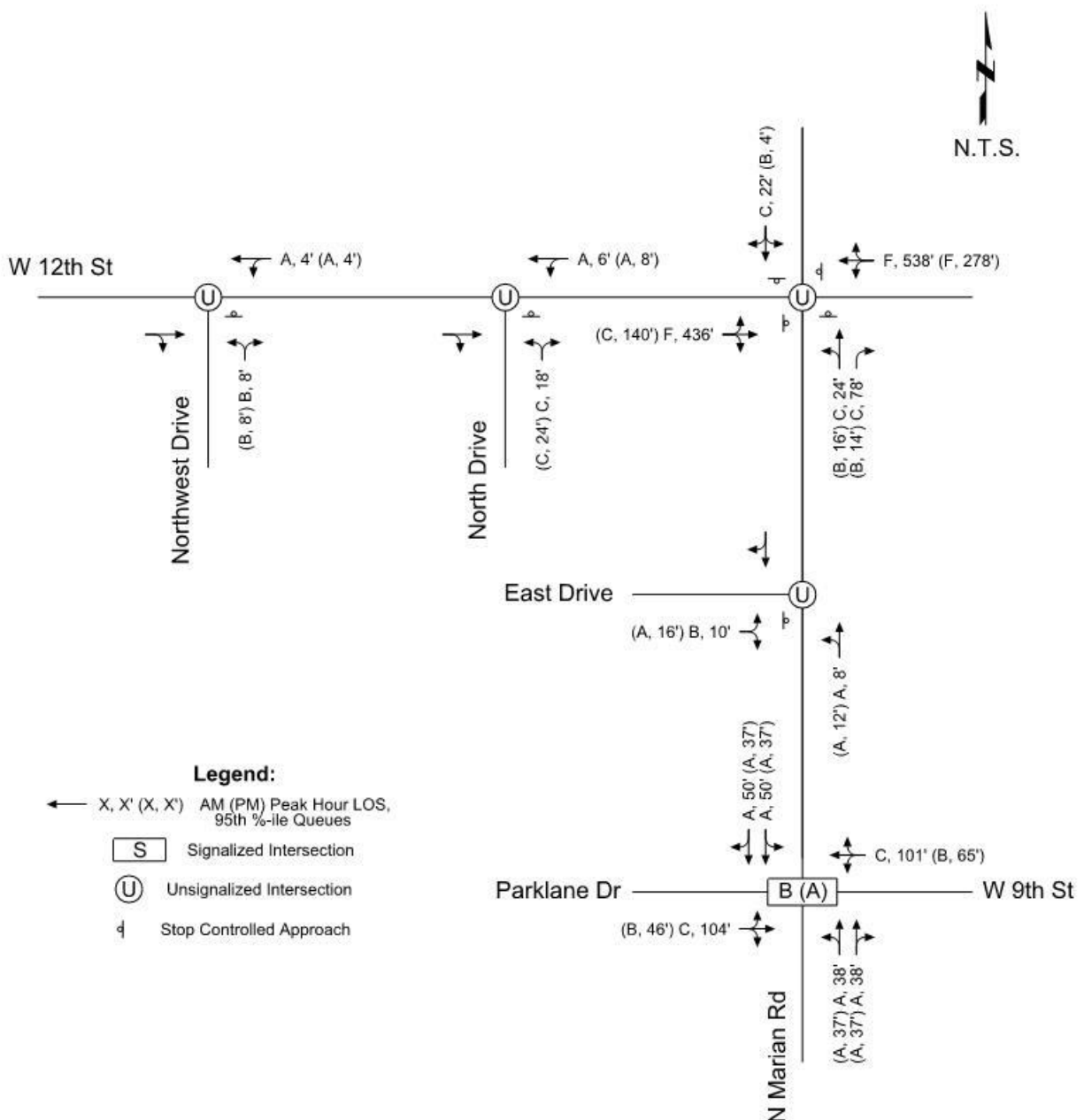


Figure 18: Year 2045 Background Plus Site Peak Hour Level of Service

5.0 N Marian Road Cross Section

This section discusses potential safety and operational benefits of reducing the number of through lanes and adding a two-way left-turn lane (TWLTL) on N Marian Road.

5.1 Safety Concerns

The addition of nearly 200 left turns off of N Marian Road at the intersection with the East Drive in the PM peak hour introduces a safety concern with vehicles stopping in a through lane as they wait for a gap in opposing traffic to complete their left-turn movement. Due to this stoppage, through vehicles tend towards the outside lane, forcing the four-lane road to operate as a two-lane road, as shown on the left in Figure 19. It should also be noted that in this scenario, the northbound left-turning green vehicle cannot see the southbound grey vehicle that is changing lanes. This can lead to a safety issue with the lack of sight distance of opposing vehicles. However, this is not the case on the right in Figure 19 as cars in the opposing lane are clearly visible.

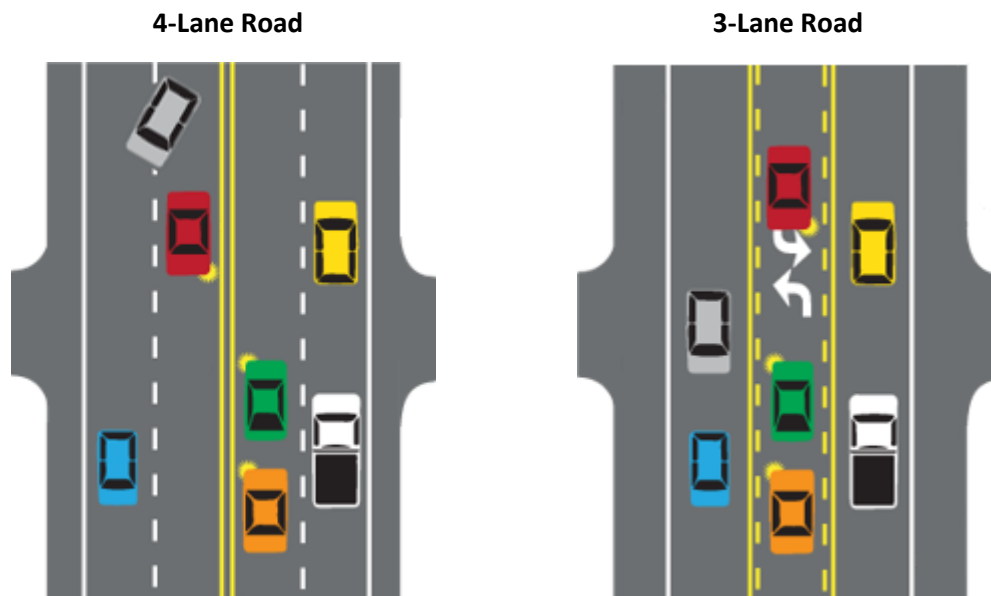


Figure 19: Four-Lane Section vs. Three-Lane Section

This three lane street contains one lane in each direction as well as a center TWLTL. A conversion from a four-lane undivided section to a three-lane section with a TWLTL is generally called a road diet.

Furthermore, figure 20 shows the conflict points and safety issues related to turning movements for a four-lane undivided roadway as compared to a three-lane road. As shown, a road diet can reduce the number of mid-block conflict points, crossing and through traffic conflict points, and improve major-street left-turn sight distance. The following is a summary of the safety benefits as applied to N Marian Road:

- The additional safety benefit of a road diet on N Marina Road with regards to mid-block conflict points is the potential reduction of left-turn crashes (both rear-end and angle crashes) that may occur due to the increase in stopped left-turning traffic, especially at the intersection with the East Driveway.

- For crossing and through traffic, the number of conflict points reduces from eight to four for four-legged intersections and reduces from six to four for three-legged intersections. This is a result of vehicles only having to cross one through lane in each direction.
- For major-street left-turn sight distance, the implementation of a road diet mitigates site distance restrictions illustrated in both Figures 19 and 20.

With the publication of the Highway Safety Manual in 2010, research is now available in the form of crash modification/reduction factors that can help assess the impact on the frequency of crashes. Table 4 summarizes the anticipated crash reduction of a road diet on N Marian Road based on the 2010 Highway Safety Manual and the Crash Modification Clearinghouse Website, which publishes the most current research.

Based on the findings in Table 4, a road diet would be expected to provide improved safety by reducing conflicts along the N Marian Road corridor.

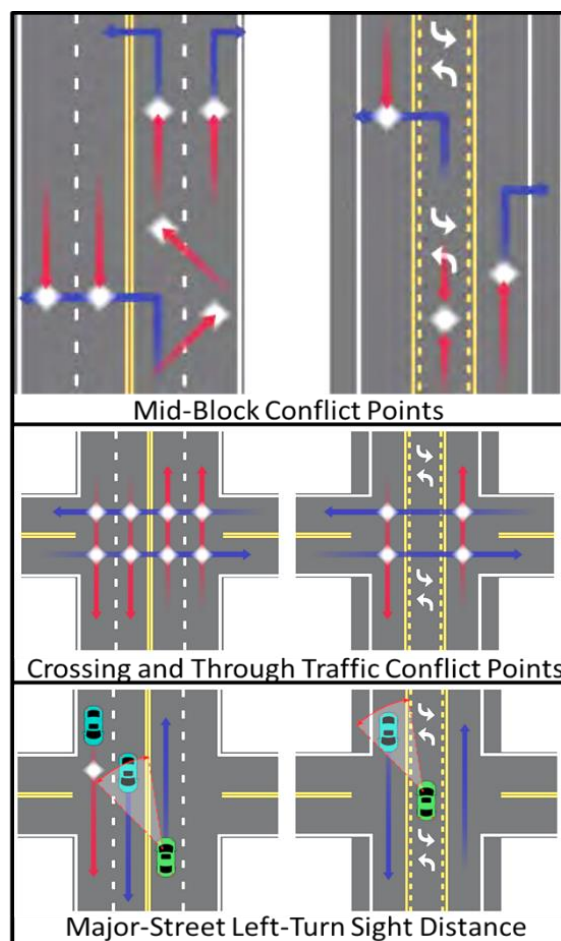


Figure 20: Safety Benefits of a Road Diet (FHWA)

Table 4: Road Diet Countermeasure and the Corresponding Predicted Crash Reduction

Countermeasure	Condition	Predicted Crash Reduction/Increase (%)		
		All Crashes	Angle Crashes	Rear End Crashes
Narrow Cross Section (4 to 3 lanes with two way left turn lane)	Urban	-37%	-24%	-31%

5.2 Average Daily Traffic on N Marian Road

According to information provided by NDOT, the average daily traffic (ADT) on N Marian Road varies from 2365 just south of W 2nd Street, rises to 5270 just south of W 7th Street, and falls back to 3145 just south of W 12th Street. Exhibit 16-16 in the Highway Capacity Manual (HCM) contains generalized daily service volumes for two and four-lane Urban Street Facilities. To further examine the possibility of a road diet on N Marian Road, existing traffic demands were compared to generalized daily service volumes. There have been several three-lane street sections implemented across the country in recent years comparable to N Marian Road. In most cases, a three-lane section can carry upwards of 18,000 to 20,000 vehicles per day depending on intersection spacing, traffic control, and the presence of right-turn lanes. As shown in Figure 21, the existing demands are significantly less than the capacity of a two-lane roadway. This suggests that a two-lane cross section with a TWLTL would be a feasible alternative on N Marian Road. A three-lane section was proposed to be implemented along this entire stretch back when the new school facility was built, and traffic signal control was deployed at the intersection with 5th Street.

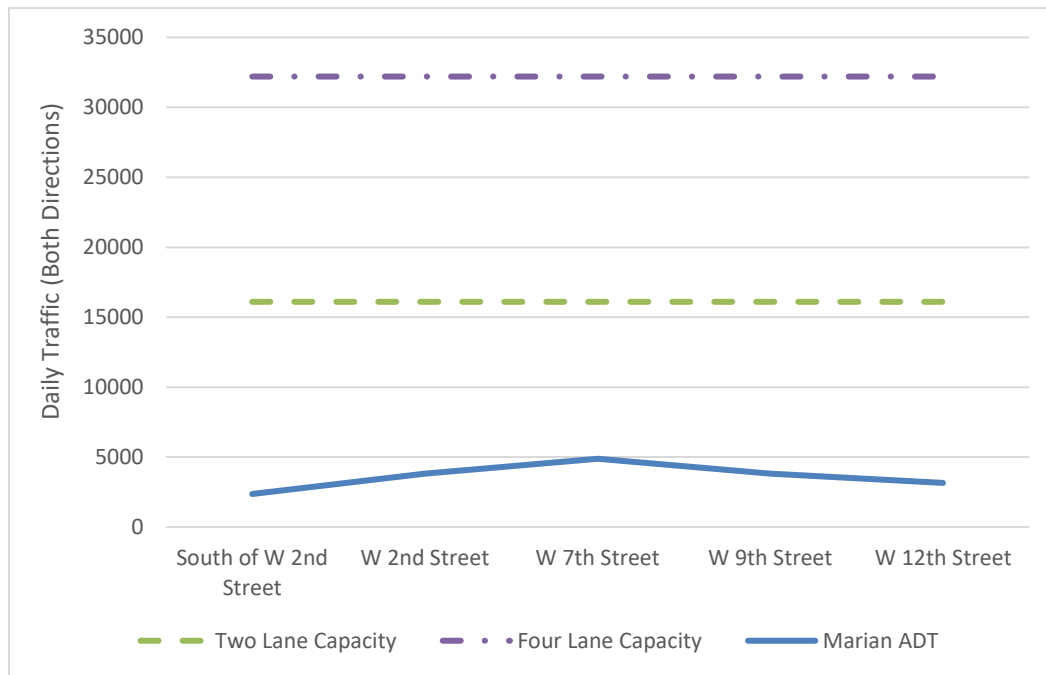


Figure 21: N Marian Road Existing Corridor Demands

6.0 Auxiliary Lane Warrant Analysis

The need for auxiliary lanes at two-way stop-controlled intersections was evaluated using the current NDOT accepted methodology from Report 457 of the National Highway Cooperative Highway Research Program (NCHRP).

6.1 Dedicated Major Road Left-Turn Lane Analysis

The need for dedicated left-turn lanes was evaluated at the study intersections of N Marian Road and East Drive, W 12th Street and North Drive, and W 12th Street and Northwest Drive. The results of this analysis are shown in Table 5 below. It should be noted that this left-turn analysis was based upon the assumption that both N Marian Road and W 12th Street are two lane roads.

Table 5: NCHRP 457 – Dedicated Left-Turn Lane Warrant Analysis Summary

Intersection	Existing Plus Site (2020)				Future Plus Site (2045)			
	NBL		WBL		NBL		WBL	
	AM	PM	AM	PM	AM	PM	AM	PM
N Marian Road and East Drive	Yes	Yes	-	-	Yes	Yes	-	-
W 12 th Street and North Drive	-	-	Yes	Yes	-	-	Yes	Yes
W 12 th Street and Northwest Drive	-	-	No	Yes	-	-	Yes	Yes

As shown in Table 5, mainline left-turns are warranted and should be constructed for all three site driveways. If a three-lane section is adopted for N Marian Road, the addition of a TWLTL would provide the needed northbound left-turn lane for the N Marian Road and East Drive intersection.

6.2 Dedicated Major Road Right-Turn Lane Analysis

The need for dedicated right-turn lanes was evaluated at the study intersections of N Marian Road and East Drive, W 12th Street and North Drive, and W 12th Street and Northwest Drive. No intersections satisfy the warrant for a major road right-turn lane. As such, right-turn lanes are not recommended at any site drives.

6.3 Minor Road Approach Geometry

The minor road need for dual approach lanes was evaluated at the study intersections of N Marian Road and East Drive, W 12th Street and North Drive, and W 12th Street and Northwest Drive. All side road (East Drive, North Drive, and Northwest Drive) approaches do not warrant dual lane approaches and should be constructed as single lane approaches.

7.0 N Marian Road and W 12th Street Intersection Alternatives

A warrant analysis was conducted for the intersection of N Marian Road and W 12th Street to determine if existing or projected 2045 traffic demands would satisfy 2009 Manual on Uniform Traffic Control Devices (MUTCD) signal warrants. Warrants 1 (eight hour) and 2 (four hour) were used. While the intersection of N Marian Road and W 12th Street does not satisfy either of these warrants under the existing conditions and likely would not under existing plus site, it is highly likely that both will be satisfied in 2045.

A roundabout was also examined for this intersection. According to Exhibit 3-12 in the NCHRP Report 672 – *Roundabouts An Informational Guide*, conditions at the N Marian Road and W 12th Street intersection would allow a roundabout to operate acceptably. Due to the moderate volumes, the higher left-turn movements on specific approaches, and the general variability in traffic at this intersection, a roundabout would be recommended to provide the best overall operational and safety characteristics. In addition, operation and maintenance costs and overall lifecycle return on investment are far superior with a roundabout intersection when compared to a traffic signal control for an intersection such as W 12th Street and N Marian Road.

A figure showing the recommended geometry for the study area is shown in Figure 22. Year 2045 background plus site peak hour volumes were then analyzed using this recommended geometry and the (un)signalized and roundabout intersection capacity analysis procedures outlined in the HCM. As shown in Figure 23, the roundabout operates at LOS A for all approaches during both peak hours, while the signal operates at LOS C or better during both peak hours. For this reason, the roundabout is the preferred option at the intersection of N Marian Road and W 12th Street.

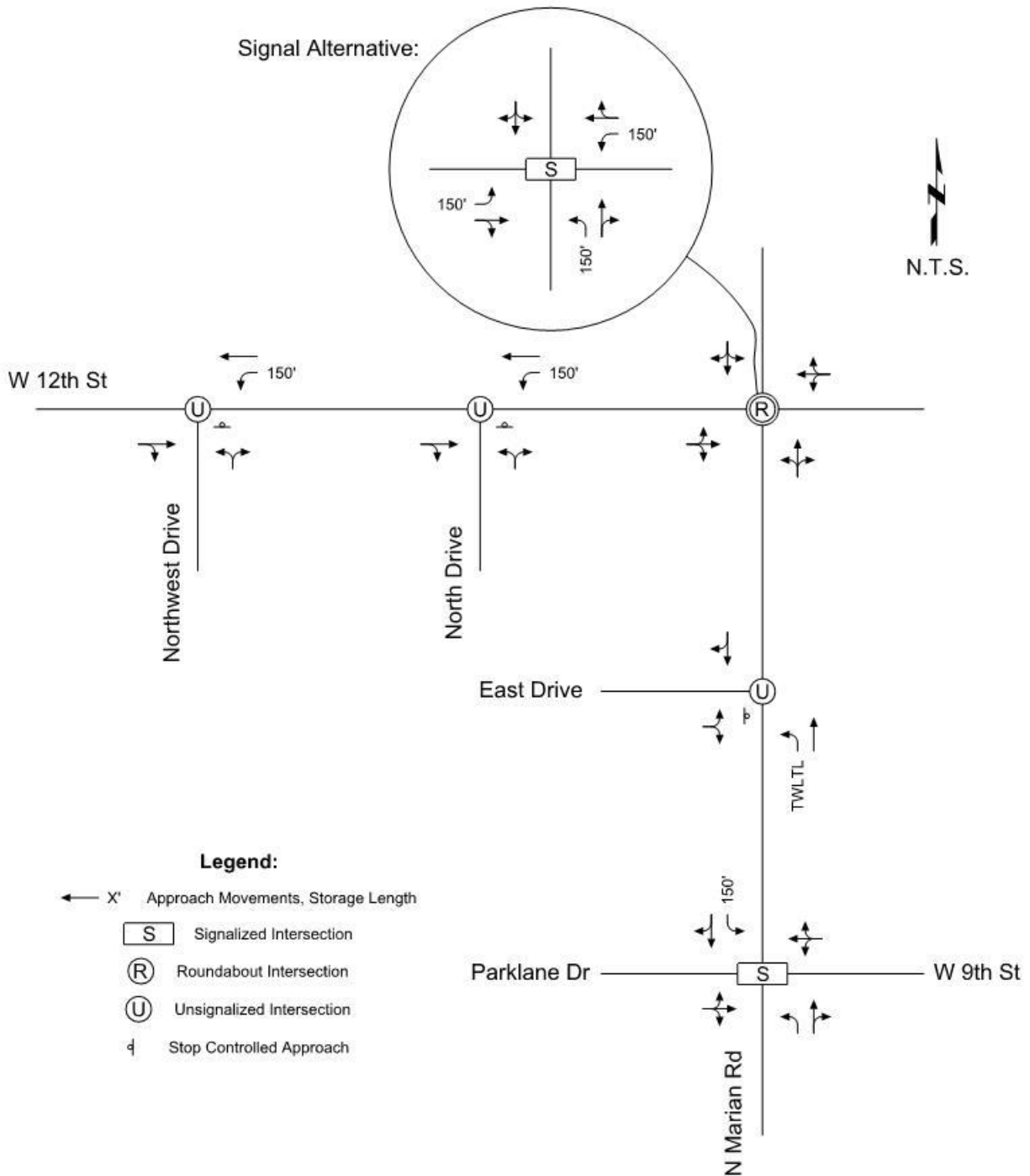


Figure 22: Recommended Intersection Geometry and Traffic Control

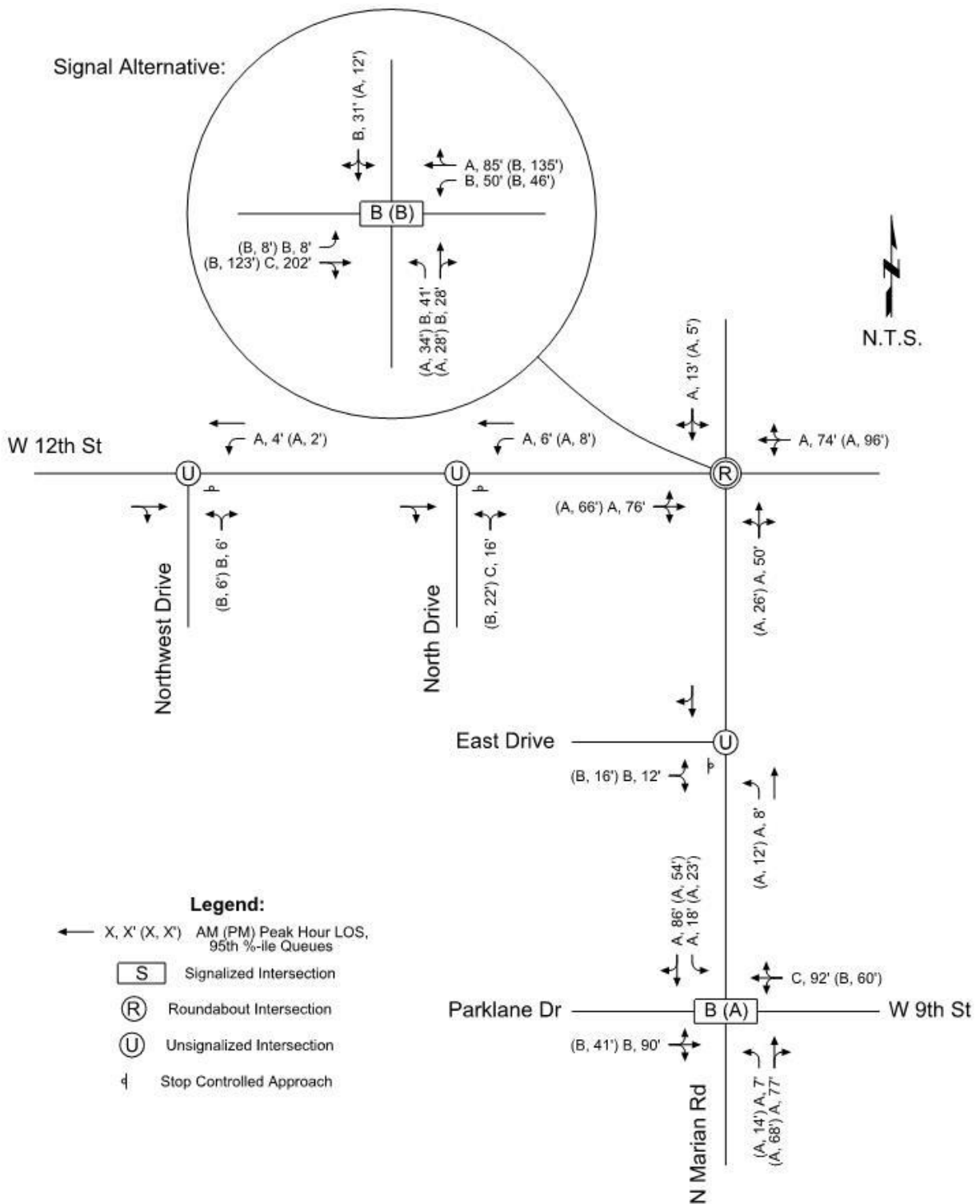


Figure 23: Year 2045 Background Plus Site LOS with Recommended Geometry

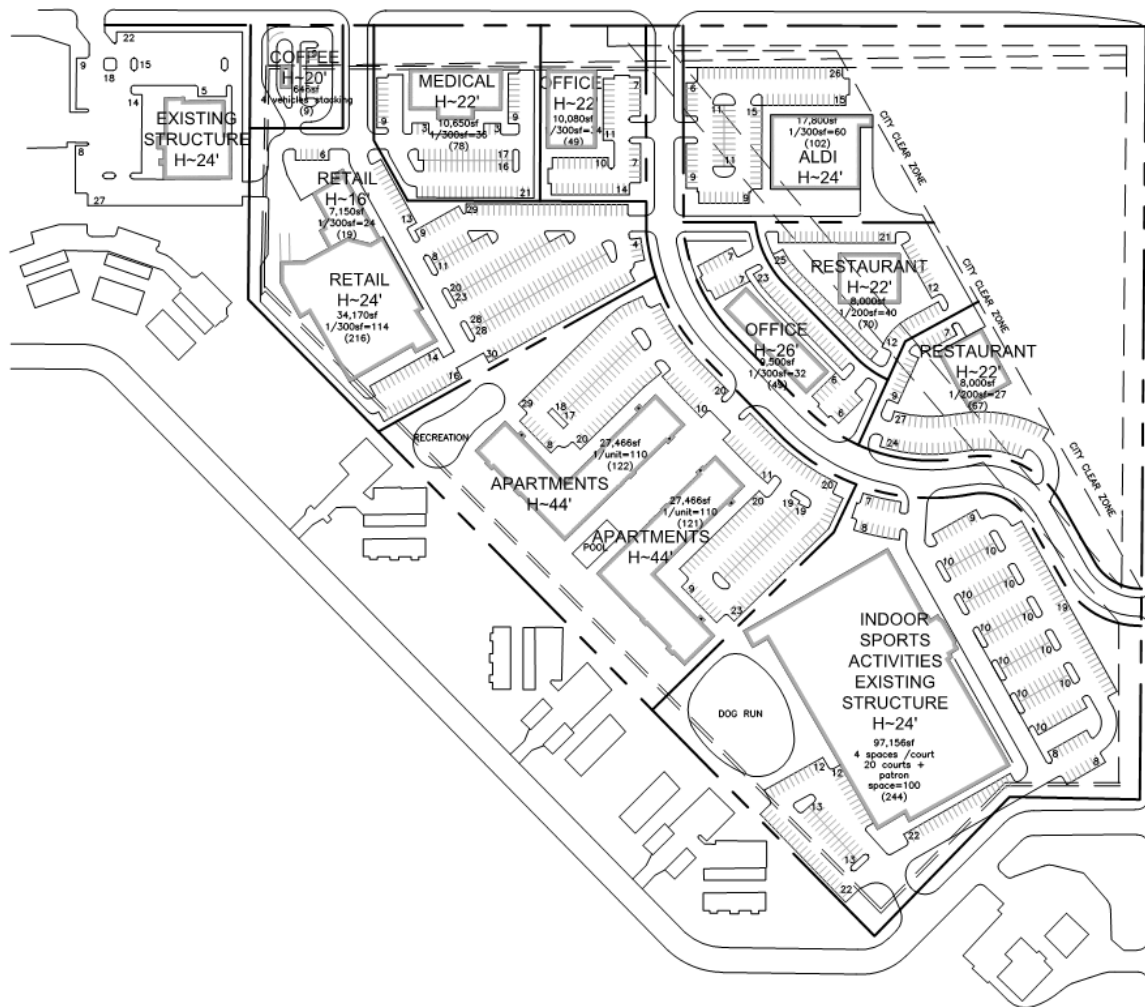
8.0 Conclusions and Recommendations

Based upon the analyses and evaluation of study area streets and traffic control, the following recommendations are provided:

- N Marian Road should be reconfigured from a four-lane, undivided street section to a three-lane section with center two-way left-turn lane for its entire distance. The capacity of a three-lane street section has been shown to carry up to approximately 20,000 vehicle per day depending on intersection spacing, traffic control, and presence of auxiliary turn lanes. For traffic volumes of 15,000 vehicles per day and under this three-lane facility is an obvious choice for improved safety and operations. Additional width along each side of the street can be reserved as shoulder space or marked as bicycle lanes as desired to provide improved mobility.
- The intersection of N Marian Road and W 12th Street should be reconfigured with a single-lane roundabout. The existing all-way stop is overcapacity on multiple approaches. The roundabout is also projected to operate at a higher LOS than a traffic signal, provide long-turn life cycle benefits, and improve the overall safety and operations of the intersection.
- Dedicated major road left-turn lanes should be provided at all three site drives for vehicles entering the proposed site (left-turn lanes along N Marian Road can be accommodated with the simple re-striping and implementation of a three-lane section). Based upon the analysis, no exclusive right-turn lanes are warranted.

Appendix A

Imperial Mall Concept Plan



GENERAL NOTES

1. THE CONTRACTOR WILL BE RESPONSIBLE FOR NOTIFYING THE CITY STREET DEPARTMENT OFFICE AT 402-461-2341 AND THE COMMUNICATIONS CENTER AT 402-461-2364 FOR ALL TEMPORARY STREET CLOSINGS.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE TRAFFIC CONTROL AND CLOSURE OF ANY LANES OF TRAFFIC AND IS SUBSIDIARY TO THE BID.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF HASTINGS STANDARD SPECIFICATIONS AND STANDARD PLANS FOR MUNICIPAL CONSTRUCTION, AND ITS MOST CURRENT REVISIONS. ALL STANDARD SPECIFICATIONS AND ADDENDUMS SHALL APPLY.
4. ALL PROJECT PRODUCTS, MATERIAL BONDS AND RESERVES SHALL CONFORM TO THE CITY OF HASTINGS STANDARD SPECIFICATIONS, AND ANY ADDITIONS THERE TO ON FILE WITH THE CITY ENGINEER, THE CONTRACTOR SHALL PAY ALL PERMIT FEES AND OTHER ASSOCIATED FEES REQUIRED TO SUCCESSFULLY COMPLETE THE PROJECT. ANY COSTS BE CONSIDERED AS INCIDENTAL TO THE PROJECT.
5. CONSTRUCTION STAKING WILL BE PROVIDED BY REGA ENGINEERING GROUP.
6. THE LOCATIONS OF ALL AERIAL AND UNDERGROUND UTILITY FACILITIES ARE APPROXIMATE OR MAY NOT BE INDICATED IN THESE PLANS. UNDERGROUND FACILITIES, WHETHER INDICATED OR NOT, WILL BE LOCATED AND FLAGGED BY THE UTILITIES AT THE REQUEST OF THE CONTRACTOR. NO EXCAVATION WILL BE PERMITTED IN THE AREA UNTIL ALL SUCH UNDERGROUND UTILITY FACILITIES HAVE BEEN LOCATED AND IDENTIFIED TO THE SATISFACTION OF ALL PARTIES, AND THEN ONLY WITH EXTREME CARE TO AVOID ANY POSSIBILITY OF DAMAGE TO THE UTILITY FACILITY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES, PAVEMENT, AND OTHER IMPROVEMENTS NOT DESIGNATED FOR REMOVAL OR ABANDONMENT. ANY DAMAGE TO EXISTING UTILITIES AND/OR PAVED STREETS NOT DESIGNATED FOR REMOVAL OR ABANDONMENT CAUSED BY CONSTRUCTION OPERATIONS SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE. IN ALL CASES, WITH NO EXCEPTION THE CONTRACTOR, BEFORE BEGINNING CONSTRUCTION OF ANY NEW UNDERGROUND FACILITIES, SHALL LOCATE, UNCOVER AND DETERMINE THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND FACILITIES WHICH MAY POTENTIALLY CONFLICT WITH HIS WORK, OR ARE TO BE INCORPORATED INTO THE NEW WORK. BEFORE PROCEEDING, THE CONTRACTOR SHALL CONFIRM THAT A CONFLICT DOES NOT EXIST AND THE UNDERGROUND WORK MAY BE PERFORMED AS SHOWN ON THE PLANS. IF THE CONTRACTOR DETERMINES THAT A PROBLEM DOES EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER WHO WILL MAKE THE FINAL DETERMINATION FOR RESOLVING THE CONFLICT. THE CONTRACTOR WILL RECEIVE NO ADDITIONAL COMPENSATION FOR ANY DELAYS OR WORK RESULTING FROM A CONFLICT WHICH HAS NOT THOROUGHLY BEEN INVESTIGATED PRIOR TO PROCEEDING WITH THE WORK. THE CONTRACTOR MAY REQUEST ADDITIONAL COMPENSATION FOR ANY ADDITIONAL WORK PERFORMED TO DIRECTLY RESOLVE THE CONFLICT AS DIRECTED IN WRITING BY THE ENGINEER. THE TIME LIMIT TO COMPLETE THE WORK IS AS STATED IN THE SPECIFICATIONS.
7. THE CONTRACTOR SHALL CALL DIGGERS HOT LINE OF NEBRASKA FOR THE EXISTING UTILITY LOCATION STAKES (1-800-331-5666) 48 HOURS PRIOR TO DIGGING.
8. THE CONTRACTOR SHALL ADJUST TO GRADE ALL WATER AND GAS VALVE BOXES AND MANHOLES THAT FALL WITHIN THE LIMITS OF THIS CONTRACT (NO PAY ITEM). THE CONTRACTOR SHALL KEEP ALL SAID WATER, GAS, AND EXISTING SEWERS AND THEIR APPURTENANCES FREE OF DEBRIS AND OPERABLE AT ALL TIMES DURING CONSTRUCTION.
9. ALL GPS READINGS TAKEN WERE USING THE STATE PLANE COORDINATE SYSTEM. - NAD 83 (H); NAVD 88 (V).
10. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES, WARNING SIGNS, LIGHTS AND FLAGMAN AS NECESSARY. (NO PAY ITEM)
11. ANY TYPE OF POTHOLES OR EXCAVATING OF EXISTING UTILITIES NEEDED TO COMPLETE THIS PROJECT IS SUBSIDIARY TO THE BID.
12. PROTECT, BY WHATEVER MEANS REQUIRED, ALL TRAFFIC SIGNALS, MAILBOXES, FENCES, SIGNS, STRUCTURES, DRIVEWAYS, SIDEWALKS, STREETS, POLES, BUSHES, TREES, IRRIGATION SYSTEMS, ETC. WHICH ARE NOT DESIGNATED FOR REMOVAL OR ARE OUTSIDE THE LIMITS OF CONSTRUCTION. ANY DAMAGE OR DESTRUCTION CAUSED BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT A MINIMUM TO THE ORIGINAL CONDITION, AS DIRECTED BY THE ENGINEER, AND AT THE COST OF THE CONTRACTOR.
13. PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AND PROJECT AREAS. NO PONDING OF WATER SHALL BE ALLOWED EXCEPT AS DESIGNATED ON THE SITE GRADING AND EROSION CONTROL PLAN MAINTAIN ALL EXISTING DRAINAGE PATTERNS ANY COSTS SHALL BE CONSIDERED INCIDENTAL TO OTHER PAY ITEMS. (NO ADDITIONAL PAYMENT WILL BE MADE).
14. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY EROSION CONTROL DEVICES, AS SHOWN ON THE PLANS IN CONFORMANCE WITH THE SWPPP PERMIT OR AS MANDATED BY THE ENGINEER. ADDITIONAL EROSION CONTROL MEASURES AS NEEDED SHALL BE WORKED OUT BETWEEN THE ENGINEER AND OWNER AT THE COST OF THE OWNER. UPON COMPLETION, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES UNLESS DIRECTED OTHERWISE BY THE ENGINEER. AFTER SUFFICIENT GROUND COVER HAS BEEN ESTABLISHED AS DETERMINED BY THE ENGINEER, THE CONTRACTOR SHALL REMOVE THE TEMPORARY EROSION CONTROL DEVICES INCLUDING SILT FENCING AND SEDIMENT CONTROL BASINS, AND ESTABLISH GROUND COVER IN DISTURBED AREAS.
15. DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPES OR FITTINGS AND ARE FROM PROPERTY LINES, CENTERLINES OF DRIVEWAYS, BACK OF CURBS, EDGES OF SIDEWALKS OR FACES OF WALLS.
16. CONTRACTOR TO VERIFY ALL LOCATIONS OF UTILITIES BEFORE BORING AND TRENCHING.
17. CONTRACTOR TO FIELD VERIFY ALL UTILITIES. IF CONFLICT OCCURS BETWEEN EXISTING AND PROPOSED CONTACT ENGINEER BEFORE BUILDING.
18. CONTRACTOR SHALL LEAVE THE SITE CLEAN AND SMOOTH GRADED.
19. THE STORM SEWER CONTRACTOR SHALL REMOVE FROM THE SITE AND PROPERLY DISPOSE OF ALL RUBBLE AND WASTE PRODUCED BY CONSTRUCTION.
20. CONTRACTOR SHALL RE-SEED ALL DISTURBED GRASS AREAS TO MATCH EXISTING GRASS.

BENCHMARKS:

1. SAN. SEWER MH LOCATED AT THE INTERSECTION OF W. 9TH ST. & MARIAN RD.
EL: 1937.97 - NAVD 88
2. SAN. SEWER MH LOCATED AT THE INTERSECTION OF W. 12TH ST. & MARIAN RD.
EL: 1937.62 - NAVD 88
3. SEWER MH LOCATED AT THE INTERSECTION OF PARKLANE DR. & VALLEY CHASE AVE.
EL: 1937.62 - NAVD 88

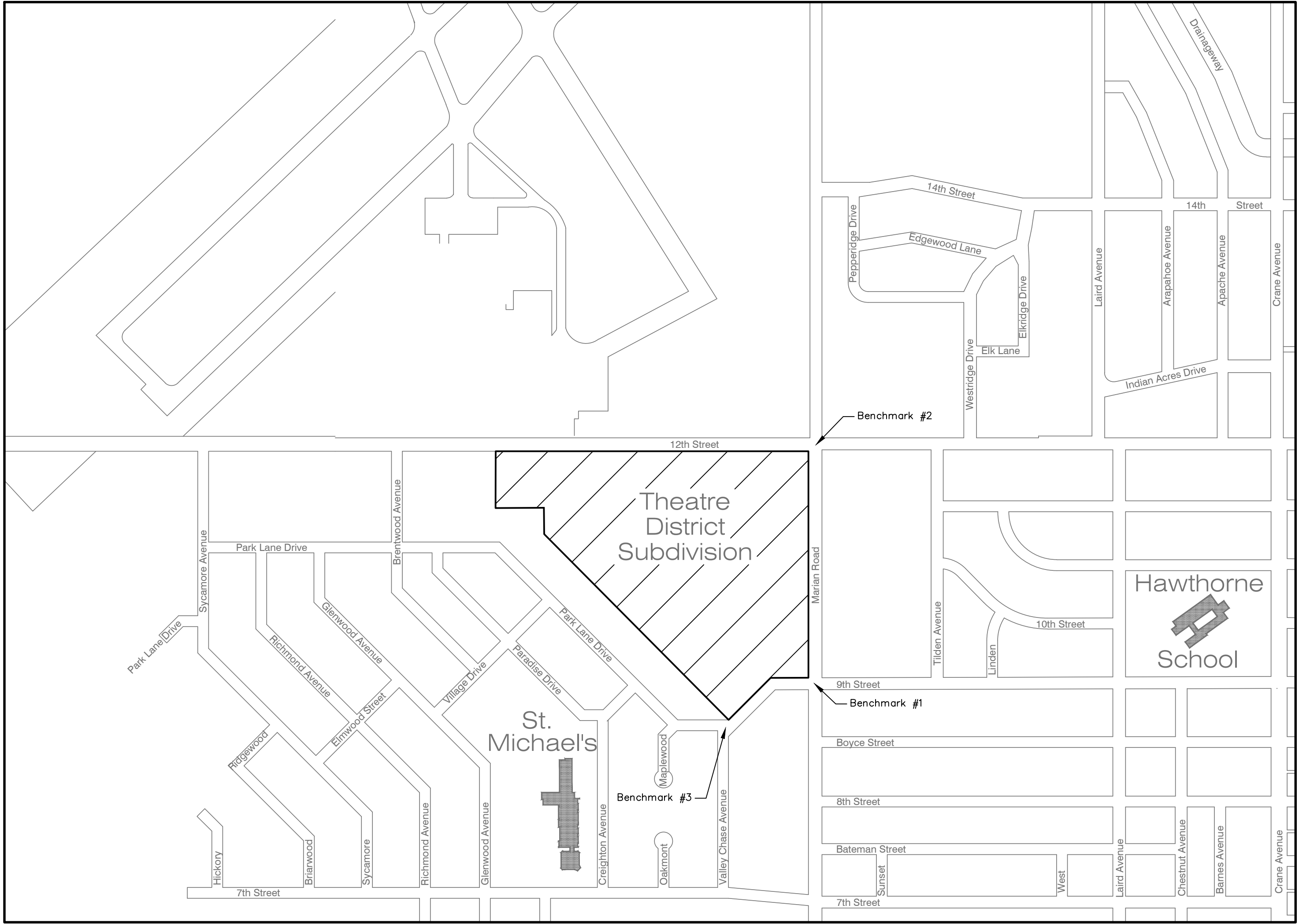
Hastings Utilities

2021

Storm Sewer Area

SS-XXX

Theatre District Subdivision
W. 12th St. - N. Marian Rd.
SSR-XXX



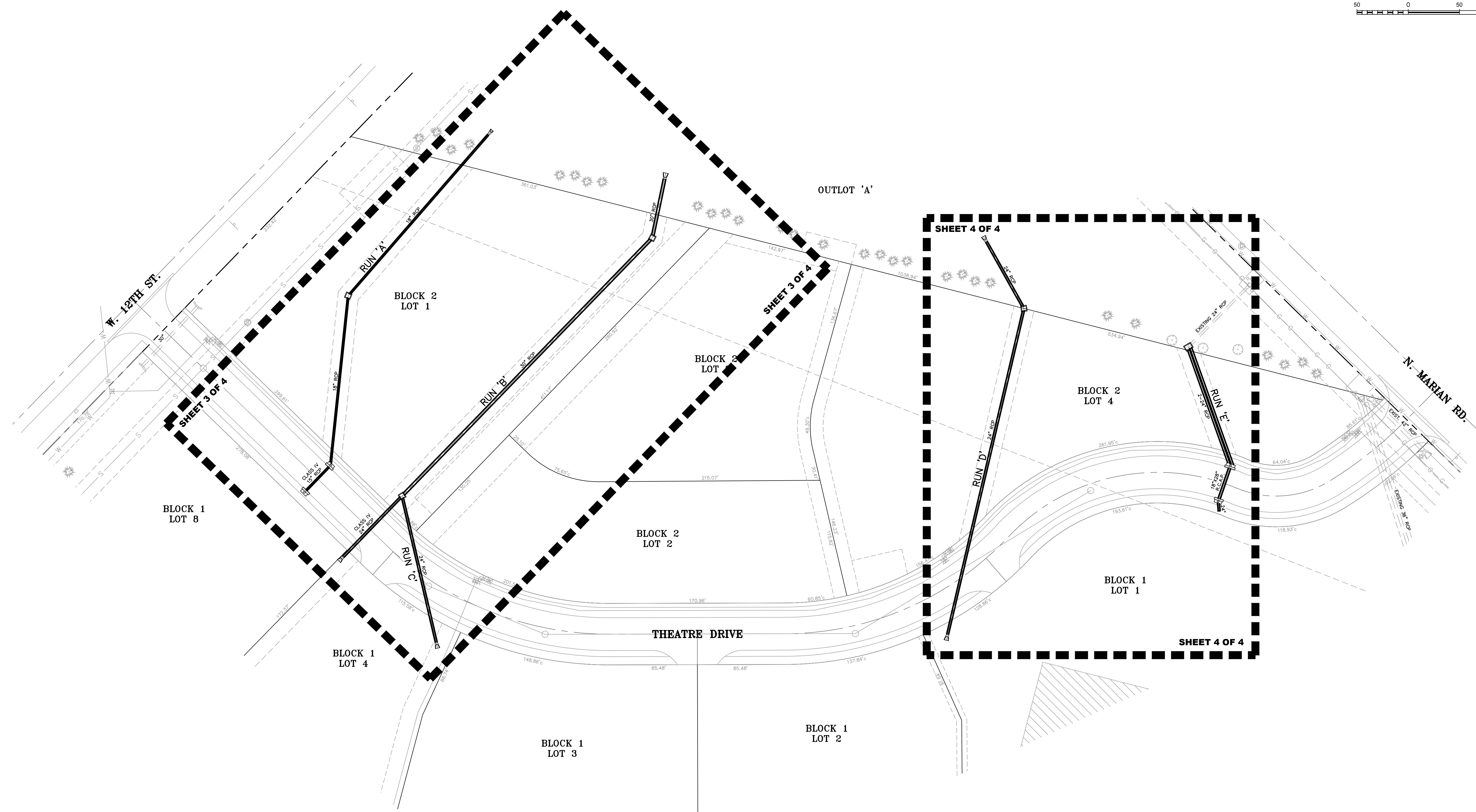
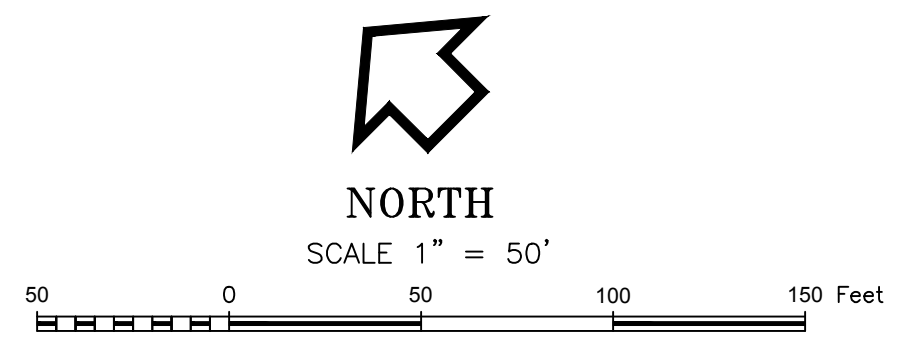
VICINITY MAP
NO SCALE

SCHEDULE OF APPROXIMATE QUANTITIES		
DESCRIPTION	UNIT	QUANTITY
15" RCP STORM SEWER, C1.IV	LF	37
18" RCP STORM SEWER, C1.III	LF	375
24" RCP STORM SEWER, C1.III	LF	822
24" RCP STORM SEWER, C1.IV	LF	83
30" RCP STORM SEWER, C1.III	LF	410
18" x 28" R.C. ARCH PIPE	LF	37
18" RCP F.E.S.	EA	1
24" RCP F.E.S.	EA	4
30" RCP F.E.S.	EA	1
24" BRICK PLUG	EA	1
BUILD 72" STRAIGHT CURB INLET	EA	3
BUILD 90" STRAIGHT CURB INLET	EA	1
BUILD STORM SEWER MANHOLE	EA	5
CURB INLET PROTECTION	EA	4
SILT FENCE	LF	234
NDOR TYPE B RIP-RAP W/ FILTER FABRIC, IN PLACE	TON	112

LEGEND

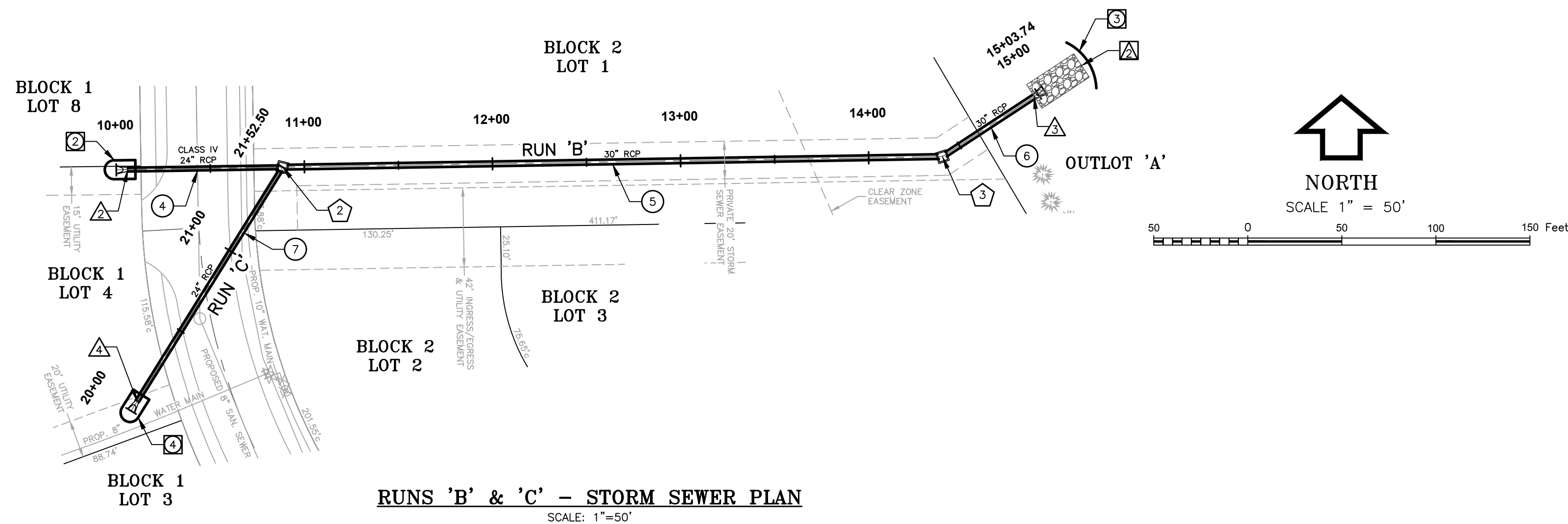
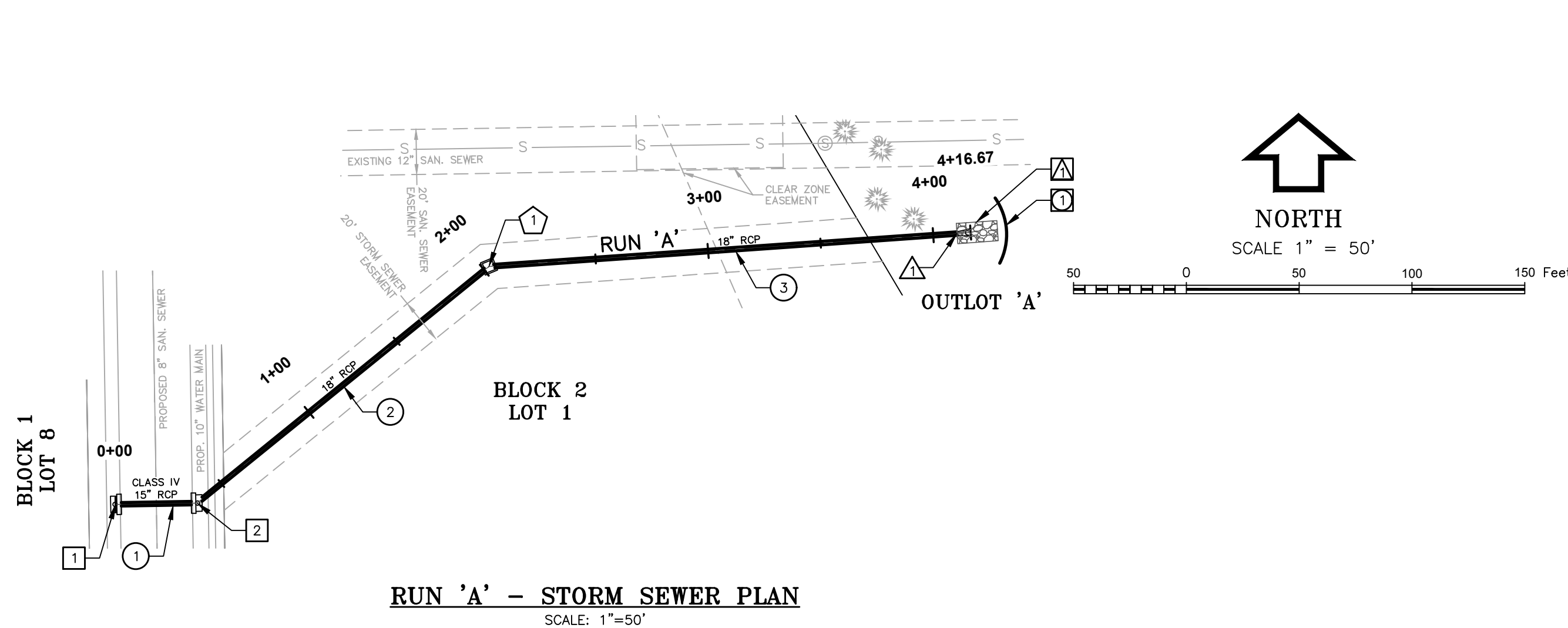
- BOUNDARY LINE
- STREET CENTERLINE
- EASEMENT LINE
- EXISTING UNDERGROUND STORM SEWER PIPE (AS NOTED)
- EXISTING UNDERGROUND UTILITY PIPE (AS NOTED)
- LOT LINE
- PROPOSED UTILITY LINE (AS NOTED)
- EXISTING SANITARY SEWER MH
- PROPOSED WATER VALVE
- PROPOSED CURB INLET
- PROPOSED SANITARY SEWER FLOW DIRECTION
- PROPOSED SANITARY SEWER MH
- PROPOSED WATER HYDRANT
- PROPOSED UTILITY PLUG (AS NOTED)

PRELIMINARY PLAN
NOT FOR CONSTRUCTION



OVERALL STORM SEWER PLAN
SCALE: 1"=50'

PRELIMINARY PLAN
NOT FOR CONSTRUCTION



**INSTALL RIP-RAP
W/FILTER FABRIC**

NO.	TYPE	SIZE	TON
1	"B"	9' X 18' X 1.5'	20
2	"B"	15' X 30' X 1.5'	56

INSTALL SILT FENCE

NO.	LENGTH
1	30'
2	48'
3	30'
4	48'

R.C.P. STORM SEWER

NO.	SIZE	LENGTH	CLASS	STATION
1	15"	36.17'	IV	0+00.00 TO 0+36.17
2	18"	166.48'	III	0+36.17 TO 2+02.65
3	18"	207.94'	III	2+02.65 TO 4+10.59
4	24"	82.31'	IV	10+06.13 TO 10+88.44
5	30"	350.81'	III	10+88.44 TO 14+39.25
6	30"	58.34'	III	14+39.25 TO 14+97.59
7	24"	146.37'	III	20+06.13 TO 21+52.50

INSTALL R.C. F.E.S.

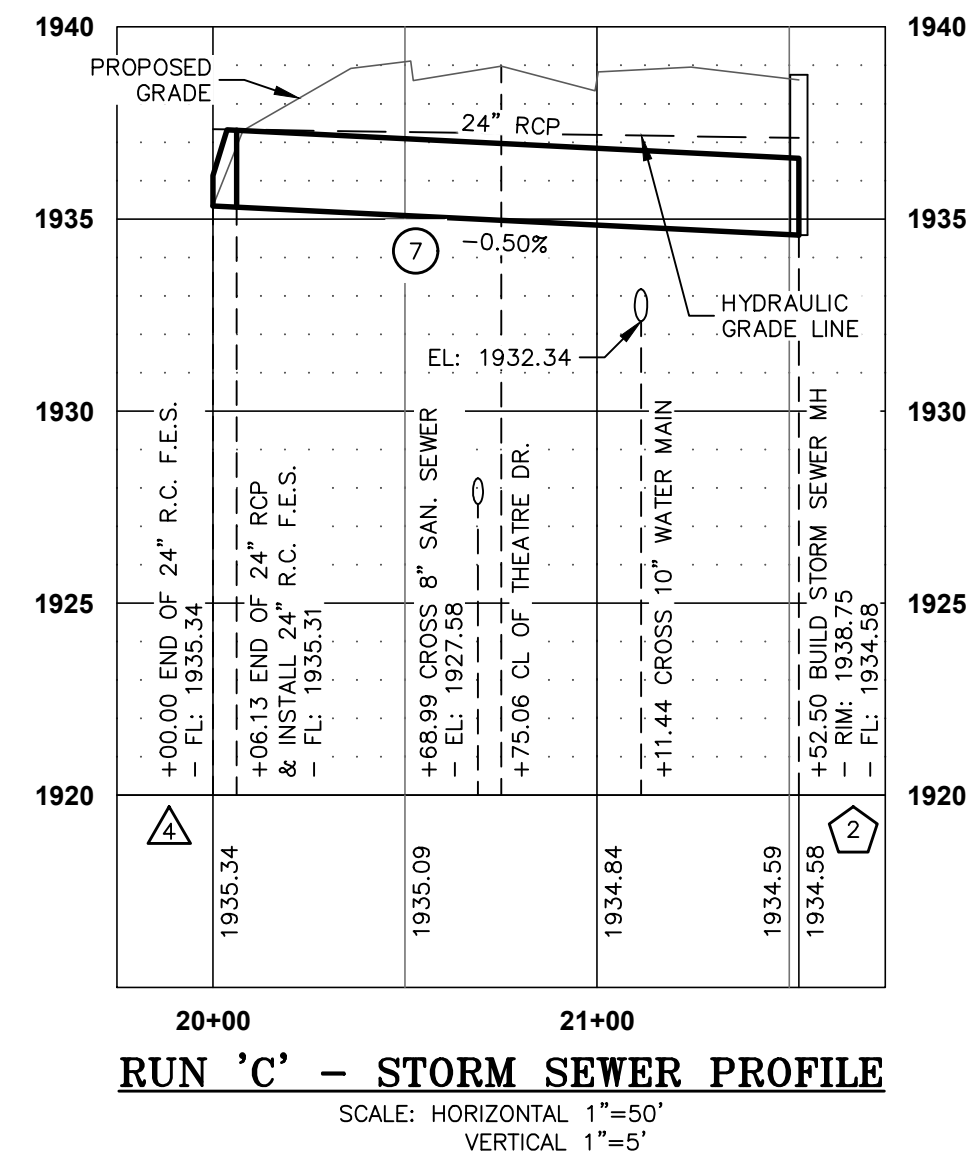
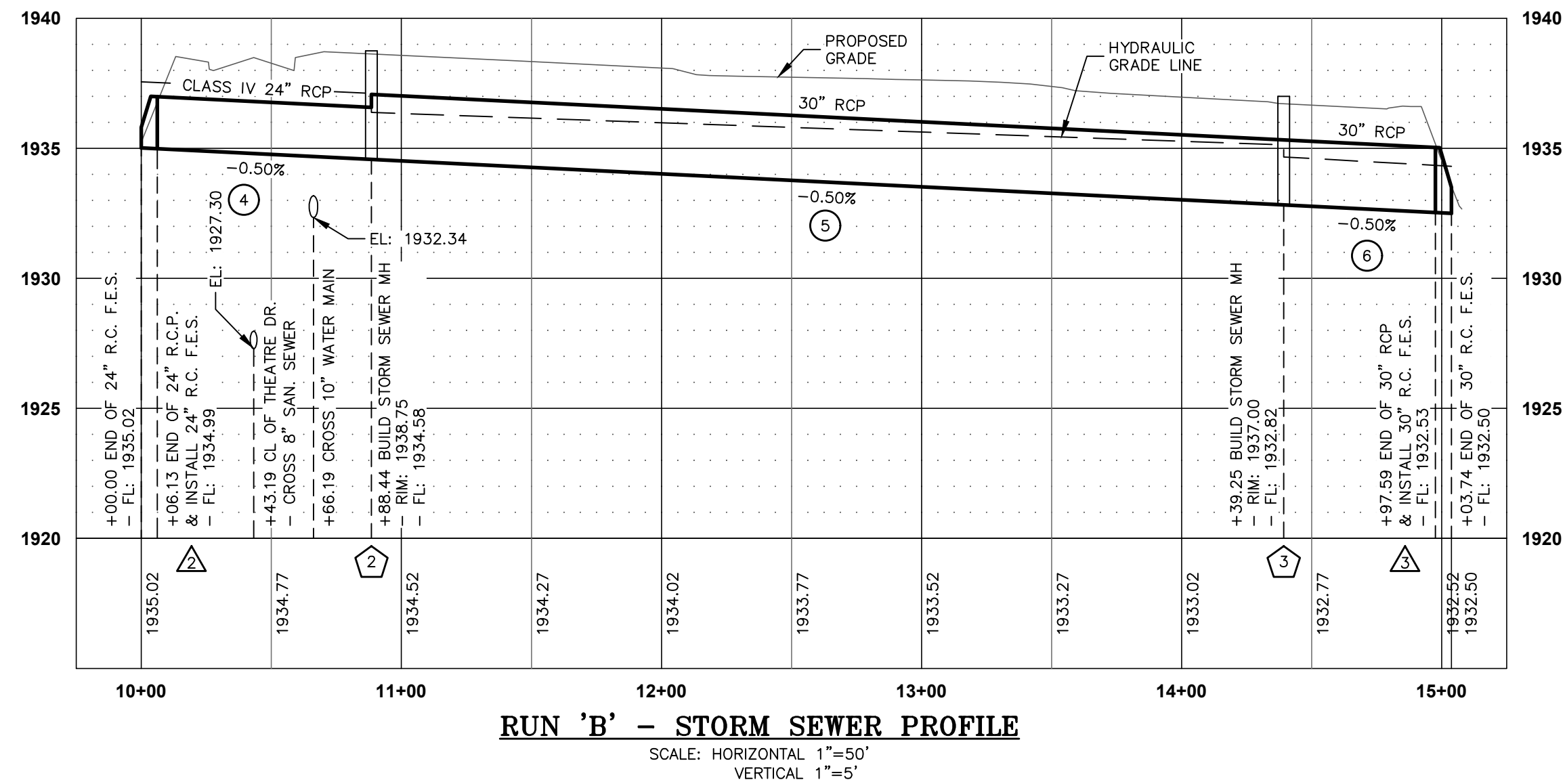
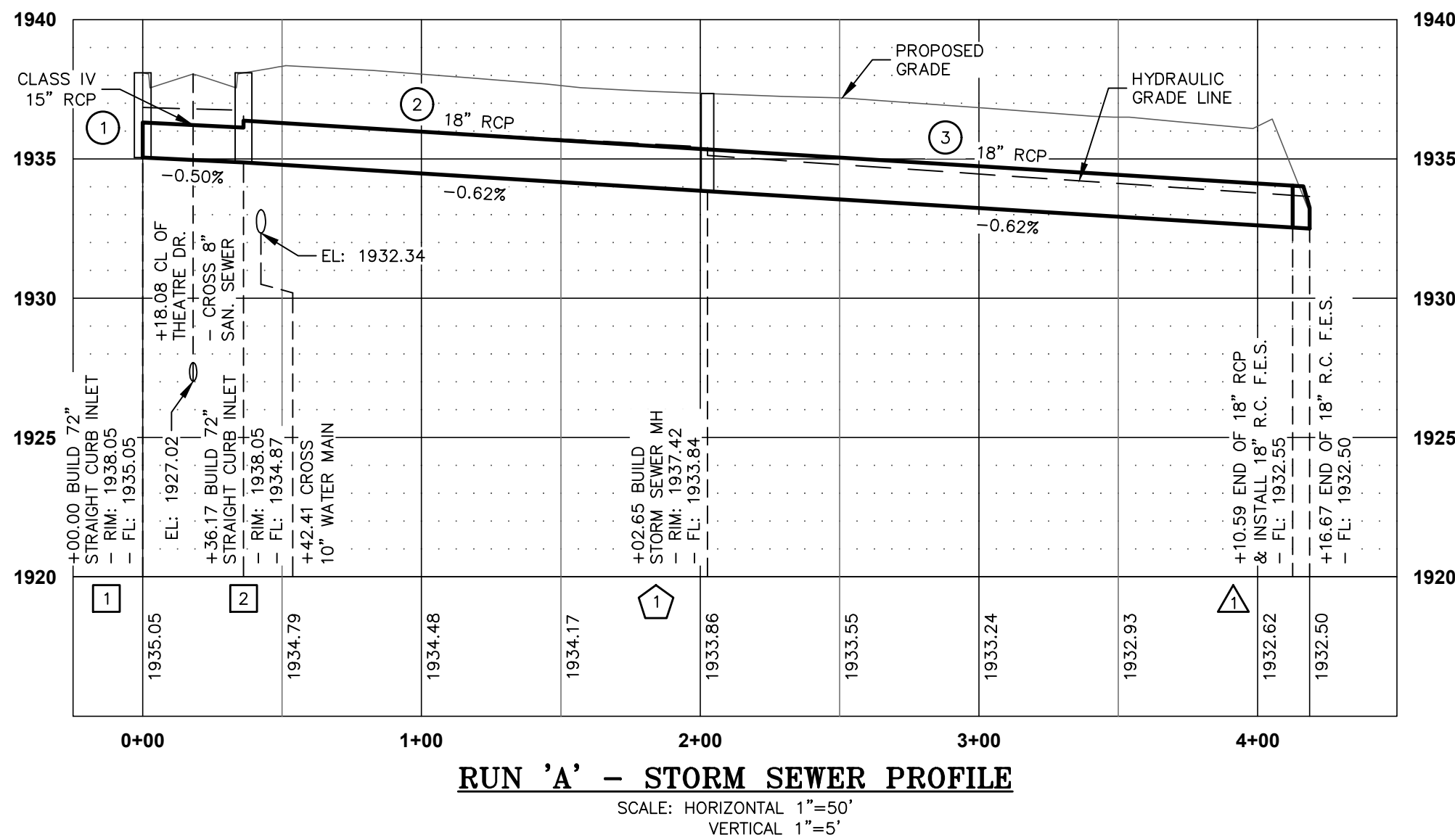
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1	18"	4+10.59	4+16.67	1932.55	1932.50	N: 282041.67 E: 2078440.19
2	24"	10+00.00	10+06.13	1935.02	1934.99	N: 281850.42 E: 2078049.45
3	30"	14+97.59	15+03.74	1932.53	1932.50	N: 281889.29 E: 2078531.33
4	24"	20+00.00	20+06.13	1935.34	1935.31	N: 281727.42 E: 2078054.46

BUILD STORM SEWER MANHOLE

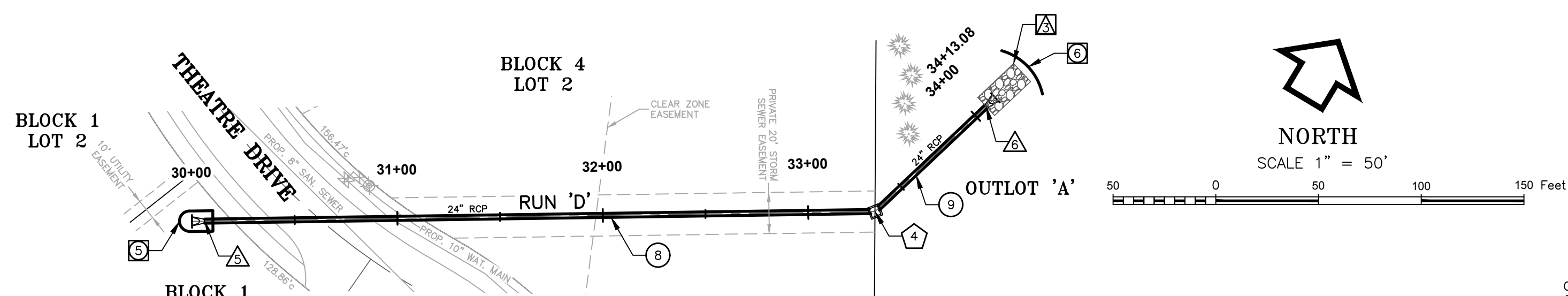
NO.	STATION	DESCRIPTION	RIM	F.L.	COORDINATES
1	2+02.65	BUILD STORM SEWER MH	1937.42	1933.84	N: 282027.06 E: 2078232.77
2	10+88.44 21+52.50	BUILD STORM SEWER MH	1938.75	1934.58	N: 281851.73 E: 2078131.75
3	14+39.25	BUILD STORM SEWER MH	1937.00	1932.82	N: 281857.33 E: 2078482.51

BUILD CURB INLET & CURB INLET PROTECTION

NO.	STATION	DESCRIPTION	RIM	F.L.	COORDINATES
1	0+00.00	BUILD 72" STRAIGHT CURB INLET & INSTALL CURB INLET PROTECTION	1938.05	1935.05	N: 281921.64 E: 2078067.27
2	0+36.17	BUILD 72" STRAIGHT CURB INLET & INSTALL CURB INLET PROTECTION	1938.05	1934.87	N: 281922.22 E: 2078103.44



PRELIMINARY PLAN
NOT FOR CONSTRUCTION



RUN 'D' - STORM SEWER PLAN
SCALE: 1"=50'

INSTALL RIP-RAP W/FILTER FABRIC				
NO.	TYPE	SIZE	TON	
3	"B"	12" X 24" X 1.5"	36	

INSTALL SILT FENCE	
NO.	LENGTH
5	48'
6	30'

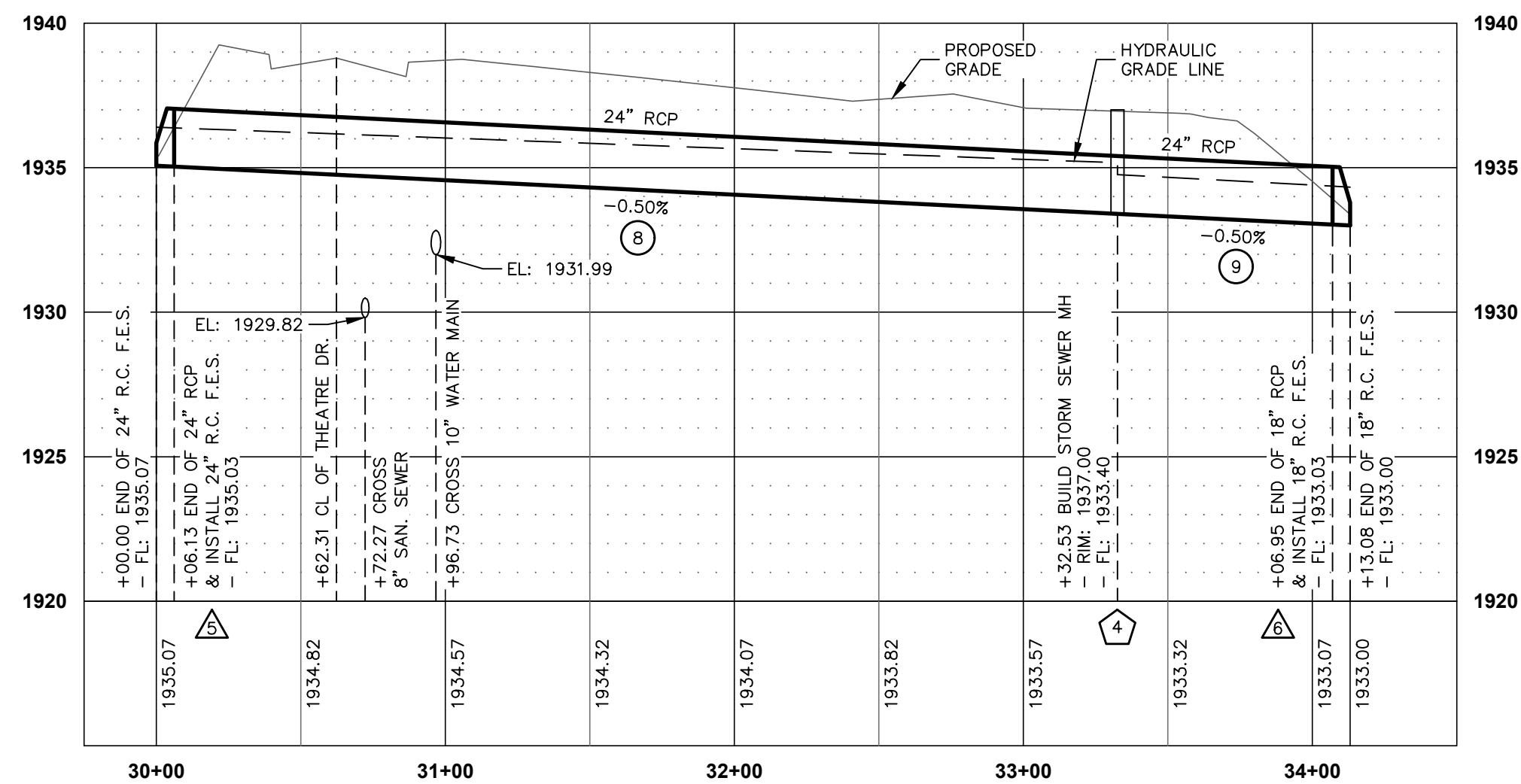
R.C.P. STORM SEWER				
NO.	SIZE	LENGTH	CLASS	STATION
8	24"	326.40'	III	30+06.13 TO 33+32.53
9	24"	74.42'	III	33+32.53 TO 34+06.95
10	24"	9.64'	III	40+00.00 TO 40+09.64
11	18"x28"	36.17'	ARCH	40+09.64 TO 40+45.81
12	2-24"	246.56'	III	40+45.81 TO 41+69.09

BRICK PLUG				
NO.	STATION	DESCRIPTION	F.L.	COORDINATES
1	40+00.00	INSTALL TEMPORARY 24" BRICK PLUG.	1933.50	N: 281277.84 E: 2078685.11

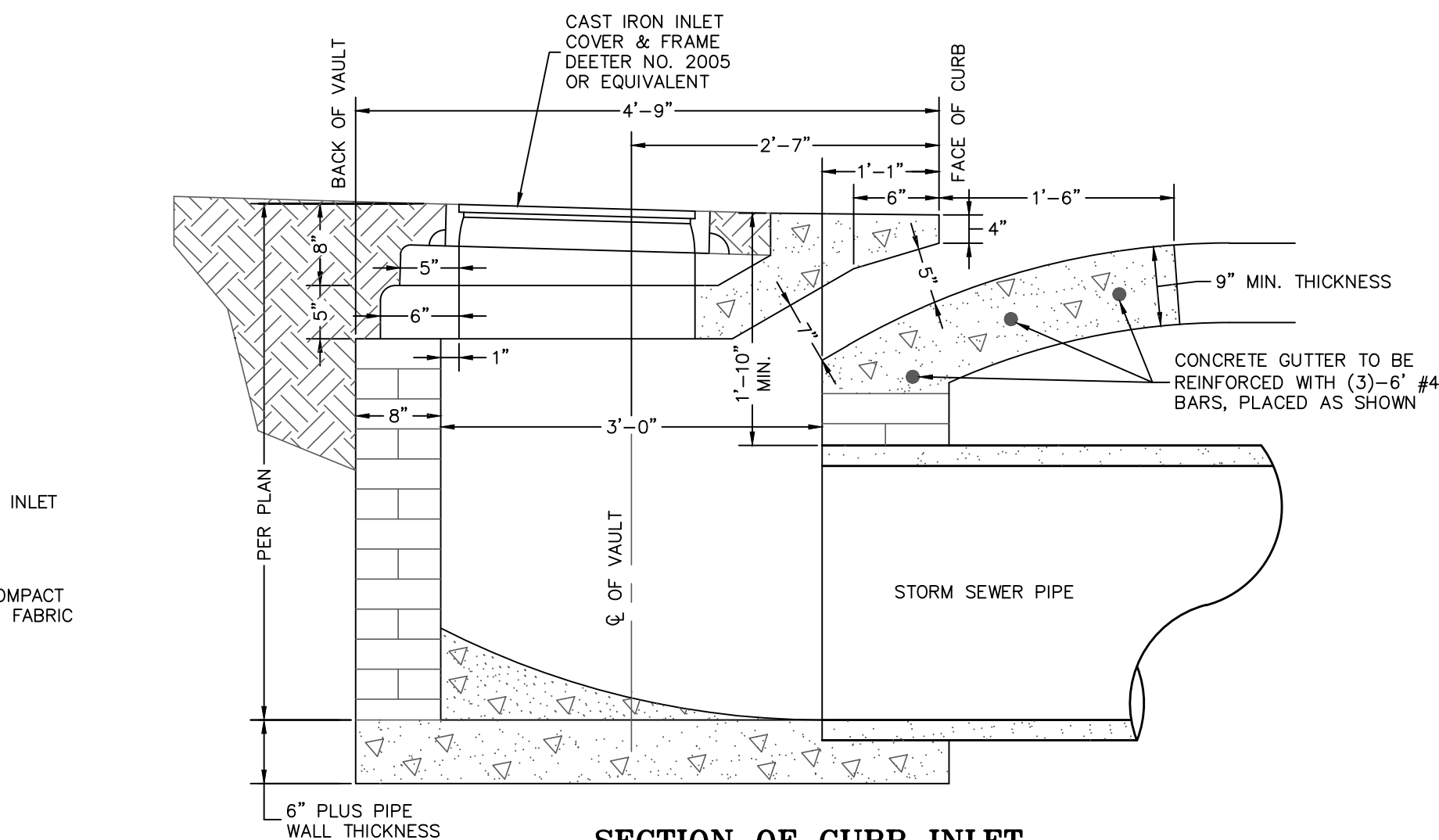
INSTALL R.C. F.E.S.						
NO.	SIZE	START STATION	END STATION	START F.L.	END F.L.	COORDINATES
5	24"	30+00.00	30+06.13	1935.07	1935.03	N: 281380.10 E: 2078412.73
6	24"	34+06.95	34+13.08	1933.03	1933.00	N: 281623.87 E: 2078710.18

BUILD STORM SEWER MANHOLE				
NO.	STATION	DESCRIPTION	RIM	COORDINATES
4	33+32.53	BUILD STORM SEWER MH	1937.00	N: 281552.21 E: 2078690.07
5	41+69.09	BUILD STORM SEWER MH OVER EXISTING 24" RCP. SEE DETAIL "B" ON SHEET 4 OF 4	1936.25	N: 281412.29 E: 2078777.06

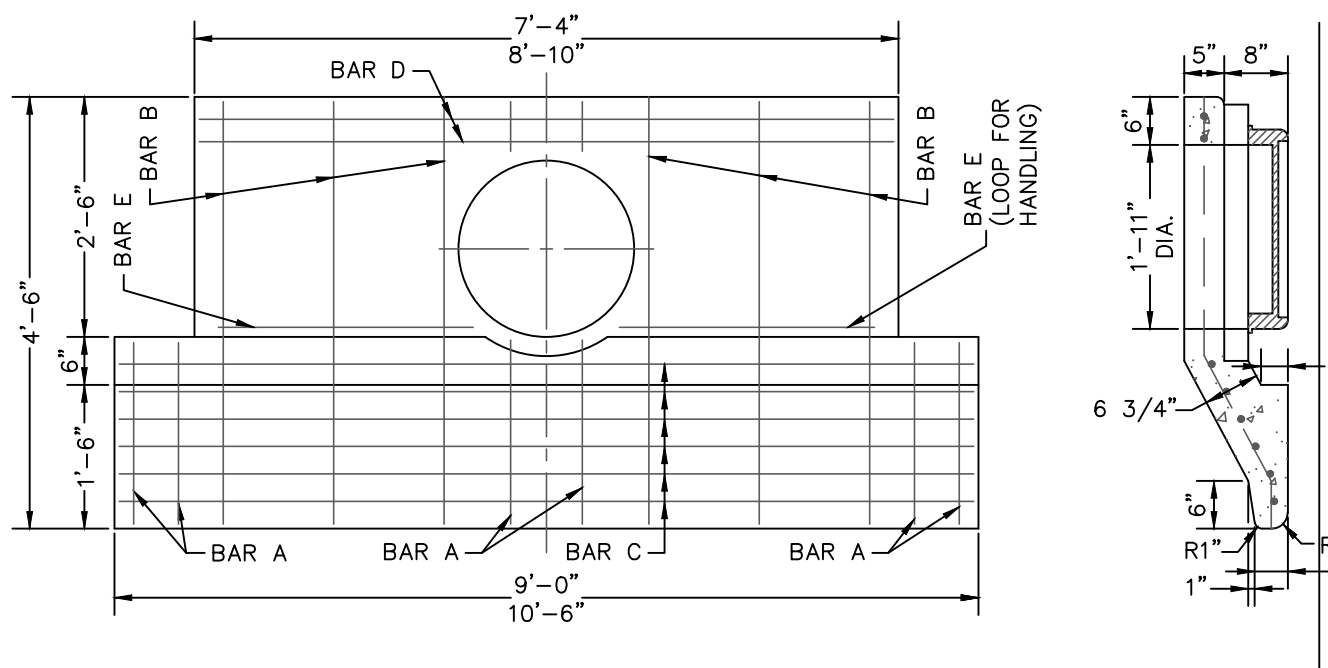
BUILD CURB INLET & CURB INLET PROTECTION				
NO.	STATION	DESCRIPTION	RIM	COORDINATES
3	40+09.64	BUILD 72" CANTED CURB INLET & INSTALL CURB INLET PROTECTION	1936.72	N: 281285.24 E: 2078691.29
4	40+45.81	BUILD 90" STRAIGHT CURB INLET. SEE DETAIL "A" ON SHEET 4 OF 4, & INSTALL CURB INLET PROTECTION.	1936.72	N: 281301.11 E: 2078723.79



RUN 'D' - STORM SEWER PROFILE
SCALE: HORIZONTAL 1"=50'
VERTICAL 1"=5'

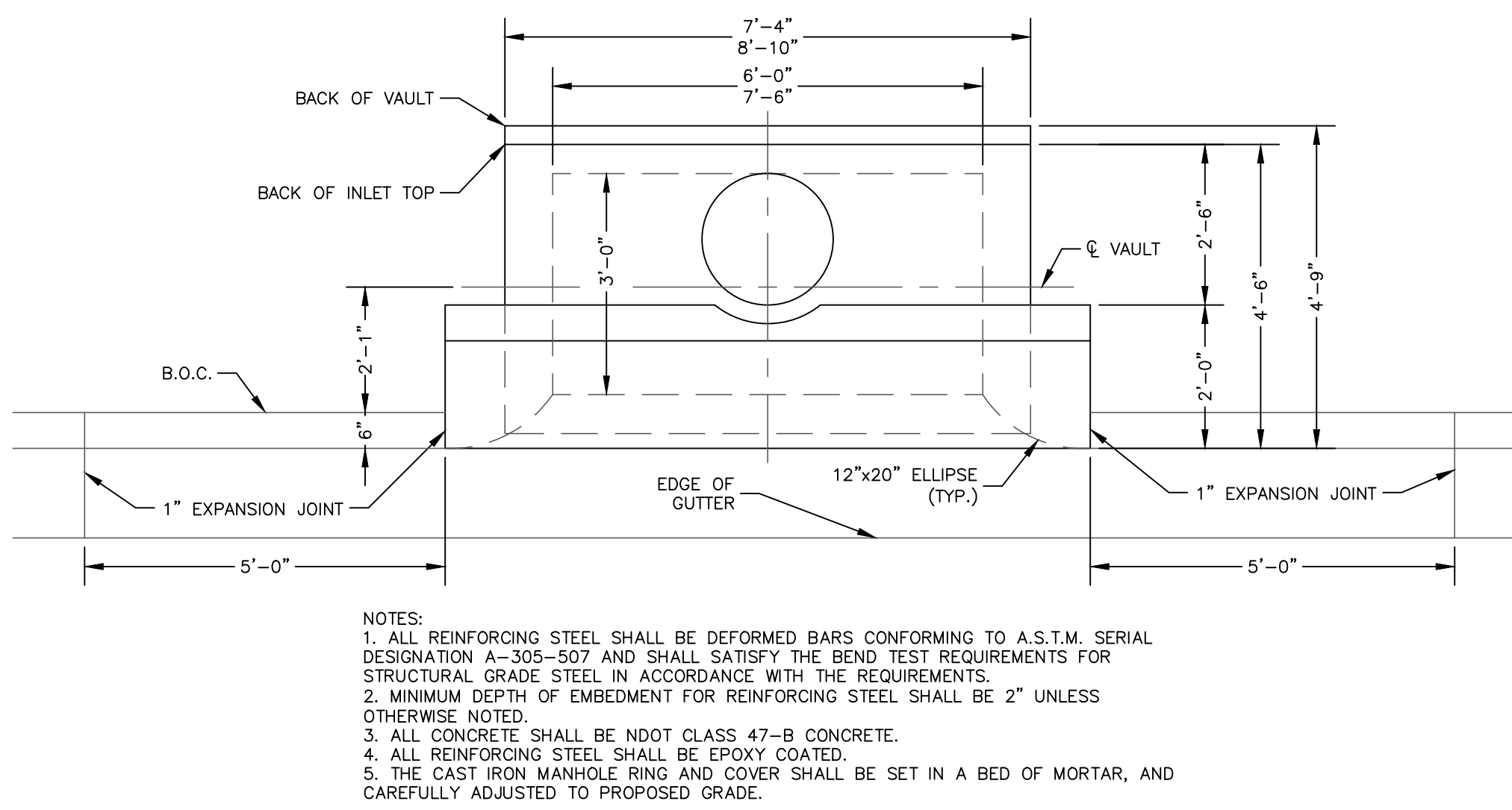


SECTION OF CURB INLET
NO SCALE

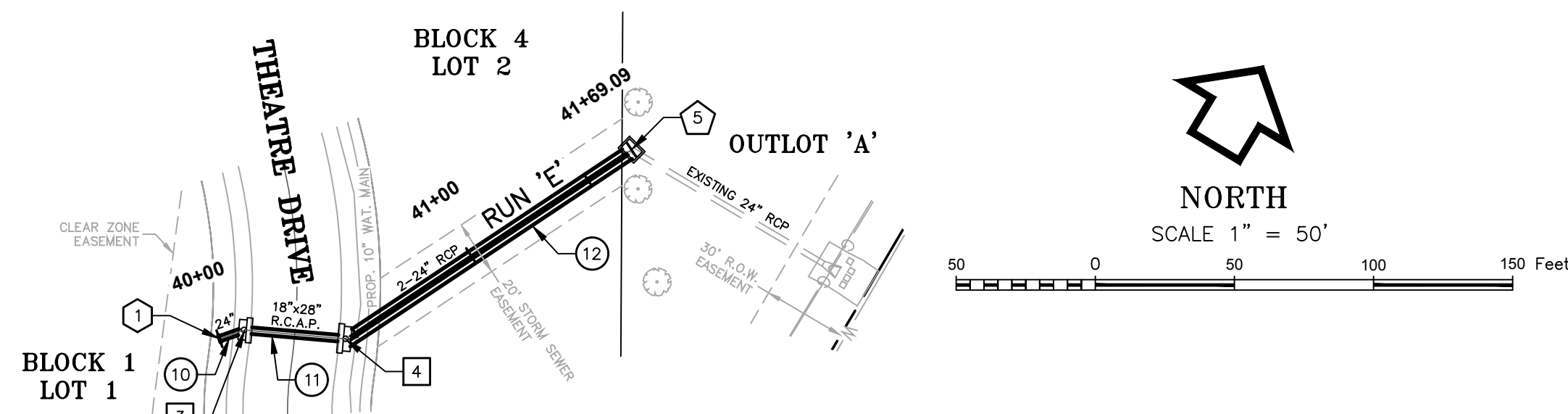


PRECAST REINFORCED CONCRETE INLET TOP
NO SCALE

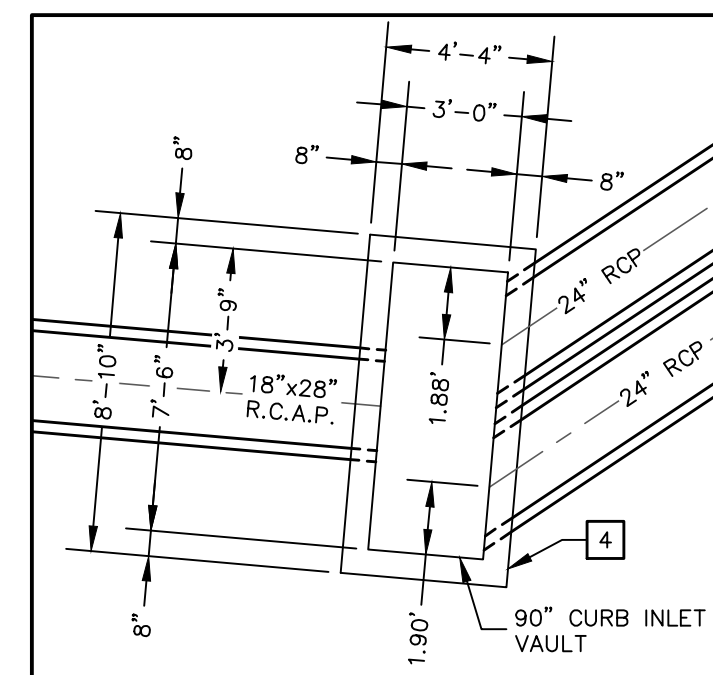
SCHEDULE OF REINFORCEMENT FOR PRECAST CONCRETE INLET TOP			
BAR	SHAPE	INLET OPENING: 72" OR 90"	
		NO.	SIZE LENGTH
A		6	#4 1'-9 1/2"
B		10	#4 4'-6"
C		8	#4 8'-9" 10'-3"
D		2	#4 7'-0" 8'-6"
E		2	#4 3'-0" 4'-6"



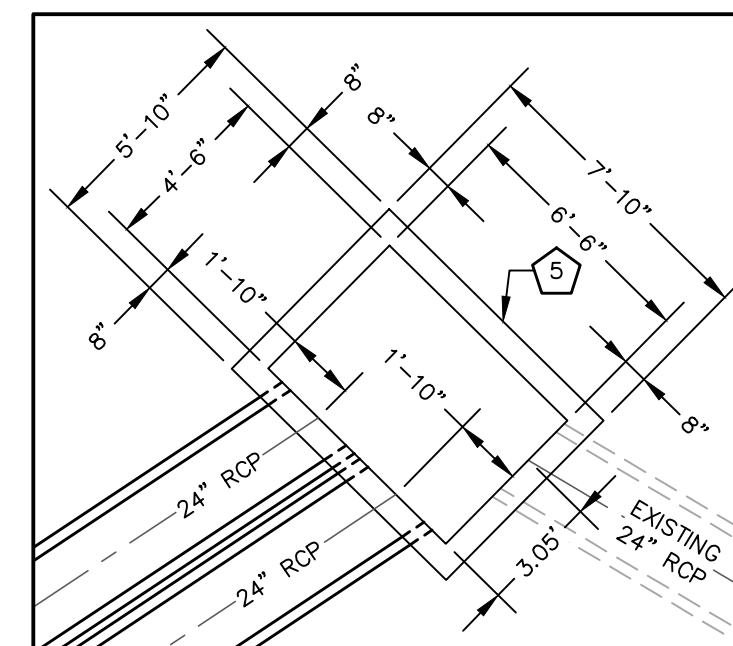
CANTED CURB INLET
NO SCALE



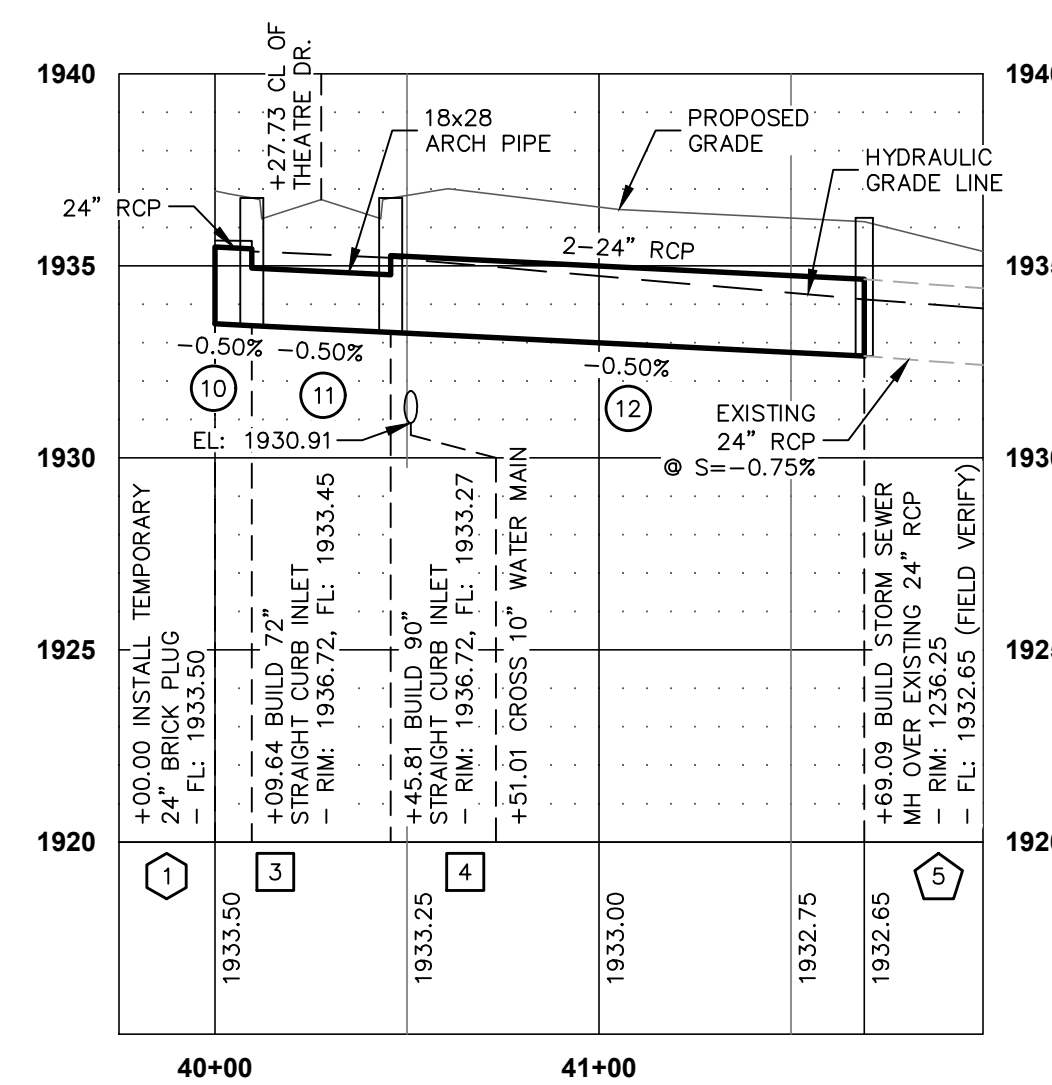
RUN 'E' - STORM SEWER PLAN
SCALE: 1"=50'



DETAIL "A"
SCALE: 1"=5' NORTH



DETAIL "B"
SCALE: 1"=5' NORTH



RUN 'E' - STORM SEWER PROFILE
SCALE: HORIZONTAL 1"=50'
VERTICAL 1"=5'

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

GENERAL NOTES

- THE CONTRACTOR WILL BE RESPONSIBLE FOR NOTIFYING THE CITY STREET DEPARTMENT OFFICE AT 402-461-2341 AND THE COMMUNICATIONS CENTER AT 402-461-2364 FOR ALL TEMPORARY STREET CLOSINGS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE TRAFFIC CONTROL AND CLOSURE OF ANY LANES OF TRAFFIC AND IS SUBSIDIARY TO THE BID.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF HASTINGS STANDARD SPECIFICATIONS AND STANDARD PLANS FOR MUNICIPAL CONSTRUCTION, AND ITS MOST CURRENT REVISIONS. ALL STANDARD SPECIFICATIONS AND ADDENDUMS SHALL APPLY.
- ALL PROJECT PRODUCTS, MATERIAL BONDS AND RESERVES SHALL CONFORM TO THE CITY OF HASTINGS STANDARD SPECIFICATIONS, AND ANY ADDITIONS THERE TO ON FILE WITH THE CITY ENGINEER. THE CONTRACTOR SHALL PAY ALL PERMIT FEES AND OTHER ASSOCIATED FEES REQUIRED TO SUCCESSFULLY COMPLETE THE PROJECT. ANY COSTS BE CONSIDERED AS INCIDENTAL TO THE PROJECT.
- CONSTRUCTION STAKING WILL BE PROVIDED BY REGA ENGINEERING GROUP.
- THE LOCATIONS OF ALL AERIAL AND UNDERGROUND UTILITY FACILITIES ARE APPROXIMATE OR MAY NOT BE INDICATED IN THESE PLANS. UNDERGROUND FACILITIES, WHETHER INDICATED OR NOT, WILL BE LOCATED AND FLAGGED BY THE UTILITIES AT THE REQUEST OF THE CONTRACTOR. NO EXCAVATION WILL BE PERMITTED IN THE AREA UNTIL ALL SUCH UNDERGROUND UTILITY FACILITIES HAVE BEEN LOCATED AND IDENTIFIED TO THE SATISFACTION OF ALL PARTIES, AND THEN ONLY WITH EXTREME CARE TO AVOID ANY POSSIBILITY OF DAMAGE TO THE UTILITY FACILITY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES, PAVEMENT, AND OTHER IMPROVEMENTS NOT DESIGNATED FOR REMOVAL OR ABANDONMENT. ANY DAMAGE TO EXISTING UTILITIES AND/OR PAVED STREETS NOT DESIGNATED FOR REMOVAL OR ABANDONMENT CAUSED BY CONSTRUCTION OPERATIONS SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE. IN ALL CASES, WITH NO EXCEPTION THE CONTRACTOR, BEFORE BEGINNING CONSTRUCTION OF ANY NEW UNDERGROUND FACILITIES, SHALL LOCATE, UNCOVER AND DETERMINE THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND FACILITIES WHICH MAY POTENTIALLY CONFLICT WITH HIS WORK, OR ARE TO BE INCORPORATED INTO THE NEW WORK. BEFORE PROCEEDING, THE CONTRACTOR SHALL CONFIRM THAT A CONFLICT DOES NOT EXIST AND THE UNDERGROUND WORK MAY BE PERFORMED AS SHOWN ON THE PLANS. IF THE CONTRACTOR DETERMINES THAT A PROBLEM DOES EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER WHO WILL MAKE THE FINAL DETERMINATION FOR RESOLVING THE CONFLICT. THE CONTRACTOR WILL RECEIVE NO ADDITIONAL COMPENSATION FOR ANY DELAYS OR WORK RESULTING FROM A CONFLICT WHICH HAS NOT THOROUGHLY BEEN INVESTIGATED PRIOR TO PROCEEDING WITH THE WORK. THE CONTRACTOR MAY REQUEST ADDITIONAL COMPENSATION FOR ANY ADDITIONAL WORK PERFORMED TO DIRECTLY RESOLVE THE CONFLICT AS DIRECTED IN WRITING BY THE ENGINEER. THE TIME LIMIT TO COMPLETE THE WORK IS AS STATED IN THE SPECIFICATIONS.
- THE CONTRACTOR SHALL CALL DIGGERS HOT LINE OF NEBRASKA FOR THE EXISTING UTILITY LOCATION STAKES (1-800-331-5666) 48 HOURS PRIOR TO DIGGING.
- THE CONTRACTOR SHALL ADJUST TO GRADE ALL WATER AND GAS VALVE BOXES AND MANHOLES THAT FALL WITHIN THE LIMITS OF THIS CONTRACT (NO PAY ITEM). THE CONTRACTOR SHALL KEEP ALL SAID WATER, GAS, AND EXISTING SEWERS AND THEIR APPURTENANCES FREE OF DEBRIS AND OPERABLE AT ALL TIMES DURING CONSTRUCTION.
- ALL GPS READINGS TAKEN WERE USING THE STATE PLANE COORDINATE SYSTEM. – NAD 83 (H); NAVD 88 (V).
- THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES, WARNING SIGNS, LIGHTS AND FLAGMAN AS NECESSARY. (NO PAY ITEM)
- ANY TYPE OF POTHOLES OR EXCAVATING OF EXISTING UTILITIES NEEDED TO COMPLETE THIS PROJECT IS SUBSIDIARY TO THE BID.
- PROTECT, BY WHATEVER MEANS REQUIRED, ALL TRAFFIC SIGNALS, MAILBOXES, FENCES, SIGNS, STRUCTURES, DRIVEWAYS, SIDEWALKS, STREETS, POLES, BUSHES, TREES, IRRIGATION SYSTEMS, ETC. WHICH ARE NOT DESIGNATED FOR REMOVAL OR ARE OUTSIDE THE LIMITS OF CONSTRUCTION. ANY DAMAGE OR DESTRUCTION CAUSED BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT A MINIMUM TO THE ORIGINAL CONDITION, AS DIRECTED BY THE ENGINEER, AND AT THE COST OF THE CONTRACTOR.
- PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AND PROJECT AREAS. NO PONDING OF WATER SHALL BE ALLOWED EXCEPT AS DESIGNATED ON THE SITE GRADING AND EROSION CONTROL PLAN. MAINTAIN ALL EXISTING DRAINAGE PATTERNS ANY COSTS SHALL BE CONSIDERED INCIDENTAL TO OTHER PAY ITEMS. (NO ADDITIONAL PAYMENT WILL BE MADE).
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY EROSION CONTROL DEVICES, AS SHOWN ON THE PLANS IN CONFORMANCE WITH THE SWPPP PERMIT OR AS MANDATED BY THE ENGINEER. ADDITIONAL EROSION CONTROL MEASURES AS NEEDED SHALL BE WORKED OUT BETWEEN THE ENGINEER AND OWNER AT THE COST OF THE OWNER. UPON COMPLETION, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES UNLESS DIRECTED OTHERWISE BY THE ENGINEER. AFTER SUFFICIENT GROUND COVER HAS BEEN ESTABLISHED AS DETERMINED BY THE ENGINEER, THE CONTRACTOR SHALL REMOVE THE TEMPORARY EROSION CONTROL DEVICES INCLUDING SILT FENCING AND SEDIMENT CONTROL BASINS, AND ESTABLISH GROUND COVER IN DISTURBED AREAS.
- DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPES OR FITTINGS AND ARE FROM PROPERTY LINES, CENTERLINES OF DRIVEWAYS, BACK OF CURBS, EDGES OF SIDEWALKS OR FACES OF WALLS.
- CONTRACTOR TO VERIFY ALL LOCATIONS OF UTILITIES BEFORE BORING AND TRENCHING.
- CONTRACTOR TO FIELD VERIFY ALL UTILITIES. IF CONFLICT OCCURS BETWEEN EXISTING AND PROPOSED CONTACT ENGINEER BEFORE BUILDING.
- CONTRACTOR SHALL LEAVE THE SITE CLEAN AND SMOOTH GRADED.
- THE WATER MAIN CONTRACTOR SHALL REMOVE FROM THE SITE AND PROPERLY DISPOSE OF ALL RUBBLE AND WASTE PRODUCED BY CONSTRUCTION.
- CONTRACTOR SHALL RE-SEED ALL DISTURBED GRASS AREAS TO MATCH EXISTING GRASS.
- ALL FITTINGS SHALL BE DUCTILE IRON, WRAPPED WITH POLYWRAP.
- POLYWRAP SHALL BE LINEAR LOW DENSITY POLYETHYLENE FILM MANUFACTURED OF VIRGIN POLYETHYLENE MATERIAL. MINIMUM THICKNESS SHALL BE 8 MIL. POLYWRAP SHALL BE IN ACCORDANCE WITH DRAFT AWWA C105 REVISION, DOUBLED WRAPPED (2 LAYERS) AND TAPED PER CITY OF HASTINGS STANDARD SPECIFICATIONS.
- ALL LINE VALVES & REDUCERS SHALL BE RESTRAINED.
- WHERE A HYDRANT EXTENSION IS NECESSARY TO MEET THE REQUIRED GRADE, ONLY ONE EXTENSION WILL BE PERMITTED ON A HYDRANT. THE CONTRACTOR SHALL REMOVE AND RESET ALL HYDRANTS WHICH CANNOT BE ADJUSTED TO GRADE WITH ONE EXTENSION. CONTRACTOR SHALL PAY ALL COSTS ASSOCIATED WITH THE INSTALLATION OF HYDRANT EXTENSIONS.
- ALL DEAD-END HYDRANT ASSEMBLIES SHALL BE INSTALLED AT A MAXIMUM SLOPE OF 2.0%.
- CONTRACTOR SHALL ROTATE HYDRANT TEE SO THAT THE HYDRANT FLANGE WILL BE BETWEEN 3" AND 6" ABOVE TOP OF CURB.
- ONE FULL LENGTH OF WATER PIPE (20' NOMINAL) SHALL BE CENTERED ON UTILITY WHEN CROSSING STORM SEWER OR SANITARY SEWER PER SECTION 8.8.3b OF THE RECOMMENDED STANDARDS FOR WATER WORKS, 2007 EDITION.
- DIP FITTINGS SHALL MEET AWWA STANDARDS PER SECTION 8.1.1a OF THE RECOMMENDED STANDARDS FOR WATER WORKS, 2007 EDITION.
- PLACING HYDRANTS SHALL MEET AWWA STANDARDS PER SECTION 4.3.7.2 OF THE RECOMMENDED STANDARDS FOR WATER WORKS, 2007 EDITION. FIRE HYDRANTS SHALL COMPLY WITH AWWA C502.
- GATE VALVES SHALL MEET AWWA C515.
- WATER MAIN PIPE SHALL MEET AWWA C600.
- ALL COMPACT FITTING WEIGHTS WILL BE MEASURED BY AWWA C110 AND C152 FOR BASE WEIGHTS.
- TRACER WIRE, TRACER WIRE RISERS, MARKING TAPE, AND ANODES WILL BE SUPPLIED BY HASTINGS UTILITIES AND INSTALLED BY THE CONTRACTOR.

BENCHMARKS:

- SAN. SEWER MH LOCATED AT THE INTERSECTION OF W. 9TH ST. & MARIAN RD.
EL: 1937.97 – NAVD 88
- SAN. SEWER MH LOCATED AT THE INTERSECTION OF W. 12TH ST. & MARIAN RD.
EL: 1937.62 – NAVD 88
- SEWER MH LOCATED AT THE INTERSECTION OF PARKLANE DR. & VALLEY CHASE AVE.
EL: 1937.62 – NAVD 88



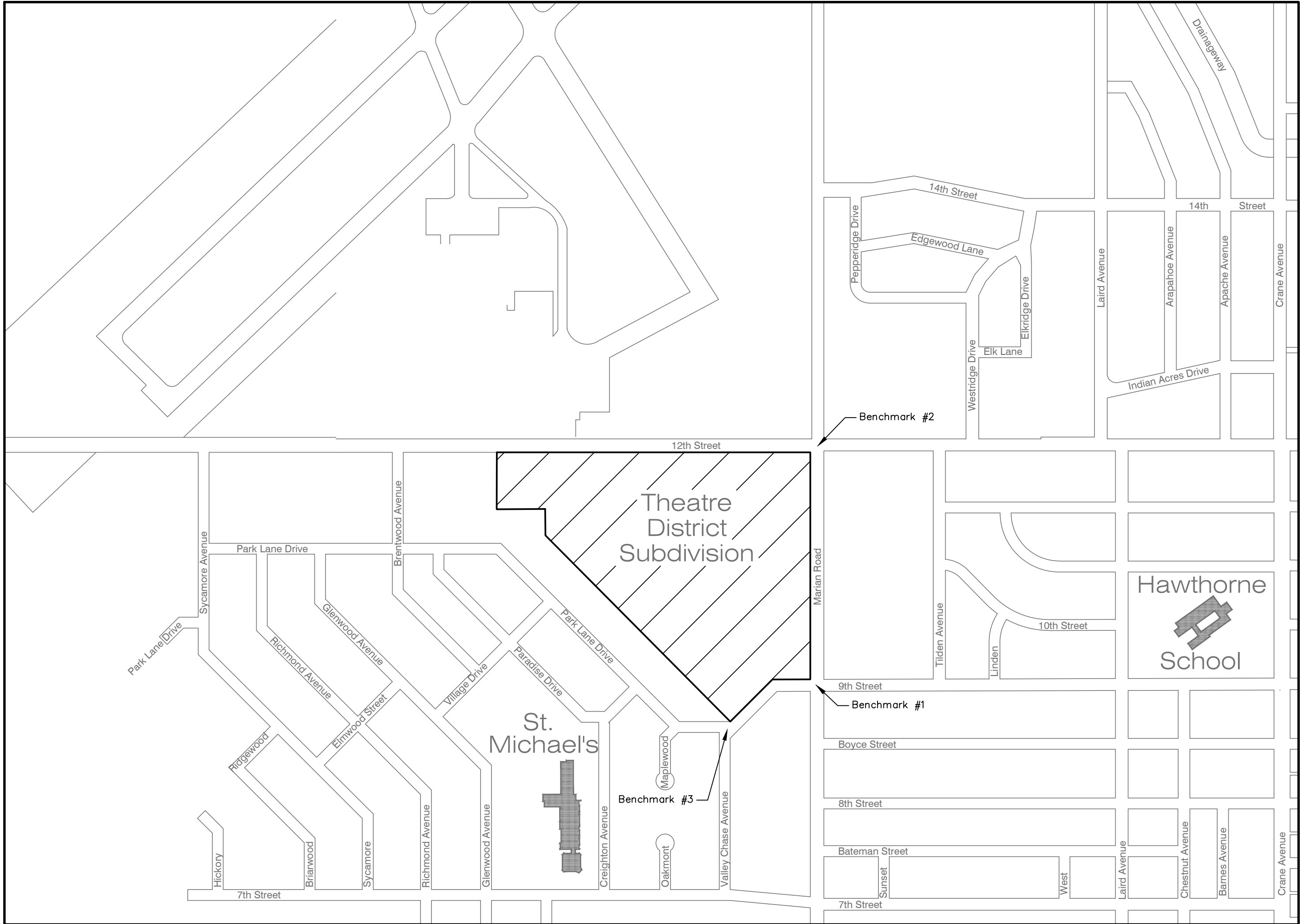
Hastings Utilities

2021

Water Main Area

WA-XXX

Theatre District Subdivision
W. 12th St. - N. Marian Rd.
WR-XXX



VICINITY MAP
NO SCALE

LEGEND	
	BOUNDARY LINE
	STREET CENTERLINE
	EASEMENT LINE
	EXISTING UNDERGROUND STORM SEWER PIPE (AS NOTED)
	EXISTING UNDERGROUND UTILITY PIPE (AS NOTED)
	LOT LINE
	PROPOSED UTILITY LINE (AS NOTED)
	EXISTING SANITARY SEWER MH
	PROPOSED WATER VALVE
	PROPOSED CURB INLET
	PROPOSED SANITARY SEWER FLOW DIRECTION
	PROPOSED SANITARY SEWER MH
	PROPOSED WATER HYDRANT
	PROPOSED UTILITY PLUG (AS NOTED)

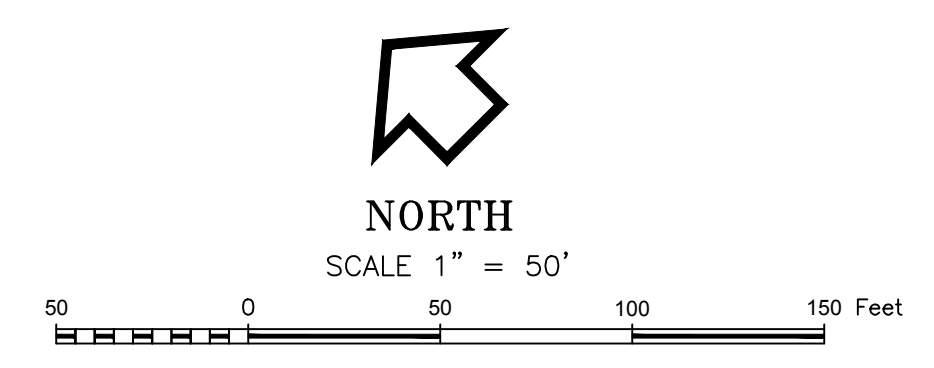
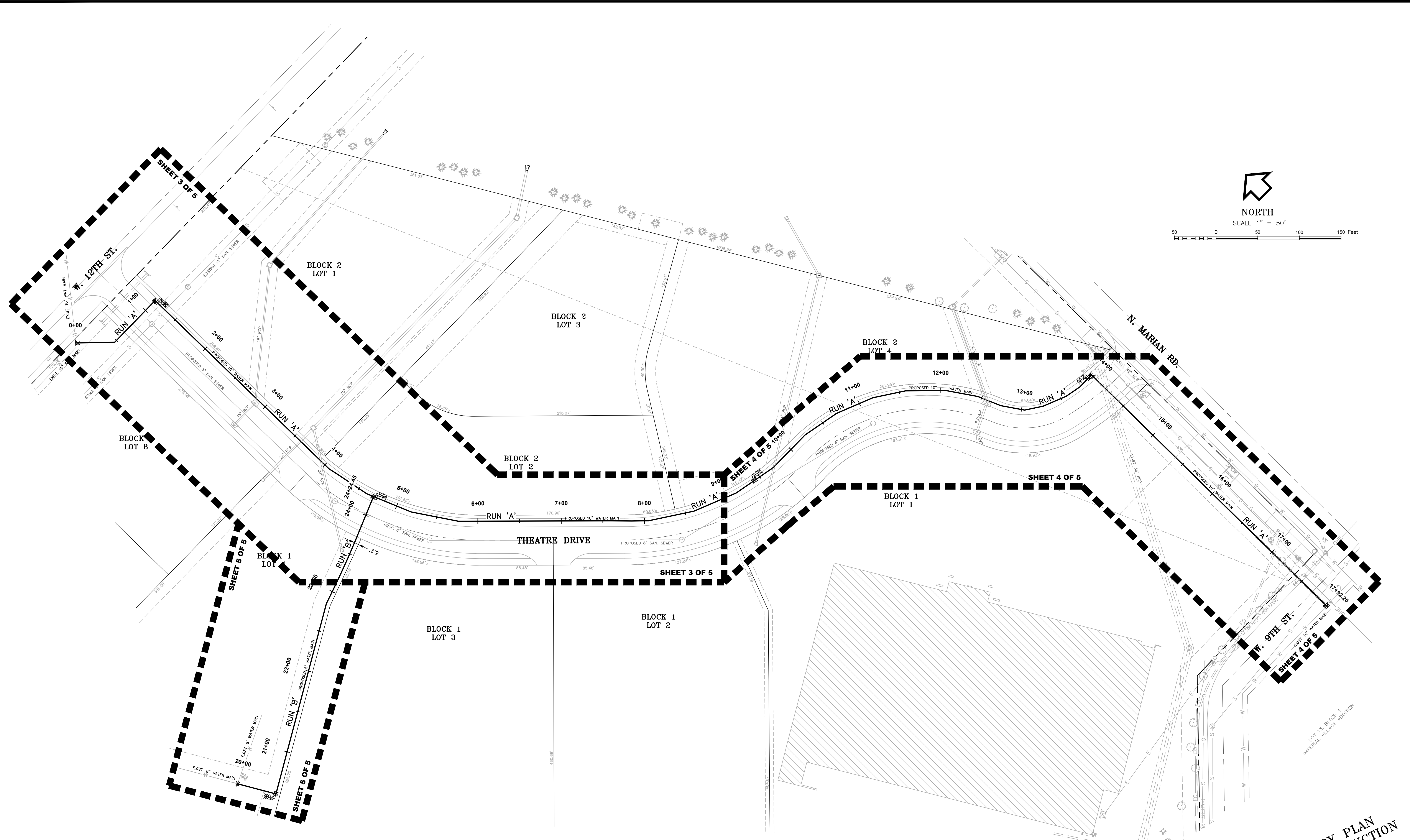
SCHEDULE OF APPROXIMATE QUANTITIES

DESCRIPTION	UNIT	QUANTITY
10" PVC WATER MAIN	LF	1,678
10" PVC CERTA-LOCK RESTRAINED JOINT WATER MAIN	LF	115
16"ø X 0.250"th. STEEL ENCASEMENT	LF	115
BORING FOR 10" PVC CERTA-LOCK RESTRAINED JOINT WATER MAIN	LF	115
8" PVC WATER MAIN	LF	425
16" X 10" TAPPING SLEEVE & VALVE, M.J.	EA	1
10" GATE VALVE, M.J.	EA	12
8" GATE VALVE, M.J.	EA	4
6" GATE VALVE, M.J.	EA	5
10" X 10" TEE, M.J. (3 EA.)	LBS	396
10" X 8" TEE, M.J. (1 EA.)	LBS	116
10" X 6" TEE, M.J. (4 EA.)	LBS	396
10" X 10" PIGGING TEE, M.J. (3 EA.)	LBS	396
8" X 8" TEE, M.J. (2 EA.)	LBS	178
8" X 8" PIGGING TEE, M.J. (2 EA.)	LBS	178
10" X 11.25" BEND, M.J. (20 EA.)	LBS	1,160
10" X 22.5" BEND, M.J. (1 EA.)	LBS	67
10" X 45" BEND, M.J. (1 EA.)	LBS	75
8" X 11.25" BEND, M.J. (1 EA.)	LBS	42
10" X 24" OFFSET, M.J. (2 EA.)	LBS	840
8" X 24" OFFSET, M.J. (1 EA.)	LBS	280
8" X 6" REDUCER, M.J. (1 EA.)	LBS	39
10" PLUG, M.J. (5 EA.)	LBS	180
8" PLUG, M.J. (2 EA.)	LBS	52
10" SOLID SLEEVE, M.J. (L=12") (2 EA.)	LBS	136
8" SOLID SLEEVE, M.J. (L=12") (2 EA.)	LBS	98
10" RETAINER GLANDS, M.J.	EA	59
8" RETAINER GLANDS, M.J.	EA	10
10" FOSTER ADAPTOR	EA	20
8" FOSTER ADAPTOR	EA	9
6" X 36" SWIVEL X SWIVEL ADAPTER (5 EA.)	LBS	435
6" X 90" SWIVEL HYDRANT ELL (5 EA.)	LBS	260
5-1/4" PUMPER HYDRANT, M.J. (L=6.5')	EA	5
3 LB. ANODE	EA	1
TRACER WIRE RISER	EA	5
BLUE WATER MAIN WARNING TAPE	LF	2,218
BLUE TRACER WIRE	LF	2,218
TEMPORARY HYDRANT	EA	2
REMOVE & SALVAGE 8" X 90" BEND, M.J.	EA	1
CONCRETE FOR TEE, PLUG & THRUST BLOCKS	EA	32

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

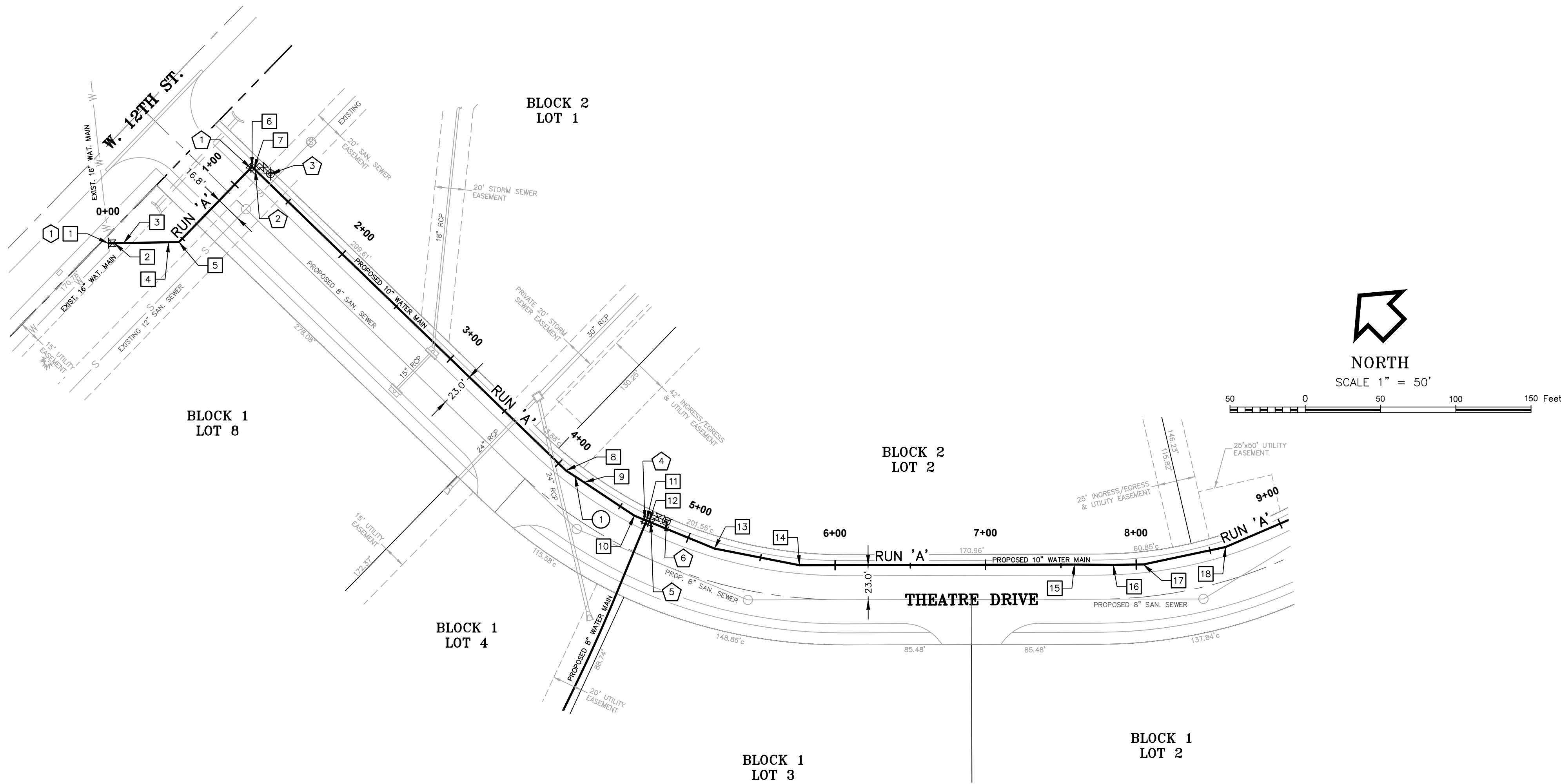


No.
WR-xxx
(Paid by Developer)



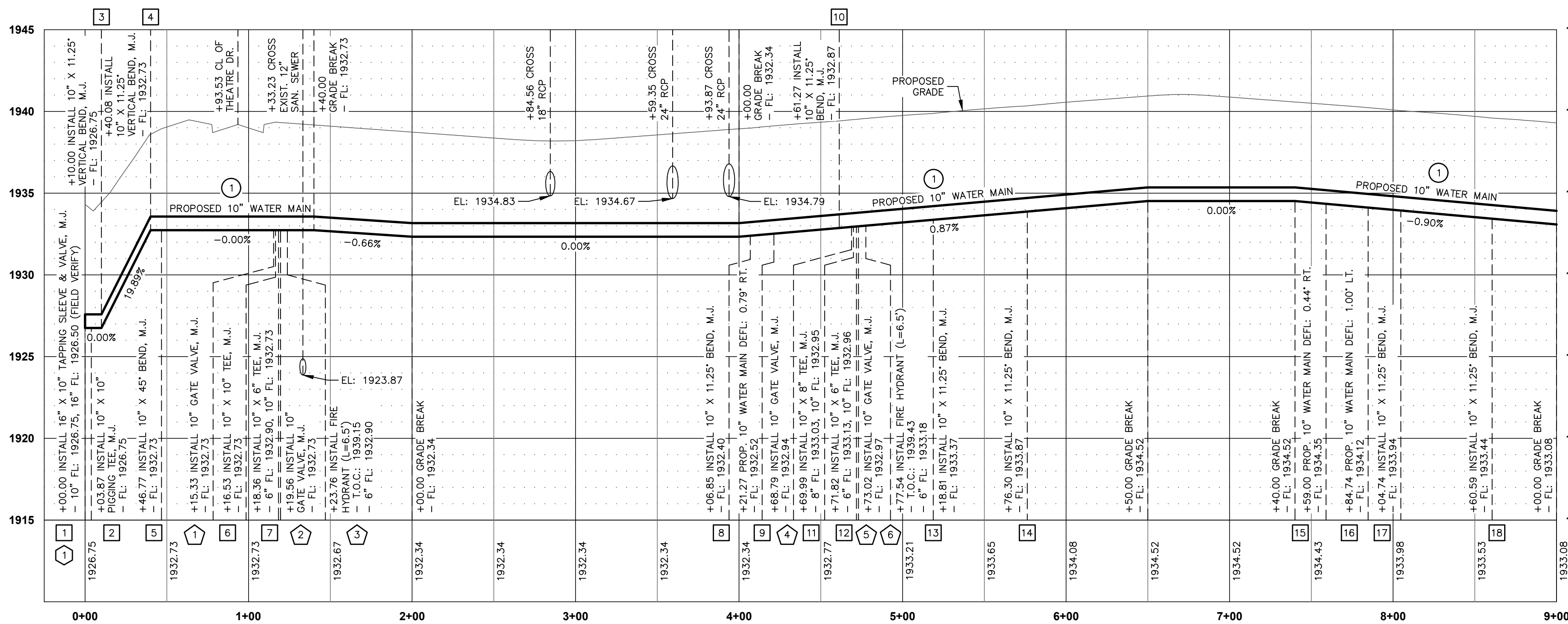
OVERALL WATER MAIN PLAN
SCALE: 1"=50'

PRELIMINARY PLAN
NOT FOR CONSTRUCTION



THEATRE DRIVE - RUN 'A' - WATER MAIN PLAN

SCALE: 1"=50'



THEATRE DRIVE - RUN 'A' - WATER MAIN PROFILE

SCALE: HORIZONTAL 1"=50'
VERTICAL 1"=5'

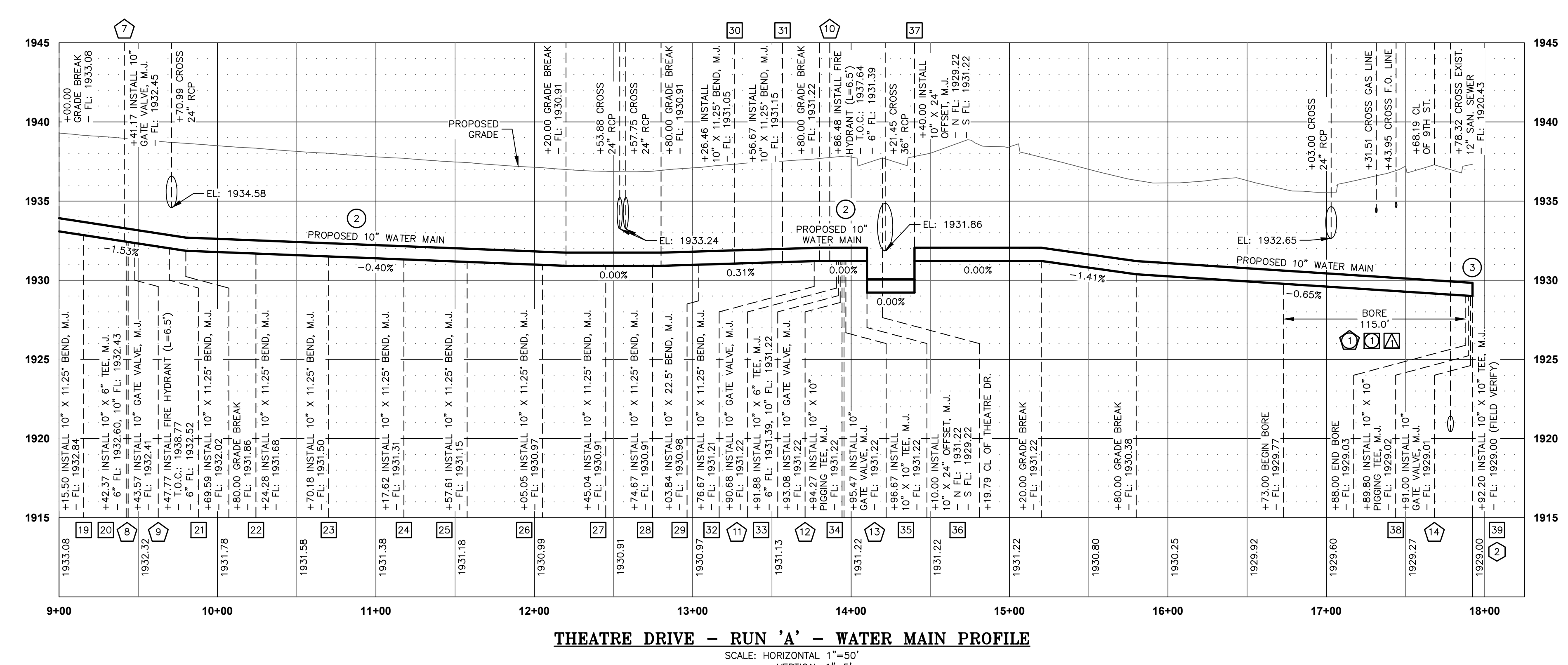
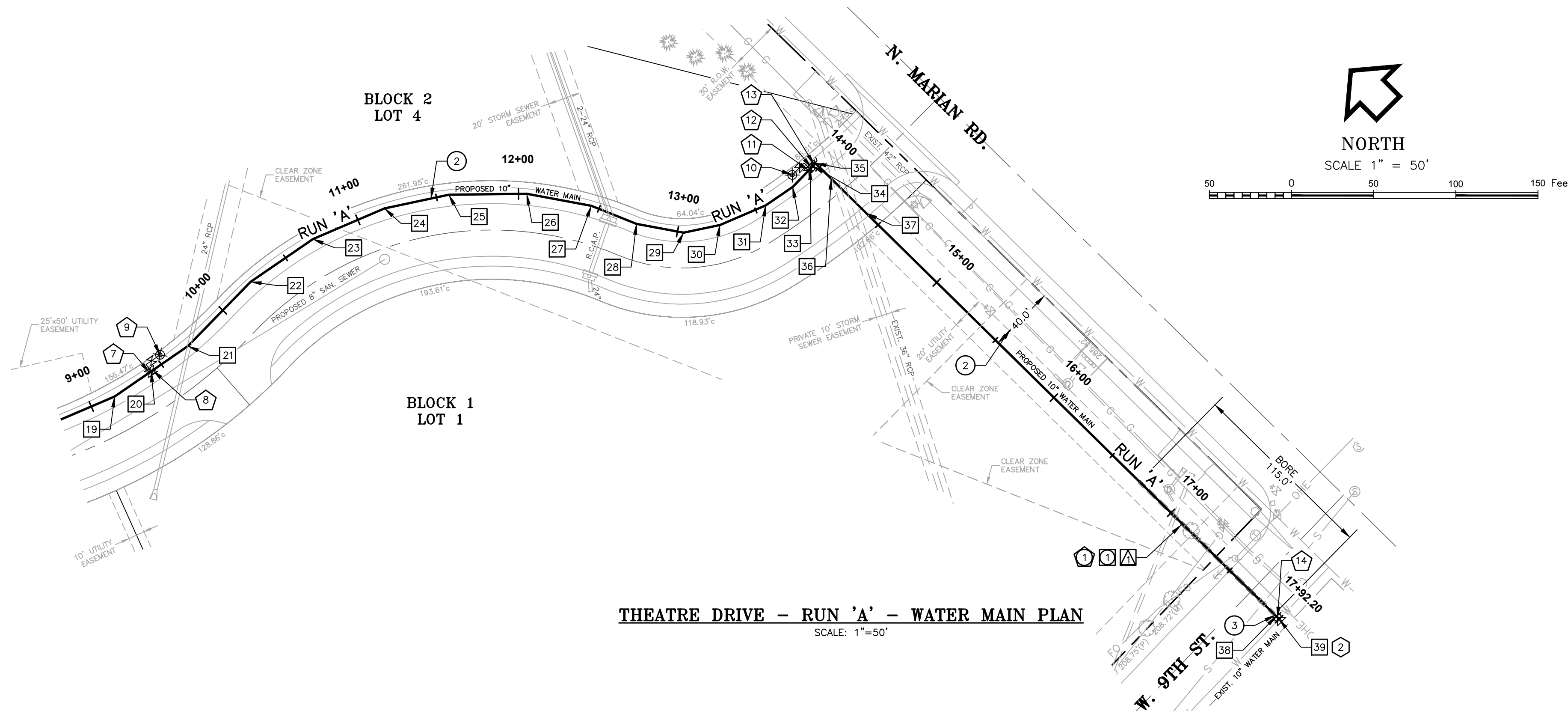
TEMPORARY HYDRANT		
NO.	STATION	DESCRIPTION
1	0+00.00	INSTALL TEMPORARY HYDRANT & REMOVE AFTER TESTING & DISINFECTING NEW MAIN.

INSTALL PVC WATER MAIN			
NO.	STATION	LENGTH	SIZE
1	0+00.00 TO 9+00.00	900.00'	10"

WATER VALVE AND/OR HYDRANT					
NO.	STATION	DESCRIPTION	T.O.C. EL.	F.L.	COORDINATES
1	1+15.33	INSTALL 10" GATE VALVE, M.J., 10" FOSTER ADAPTOR, & 1-10" RETAINER GLAND, M.J.	-	FL: 1932.73	N: 282094.15 E: 2078104.35
2	1+19.56	INSTALL 10" GATE VALVE, M.J., 10" FOSTER ADAPTOR, & 1-10" RETAINER GLAND, M.J.	-	FL: 1932.73	N: 282091.14 E: 2078105.60
3	1+23.76	INSTALL FIRE HYDRANT (L=6.5'), 6" GATE VALVE, M.J., 6" X 36" SW X SW ADAPTER, 6" X 90" SW HYDRANT ELL, & TRACER WIRE RISER.	1939.15	6" FL: 1932.90	N: 282086.95 E: 2078106.72
4	4+68.79	INSTALL 10" GATE VALVE, M.J., 10" FOSTER ADAPTOR, & 1-10" RETAINER GLAND, M.J.	-	FL: 1932.94	N: 281743.63 E: 2078124.12
5	4+73.02	INSTALL 10" GATE VALVE, M.J., 10" FOSTER ADAPTOR, & 1-10" RETAINER GLAND, M.J.	-	FL: 1932.97	N: 281739.73 E: 2078125.74
6	4+77.54	INSTALL FIRE HYDRANT (L=6.5'), 6" GATE VALVE, M.J., 6" X 36" SW X SW ADAPTER, 6" X 90" SW HYDRANT ELL, & TRACER WIRE RISER.	1939.43	6" FL: 1933.18	N: 281735.56 E: 2078127.48

DUCTILE IRON WATER MAIN FITTINGS, M.J.				
ID	STATION	DESCRIPTION	F.L.	COORDINATES
1	0+00.00	INSTALL 16" X 10" TAPPING SLEEVE & VALVE, M.J. & CONC. TEE BLOCK.	10" FL: 1926.75 16" FL: 1926.50 (FIELD VERIFY)	N: 282125.56 E: 2078002.20
2	0+03.87	INSTALL 10" X 10" PIGGING TEE, M.J., 10" PLUG, M.J., 10" FOSTER ADAPTOR, & 1-10" RETAINER GLAND, M.J.	FL: 1926.75	N: 282122.87 E: 2078004.98
3	0+10.00	INSTALL 10" X 11.25" VERTICAL BEND, M.J., 2-10" RETAINER GLANDS, M.J., & CONC. THRUST BLOCK - DEFL: 11.25" LT.	FL: 1926.75	N: 282118.61 E: 2078009.39
4	0+40.08	INSTALL 10" X 11.25" VERTICAL BEND, M.J., 2-10" RETAINER GLANDS, M.J., & CONC. THRUST BLOCK - DEFL: 11.25" RT.	FL: 1932.73	N: 282097.68 E: 2078031.00
5	0+46.77	INSTALL 10" X 45" BEND, M.J., 2-10" RETAINER GLANDS, M.J., & CONC. THRUST BLOCK - DEFL: 45.00" LT.	FL: 1932.73	N: 282093.03 E: 2078035.81
6	1+16.53	INSTALL 10" X 10" TEE, M.J., 10" PLUG, M.J., CONC. TEE BLOCK, & CONC. PLUG BLOCK.	FL: 1932.73	N: 282094.17 E: 2078105.55
7	1+18.36	INSTALL 10" X 6" TEE, M.J. & 10" FOSTER ADAPTOR.	6" FL: 1932.90 10" FL: 1932.73	N: 282092.34 E: 2078105.58
8	4+06.85	INSTALL 10" X 11.25" BEND, M.J., 2-10" RETAINER GLANDS, M.J., & CONC. THRUST BLOCK - DEFL: 11.25" LT.	FL: 1932.40	N: 281803.88 E: 2078110.28
9	4+21.27	PROPOSED 10" WATER MAIN DEFLECTS: 0.79" RT.	FL: 1932.52	N: 281789.78 E: 2078113.32
10	4+61.27	INSTALL 10" X 11.25" BEND, M.J., 2-10" RETAINER GLANDS, M.J., & CONC. THRUST BLOCK - DEFL: 11.25" LT.	FL: 1932.87	N: 281750.57 E: 2078121.22
11	4+69.99 24+24.45	INSTALL 10" X 8" TEE, M.J. & CONC. TEE BLOCK.	8" FL: 1933.03 10" FL: 1932.95	N: 281742.53 E: 2078124.58
12	4+71.82	INSTALL 10" X 6" TEE, M.J. & 10" FOSTER ADAPTOR.	6" FL: 1933.13 10" FL: 1932.96	N: 281740.83 E: 2078125.28
13	5+18.81	INSTALL 10" X 11.25" BEND, M.J., 2-10" RETAINER GLANDS, M.J., & CONC. THRUST BLOCK - DEFL: 11.25" LT.	FL: 1933.37	N: 281697.47 E: 2078143.37
14	5+76.30	INSTALL 10" X 11.25" BEND, M.J., 2-10" RETAINER GLANDS, M.J., & CONC. THRUST BLOCK - DEFL: 11.25" LT.	FL: 1933.87	N: 281649.74 E: 2078175.42
15	7+59.00	PROPOSED 10" WATER MAIN DEFLECTS: 0.44" RT.	FL: 1934.35	N: 281520.87 E: 2078304.93
16	7+84.74	PROPOSED 10" WATER MAIN DEFLECTS: 1.00" LT.	FL: 1934.12	N: 281502.57 E: 2078323.03
17	8+04.74	INSTALL 10" X 11.25" BEND, M.J., 2-10" RETAINER GLANDS, M.J., & CONC. THRUST BLOCK - DEFL: 11.25" LT.	FL: 1933.94	N: 281488.60 E: 2078337.35
18	8+60.59	INSTALL 10" X 11.25" BEND, M.J., 2-10" RETAINER GLANDS, M.J., & CONC. THRUST BLOCK - DEFL: 11.25" LT.	FL: 1933.44	N: 281458.15 E: 2078384.16

PRELIMINARY PLAN
NOT FOR CONSTRUCTION



BORE WATER MAIN			
NO.	STATION	LENGTH	SIZE
1	16+73.00 TO 17+88.00	115.00'	10"

INSTALL CERTA-LOCK RESTRAINED JOINT AWWA C900 PVC WATER MAIN			
NO.	STATION	LENGTH	SIZE
1	16+73.00 TO 17+88.00	115.00'	10"

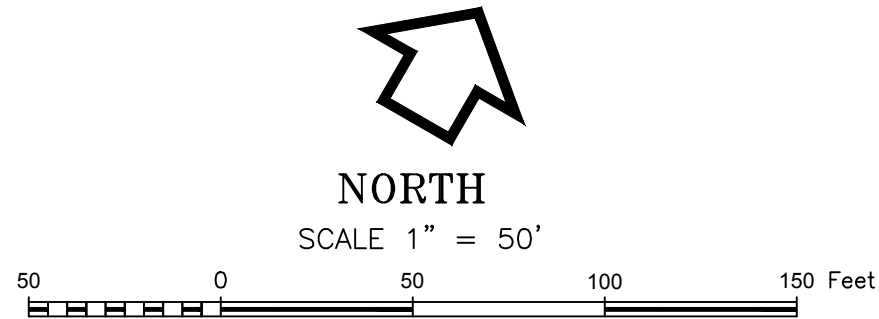
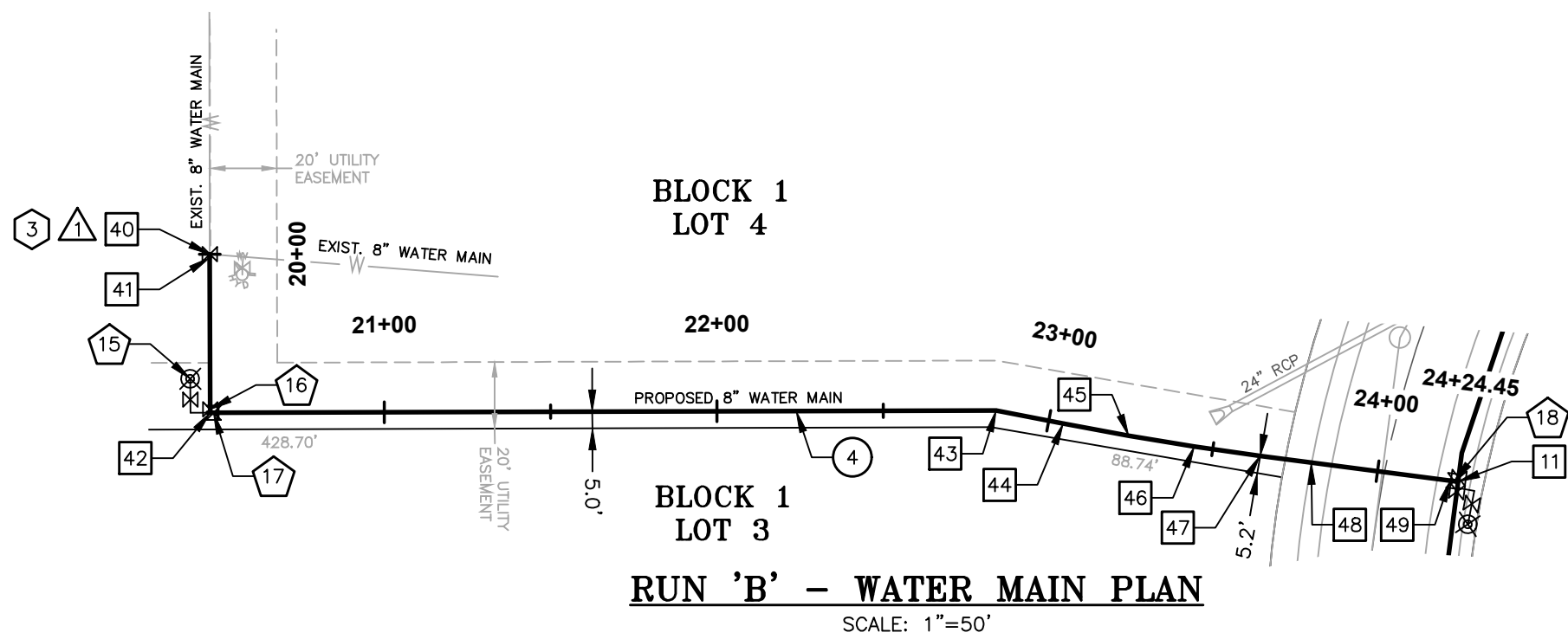
INSTALL 16"Ø STEEL ENCASEMENT W/ 0.250" TH. WALL			
NO.	STATION	LENGTH	
1	16+73.00 TO 17+88.00	115.00'	

INSTALL PVC WATER MAIN			
NO.	STATION	LENGTH	SIZE
2	9+00.00 TO 16+73.00	773.00'	10"
3	17+88.00 TO 17+92.20	4.20'	10"

WATER VALVE AND/OR HYDRANT					
NO.	STATION	DESCRIPTION	T.O.C. EL.	F.L.	COORDINATES
7	9+41.17	INSTALL 10" GATE VALVE, M.J., 10" FOSTER ADAPTOR, & 1-10" RETAINER GLAND, M.J.	-	FL: 1932.45	N: 281433.06 E: 2078460.38
8	9+43.57	INSTALL 10" GATE VALVE, M.J., 10" FOSTER ADAPTOR, & 1-10" RETAINER GLAND, M.J.	-	FL: 1932.41	N: 281432.62 E: 2078462.74
9	9+47.77	INSTALL FIRE HYDRANT (L=6.5'), 6" GATE VALVE, M.J., 6" X 36" SW. X SW. ADAPTER, 6" X 90" SW. HYDRANT ELL, & TRACER WIRE RISER.	1938.77	6" FL: 1932.52	N: 281432.88 E: 2078467.06
10	13+86.48	INSTALL FIRE HYDRANT (L=6.5'), 6" GATE VALVE, M.J., 6" X 36" SW. X SW. ADAPTER, 6" X 90" SW. HYDRANT ELL, & TRACER WIRE RISER.	1937.64	6" FL: 1931.39	N: 281237.26 E: 2078826.92
11	13+90.68	INSTALL 10" GATE VALVE, M.J., 10" FOSTER ADAPTOR, & 1-10" RETAINER GLAND, M.J.	-	FL: 1931.22	N: 281236.26 E: 2078631.13
12	13+93.08	INSTALL 10" GATE VALVE, M.J. & 2-10" FOSTER ADAPTORS	-	FL: 1931.22	N: 281236.29 E: 2078833.53
13	13+95.47	INSTALL 10" GATE VALVE, M.J. & 2-10" FOSTER ADAPTORS	-	FL: 1931.22	N: 281236.32 E: 2078835.92
14	17+91.00	INSTALL 10" GATE VALVE, M.J. & 2-10" FOSTER ADAPTORS	-	FL: 1929.01	N: 280842.02 E: 2078840.53

DUCTILE IRON WATER MAIN FITTINGS, M.J.				
ID	STATION	DESCRIPTION	F.L.	COORDINATES
19	9+15.50	INSTALL 10" X 11.25' BEND, M.J., 2-10" RETAINER GLANDS, M.J., & CONC. THRUST BLOCK - DEFL: 11.25' LT.	FL: 1932.84	N: 281437.76 E: 2078435.14
20	9+42.37	INSTALL 10" X 6" TEE, M.J.	6" FL: 1932.60 10" FL: 1932.43	N: 281432.84 E: 2078461.56
21	9+69.59	INSTALL 10" X 11.25' BEND, M.J., 2-10" RETAINER GLANDS, M.J., & CONC. THRUST BLOCK - DEFL: 11.25' LT.	FL: 1932.02	N: 281427.86 E: 2078488.32
22	10+24.28	INSTALL 10" X 11.25' BEND, M.J., 2-10" RETAINER GLANDS, M.J., & CONC. THRUST BLOCK - DEFL: 11.25' RT.	FL: 1931.68	N: 281428.53 E: 2078543.00
23	10+70.18	INSTALL 10" X 11.25' BEND, M.J., 2-10" RETAINER GLANDS, M.J., & CONC. THRUST BLOCK - DEFL: 11.25' RT.	FL: 1931.50	N: 281420.12 E: 2078588.13
24	11+17.62	INSTALL 10" X 11.25' BEND, M.J., 2-10" RETAINER GLANDS, M.J., & CONC. THRUST BLOCK - DEFL: 11.25' RT.	FL: 1931.31	N: 281402.51 E: 2078632.18
25	11+57.61	INSTALL 10" X 11.25' BEND, M.J., 2-10" RETAINER GLANDS, M.J., & CONC. THRUST BLOCK - DEFL: 11.25' RT.	FL: 1931.15	N: 281380.70 E: 2078665.70
26	12+05.05	INSTALL 10" X 11.25' BEND, M.J., 2-10" RETAINER GLANDS, M.J., & CONC. THRUST BLOCK - DEFL: 11.25' RT.	FL: 1930.97	N: 281347.57 E: 2078699.65
27	12+45.04	INSTALL 10" X 11.25' BEND, M.J., 2-10" RETAINER GLANDS, M.J., & CONC. THRUST BLOCK - DEFL: 11.25' RT.	FL: 1930.91	N: 281314.59 E: 2078722.27
28	12+74.67	INSTALL 10" X 11.25' BEND, M.J., 2-10" RETAINER GLANDS, M.J., & CONC. THRUST BLOCK - DEFL: 11.25' LT.	FL: 1930.91	N: 281287.36 E: 2078733.94
29	13+03.84	INSTALL 10" X 22.5' BEND, M.J., 2-10" RETAINER GLANDS, M.J., & CONC. THRUST BLOCK - DEFL: 22.50' LT.	FL: 1930.98	N: 281263.30 E: 2078750.45
30	13+26.46	INSTALL 10" X 11.25' BEND, M.J., 2-10" RETAINER GLANDS, M.J., & CONC. THRUST BLOCK - DEFL: 11.25' LT.	FL: 1931.05	N: 281250.97 E: 2078769.41
31	13+56.67	INSTALL 10" X 11.25' BEND, M.J., 2-10" RETAINER GLANDS, M.J., & CONC. THRUST BLOCK - DEFL: 11.25' LT.	FL: 1931.15	N: 281239.75 E: 2078797.46
32	13+76.67	INSTALL 10" X 11.25' BEND, M.J., 2-10" RETAINER GLANDS, M.J., & CONC. THRUST BLOCK - DEFL: 11.25' LT.	FL: 1931.21	N: 281236.09 E: 2078817.12
33	13+91.88	INSTALL 10" X 6" TEE, M.J.	6" FL: 1931.39 10" FL: 1931.22	N: 281236.28 E: 2078832.33
34	13+94.27	INSTALL 10" X 10" PIGGING TEE, M.J. & 10" PLUG, M.J.	FL: 1931.22	N: 281236.31 E: 2078834.72
35	13+96.67	INSTALL 10" X 10" TEE, M.J., 10" PLUG, M.J., CONC. TEE BLOCK, & CONC. PLUG BLOCK.	FL: 1931.22	N: 281236.34 E: 2078837.12
36	14+10.00	INSTALL 10" X 24" OFFSET, M.J. & 2-10" RETAINER GLANDS, M.J.	N FL: 1931.22 S FL: 1929.22	N: 281223.01 E: 2078837.24
37	14+40.00	INSTALL 10" X 24" OFFSET, M.J. & 2-10" RETAINER GLANDS, M.J.	N FL: 1929.22 S FL: 1931.22	N: 281193.01 E: 2078837.50
38	17+89.80	INSTALL 10" X 10" PIGGING TEE, M.J., 10" PLUG, M.J., & 1-10" RETAINER GLAND, M.J.	FL: 1929.02	N: 280843.22 E: 2078840.52
39	17+92.20	INSTALL 10" X 10" TEE, M.J., 2-10" GATE VALVES, M.J., 2-10" SOLID SLEEVES, M.J. (L=12"), 4-10" FOSTER ADAPTORS, 2-10" RETAINER GLANDS, M.J., & CONC. TEE BLOCK.	FL: 1929.00 (FIELD VERIFY)	N: 280840.83 E: 2078840.54

PRELIMINARY PLAN
NOT FOR CONSTRUCTION



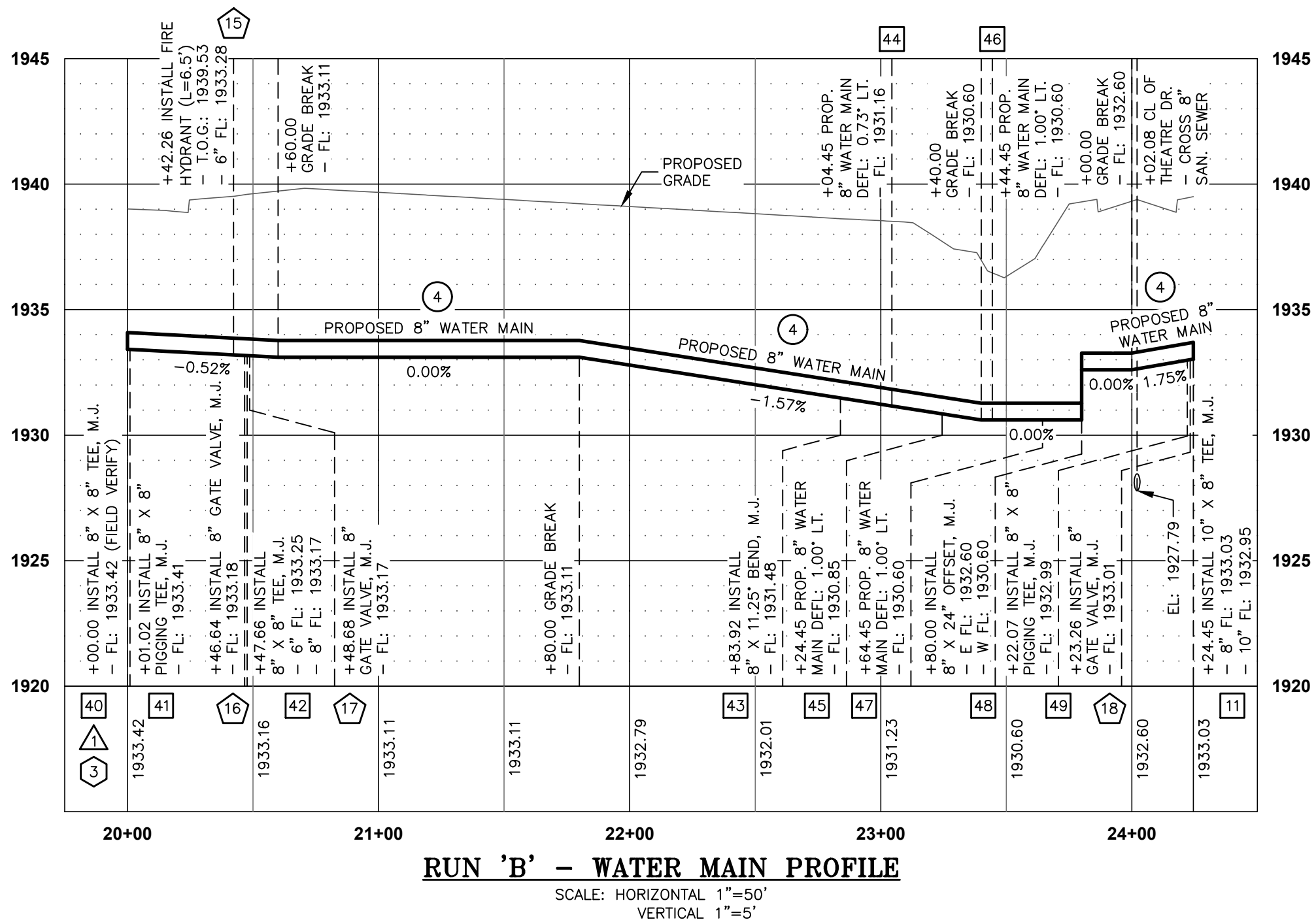
TEMPORARY HYDRANT		
NO.	STATION	DESCRIPTION
3	20+00.00	INSTALL TEMPORARY HYDRANT & REMOVE AFTER TESTING & DISINFECTING NEW MAIN.

INSTALL PVC WATER MAIN			
NO.	STATION	LENGTH	SIZE
4	20+00.00 TO 24+24.45	424.45'	8"

REMOVE & SALVAGE 8" X 90° BEND, M.J.				
NO.	STATION	DESCRIPTION	F.L.	COORDINATES
1	20+00.00	REMOVE & SALVAGE 8" X 90° BEND, M.J.	1933.42 (FIELD VERIFY)	N: 281614.13 E: 2077765.42

WATER VALVE AND/OR HYDRANT					
NO.	STATION	DESCRIPTION	T.O.C. EL.	F.L.	COORDINATES
15	20+42.26	INSTALL FIRE HYDRANT (L=6.5'), 6" GATE VALVE, M.J., 6" X 3/8" SW. X SW. ADAPTER, 6" X 90° SW. HYDRANT ELL. & TRACER WIRE RISER.	T.O.G.: 1939.53	6" FL: 1933.28	N: 281577.07 E: 2077785.75
16	20+46.64	INSTALL 8" GATE VALVE, M.J., 8" FOSTER ADAPTOR, & 1-8" RETAINER GLAND, M.J.	-	FL: 1933.18	N: 281573.80 E: 2077788.86
17	20+48.68	INSTALL 8" GATE VALVE, M.J., 8" FOSTER ADAPTOR, & 1-8" RETAINER GLAND, M.J.	-	FL: 1933.17	N: 281573.43 E: 2077790.25
18	24+23.26	INSTALL 8" GATE VALVE, M.J. & 2-8" FOSTER ADAPTOR	-	FL: 1933.01	N: 281742.07 E: 2078123.48

DUCTILE IRON WATER MAIN FITTINGS, M.J.				
ID	STATION	DESCRIPTION	F.L.	COORDINATES
11	4+69.99 24+24.45	INSTALL 10" X 8" TEE, M.J. & CONC. TEE BLOCK.	8" FL: 1933.03 10" FL: 1932.95	N: 281742.53 E: 2078124.58
40	20+00.00	INSTALL 8" X 8" TEE, M.J., 8" GATE VALVES, M.J., 2-8" SOLID SLEEVES, M.J. (L=12'), 4-8" FOSTER ADAPTOR, 2-8" RETAINER GLANDS, M.J., & CONC. TEE BLOCK.	FL: 1933.42 (FIELD VERIFY)	N: 281614.13 E: 2077765.42
41	20+01.02	INSTALL 8" X 8" PIGGING TEE, M.J., 8" PLUG, M.J., & 1-8" RETAINER GLAND, M.J.	FL: 1933.41	N: 281613.25 E: 2077765.93
42	20+47.66	INSTALL 8" X 8" TEE, M.J., 8" X 6" REDUCER, M.J., 8" FOSTER ADAPTOR, & CONC. TEE BLOCK.	6" FL: 1933.25 8" FL: 1933.17	N: 281572.92 E: 2077788.37
43	22+83.92	INSTALL 8" X 11.25" BEND, M.J., 2-8" RETAINER GLANDS, M.J., & CONC. THRUST BLOCK - DEFL: 11.25' RT.	FL: 1931.48	N: 281691.63 E: 2077993.64
44	23+04.45	PROPOSED 8" WATER MAIN DEFLECTS: 0.73' LT.	FL: 1931.16	N: 281698.28 E: 2078013.06
45	23+24.45	PROPOSED 8" WATER MAIN DEFLECTS: 1.00' LT.	FL: 1930.85	N: 281705.01 E: 2078031.89
46	23+44.45	PROPOSED 8" WATER MAIN DEFLECTS: 1.00' LT.	FL: 1930.60	N: 281712.06 E: 2078050.61
47	23+64.45	PROPOSED 8" WATER MAIN DEFLECTS: 1.00' LT.	FL: 1930.60	N: 281719.43 E: 2078069.20
48	23+80.00	INSTALL 8" X 24" OFFSET, M.J. & 2-8" RETAINER GLANDS, M.J.	E FL: 1932.60 W FL: 1930.60	N: 281725.42 E: 2078083.55
49	24+22.07	INSTALL 8" X 8" PIGGING TEE, M.J., 8" PLUG, M.J., & 1-8" RETAINER GLAND, M.J.	FL: 1932.99	N: 281741.61 E: 2078122.39



PRELIMINARY PLAN
NOT FOR CONSTRUCTION

After recording please return to:
Thomas C. Huston
Cline Williams Wright Johnson
& Oldfather, LLP
233 South 13th Street, Suite 1900
Lincoln, NE 68508

RECIPROCAL ACCESS AND CROSS PARKING EASEMENT AGREEMENT

This Reciprocal Access and Cross-Parking Easement Agreement (“Agreement”) is made this ____ day of _____, 2021, by Theatre District, LLC, a Nebraska limited liability company (“Theater District”).

RECITALS

- A. Theater District is the owner and developer of that certain real property comprised of a former retail mall being repurposed for a mixed-use development on real estate legally described as:

Lots One (1), Four (4), Five (5), Six (6), Seven (7), and Eight (8), Block One (1), and Lots One (1) through Four (4), Block Two (2), inclusively, and Outlot “A”, Theatre Subdivision, Hastings, Adams County, Nebraska (the “Theatre District Property”).
- B. Theatre District intends to develop the Theatre District Property into a mixed-use community with residential uses located on Lots Two and Three, Block One, and retail, office, and other neighborhood support services located on the remaining lots within the Theatre District Subdivision.
- C. Theatre District intends to provide for private easements benefitting and burdening some of the lots of the Theatre District Subdivision
- D. Theatre District desires to impose a common access easement on the Theatre District Property in the driveways and drive-aisles reflected on the Site Plan attached as Exhibit “A” and incorporated by this reference.
- E. Theatre District further desires to grant a reciprocal cross parking easement over and across the commercial use lots of the Theatre District Property, as provided herein.

NOW THEREFORE, in consideration of the mutual promises described herein and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, _____ and Theater District agree as follows:

1. Grant of Parking Easements.

a. Subject to the construction of the Retail Parking Lot, Theater District, as owner of the Theater District Property, for itself, its successors and assigns, hereby declares, creates, grants and establishes a perpetual easement for _____, its tenants, employees, invitees, agents, successors or assigns for access to and use of the Retail Parking Lot to park vehicles and all reasonably related activities, including but not limited to ingress and egress to the Retail Parking Lot, the Theater District Property and the _____ Property. The parties agree and acknowledge that this easement is non-exclusive and that the Retail Parking Lot may be used by Theater District its tenants, employees, invitees, agents, successors or assigns, provided that no use of the Retail Parking Lot by any other party shall unreasonably interfere with _____'s use of the Retail Parking Lot.

b. Subject to the construction of the Sports Parking Lot, _____, as owner of the _____ Property, for itself, its successors and assigns, hereby declares, creates, grants and establishes a perpetual easement for Theater District, its tenants, employees, invitees, agents, successors or assigns for access to and use of the Sports Parking Lot to park vehicles and all reasonably related activities, including but not limited to ingress and egress to the Sports Parking Lot, the Theater District Property and the _____ Property. The parties agree and acknowledge that this easement is non-exclusive and that the Sports Parking Lot may be used by _____ its tenants, employees, invitees, agents, successors or assigns, provided that no use of the Sports Parking Lot by any other party shall unreasonably interfere with Theater District's use of the Sports Parking Lot.

2. Maintenance.

a. Theater District shall, at its sole expense, maintain (including removal of snow and ice), replace and repair the Retail Parking Lot, which shall be kept and maintained in good condition and repair.

b. _____ shall, at its sole expense, maintain (including removal of snow and ice), replace and repair the Sports Parking Lot, which shall be kept and maintained in good condition and repair.

c. Notwithstanding anything to the contrary in paragraphs 2.a. or 2.b., above, Theater District shall be required to pay for any repair or maintenance that is reasonably necessary due to the actions and/or use of the Sports Parking Lot by Theater District, its tenants, employees, invitees, agents, successors or assigns, or any other person that is authorized to use the Sports Parking Lot, normal wear and tear excepted. Similarly, _____ shall be required to pay for any repair or maintenance that is reasonably necessary due to the actions and/or use of the Retail Parking Lot by

_____, its tenants, employees, invitees, agents, successors or assigns, or any other person that is authorized to use the Retail Parking Lot, normal wear and tear excepted.

3. **Release of Injury Claims.** Each party waives and releases any and all claims against the other in respect to injuries or damage to persons or property sustained by the other party or any other person, arising from any existing or future condition or from any accident or other occurrence on or about the Retail Parking Lot and/or the Sports Parking Lot or arising from any act or omission of the released party or any other party unless such injuries or damage shall be caused by the affirmative acts of negligence or recklessness of the released party.

4. **Binding Effect.** This Agreement and the grant of the easements shall run with the land and be binding upon the all present and future owners, and their respective successors and assigns.

5. **Other Agreements.** This Agreement shall constitute the entire reciprocal cross easement and agreement between the owners of the Theater District Property and the _____ Property with respect to the subject matter hereof and supersedes all prior easements of record, if any, relating to the property referenced herein.

6. **Termination.** This agreement and the easements shall be perpetual. This Agreement and the easements may only be terminated upon written consent of Theater District and _____.

7. **Amendments.** Except as provided in paragraphs 5 and 6, above, this Agreement shall not be amended or modified in any manner without written consent of Theater District and _____. Any purported amendment or modification without such written consent shall be null and void and of no force and effect.

8. **Further Assurances.** Each undersigned party will, whenever it shall be reasonably requested to do so by the other, promptly execute, acknowledge, and deliver, or cause to be executed, acknowledged, or delivered, any and all such further conveyances, confirmations, instruments, or further assurances and consents as may be necessary or proper, in order to effectuate the covenants and agreements herein provided. Each of the undersigned parties shall cooperate in good faith with the other and shall do any and all other acts and execute, acknowledge and deliver any and all documents so requested in order to satisfy the conditions set forth herein and carry out the intent and purposes of this Agreement.

(Signature and Notary Page follows)

This Parking Lot Easement is dated this ____ day of _____, 2021.

“ _____ ”

a Nebraska _____

“THEATER DISTRICT”

Theater District, LLC,
a Nebraska limited liability company

By: _____

Name: _____

Title: _____

By: _____

Name: _____

Title: _____

STATE OF _____)

_____) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2021, by _____, _____ of _____, a Nebraska _____, on behalf of the _____.

Notary Public

STATE OF NEBRASKA)

_____) ss.
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this ____ day of _____, 2021, by _____, _____ of Theater District, LLC, a Nebraska limited liability company, on behalf of the company.

Notary Public

GENERAL NOTES

1. THE CONTRACTOR WILL BE RESPONSIBLE FOR NOTIFYING THE CITY STREET DEPARTMENT OFFICE AT 402-461-2341 AND THE COMMUNICATIONS CENTER AT 402-461-2364 FOR ALL TEMPORARY STREET CLOSINGS.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE TRAFFIC CONTROL AND CLOSURE OF ANY LANES OF TRAFFIC AND IS SUBSIDIARY TO THE BID.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF HASTINGS STANDARD SPECIFICATIONS AND STANDARD PLANS FOR MUNICIPAL CONSTRUCTION, AND ITS MOST CURRENT REVISIONS. ALL STANDARD SPECIFICATIONS AND ADDENDUMS SHALL APPLY.
4. ALL PROJECT PRODUCTS, MATERIAL BONDS AND RESERVES SHALL CONFORM TO THE CITY OF HASTINGS STANDARD SPECIFICATIONS, AND ANY ADDITIONS THERE TO ON FILE WITH THE CITY ENGINEER. THE CONTRACTOR SHALL PAY ALL PERMIT FEES AND OTHER ASSOCIATED FEES REQUIRED TO SUCCESSFULLY COMPLETE THE PROJECT. ANY COSTS BE CONSIDERED AS INCIDENTAL TO THE PROJECT.
5. CONSTRUCTION STAKING WILL BE PROVIDED BY REGA ENGINEERING GROUP.
6. THE LOCATIONS OF ALL AERIAL AND UNDERGROUND UTILITY FACILITIES ARE APPROXIMATE OR MAY NOT BE INDICATED IN THESE PLANS. UNDERGROUND FACILITIES, WHETHER INDICATED OR NOT, WILL BE LOCATED AND FLAGGED BY THE UTILITIES AT THE REQUEST OF THE CONTRACTOR. NO EXCAVATION WILL BE PERMITTED IN THE AREA UNTIL ALL SUCH UNDERGROUND UTILITY FACILITIES HAVE BEEN LOCATED AND IDENTIFIED TO THE SATISFACTION OF ALL PARTIES, AND THEN ONLY WITH EXTREME CARE TO AVOID ANY POSSIBILITY OF DAMAGE TO THE UTILITY FACILITY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES, PAVEMENT, AND OTHER IMPROVEMENTS NOT DESIGNATED FOR REMOVAL OR ABANDONMENT. ANY DAMAGE TO EXISTING UTILITIES AND/OR PAVED STREETS NOT DESIGNATED FOR REMOVAL OR ABANDONMENT CAUSED BY CONSTRUCTION OPERATIONS SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE. IN ALL CASES, WITH NO EXCEPTION THE CONTRACTOR, BEFORE BEGINNING CONSTRUCTION OF ANY NEW UNDERGROUND FACILITIES, SHALL LOCATE, UNCOVER AND DETERMINE THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND FACILITIES WHICH MAY POTENTIALLY CONFLICT WITH HIS WORK, OR ARE TO BE INCORPORATED INTO THE NEW WORK. BEFORE PROCEEDING, THE CONTRACTOR SHALL CONFIRM THAT A CONFLICT DOES NOT EXIST AND THE UNDERGROUND WORK MAY BE PERFORMED AS SHOWN ON THE PLANS. IF THE CONTRACTOR DETERMINES THAT A PROBLEM DOES EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER WHO WILL MAKE THE FINAL DETERMINATION FOR RESOLVING THE CONFLICT. THE CONTRACTOR WILL RECEIVE NO ADDITIONAL COMPENSATION FOR ANY DELAYS OR WORK RESULTING FROM A CONFLICT WHICH HAS NOT THOROUGHLY BEEN INVESTIGATED PRIOR TO PROCEEDING WITH THE WORK. THE CONTRACTOR MAY REQUEST ADDITIONAL COMPENSATION FOR ANY ADDITIONAL WORK PERFORMED TO DIRECTLY RESOLVE THE CONFLICT AS DIRECTED IN WRITING BY THE ENGINEER. THE TIME LIMIT TO COMPLETE THE WORK IS AS STATED IN THE SPECIFICATIONS.
7. THE CONTRACTOR SHALL CALL DIGGERS HOT LINE OF NEBRASKA FOR THE EXISTING UTILITY LOCATION STAKES (1-800-331-5666) 48 HOURS PRIOR TO DIGGING.
8. THE CONTRACTOR SHALL ADJUST TO GRADE ALL WATER AND GAS VALVE BOXES AND MANHOLES THAT FALL WITHIN THE LIMITS OF THIS CONTRACT (NO PAY ITEM). THE CONTRACTOR SHALL KEEP ALL SAID WATER, GAS, AND EXISTING SEWERS AND THEIR APPURTENANCES FREE OF DEBRIS AND OPERABLE AT ALL TIMES DURING CONSTRUCTION.
9. ALL GPS READINGS TAKEN WERE USING THE STATE PLANE COORDINATE SYSTEM. - NAD 83 (H); NAVD 88 (V).
10. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES, WARNING SIGNS, LIGHTS AND FLAGMAN AS NECESSARY. (NO PAY ITEM)
11. ANY TYPE OF POTHOLES OR EXCAVATING OF EXISTING UTILITIES NEEDED TO COMPLETE THIS PROJECT IS SUBSIDIARY TO THE BID.
12. PROTECT, BY WHATEVER MEANS REQUIRED, ALL TRAFFIC SIGNALS, MAILBOXES, FENCES, SIGNS, STRUCTURES, DRIVEWAYS, SIDEWALKS, STREETS, POLES, BUSHES, TREES, IRRIGATION SYSTEMS, ETC. WHICH ARE NOT DESIGNATED FOR REMOVAL OR ARE OUTSIDE THE LIMITS OF CONSTRUCTION. ANY DAMAGE OR DESTRUCTION CAUSED BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT A MINIMUM TO THE ORIGINAL CONDITION, AS DIRECTED BY THE ENGINEER, AND AT THE COST OF THE CONTRACTOR.
13. PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AND PROJECT AREAS. NO PONDING OF WATER SHALL BE ALLOWED EXCEPT AS DESIGNATED ON THE SITE GRADING AND EROSION CONTROL PLAN MAINTAIN ALL EXISTING DRAINAGE PATTERNS ANY COSTS SHALL BE CONSIDERED INCIDENTAL TO OTHER PAY ITEMS. (NO ADDITIONAL PAYMENT WILL BE MADE).
14. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY EROSION CONTROL DEVICES, AS SHOWN ON THE PLANS IN CONFORMANCE WITH THE SWPPP PERMIT OR AS MANDATED BY THE ENGINEER. ADDITIONAL EROSION CONTROL MEASURES AS NEEDED SHALL BE WORKED OUT BETWEEN THE ENGINEER AND OWNER AT THE COST OF THE OWNER. UPON COMPLETION, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES UNLESS DIRECTED OTHERWISE BY THE ENGINEER. AFTER SUFFICIENT GROUND COVER HAS BEEN ESTABLISHED AS DETERMINED BY THE ENGINEER, THE CONTRACTOR SHALL REMOVE THE TEMPORARY EROSION CONTROL DEVICES INCLUDING SILT FENCING AND SEDIMENT CONTROL BASINS, AND ESTABLISH GROUND COVER IN DISTURBED AREAS.
15. A DIAMOND EDGE SAW BLADE SHALL BE USED FOR CUTTING ALL REQUIRED CONTRACTION AND LONGITUDINAL PAVEMENT JOINTS AND CONCRETE REMOVAL. ALL REMOVAL SHALL BE FULL DEPTH SAW CUT.
16. DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPES OR FITTINGS AND ARE FROM PROPERTY LINES, CENTERLINES OF DRIVEWAYS, BACK OF CURBS, EDGES OF SIDEWALKS OR FACES OF WALLS.
17. CONTRACTOR TO VERIFY ALL LOCATIONS OF UTILITIES BEFORE BORING AND TRENCHING.
18. CONTRACTOR TO FIELD VERIFY ALL UTILITIES. IF CONFLICT OCCURS BETWEEN EXISTING AND PROPOSED CONTACT ENGINEER BEFORE BUILDING.
19. CONTRACTOR SHALL LEAVE THE SITE CLEAN AND SMOOTH GRADED.
20. THE PAVING CONTRACTOR SHALL REMOVE FROM THE SITE AND PROPERLY DISPOSE OF ALL RUBBLE AND WASTE PRODUCED BY CONSTRUCTION.
21. CONTRACTOR SHALL RE-SEED ALL DISTURBED GRASS AREAS TO MATCH EXISTING GRASS.
22. EXCAVATION IS SUBSIDIARY TO PAVING.
23. CONTRACTOR SHALL PROVIDE A WIDER CURB OPENING FOR THE 8.0' BIKE TRAILS.
24. ALL CURB RAMPS SHALL BE CONSTRUCTED ACCORDING TO THE CURRENT ADA REGULATIONS.

BENCHMARKS:

1. SAN. SEWER MH LOCATED AT THE INTERSECTION OF W. 9TH ST. & MARIAN RD.
EL: 1937.97 - NAVD 88
2. SAN. SEWER MH LOCATED AT THE INTERSECTION OF W. 12TH ST. & MARIAN RD.
EL: 1937.62 - NAVD 88
3. SEWER MH LOCATED AT THE INTERSECTION OF PARKLANE DR. & VALLEY CHASE AVE.
EL: 1937.62 - NAVD 88

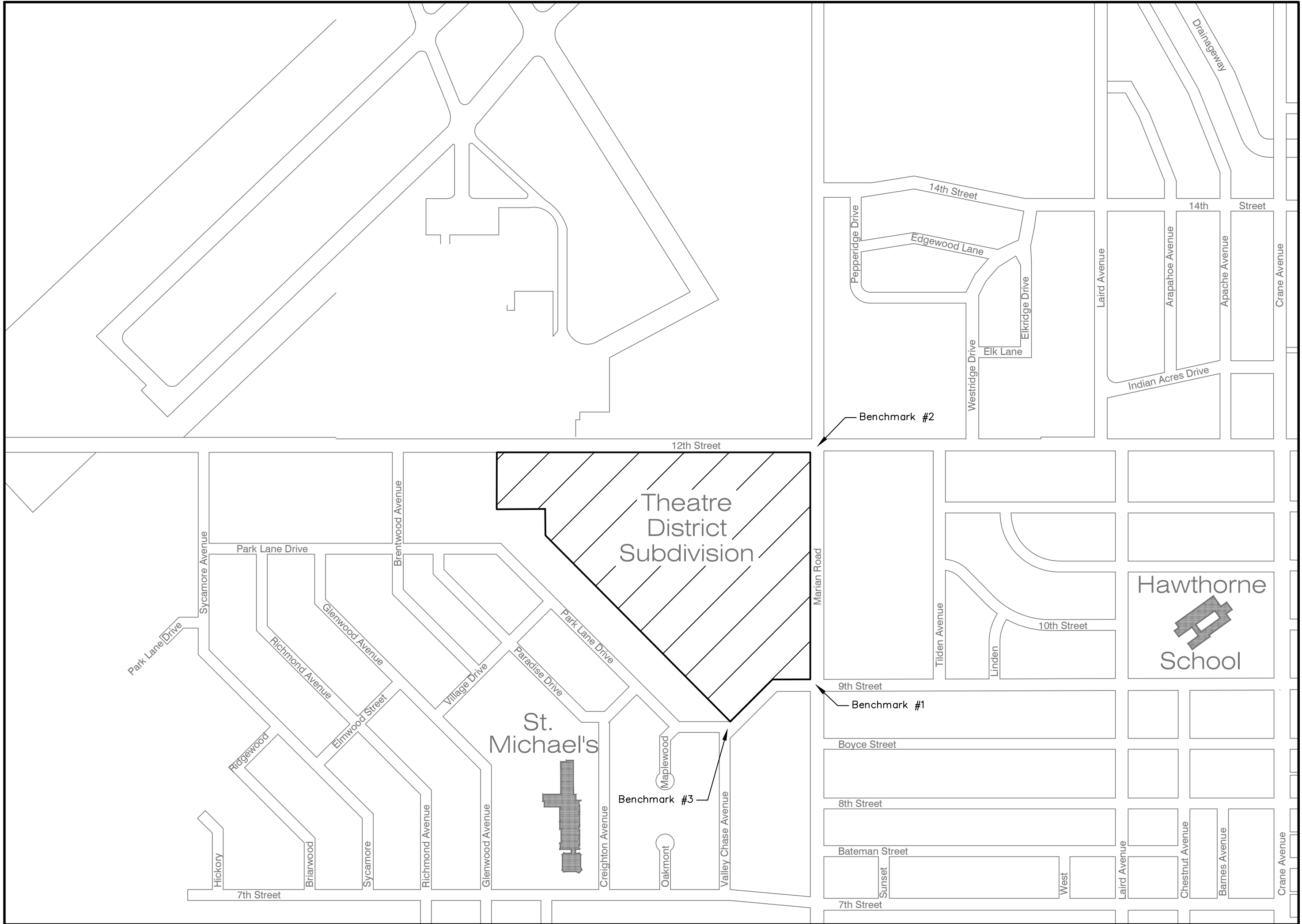
Hastings Utilities

2021

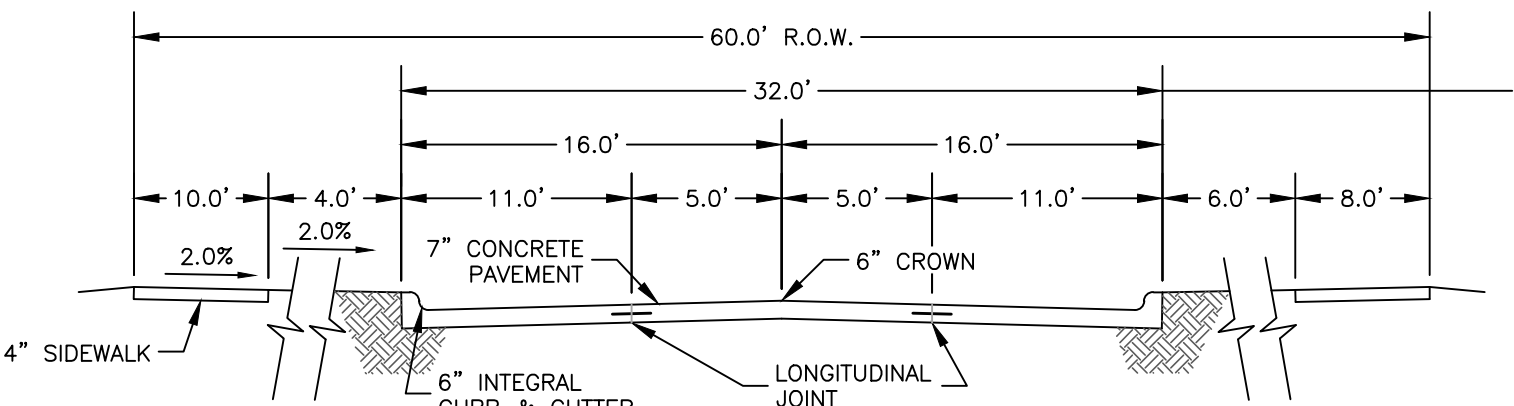
Pavement Area

PA-XXX

Theatre District Subdivision
W. 12th St. - N. Marian Rd.
PR-XXX



VICINITY MAP
NO SCALE



TYPICAL STREET CROSS SECTION
NO SCALE

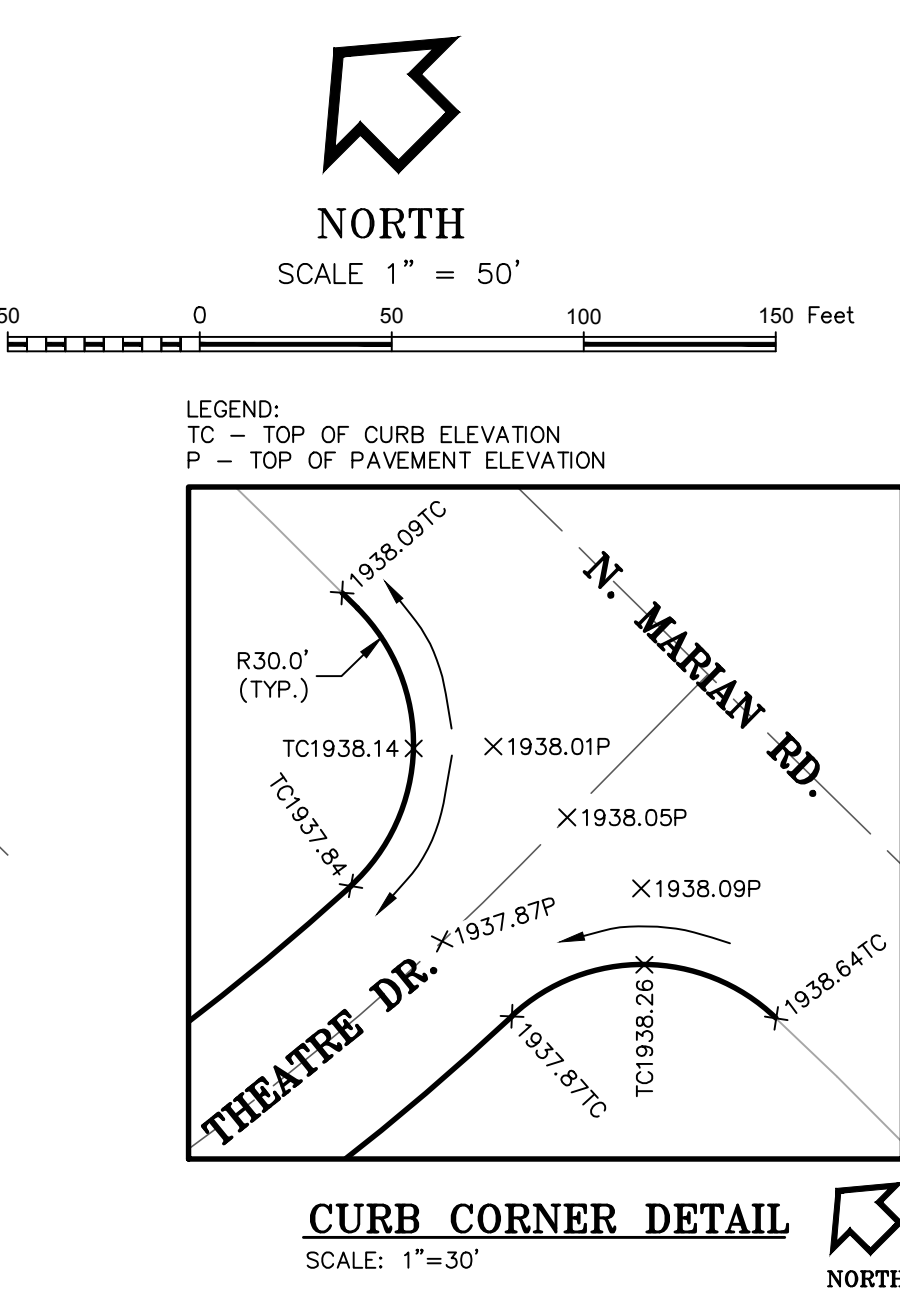
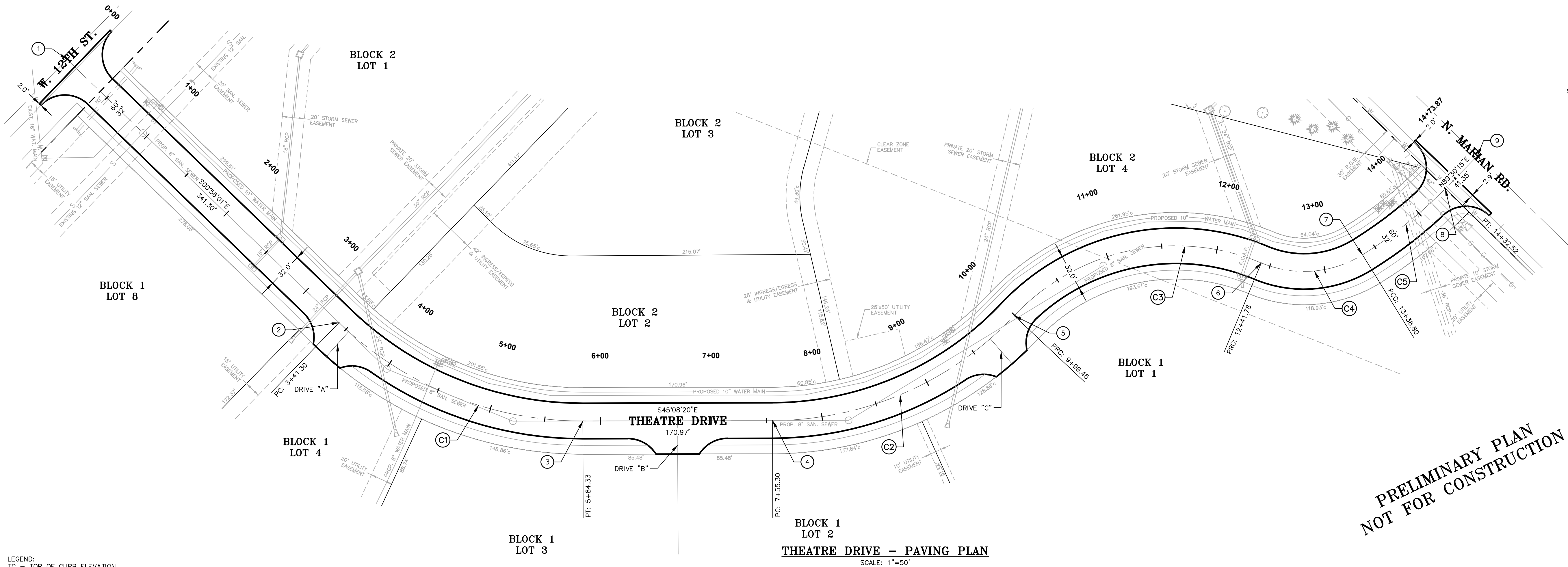
SCHEDULE OF APPROXIMATE QUANTITIES		
DESCRIPTION	UNIT	QUANTITY
7" P.C.C. PAVEMENT W/ INTEGRAL CURB	SY	5,456
PAVEMENT REMOVAL	CY	14
TYPE "A" SAWING	LF	100
TYPE "B" SAWING	LF	100
ADJUST WATER VALVE BOX TO GRADE	EA	19
ADJUST MANHOLE TO GRADE	EA	5
ADJUST CURB INLET TO GRADE	EA	4
REMOVE CURB INLET PROTECTION	EA	4

LEGEND

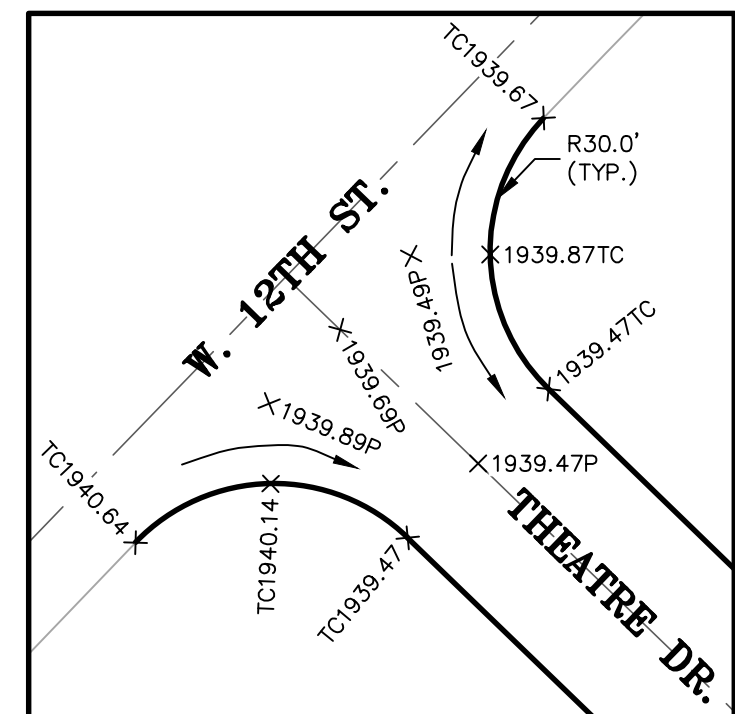
- BOUNDARY LINE
- - - STREET CENTERLINE
- - - EASEMENT LINE
- == EXISTING UNDERGROUND STORM SEWER PIPE (AS NOTED)
- == EXISTING UNDERGROUND UTILITY PIPE (AS NOTED)
- == LOT LINE
- PROPOSED UTILITY LINE (AS NOTED)
- ⊗ EXISTING SANITARY SEWER MH
- ⊗ PROPOSED WATER VALVE
- ⊗ PROPOSED CURB INLET
- ➔ PROPOSED SANITARY SEWER FLOW DIRECTION
- ⊗ PROPOSED SANITARY SEWER MH
- ⊗ PROPOSED WATER HYDRANT
- ⊗ PROPOSED UTILITY PLUG (AS NOTED)



No. PR-xxx
(Paid by Developer)

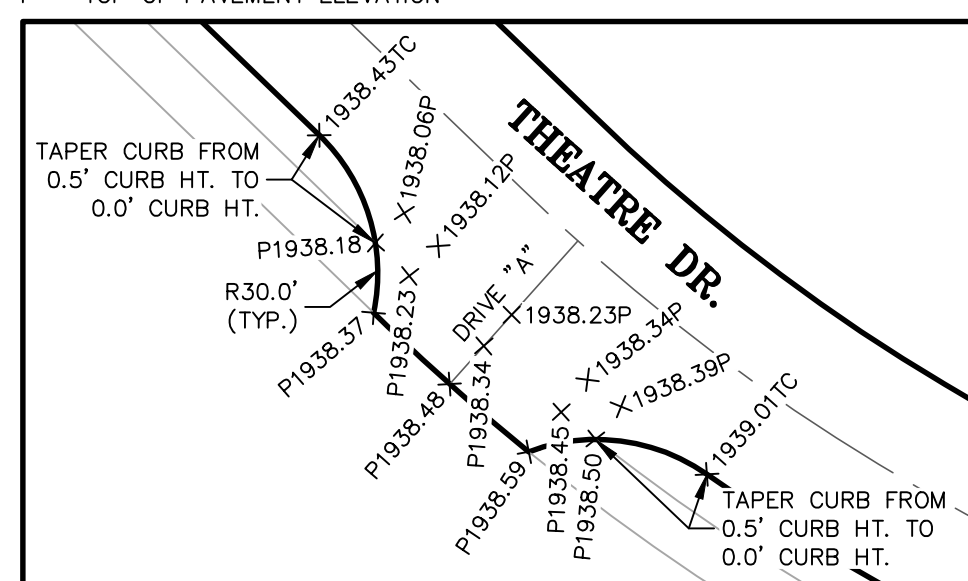


LEGEND:
TC - TOP OF CURB ELEVATION
P - TOP OF PAVEMENT ELEVATION



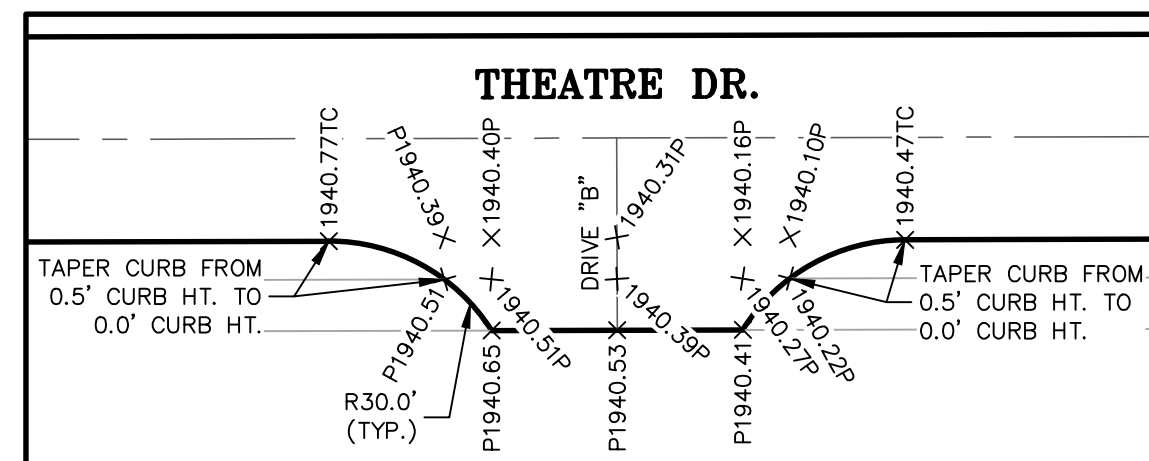
CURB CORNER DETAIL
SCALE: 1"=30'

LEGEND:
TC - TOP OF CURB ELEVATION
P - TOP OF PAVEMENT ELEVATION



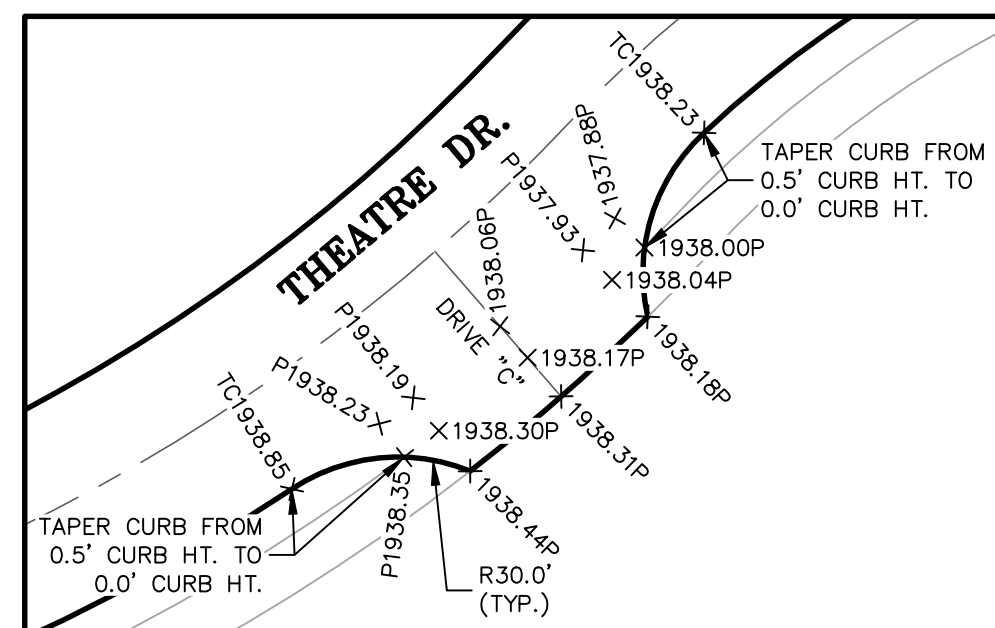
CURB CORNER DETAIL
SCALE: 1"=30'

LEGEND:
TC - TOP OF CURB ELEVATION
P - TOP OF PAVEMENT ELEVATION



CURB CORNER DETAIL
SCALE: 1"=30'

LEGEND:
TC - TOP OF CURB ELEVATION
P - TOP OF PAVEMENT ELEVATION



CURB CORNER DETAIL
SCALE: 1"=30'

PAVEMENT REMOVAL

STATION	SIDE	CY
0+09.87 - 0+11.87	LT. & RT.	7
14+42.52 - 14+45.45	LT. & RT.	7

SAWING

STATION	SIDE	TYPE	LF
0+09.87 - 0+11.87	LT. & RT.	"A"	100'
14+42.52 - 14+45.45	LT. & RT.	"B"	100'

7" P.C.C. PAVEMENT W/INTEGRAL CURB

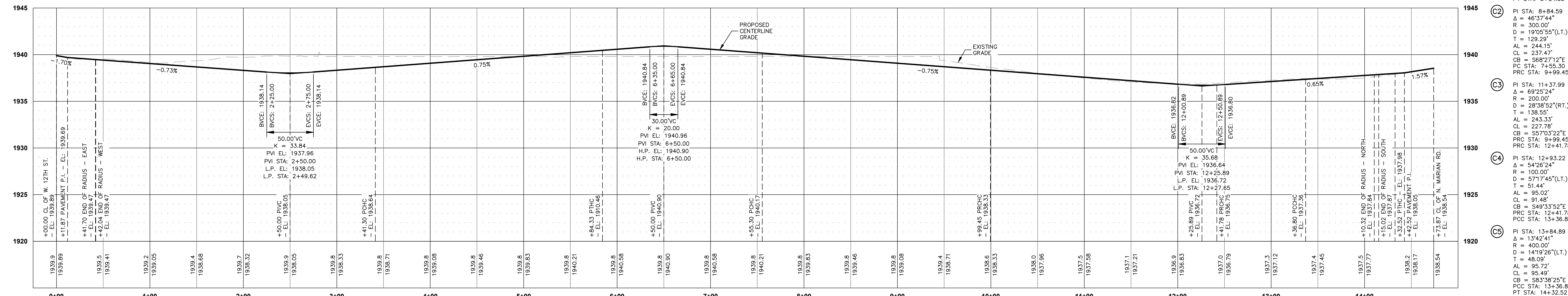
STATION	SIDE	SY
0+09.87 TO 14+45.45	LT. & RT.	5,456

HORIZONTAL CONTROL:

- P.O.B. STA: 0+00.00
INTERSECTION OF W. 12TH ST. & THEATRE DR.
N: 282172.55, E: 2078081.27
- PCHC STA: 3+41.30
N: 281831.29, E: 2078086.83
- PHC STA: 5+84.33
N: 281613.15, E: 2078179.59
- PCHC STA: 7+55.30
N: 281492.55, E: 2078300.77
- PRCHC STA: 9+99.45
N: 281405.34, E: 2078521.65
- PRCHC STA: 12+41.78
N: 281281.47, E: 2078712.80
- PRCHC STA: 13+36.80
N: 281222.13, E: 2078782.43
- PT STA: 14+32.52
N: 281211.56, E: 2078877.34
- P.O.E. STA: 14+73.87
INTERSECTION OF THEATRE DR. & N. MARIAN RD.
N: 281211.91, E: 2078918.68

CURVE DATA

- (C1) PI STA: 4+69.23
Δ = 44°12'19"
R = 315.00'
D = 18°11'21"(LT.)
T = 127.92'
AL = 243.03'
CL = 237.05'
CB = S23°02'10"E
PC STA: 3+41.30
PT STA: 5+84.33
- (C2) PI STA: 8+84.59
Δ = 46°37'44"
R = 300.00'
D = 19°05'55"(LT.)
T = 129.29'
AL = 244.15'
CL = 237.47'
CB = S68°27'12"E
PC STA: 7+55.30
PT STA: 9+99.45
- (C3) PI STA: 11+37.99
Δ = 69°25'24"
R = 200.00'
D = 28°38'52"(RT.)
T = 138.55'
AL = 243.33'
CL = 227.78'
CB = S57°03'22"E
PC STA: 9+99.45
PT STA: 12+41.78
- (C4) PI STA: 12+93.22
Δ = 54°26'24"
R = 300.00'
D = 18°11'21"(LT.)
T = 127.92'
AL = 243.03'
CL = 237.05'
CB = S23°02'10"E
PC STA: 3+41.30
PT STA: 5+84.33
- (C5) PI STA: 13+84.89
Δ = 13°42'41"
R = 400.00'
D = 14°19'26"(LT.)
T = 45.09'
AL = 95.72'
CL = 95.49'
CB = S83°38'25"E
PC STA: 13+36.80
PT STA: 14+32.52



THEATRE DRIVE - PAVING PROFILE

SCALE: HORIZONTAL 1"=50'
VERTICAL 1"=5'

GENERAL NOTES

- THE CONTRACTOR WILL BE RESPONSIBLE FOR NOTIFYING THE CITY STREET DEPARTMENT OFFICE AT 402-461-2341 AND THE COMMUNICATIONS CENTER AT 402-461-2364 FOR ALL TEMPORARY STREET CLOSINGS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE TRAFFIC CONTROL AND CLOSURE OF ANY LANES OF TRAFFIC AND IS SUBSIDIARY TO THE BID.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF HASTINGS STANDARD SPECIFICATIONS AND STANDARD PLANS FOR MUNICIPAL CONSTRUCTION, AND ITS MOST CURRENT REVISIONS. ALL STANDARD SPECIFICATIONS AND ADDENDUMS SHALL APPLY.
- ALL PROJECT PRODUCTS, MATERIAL BONDS AND RESERVES SHALL CONFORM TO THE CITY OF HASTINGS STANDARD SPECIFICATIONS, AND ANY ADDITIONS THERE TO ON FILE WITH THE CITY ENGINEER. THE CONTRACTOR SHALL PAY ALL PERMIT FEES AND OTHER ASSOCIATED FEES REQUIRED TO SUCCESSFULLY COMPLETE THE PROJECT. ANY COSTS BE CONSIDERED AS INCIDENTAL TO THE PROJECT.
- CONSTRUCTION STAKING WILL BE PROVIDED BY REGA ENGINEERING GROUP.
- THE LOCATIONS OF ALL AERIAL AND UNDERGROUND UTILITY FACILITIES ARE APPROXIMATE OR MAY NOT BE INDICATED IN THESE PLANS. UNDERGROUND FACILITIES, WHETHER INDICATED OR NOT, WILL BE LOCATED AND FLAGGED BY THE UTILITIES AT THE REQUEST OF THE CONTRACTOR. NO EXCAVATION WILL BE PERMITTED IN THE AREA UNTIL ALL SUCH UNDERGROUND UTILITY FACILITIES HAVE BEEN LOCATED AND IDENTIFIED TO THE SATISFACTION OF ALL PARTIES, AND THEN ONLY WITH EXTREME CARE TO AVOID ANY POSSIBILITY OF DAMAGE TO THE UTILITY FACILITY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES, PAVEMENT, AND OTHER IMPROVEMENTS NOT DESIGNATED FOR REMOVAL OR ABANDONMENT. ANY DAMAGE TO EXISTING UTILITIES AND/OR PAVED STREETS NOT DESIGNATED FOR REMOVAL OR ABANDONMENT CAUSED BY CONSTRUCTION OPERATIONS SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE. IN ALL CASES, WITH NO EXCEPTION THE CONTRACTOR, BEFORE BEGINNING CONSTRUCTION OF ANY NEW UNDERGROUND FACILITIES, SHALL LOCATE, UNCOVER AND DETERMINE THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND FACILITIES WHICH MAY POTENTIALLY CONFLICT WITH HIS WORK, OR ARE TO BE INCORPORATED INTO THE NEW WORK. BEFORE PROCEEDING, THE CONTRACTOR SHALL CONFIRM THAT A CONFLICT DOES NOT EXIST AND THE UNDERGROUND WORK MAY BE PERFORMED AS SHOWN ON THE PLANS. IF THE CONVMES DETERMINES THAT A PROBLEM DOES EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER WHO WILL MAKE THE FINAL DETERMINATION FOR RESOLVING THE CONFLICT. THE CONTRACTOR WILL RECEIVE NO ADDITIONAL COMPENSATION FOR ANY DELAYS OR WORK RESULTING FROM A CONFLICT WHICH HAS NOT THOROUGHLY BEEN INVESTIGATED PRIOR TO PROCEEDING WITH THE WORK. THE CONTRACTOR MAY REQUEST ADDITIONAL COMPENSATION FOR ANY ADDITIONAL WORK PERFORMED TO DIRECTLY RESOLVE THE CONFLICT AS DIRECTED IN WRITING BY THE ENGINEER. THE TIME LIMIT TO COMPLETE THE WORK IS AS STATED IN THE SPECIFICATIONS.
- THE CONTRACTOR SHALL CALL DIGGERS HOT LINE OF NEBRASKA FOR THE EXISTING UTILITY LOCATION STAKES (1-800-331-5666) 48 HOURS PRIOR TO DIGGING.
- THE CONTRACTOR SHALL ADJUST TO GRADE ALL WATER AND GAS VALVE BOXES AND MANHOLES THAT FALL WITHIN THE LIMITS OF THIS CONTRACT (NO PAY ITEM). THE CONTRACTOR SHALL KEEP ALL SAID WATER, GAS, AND EXISTING SEWERS AND THEIR APPURTENANCES FREE OF DEBRIS AND OPERABLE AT ALL TIMES DURING CONSTRUCTION.
- ALL GPS READINGS TAKEN WERE USING THE STATE PLANE COORDINATE SYSTEM. – NAD 83 (H); NAVD 88 (V).
- THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES, WARNING SIGNS, LIGHTS AND FLAGMAN AS NECESSARY. (NO PAY ITEM)
- ANY TYPE OF POTHOLING OR EXCAVATING OF EXISTING UTILITIES NEEDED TO COMPLETE THIS PROJECT IS SUBSIDIARY TO THE BID.
- PROTECT, BY WHATEVER MEANS REQUIRED, ALL TRAFFIC SIGNALS, MAILBOXES, FENCES, SIGNS, STRUCTURES, DRIVEWAYS, SIDEWALKS, STREETS, POLES, BUSHES, TREES, IRRIGATION SYSTEMS, ETC. WHICH ARE NOT DESIGNATED FOR REMOVAL OR ARE OUTSIDE THE LIMITS OF CONSTRUCTION. ANY DAMAGE OR DESTRUCTION CAUSED BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT A MINIMUM TO THE ORIGINAL CONDITION, AS DIRECTED BY THE ENGINEER, AND AT THE COST OF THE CONTRACTOR.
- PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AND PROJECT AREAS. NO PONDING OF WATER SHALL BE ALLOWED EXCEPT AS DESIGNATED ON THE SITE GRADING AND EROSION CONTROL PLAN MAINTAIN ALL EXISTING DRAINAGE PATTERNS ANY COSTS SHALL BE CONSIDERED INCIDENTAL TO OTHER PAY ITEMS. (NO ADDITIONAL PAYMENT WILL BE MADE).
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY EROSION CONTROL DEVICES, AS SHOWN ON THE PLANS IN CONFORMANCE WITH THE SWPPP PERMIT OR AS MANDATED BY THE ENGINEER. ADDITIONAL EROSION CONTROL MEASURES AS NEEDED SHALL BE WORKED OUT BETWEEN THE ENGINEER AND OWNER AT THE COST OF THE OWNER. UPON COMPLETION, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES UNLESS DIRECTED OTHERWISE BY THE ENGINEER. AFTER SUFFICIENT GROUND COVER HAS BEEN ESTABLISHED AS DETERMINED BY THE ENGINEER, THE CONTRACTOR SHALL REMOVE THE TEMPORARY EROSION CONTROL DEVICES INCLUDING SILT FENCING AND SEDIMENT CONTROL BASINS, AND ESTABLISH GROUND COVER IN DISTURBED AREAS.
- DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPES OR FITTINGS AND ARE FROM PROPERTY LINES, CENTERLINES OF DRIVEWAYS, BACK OF CURBS, EDGES OF SIDEWALKS OR FACES OF WALLS.
- CONTRACTOR TO VERIFY ALL LOCATIONS OF UTILITIES BEFORE BORING AND TRENCHING.
- CONTRACTOR TO FIELD VERIFY ALL UTILITIES. IF CONFLICT OCCURS BETWEEN EXISTING AND PROPOSED CONTACT ENGINEER BEFORE BUILDING.
- CONTRACTOR SHALL LEAVE THE SITE CLEAN AND SMOOTH GRADED.
- THE STORM SEWER CONTRACTOR SHALL REMOVE FROM THE SITE AND PROPERLY DISPOSE OF ALL RUBBLE AND WASTE PRODUCED BY CONSTRUCTION.
- CONTRACTOR SHALL RE-SEED ALL DISTURBED GRASS AREAS TO MATCH EXISTING GRASS.
- EXCAVATION IS SUBSIDIARY TO PAVING.
- UNLESS NOTED OTHERWISE, ALL 6" SANITARY SEWER SERVICE STUBS SHALL EXTEND TO THE PROPERTY LINE, AND SHALL BE LAID OUT AT A SLOPE OF 0.00600 FT./FT. THE STUB LENGTH SHALL BE A MINIMUM OF 3.0'
- SANITARY SEWERS SHALL BE LAID AT SUCH AN ELEVATION THAT THE TOP OF THE SANITARY SEWER IS AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN. AT WATER MAIN CROSSINGS, THE SANITARY SEWER PIPE SHALL BE LAID SO THAT THE SANITARY SEWER JOINTS ARE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN.
- SANITARY SEWERS SHALL BE SEPARATED BY AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED PARALLEL WATER MAINS.
- THE "TEN STATE STANDARDS" FOR SEWER AND WATER SEPARATION SHALL BE CONFORMED TO.

BENCHMARKS:

- SAN. SEWER MH LOCATED AT THE INTERSECTION OF W. 9TH ST. & MARIAN RD.
EL: 1937.97 – NAVD 88
- SAN. SEWER MH LOCATED AT THE INTERSECTION OF W. 12TH ST. & MARIAN RD.
EL: 1937.62 – NAVD 88
- SEWER MH LOCATED AT THE INTERSECTION OF PARKLANE DR. & VALLEY CHASE AVE.
EL: 1937.62 – NAVD 88

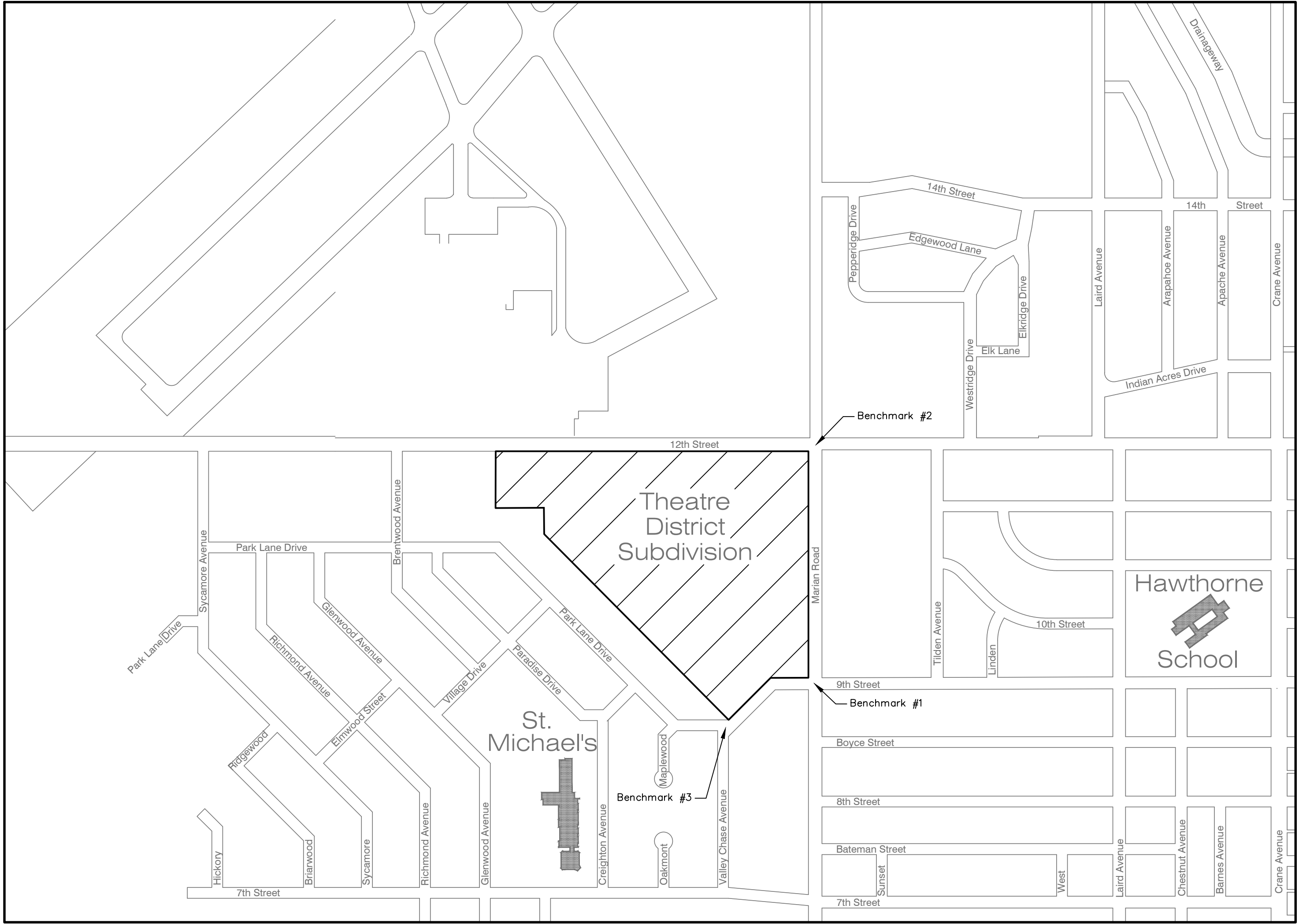
Hastings Utilities

2021

Sanitary Area

SW-XXX

Theatre District Subdivision
W. 12th St. - N. Marian Rd.
SR-XXX



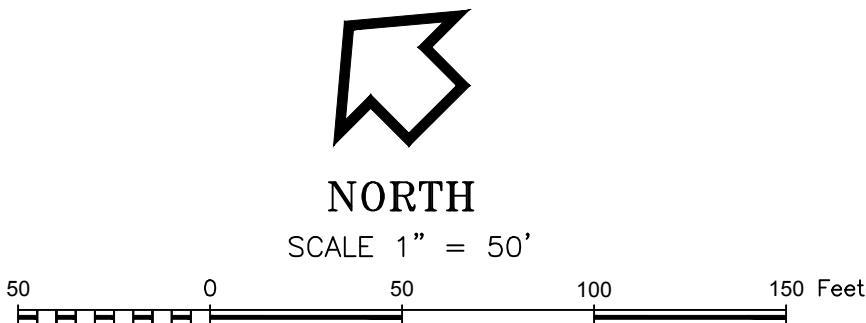
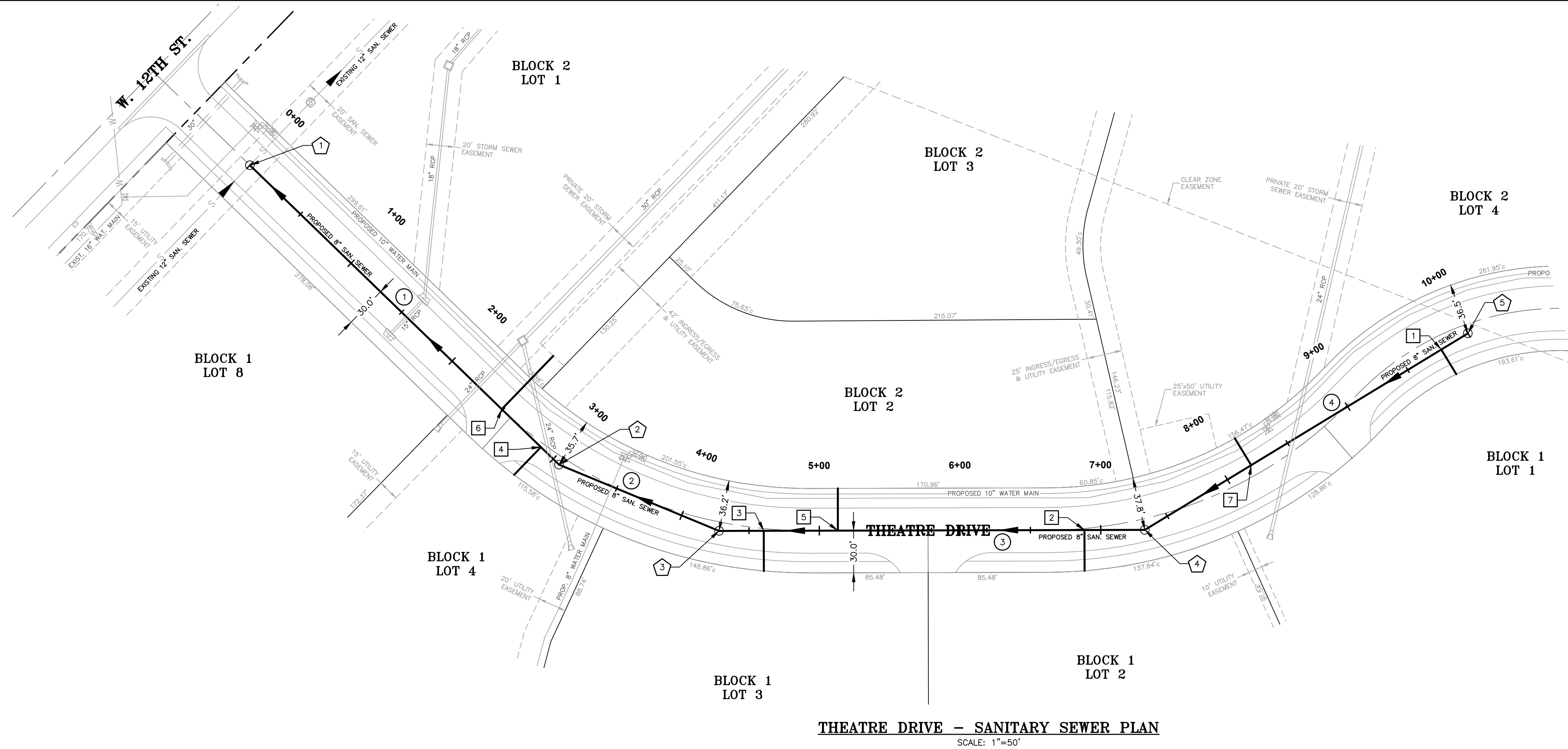
VICINITY MAP
NO SCALE

SCHEDULE OF APPROXIMATE QUANTITIES		
DESCRIPTION	UNIT	QUANTITY
8" SANITARY SEWER	LF	1,000
6" SANITARY SEWER SERVICE PIPE, SCH. 40 PVC	LF	211
CONSTRUCT 6" SANITARY SEWER SERVICE	EA	7
8" X 6" TEE	EA	7
SANITARY SEWER MH	EA	4
SANITARY SEWER MH	VF	41
DROP SANITARY SEWER MH	EA	1
DROP SANITARY SEWER MH	VF	16
CRUSHED ROCK FOUNDATION MATERIAL, IN PLACE	CY	56

LEGEND

- BOUNDARY LINE
- STREET CENTERLINE
- EASEMENT LINE
- EXISTING UNDERGROUND STORM SEWER PIPE (AS NOTED)
- EXISTING UNDERGROUND UTILITY PIPE (AS NOTED)
- LOT LINE
- PROPOSED UTILITY LINE (AS NOTED)
- EXISTING SANITARY SEWER MH
- PROPOSED WATER VALVE
- PROPOSED CURB INLET
- PROPOSED SANITARY SEWER FLOW DIRECTION
- PROPOSED SANITARY SEWER MH
- PROPOSED WATER HYDRANT
- PROPOSED UTILITY PLUG (AS NOTED)

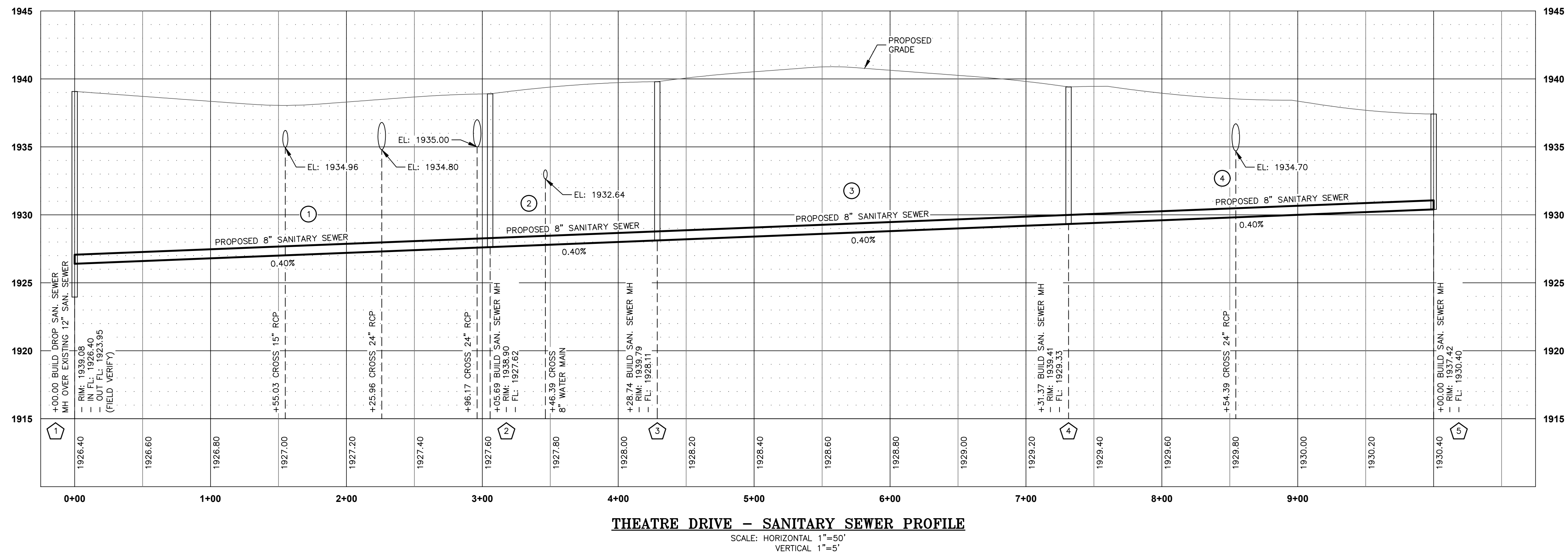
PRELIMINARY PLAN
NOT FOR CONSTRUCTION



BUILD SANITARY SEWER PIPE				
NO.	LENGTH	STATION	SIZE	
1	305.69'	0+00.00 TO 3+05.69	8"	
2	123.05'	3+05.69 TO 4+28.74	8"	
3	302.63'	4+28.74 TO 7+31.37	8"	
4	288.63'	7+31.37 TO 10+00.00	8"	

6" SANITARY SEWER SERVICE TABLE								
BLOCK NO.	LOT NO.	NO.	STATION	LENGTH	F.L. 8"	F.L. 6" @ TEE	F.L. 6" PROP. LINE	
1	1	1	9+77.88	20.42'	1930.31	1931.31	1931.43	
	2	2	6+88.44	29.00'	1929.15	1930.15	1930.32	
	3	3	4+60.50	28.58'	1928.24	1929.24	1929.41	
2	4	4	2+87.82	27.42'	1927.55	1928.55	1928.71	
	2	5	5+13.22	30.00'	1928.45	1929.45	1929.63	
	3	6	2+49.05	52.65'	1927.40	1928.40	1928.72	
	4	7	8+19.77	22.37'	1929.68	1930.68	1930.81	

BUILD SANITARY SEWER MANHOLE					
NO.	STATION	DESCRIPTION	RIM	F.L.	COORDINATES
1	0+00.00	BUILD DROP SAN. SEWER MH OVER EXIST. 12" SAN. SEWER	1939.08	IN FL: 1926.40 OUT FL: 1923.95 (FIELD VERIFY)	N: 282076.94 E: 2078082.83
2	3+05.69	BUILD SAN. SEWER MH	1938.90	1927.62	N: 281771.29 E: 2078087.81
3	4+28.74	BUILD SAN. SEWER MH	1939.79	1928.11	N: 281657.61 E: 2078134.91
4	7+31.37	BUILD SAN. SEWER MH	1939.41	1929.33	N: 281444.14 E: 2078349.42
5	10+00.00	BUILD SAN. SEWER MH	1937.42	1930.40	N: 281380.45 E: 2078610.40



PRELIMINARY PLAN
NOT FOR CONSTRUCTION



REGA
ENGINEERING
GROUP, INC.

No.
SR-xxx
(Paid by Developer)



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

Aeronautical Study No.
2021-ACE-2457-OE

Issued Date: 05/10/2021

Deb Bergmann
Hastings
220 N Hastings Avenue
Hastings, NE 68901

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

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

Structure:	Light Pole S21
Location:	Hastings, NE
Latitude:	40-35-48.13N NAD 83
Longitude:	98-25-22.28W
Heights:	1938 feet site elevation (SE) 17 feet above ground level (AGL) 1955 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

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

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

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M.

This determination expires on 11/10/2022 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.



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

Aeronautical Study No.
2021-ACE-2447-OE

Issued Date: 05/11/2021

Deb Bergmann
Hastings
220 N Hastings Avenue
Hastings, NE 68901

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

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

Structure:	Building B5
Location:	Hastings, NE
Latitude:	40-35-47.34N NAD 83
Longitude:	98-25-20.48W
Heights:	1938 feet site elevation (SE) 24 feet above ground level (AGL) 1962 feet above mean sea level (AMSL)

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

As a condition to this Determination, the structure is to be marked/lighted in accordance with FAA Advisory circular 70/7460-1 M, Obstruction Marking and Lighting, red lights-Chapters 4,5(Red),&15.

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

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

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

See attachment for additional condition(s) or information.

This determination expires on 11/11/2022 unless:



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

Aeronautical Study No.
2021-ACE-2448-OE

Issued Date: 05/11/2021

Deb Bergmann
Hastings
220 N Hastings Avenue
Hastings, NE 68901

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

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

Structure:	Building B6
Location:	Hastings, NE
Latitude:	40-35-45.18N NAD 83
Longitude:	98-25-20.10W
Heights:	1940 feet site elevation (SE) 24 feet above ground level (AGL) 1964 feet above mean sea level (AMSL)

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

As a condition to this Determination, the structure is to be marked/lighted in accordance with FAA Advisory circular 70/7460-1 M, Obstruction Marking and Lighting, red lights-Chapters 4,5(Red),&15.

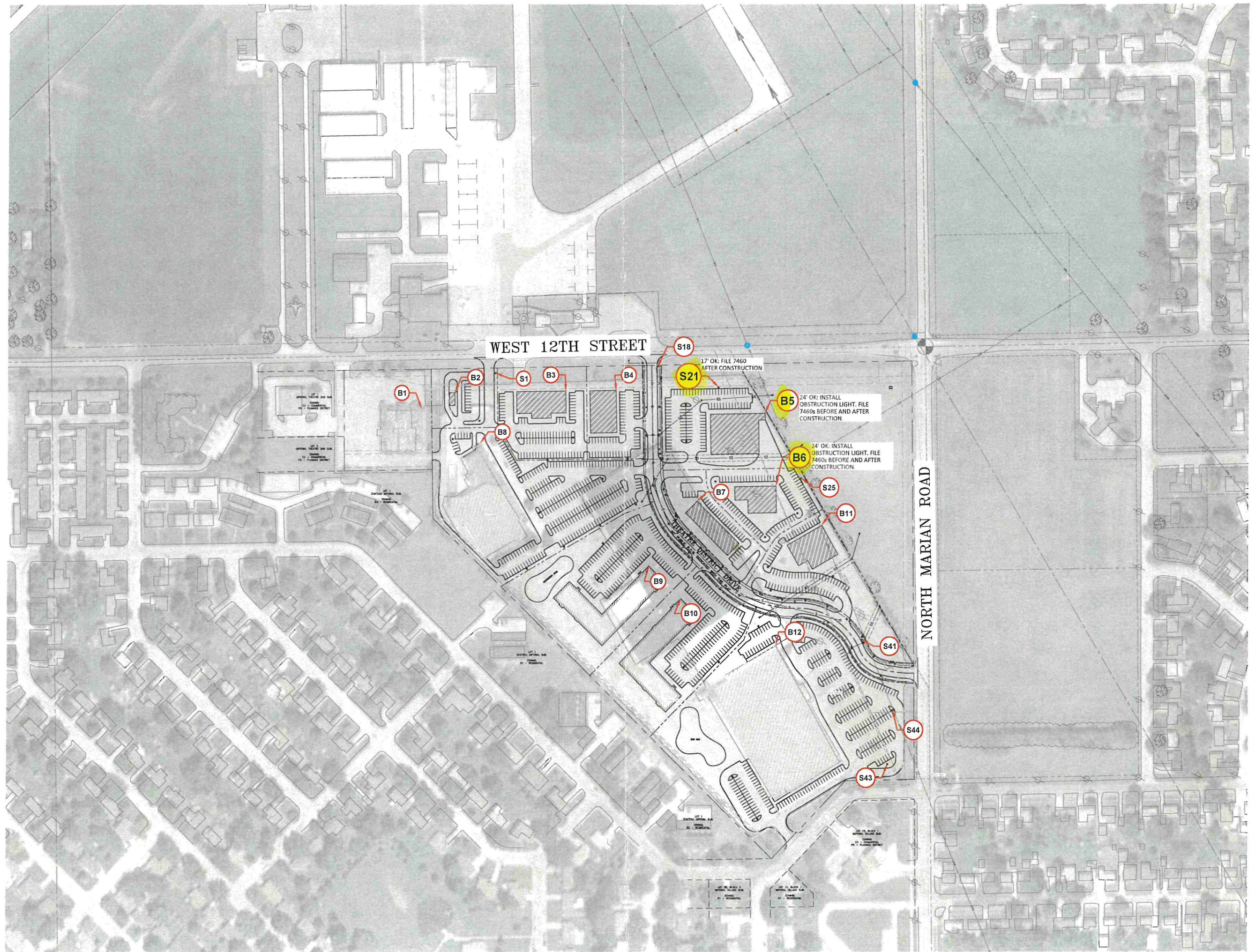
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It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

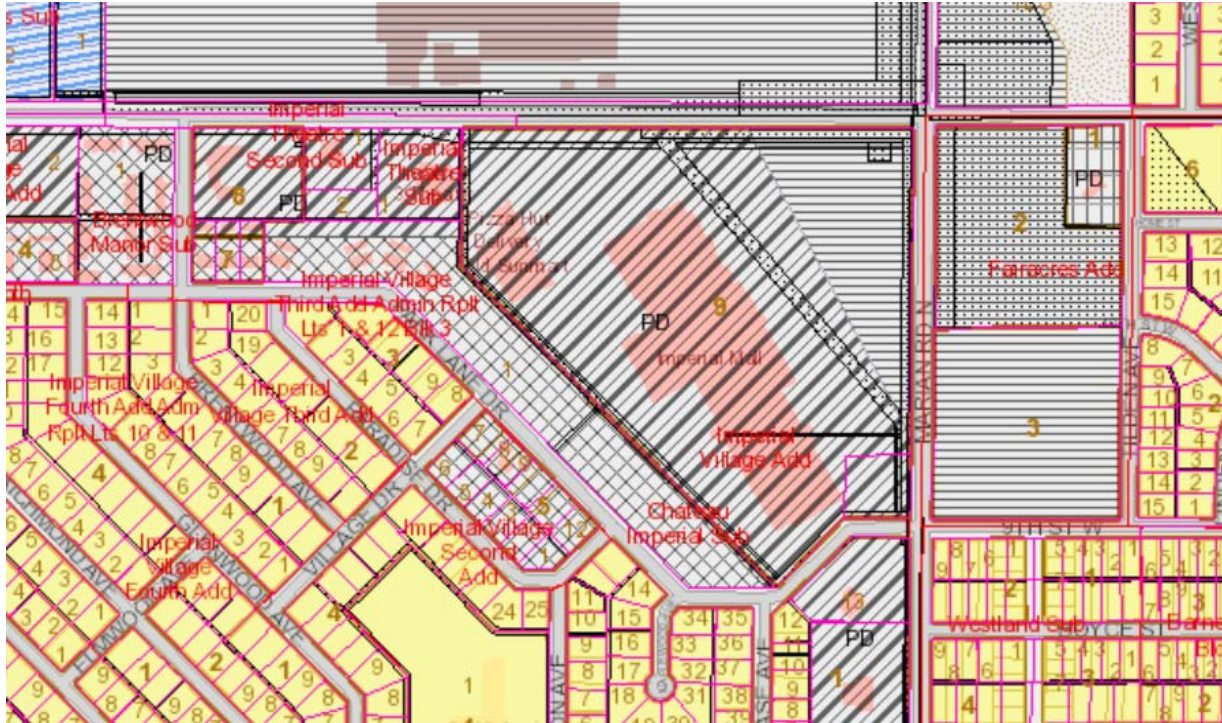
- ☒ At least 10 days prior to start of construction (7460-2, Part 1)
☒ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

See attachment for additional condition(s) or information.

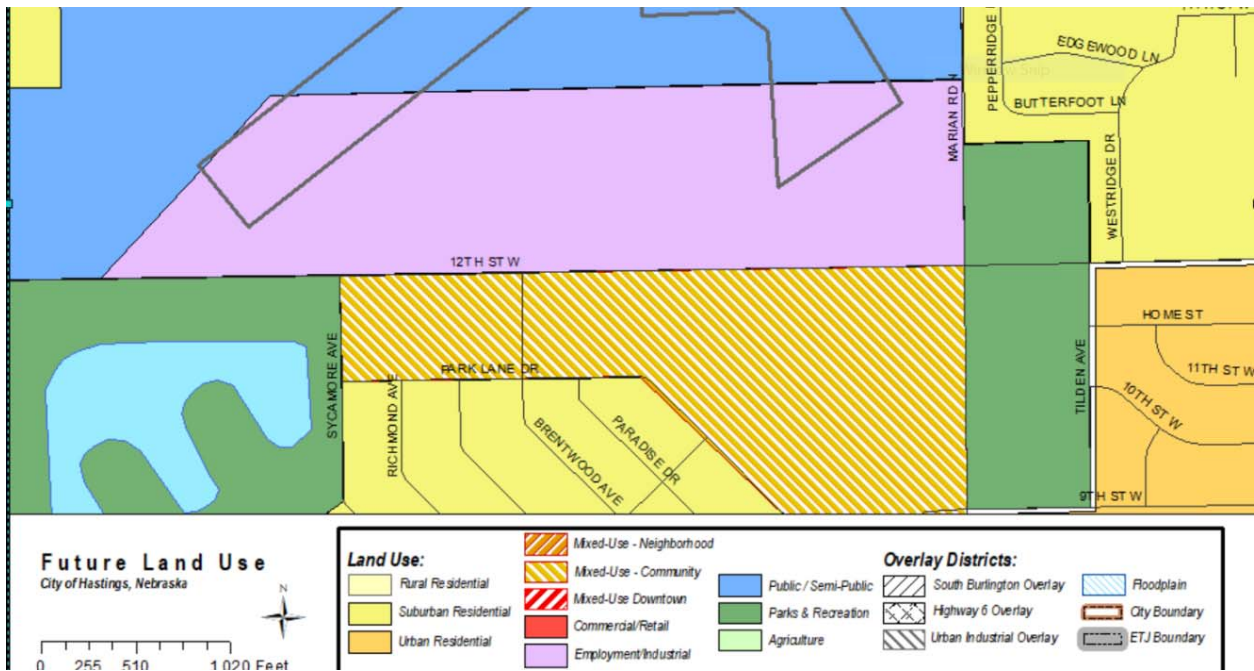
This determination expires on 11/11/2022 unless:



IMPERIAL MALL



Future Map: Mixed use – Community



RESOLUTION NO. 2021-34

WHEREAS, the City of Hastings Municipal Code establishes regulations, requirements, and specific conditions for approving development plans for planned districts which have been designated by ordinance approved by the Mayor and City; and

WHEREAS, applicant Theatre District LLC a Nebraska Limited Liability Company has submitted an application for the approval of a Development Plan to create Planned District CP-3, Central Business District with a Planned District Overlay, for property addressed as 3101 West 12th Street, Hastings, Nebraska; and which property is described as:

Lots 2 through 8, Block 1, Lots 1 through 4, Block 2, Outlot A and the adjacent right-of-way of Theatre Drive, Theatre District Subdivision, located in the Northeast Quarter of Section 10, Township 7 North, Range 10 West of the 6th P.M., in the City of Hastings, Adams County, Nebraska,

which property was previously described as:

A replat of a tract of land consisting of all of Block 9. Imperial Village Addition and Lot 1. Imperial Theatre Subdivision. In part of the Northeast Quarter (NE1/4) of Section 10. Township 7 North. Right 10 West of the 6th P.M. In the City of Hastings, Adams County, Nebraska, and more particularly described as follows:

Commencing at the Northeast corner of Block 9. Imperial Village Addition, said point being the point of beginning; thence S00°29'45"E along the East line of said Block 9, Imperial Village Addition, a distance of 1248.09 feet, to the Southeast corner of said Block 9. Imperial Village Addition;

Thence s88'49'20"-w, along the south line of said block 9, imperial village addition, a distance of 208.72 feet;

Thence S44°01'50"W, along the South line of said Block 9, Imperial Village Addition, a distance of 322.27 feet, to the Southwest corner of said Block 9, Imperial Village Addition;

Thence N45°24'52"W, along the Westerly line of said Block 9, Imperial Village Addition, a distance of 1445.61 feet;

Thence N00°56'15"W, along the Westerly line of said Block 9. Imperial Village Addition. A distance of 145.76 feet, to the Southeast corner of Lot 1, Imperial Theatre Subdivision;

Thence S89°05'34"W, along the South line of said Lot 1, Imperial Theatre Subdivision, a distance of 266.35 feet, to the Southwest corner of said Lot 1, Imperial Theatre Subdivision;

Thence N00°26'09"W, along the West line of said Lot 1, Imperial Theatre Subdivision, a distance of 299.74 feet, to the Northwest corner of said Lot 1. Imperial Theatre Subdivision;

Thence N89°03'59"E, along the North line of said Lot 1, Imperial Theatre Subdivision, a distance of 263.72 feet, to the Northeast corner of said Lot 1, Imperial Theatre Subdivision;

Thence N89°03'59"E, along the North line of said Block 9, Imperial Village Addition, a distance of 1458.93 feet to the point of beginning.

Said tract contains a total calculated area of 1,630,036.23 square feet or 37.42 acres more or less, of which 1.92 acres are new dedicated public road right-of-way.

Excluding Lot One (1) of Block One (1).

said property located at 3101 West 12th Street, Hastings, Nebraska; and

WHEREAS, the Planning Commission and City Council have conducted public hearings as required by law and recommended approval of the Development Plan with certain conditions to be attached to this Resolution;

NOW THEREFORE, in consideration of the foregoing recitals, the Mayor and City Council of the City of Hastings, Nebraska, hereby approve the Development Plan and the recommended conditions, and further do hereby adopt the following resolution:

BE IT RESOLVED by the Mayor and City Council of the City of Hastings, Nebraska, does hereby approve the Development Plan for

Lots 2 through 8, Block 1, Lots 1 through 4, Block 2, Outlot A and the adjacent right-of-way of Theatre Drive, Theatre District Subdivision, located in the Northeast Quarter of Section 10, Township 7 North, Range 10 West of the 6th P.M., in the City of Hastings, Adams County, Nebraska.

subject to the following conditions:

1. Applicant must incorporate final lighting that meet City Code Section 34-305 requirements and are full cutoff prior to approval for each building permit. Any lighting recommendations of the FAA will be incorporated into City requirements.
2. Applicant must incorporate location of dumpsters and enclosures to meet City Code Section 34-305 (b) (iii) prior to approval for each building permit.
3. Applicant must submit a development permit for monument Theatre District signage that will meet the regulations described in City Code Section 34-309, as well as airspace zoning review requirements found in City Code Section 34-217. Additional business and residential signage must also comply to these codes.
4. Parking requirements will be reassessed as part of building permits for development of each lot.
5. Theatre District LLC will be responsible for submitting the following on Forms 7460-2, Notice of Actual Construction or Alteration, as stipulated in the return letters of Determination of No Hazard to Air Navigation.
6. All recommendations from FAA with Development Plan and any permits pulled and reviewed by FAA within the Theatre District Subdivision shall be implemented and maintained accordingly by the owners of the lots as they are developed.
7. Any changes to building footprint and/or increase in height proposed in this Development Plan for Block 2 will require a Development Plan Amendment.

8. Any increase to building heights proposed in this Development Plan for Block 1 will require a Development Plan Amendment.
9. Final approval of Water and Sewer plans must be approved by Utilities Coordinator prior to approval of final building permits.
10. Final approval of Public Street Plan & Traffic Study must be approved by City Engineer prior to approval of final building permits.
11. Final approval of Stormwater & Drainage must be approved by Civil Engineer prior to approval of final building permits.

PASSED AND APPROVED this 12th day of July, 2021.

Corey Stutte, Mayor

ATTEST:

Kimberly S. Jacobitz, City Clerk

(S E A L)

Approved as to form:

Clint Schukei, City Attorney

Department: Utilities
Staff Contact: Lee Vrooman
Council Meeting Date: 7/12/2021

AGENDA ITEM SUMMARY SHEET

Description of Item:

Approval of Release of Easement for Brian A. Kohl and Kathleen A. Kohl, Kohl Subdivision.

Names of People/Business affected by this action:

Brian & Kathleen Kohl
City of Hastings Utilities

Why Council action is required:

Approval by council is required

Type of action requested:

Motion

Suggested motion:

Motion to approve Release of Easement for Brian A. Kohl and Kathleen A. Kohl, Kohl Subdivision.

Deadlines associated with action:

Department head comments:

City Administrator comments:

Recommend approval

RELEASE OF EASEMENT
City of Hastings, Hastings, Nebraska
1228 North Denver Avenue/ PO Box 289 / Hastings, NE 68902-0289

WHE REAS, the City of Hastings holds on, over , across and beneath the following real estate:

The utility easements being the north 15' of Lot 1 through 4 , the east 15' of Lot 2, except the south 30 ' , of the east and west 15' of Lot 3, except the south 30' , and the east and west 15' of Lot 4 of Kohl Subdivision, and the Public Use easement being the west 80' of the east 329.91 of Lot 1, of Kohl Subdivision , City of Hastings, Adams County, Nebraska as platted and recorded as per attached Exhibit "A" , containing 1.41 acres more or less.

WHE REAS, the City of Hastings has exhausted its need and use of the said easement; and,

NO W, THEREFORE, the City of Hastings hereby quitclaims all its right, title and interest in the said easement and hereby waives any claim it may have thereunder.

EXECUTED on the____ day of _____, 2021.

THE CITY OF HASTINGS, NEBRASKA

ATT EST :

By:

City Clerk

Mayor

STATE OF NEBRASKA)
) ss
COUNTY OF ADAMS)

ON THIS ____ DAY OF _____ , 2021, Corey Stutte, known to me to be the Mayor of the City of Hastings, Nebraska, and Kimberly S. Jacobtz , City Clerk, the identical person who executed the foregoing Release of Easement, appeared before me and acknowledged execution thereof to be their voluntary act and deed.

Notary Public

Prairie Heights 2nd Sub

North
Scale: 1"=200'

Release of Public Utilities Easement



RELEASE OF PUBLIC UTILITIES EASEMENT

The utility easements being the north 15' of Lots 1 thru 4, the east 15' of Lot 2, except the south 30', the east and west 15' of Lot 3, except the south 30', and the east and west 15' of Lot 4 all in Kohl Subdivision, and the Public Use easement being the west 80' of east 329.91' of Lot 1, Kohl Subdivision, City of Hastings, Adams County, Nebraska as platted and recorded as per attached Exhibit "A", containing 1.41 acres more or less.



Exhibit "A"
EASEMENT Release
Lot 1, Lot 2, Lot 3 and Lot 4 Kohl
Sub.

Desn	Sekora	Supr.	Sekora	Ckd	No.
Dwn	Keever	W.O. No.		Ckd	
Date	6/11/21	Retmt No.		App	

EX-A-210

Department: Utility Administration
Staff Contact: Derek Zeisler
Council Meeting Date: 7/12/2021

AGENDA ITEM SUMMARY SHEET

Description of Item:

Resolution No. 2021-36 Authorizing and approving and amendment through the interlocal cooperation agreement with Central Plains Energy Project (CPEP)

Names of People/Business affected by this action:

City of Hastings, Rate payers

Why Council action is required:

The city council is required on pass resolutions to be effective.

Type of action requested:

Resolution

Suggested motion:

Approve Resolution No. 2021-36

Deadlines associated with action:

As soon as possible.

Department head comments:

The changes to the Interlocal Cooperation Agreement affects Hastings Utilities because it gives us the ability to purchase Prepay Electricity like we currently do with purchasing Prepay Natural Gas through our membership with Central Plains Energy Project (CPEP).

City Administrator comments:

Recommend approval

AMENDED AND RESTATED
INTERLOCAL COOPERATION AGREEMENT
PROVIDING FOR THE ORGANIZATION AND OPERATION OF
CENTRAL PLAINS ENERGY PROJECT

Dated as of _____, 2021

**AMENDED AND RESTATED
INTERLOCAL COOPERATION AGREEMENT
PROVIDING FOR THE ORGANIZATION AND OPERATION OF
CENTRAL PLAINS ENERGY PROJECT**

This Amended and Restated Interlocal Cooperation Agreement, dated as of _____, 2021 (this "*Agreement*") is made and entered into initially by and among the Municipal Gas Utility of the City of Cedar Falls, Iowa, the Metropolitan Utilities District of Omaha, and the City of Hastings, Nebraska (the "*Original Members*") and any other Public Agencies that become parties to this Agreement (collectively with the Original Members, the "*Members*") with reference to the following:

RECITALS:

WHEREAS, each of the Members is a Public Agency and a Governmental Utility and is authorized by the laws of the State under which it exists or was created to (i) acquire, purchase, transport, store and manage supplies of Commodities, (ii) issue revenue bonds to finance the cost of obtaining Commodities and (iii) enter into agreements for joint and cooperative action with other Public Agencies;

WHEREAS, the purpose of the Nebraska Interlocal Cooperation Act, Chapter 13, Article 8, Nebraska Revised Statutes, as amended (the "*Act*"), is to permit local government units to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage and thereby to provide services and facilities in a manner and pursuant to forms of governmental organization that will accord best with the geographic, economic, population and other factors influencing the needs and development of local communities;

WHEREAS, pursuant to the Act, any power or powers, privileges or authority exercised or capable of exercise by a Public Agency may be exercised and enjoyed jointly with any other Public Agency and any two or more Public Agencies may enter into agreements with one another for joint or cooperative action;

WHEREAS, an agreement entered into by Public Agencies pursuant to the Act may provide for the creation of a separate legal entity to accomplish their joint or cooperative purposes and may delegate to such separate legal entity their jointly held powers, privileges or authorities;

WHEREAS, the Original Members entered into an Interlocal Cooperation Agreement dated as of August 15, 2006, (the "*Original Agreement*") pursuant to the authority contained in the Act to provide for (i) the creation and organization of the Central Plains Energy Project ("*CPEP*") as a separate legal entity, a public body corporate and politic of the State of Nebraska, and an instrumentality of the Original Members pursuant to the provisions of the Act to accomplish their joint and cooperative action, and (ii) the delegation to CPEP of certain common powers of the Original Members and the exercise by CPEP of the powers conferred by the Act;

WHEREAS, the Original Members have determined it necessary and appropriate to amend the Original Agreement to expand the powers of CPEP to include financing the supply of Electric Power and to adjust certain governance matters;

Now, for and in consideration of the terms and provisions of this Agreement and the mutual obligations and undertakings of the Members contained in this Agreement, the Members hereby agree as follows:

Section 1. Definitions and Construction.

(a) DEFINITIONS. The following terms when used in this Agreement have the following meanings:

"Act" means the Nebraska Interlocal Cooperation Act, Chapter 13, Article 8, Nebraska Revised Statutes, as amended.

"Associate Member" means any Public Agency that becomes a party to this Agreement as an Associate Member as provided in Section 5.

"Administrative and General Costs" or "A&G Costs" means the administrative and general costs and expenses of CPEP, including salaries, wages and benefits, costs of management and administration, costs of the preparation of the annual budget and financial statements required by Section 7 and other costs and expenses relating to the general organization, management and administration of CPEP, all to the extent not allocable to any Project as determined by the Board.

"Agreement" means this Amended and Restated Interlocal Cooperation Agreement dated as of _____, 2021, as it may be amended or supplemented from time to time in accordance with its terms.

"Alternate Director" means an individual appointed by the governing body of an Original Member to serve on the Board in place of the Director appointed by it.

"Board" means the Board of Directors of CPEP established pursuant to Section 6.

"Bonds" means revenue bonds, notes or other evidences of indebtedness issued by CPEP to finance or refinance all or any part of the costs of a Project.

"Bylaws" means the Bylaws of CPEP.

"Commodities" means Electric Power, or Gas, or both.

"Commodity Supply Contract" means a contract under which CPEP provides Commodities and related services to a Member of Project Participant, which may include transportation, storage, management and related services, together with all amendments thereof and supplements thereto.

"CPEP" means the Central Plains Energy Project, a separate legal entity and a public body corporate and politic of the State of Nebraska organized and existing pursuant to the provisions of the Act and this Agreement.

"Director" means an individual appointed by the governing body of an Original Member to serve on the Board.

"Effective Date" means the date on which this Agreement shall be fully effective, which shall be the date, following the approval and execution of this Agreement by all of the Original Members, on which all required approvals and filings of this Agreement under the Act and other applicable State law have been obtained and made, all as provided in Section 2.

"Electric Power" means electric energy including three-phase, 60-cycle alternating current electric energy, expressed in megawatt hours.

"Gas" means any mixture of hydrocarbons and noncombustible gases in a gaseous state consisting primarily of methane.

"Governmental Utility" means a Public Agency that (i) owns and operates either or both a Gas distribution utility or an Electric Power utility or (ii) provides Gas or Electric Power at wholesale to entities that own and operate such utilities.

"Members" means, collectively, the Senior Members and any Associate Members.

"Original Agreement" means the Interlocal Cooperation Agreement dated as of August 15, 2006, among the Original Members

"Original Members" means the Municipal Gas Utility of the City of Cedar Falls, Iowa, the Metropolitan Utilities District of Omaha, and the City of Hastings, Nebraska, each of which is a Public Agency and a party to this Agreement on its Effective Date.

"Program" means the acquisition, transportation, storage, management and related services and functions which are necessary or desirable to provide to the Members secure, reliable and economic supplies of Commodities, including the undertaking and financing of one or more Projects, all of which shall be undertaken by CPEP as the instrumentality of the Members as provided in this Agreement.

"Project" means any undertaking of CPEP in furtherance of the Program, including the acquisition of Commodities for sale pursuant to Commodity Supply Contracts.

"Project Costs" means all costs incurred or payable by CPEP in connection with a Project, including Project development costs, all costs of acquisition of Commodities, operating expenses, debt service on Bonds and the costs of necessary reserves.

"Project Management Committee" means a committee of Project Participants described in Section 6(f).

"Project Participants" means the Members or non-Member Public Agencies that participate in a Project under Commodity Supply Contracts with CPEP.

"Public Agency" has meaning assigned to such term in the Act.

"Senior Members" means the Original Members and any Public Agency that becomes a party to this Agreement as a Senior Member as provided in Section 5.

"State" means the State of Nebraska and each other State in which a Member is located.

"Weighted Vote" means, for purposes of voting on a matter before a Project Management Committee, that each representative of a Project Participant may cast that number of votes that is equal to the result (expressed as a percentage) obtained by dividing the dollar amount paid for the Commodities purchased by the Project Participant under the Commodity Supply Contract for that Project during the immediately preceding calendar year by the total dollar amount paid for Commodities purchased by all Project Participants under the Commodity Supply Contracts for that Project during such calendar year.

(b) CONSTRUCTION. Except where the context otherwise requires:

(i) words importing the singular number includes the plural number and vice versa,

(ii) the term "person" includes any of the Members and Project Participants, individuals, corporations, firms, associations, trusts and federal, state and local governments and agencies,

(iii) the term "include" and its derivations are not limiting, and

(iv) references to Sections are references to the Sections of this Agreement.

Section 2. Findings and Determinations; Purpose of and Authority for this Agreement.

(a) FINDINGS AND DETERMINATIONS. Each of the Members hereby finds, determines and declares that:

(i) the acquisition of secure, reliable and economic supplies of Commodities is necessary for the accomplishment of essential governmental purposes of the Members, including the prudent and successful operation of their Governmental Utilities and the continued economic development of the communities they serve;

(ii) increased competition in the Commodities industries has imposed direct and substantial burdens and responsibilities on Governmental Utilities with respect to the acquisition, management and transportation of Commodities, and, together with high and volatile prices of Commodities and unstable conditions in the wholesale Commodities markets, have exposed Governmental Utilities to significant price, supply and counterparty risks;

(iii) it is necessary, desirable and in the best interest of the Member and to the benefit of the customers and areas served by the Member to enter into this Agreement to provide for their joint and cooperative action and the organization and operation of CPEP for the purposes herein provided; and

(iv) CPEP in the exercise of the powers delegated to it under this Agreement and as set forth in the Act shall be performing essential governmental functions as a "joint entity" under the Act and as an agency, instrumentality and constituted authority of the Members.

(b) PURPOSE. The purpose of this Agreement is to (i) set forth the agreement of the Members for their joint and cooperative action with respect to the Program, and (ii) provide for the creation, organization and operation of CPEP pursuant to the Act to undertake and give effect to the Program. Each of the Members hereby declares and agrees that the purposes of this Agreement are necessary, desirable and reasonable and are for the benefit of the customers and areas served by it.

(c) AUTHORITY. This Agreement is entered into pursuant to the authority contained in the Act and, with respect to Members organized or existing under the laws of a State other than the State of Nebraska, the laws of such other State.

(d) FILING AND APPROVAL. Promptly upon the approval of this Agreement by its governing body and the execution of this Agreement by its duly authorized officers, each of the Members shall cause this Agreement to be filed with and/or submitted to each public officer, body or agency that is required to receive or approve this Agreement under applicable State law as a condition to its effectiveness.

(e) CERTIFICATES AND OPINIONS. Each Member shall deliver to the other Members such officer's certificates and opinions of legal counsel as are reasonably necessary to establish that this Agreement has been duly authorized, executed and delivered by it and constitutes its legal, valid and binding agreement.

Section 3. Creation and Organization of CPEP. Pursuant to the authority contained in the Act, the Members hereby affirm the creation and organization of CPEP as a separate legal entity and a joint entity pursuant to the Act and as a public body corporate and politic of the State of Nebraska to accomplish their joint and cooperative action with respect to the Program, all pursuant to the terms, provisions and limitations contained in this Agreement.

Section 4. Purposes and Powers of CPEP; Limitations.

(a) PURPOSE OF CPEP. The purpose of CPEP is to implement and give effect to the Program for the benefit of the Members. Each of the Members declares, acknowledges and agrees that, in carrying out the Program, CPEP will be exercising powers for and on behalf of the Members as their instrumentality.

(b) POWERS. In furtherance of the Program, CPEP shall have the power to engage in any and all lawful acts and activities concerning the acquisition, purchase, sale, transportation, storage and management of Commodities and related functions, as and to the same extent that such power is possessed and capable of exercise by any of the Members under applicable law. The powers so conferred upon and delegated to CPEP shall include the power to:

(i) Enter into contracts with public or private corporations, Public Agencies and other entities or persons for the acquisition, purchase, sale, transportation, storage and/or management of Commodities and all other contracts necessary or desirable to implement the Program, including contracts, agreements and transactions to enhance the reliability, economics and other benefits of Commodities supplies provided through the Program and to manage, limit or mitigate the risks associated with the purchase and sale of Commodities;

(ii) Purchase or acquire by contract, lease or otherwise one or more Projects;

operate, maintain, manage, renew and repair such Projects or enter into contracts for the operation, maintenance, management renewal and repair of such Projects; and enter into contracts and agreements providing for the joint participation in a Project with other persons;

(iii) Enter into Commodity Supply Contracts for the sale of Commodities to Members and Project Participants and for the provision of all transportation, storage and/or management services necessary or desirable to provide reliable, secure and economical supplies of Commodities to Members and Project Participants;

(iv) Issue Bonds, borrow money or incur indebtedness and to assign, pledge or otherwise convey as security for the payment of any such Bonds, borrowed money or indebtedness, the revenues and receipts derived by CPEP under the Commodity Supply Contracts or from any other contracts and agreements entered into by CPEP in connection with the Program or a Project;

(v) Enter into contracts and agreements related to Bonds, borrowed money or indebtedness issued or incurred by CPEP, including contracts for legal, financial advisory, underwriting, remarketing and other services; to enter into agreements to manage the interest rates on its Bonds and financial obligations and to provide for the investment and reinvestment of Bond proceeds and moneys to be used to pay debt service on Bonds; and to obtain ratings and to enter into necessary arrangements for credit and liquidity support for its Bonds and other financial obligations;

(vi) Acquire by gift, grant, purchase or otherwise and to lease any property (real or personal), building, works or improvements necessary or convenient for the purposes provided for in this Agreement;

(vii) Employ or contract with persons or firms for personnel and professional services necessary or desirable to enable CPEP to accomplish its purposes and exercise its powers;

(viii) Sue and be sued in its own name; and

(ix) Take such other actions, engage in such other transactions, enter into such contracts and agreements and do all other things as may be necessary, convenient or appropriate to accomplish its purposes or carry out any of its powers.

All the powers of CPEP shall be exercised by or under the control, supervision and direction of the Board. The foregoing enumeration of powers shall not be construed as limitation on the powers of CPEP, and CPEP shall have the ability to exercise all other powers necessary or desirable to the accomplishment of its purposes. The foregoing delegation of powers to CPEP is non-exclusive and the exercise of any or all of these powers by CPEP shall not preclude any Member from contemporaneously exercising the same or similar powers.

(c) LIMITATIONS. In addition to the limitations and restrictions contained elsewhere in this Agreement, this Agreement is not intended to, and shall not be construed or interpreted to, expand or increase in any manner the powers, duties and authority of any Member under applicable State law.

Section 5. Additional Members. One or more Public Agencies may become a Senior Member

or Associate Member of CPEP in accordance with this Section 5. Any Public Agency may become a Senior Member or Associate Member of CPEP upon satisfaction of the following conditions:

(a) Such Public Agency is voted to become an Associate Member or a Senior Member of CPEP by the affirmative vote of at least 75% of the total number of Directors on the Board of CPEP;

(b) Such Public Agency (i) is a Public Agency within the meaning of the Act, (ii) owns and operates a Governmental Utility and (iii) is authorized by the laws of the State under which it exists or was created to (A) acquire, purchase, transport, store and manage supplies of Commodities, (B) issue revenue bonds to finance the cost of obtaining supplies of Commodities and (C) enter into agreements for joint and cooperative action with other Public Agencies;

(c) This Agreement is duly authorized and approved by appropriate action of the governing body of such Public Agency and the appropriate officers of such Public Agency duly execute a supplement to or counterpart of this Agreement; and

(d) Such Public Agency delivers to CPEP officers' certificates and opinions of legal counsel reasonably necessary to establish (i) the matters covered by clauses (a) and (b) above, (ii) all other required filings, submittals, approvals, consents and permits that may be required by the Act or other applicable law prior to the full effectiveness of this Agreement with respect to such Member, and (iii) the matters described in Section 2(e).

Any Public Agency which becomes a Member in accordance with the foregoing provisions shall be bound by the terms and conditions of this Agreement.

Section 6. Board of Directors.

(a) GENERAL. Concurrently with its authorization and approval of this Agreement, the governing body of each Senior Member shall also appoint or affirm the appointment one Director and one Alternate Director. Such Director and Alternate Director shall each serve at the pleasure of such governing body, but his or her appointment shall remain in effect until the governing body appoints a successor Director or Alternate Director, as applicable. Each Director and Alternate Director shall be an elected or appointed officer, official or employee of the Member, and may be identified by name of an individual or by title or position with the Senior Member. In the event of the death, disability or disqualification of an individual serving as a Director or Alternate Director, the Member's governing body shall promptly appoint a successor.

Associate Members shall not be represented on the Board, shall not appoint a Director, and shall have no voting rights with respect to the Board of Directors.

(b) MEMBERS OF THE BOARD. The Board shall hold an annual meeting at such time and place as it shall designate and shall hold such other meetings as provided in the Bylaws.

(c) BYLAWS. The Board shall adopt Bylaws for the conduct of its affairs and the management of CPEP that are consistent with the provisions of this Agreement and the Act. The Bylaws may be amended or supplemented from time to time by the Board upon the affirmative vote of at least 75% of the total number of Directors on the Board.

(d) QUORUM. The transaction of business of CPEP shall require a quorum of the Board. A quorum shall be determined based upon the total number of Directors on the Board. In all cases, a majority of the Directors shall constitute a quorum.

(e) ACTION. Action by the Board shall be by resolution. A majority vote of the total number of Directors on the Board is required to take action on behalf of CPEP except when a greater number is required by this Agreement.

(f) COMMITTEES OF THE BOARD; PROJECT MANAGEMENT COMMITTEES. The Board may establish one or more committees in furtherance of its purposes and to provide oversight and direction or assistance, support and advice to CPEP on specific matters, as determined by the Board. Each committee shall act only in an advisory capacity, provided that the Board may (in its discretion and to the extent permitted by law) delegate decision-making authority on specific matters to any committee. The Board may establish an Executive Committee to exercise such of the powers and authority of the Board as may, to the extent permitted by Nebraska law, be delegated by the Board during intervals between Board meetings.

A separate Project Management Committee shall be established for each Project undertaken by CPEP in order to provide the Project Participants with direct representation and voting rights with respect to each such Project. The Members intend that the Board shall, to the fullest extent practicable, (i) defer to the particular concerns and objectives of each Project Management Committee with respect to the Project that is governed by such Committee and (ii) act upon and in furtherance of the recommendations of each such Project Management Committee with respect to the Project governed by such Committee. Except for those matters described in the next paragraph, the Board shall act with respect to a Project only by approving or disapproving a specific decision made by the Project Management Committee for such Project. If the Board disapproves a decision of the Project Management Committee it shall state its reasons for doing so and shall refer the matter back to the Project Management Committee for further consideration and revision of the decision.

The following decisions shall be made solely by the Board without regard to any decision by a Project Management Committee: (i) decisions on matters not relating to any Project or relating to more than one Project of CPEP, (ii) organizational and membership matters including matters relating to this Agreement and the Bylaws of CPEP, (iii) legal matters, including any litigation to which CPEP is a party, (iv) financial and accounting matters, including risk management policies and specific risk management transactions, and (v) general and administrative matters affecting CPEP, including the approval of the annual budget of CPEP's general and administrative expenses (not related to any specific Project) and employment and employee matters.

(g) COMMITTEE VOTING PROCEDURES. Unless otherwise provided in the Bylaws, voting on committees established by the Board shall be by a majority vote of the committee members, with each member being entitled to cast one vote. Unless otherwise provided in the Commodity Supply Contracts, voting on Project Management Committees shall be by a majority vote of the representatives of the Project Participants, with each such representative being entitled to cast one vote; *provided that*, the representative of any Project Participant may call for a Weighted Vote on any matter before the Project Management Committee, in which case the decision on the matter shall require a majority of the *per capita* votes and a majority of the Weighted Votes. The Commodity Supply Contracts for any Project may (i) set forth a revised definition of Weighted Vote from the one contained in this Agreement, which shall apply to that Project only and (ii) provide that the voting rights on the Project Management Committee of any Project Participant may be suspended upon (and during the continuation of) a default

by such Project Participant under such Commodity Supply Contract. In the event that a Project Management Committee is unable to reach a decision on any matter, the matter shall be referred to the Board for resolution.

(h) EXECUTIVE DIRECTOR. The Board may appoint and employ an executive director and may contract for management and administrative services.

Section 7. Allocation and Collection of Costs; Annual Budget; Issuance of Bonds.

(a) ALLOCATION AND COLLECTION OF COSTS. CPEP shall maintain complete and accurate books and records of all of its costs and expenses, which shall be classified as either A&G Costs or Project Costs. A&G Costs shall be allocated to the Members on a *per capita* basis and shall be billed to the Members not more frequently than monthly. Project Costs of each Project shall be allocated solely to the Members and Project Participants participating in that Project pursuant to the Commodity Supply Contracts for that Project. CPEP may finance the costs of Projects by the issuance of its Bonds.

(b) ANNUAL BUDGET. CPEP shall prepare an annual budget of A&G Costs and shall prepare a separate annual budget of Project Costs for each Project pursuant to the Commodity Supply Contracts for that Project. The annual budget of A&G Costs and the annual budgets of Project Costs shall be consolidated into a comprehensive budget that reflects all of CPEP's operations and Projects. The financial records and activities of CPEP shall be audited by an independent certified public accountant at the conclusion of each fiscal year. CPEP shall make and file such financial reports as shall be required by law. CPEP may from time to time adopt policies governing its financial activities and establish reasonable reserves pursuant to the procedures set forth in the Commodity Supply Contracts.

(c) ISSUANCE OF BONDS BY CPEP. Bonds may be issued in one or more series from time to time by CPEP to finance the costs of one or more Projects. All such Bonds shall be special obligations of CPEP, payable solely from and secured solely by a pledge of all or any designated part of CPEP's revenues derived under the Commodity Supply Contracts or under other contractual arrangements with respect to the Program or any Project, including proceeds of the Bonds until disbursed, investment earnings and all revenues, funds and property acquired with such proceeds and other assets pledged securing the Bonds, which shall be pledged to be set aside as a special fund or funds for that purpose.

Section 8. Projects; Project Participants.

(a) PROJECTS. Each Project shall be established by resolution adopted by the Board upon the request of two or more Project Participants, at least one of which must be a Member. Each Member may elect to participate in each Project, but no Member shall be required to participate in any Project. CPEP shall prepare separate Commodity Supply Contracts approved by the Board for each Project and shall enter into a separate Commodity Supply Contract with each Project Participant that has elected to participate in such Project. The Commodity Supply Contracts shall provide for the sale of the output, capacity or service of the Project to the Project Participants on such terms as will produce sufficient revenue to enable CPEP to pay timely all Project Costs. The Commodity Supply Contracts for each Project shall contain such provisions with respect to the termination of such Project as are necessary or appropriate and for the disposition of all property comprising or related to such Project upon such termination.

(b) PROJECT PARTICIPANTS. Any Public Agency that is empowered by the laws of the

State of its organization or existence to engage in the acts and activities of the Members relating to a particular Project may become a Project Participant in that Project pursuant to a Commodity Supply Contract with CPEP. By becoming a Project Participant, a Public Agency shall not automatically become Members of CPEP under this Agreement and shall not appoint a Director unless such Project Participant is an Original Member, but shall be represented on a Project Management Committee.

A Public Agency may become a Project Participant upon satisfaction of the following conditions:

- (i) Such Public Agency is a Public Agency within the meaning of the Act;
- (ii) A Commodity Supply Contract for a Project shall be duly authorized and approved by appropriate action of the governing body of such Public Agency and the appropriate officers of such Public Agency shall duly execute such Commodity Supply Contract;
- (iii) Such Public Agency is approved and accepted as a Project Participant by the affirmative vote of at least 75% of the total number of Directors on the Board; and
- (iv) Such Public Agency delivers to CPEP such certificates and opinions of legal counsel as may be requested by CPEP with respect to the matters covered by clauses (i) and (ii) above and with respect to all other required filings, submittals, approvals, consents and permits that may be required by applicable law prior to the effectiveness of the Commodity Supply Contract referred to in (ii) above.

The Board may require each Project Participant to pay a portion of CPEP's A&G Costs.

Section 9. Limitations on Liability. The obligations of the Members to make payments to CPEP under this Agreement are special and limited obligations of the Members payable solely from their applicable enterprise funds, are not general obligations of the Members and shall not constitute an obligation, indebtedness or liability of any of the Members or Project Participants within the meaning of any constitutional or statutory provision or limitation or otherwise. Bonds issued by CPEP shall not constitute an indebtedness or liability of any of the Members or Project Participants, whether within the meaning of any constitutional or statutory provision or limitation or otherwise. None of the officers, officials or employees of the Members, or their governing bodies, or any members thereof and none of the Directors, officers and employees of CPEP, shall be subject to or in any other way liable for any debt or contract entered into or any obligation or liability incurred by CPEP pursuant to this Agreement, the Program or any Project.

Section 10. Term and Termination; Withdrawal and Removal of Members.

(a) This Agreement shall be effective from and after the Effective Date and shall continue in full force and effect until such time as all of the Senior Members elect to terminate this Agreement. The Senior Members may, by resolutions adopted by their respective governing bodies, elect to terminate this Agreement at any time without the consent of any Associate Members, but only if:

- (i) no Commodity Supply Contract is then in effect between CPEP and any of the Members,
- (ii) no services are then being provided by CPEP to any of the Members, and

(iii) no Bonds, contracts or other obligations of CPEP are then outstanding or in effect that will not be fully paid, discharged or performed prior to the effective date of the termination of this Agreement.

(b) Upon the termination of this Agreement, the affairs of CPEP shall be wound up, its assets liquidated and its obligations discharged. Any funds or assets of CPEP not distributed or allocated in accordance with the provisions of the Commodity Supply Contracts shall be distributed to those Public Agencies that are the Senior Members of CPEP at the time of such termination. Distribution of any such remaining funds or assets shall be on a per capita basis to the existing Senior Members provided, however, the Senior Members shall have the right at any time to agree unanimously on any other method of partial or complete distribution.

(c) Any Member may withdraw from this Agreement and terminate its membership in CPEP by providing not less than 60 days' written notice of such withdrawal to CPEP, if all of the following conditions are met:

(i) no Commodity Supply Contract between the Member and CPEP is then in effect and the Member is not a Project Participant in any Project; and

(ii) the Member is not at that time in default of any of its obligations under this Agreement or any agreement or contract with CPEP.

(d) Any Member may be removed as a party to the Agreement and its membership in CPEP terminated, with or without cause, upon the adoption of a resolution to that effect by the affirmative vote of all Directors and 60 days' written notice to such Member; provided, however, that such removal and termination shall not affect in any way (i) any Commodity Supply Contract then in effect between CPEP and such Member and (ii) such Member's representation and voting rights on any Project Management Committee.

Section 11. Immunities. The privileges and immunities enjoyed by the Members of CPEP by reason of their governmental and public status shall inure to CPEP and its Directors.

Section 12. Applicable Law. This Agreement is made under and shall be subject to and construed in accordance with the laws of the State of Nebraska, particularly the Act. The state and federal courts located in Douglas County, Nebraska are the agreed to jurisdiction and venue for any disputes arising from or related to this Agreement.

Section 13. Amendments. This Agreement may be amended only by a written instrument, specifically denominated as an amendment to this Agreement, duly approved and executed by each of the Senior Members, which amendment shall be effective only after execution by all Senior Members. Approval of amendments to this Agreement may be made without the consent of any Associate Members at any time.

IN WITNESS WHEREOF, the Members have each caused this Agreement to be executed as of the date first written above.

METROPOLITAN UTILITIES DISTRICT OF
OMAHA, NEBRASKA

By: _____

Title: _____

Date: _____

ATTEST:

By: _____

Title: _____

CITY OF HASTINGS, NEBRASKA,

By: _____

Title: _____

Date: _____

ATTEST:

By: _____

Title: _____

MUNICIPAL GAS UTILITY OF THE CITY OF
CEDAR FALLS, IOWA

By: _____

Title: _____

Date: _____

ATTEST:

By: _____

Title: _____

RESOLUTION NO. 2021-36

RESOLUTION AUTHORIZING AND APPROVING AN AMENDMENT TO THE INTERLOCAL COOPERATION AGREEMENT PROVIDING FOR THE ORGANIZATION AND OPERATION OF CENTRAL PLAINS ENERGY PROJECT; AND RELATED MATTERS

BE IT RESOLVED BY THE CITY COUNCIL OF THE City of Hastings, Nebraska d/b/a Hastings Utilities (“HU”):

Section 1. Findings and Determinations. The City Council (the “**Board**”) of the City of Hastings, Nebraska B-B-A Hastings Utilities (“HU”) (“**Member**”) hereby finds and determines as follows:

(a) Member is a party to an Interlocal Cooperation Agreement Providing for the Organization and Operation of Central Plains Energy Project, dated as of August 15, 2006 (the “**Interlocal Agreement**”), entered into pursuant to the provisions of the Interlocal Cooperation Act (Chapter 13, Article 8, Reissue Revised Statutes of Nebraska, as amended, the “**Act**”) to create Central Plains Energy Project (“**CPEP**”), a duly organized and validly existing as a separate legal entity and a public body corporate and politic, which Interlocal Agreement is among the Public Agencies (as defined in the Act) that are parties to the Interlocal Agreement (collectively, the “**Members**”) to (1) acquire, purchase, transport, store and manage supplies of natural gas and (2) issue revenue bonds to finance the cost of obtaining natural gas supplies.

(b) Metropolitan Utilities District of Omaha, Nebraska (“**MUD**”), the Municipal Gas Utility of the City of Cedar Falls, Iowa (“**CFU**”) and the City of Hastings, Nebraska d/b/a Hastings Utilities (“**HU**”) have executed the Interlocal Agreement and are Members of CPEP.

(c) It is necessary, desirable, advisable and in the best interest of CPEP, it’s Board and its Members that certain amendments and modifications be made to the Interlocal Agreement to permit financing of the supply of electrical power and similar financings by CPEP in addition to financing gas supply.

(d) A proposed Amended and Restated Interlocal Cooperation Agreement (the “**Amendment**”) has been prepared and has been submitted to the Board.

Section 2. Authorization and Approval of Amendment. The Amendment, a copy of which has been presented herewith, is hereby approved in the form presented to the Board at this meeting (a copy of which shall be filed in the records of the Member).

Section 3. Further Authority. The Member shall, and the officers, agents and employees of the Member are hereby authorized and directed to, take such further action, and to approve and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution, and to carry out, comply with and perform the duties of the Member with respect to the Amendment.

Section 4. Repeal of Conflicting Resolutions. All prior resolutions of the Member or any parts thereof in conflict with all or any part of this Resolution are hereby repealed to the extent of such conflict.

Section 5. Effective Date. This Resolution shall take effect and be in full force immediately after its adoption by the Board.

PASSED AND APPROVED: _____, 2021.

ATTEST:

Mayor

City Clerk

(S E A L)

Approved as to form: _____
City Attorney

PROPOSED APPOINTMENTS

State statutes and the Hastings City Code require that the incumbent officeholder shall serve until they resign or

BOARD OR COMMISSION	APPOINTEE	DATES OF TERM	REPLACING OR REAPPOINTMENT
Utility Advisory Board	Bill Hitesman	07/01/2021-07/01/2026	Reappointment
Museum Board	Mark Funkey	07/01/2021-07/01/2025	Reappointment
Museum Board	Sheana Smith	07/01/2021-07/01/2025	Reappointment
Library Board	Andrew McCarty	07/01/2021-07/01/2025	Replacement

a replacement is named and approved by the City Council.