

**HASTINGS CITY COUNCIL
AGENDA**

**Hastings Public Library
314 North Denver Avenue
August 9, 2021
5:30 PM**

ROLL CALL:

PLEDGE OF ALLEGIANCE:

MOTION TO ADOPT CURRENT AGENDA for August 9, 2021 Regular Meeting.

PUBLIC NOTICE - Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, August 6, 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 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:

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 July 26, 2021
 - (b) Approval of the minutes of the Worksession of July 19, 2021
 - (c) Approval of claims and payroll except the claim of Eldon's Automotive Repair
 - (d) Approve receiving and placing on file department monthly reports
 - (e) Approval of the renewal of Liquor License Applications for the following **Class "C" Liquor Licenses** for the period of November 1, 2021 through October 31, 2022: 201 N. Lincoln Enterprises, LLC, 2nd Street Slammer, Inc., Adams County Ag. Society, Art Bar, LLC, B & R Stores, Inc. (2), Barrel Bar, Inc., Blue Fork Kitchen, LLC, Brique 1887, LLC, Budson, Inc., Bullseye's, Inc., Caribbean Bar & Grill, LLC, Disabled American Veterans, Eagles FO Hastings Aerie 592, Gabriel Sanchez, George J. Beckby, Halftime Lounge, LLC, Hallett, Inc., Hastings Lodging 2, LLC, Highland Operating Company, Kitty's Roadhouse, LLC, Miscues, LLC, Murphy's Wagon Wheel, Inc., Nebraska Softball Association, No Coast Brewing, LLC, Odyssey Hastings, LLC, Rivals Bar & Grill, LLC, RM Retail Services, LLC, Roadhouse Catering, LLC, Steeple Brewing Company, LLC, The Wandering Well,

LLC, Virginia Wolz, Wanda's, LLC. **Catering Licenses** for the period of November 1, 2021 through October 31, 2022: 201 N. Enterprises, LLC, 2nd Street Slammer Inc., Adams County Ag. Society, Art Bar, LLC, Blue Fork Kitchen, LLC, Bullseye's Inc., Eagles FO Hastings Aerie 592, No Coast Brewing, LLC, Kitty's Roadhouse, LLC, Miscues, LLC, Murphy's Wagon Wheel, Inc., RM Retail Services, LLC, Steeple Brewing Company, LLC, The Wandering Well, LLC

- (f) Approval of the request of Hastings Public Schools to utilize city streets for the Hit the Ground Running event on September 2, 2021

REGULAR AGENDA:

2. Unfinished Business of Preceding Meeting.

3. Public Hearings.

- (a) Public hearing on the request of Joseph and Nikayla Kindig for an amendment to a Conditional Use Permit to allow construction of a new barn for use with the existing Conditional Use Permit and to consider the additional use of neighborhood assembly for other special events throughout the year for property commonly addressed as 780 East 26th Street, Hastings, Nebraska

Resolution No. 2021-31 approving the request of Joseph and Nikayla Kindig for an amendment to a Conditional Use Permit to allow construction of a new barn for use with the existing Conditional Use Permit and the added use of neighborhood assembly for other special events throughout the year for property commonly addressed as 780 East 26th Street, Hastings, Nebraska

- (b) Public hearing on the request of Terrick L.L.C. for an amendment to a Conditional Use Permit for an extended stay area in a recreational vehicle park for property commonly addressed 302 East 26th Street, Hastings, Nebraska

Resolution No. 2021-39 approving the request of Terrick L.L.C. for an amendment to a Conditional Use Permit for an extended stay area in a recreational vehicle park for property commonly addressed 302 East 26th Street, Hastings, Nebraska

- (c) Public hearing on the request of the City of Hastings Development Services Department to amend City Code Sections 34-103, 34-200, 34-403 and 34-404 to add language for a Temporary Use Permit and amend Uses and Districts Table to include restaurants, mobile vendors, temporary structures, recreational and temporary recreational vehicles

Ordinance No. 4674 amending City Code Sections 34-103, 34-200, 34-403 and 34-404 to provide for a Temporary Use Permit and to alter the Uses and Districts Table

4. General Business.

- (a) Approval of claim of Eldon's Automotive Repair in the amount of \$374.07 (City)
- (b) Presentation of 2021-2022 Annual City Budget including Utility Budget
- (c) Approval of authorization for the Mayor to sign Airport Improvement Project (AIP) No. 3-31-0040-018-2021, Snow Removal Equipment (SRE) Building, contract documents with VRL Construction LLC dba Rathman Manning Construction of Chapman, Nebraska

5. Ordinances and Resolutions.

- (a) Resolution No. 2021-38 approving the execution of an Agency Agreement with the Nebraska Department of Transportation (Aeronautics Division) for Project No. 3-31-0040-020-2021, The American Rescue Plan Act (ARPA)

6. Final Passage of Ordinances.

7. Appointments.

8. Miscellaneous and Other Business.

- (a) Code of Conduct - Citizen Request

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

ADJOURN:

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

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

Service Anniversaries

August 2021

Name	Dept	Assignment	Anniversary	Years
Hernandez, Mike M.	Auditorium	Building Maintenance Assistant	8/19/2021	5
Peters, Michael J.	WEC	Senior Plant Storekeeper	8/19/2021	25

**CITY OF HASTINGS, NEBRASKA
MINUTES OF CITY COUNCIL REGULAR MEETING
Monday, July 26, 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 July 26, 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, Ginny Skutnik, Shawn Hartmann, Chuck Rosenberg, Joy Huffaker, Butch Eley, Ted Schroeder, Jeniffer Beahm. Absent: None.

The following City Officials were present: City Administrator, David Ptak; City Attorney, Clint Schukei; City Clerk, Kimberly Jacobitz; Police Captain, Raelee Van Winkle; 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; GIS Coordinator, Lindsey Stone; Museum Director, Teresa Kreutzer-Hodson.

The Mayor 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 July 26, 2021 Regular Meeting. 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.

PUBLIC NOTICE - Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, July 23, 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:

Councilmember Schroeder reported that he and Councilmember Eley joined the ROTC Advisory Board at the Regional Center. They were given a full tour of the facility and met some of the girls in the program. Councilmember Eley stated they are looking for volunteer opportunities in the local community for the girls residing at the facility. They would be supervised when volunteering.

CITIZEN COMMUNICATIONS:

None.

MAYOR'S COMMUNICATIONS:

Mayor Stutte reported that Fisher Fountain is renovated and back in working condition. He thanked those who helped in making that happen.

CONSENT AGENDA:

1. All Consent Items.

Moved by Matt Fong seconded by Shawn Hartmann 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 July 12,
- (b) Approval of claims and payroll except the claim of Eldon's Automotive Repair
- (c) Approve receiving and placing on file department monthly reports
- (d) Approval of Work Order GA-354, new 4" PE gas main on Osborne Drive East
- (e) Approval of Work Order CO-169, new 60' x 100' Substation and Communications Garage at North Denver Station
- (f) Approval of the request of Hastings College to utilize the city streets for the Hastings College Melody Roundup Homecoming Parade on September 18, 2021

(g) Approval of the request of Kool-Aid Days to utilize the city streets for the Kool Aid Days Parade on August 21, 2021

(h) Approval of the manager application of Krystal M. Carter in connection with the Class "D" Liquor Licenses of Casey's Retail Company dba Casey's General Store #2719 located at 810 W. 16th Street, Casey's General Store #2752 located at 1725 W. 2nd Street and Casey's General Store #1780 located at 406 S. Elm Avenue

(i) Approval of the request of the Hastings Masonic Lodge 50 to utilize city streets for the Hastings Veterans Recognition Parade on November 6, 2021

REGULAR AGENDA:

2. Unfinished Business of Preceding Meeting.

None.

3. Public Hearings.

None.

4. General Business.

(a) Moved by Chuck Rosenberg seconded by Butch Eley to approve Eldon's Automotive Repair in the amount of \$1,483.55 (City). Joy Huffaker abstained for reason of Conflict of Interest. 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 Matt Fong seconded by Shawn Hartmann to approve the Amendment of the Interlocal Cooperative Agreement between the City of Hastings, Nebraska and Adams County, Nebraska for GIS. Lindsey Stone reported this is an amendment with the interlocal between the City and Adams County, signed in 2020. The agreement divides the cost equally three ways, in city, county, and utility budgets. This amendment will have Adams County pay additional cost to capture a higher level of aerial photography for listed areas. This amendment was approved by Adams County on June 7, 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.

(c) Moved by Jeniffer Beahm seconded by Joy Huffaker to approve the Amendment to the Agreement with Pictometry International Corp. for orthophotos and obliques (GIS System), and authorize the Mayor and City Clerk to execute contract documents, in the amount of \$95,782. Lindsey Stone reported this amends an existing contract signed in 2018. This covers flights in 2019 and 2022. This amendment provides higher quality for the 2022 flight, adds a third flight for 2025, gives discounts on the 2022 and 2025 flights, and changes flights 2022 and 2025 to capture Kenesaw at higher quality. 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.

(d) Moved by Shawn Hartmann seconded by Matt Fong to approve Lease Agreement with Dell Financial Services L.L.C. for Server and Backup Expansion, in the amount of \$225,832.30. Erik Nielsen reported this agreement is part of next year's and the following year's fiscal budgets. We need to act on it now, due to compatibility issues to expand existing capabilities and for anticipated growth. 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 Butch Eley seconded by Joy Huffaker to approve Resolution No. 2021-37 authorizing South Central Economic Development District, Inc. to provide grant application assistance for a Community Development Block Grant for downtown revitalization. Dave Ptak reported this is continuation of two previous grants for downtown revitalization. These are two-year grants, asking for help from Department of Economic Development for downtown improvements. 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. 4673 TO RENAME 29TH STREET WITHIN LAKEVIEW 6TH ADDITION FINAL PLAT TO MORRELL LANE

Lisa Parnell-Rowe reported when the original Lakeview Preliminary Plat was completed, this was an east to west street, which followed our naming convention policy. When the preliminary was redone, it became a curved street, which no longer qualifies as a numbered street.

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

The Mayor then stated the question “Shall Ordinance No. 4673 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 Jeniffer Beahm 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 30, 2021. Effective date of the ordinance is 15 days from and after the date this ordinance is passed and approved.

6. Final Passage of Ordinances.
None.

7. Appointments.
None.

8. Miscellaneous and Other Business.
None.

Moved by Matt Fong seconded by Shawn Hartmann there being no further business to adjourn at 5:45 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, July 19, 2021

Pursuant to due call and notice thereof, a Worksession Meeting of the City Council of the City of Hastings, Nebraska was conducted at the Hastings Public Library, 314 North Denver Avenue, on July 19, 2021.

The Worksession Meeting was called to order at 5:30 p.m. by Council President Ginny Skutnik with the following members present: Ted Schroeder, Butch Eley, Chuck Rosenberg, Shawn Hartmann, Matt Fong. Absent: Jeniffer Beahm, Joy Huffaker.

City Officials Present: Mayor Corey Stutte, David Ptak, Clint Schukei, Adam Story, Brad Starling, Erik Nielsen, Roger Nash, Jeff Hassenstab, Lee Vrooman, Jake Frerichs, Dustyn John.

Others Present: Ron Pughes - Adams County Emergency Management, Michele Bever - Executive Director of South Heartland District Health Department, Charles Neumann-Adams County Commissioner.

Moved by Butch Eley seconded by Shawn Hartmann to adopt the current agenda for the July 19, 2021 City Council Worksession. Roll Call: Ayes: Matt Fong, Shawn Hartmann, Chuck Rosenberg, Butch Eley, Ted Schroeder, Ginny Skutnik. Nays: None. Absent: Jeniffer Beahm, Joy Huffaker. The motion carried.

Official Notice of the Worksession was published in the Hastings Tribune on Friday, July 16, 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 of Continuity of Operations Plan - Ron Pughes, Adams County Emergency Management Director.

Ron Pughes, Adams County Emergency Management Director, began discussion of a Continuity of Operations Plan (COOP) for the City of Hastings. He brought up first the Local Emergency Operations Plan (LEOP) and stated that isn't what the City would use but stated that a LEOP would be used for emergency management issues between City and County in time of a natural disaster. He indicated the City would need to use a COOP Plan and explained that the plan is very layered and can get very deep. He stated that the purpose of a COOP Plan is to ensure that services we offer our community stay intact under any circumstance. He told Council some experience was gained in dealing with the pandemic. He stated he felt having a written COOP Plan is important. Mr. Pughes explained to Council that an Emergency Response Plan is an immediate plan of action. He went on to explain that a Continuity of Operations Plan was planning for after the response to keep operations continuing, protecting vital records, ensuring leadership and continuing to provide services to citizens. He reviewed with Council details of how a COOP Plan is developed and enacted. He stated that to begin developing a COOP Plan would start with a survey to each department. Mr. Pughes indicated that it would probably be 2022 before an actual COOP Plan could be put in place for the City but that he felt it is a very important aspect of continuity of government.

Councilmember Eley asked how the City gets started. Mr. Pughes suggested putting a committee together, establish immediate needs, survey departments, review surveys, determine alternate locations, draft COOP Plan, get Council approval, and implement plan by June, 2022.

Dave Ptak, City Administrator, indicated that some departments have their own COOP Plans but the City doesn't have an overall citywide plan. He indicated that the real need is in relation to technology and to cyber risk. He stated he would have a special department head meeting on Monday with Ron Pughes to get started. Mayor Stutte thanked Mr. Pughes and stated that it has become evident that the City needs some sort of plan in place.

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), began discussion on American Rescue Plan Act (ARPA) funds. She began her overview by stating that \$350 billion will be provided in emergency funding to state, local, territorial and tribal governments. In the SHDHD that is a total of \$8.7 million to the four counties of Adams, Clay, Nuckolls and Webster and almost \$6.2 million to the cities located in those counties. She talked about the uses of the funds stating that their goal is to reduce the impact of the pandemic as well as planning forward. She listed some of the uses of funding such as support of public health expenditures, addressing negative economic impacts, lost public sector revenue, premium pay for essential workers and investing in water, sewer and broadband infrastructure. She went on to talk about how public health is included in the ARPA and how that funding would be used for services and programs and for the addressing of behavioral healthcare needs. Ms. Bever then discussed the next steps and stated that the SHDHD is developing a formal request for each county, city and village for an amount of up to 9% of the local ARPA funds coming in to support public health activities. She shared with Council the priority uses for the funds: ongoing COVID-19 response, mobile health clinic, capital improvement of updating the facility and improving/expanding screening and treatment to address behavioral health needs. She indicated the formal proposal will be brought to Council at a later date.

Council President Skutnick asked if the County and City would be working together on this at the Combined Services meetings. Charles Neumann, Adams County Commissioner, stated that they could and that the Adams County Board has a committee of three that are working on it. Mayor Stutte indicated that unfortunately there is a lot to be figured out. Mr. Ptak indicated the City will receive their allotment in two different payments and have received the first payment of a little over \$2 million and it is in the bank. He stated that utility water main replacement has been brought up as a real need but it is hard at this time to commit to how the funds will be used until they see the final regulations.

Discussion of restricting trucks on portions of city streets.

Mr. Ptak stated he involved both the Police Chief and Fire Chief for input and felt there are three or four items that need to be clarified before moving on with the first one being the definition of truck. He told Council they cannot interfere with commerce and that there are construction projects causing trucks to be rerouted to areas that they normally wouldn't be traveling. He stated they have the authority to define truck by classification not length.

Adam Story, Police Chief, spoke about defining the parking of trucks a little better and that truck is not defined very well and that currently it is described in city code by length. He stated some of the things to consider are there is a lot of commerce in the community, it would be helpful to define the appropriate roadways that trucks can use, define trucks by weight and not by what they carry as that would not be enforceable and better signage for the bypass. Mr. Ptak indicated we have arterial and collector streets and it would be very difficult in the case of arterial streets, except in the case of construction, to say you couldn't have a truck travel on them. Brad Starling, Fire Chief, discussed emergency response and with trucks being wider

and emergency vehicles being wider, having adequate space to maneuver would be important for emergency vehicles.

Council President Skutnik indicated she would like to see something drafted to address the truck travel that takes into consideration trucks used for commerce and other issues.

Councilmember Hartmann stated he felt it was pretty easy to identify commerce trucks and if they should be there or not. Councilmember Rosenberg stated he would like to see surveys and that he felt they can't restrict trucks from collector and arterial streets. Mr. Ptak stated the truck traffic may be a temporary situation that has come about with the Highway 6 construction project so short term and long term solutions may need to be looked at. Mr. Ptak stated it was good to deal with the registered weight of the vehicle as far as enforceability and establish temporary truck routes but he would be hesitant to make permanent truck routes at this time.

Councilmember Eley stated he wasn't in favor of making a permanent fix to a temporary problem if it is eventually going to go away.

Councilmember Schroeder reviewed Hastings' ordinance regarding truck travel and that truck travel is allowed for delivery, commerce and construction and stated he felt what we have currently is really pretty good. He indicated he didn't feel they needed a bunch of ordinances changed. He stated he didn't feel they could restrict trucks doing business and he is not in favor of putting in any more restrictions and suggested handling truck situations on an individual basis.

Chief Story indicated there would be a lot of exemptions that you would have to have for specific trucks and really they deal more with parking complaints than driving. Councilmember Schroeder didn't agree with expanding code. Councilmember Eley indicated he felt they need to identify what is illegal to park. Councilmember Skutnik indicated her concern on the wear and tear on streets. Councilmember Eley stated he would like to see something in writing and sees it as a back and forth before coming to a final document. Councilmember Rosenberg stated he didn't want to make ordinances to make ordinances and does not see it as that big of a problem. Councilmember Skutnik asked if anyone is in favor of a draft. Councilmember Hartmann indicated he felt they need to look at the ordinance on parking and update it and maybe not really change but just update. Chief Story said that the parking ordinance and definitions are a priority. Mayor Stutte suggested prioritizing updating the code to meet what we have discussed and bullet point out some potential areas we can look to improve the code and that way we have something to talk about because right now it is very abstract.

Clint Schukei, City Attorney, stated they are really looking at two issues, truck driving and truck parking. Councilmember Fong asked if surveys would be of benefit. Mayor Stutte stated the GIS Coordinator would be able to set up a survey and the Public Information Manager could push it out and maybe they could find out where hot spots are. Mr. Ptak indicated that Nebraska State Statue 60-681 gives the authority for local authorities by either ordinance or resolution to impose restrictions on trucks by weigh with appropriate signage. He stated he felt a resolution would be better than an ordinance as they can be more reactive with a resolution than by ordinance.

Moved by Butch Eley seconded by Shawn Hartmann to go into closed session at 6:34 p.m. for the discussion of contract negotiations and personnel. Roll Call: Ayes: Matt Fong, Shawn Hartmann, Chuck Rosenberg, Butch Eley, Ted Schroeder, Ginny Skutnik. Nays: None. Absent: Jeniffer Beahm, Joy Huffaker. The motion carried.

Moved by Matt Fong seconded by Shawn Hartmann to resume open session at 8:00 p.m. Roll Call: Ayes: Matt Fong, Shawn Hartmann, Chuck Rosenberg, Butch Eley, Ted Schroeder, Ginny

Skutnik. Nays: None. Absent: Jeniffer Beahm, Joy Huffaker. The motion carried.

Moved by Matt Fong seconded by Butch Eley there being no further business to come before the Council, the meeting be adjourned at 8:00 p.m. Roll Call: Ayes: Matt Fong, Shawn Hartmann, Chuck Rosenberg, Butch Eley, Ted Schroeder, Ginny Skutnik. Nays: None. Absent: Jeniffer Beahm, Joy Huffaker. The motion carried.

INVOICE APPROVAL LIST BY FUND REPORT

7/21/2021 PREPAIDS

Date: 07/21/2021

Time: 4:54 pm

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 7/4/21-8/3/21	0	07/07/2021	07/21/2021	0.63
	WINDSTREAM	090212392	CITY TELEPHONE 7/4/21-8/3/21	0	07/07/2021	07/21/2021	7.98
	WINDSTREAM	090212392	CITY TELEPHONE 7/4/21-8/3/21	0	07/07/2021	07/21/2021	1.09
	WINDSTREAM	090212392	CITY TELEPHONE 7/4/21-8/3/21	0	07/07/2021	07/21/2021	0.25
							9.95
Total Dept. City administrator's office:							9.95
Dept: 030.000 City attorney							
001-030.000-726.200	Telephone						
	VERIZON WIRELESS	9883482288	6/7 TO 7/6 CELLPHONES	0	07/06/2021	07/21/2021	40.01
							40.01
Total Dept. City attorney:							40.01
Dept: 080.000 Development Services							
001-080.000-726.200	Telephone						
	VERIZON WIRELESS	9883482288	6/7 TO 7/6 CELLPHONES	0	07/06/2021	07/21/2021	553.26
							553.26
Total Dept. Development Services:							553.26
Dept: 120.000 Cemetery							
001-120.000-726.200	Telephone						
	VERIZON WIRELESS	9883482288	6/7 TO 7/6 CELLPHONES	0	07/06/2021	07/21/2021	23.94
							23.94
Total Dept. Cemetery:							23.94
Dept: 130.000 Parks							
001-130.000-726.200	Telephone						
	ALLO COMMUNICATIONS	1398929	INTERNET SERVICE 6/24-7/23/21	0	06/24/2021	07/21/2021	354.30
	CHARTER COMMUNICATIONS	0037739062521	INTERNET SERVICE	0	06/25/2021	07/21/2021	83.37
	VERIZON WIRELESS	9883482288	6/7 TO 7/6 CELLPHONES	0	07/06/2021	07/21/2021	89.00
	VIAERO WIRELESS	14809	PARKS CELL 5/21/21-6/20/21	0	06/28/2021	07/21/2021	2.75
	WINDSTREAM	091989818	PHONE SERVICE 6/19/21-7/18/21	0	06/22/2021	07/21/2021	59.36
	WINDSTREAM	091989819	PHONE SERVICE 6/19/21-7/18/21	0	06/22/2021	07/21/2021	59.36
	WINDSTREAM	090212392	CITY TELEPHONE 7/4/21-8/3/21	0	07/07/2021	07/21/2021	21.56
							669.70
Total Dept. Parks:							669.70
Dept: 140.000 Water Park							
001-140.000-726.200	Telephone						
	WINDSTREAM	090766033	SERVICE 6/19/21-7/18/21	0	06/22/2021	07/21/2021	71.79
							71.79
Total Dept. Water Park:							71.79
Dept: 145.000 Recreation programming							
001-145.000-720.331	Adult Act. Contra						
	ABBOTT/LONNIE//	REC20-17	UMPIRE 5 GAMES @ \$25/GAME	0	07/15/2021	07/21/2021	125.00
	ABBOTT/LONNIE//	REC20-17	UMPIRE 3 GAMES @ \$25/GAME	0	07/01/2021	07/21/2021	75.00
	ENGBERG/SCOTT//	REC07-20	UMPIRE 3 GAMES @ \$25/GAME	0	07/15/2021	07/21/2021	75.00
	ENGBERG/SCOTT//	REC07-20	UMPIRE 9 GAMES @ \$25/GAME	0	07/01/2021	07/21/2021	225.00
	LYNCH/JESSE//	REC21-09	UMPIRE 3 GAMES @ \$24/GAME	0	07/01/2021	07/21/2021	144.00
	MASER/ADAM//	REC15-08	UMPIRE 6 GAMES @ \$25/GAME	0	07/15/2021	07/21/2021	150.00
	MASER/ADAM//	REC15-08	UMPIRE 6 GAMES @ \$25/GAME	0	07/01/2021	07/21/2021	150.00
	NELSON/BRENT//	REC09-14	UMPIRE 3 GAMES @ \$25/GAME	0	07/15/2021	07/21/2021	75.00
	NELSON/BRENT//	REC09-14	UMPIRE 2 GAMES @ \$25/GAME	0	07/01/2021	07/21/2021	50.00

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	TATE/JAMES//	REC13-10	UMPIRE 6 GAMES @ \$25/GAME	0	07/15/2021	07/21/2021	150.00
	TATE/JAMES//	REC13-10	UMPIRE 3 GAMES @ \$25/GAME	0	07/01/2021	07/21/2021	75.00
							1,294.00
001-145.000-720.332	Youth Act. Contr:						
	ADDEN/KYLIE//	REC21-10	YOUTH SOFTBALL INSTRUCTOR	0	06/29/2021	07/21/2021	80.00
	ALLEN/MORGAN//	REC19-19	UMPIRE 2 GAMES @ \$35/GAME	0	07/01/2021	07/21/2021	70.00
	BINKLY/ALEA//	REC21-11	YOUTH SOFTBALL INSTRUCTOR	0	06/29/2021	07/21/2021	40.00
	HOGREFE/MATTISON//	REC21-08	YOUTH SOFTBALL INSTRUCTOR	0	06/29/2021	07/21/2021	40.00
	KIOLBASA/CLAIRE//	REC20-19	TENNIS LESSON INTRUCTOR	0	07/12/2021	07/21/2021	280.00
	MANGERS/KYLIE//	REC21-08	UMPIRE 4 GAMES @ \$35/GAME	0	07/01/2021	07/21/2021	140.00
	OSTRANDER/SETH//	REC21-07	UMPIRE 6 GAMES @ \$35/GAME	0	07/01/2021	07/21/2021	210.00
	RICHARDS/SASHA//	REC21-12	QUICK START TENNIS INSTRUCT	0	07/12/2021	07/21/2021	300.00
							1,160.00
001-145.000-726.200	Telephone						
	CHARTER COMMUNICATIONS	0263913062021	INTERNET SERVICE	0	06/20/2021	07/21/2021	110.09
							110.09
Total Dept. Recreation programming:							2,564.09
Dept: 150.000 Library							
001-150.000-726.200	Telephone						
	VERIZON WIRELESS	9883482288	6/7 TO 7/6 CELLPHONES	0	07/06/2021	07/21/2021	112.77
	WINDSTREAM	090212392	CITY TELEPHONE 7/4/21-8/3/21	0	07/07/2021	07/21/2021	62.91
							175.68
Total Dept. Library:							175.68
Dept: 220.000 911 center							
001-220.000-726.200	Telephone						
	WINDSTREAM	090212392	CITY TELEPHONE 7/4/21-8/3/21	0	07/07/2021	07/21/2021	0.66
	WINDSTREAM	090212392	CITY TELEPHONE 7/4/21-8/3/21	0	07/07/2021	07/21/2021	4,704.76
	WINDSTREAM	090219386	PARKS/REC ALARM	0	07/07/2021	07/21/2021	98.50
	WINDSTREAM	090223888	LIBRARY ALARM	0	07/07/2021	07/21/2021	16.83
	WINDSTREAM	090223889	MUSEUM ALARM	0	07/07/2021	07/21/2021	16.83
	WINDSTREAM	090223890	ENGINEERING ALARM	0	07/07/2021	07/21/2021	16.83
	WINDSTREAM	090229723	LINCOLN PARK FIRE STATION	0	07/07/2021	07/21/2021	119.74
							4,974.15
Total Dept. 911 center:							4,974.15
Dept: 230.000 Hastings Fire & Rescue							
001-230.000-726.200	Telephone						
	VERIZON WIRELESS	9883482288	6/7 TO 7/6 CELLPHONES	0	07/06/2021	07/21/2021	520.13
	VERIZON WIRELESS	9883482288	6/7 TO 7/6 CELLPHONES	0	07/06/2021	07/21/2021	445.66
	WINDSTREAM	090212392	CITY TELEPHONE 7/4/21-8/3/21	0	07/07/2021	07/21/2021	5.18
							970.97
Total Dept. Hastings Fire & Rescue:							970.97
Dept: 230.300 Ambulance Service							
001-230.300-726.200	Telephone						
	VERIZON WIRELESS	9883482288	6/7 TO 7/6 CELLPHONES	0	07/06/2021	07/21/2021	200.05
	VERIZON WIRELESS	9883482288	6/7 TO 7/6 CELLPHONES	0	07/06/2021	07/21/2021	438.19
							638.24
Total Dept. Ambulance Service:							638.24
Dept: 240.000 Police							
001-240.000-726.050	Electricity						
	HASTINGS UTILITIES	09340740-00	POLICE UTILITIES	0	06/08/2021	07/21/2021	3,900.37
	HASTINGS UTILITIES	22830504-00	POLICE ELECTRIC	0	06/24/2021	07/21/2021	27.89

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							3,928.26
001-240.000-726.100	Natural Gas						
	HASTINGS UTILITIES	09340740-00	POLICE UTILITIES	0	06/08/2021	07/21/2021	1,331.08
							1,331.08
001-240.000-726.150	Sewer						
	HASTINGS UTILITIES	09340740-00	POLICE UTILITIES	0	06/08/2021	07/21/2021	56.36
							56.36
001-240.000-726.200	Telephone						
	CHARTER COMMUNICATIONS	0354530062521	FIBER INTERNET SERVICE	0	06/25/2021	07/21/2021	500.00
	WINDSTREAM	090212727	TELEPHONE SERVICE	0	07/07/2021	07/21/2021	195.17
	WINDSTREAM	090212392	CITY TELEPHONE 7/4/21-8/3/21	0	07/07/2021	07/21/2021	59.30
							754.47
001-240.000-726.250	Water						
	HASTINGS UTILITIES	09340740-00	POLICE UTILITIES	0	06/08/2021	07/21/2021	352.16
							352.16
Total Dept. Police:							6,422.33
Dept: 330.100 EPA 2nd street subsite							
001-330.100-726.050	Electricity						
	HASTINGS UTILITIES	18691902-00	EPA 2ND ST UTILITIES	0	06/21/2021	07/21/2021	19.26
							19.26
001-330.100-726.100	Natural Gas						
	HASTINGS UTILITIES	18691902-00	EPA 2ND ST UTILITIES	0	06/21/2021	07/21/2021	16.04
							16.04
001-330.100-726.150	Sewer						
	HASTINGS UTILITIES	18691902-00	EPA 2ND ST UTILITIES	0	06/21/2021	07/21/2021	14.51
							14.51
001-330.100-726.250	Water						
	HASTINGS UTILITIES	18691902-00	EPA 2ND ST UTILITIES	0	06/21/2021	07/21/2021	23.63
							23.63
Total Dept. EPA 2nd street subsite:							73.44
Dept: 620.000 Airport							
001-620.000-726.050	Electricity						
	HASTINGS UTILITIES	CUST #111627	AIRPORT UTILITIES	0	06/21/2021	07/21/2021	991.69
							991.69
001-620.000-726.100	Natural Gas						
	HASTINGS UTILITIES	CUST #111627	AIRPORT UTILITIES	0	06/21/2021	07/21/2021	84.55
							84.55
001-620.000-726.150	Sewer						
	HASTINGS UTILITIES	CUST #111627	AIRPORT UTILITIES	0	06/21/2021	07/21/2021	92.08
							92.08
001-620.000-726.200	Telephone						
	ALLO COMMUNICATIONS	911069	AIRPOR INTERNET 6/24-7/23/21	0	06/24/2021	07/21/2021	105.36
	VERIZON WIRELESS	9883482288	6/7 TO 7/6 CELLPHONES	0	07/06/2021	07/21/2021	41.12
	WINDSTREAM	090937657	SERVICE FROM 7/7/21-8/6/21	0	07/09/2021	07/21/2021	39.08
							185.56
001-620.000-726.250	Water						
	HASTINGS UTILITIES	CUST #111627	AIRPORT UTILITIES	0	06/21/2021	07/21/2021	154.58
							154.58
Total Dept. Airport:							1,508.46

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Total Fund GENERAL FUND:							18,696.01
Fund: 090 I.T. FUND							
Dept: 000.000							
090-000.000-726.200	Telephone						
	VERIZON WIRELESS	9883482288	6/7 TO 7/6 CELLPHONES	0	07/06/2021	07/21/2021	40.01
							40.01
Total Dept. 000000:							40.01
Total Fund I.T. FUND:							40.01
Fund: 120 COMMUNITY DEVELOPMEN							
Dept: 420.256 CDBG Grant TBA							
120-420.256-720.308	Planning						
	SOUTH CENTRAL ECONOMIC D	1229	20-PW-004 GRANT ADMIN DRAW	0	07/15/2021	07/21/2021	2,875.00
							2,875.00
Total Dept. CDBG Grant TBA:							2,875.00
Dept: 420.315 Downtown Revitalization							
120-420.315-720.302	Administration						
	SOUTH CENTRAL ECONOMIC D	1232	19-DTR-103 GRANT ADMIN DRAW	0	07/15/2021	07/21/2021	7,800.00
							7,800.00
Total Dept. Downtown Revitalization Grt:							7,800.00
UNITY DEVELOPMENT FUND:							10,675.00
Fund: 147 CANDO FUND							
Dept: 000.000							
147-000.000-729.600	CANDO Project						
	WINDSTREAM	090212738	TELEPHONE SERVICE FOR CAND	0	07/07/2021	07/21/2021	72.25
							72.25
Total Dept. 000000:							72.25
Total Fund CANDO FUND:							72.25
Fund: 158 WIRELESS E911 FUND							
Dept: 220.000 911 center							
158-220.000-743.400	Communication E						
	GLENWOOD TELECOMMUNICA	10730467	SPECIAL ACCESS	0	07/01/2021	07/21/2021	44.72
	WINDSTREAM	090013968	MONTHLY BILL	0	07/06/2021	07/21/2021	1,384.77
	WINDSTREAM	090239051	MONTHLY BILL	0	07/07/2021	07/21/2021	94.25
	WINDSTREAM	090229718	MONTHLY BILL	0	07/07/2021	07/21/2021	131.59
	WINDSTREAM	090229721	MONTHLY BILL	0	07/07/2021	07/21/2021	95.92
							1,751.25
Total Dept. 911 center:							1,751.25
I Fund WIRELESS E911 FUND:							1,751.25
Fund: 159 LANDLINE E911 FUND							
Dept: 220.000 911 center							
159-220.000-743.400	Communication E						
	GLENWOOD TELECOMMUNICA	10730467	SPECIAL ACCESS	0	07/01/2021	07/21/2021	9.82
	WINDSTREAM	090013968	MONTHLY BILL	0	07/06/2021	07/21/2021	303.97
	WINDSTREAM	090239051	MONTHLY BILL	0	07/07/2021	07/21/2021	20.69
	WINDSTREAM	090229718	MONTHLY BILL	0	07/07/2021	07/21/2021	28.89
	WINDSTREAM	090229721	MONTHLY BILL	0	07/07/2021	07/21/2021	21.06

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							384.43
Total Dept. 911 center:							384.43
I Fund LANDLINE E911 FUND:							384.43
Fund: 170 MUSEUM FUND							
Dept: 170.100 Museum administration							
170-170.100-726.200	Telephone						
	WINDSTREAM	090212392	CITY TELEPHONE 7/4/21-8/3/21	0	07/07/2021	07/21/2021	64.36
							64.36
Total Dept. Museum administration:							64.36
Total Fund MUSEUM FUND:							64.36
Fund: 180 STREET FUND							
Dept: 000.000							
180-000.000-726.050	Electricity						
	HASTINGS UTILITIES	08300215-00	EMERSON AVE & A STREET	0	07/07/2021	07/21/2021	12.94
	HASTINGS UTILITIES	10391125-00	SALT STORAGE FOR STREETS	0	07/07/2021	07/21/2021	14.27
	HASTINGS UTILITIES	09340668-00	UNDERPASS PUMP SOUTH ST	0	07/07/2021	07/21/2021	19.97
	HASTINGS UTILITIES	09330010-00	1100 WEST A UTILITIES	0	07/07/2021	07/21/2021	667.98
	HASTINGS UTILITIES	09330020-00	1010 WEST A UTILITIES	0	07/07/2021	07/21/2021	24.15
							739.31
180-000.000-726.060	Traffic Signal En						
	HASTINGS UTILITIES	CUST #10152	TRAFFIC LIGHTS	0	07/07/2021	07/21/2021	537.56
							537.56
180-000.000-726.100	Natural Gas						
	HASTINGS UTILITIES	09330010-00	1100 WEST A UTILITIES	0	07/07/2021	07/21/2021	12.73
	HASTINGS UTILITIES	09330020-00	1010 WEST A UTILITIES	0	07/07/2021	07/21/2021	49.09
							61.82
180-000.000-726.150	Sewer						
	HASTINGS UTILITIES	09330020-00	1010 WEST A UTILITIES	0	07/07/2021	07/21/2021	45.20
							45.20
180-000.000-726.200	Telephone						
	VERIZON WIRELESS	9883482288	6/7 TO 7/6 CELLPHONES	0	07/06/2021	07/21/2021	243.43
	VERIZON WIRELESS	9883482288	6/7 TO 7/6 CELLPHONES	0	07/06/2021	07/21/2021	106.18
	WINDSTREAM	090212392	CITY TELEPHONE 7/4/21-8/3/21	0	07/07/2021	07/21/2021	1.29
							350.90
180-000.000-726.250	Water						
	HASTINGS UTILITIES	09330010-00	1100 WEST A UTILITIES	0	07/07/2021	07/21/2021	39.43
	HASTINGS UTILITIES	09330020-00	1010 WEST A UTILITIES	0	07/07/2021	07/21/2021	41.01
							80.44
Total Dept. 000000:							1,815.23
Total Fund STREET FUND:							1,815.23
Fund: 190 KENO BETTERMENT FUND							
Dept: 000.000							
190-000.000-729.102	State Lottery Tax						
	NE DEPT.OF REVENUE *2	Q2 2021	2ND QUARTER 2021 KENO TAXES	0	07/01/2021	07/21/2021	14,572.00
							14,572.00
Total Dept. 000000:							14,572.00

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d KENO BETTERMENT FUND:							14,572.00
Fund: 610 LANDFILL FUND							
Dept: 000.000							
610-000.000-726.050	Electricity						
	HASTINGS UTILITIES	22841912-00	ELECTRICITY	0	06/24/2021	07/21/2021	302.02
							302.02
610-000.000-726.200	Telephone						
	VERIZON WIRELESS	9883482288	6/7 TO 7/6 CELLPHONES	0	07/06/2021	07/21/2021	40.01
	WINDSTREAM	090231819	LAND & FAX	0	07/07/2021	07/21/2021	198.06
	WINDSTREAM	090212392	CITY TELEPHONE 7/4/21-8/3/21	0	07/07/2021	07/21/2021	0.87
							238.94
Total Dept. 000000:							540.96
Total Fund LANDFILL FUND:							540.96
Grand Total:							48,611.50

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Fund: 001 GENERAL FUND							
Dept: 000.000							
001-000.000-422.050	Inspection Permi						
	HASTINGS UTILITIES-PERMITS	JUNE 2021	JUNE PLUMBING REIMBURSEMEN	0	07/21/2021	08/09/2021	5,019.26
							5,019.26
Total Dept. 000000:							5,019.26
Dept: 010.000 City administrator's offic							
001-010.000-727.200	R & M Buildings						
	BIG G ACE	678907/1	CABLE TIES, FLAGS	0	07/19/2021	08/09/2021	161.12
	EAKES OFFICE SOLUTIONS	8292053-0	WIPES	0	07/15/2021	08/09/2021	90.32
	PRESTO-X	2971803	JULY PEST CONTROL	0	07/03/2021	08/09/2021	62.00
							313.44
001-010.000-729.050	Dues & Subscrip						
	INT'L.INSTITUTE OF MUNICIPAL	15699	MEMBERSHIP/VORDERSTRASSE	0	07/06/2021	08/09/2021	115.00
							115.00
001-010.000-730.050	Office Supplies						
	BUSINESS WORLD PRODUCTS	657398	PENS	0	07/15/2021	08/09/2021	39.72
							39.72
Total Dept. City administrator's office:							468.16
Dept: 070.000 Other governmental acc							
001-070.000-720.150	Contingency						
	KIMLEY-HORN AND ASSOCIATE	196038000-0621	TRANSPORTATION & PARKING	0	06/30/2021	08/09/2021	13,151.00
							13,151.00
001-070.000-720.470	Disability Insuran						
	MUTUAL OF OMAHA	G000AZN9	DIV 1 (NONUTIL) LONGTERMDISA	0	08/01/2021	08/09/2021	3,313.13
							3,313.13
001-070.000-729.426	De Minimis Com						
	RUSS'S MARKET	10624	TURKEY & HAM HOLIDAY CERT	0	01/01/2021	08/09/2021	307.74
							307.74
001-070.000-741.200	Building Improve						
	BIG G ACE	678138/1	EPOXY, COLUMBARIUM TILE SAW	0	07/08/2021	08/09/2021	170.13
	BIG G ACE	678697/1	COLUMBARIUM TILE SAW RENTA	0	07/15/2021	08/09/2021	52.46
	MENARDS	19320	NEW COLUMBARIUM SUPPLIES	0	07/08/2021	08/09/2021	593.01
	MENARDS	19584	NEW COLUMBARIUM SUPPLIES	0	07/14/2021	08/09/2021	179.70
	MENARDS	19717	NEW COLUMBARIUM BENCH/TRE	0	07/16/2021	08/09/2021	579.96
							1,575.26
Total Dept. Other governmental accounts:							18,347.13
Dept: 080.000 Development Services							
001-080.000-720.350	Training & Confe						
	INT'L.CODE COUNCIL *2	101103226	2018 PROPERTY MAINTENACE &	0	06/11/2021	08/09/2021	995.00
	US BANK		NATL STORMWATER CENTER CSI - MUNICIPAL NE WEBINAR	0	06/29/2021	08/09/2021	774.00
							1,769.00
001-080.000-724.050	Printing						
	CORNHUSKER PRESS	P194810	BUS CARD T. TERWEY	0	07/09/2021	08/09/2021	97.05
							97.05
001-080.000-727.800	R & M Vehicles						
	FILL-N-CHILL	029931	CARWASH	0	06/30/2021	08/09/2021	6.00
	FILL-N-CHILL	029932	CARWASH	0	06/30/2021	08/09/2021	6.00
							12.00
001-080.000-730.050	Office Supplies						

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	BIG G ACE	678907/1	CABLE TIES, FLAGS	0	07/19/2021	08/09/2021	5.13
	BUSINESS WORLD PRODUCTS	657424	2 PLASTIC SIGNS 2"-12"	0	07/14/2021	08/09/2021	27.00
							32.13
							Total Dept. Development Services: 1,910.18
Dept: 110.000 Auditorium							
001-110.000-720.300	Professional Ser						
	PROTEX CENTRAL, INC.	125798	FIRE ALARM INSPECTION	0	07/22/2021	08/09/2021	147.00
							147.00
001-110.000-726.200	Telephone						
	CHARTER COMMUNICATIONS	0029348071821	INTERNET SERVICE 7/18-8/17/21	0	07/18/2021	08/09/2021	101.49
							101.49
							Total Dept. Auditorium: 248.49
Dept: 120.000 Cemetery							
001-120.000-721.050	Postage						
	US BANK	USPS	STAMPS	0	07/09/2021	08/09/2021	55.00
							55.00
001-120.000-723.050	Advertising						
	HASTINGS TRIBUNE	300115153	ADV/ CEMETERY MAINT ASSIST	0	06/02/2021	08/09/2021	193.80
	HASTINGS TRIBUNE	300115305	ADV/CEMETERY MAINT ASSIST	0	06/09/2021	08/09/2021	188.10
							381.90
001-120.000-727.500	R & M Heavy Ma						
	HASTINGS OUTDOOR POWER L	32842	TRIMMER SUPPLIES	0	07/07/2021	08/09/2021	219.76
	HASTINGS OUTDOOR POWER L	33141	EDGER BLADES	0	07/20/2021	08/09/2021	59.90
	MENARDS	19371	GENERATOR REPLACEMENT	0	07/09/2021	08/09/2021	329.63
	THREE POINTS TIRE	25519	FLAT TIRE REPAIR	0	07/06/2021	08/09/2021	20.00
							629.29
001-120.000-727.800	R & M Vehicles						
	CHRIS'S CAR WASH	22986	CAR WASH	0	06/18/2021	08/09/2021	10.28
							10.28
001-120.000-729.150	Other Operating						
	MENARDS	19717	NEW COLUMBARIUM BENCH/TRE	0	07/16/2021	08/09/2021	15.46
							15.46
001-120.000-731.250	Fuel & Oil						
	SAPP BROS PETROLEUM INC	IN3531894	DIESEL/UNLEADED FUEL	0	06/29/2021	08/09/2021	753.60
							753.60
001-120.000-731.700	Wearing Apparel						
	SHIRT SHACK HASTINGS	H12282	WEARING APPAREL	0	07/07/2021	08/09/2021	153.00
							153.00
001-120.000-737.200	Building Mainten:						
	BIG G ACE	678138/1	EPOXY, COLUMBARIUM TILE SAW	0	07/08/2021	08/09/2021	39.48
	BIG G ACE	678957/1	BOX/BREAKER/CABLE	0	07/20/2021	08/09/2021	38.30
							77.78
001-120.000-737.705	Shop Supplies						
	MENARDS	19584	NEW COLUMBARIUM SUPPLIES	0	07/14/2021	08/09/2021	94.94
							94.94
							Total Dept. Cemetery: 2,171.25
Dept: 130.000 Parks							
001-130.000-723.110	Public Improvem:						
	HASTINGS TRIBUNE	300113720	AD/ PARKS FOREMAN	0	05/12/2021	08/09/2021	160.95

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							160.95
001-130.000-726.200 Telephone	VIAERO WIRELESS	14809	PARKS CELL 6/21/21-7/20/21	0	07/26/2021	08/09/2021	2.74
							2.74
001-130.000-727.200 R & M Buildings	A&E ELECTRIC	800	BRICKYARD STAGE LED LIGHTS	0	07/16/2021	08/09/2021	1,931.00
	GRACE'S LOCKSMITH SERVICE	64270	KEYS	0	07/06/2021	08/09/2021	6.00
	HASTINGS UTILITIES	2-6412	LED LIGHTS FOR BRICKYARD PAI	0	06/30/2021	08/09/2021	3,935.82
	MENARDS	19954	BRUSH & STEEL HANDLE	0	07/21/2021	08/09/2021	15.94
	PRESTO-X	2994208	PEST CONTROL	0	07/08/2021	08/09/2021	62.00
	PROTEX CENTRAL, INC.	125799	FIRE ALARM INSPECTION	0	07/22/2021	08/09/2021	207.50
	WITTE SALES & SERVICE/ALAN	13621	WADING POOL MAINTENANCE	0	07/20/2021	08/09/2021	149.97
							6,308.23
001-130.000-727.500 R & M Heavy Ma	TURFWERKS	HR9016	MOWER REPAIR	0	07/09/2021	08/09/2021	5,090.57
							5,090.57
001-130.000-727.800 R & M Vehicles	N A P A AUTO PARTS	038793	AIR DOOR ACTUATOR	0	07/01/2021	08/09/2021	68.39
	N A P A AUTO PARTS	039923	BEARING	0	07/07/2021	08/09/2021	25.17
	N A P A AUTO PARTS	040266	OIL FILTER, ANTIFREEZE	0	07/08/2021	08/09/2021	7.81
	N A P A AUTO PARTS	040513	REPAIR PARTS	0	07/08/2021	08/09/2021	16.60
	N A P A AUTO PARTS	042136	IGNITION SWITCH	0	07/15/2021	08/09/2021	31.32
	N A P A AUTO PARTS	042137	HITCH PIN	0	07/15/2021	08/09/2021	15.49
	N A P A AUTO PARTS	042340	FUEL FILTER/BEAMS/AC VALVE	0	07/16/2021	08/09/2021	23.42
	N A P A AUTO PARTS	043195	FUSE	0	07/20/2021	08/09/2021	3.50
	THREE POINTS TIRE	25924	NEW TIRES/JUNK/FLAT REPAIR	0	07/14/2021	08/09/2021	446.00
							637.70
001-130.000-729.050 Dues & Subscrip	HASTINGS ROTARY CLUB #4931	J. HASSENSTAB	DUES 7/1/21-12/31/21	0	07/21/2021	08/09/2021	125.00
							125.00
001-130.000-729.150 Other Operating	HASTINGS PHYSICAL THERAPY	201594	NEW HIRE PHYSICAL & DRUG TEST	0	06/30/2021	08/09/2021	146.00
	S.O.S. PORTABLE TOILET INC.	46004	PORTABLE TOILET UNITS JULY	0	07/15/2021	08/09/2021	160.00
	US BANK	ISLAND POOL-SPA	WADING POOL TABLETS	0	07/16/2021	08/09/2021	318.00
							624.00
001-130.000-731.151 Fertilizer	SITE ONE LANDSCAPE SUPPLY	109147980-0012	FERTILIZER	0	07/19/2021	08/09/2021	26,939.00
							26,939.00
001-130.000-731.250 Fuel & Oil	SAPP BROS PETROLEUM INC	IN3537917	DIESEL/GAS	0	07/06/2021	08/09/2021	1,090.25
	SAPP BROS PETROLEUM INC	IN3538355	DIESEL/GAS	0	07/07/2021	08/09/2021	846.60
							1,936.85
001-130.000-731.700 Wearing Apparel	SHIRT SHACK HASTINGS	H12209	WEARING APPAREL	0	06/21/2021	08/09/2021	666.80
							666.80
001-130.000-737.200 Building Mainteni	MALOUF JR AND ASSOCIATES	IN-35285	GLOVES	0	06/30/2021	08/09/2021	153.60
	MALOUF JR AND ASSOCIATES	IN-35209	RR DEORDORIZERS	0	07/12/2021	08/09/2021	57.40
	MALOUF JR AND ASSOCIATES	IN-35302	TRASH LINERS	0	07/12/2021	08/09/2021	306.50
							517.50
Total Dept. Parks:							43,009.34

Dept: 140.000 Water Park

001-140.000-720.300 Professional Ser

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	HASTINGS PHYSICAL THERAPY	201594	NEW HIRE PHYSICAL & DRUG TEST	0	06/30/2021	08/09/2021	338.00
							338.00
001-140.000-723.050	Advertising						
	NE SOFTBALL ASSOCIATION	AD	POOL ADVERTISEMENT	0	07/20/2021	08/09/2021	375.00
							375.00
001-140.000-726.200	Telephone						
	WINDSTREAM	090766033	SERVICE 7/19/21-8/18/21	0	07/21/2021	08/09/2021	61.49
							61.49
001-140.000-727.200	R & M Buildings						
	BIG G ACE	677728/1	GEL COAT REPAIR/SLIDES	0	07/01/2021	08/09/2021	23.66
	DUTTON-LAINSON CO.	842755-1	A/C & WAVE MACHINE FUSES	0	07/01/2021	08/09/2021	178.50
	KULLY PIPE & STEEL SUPPLY	755055	RING GASKETS	0	07/02/2021	08/09/2021	8.31
	SHIRT SHACK HASTINGS	H12394	ENGRAVING	0	07/12/2021	08/09/2021	8.00
							218.47
001-140.000-727.700	R & M Tools & M						
	JCI INDUSTRIES, INC	8216147	POOL PUMP REPAIR	0	07/13/2021	08/09/2021	619.50
	WITTE SALES & SERVICE/ALAN	13567	LEAF RAKE/3-PIECE TELEPOLE	0	07/16/2021	08/09/2021	114.99
							734.49
001-140.000-731.150	Chemicals						
	AQUA-CHEM INC	00197054	POOL CHEMICALS	0	07/15/2021	08/09/2021	2,998.65
							2,998.65
001-140.000-731.205	Concessions for						
	ALLEN'S OF HASTINGS, INC.	32144	CONCESSIONS/PLATES & POWER	0	07/13/2021	08/09/2021	24.22
	PEPSI-COLA BOTTLING CO.	672497	CREDIT	0	07/02/2021	08/09/2021	-56.60
	PEPSI-COLA BOTTLING CO.	6100055338	CONCESSIONS/SOFT DRINKS	0	07/16/2021	08/09/2021	605.50
	RUSS'S MARKET	7865	CONCESSIONS/RESALE/FOAM	0	07/07/2021	08/09/2021	3.98
	RUSS'S MARKET	7931	CONCESSIONS/RESALE/FOAM	0	07/08/2021	08/09/2021	5.97
	RUSS'S MARKET	7869	CONCESSIONS/RESALE/BUNS	0	07/09/2021	08/09/2021	11.90
	RUSS'S MARKET	7972	CONCESSIONS/RESALE FOAM	0	07/10/2021	08/09/2021	17.52
	RUSS'S MARKET	7821	CONCESSIONS/RESALE/BUNS	0	07/15/2021	08/09/2021	9.52
	RUSS'S MARKET	7891	CONCESSIONS/RESALE/BUNS	0	07/16/2021	08/09/2021	11.90
	RUSS'S MARKET	7380	CONCESSIONS/RESALE/BUNS	0	07/19/2021	08/09/2021	11.90
	US BANK	WALMART	PADLOCKS	0	07/07/2021	08/09/2021	139.41
							785.22
001-140.000-737.200	Building Maintenance						
	BIG G ACE	678688/1	SQUEEGEE	0	07/15/2021	08/09/2021	15.78
	EGAN SUPPLY COMPANY	339238	CLEANERS/HAIR-BODY SOAP	0	07/12/2021	08/09/2021	367.38
	JACKSON SERVICES INC.	4586684	MOPS & LINEN BAG RACK	0	07/08/2021	08/09/2021	58.19
	MALOUF JR AND ASSOCIATES	IN-35297	LINERS	0	07/19/2021	08/09/2021	29.49
	N A P A AUTO PARTS	042103	CLEANING SUPPLIES	0	07/15/2021	08/09/2021	51.47
							522.31
						Total Dept. Water Park:	6,033.63
Dept: 145.000	Recreation programming						
001-145.000-720.300	Professional Services						
	HASTINGS PHYSICAL THERAPY	201594	NEW HIRE PHYSICAL & DRUG TEST	0	06/30/2021	08/09/2021	182.00
							182.00
001-145.000-724.050	Printing						
	CORNHUSKER PRESS	P194854	BUS CARDS T. BARTELS	0	07/15/2021	08/09/2021	118.72
							118.72
001-145.000-729.050	Dues & Subscriptions						
	US BANK	WEVIDEO INC	PROMOTION VIDEO SUBSCRIPTION	0	07/08/2021	08/09/2021	9.99
							9.99
001-145.000-730.050	Office Supplies						

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	WAL-MART COMMUNITY	04822	REC SUPPLIES, OFFICE SUPPLIES	0	07/16/2021	08/09/2021	15.67
							15.67
001-145.000-731.402	Youth Rec Suppl						
	RUSS'S MARKET	7821	YOUTH GOLF LEAGUE REFRESHM	0	07/07/2021	08/09/2021	12.17
							12.17
001-145.000-738.057	Youth Rec Equip						
	WAL-MART COMMUNITY	04822	REC SUPPLIES, OFFICE SUPPLIES	0	07/16/2021	08/09/2021	9.97
							9.97
Total Dept. Recreation programming:							348.52
Dept: 150.000 Library							
001-150.000-720.310	Library Software						
	ELECTRONIC CONTRACTING C	15289	REPROGRAMMED PROCESSOR	0	07/11/2021	08/09/2021	862.50
	IDEA BANK MARKETING	INV-11931	JUNE 2021 WORDPRESS SITE	0	06/30/2021	08/09/2021	35.00
	US BANK	FONTSPRING	WEBSITE FONT	0	07/20/2021	08/09/2021	9.95
							907.45
001-150.000-723.050	Advertising						
	HASTINGS TRIBUNE	300096119	HASTINGS GUIDE	0	07/24/2020	08/09/2021	58.00
	HASTINGS TRIBUNE	300096265	24/7 TV BOOK	0	07/25/2020	08/09/2021	63.75
	HASTINGS TRIBUNE	300097976	MEETING NOTICE	0	08/15/2020	08/09/2021	3.60
	HASTINGS TRIBUNE	300099091	24/7 TV MAGAZINE	0	08/22/2020	08/09/2021	63.75
	HASTINGS TRIBUNE	300099579	24/7 TV MAGAZINE	0	09/05/2020	08/09/2021	63.75
	HASTINGS TRIBUNE	300100406	AD LEVEL ADJ - BORDER, LIBRAR	0	09/05/2020	08/09/2021	172.15
	HASTINGS TRIBUNE	300100420	MEETING NOTICE	0	09/05/2020	08/09/2021	3.60
	HASTINGS TRIBUNE	300101473	24/7 TV MAGAZINE	0	10/03/2020	08/09/2021	63.75
	HASTINGS TRIBUNE	300101740	24/7 TV MAGAZINE	0	10/17/2020	08/09/2021	63.75
	HASTINGS TRIBUNE	300102512	MEETING NOTICE	0	10/10/2020	08/09/2021	3.60
	HASTINGS TRIBUNE	300102160	24/7 TV MAGAZINE	0	10/31/2020	08/09/2021	63.75
	HASTINGS TRIBUNE	300103476	24/7 TV MAGAZINE	0	11/14/2020	08/09/2021	31.88
	HASTINGS TRIBUNE	300103852	24/7 TV MAGAZINE	0	11/28/2020	08/09/2021	63.75
	HASTINGS TRIBUNE	300105215	24/7 TV MAGAZINE	0	12/20/2020	08/09/2021	31.87
	HASTINGS TRIBUNE	300105617	24/7 TV MAGAZINE	0	12/26/2020	08/09/2021	63.75
	HASTINGS TRIBUNE	300106709	24/7 TV MAGAZINE	0	01/09/2021	08/09/2021	63.75
	HASTINGS TRIBUNE	300106994	24/7 TV MAGAZINE	0	01/23/2021	08/09/2021	63.75
	HASTINGS TRIBUNE	300108258	24/7 TV MAGAZINE	0	02/06/2021	08/09/2021	63.75
	HASTINGS TRIBUNE	300108960	NOTICE OF MEETING	0	02/06/2021	08/09/2021	46.50
	HASTINGS TRIBUNE	300108577	24/7 TV MAGAZINE	0	02/21/2021	08/09/2021	63.75
	HASTINGS TRIBUNE	300109647	24/7 TV MAGAZINE	0	03/06/2021	08/09/2021	63.75
	HASTINGS TRIBUNE	300109909	24/7 TV MAGAZINES	0	03/20/2021	08/09/2021	63.75
	HASTINGS TRIBUNE	300111119	24/7 TV MAGAZINE	0	04/03/2021	08/09/2021	63.75
	HASTINGS TRIBUNE	300111928	MEETING NOTICE	0	04/10/2021	08/09/2021	3.60
	HASTINGS TRIBUNE	300111361	24/7 TV MAGAZINE	0	04/17/2021	08/09/2021	63.75
	HASTINGS TRIBUNE	300112543	24/7 TV MAGAZINE	0	05/01/2021	08/09/2021	63.75
	HASTINGS TRIBUNE	300112899	24/7 TV MAGAZINE	0	05/15/2021	08/09/2021	63.75
	HASTINGS TRIBUNE	300113291	24/7 LINEUP	0	05/29/2021	08/09/2021	63.75
	HASTINGS TRIBUNE	300115183	MEETING NOTICE	0	06/03/2021	08/09/2021	3.60
	HASTINGS TRIBUNE	300114584	24/7 LINEUP	0	06/12/2021	08/09/2021	63.75
	HASTINGS TRIBUNE	300114893	24/7 LINEUP	0	06/26/2021	08/09/2021	63.75
							1,697.15
001-150.000-727.200	R & M Buildings						
	K-T HEATING & AIR CONDITION	1859-58253	CHANGE FILTERS & CLEAN	0	06/30/2021	08/09/2021	635.00
	PRESTO-X	2971802	PEST CONTROL	0	07/03/2021	08/09/2021	56.00
							691.00
001-150.000-729.149	Processing Fees						
	BAKER & TAYLOR, INC.	2036032796	BOOKS, PROCESSING	0	07/01/2021	08/09/2021	37.80
	BAKER & TAYLOR, INC.	2036041723	BOOKS, PROCESSING	0	07/06/2021	08/09/2021	231.90

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	MIDWEST TAPE	500710867	AUDIOBOOKS, PROCESSING	0	07/13/2021	08/09/2021	2.25
	MIDWEST TAPE	500710866	DVDS PROCESSING	0	07/13/2021	08/09/2021	25.15
	MIDWEST TAPE	500743965	DVDS, PROCESSING	0	07/21/2021	08/09/2021	21.05
	MIDWEST TAPE	500743966	AUDIOBOOKS, PROCESSING	0	07/21/2021	08/09/2021	6.75
							324.90
001-150.000-730.050	Office Supplies						
	BUSINESS WORLD PRODUCTS	022911	RECEIPT BOOKS, POSTAGE LABE	0	07/13/2021	08/09/2021	47.29
	BUSINESS WORLD PRODUCTS	022915	PENS, STICKY NOTES, MAILERS	0	07/15/2021	08/09/2021	106.86
	BUSINESS WORLD PRODUCTS	022919	SCOTCH TAPE	0	07/16/2021	08/09/2021	55.71
	LIBRARY STORE, INC./THE//	513020	ATTACHING TABS	0	07/09/2021	08/09/2021	85.74
	WAL-MART COMMUNITY	05434	MAKER SPACE PROGRAMS, SRP	0	07/19/2021	08/09/2021	4.46
							300.06
001-150.000-730.056	Library Maker Sp						
	US BANK	AMAZON	MS PRINTER & SUPPLIES	0	07/12/2021	08/09/2021	287.86
							287.86
001-150.000-730.110	Electronic Datab:						
	EBSCO INFORMATION SERVICE	1000161083-1	LIBRARY AWARE	0	07/09/2021	08/09/2021	1,260.00
	GALE-CENGAGE LEARNING	74624588	CHILTON LIBRARY 7/1/21-6/30/22	0	07/01/2021	08/09/2021	2,261.94
							3,521.94
001-150.000-730.115	Library Collectior						
	BAKER & TAYLOR, INC.	2036032796	BOOKS, PROCESSING	0	07/01/2021	08/09/2021	91.06
	BAKER & TAYLOR, INC.	2036067851	BOOKS	0	07/06/2021	08/09/2021	555.37
	BAKER & TAYLOR, INC.	2036066508	BOOKS	0	07/06/2021	08/09/2021	281.58
	BAKER & TAYLOR, INC.	2036041723	BOOKS, PROCESSING	0	07/06/2021	08/09/2021	759.31
	GALE-CENGAGE LEARNING	74411978	BOOKS	0	06/02/2021	08/09/2021	38.92
	GALE-CENGAGE LEARNING	74420637	BOOKS	0	06/03/2021	08/09/2021	46.50
	GALE-CENGAGE LEARNING	74455489	BOOKS	0	06/08/2021	08/09/2021	50.23
	GALE-CENGAGE LEARNING	74454825	BOOKS	0	06/08/2021	08/09/2021	27.19
	GALE-CENGAGE LEARNING	74465541	BOOKS	0	06/09/2021	08/09/2021	99.71
	GALE-CENGAGE LEARNING	74465477	BOOKS	0	06/09/2021	08/09/2021	68.97
	GALE-CENGAGE LEARNING	74465920	BOOKS	0	06/09/2021	08/09/2021	37.48
	GALE-CENGAGE LEARNING	74464844	BOOKS	0	06/09/2021	08/09/2021	96.71
	GALE-CENGAGE LEARNING	74516810	BOOKS	0	06/16/2021	08/09/2021	87.17
	GALE-CENGAGE LEARNING	74516285	BOOKS	0	06/16/2021	08/09/2021	183.14
	GALE-CENGAGE LEARNING	74552337	BOOKS	0	06/22/2021	08/09/2021	116.99
	GALE-CENGAGE LEARNING	74560496	BOOKS	0	06/23/2021	08/09/2021	71.97
	GALE-CENGAGE LEARNING	74561533	BOOKS	0	06/23/2021	08/09/2021	50.98
	MIDWEST TAPE	500695090	DVDS	0	07/09/2021	08/09/2021	4.49
	MIDWEST TAPE	500710867	AUDIOBOOKS, PROCESSING	0	07/13/2021	08/09/2021	39.99
	MIDWEST TAPE	500710866	DVDS PROCESSING	0	07/13/2021	08/09/2021	153.70
	MIDWEST TAPE	500743965	DVDS, PROCESSING	0	07/21/2021	08/09/2021	119.93
	MIDWEST TAPE	500743966	AUDIOBOOKS, PROCESSING	0	07/21/2021	08/09/2021	119.97
	US BANK	AMAZON	BOOKS	0	07/16/2021	08/09/2021	25.00
	US BANK	AMAZON	BOOKS	0	07/14/2021	08/09/2021	10.51
	US BANK	KINDLE	EBOOKS	0	07/16/2021	08/09/2021	12.83
	US BANK	AMAZON	BOOKS	0	07/14/2021	08/09/2021	27.00
	US BANK	AMAZON	BOOKS	0	07/14/2021	08/09/2021	33.46
	US BANK	AMAZON	BOOKS	0	07/12/2021	08/09/2021	38.75
	US BANK	AMAZON	BOOKS	0	07/12/2021	08/09/2021	46.14
	US BANK	AMAZON	BOOKS	0	07/11/2021	08/09/2021	29.19
	US BANK	AMAZON	BOOKS	0	07/12/2021	08/09/2021	67.38
	US BANK	KINDLE	EBOOK	0	07/10/2021	08/09/2021	14.05
	US BANK	AMAZON	EBOOK	0	07/08/2021	08/09/2021	1.06
							3,406.73
Total Dept. Library:							11,137.09

Dept: 220.000 911 center

001-220.000-727.400 R & M Communic

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	EAKES OFFICE SOLUTIONS	8289798-0	3 FILE CABINETS	0	07/19/2021	08/09/2021	1,585.15
	EAKES OFFICE SOLUTIONS	C8289798-0	CREDIT - LABOR/INSTALL	0	07/20/2021	08/09/2021	-75.00
	WINDSTREAM XETA	1055774	MOVE TELEPHONE LINES DURIN	0	07/07/2021	08/09/2021	3,600.00
							5,110.15
001-220.000-730.050	Office Supplies						
	QUILL CORPORATION	17812663	WINDOW ENVELOPES	0	07/02/2021	08/09/2021	40.49
	QUILL CORPORATION	17815265	POST IT NOTES, PENS, BUBBLEW	0	07/02/2021	08/09/2021	52.32
							92.81
001-220.000-743.700	Tools & Miscellar						
	XYBIX SYSTEMS, INC.	41368	EAGLE LINE RE-USE PANELS, CBI	0	06/28/2021	08/09/2021	28,201.38
							28,201.38
							Total Dept. 911 center: 33,404.34
Dept: 230.000	Hastings Fire & Rescue						
001-230.000-712.250	Life Insurance						
	BALL INSURANCE SERVICES	007566	PART TIME LIFE INSURANCE	0	07/01/2021	08/09/2021	194.88
							194.88
001-230.000-720.350	Training & Confe						
	US BANK	INT'L SOCIETY FIRE	REGISTRATION - CONTINUE TRAI	0	07/15/2021	08/09/2021	30.00
	US BANK	CRACKER BARREL	MEALS - TREFFER - ICS CLASS	0	07/13/2021	08/09/2021	14.75
	US BANK	RAYMONOS	MEALS - TREFFER - ICS CLASS	0	07/13/2021	08/09/2021	8.70
	US BANK	RAYMONOS	MEALS - TREFFER - ICS CLASS	0	07/14/2021	08/09/2021	8.70
	US BANK	HOLIDAY INN	MOTEL - TREFFER - ICS CLASS	0	07/14/2021	08/09/2021	179.98
							242.13
001-230.000-726.200	Telephone						
	PRESTO-X	2971804	STA 1 PEST CONTROL	0	07/03/2021	08/09/2021	54.00
							54.00
001-230.000-726.220	Pest Control						
	PRESTO-X	2971805	STA 2 PEST CONTROL	0	07/03/2021	08/09/2021	53.00
							53.00
001-230.000-727.200	R & M Buildings						
	ROGERS, INC.	83055	STA 2 - REFRIGERATOR	0	07/21/2021	08/09/2021	2,450.00
							2,450.00
001-230.000-727.201	R & M Grounds M						
	CARROT-TOP INDUSTRIES, INC	50124400	6X10 US FLAG	0	06/11/2021	08/09/2021	107.05
							107.05
001-230.000-727.800	R & M Vehicles						
	N A P A AUTO PARTS	041845	L-1 BATTERIES	0	07/14/2021	08/09/2021	599.98
	N A P A AUTO PARTS	042411	L-1 BATTERIES CORE DEPOSIT	0	07/16/2021	08/09/2021	-144.00
	O'REILLY AUTO PARTS	0764-412387	B-1 FUSE, FUSE HOLDER	0	07/18/2021	08/09/2021	16.46
							472.44
001-230.000-729.050	Dues & Subscrip						
	US BANK	TRUE COACH	MONTHLY SUBSCRIPTION	0	07/12/2021	08/09/2021	80.99
							80.99
001-230.000-730.100	Books & Maps						
	JONES & BARTLETT LEARNING	301212	4 FUND OF FF SKILLS MANUAL	0	06/24/2021	08/09/2021	311.62
							311.62
001-230.000-731.650	Uniform Allowanc						
	MATHESON TRIGAS-LINWELD	0023855511	EARPLUGS	0	07/12/2021	08/09/2021	307.76
							307.76
001-230.000-737.200	Building Maintena						

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	MALOUF JR AND ASSOCIATES	IN-35295	CLEANERS, BATTERIES, WIPES	0	07/13/2021	08/09/2021	190.99
	MALOUF JR AND ASSOCIATES	IN-35296	DISINFECTANT, BATTERIES	0	07/13/2021	08/09/2021	59.00
							249.99
001-230.000-737.215	Computer Software						
	BACKDRAFT OPCO LLC	INV2105585	API KEY - FIRST ARRIVING -	0	07/12/2021	08/09/2021	330.00
							330.00
001-230.000-743.700	Tools & Miscellar						
	CYPRESS SOLUTIONS	INV-002717	B-1 POWER CABLE	0	07/14/2021	08/09/2021	64.16
	SANDRY FIRE SUPPLY LLC	INV-017173	FIRE HOSE	0	07/21/2021	08/09/2021	3,349.00
							3,413.16
							8,267.02
			Total Dept. Hastings Fire & Rescue:				
Dept: 230.300 Ambulance Service							
001-230.300-727.800	R & M Vehicles						
	DINSDALE CHRYSLER-DODGE-	06734	#705 REPLACE BATTERIES, SERV	0	07/09/2021	08/09/2021	1,007.25
	HASTINGS FORD LINCOLN	21796	AIR COMPRESSOR REPAIR, SERV	0	07/07/2021	08/09/2021	1,189.26
	US BANK	ZORO	#704 M-1 DOOR BRACE	0	07/19/2021	08/09/2021	19.69
							2,216.20
001-230.300-731.350	Medical Supplies						
	BOUND TREE MEDICAL LLC	84125166	MEDICAL SUPPLIES	0	07/09/2021	08/09/2021	71.37
	BOUND TREE MEDICAL LLC	84133782	MEDICAL SUPPLIES	0	07/16/2021	08/09/2021	207.74
	BOUND TREE MEDICAL LLC	84133783	MEDICAL SUPPLIES	0	07/16/2021	08/09/2021	52.16
	BOUND TREE MEDICAL LLC	84135520	MEDICAL SUPPLIES	0	07/19/2021	08/09/2021	36.85
	MATHESON TRIGAS-LINWELD	0023871196	OXYGEN	0	07/15/2021	08/09/2021	85.10
							453.22
			Total Dept. Ambulance Service:				2,669.42
Dept: 240.000 Police							
001-240.000-720.300	Professional Ser						
	CBS - REPORTING SERVICES	426160	2 MONTHLY MEMBERSHIPS	0	06/30/2021	08/09/2021	10.00
	EAKES OFFICE SOLUTIONS	INV291198	CONTRACT CHARGE UPSTAIRS	0	07/09/2021	08/09/2021	52.22
	FAMILY ADVOCACY NETWORK	2022	SUBSCRIPTION FEE 2021-2022	0	05/19/2021	08/09/2021	2,000.00
	FRANKEN/MATTHEW//	07212021	POLYGRAPH - R. NORRIS	0	07/21/2021	08/09/2021	450.00
	HASTINGS PHYSICAL THERAPY	201594	NEW HIRE PHYSICAL & DRUG TEST	0	06/30/2021	08/09/2021	68.00
	NE PUBLIC HEALTH ENVIRONM	541178	6 BAC TESTS	0	07/13/2021	08/09/2021	630.00
	S.O.S. PORTABLE TOILET INC.	45875	PORTABLE TOILET RENTAL	0	07/13/2021	08/09/2021	50.00
							3,260.22
001-240.000-721.050	Postage						
	US BANK	USPS	POSTAGE	0	07/09/2021	08/09/2021	134.10
	US BANK	USPS	POSTAGE	0	07/12/2021	08/09/2021	41.36
	US BANK	USPS	POSTAGE	0	07/14/2021	08/09/2021	32.95
	US BANK	USPS	POSTAGE	0	07/15/2021	08/09/2021	32.07
	US BANK	USPS	POSTAGE	0	07/16/2021	08/09/2021	10.45
							250.93
001-240.000-726.200	Telephone						
	VERIZON WIRELESS	9883907295	MONTHLY CHARGES MIFI HOTSPOT	0	07/10/2021	08/09/2021	964.01
							964.01
001-240.000-727.200	R & M Buildings						
	MENARDS	18630	NUTS & BOLTS, PVC PIPE,	0	06/23/2021	08/09/2021	271.38
	RUTT'S HEATING & AC	3655-237	RESET RTU2 & RTU3, CLEANED	0	07/07/2021	08/09/2021	1,014.46
							1,285.84
001-240.000-727.400	R & M Communic						
	VERIZON WIRELESS	9883907295	MONTHLY CHARGES MIFI HOTSPOT	0	07/10/2021	08/09/2021	720.72
							720.72

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001-240.000-727.700	R & M Tools & M						
	PLATTE VALLEY COMMUNICATI	34781	2 ADAPTERS	0	07/20/2021	08/09/2021	15.00
	PLATTE VALLEY COMMUNICATI	34783	UHF STUBBY ANTENNA	0	07/20/2021	08/09/2021	70.25
							85.25
001-240.000-727.800	R & M Vehicles						
	ACE AUTOMOTIVE, INC.	46562	OIL CHANGE #97	0	06/28/2021	08/09/2021	49.98
	ACE AUTOMOTIVE, INC.	46716	OIL CHANGE #90	0	07/21/2021	08/09/2021	49.98
	FILL-N-CHILL	29930	JUNE CARWASHES 14, STORE 2	0	07/10/2021	08/09/2021	84.00
	FILL-N-CHILL	29928	JUNE CARWASHES 12, STORE 5	0	07/10/2021	08/09/2021	72.00
	FILL-N-CHILL	29929	JUNE CARWASHES 18, STORE 6	0	07/10/2021	08/09/2021	108.00
	PAT'S AUTO REPAIR & TOWING	12357-T	ACCIDENT TOW #95	0	07/17/2021	08/09/2021	125.00
	WAL-MART COMMUNITY	04155	WASHER FLUID, GREETING CARC	0	07/12/2021	08/09/2021	3.96
							492.92
001-240.000-729.204	Heartland Pet Cc						
	HEARTLAND PET CONNECTION	AUG 2021	AUG PET CARE	0	08/01/2021	08/09/2021	4,333.33
							4,333.33
001-240.000-730.050	Office Supplies						
	QUILL CORPORATION	17815265	POST IT NOTES, PENS, BUBBLEW	0	07/02/2021	08/09/2021	515.63
	US BANK	AMAZON	LETTER SIZE CLIPBOARDS	0	07/07/2021	08/09/2021	12.82
	WAL-MART COMMUNITY	04155	WASHER FLUID, GREETING CARC	0	07/12/2021	08/09/2021	1.97
							530.42
001-240.000-731.200	Food Supplies						
	WAL-MART COMMUNITY	03107	BOWLS, PLATES, CUPS, CUTLER\	0	07/20/2021	08/09/2021	28.96
							28.96
001-240.000-731.300	Badges						
	MC CORD/DELMAR M.//	257913	2 EVIDENCE OFFICER BADGES	0	05/21/2021	08/09/2021	198.00
							198.00
001-240.000-731.360	K-9 Unit						
	US BANK	RAY ALLEN	TUGS, LEADS, LINES FOR K-9	0	07/14/2021	08/09/2021	111.93
							111.93
001-240.000-731.650	Uniform Allowanc						
	JACK'S UNIFORMS & EQUIPMEI	96209A	START UP UNIFORM - NORRIS	0	07/15/2021	08/09/2021	1,233.65
	JACK'S UNIFORMS & EQUIPMEI	96020A	OUTER VEST CARRIER - SANDOV	0	07/13/2021	08/09/2021	283.87
							1,517.52
001-240.000-737.200	Building Mainteni						
	ARAMARK UNIFORM SERVICES	1902118650	TOWELS, MATS, DUST MOPS	0	07/21/2021	08/09/2021	159.59
	MALOUF JR AND ASSOCIATES	IN-35306	CLEANING SUPPLIES, PAPER	0	07/13/2021	08/09/2021	340.05
							499.64
001-240.000-738.055	Field Equipment						
	PLATTE VALLEY COMMUNICATI	34736	IMPRES MIC	0	07/06/2021	08/09/2021	191.58
	WAL-MART COMMUNITY	08190	HEMP CORD, WATER, CAT BOWL	0	07/09/2021	08/09/2021	13.57
							205.15
						Total Dept. Police:	14,484.84
Dept: 330.000 EPA mandates							
001-330.000-729.400	EPA Legal Fees						
	SULLIVAN, SHOEMAKER PC, LL	7250.500	LEGAL EXPENSES/EPA AREA WIC	0	07/22/2021	08/09/2021	648.00
							648.00
001-330.000-729.410	EPA Consultants						
	ARCADIS US, INC.	34244640	S LANDFILL PROF SERV THRU	0	07/19/2021	08/09/2021	724.47
							724.47
						Total Dept. EPA mandates:	1,372.47

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Dept: 330.200 Storm Water Manageme							
001-330.200-738.055	Field Equipment						
	HASTINGS OUTDOOR POWER L	32961	STIHL CHAINSAW, BAR, OIL	0	07/12/2021	08/09/2021	389.23
							389.23
Total Dept. Storm Water Management:							389.23
Dept: 620.000 Airport							
001-620.000-723.050	Advertising						
	US BANK	ARTTOFRAMES	28X23 FRAME WITH MAT/CUSTOM	0	07/15/2021	08/09/2021	74.82
							74.82
001-620.000-727.200	R & M Buildings						
	K-T HEATING & AIR CONDITION	1859-58634	INSTALLATION OF EQUIPMENT	0	06/22/2021	08/09/2021	4,950.00
							4,950.00
001-620.000-727.202	R & M Airport						
	GRAINGER	9965627418	RADIO CABLE	0	07/16/2021	08/09/2021	24.94
	GRAINGER	9965627400	HELICAL ANTENNA	0	07/16/2021	08/09/2021	16.45
	GRAINGER	9966277932	KEY CONTROL CABINET, CABLE F	0	07/19/2021	08/09/2021	266.12
							307.51
001-620.000-727.700	R & M Tools & M						
	FLIGHT LIGHT INC	0078308-IN	BULBS FOR RUNWAY/TAXIWAY	0	07/19/2021	08/09/2021	427.92
							427.92
001-620.000-727.800	R & M Vehicles						
	N A P A AUTO PARTS	043153	BATTERY, HITCH	0	07/20/2021	08/09/2021	297.34
							297.34
001-620.000-729.150	Other Operating						
	EAKES OFFICE SOLUTIONS	INV288786	CONTRACT BILLING 3/28-6/27/21	0	06/30/2021	08/09/2021	-307.73
							-307.73
001-620.000-731.250	Fuel & Oil						
	US BANK	DEPT OF AG	WEIGHTS & MEASURES DEVICE	0	07/14/2021	08/09/2021	43.00
							43.00
001-620.000-737.705	Shop Supplies						
	ARAMARK UNIFORM SERVICES	1902116880	MAT/COVERALLS	0	07/19/2021	08/09/2021	26.01
							26.01
001-620.000-743.500	Heavy Machinery						
	PIEPER'S POTTYS	4156	PORTABLE RESTROOMS	0	07/06/2021	08/09/2021	3,840.00
							3,840.00
Total Dept. Airport:							9,658.87
Total Fund GENERAL FUND:							158,939.24
Fund: 090 I.T. FUND							
Dept: 000.000							
090-000.000-737.215	Computer Software						
	SEAMLESS DOCS	3990	SUBSCRIPTION FEE: PREMIUM	0	08/20/2021	08/09/2021	2,334.15
	TYLER TECHNOLOGIES, INC.	025-338533	YEARLY SUPPORT & MAINT FOR	0	07/01/2021	08/09/2021	6,446.08
	US BANK	DIGICERT	ANNUAL CERT RENEWAL	0	07/21/2021	08/09/2021	788.00
							9,568.23
090-000.000-737.216	Computer Software						
	SEAMLESS DOCS	3990	SUBSCRIPTION FEE: PREMIUM	0	08/20/2021	08/09/2021	2,852.85
							2,852.85
090-000.000-743.400	Communication E						
	ENVISION IT	32916	M365 PROJECT SCOPING & TENE	0	07/15/2021	08/09/2021	4,020.00

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							4,020.00
090-000.000-743.550	Computer Equipr						
	KIDWELL, INC	174272	EXTEND PHONE SYSTEM TO	0	03/22/2021	08/09/2021	2,282.50
	US BANK	AMAZON	3 WEBCAMS	0	07/09/2021	08/09/2021	101.21
	US BANK	AMAZON	EXTERNAL HARDRIVE FOR PD	0	07/20/2021	08/09/2021	59.99
							2,443.70
090-000.000-743.551	Computer Equipr						
	PRIME COMMUNICATIONS	68329	3 SWITCHES FOR NDS	0	07/20/2021	08/09/2021	6,403.50
	US BANK	AMAZON	3 WEBCAMS	0	07/09/2021	08/09/2021	123.70
							6,527.20
Total Dept. 000000:							25,411.98
Total Fund I.T. FUND:							25,411.98

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

111-000.000-720.100	Contract Labor						
	R A C INVESTMENTS	060121	SERVICE THRU 5/31/21	0	06/01/2021	08/09/2021	550.00
	R A C INVESTMENTS	071421	SERVICE THRU 6/30/21	0	07/14/2021	08/09/2021	300.00
							850.00
111-000.000-720.300	Professional Ser						
	R A C INVESTMENTS	AUG 2021	AUG DIRECTOR SALARY	0	08/01/2021	08/09/2021	1,833.33
							1,833.33
111-000.000-724.050	Printing						
	HASTINGS AREA CHAMBER OF	200817	6/21 COPIES, TELEPHONE	0	07/15/2021	08/09/2021	234.34
							234.34
111-000.000-726.200	Telephone						
	HASTINGS AREA CHAMBER OF	200817	6/21 COPIES, TELEPHONE	0	07/15/2021	08/09/2021	67.00
							67.00
111-000.000-728.100	Rent						
	COMMUNITY REDEVELOPMENT	AUG 2021	AUG RENT	0	08/01/2021	08/09/2021	225.00
							225.00
111-000.000-729.150	Other Operating						
	HASTINGS UTILITIES	18691700-00	UTILITIES	0	06/21/2021	08/09/2021	49.44
	HASTINGS UTILITIES	18690528-00	UTILITIES	0	06/21/2021	08/09/2021	61.57
	HASTINGS UTILITIES	18690752-01	UTILITIES	0	06/21/2021	08/09/2021	143.51
	HASTINGS UTILITIES	18690950-00	UTILITIES	0	06/21/2021	08/09/2021	64.17
	WOODWARD'S DISPOSAL SERV	9002-1026	SERVICE	0	06/21/2021	08/09/2021	25.00
							343.69
111-000.000-737.200	Building Mainten:						
	BIG G ACE	675710/1	PREEN, VEGETATION KILLER	0	06/02/2021	08/09/2021	55.66
							55.66
Total Dept. 000000:							3,609.02
SINESS IMPROVEMENT DIST:							3,609.02

Fund: 130 LIBRARY GRANT FUND**Dept: 000.000**

130-000.000-720.357	Library Programs						
	BIG G ACE	679104/1	LUMBER FOR BOOKENDS TEEN	0	07/22/2021	08/09/2021	43.38
	MILLER/ADAM//	SRP 2021	SUMMER READING PROGRAM	0	07/01/2021	08/09/2021	450.00
	RUSS'S MARKET	11060	BOOK CLUB	0	06/21/2021	08/09/2021	13.99
	WAL-MART COMMUNITY	05434	MAKER SPACE PROGRAMS, SRP	0	07/19/2021	08/09/2021	7.14
	WAL-MART COMMUNITY	05434	MAKER SPACE PROGRAMS, SRP	0	07/19/2021	08/09/2021	37.52

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							552.03
130-000.000-727.225	Grant Expenses						
	US BANK	HYDROFLASK	WATERBOTTLES	0	07/21/2021	08/09/2021	187.01
	US BANK	HYDROFLASK	WATERBOTTLES	0	07/21/2021	08/09/2021	99.51
							286.52
Total Dept. 000000:							838.55
Fund LIBRARY GRANT FUND:							838.55
Fund: 146 FIRE DEPT EQUIP SINKING							
Dept: 000.000							
146-000.000-743.802	Fire Vehicle						
	911 CUSTOM	46439	FU2 - TABLET MOUNT	0	07/09/2021	08/09/2021	552.26
	ELDON'S AUTOMOTIVE REPAIR	21464	FU-2 REAR COIL SPRINGS	0	07/20/2021	08/09/2021	374.07
	TOWN AND COUNTRY SEAT CC	2021-78	FU-2 SEAT COVERS	0	07/19/2021	08/09/2021	400.00
							1,326.33
Total Dept. 000000:							1,326.33
: DEPT EQUIP SINKING FUND:							1,326.33
Fund: 147 CANDO FUND							
Dept: 000.000							
147-000.000-729.600	CANDO Project						
	CANDO BUY MONEY ACCT	BUY MONEY	CONFIDENTIAL FUNDS BUY MONI	0	07/14/2021	08/09/2021	3,000.00
							3,000.00
Total Dept. 000000:							3,000.00
Total Fund CANDO FUND:							3,000.00
Fund: 170 MUSEUM FUND							
Dept: 170.100 Museum administration							
170-170.100-720.350	Training & Confe						
	SCHEIERMAN/CARLA//	JUNE 2021	JUNE MILEAGE	0	07/01/2021	08/09/2021	37.95
							37.95
170-170.100-723.050	Advertising						
	BUENOS DIAS NEBRASKA	1545	1/4 PAGE FULL COLOR AD	0	07/13/2021	08/09/2021	900.00
	LAMAR COMPANIES/THE//	112656570	CAMPAIGN RESERVE 2 PANELS	0	07/05/2021	08/09/2021	900.00
							1,800.00
170-170.100-724.100	Film Print Cost						
	AMAZON CAPITAL SERVICES	11KR-DRGL-4CNW	UNITED 93	0	07/19/2021	08/09/2021	15.66
							15.66
170-170.100-727.500	R & M Heavy Ma						
	AMAZON CAPITAL SERVICES	1FTQ-N4TQ-4NCF	SUMMER FUN SUPPLIES	0	07/07/2021	08/09/2021	93.61
							93.61
170-170.100-727.700	R & M Tools & M						
	AMAZON CAPITAL SERVICES	1DP3-9VL7-7NT7	VACUUM PARTS	0	07/20/2021	08/09/2021	33.84
							33.84
170-170.100-728.150	Film Royalty						
	GATHER MEDIA, LLC	JUNE 2021	WE THE PEOPLE JUNE 2021	0	06/30/2021	08/09/2021	138.00
	IMAX CORPORTATION	JUNE 2021	SUPERPOWER DOGS JUNE 2021	0	07/01/2021	08/09/2021	-14.56
	IMAX CORPORTATION	JUNE 2021	SUPERPOWER DOGS JUNE 2021	0	07/01/2021	08/09/2021	30.80
	REAL D INC.	0017029153	JUNE 3D FILMS	0	07/16/2021	08/09/2021	146.50
	S K FILMS, INC.	768965	BACKYARD WILDERNESS	0	07/06/2021	08/09/2021	688.50
	SWANK MOTION PICTURES,INC	1818917	UNITED 93	0	07/15/2021	08/09/2021	395.00

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							1,384.24
170-170.100-729.150	Other Operating HASTINGS PHYSICAL THERAPY	201594	NEW HIRE PHYSICAL & DRUG TEST	0	06/30/2021	08/09/2021	68.00
							68.00
170-170.100-730.050	Office Supplies AMAZON CAPITAL SERVICES	1CJX-9XQV-1XCW	ADJUSTABLE KEYBOARD TRAY	0	07/19/2021	08/09/2021	124.99
							124.99
170-170.100-730.052	Store Supplies AMAZON CAPITAL SERVICES	14K6-QRNV-6QWN	SHRINK WRAP BAGS	0	07/15/2021	08/09/2021	41.97
	AMAZON CAPITAL SERVICES	1HXV-XJ9C-MX3P	SHRINK WRAP BAGS	0	07/10/2021	08/09/2021	27.98
							69.95
170-170.100-731.210	Store Merchandise OUTSET MEDIA	472028	STORE MERCHANDISE	0	07/15/2021	08/09/2021	902.00
	TOYSMITH	0001696354	STORE MERCHANDISE	0	07/15/2021	08/09/2021	1,702.08
	WAL-MART COMMUNITY	07931	KOOL-AID	0	07/08/2021	08/09/2021	46.08
							2,650.16
170-170.100-731.408	Educational Expenses AMAZON CAPITAL SERVICES	1DF1-YJFY-1JLH	LITE BRITE	0	07/15/2021	08/09/2021	33.32
	MENARDS	19795	PAINT FOR SUMMER FUN	0	07/19/2021	08/09/2021	9.64
	RUSS'S MARKET	10177	COOKIE DOUGH FOR SUMMER FUN	0	07/10/2021	08/09/2021	7.49
	WAL-MART COMMUNITY	09087	SUMMER FUN SUPPLIES	0	07/12/2021	08/09/2021	46.47
	WAL-MART COMMUNITY	04792	KOOL-AID	0	07/11/2021	08/09/2021	20.92
	WAL-MART COMMUNITY	00980	SUMMER FUN SUPPLIES	0	07/18/2021	08/09/2021	230.28
							348.12
170-170.100-737.200	Building Maintenance WAL-MART COMMUNITY	09680	MAINTENANCE SUPPLIES	0	07/14/2021	08/09/2021	13.70
							13.70
170-170.100-737.210	Exhibit Supplies OUTSET MEDIA	472028	STORE MERCHANDISE	0	07/15/2021	08/09/2021	34.00
	WAL-MART COMMUNITY	09366	EXHIBIT SUPPLIES	0	07/13/2021	08/09/2021	17.88
							51.88
170-170.100-737.212	Event Expenses AMAZON CAPITAL SERVICES	1M4R-6FN6-FKFP	TENT WEIGHTS	0	07/16/2021	08/09/2021	33.90
	AMAZON CAPITAL SERVICES	1TXK-7HPL-FLLV	TENT WEIGHTS	0	07/16/2021	08/09/2021	16.95
							50.85
Total Dept. Museum administration:							6,742.95
Total Fund MUSEUM FUND:							6,742.95

Fund: 180 STREET FUND

Dept: 000.000

180-000.000-727.500 R & M Heavy Maintenance

AUTO GLASS EXPERTS LLC	39155	INSTALL REAR GLASS #38	0	04/14/2021	08/09/2021	245.00
AUTO VALUE-HASTINGS	70NV060949	V BLETS #26	0	07/12/2021	08/09/2021	38.42
BUTLER MACHINERY CO.	16PS0025651	A/C COMPRESSOR #29	0	06/07/2021	08/09/2021	563.04
GARRETT TIRES AND TREADS	20018521	FLAT REPAIR #29	0	07/21/2021	08/09/2021	35.85
HASTINGS OUTDOOR POWER EQUIPMENT	32894	IGNITION MODULE - TRIMMER	0	07/09/2021	08/09/2021	39.99
LANDMARK IMPLEMENT INC.	11125849	BELT TENSIONER #26	0	07/13/2021	08/09/2021	132.23
N A P A AUTO PARTS	041189	WIRE, HEAT SHRINK, LOOM #54	0	07/12/2021	08/09/2021	17.84
N A P A AUTO PARTS	041438	BELT, SCREWS, #26	0	07/13/2021	08/09/2021	50.72
N A P A AUTO PARTS	041456	BELT #26	0	07/13/2021	08/09/2021	3.40
N A P A AUTO PARTS	042768	RATCHET STRAP #906	0	07/19/2021	08/09/2021	49.06
N A P A AUTO PARTS	042873	BUSHINGS #29	0	07/19/2021	08/09/2021	4.94

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City of Hastings

Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
	NE MACHINERY CO.	CUI0959411	COIL #69	0	07/07/2021	08/09/2021	15.11
	NE MACHINERY CO.	CUI0959148	SEAL KIT #69	0	07/06/2021	08/09/2021	9.30
	NE MACHINERY CO.	CUI0960633	WATER HOSE #49	0	07/09/2021	08/09/2021	67.08
	ROAD BUILDERS	P58415	COUPLING SLEEVES #53	0	04/18/2021	08/09/2021	104.87
	UNIVERSAL HYDRAULICS, INC.	28834	HYD HOSE #36	0	07/07/2021	08/09/2021	33.13
							1,409.98
180-000.000-727.800	R & M Vehicles						
	AUTO VALUE-HASTINGS	70NV061535	SPARK PLUGS, BOOTS, FUEL	0	07/21/2021	08/09/2021	107.07
	AUTO VALUE-HASTINGS	70NV061549	SPARK PLUGS #446	0	07/21/2021	08/09/2021	6.02
							113.09
180-000.000-729.050	Dues & Subscrip						
	US BANK	CHARTER	INTERNET SERVICE	0	07/22/2021	08/09/2021	118.73
							118.73
180-000.000-729.150	Other Operating						
	HASTINGS TRIBUNE	300115706	ADVERTISING FOR STREET FORE	0	06/29/2021	08/09/2021	170.55
	HASTINGS TRIBUNE	300113947	ADVERTISING FOR STREET EQUI	0	05/22/2021	08/09/2021	162.00
							332.55
180-000.000-731.050	Asphalt & Cemer						
	BIG G ACE	678941/1	SPRINKLER & ROTOR SPRINKLEF	0	07/20/2021	08/09/2021	16.77
	HASTINGS UTILITIES	2-6414	MAINTENANCE & OPERATION OF	0	06/30/2021	08/09/2021	1,033.71
	HASTINGS UTILITIES	6-6415	MANHOLE COVER & RING DAMAC	0	06/30/2021	08/09/2021	539.92
	J.I.L. ASPHALT PAVING CO.	210214	2.53 TONS SPR-F	0	07/02/2021	08/09/2021	156.86
	J.I.L. ASPHALT PAVING CO.	210211	1.53 TONS SPR-F	0	07/01/2021	08/09/2021	94.86
	J.I.L. ASPHALT PAVING CO.	210237	5.01 TONS SPR-POLLY	0	07/07/2021	08/09/2021	325.65
	J.I.L. ASPHALT PAVING CO.	210247	6.22 TONS SPR-POLLY	0	07/08/2021	08/09/2021	404.30
	J.I.L. ASPHALT PAVING CO.	210224	3.51 TONS SPR-POLLY	0	07/06/2021	08/09/2021	228.15
							2,800.22
180-000.000-731.250	Fuel & Oil						
	SAPP BROS PETROLEUM INC	IN3529253	1000 GALS UNLEADED	0	06/25/2021	08/09/2021	1,800.00
	SAPP BROS PETROLEUM INC	IN3529253	1000 GALS UNLEADED	0	06/25/2021	08/09/2021	2,550.00
	SAPP BROS PETROLEUM INC	IN3540277	1000 GALS UNLEADED	0	07/08/2021	08/09/2021	1,610.00
	SAPP BROS PETROLEUM INC	IN3540277	1000 GALS UNLEADED	0	07/08/2021	08/09/2021	2,550.00
							8,510.00
180-000.000-731.400	Other Supplies						
	HASTINGS OUTDOOR POWER L	33170	WEED WHIP THREAD & COVER	0	07/21/2021	08/09/2021	20.99
							20.99
180-000.000-731.600	Signs						
	MIDWEST SERVICE & SALES C	0030676	SIGN POST BASE 2' X 1.75" POST	0	06/30/2021	08/09/2021	2,102.50
							2,102.50
180-000.000-731.700	Wearing Apparel						
	MATHESON TRIGAS-LINWELD	0023845903	200 HEARING PROTECTION,	0	07/08/2021	08/09/2021	230.57
							230.57
180-000.000-737.710	Welding Supplies						
	ISLAND SUPPLY WELDING CO.	245684	BEST WELD TORCH HOSE	0	07/19/2021	08/09/2021	53.76
							53.76
180-000.000-738.050	Hand Tools						
	AUTO VALUE-HASTINGS	70NV061023	VALVE CORE REMOVER	0	07/13/2021	08/09/2021	16.13
	N A P A AUTO PARTS	042849	EXTRACTOR	0	07/19/2021	08/09/2021	23.99
							40.12
180-000.000-738.055	Field Equipment						
	BIG G ACE	678401/1	MARKING WAND FOR PAINT	0	07/12/2021	08/09/2021	23.69
							23.69

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City of Hastings

Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
						Total Dept. 000000:	15,756.20
						Total Fund STREET FUND:	15,756.20
Fund: 183 STREET SALES TAX FUND							
Dept: 000.000							
183-000.000-742.320	Street Constructi						
	VONTZ PAVING, INC.	EST #4	2021 CONCRETE PANEL REPLACI	0	07/21/2021	08/09/2021	129,483.79
							129,483.79
						Total Dept. 000000:	129,483.79
						id STREET SALES TAX FUND:	129,483.79
Fund: 190 KENO BETTERMENT FUND							
Dept: 000.000							
190-000.000-720.300	Professional Sen						
	HOLIDAY INN EXPRESS - HASTI	17809	HOUSING 4TH OF JULY BAND	0	07/12/2021	08/09/2021	96.00
	HOLIDAY INN EXPRESS - HASTI	17811	HOUSING 4TH OF JULY BAND	0	07/12/2021	08/09/2021	96.00
	HOLIDAY INN EXPRESS - HASTI	17810	HOUSING 4TH OF JULY BAND	0	07/12/2021	08/09/2021	96.00
	S.O.S. PORTABLE TOILET INC.	46053	PORTABLE TOILETS/BRICKYARD	0	07/15/2021	08/09/2021	295.00
							583.00
						Total Dept. 000000:	583.00
						d KENO BETTERMENT FUND:	583.00
Fund: 610 LANDFILL FUND							
Dept: 000.000							
610-000.000-727.500	R & M Heavy Ma						
	GRACE'S LOCKSMITH SERVICE	64351	KEYS & TAGS NEW #115	0	07/23/2021	08/09/2021	24.50
	HASTINGS OUTDOOR POWER L	32959	HUSTLER SUPER Z HYPER DR	0	07/12/2021	08/09/2021	15.98
	NE MACHINERY CO.	CUI0965417	YELLOW PAINT	0	07/21/2021	08/09/2021	10.60
	NE MACHINERY CO.	CUI0965882	CLIPS	0	07/22/2021	08/09/2021	5.80
							56.88
610-000.000-729.050	Dues & Subscrip						
	KEEP NEBRASKA BEAUTIFUL	2021-2022	SUPPORTING/COMMUNITY MEMB	0	08/01/2021	08/09/2021	100.00
	S W A N A	2022-26402	ANNUAL MEMBERSHIP RENEWAL	0	07/01/2021	08/09/2021	223.00
							323.00
610-000.000-731.250	Fuel & Oil						
	AUTO VALUE-HASTINGS	70NV061726	#117 - OIL	0	07/23/2021	08/09/2021	29.54
	COOPERATIVE PRODUCERS IN	237604	FILL-RITE DIESEL PUMP &	0	07/22/2021	08/09/2021	1,558.05
	COOPERATIVE PRODUCERS IN	129008	108 GAL DEF BULK	0	07/13/2021	08/09/2021	150.00
	SAPP BROS PETROLEUM INC	IN3549784	783 GAL #2 DYED DIESEL	0	07/19/2021	08/09/2021	1,800.90
	SAPP BROS PETROLEUM INC	IN3543318	615 GAL #2 DYED DIESEL	0	07/12/2021	08/09/2021	459.00
	SAPP BROS PETROLEUM INC	IN3543318	615 GAL #2 DYED DIESEL	0	07/12/2021	08/09/2021	1,414.50
							5,411.99
610-000.000-731.700	Wearing Apparel						
	ARAMARK UNIFORM SERVICES	1902116879	MATS/COVERALLS	0	07/19/2021	08/09/2021	30.75
	ARAMARK UNIFORM SERVICES	1902113225	MATS/COVERALLS	0	07/12/2021	08/09/2021	30.75
							61.50
610-000.000-737.705	Shop Supplies						
	AUTO VALUE-HASTINGS	70NV061628	24-14OZ NONCHLOR BRK CLEANE	0	07/22/2021	08/09/2021	54.00
	N A P A AUTO PARTS	043908	6" & 9" BLADES, CABLE TIES	0	07/23/2021	08/09/2021	52.88
							106.88
						Total Dept. 000000:	5,960.25

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City of Hastings

Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
Total Fund LANDFILL FUND:							5,960.25
Fund: 710 SELF INSURED HEALTH FU							
Dept: 000.000							
710-000.000-720.440	Administrative Fe						
	OPTUM BANK	9510092397	HSA MONTHLY SERVICE FEE - JU	0	07/15/2021	08/09/2021	316.25
							316.25
710-000.000-720.480	Health Benefit Pr						
	MUTUAL OF OMAHA	G000AZN9	DIV 1 (NONUTIL) LIFE/AD&D/VOL	0	08/01/2021	08/09/2021	3,271.08
	MUTUAL OF OMAHA	G000AZN9	DIV 2 (UTILITY) LIFE/AD&D/VOL	0	08/01/2021	08/09/2021	3,312.44
	MUTUAL OF OMAHA	G000AZN9	DIV 2 (UTILITY) LONGTERMDISAB	0	08/01/2021	08/09/2021	4,834.56
							11,418.08
Total Dept. 000000:							11,734.33
ELF INSURED HEALTH FUND:							11,734.33
Grand Total:							363,385.64

Distribution Register by Check



From Check No.: 47319 To Check No.: 47420

Printed: 8/2/2021 11:07

From Check Date: 07/23/2021 - To Check Date: 08/02/2021

Check No	Supplier	Supplier Name	Invoice Number	Invoice Description	Invoice Amt	Charge Code	GL Amount
47319	00600	A B P A REGION 12	072121	BACKFLOW TRAINING	85.00	1 49220	85.00
47320	05760	ANYTIME FITNESS	072321	JULY EMPLOYEE DEDUCTION-AF	102.60	1 62418	102.60
47321	08115	BEAUTY AND THE BEAST FITNESS		JULY EMPLOYEE DEDUCTION-B&B	34.24	1 62418	34.24
47322	10025	BROWN TRANSFER CO.	12740579	MISC 999 FREIGHT CHARGES	193.28	2 75125	193.28
47323	14810	CHC OF NEBRASKA	072321	JULY EMPLOYEE DEDUCTION-CHC	66.34	1 62418	66.34
47324	32400	HASTINGS, CITY OF		EMPLOYEE FLEXPLAN DEDUCTION	2,496.38	1 62401	2,496.38
47325	33075	HASTINGS MUSEUM		JULY EMPLOYEE DEDUCTION-MUS	35.42	1 62418	35.42
47326	53225	NE DEPT. OF REVENUE	LEVY #22060327 072	REMIT GARNISHMENT	75.00	1 62410	75.00
			LEVY #22169078 072	REMIT GARNISHMENT	25.00	1 62410	25.00
					100.00		100.00
47327	65675	SALVATION ARMY	063021	SHARE SOME WARMTH COLL-JUNE	336.00	1 62328	336.00
47328	70300	STATE DISBURSEMENT UNIT	CO1482539 072321	REMIT GARNISHMENT	248.00	1 62410	248.00
47329	76275	UNITED WAY OF SOUTH CENTRAL	072321	JULY EMPLOYEE DEDUCTION-UW	154.00	1 62418	154.00
47330	77050	VERIZON WIRELESS	9883865245	ROVER SERVICE	50.04	1 619230	50.04
47331	80425	Y M C A	072321	JULY EMPLOYEE DEDUCTION-YMC	905.46	1 62418	905.46
47332	R4747	NICHOLAS T HOLT	14531170-08	REISSUE CUSTOMER REFUND	3.49	1 61841	3.49
47333	13075	CHARTER COMMUNICATIONS	0354001071721	PHONE & INTERNET SERVICE	1,379.22	1 69210	1,289.22
				PHONE & INTERNET SERVICE		1 619210	90.00
					1,379.22		1,379.22
47334	13610	CINTAS CORPORATION	4084166435	MISC 999 UNIFORM SERVICE	234.31	2 79275	234.31
			4084166808	UNIFORM SERVICE	268.98	1 49270	15.07
				UNIFORM SERVICE		1 69270	4.72
				UNIFORM SERVICE		2 29270	249.19
					503.29		503.29
47335	17500	CREDIT MANAGEMENT SERVICES	C 14 CI 20 659 07232	REMIT GARNISHMENT	318.21	1 62410	318.21
47336	R6140	MELISA A DISNEY-STEWART	07280550-06	REFUND SOLAR PANELS	2,426.76	2 24512	2,426.76
47337	02675	AIRGAS USA, LLC	9115683685	MISC 999 MULTI-UNIT CHARGER	374.34	2 75065	374.34
47338	04275	AMERICAN FENCE COMPANY, INC.	18083	FENCE REPAIR	3,605.00	2 24160	3,605.00
47339	06175	ARAMARK	1902116220	RUGS & LAUNDRY SERVICE	25.14	1 45450	25.14
			1902116889	RUGS & LAUNDRY SERVICE	66.34	1 69330	57.03
				RUGS & LAUNDRY SERVICE		2 25060	9.31
			1902116890	RUGS & LAUNDRY SERVICE	15.30	1 69206	15.30
			1902117608	RUGS & LAUNDRY SERVICE	69.02	2 25065	69.02
			1902120490	RUGS & LAUNDRY SERVICE	66.34	1 69330	57.03
				RUGS & LAUNDRY SERVICE		2 25060	9.31
			1902120491	RUGS & LAUNDRY SERVICE	15.30	1 69206	15.30
			1902121222	RUGS & LAUNDRY SERVICE	69.02	2 25065	69.02
					326.46		326.46
47340	06710	ATLAS COPCO COMPRESSORS LL	1121076286	MISC 999 FILTER KITS	4,580.74	2 25145	4,580.74
47341	08675	BERT GURNEY & ASSOCIATES	7392	SLUDGE TUBE GASKET	175.65	1 45461	175.65
47342	08775	BEYKE SIGNS	26954	FUEL TANK SIGNS	85.60	1 69270	85.60
47343	08925	BIG G	676087/1	SILICONE, BLADES, WIRE BRUSH,	1,252.35	1 61561	1,252.35
47344	09225	BLACKBURN MFG. CO.	0654329-IN	MARKING PAINT	2,754.19	1 61561	2,754.19
47345	10220	BUHLKE, RICK	070821	MISC 999 BOOT REIMBURSEMENT	91.37	2 79275	91.37
47346	10820	C E I SECURITY & SOUND	2021412	NERC EVENT-SYSTEM ALERTING	935.76	1 69330	160.00
				NERC EVENT-SYSTEM ALERTING		1 69330	775.76
			2021413	NDS ACCESS CNTRL-WEST EMPL E	1,754.74	1 60172	1,754.74
			2021414	NDS ACCESS CONTROL UPGRADES	21,473.66	1 69330	21,473.66
			2021415	NDS ACCESS CNTRL-WEST ENVIR E	1,136.79	1 60496	1,136.79
					25,300.95		25,300.95
47347	13610	CINTAS CORPORATION	4089354804	MISC 999 UNIFORM SERVICE	191.43	2 79275	191.43
			4089355104	UNIFORM SERVICE	267.87	1 49270	15.07
				UNIFORM SERVICE		1 69270	4.72

Distribution Register by Check



From Check No.: 47319 To Check No.: 47420

Printed: 8/2/2021 11:07

From Check Date: 07/23/2021 - To Check Date: 08/02/2021

Check No	Supplier	Supplier Name	Invoice Number	Invoice Description	Invoice Amt	Charge Code	GL Amount
				UNIFORM SERVICE		2 29270	248.08
			4090040204	MISC 999 UNIFORM SERVICE	191.43	2 79275	191.43
			4090040582	UNIFORM SERVICE	267.87	1 49270	15.07
				UNIFORM SERVICE		1 69270	4.72
				UNIFORM SERVICE		2 29270	248.08
			4090726471	MISC 999 UNIFORM SERVICE	191.43	2 79275	191.43
			4090726792	UNIFORM SERVICE	267.87	1 49270	15.07
				UNIFORM SERVICE		1 69270	4.72
				UNIFORM SERVICE		2 29270	248.08
					1,377.90		1,377.90
47348	15575	CONSOLIDATED CONCRETE CO.	265733	CONCRETE	107.00	1 10001	107.00
			266108	CONCRETE	343.88	1 10001	107.00
				CONCRETE		1 35055	118.44
				CONCRETE		1 45050	118.44
			268303	CRUSHED LIMESTONE	70.65	2 20001	70.65
			268711	CONCRETE	107.00	1 10001	107.00
			268712	CONCRETE	221.90	1 35580	221.90
			268914	CONCRETE	720.91	2 20001	720.91
					1,571.34		1,571.34
47349	19225	DELKEN PRESS	072221	PRINTED MATERIALS	294.25	1 69060	294.25
47350	20650	DOWNEY DRILLING, INC	21-738	WELL REPAIRS	45,811.02	1 35052	45,811.02
			21-989	DEMOLISH WELL 10 BUILDING	29,580.00	1 30392	29,580.00
					75,391.02		75,391.02
47351	21375	DUTTON-LAINSON COMPANY	841987-3	METER CAN BLANKS	55.64	2 20007	55.64
47352	21975	EAKES OFFICE EQUIPMENT	8295548-0	CORRECTION TAPE	258.08	1 61561	258.08
47353	22550	ELECTRICAL ENGINEERING & EQL	7138869-00	CONDUIT ELBOWS	3,656.88	2 21561	3,656.88
			7150700-02	FEMALE ADAPTERS	129.56	2 21561	129.56
					3,786.44		3,786.44
47354	26170	FOUNTAIN PEOPLE INC	0076207-IN	CONTROLLER, ANEMOMETER	2,646.00	1 60167	2,646.00
47355	27070	G D S ASSOCIATES, INC	0196337	NITS ASSESSMENT	1,467.50	2 29230	1,467.50
47356	29680	GOLICK, JAMES	071221	BOOT REIMBURSEMENT	91.49	1 69270	91.49
47357	30050	GRAHAM TIRE CO OF HASTINGS L	1818108153	NEW TIRES	656.01	1 61842	656.01
			1818108497	NEW TIRES	458.72	1 61843	458.72
					1,114.73		1,114.73
47358	32375	HASTINGS, CITY OF	072621	RE FIN/HR/IT/PI/PA HTH INS JUL	24,336.51	1 19190	564.02
				RE FIN/HR/IT/PI/PA HTH INS JUL		1 39190	537.86
				RE FIN/HR/IT/PI/PA HTH INS JUL		1 49190	435.78
				RE FIN/HR/IT/PI/PA HTH INS JUL		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
			073121	IT EXPENSES-JULY	15,305.82	1 19190	19.40
				IT EXPENSES-JULY		1 19190	1,333.63
				IT EXPENSES-JULY		1 39190	18.50
				IT EXPENSES-JULY		1 39190	1,271.78
						1 49190	14.99
						1 49190	1,030.40
						1 69187	4.41
						1 69187	303.24
						1 69190	59.93
						1 69190	4,120.09
						1 619190	30.86
						1 619190	2,121.14
						2 29190	61.69
						2 29190	4,240.77
						2 29195	9.68
						2 29195	665.31
			073121-1	HR EXPENSES-JULY	687.23	1 19203	1.80
				HR EXPENSES-JULY		1 19203	58.95
				HR EXPENSES-JULY		1 39203	1.71
				HR EXPENSES-JULY		1 39203	56.22
						1 49203	1.39
						1 49203	45.55
						1 69187	0.41
						1 69187	13.41
						1 69203	5.55

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Check No	Supplier	Supplier Name	Invoice Number	Invoice Description	Invoice Amt	Charge Code	GL Amount
						1 69203	182.13
						1 619203	2.85
						1 619203	93.77
						2 29203	5.72
						2 29203	187.46
						2 29204	0.90
						2 29204	29.41
			1022 PPE 072321 1	FINANCE WAGES-JULY	31,409.14	1 69200	31,409.14
			1022 PPE 072321 2	FINANCE BENEFITS-JULY	6,250.95	1 69260	6,250.95
			1022 PPE 072321 3	HR WAGES-JULY	11,690.10	1 69203	11,690.10
			1022 PPE 072321 4	HR BENEFITS-JULY	1,790.20	1 69203	1,790.20
			1022 PPE 072321 5	PI WAGES-JULY	2,218.36	1 69200	2,218.36
			1022 PPE 072321 6	PI BENEFITS-JULY	355.32	1 69260	355.32
			1022 PPE 072321 7	IT WAGES & BENEFITS-JULY	28,873.59	1 19190	2,552.42
				IT WAGES & BENEFITS-JULY		1 39190	2,434.04
				IT WAGES & BENEFITS-JULY		1 49190	1,972.06
				IT WAGES & BENEFITS-JULY		1 69187	580.36
						1 69190	7,885.38
						1 619190	4,059.63
						2 29190	8,116.37
						2 29195	1,273.33
			1022 PPE 072321 8	PPGA WAGES-JULY	10,765.55	2 89201	10,765.55
					133,682.77		133,682.77
47359	32400	HASTINGS, CITY OF	001221919276	MUTUAL/OMAHA LIFE &DISAB-JULY	8,219.92	1 19260	594.60
				MUTUAL/OMAHA LIFE &DISAB-JULY		1 39260	409.15
				MUTUAL/OMAHA LIFE &DISAB-JULY		1 49260	270.56
				MUTUAL/OMAHA LIFE &DISAB-JULY		1 62403	1,736.20
						1 69187	168.08
						1 69260	822.26
						1 619260	751.06
						2 29260	904.70
						2 29265	2,563.31
			072621	EMPLOYEE VISION INSUR-JULY	1,743.96	1 62402	1,743.96
			072621-1	BCBS HLTH & DENTAL INSUR-JULY	370,121.53	1 62414	370,121.53
			072621-2	DISCOVERY BENEF ACCT FEES-JUL	101.20	1 69260	101.20
			072621-3	DISCOVERY BENE COBRA FEES-JUI	150.45	1 19260	15.30
				DISCOVERY BENE COBRA FEES-JUI		1 39260	10.20
				DISCOVERY BENE COBRA FEES-JUI		1 49260	7.65
				DISCOVERY BENE COBRA FEES-JUI		1 69187	2.55
						1 69260	25.50
						1 619260	14.45
						2 29260	20.40
						2 29265	54.40
			726143	EMPLOYEE AFLAC DEDUCT-JULY	5,353.76	1 62414	5,353.76
					385,690.82		385,690.82
47360	32425	HASTINGS, CITY OF	080121	CMBIND BOND PAY-AUG, SEPT, OCT	326,775.00	1 61322	326,775.00
47361	32525	HASTINGS, CITY OF		IN LIEU OF TAXES-AUG	252,000.00	1 14080	23,750.00
				IN LIEU OF TAXES-AUG		1 34080	36,750.00
				IN LIEU OF TAXES-AUG		1 44080	24,500.00
				IN LIEU OF TAXES-AUG		2 24080	167,000.00
					252,000.00		252,000.00
47362	32725	HASTINGS ECONOMIC DEVELOPM		2021 AGREEMENT-AUG	10,416.00	1 69230	10,416.00
47363	32775	HASTINGS EQUITY MANUFACTURING	116531	MISC 999 ANGLE IRON	178.82	2 95146	178.82
47364	33115	HASTINGS PHYSICAL THERAPY	201594	NEW EMPLOYEE DRUG & PHY TEST	162.00	1 69300	26.00
				NEW EMPLOYEE DRUG & PHY TEST		2 79305	136.00
					162.00		162.00
47365	34763	HI-LINE MOTORS LLC	17299	DUMP TRAILER	7,650.00	1 13940	7,650.00
47366	35450	HOST COFFEE	1333784	MEETING SUPPLIES	88.74	1 69210	88.74
47367	35670	HUFFMAN ENGINEERING INC.	1009997	ENGINEERING SERVICES	4,277.12	1 45462	4,277.12
47368	38275	THE INTERIOR GALLERY	8953	WINDOW SHADES	430.87	1 60159	430.87
			8956	WINDOW SHADES	314.88	1 60159	314.88
					745.75		745.75
47369	38725	INTERSTATE CHEMICAL CO. INC.	464725	MISC 999 SULFURIC ACID	5,000.00	2 25055	5,000.00
47370	39045	IRBY ELECTRICAL DISTRIBUTOR	S012517326.001	COMPRESSION CONNECTORS	275.55	2 21561	275.55
			S012517326.002	BOLTED STIRRUPS	1,247.08	2 21561	1,247.08
					1,522.63		1,522.63
47371	42425	KRIZ-DAVIS COMPANY	922413811	CONTRACT DRIVE SUPPORT	3,441.93	1 45460	3,441.93
			922422184	PLUG VALVES	2,272.33	1 15461	2,272.33
			922431382	LIGHT REPLACEMENT	8,960.16	1 45460	8,960.16

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			922431383	GASKETS	21.54	1 15461	21.54
			922440493	CLAMP METER	873.12	2 25820	873.12
			922440494	CONDUIT	38,045.77	1 61561	10,699.64
				CONDUIT		1 61632	1,029.13
				CONDUIT		2 21561	26,317.00
			922459574	CONDUIT SHORTAGE	(1,029.13)	1 61632	(1,029.13)
			922465292	VFD DRIVE	30,518.85	1 30390	30,518.85
			922484007	HEAT SHRINK LABELS	1,039.40	2 20136	1,039.40
					84,143.97		84,143.97
47372	44325	LINWELD	23884595	ACETYLENE, OXYGEN	95.54	1 15750	95.54
			23886802	MISC 999 EPA GAS	339.25	2 25128	339.25
			23896480	HYDROGEN	1,674.19	2 75055	1,674.19
					2,108.98		2,108.98
47373	45325	M R L CRANE SERVICE, INC.	26115	MAIN21-13 CRANE RENTAL	232.50	2 25115	232.50
47374	45375	M S C INDUSTRIAL SUPPLY CO INC	34531724	BORE GAGE	191.89	2 25064	191.89
47375	45725	MONTE MALOUF JR. & ASSOC.	IN-35326	BUFFING PADS	88.55	2 25110	88.55
47376	46175	MARY LANNING MEMORIAL HOSPI	800039849 070821	EMPLOYEE DRUG TESTING	450.00	1 19300	25.00
				EMPLOYEE DRUG TESTING		1 39300	165.00
				EMPLOYEE DRUG TESTING		1 69300	185.00
				EMPLOYEE DRUG TESTING		2 29300	75.00
					450.00		450.00
47377	46862	MDM PEST & TERMITE CONTROL	24318	MISC 999 JULY PEST CONTROL	59.34	2 75705	59.34
			24319	JULY PEST CONTROL	385.20	1 69206	385.20
			24832	JULY PEST CONTROL	36.11	1 15460	18.05
				JULY PEST CONTROL		1 15461	18.06
			24833	JULY PEST CONTROL	180.56	1 69206	180.56
			24834	JULY PEST CONTROL	451.41	1 69330	451.41
			24835	JULY PEST CONTROL	621.00	1 45470	621.00
			24836	JULY PEST CONTROL	24.08	2 25520	24.08
					1,757.70		1,757.70
47378	47890	MH EQUIPMENT COMPANY	CDD389	MISC 999 PC BOARD KIT	481.37	2 75065	481.37
47379	48675	MID-NEBRASKA LUBRICANTS	237107	WELL DIESEL FUEL	234.64	1 35053	234.64
			237108	WELL DIESEL FUEL	157.36	1 35053	157.36
			237109	WELL DIESEL FUEL	29.02	1 35053	29.02
			237110	WELL DIESEL FUEL	183.02	1 35053	183.02
			237111	WELL DIESEL FUEL	231.85	1 35053	231.85
			237112	WELL DIESEL FUEL	46.31	1 35053	46.31
			358654	UNLEADED GASOLINE	4,007.94	1 61511	4,007.94
					4,890.14		4,890.14
47380	53925	NEBRASKA EYE CARE	072321	MISC 999 PRSCRPTN SFTY GLASSE	450.00	2 79275	450.00
47381	54475	NEBR. PUBLIC HEALTH ENV. LAB	541107	WATER TESTING	38.00	1 35079	38.00
			541141	WATER TESTING	152.00	1 35531	152.00
			541193	WATER TESTING	1,344.00	1 35531	1,344.00
					1,534.00		1,534.00
47382	56025	NORTHWEST ELECTRIC LLC	711368	REPAIR BOILER FEED PUMP	2,954.00	2 25125	2,954.00
47383	56625	O'KEEFE ELEVATOR CO., INC.	1000360375	ELEVATOR MAINTENANCE	218.48	2 25115	218.48
			1000360757	ELEVATOR MAINTENANCE	256.33	2 25110	256.33
			1000366084	ELEVATOR MAINTENANCE	248.90	1 69330	248.90
			1000366184	ELEVATOR MAINTENANCE	218.48	2 25115	218.48
			1000366573	ELEVATOR MAINTENANCE	264.02	2 25110	264.02
			7000001645	ELEVATOR REPAIR	885.00	2 25115	885.00
					2,091.21		2,091.21
47384	58612	FREESTATE FLOW SOLUTIONS INC	210412-101	SEAT RING	683.64	2 25135	683.64
47385	58965	PHILIP CARKOSKI CONSTRUCTION	2021-1688	SEAL WALL LEAKS	2,899.00	1 69330	2,899.00
			2021-1689	NDS DRAINAGE	30,095.00	1 60172	30,095.00
					32,994.00		32,994.00
47386	59625	PLIBRICO CO., LLC	105187	MAIN21-4 WELDING REPAIRS ON BI	15,381.36	2 25125	15,381.36
47387	59770	POMP'S TIRE SERVICE, INC.	1460015547	NEW TIRES	1,654.00	1 61843	290.00
				NEW TIRES		1 61845	682.00
				NEW TIRES		2 21844	682.00
			1460016072	NEW TIRES	1,016.30	1 45021	1,016.30
					2,670.30		2,670.30
47388	59925	POSTMASTER	072821	POSTAGE	5,000.00	1 69170	5,000.00
47389	61325	PROTEX CENTRAL INC	125766	NERC EVENT-INSTALL FIRE DECT S	10,435.35	1 69330	10,435.35

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			125832	NERC EVENT-INSTALL FIRE DECT S	9,743.07	1 69330	9,743.07
					20,178.42		20,178.42
47390	61750	Q E I, LLC	INV00002404	COMMUNICATION PARTS FOR WELI	2,320.08	1 35052	2,320.08
47391	62975	RAILROAD MGMT. CO. III, LLC	438642	POWERLINE ENCROACHMENT	712.87	2 25930	712.87
47392	63875	RESCO	828574-00	ANCHOR ROD, SILICONE	1,020.53	2 21561	1,020.53
47393	65025	RUTT'S HEATING & A. C.	11418	MAIN21-13 REPAIR HVAC	450.00	2 25115	450.00
47394	65275	S O S PORTABLE TOILETS, INC.	45996	PORTABLE TOILET RENTAL	230.05	1 15750	230.05
47395	67325	SERVI-TECH, INC.	H-981567	WATER TESTING	14.02	2 25065	14.02
			H-981571	WATER TESTING	162.81	1 45431	162.81
			H-981607	WATER TESTING	162.81	1 45431	162.81
			H-981625	WATER TESTING	14.02	2 25065	14.02
			H-981629	WATER TESTING	12.60	1 35079	12.60
			H-981645	WATER TESTING	162.81	1 45431	162.81
			H-981666	WATER TESTING	371.08	1 35079	371.08
			H-981679	WATER TESTING	25.20	1 35531	25.20
			H-981688	WATER TESTING	42.24	1 35531	42.24
			H-981690	WATER TESTING	12.60	1 35532	12.60
			H-981698	WATER TESTING	6.30	1 35531	6.30
			H-981699	WATER TESTING	12.60	1 35532	12.60
			H-981701	WATER TESTING	6.30	1 35532	6.30
			H-981714	WATER TESTING	12.60	1 35531	12.60
					1,017.99		1,017.99
47396	67900	SHIRT SHACK HASTINGS	63206	SAFETY AWARDS	994.27	1 69270	994.27
			H12427	SAFETY AWARDS	1,600.00	1 69270	1,600.00
					2,594.27		2,594.27
47397	68425	SKARDA EQUIPMENT CO., INC.	1172189	VALVE	938.11	2 25125	938.11
47398	68915	SOUICIE FARMS	073021	TRANSPORT BIOSOLIDS	6,800.00	1 45422	6,800.00
47399	69825	SPITZ FOUNDRY	4966	MANHOLE COVERS	1,500.00	1 61561	1,500.00
47400	69968	SPRING FRESH CLEANING SERVIC	3725	JULY JANITORIAL SERVICE	5,495.52	1 69330	5,495.52
47401	70235	STANLEY CONSULTANTS INC	0232102	PROFESSIONAL SERVICES	23,225.29	2 29230	23,225.29
47402	70250	STAPLES INCORPORATED	192650485-0-1	MARKERS, STAPLE REMOVERS	56.92	1 61561	56.92
47403	71425	SULLIVAN SHOEMAKER PC LLO	33254	LEGAL SERVICES	648.00	1 39230	648.00
47404	73175	TEST AMERICA INC.	3100042674	WATER TESTING	67.50	1 35079	67.50
			3100042777	WATER TESTING	32.50	2 25065	32.50
			3100043652	WATER TESTING	113.75	1 45422	113.75
			3100047703	WATER TESTING	305.00	1 35532	305.00
			3100047704	WATER TESTING	67.50	1 35079	67.50
			3100047850	WATER TESTING	195.00	2 25065	195.00
					781.25		781.25
47405	73575	THOMSEN OIL CO	284486	MISC 999 DIESEL FUEL	1,625.26	2 95015	1,625.26
			284495	MISC 999 DIESEL FUEL	1,560.05	2 95015	1,560.05
			284507	MISC 999 DIESEL FUEL	1,314.04	2 95015	1,314.04
			284523	MISC 999 DIESEL FUEL	1,880.41	2 95015	1,880.41
					6,379.76		6,379.76
47406	74730	TRI STATE OIL RECLAIMERS INC	300222	MISC 999 USED OIL PICKUP	75.00	2 75125	75.00
47407	76375	UNIVERSAL HYDRAULICS INC.	28788	REPAIR CYLINDER	1,210.00	1 61845	1,210.00
47408	76775	VAN KIRK BROTHERS CONTRACTI	HU2020-12FC33-2W/	WATER MAIN CONTRACTS	120,931.24	1 30386	3,577.44
				WATER MAIN CONTRACTS		1 30386	84,144.88
				WATER MAIN CONTRACTS		1 30387	2,663.20
				WATER MAIN CONTRACTS		1 30387	30,545.72
					120,931.24		120,931.24
47409	77450	VIVIAL	00396222 072221	ADVERTISING	25.65	1 69210	25.65
47410	79125	WELLS FARGO BANK NEBRASKA	21060001041	EBOX FEES	1,520.62	1 69030	1,520.62
47411	79275	WESCO RECEIVABLES CORP	734262	MALE ADAPTERS	26.32	2 21561	26.32
			737696	POST INSULATORS	9,822.60	2 25710	9,822.60
					9,848.92		9,848.92
47412	80075	WITTE ALAN SALES/SERVICE	13245	FILTER MEDIA, BROMINE TABS	717.92	1 60167	717.92
47413	80275	WOODWARD'S DISPOSAL SERVICE	9009-1929	GARBAGE DISPOSAL	359.50	1 69030	25.00

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				GARBAGE DISPOSAL		1 69187	25.00
				GARBAGE DISPOSAL		1 69210	25.00
				GARBAGE DISPOSAL		1 69330	265.50
						2 29212	19.00
			9009-1930	GARBAGE DISPOSAL	1,282.50	1 45421	1,282.50
			9009-1931	GARBAGE DISPOSAL	216.00	2 75065	216.00
			9009-1932	GARBAGE DISPOSAL	629.36	1 69206	629.36
					2,487.36		2,487.36
47414	80525	YANT EQUIPMENT, INC.	L110125	REPAIR FUEL TANK INSTRUMENTS	200.00	1 45460	200.00
47415	R6141	HUSSAM ASMADI	09361745-12	CUSTOMER REFUND	34.73	1 61841	34.73
47416	R6142	KYLE STINE	10381938-07	CUSTOMER REFUND	200.00	1 61841	200.00
47417	R6143	PHOEBE MANADIK	14550762-35	CUSTOMER REFUND	138.87	1 61841	138.87
47418	R6144	CHASE CARTER	20775962-06	CUSTOMER REFUND	24.08	1 61841	24.08
47419	R6145	BRIAN KIRSTINE	20775974-06	CUSTOMER REFUND	12.71	1 61841	12.71
47420	R6146	JUDY SIMARRO	20780992-02	CUSTOMER REFUND	226.09	1 61841	226.09

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ACH PAYMENTS

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603882	30575	GREAT WEST LIFE	072321	PENSION DEPOSIT	101,797.36	1 62415	101,797.36
			072321-1	DEFERRED COMP	4,170.42	1 62417	4,170.42
			072321-2	ROTH CONTRIBUTIONS	14,268.52	1 62417	14,268.52
					120,236.30		120,236.30
603883	34375	HERITAGE BANK	073021	INTERNET FEES	15.00	1 69210	15.00
603884	53775	NEBRASKA CHILD SUPPORT	072321	REMIT CHILD SUPPORT	2,392.50	1 62410	2,392.50
603885	57170	OPTIMUM BANK		EMPLOYEE HSA DEDUCTIONS	6,764.65	1 62404	6,764.65
603886	76225	UNITED STATES TREASURY		FIT & FICA WITHHOLDING	170,693.37	1 62411	74,211.55
					170,693.37	1 62413	96,481.82
					170,693.37		170,693.37
603887	10400	BURLINGTON NORTHERN/SANTA I	248103953	COAL FREIGHT CHARGE	174,571.20	2 22324	174,571.20
			248228330	COAL FREIGHT CHARGE	174,571.20	2 22324	174,571.20
					349,142.40		349,142.40
603888	27070	G D S ASSOCIATES, INC	0196336	NERC CONSULTING	1,045.00	2 29230	1,045.00
603889	45205	M & T BANK-457	072321	EMPLOYEE DEFERRED COMP	250.00	1 62417	250.00
603890	58540	PAYMENTU CORP	INV-15-113460	CREDIT CARD PMT TRANSACTION F	4,701.40	1 69031	4,701.40
603891	58550	PEABODY ENERGY	5000064969	COAL	131,191.83	2 22324	131,191.83
			90900016	COAL	1,552.50	2 22324	1,552.50
					132,744.33		132,744.33
603892	72300	TALLGRASS INTERSTATE GT, LLC	TIG062021359111	GAS PIPELINE TRANSPORTATION	84,925.70	1 62321	84,925.70
603900	75415	U S BANK	5900 0559 1256 07	GRAINGER-ACCESS PORT	112.16	1 60167	112.16
			5900 0574 2479 07	ECHO-BREAKER	125.13	1 60167	125.13
			5900 0574 2479 07	SNAP ON-PENTAGON SKT	12.87	1 60167	12.87
			5900 0574 2479 07	ASFPM-MEMBERSHIP DUES	165.00	1 619300	165.00
			5900 0574 2479 07	ASFPM-CRM TEST	100.00	1 619220	100.00
			5900 0574 2503 07	BIG G-HOSE WASHERS	6.08	2 25060	6.08
			5900 0574 2503 07	WALMART-WATER	35.88	2 25060	35.88
			5900 0574 2503 07	EAKES-CHAIR CASTERS	107.41	2 25060	107.41
			5900 0574 2503 07	HSI-SOS ONLINE TRAINING	1,650.00	2 29220	1,650.00
			5900 0574 2503 07	BIG G-HANDLE PULL	10.12	2 25110	10.12
			5900 0574 2503 07	GRACE'S LOCKSMITH-INTERCOM L	8.50	2 25110	8.50
			5900 0574 2503 07	BIG G-TOOLS, VELCRO, KEYS	36.79	2 25140	36.79
			5900 0574 2503 07	BIG G-SPRINKLER	14.36	2 25140	14.36
			5900 0574 2503 07	MENARDS-HOSES	85.56	2 25060	85.56
			5900 0574 2503 07	MENARDS-CLR CLEANER	41.47	2 25060	41.47
			5900 0574 2503 07	BIG G-FITTINGS, MURIATIC ACID	27.34	2 25060	27.34
			5900 0574 2511 07	UNIVERSAL HYDR-MAKE HOSE	132.91	1 61843	132.91
			5900 0574 2511 07	GRAINGER-ORINGS	22.66	1 15750	22.66
			5900 0574 2511 07	GRAINGER-PUMP SEAL	215.11	1 15750	215.11
			5900 0574 2511 07	AUTO VALUE-BELT	17.99	1 61843	17.99
			5900 0574 2511 07	FASTENAL-BOLTS	12.66	1 15750	12.66
			5900 0574 2511 07	GRAHAM-TIRE	260.82	1 61842	260.82
			5900 0574 2511 07	NAPA-A/C COMPRESSOR	238.11	1 61845	238.11
			5900 0574 2511 07	LCL-TAILGATE	810.85	1 61845	810.85
			5900 0574 2511 07	NAPA-OIL	314.25	1 61845	157.13
						2 21844	157.12
			5900 0574 2511 07	NAPA-CONDENSOR	110.58	1 61842	110.58
			5900 0574 2511 07	NAPA-FILTERS	11.84	1 61847	11.84
			5900 0574 2511 07	PAVELKA-GASKET	8.79	1 61845	8.79
			5900 0574 2511 07	NAPA-JACK	57.90	1 15750	57.90
			5900 0574 2511 07	NAPA-COIL	71.24	1 61842	71.24
			5900 0574 2511 07	GRAINGER-SWITCH	33.20	1 61845	33.20
			5900 0574 2511 07	MATHESON-HOSE REEL	297.68	1 61842	297.68
			5900 0574 2511 07	NAPA-HOSE, CONNECTORS	85.90	1 61842	85.90
			5900 0574 2511 07	NAPA-BUSHINGS, FITTINGS	39.62	1 61842	39.62
			5900 0574 2511 07	TOOLS RENEWED-SEAL, DEFLECT	280.86	1 15750	280.86
			5900 0574 2511 07	NAPA-CONNECTORS, SOCKET, FILT	41.74	1 61842	4.04
						1 61847	37.70
			5900 0574 2511 07	GRAHAM TIRE-TIRE	142.47	1 61842	142.47
			5900 0574 2511 07	HANSEN INTERN-DEF SENDING UNI	167.92	1 61845	167.92
			5900 0574 2511 07	NAPA-TURN SIGNALS	176.25	1 61845	176.25
			5900 0574 2511 07	TRACTOR SPLY-FILTERS	9.08	1 15750	9.08
			5900 0574 2511 07	GRAHAM TIRE-REPLACE TIRE	241.33	1 61842	241.33
			5900 0574 2511 07	NAPA-CLIMATE CONTROL	343.99	1 61842	343.99
			5900 0574 6298 07	BORDER STATES-LABELS	462.46	1 45460	462.46
			5900 0574 6298 07	ACE-SOLDERING IRON, BOLTS	43.37	1 45451	43.37
			5900 0574 6298 07	NAPA-FUSES	2.65	1 45451	2.65
			5900 0574 6298 07	ECHO-CONTACTOR	24.18	1 45451	24.18
			5900 0574 6298 07	JCI-DENSITY METER DISPLAY	914.72	1 45462	914.72
			5900 0574 6298 07	ALLIED ELEC-BLOWER SWITCHES	993.98	1 45462	993.98
			5900 0574 6298 07	MENARDS-LIGHT BULBS	8.98	1 45450	8.98

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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 07	KULLYS-JIG SAW, BLADES	231.20	1 45430	231.20
			5900 0574 6298 07	LINWELD-TIPS, SHIELDS, CUTOFF W	296.42	1 45430	296.42
			5900 0574 6298 07	GRAINGER-DAMPER ACTUATORS	452.48	1 45051	452.48
			5900 0574 6298 07	ALLIED ELECT-POLE LIGHT BOXES	89.92	1 45460	89.92
			5900 0574 6298 07	GRAINGER-HINGES	570.28	1 45450	570.28
			5900 0574 6298 07	NAPA-C CLIPS	3.78	1 45051	3.78
			5900 0574 6298 07	NAPA-HEAVY DEGREASER	6.69	1 45051	6.69
			5900 0574 6298 07	ALLIED ELECT-FAN MOTOR	1,129.12	1 45051	1,129.12
			5900 0574 6298 07	ECHO-OCC SENSOR, COVER PLATE	78.64	1 45450	78.64
			5900 0574 6298 07	ECHO-PVC CONDUIT FITTINGS	10.84	1 45450	10.84
			5900 0574 6298 07	MENARDS-BOXES	62.61	1 45450	62.61
			5900 0574 6314 07	ALLIED-ELECTRICAL SUPPLIES	1,991.97	1 40354	1,991.97
			5900 0574 6314 07	AMAZON-RADIO BATTERIES	114.88	1 45430	114.88
			5900 0574 6314 07	ECHO-SEALTIGHT CONNECTORS	223.23	1 45450	223.23
			5900 0574 6314 07	AMAZON-DEWALT BLOWER	183.25	1 45430	183.25
			5900 0574 6314 07	NAPA-V BELTS	47.72	1 45451	47.72
			5900 0574 6314 07	AMAZON-BEARINGS	25.57	1 45470	25.57
			5900 0574 6314 07	AMAZON-EDGER BLADES	33.94	1 45470	33.94
			5900 0574 6314 07	AMAZON-POWER SUPPLY	1,085.96	1 45462	1,085.96
			5900 0574 6314 07	FASTENAL-CAP SCREWS	41.72	1 45450	41.72
			5900 0574 6314 07	AMAZON-MASKS	48.59	1 45430	48.59
			5900 0574 6314 07	NAPA-BEARING	15.48	1 45470	15.48
			5900 0574 6314 07	MENARDS-PAINT	16.85	1 45450	16.85
			5900 0574 6314 07	SUNBELT-MAN LIFT RENTAL	311.05	1 45450	311.05
			5900 0574 6314 07	BIG G-CAP, SPRING	17.85	1 45470	17.85
			5900 0574 6314 07	BIG G-SEAL, HOSE HANGER, ECHO	232.51	1 45470	232.51
			5900 0574 6314 07	MENARDS-LADDER HOOKS, CAULK	339.40	1 45470	339.40
			5900 0574 6314 07	BDI-BEARINGS	655.99	1 45461	655.99
			5900 0574 6314 07	AMAZON-POWER SUPPLY	60.66	1 45462	60.66
			5900 0574 6314 07	NWOD/NWEA-CONFR REGISTRATIC	200.00	1 49220	200.00
			5900 0574 6314 07	DR PWR EQUIP-DR TRIMMER	421.99	1 45430	421.99
			5900 0592 0398 07	MISC 999 AMAZON-OFFICE SUPPLIE	46.31	2 75065	46.31
			5900 0592 0398 07	MISC 999 AMAZON-HYDRATION CHA	73.90	2 75065	73.90
			5900 0592 0398 07	TRAIN21-1 360TRAIN-HAZWOPPER	2,172.00	2 79225	2,172.00
			5900 0592 0398 07	AMAZON-PERSONAL CHARGE	26.38	1 61632	26.38
			5900 0592 0398 07	MISC 999 AMAZON-HYDRATION CHA	29.56	2 75065	29.56
			5900 0592 0398 07	MISC 999 AMAZON-COMPUTAT PAD	33.72	2 75065	33.72
			5900 0598 4998 07	MENARDS-SCREEN FOR CITY HVAC	13.90	1 64161	13.90
			5900 0598 4998 07	HOME DEPOT-DEHUMIDIFIERS	1,225.15	1 64161	980.12
						1 69187	245.03
			5907 0021 0046 07	DITCH-WITCH-POTENTIOMETER, CA	528.20	1 61843	528.20
			5907 0021 0046 07	KOONS GAS-ROOTS METER PARTS	836.60	1 15734	836.60
			5907 0021 0046 07	KELLY SPLY-HYDRAULIC HOSE	38.30	1 15750	38.30
			5907 0021 0046 07	MURPHY TRACTOR-MINI-X BUCKET	698.75	1 61843	698.75
			5907 0021 0046 07	MENARDS-SPRINKLER REPAIR PIPE	27.06	1 15733	27.06
			5907 0021 0046 07	ORSCHLON-SCREWDRIVER KIT	119.99	1 15750	119.99
			5908 0020 8874 07	JIMMY JOHNS-MEAL BORING CREW	77.95	2 20161	77.95
			5908 0020 8874 07	BASCOMTURNER-SENSOR, CONNE	338.58	1 15491	338.58
			5908 0020 8874 07	KELLY SPLY-GASKETS	12.05	1 15461	12.05
			5908 0020 8874 07	KELLY SPLY-RETURN GASKETS	(24.10)	1 15461	(24.10)
			5908 0020 8874 07	KELLY SPLY- GASKETS	13.87	1 15461	13.87
			5908 0020 8874 07	MENARDS-FITTINGS	13.90	1 15750	13.90
			5908 0020 8874 07	BASCOMTURNER-SENSOR, FILTER	239.01	1 15491	239.01
			5908 0020 8874 07	JIMMY JOHNS-MEAL BORING CREW	51.79	1 10350	51.79
			5910 0257 5052 07	MAIN21-12 HOME DEPOT-TOOLS	2,263.05	2 25064	2,263.05
			5910 0257 5052 07	MAIN21-12 HOME DEPOT-TOOLS	1,810.44	2 25064	1,810.44
			5910 0257 5052 07	MAIN21-12 HOME DEPOT-TOOLS	352.03	2 25064	352.03
			5910 0257 5052 07	MISC 999 ZORO-TABLES	420.13	2 75065	420.13
			5910 0257 5052 07	MISC 999 NAPA-REFRIDGERANT	80.76	2 95146	80.76
			5910 0257 5052 07	MISC 999 FASTENAL-TOOLS, SANDI	62.58	2 25064	44.52
						2 75065	18.06
			5910 0257 5052 07	MISC 999 KULLY-CHLORINE, CABLE	253.61	2 25025	208.43
						2 25064	45.18
			5910 0257 5052 07	MISC 999 BIG G-PIPE, BROOM,HOO	102.04	2 25064	67.60
						2 75065	21.96
						2 95115	12.48
			5910 0257 5052 07	MISC 999 ZORO-SS FITTINGS	29.10	2 25025	29.10
			5910 0257 5052 07	MAIN21-21 KULLY-BALL VALVE	29.62	2 25145	29.62
			5910 0257 5052 07	MISC 999 TP TOOLS-GLOVES	81.16	2 79275	81.16
			5910 0257 5052 07	MISC 999 BIG G-POLISH, WATER	20.68	2 75065	20.68
			5910 0257 5052 07	MISC 999 KULLY-RETURN DRAIN CA	(45.19)	2 25064	(45.19)
			5910 0257 5052 07	MAIN21-31 KULLY-ALUM BAR STOCI	28.06	2 25064	28.06
			5910 0257 5052 07	MISC 999 NAPA-GLASS BEAD	51.58	2 75065	51.58
			5910 0257 5052 07	MISC 999 BIG G-BROOMS	101.41	2 25064	101.41
			5910 0257 5052 07	MISC 999 BIG G-WATER	274.50	2 75065	274.50
			5910 0257 5052 07	MISC 999 DUTTON-LAMPS	154.72	2 75115	154.72
			5910 0257 5052 07	MISC 999 KELLY-AIR HOSE	111.89	2 85125	111.89
			5910 0257 5052 07	MISC 999 GARRETT TIRE-TIRE REP	60.00	2 75065	60.00
			5910 0257 5052 07	MISC 999 AIRGAS-LIFTING STRAPS	29.64	2 25064	29.64
			5910 0257 5052 07	MISC 999 FASTENAL-COOLING TOW	38.91	2 75065	38.91
			5910 0257 5052 07	MISC 999 NAPA-FILTERS	34.18	2 85125	34.18
			5910 0257 5052 07	MISC 999 ECHO-FUSE PULLERS	64.82	2 25064	64.82

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Check No	Supplier	Supplier Name	Invoice Number	Invoice Description	Invoice Amt	Charge Code	GL Amount
			5910 0257 5052 07	MISC 999 BIG G-RETURN FITTINGS	(6.24)	2 95115	(6.24)
			5910 0257 5052 07	MISC 999 BIG G-FILTERS	45.59	2 25115	45.59
			5910 0257 5052 07	MISC 999 ACROMAT-HAND CLEANER	125.39	2 75065	125.39
			5910 0257 5052 07	MISC 999 NAPA-NUT DRIVER SET	8.54	2 25064	8.54
			5910 0257 5052 07	MISC 999 BUSINESS WORLD-MARKI	7.32	2 75065	7.32
			5910 0257 5052 07	MISC 999 NAPA-FILTERS	78.93	2 25135	78.93
			5910 0257 5052 07	MISC 999 ECHO-TOOLS	23.28	2 25064	23.28
			5910 0257 5052 07	MISC 999 BIG G-GLASS CLEANER	6.54	2 75065	6.54
			5910 0257 5052 07	MISC 999 EAKES-OFFICE SUPPLIES	52.07	2 75065	52.07
			5910 0257 5052 07	MISC 999 NAPA-FILTERS	119.66	2 25135	119.66
			5910 0257 5052 07	MISC 999 NUTRIEN-PROPANE	17.72	2 75065	17.72
			5910 0257 5052 07	MISC 999 KULLY-TOOLS	150.38	2 25064	150.38
			5910 0257 5052 07	MISC 999 NAPA-FILTERS	39.59	2 25124	39.59
			5910 0257 5052 07	MISC 999 KELLY-BALL VALVE	37.20	2 85135	37.20
			5910 0257 5052 07	MISC 999 DUTTON-LED PHOTO EYE	29.84	2 85115	29.84
			5910 0257 5052 07	MISC 999 BIG G-FOAM PIPE INSUL	8.08	2 95115	8.08
			5910 0257 5052 07	MISC 999 BIG G-WATER, VELCRO,	287.99	2 75065	287.99
			5910 0257 5052 07	MISC 999 EAKES-LABELS, PENS	66.42	2 75065	66.42
			5910 0257 5052 07	ADMIN21-1 DUTTON-ELECT FITTING	45.07	2 75065	45.07
			5910 0257 5052 07	MISC 999 BIG G-SPRAY PAINT	64.63	2 75065	64.63
			5910 0257 5052 07	MISC 999 BIG G-RTN SPRAY PAINT	(8.43)	2 75065	(8.43)
			5910 0257 5052 07	MISC 999 NE MACH-FILTERS	84.16	2 95146	84.16
			5910 0257 5052 07	EIC21-3 HME DPT-TOOLS, CEIL TI	701.48	2 25064	524.95
						2 95115	176.53
			5910 0257 5052 07	MISC 999 NAPA-TIRE REPAIR, BEL	38.92	2 75065	38.92
			5910 0257 5052 07	MISC 999 BIG G-VACUUM BAG	16.05	2 75065	16.05
			5910 0257 5052 07	MISC 999 PROTEX-GASKETS	53.29	2 25490	53.29
			5910 0257 5052 07	MISC 999 DUTTON-ELECTRICAL FIT	679.94	2 75115	679.94
			5910 0257 5052 07	MISC 999 BIG G-SPRAY PAINT	90.78	2 75065	90.78
			5910 0257 5052 07	MISC 999 NAPA-TIRE REPAIR	27.43	2 75065	27.43
			5910 0257 5052 07	MISC 999 DUTTON-ELECT FITTINGS	71.94	2 75115	71.94
			5910 0257 5052 07	NDS21-12 MENARDS-LUMBER	3,623.58	2 25110	3,623.58
			5910 0277 6460 07	GRACES' LOCKSMITH-KEYS	11.77	1 69330	11.77
			5910 0277 6460 07	RUTTS HTG-REPAIR HVAC UNIT	997.50	1 69330	997.50
			5910 0277 6460 07	BIG G-LIQUID FIRE, DRAIN CLEAN	16.88	1 69330	16.88
			5910 0277 6460 07	SHERWIN WILLIAMS-PAINT, TAPE,	279.71	1 69330	279.71
			5910 0277 6460 07	WALMART-TRASH CAN	5.01	1 69210	5.01
			5910 0277 6460 07	SHERWIN WILLIAMS-PAINT, PLASTI	108.90	1 69330	108.90
			5910 0277 6460 07	MENARDS-SCREEN, CLAMPS	29.40	1 69330	29.40
			5910 0277 6460 07	MENARDS-DOOR WALL STOP	5.34	1 69330	5.34
			5910 0277 6460 07	MENARDS-LED LAMPS	138.99	1 69330	138.99
			5910 0277 6460 07	BIG G-LED LAMPS,	153.80	1 69330	153.80
			5910 0277 6460 07	BUSINESS WORLD-WALL POCKETS	64.52	1 69210	64.52
			5910 0277 6460 07	MENARDS-FIXTURE SHADES	110.17	1 69330	110.17
			5910 0277 6460 07	MENARDS-TOOLS FOR FOUNTAIN C	40.35	1 69330	40.35
			5910 0277 6460 07	MENARDS-PAINT	29.90	1 69330	29.90
			5910 0277 6460 07	MENARDS-NUT DRIVERS	21.38	1 69330	21.38
			5910 0277 6460 07	MENARDS-LED LAMPS	221.24	1 69330	221.24
			5910 0277 6460 07	DUTTON-BRASS FITTINGS	49.77	1 69330	49.77
			5910 0277 6460 07	BIG G-GARDEN HOSE	39.10	1 69330	39.10
			5910 0277 6460 07	NAPA-BATTERY FOR VACUUM	121.62	1 69330	121.62
			5910 0277 6460 07	BIG G-HOSES FOR FOUNTAIN	88.57	1 69330	88.57
			5920 0020 5411 07	DUTTON-PVC ADAPTERS, LOCKNU	24.57	2 25940	24.57
			5920 0020 5411 07	MENARDS-CONDUIT, FITTINGS	118.58	2 20001	118.58
			5920 0020 5411 07	MENARDS-EXPANSION COUPLINGS	31.84	2 20001	31.84
			5920 0020 5411 07	DUTTON-FITTINGS, PANEL, BREAK	409.69	2 20001	409.69
			5920 0020 5411 07	ECHO-PVC CONDUIT	31.33	2 20001	31.33
			5921 0020 4405 07	ECHO-CONDUIT PARTS	167.31	2 25940	167.31
			5921 0020 4405 07	MENARDS-PVC ENCLOSURES	60.88	2 25940	60.88
			5922 0020 3174 07	KELLY SPLY-COMPR TAPE, TEFLON	169.15	1 35522	169.15
			5922 0020 3174 07	BIG G-SPRINKLER HEAD	17.11	1 35580	17.11
			5922 0020 3174 07	PAULEY LUMBER-WOODEN STAKES	46.55	1 35522	46.55
			5922 0020 3174 07	AUTO VALUE-MISC TOOLS	108.22	1 35522	108.22
			5922 0020 3174 07	KULLY-STEEL PIPE	857.37	1 35593	857.37
			5927 0019 9153 07	SAFETYSIGN-WARNING SIGNAGE	18.89	2 20120	18.89
			5927 0019 9153 07	ANIXTER-INTERCOM REMOTE	217.89	2 25050	217.89
			5928 0019 8444 07	DUTTON-ELECTRICAL PARTS	638.92	1 35052	638.92
			5928 0019 8444 07	FASTENAL-BOLTS	24.62	1 35052	24.62
			5928 0019 8444 07	BIG G-FASTENERS	17.99	1 35052	17.99
			5928 0019 8444 07	DUTTON-ELECTRICAL PARTS	541.76	1 35052	541.76
			5928 0019 8444 07	BIG G-FASTENERS	15.63	1 35052	15.63
			5928 0019 8444 07	MENARDS-DRILL BITS, GRINDING W	68.82	2 25820	68.82
			5928 0019 8444 07	FASTENAL-DRILL BITS, FLUID, FA	202.93	1 35052	10.92
						2 25820	192.01
			5928 0019 8444 07	MENARDS-ELECTRICAL PARTS	37.79	1 35052	37.79
			5928 0019 8444 07	FASTENAL-FASTENERS	50.45	1 35052	50.45
			5928 0019 8444 07	MENARDS-DOOR LOCKS	128.38	2 25480	128.38
			5928 0019 8444 07	MENARDS-FUSES	8.88	1 35052	8.88
			5928 0019 8444 07	ZORO-PUNCH TOOL	43.13	2 25820	43.13
			5928 0019 8444 07	DUTTON-JUNCTION BOX, BACK PLA	680.93	1 60167	680.93
			5928 0019 8444 07	FASTENAL-WIRE CRIMPS	121.17	2 20135	121.17
			5928 0019 8444 07	AMAZON-FAN, THERMOSTAT	31.54	1 60167	31.54

Distribution Register by Check



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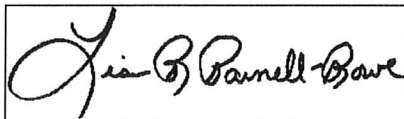
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			5928 0019 8444 07	AMAZON-PLASTIC VENT	11.42	1 60167	11.42
			5928 0019 8444 07	DUTTON-FUSE HOLDERS, ELECT P	79.69	1 69330	13.95
						2 20135	65.74
			5931 0019 6724 07	MISC 999 AMAZON-POWER CORD	38.52	2 75065	38.52
			5931 0019 6724 07	MISC 999 MSC-URINAL SCREENS	48.87	2 75065	48.87
			5931 0019 6724 07	MISC 999 GRAINGER-NITRILE GLOV	879.55	2 75065	879.55
			5931 0019 6724 07	MISC 999 RADWELL-PC BOARD	91.54	2 85115	91.54
			5931 0019 6724 07	EIC221-10 MCMaster-SCREWS	37.85	2 85125	37.85
			5931 0019 6724 07	MISC 999 BIG G-MISC ITEMS	139.89	2 75065	139.89
			5931 0019 6724 07	MISC 999 MCMaster-SAFETY GLAS	36.14	2 79275	36.14
			5931 0019 6724 07	MISC 999 BIG G-FILE HANDLE, BI	27.18	2 25064	27.18
			5931 0019 6724 07	MISC 999 NAPA-FILTERS	55.23	2 95146	55.23
			5931 0019 6724 07	MISC 999 NAPA-FILTERS	44.20	2 85126	44.20
			5931 0019 6724 07	MISC 999 BIG G-NUTSETTER, PAIN	33.11	2 25064	25.62
						2 85115	7.49
			5931 0019 6724 07	MISC 999 LINWELD-PLACARDS	262.71	2 75065	262.71
			5931 0019 6724 07	MISC 999 AMERICAN FLAG-FLAG	100.11	2 75065	100.11
			5931 0019 6724 07	MISC 999 MCMaster-WRENCH, BR	157.66	2 25064	157.66
			5931 0019 6724 07	EIC221-12 ZORO-CRANE, MOUNTIN	1,626.08	2 85115	1,626.08
			5931 0019 6724 07	MISC 999 NAPA-FILTERS	121.76	2 85135	121.76
			5931 0019 6724 07	MISC 999 NAPA-FILTERS, BELTS	76.65	2 85135	76.65
			5931 0019 6724 07	MISC 999 MCMaster-SHARP STON	98.86	2 25064	98.86
			5931 0019 6724 07	MISC 999 ZORO-RELAY	231.85	2 85135	231.85
			5931 0019 6724 07	MISC 999 MCMaster-CHAIN	67.92	2 85126	67.92
			5931 0019 6724 07	MISC 999 PRAIRIE LAKE-TOTE TOP	455.76	2 75125	455.76
			5931 0019 6724 07	MISC 999 AMAZON-HDMI CABLE	66.28	2 75037	66.28
			5931 0019 6724 07	MISC 999 AMAZON-DISPLAY CABLE	112.88	2 75037	112.88
			5931 0019 6724 07	MISC 999 MCMaster-PIPE INSULA1	82.38	2 25115	82.38
					50,135.41		50,135.41
603901	76025	UNITED PARCEL SERVICE	00006838E9291	DELIVERY SERVICE	404.99	1 35052	14.47
						1 35531	165.70
						1 35532	158.12
						1 69206	16.50
						2 75125	17.84
						2 85065	9.78
						2 85125	11.73
						2 85135	10.85
			00006838E9301	DELIVERY SERVICE	102.26	1 35531	85.76
						1 69206	16.50
					507.25		507.25
603902	79325	WESTERN AREA POWER ADMIN.	BFPB000950621	POWER PURCHASES	132,932.87	2 22322	132,932.87
					Checks & ACH Payments	2,690,820.46	
					Less Discounts	(12.48)	
					Less Voided Checks	(593.71)	
					Grand Total	<u>2,690,214.27</u>	
					Combined	1,729,422.66	
					Electric	960,791.61	
					Grand Total	<u>2,690,214.27</u>	

**CITY OF HASTINGS
DEVELOPMENT SERVICES DEPARTMENT
MONTH END REPORT FOR JUNE 2021**

Type of Permit	# of Permits	Fees	Valuation
Electric	30	\$ 2,495.00	\$ -
Gas	8	\$ 200.00	
Plumbing			
Inspection	0	\$ 1,235.00	
Utilities		\$ 5,119.68	
Building			
Issued	28	\$ 2,692.96	\$ 1,081,837.25
Demolition	0	\$ -	
Sign Permits	2	\$ 60.00	
Fence Permits	15	\$ 450.00	
Street Access Permits	4	\$ 120.00	
Moving Permits	1	\$ 30.00	
Roofing Permits	9	\$ 270.00	
Siding Permits	0	\$ -	
Zoning and Filing Fees		\$ 1,236.00	
Out of District		\$ -	
Electric Cards		\$ 475.00	
Plumbing Cards		\$ 105.00	
Gas Cards		\$ 595.00	
Electric Exams		\$ -	
Plumbing Exams		\$ -	
Gas Exams		\$ 50.00	
Occupation Tax		\$ 1,200.00	
Subtotals	97	\$ 16,333.64	\$ 1,081,837.25
HU Plbg. Reimbursement		\$ 5,019.26	
HU Out of District Fees		\$ -	
Total Collected	97	\$ 11,314.38	\$ 1,081,837.25



Development Services Director

Liquor License Renewal List

Class	Name	DBA	Address	Title
Catering (C)	201 N. Enterprises, LLC	Paul's Cigar Bar	201 N. Lincoln Avenue	Liquor Catering (C)
Catering (C)	2nd Street Slammer Inc.	2nd Street Slammer	2315 W. 2nd Street	Liquor Catering (C)
Catering (C)	Adams County Ag. Society	Adams County Fairgrounds	947 S. Baltimore Avenue	Liquor Catering (C)
Catering (C)	Art Bar LLC	Art Bar	647 W. 2nd Street	Liquor Catering (C)
Catering (C)	Blue Fork Kitchen, LLC	Blue Fork Kitchen, LLC	3609 Cimarron Plaza, Suite 180	Liquor Catering (C)
Catering (C)	Bullseye's Inc.	Bullseye's Sports Bar & Grille	2017 W. 2nd Street	Liquor Catering (C)
Catering (C)	Eagles FO Hastings Aerie 592	Eagles FO Hastings Aerie 592	107 N. Denver Avenue	Liquor Catering (C)
Catering (C)	Kitty's Roadhouse, LLC	Kitty's Roadhouse	1400 E. South Street	Liquor Catering (C)
Catering (C)	Miscues LLC	Miscues	316 S. Elm Avenue	Liquor Catering (C)
Catering (C)	Murphy's Wagon Wheel, Inc.	Murphy's Wagon Wheel	107 N. Lincoln Avenue	Liquor Catering (C)
Catering (C)	No Coast Brewing, LLC	First Street Brewing Company	119 N. St. Joseph Avenue	Liquor Catering (C)
Catering (C)	RM Retail Services, LLC	Midtowne Mart	1921 W. 2nd Street	Liquor Catering (C)
Catering (C)	Steeple Brewing Company, LLC	Steeple Brewing & Wave Pizza	713-717 W. 1st Street	Liquor Catering (C)
Catering (C)	The Wandering Well, LLC	The Wandering Well	427 S. Showboat Boulevard	Liquor Catering (C)
Class "C"	201 N. Enterprises, LLC	Paul's Cigar Bar	201 N. Lincoln Avenue	Spirits Wine Beer On & Off Sale
Class "C"	2nd Street Slammer Inc.	2nd Street Slammer	2315 W. 2nd Street	Spirits Wine Beer On & Off Sale
Class "C"	Adams County Ag. Society	Adams County Fairgrounds	947 S. Baltimore Avenue	Seasonal
Class "C"	Art Bar LLC	Art Bar	647 W. 2nd Street	Spirits Wine Beer On & Off Sale
Class "C"	B & R Stores, Inc.	Russ's Market #7	611 N. Burlington Avenue	Spirits Wine Beer On & Off Sale
Class "C"	B & R Stores, Inc.	Allen's #32	1115 W. 2nd Street	Spirits Wine Beer On & Off Sale
Class "C"	Barrel Bar, Inc.	Barrel Bar	1200 E. South Street	Spirits Wine Beer On & Off Sale
Class "C"	Blue Fork Kitchen, LLC	Blue Fork Kitchen, LLC	3609 Cimarron Plaza, Suit 180	Sprits Wine Beer On & Off Sale

Class	Name	DBA	Address	Title
Class "C"	Brique 1887, LLC	Brique 1887	109 N. Burlington Ave., Suite 100	Spirits Wine Beer On & Off Sale
Class "C"	Budson, Inc.	Pastime Lanes	1400 W. 18th Street	Spirits Wine Beer On & Off Sale
Class "C"	Bullseye's Inc.	Bullseye's Sports Bar & Grille	2017 W. 2nd Street	Spirits Wine Beer On & Off Sale
Class "C"	Caribbean Bar & Grill LLC	Caribbean Bar & Grill	1426 W. 2nd Street	Spirits Wine Beer On & Off Sale
Class "C"	Disabled American Veterans	Disabled American Veterans Club	302 S. Elm Avenue	Club
Class "C"	Eagles FO Hastings Aerie 592	Eagles FO Hastings Aerie 592	107 N. Denver Avenue	Club
Class "C"	Gabriel Sanchez	Sanchez Plaza	641 W. 1st Street	Spirits Wine Beer On & Off Sale
Class "C"	George J. Beckby	The Tank	101 North Denver Avenue	Spirits Wine Beer On & Off Sale
Class "C"	Halftime Lounge, LLC	The Brickhouse Lounge	937 S. Burlington Avenue	Spirits Wine Beer On & Off Sale
Class "C"	Hallett, Inc.	Reno Sports Bar	414 W. 2nd Street	Spirits Wine Beer On & Off Sale
Class "C"	Hastings Lodging 2, LLC	Hampton Inn & Suites	215 E. 31st Street	Spirits Wine Beer On & Off Sale
Class "C"	Highland Operating Company	Lochland Country Club	601 W. Lochland Road	Spirits Wine Beer On & Off Sale
Class "C"	Kitty's Roadhouse, LLC	Kitty's Roadhouse	1400 E. South Street	Spirits Wine Beer On & Off Sale
Class "C"	Miscues LLC	Miscues	316 S. Elm Avenue	Spirits Wine Beer On & Off Sale
Class "C"	Murphy's Wagon Wheel, Inc.	Murphy's Wagon Wheel	107 N. Lincoln Avenue	Spirits Wine Beer On & Off Sale
Class "C"	Nebraska Softball Association	Nebraska Softball Association	4103 Osborne Dr. East	Spirits Wine Beer On & Off Sale
Class "C"	No Coast Brewing, LLC	First Street Brewing Company	119 N. St. Joseph Avenue	Spirits Wine Beer On & Off Sale
Class "C"	Odyssey Hastings, LLC	Odyssey	521 W. 2nd Street	Spirits Wine Beer On & Off Sale
Class "C"	Rivals Bar & Grill, LLC	Rivals Bar & Grill	3100 N. Osborne Dr. East, Suite 10	Spirits Wine Beer On & Off Sale
Class "C"	RM Retail Services, LLC	Midtowne Mart	1921 W. 2nd Street	Spirits Wine Beer On & Off Sale
Class "C"	Roadhouse Catering, LLC	Roadhouse Catering	2205 Osborne Drive East	Spirits Wine Beer On & Off Sale
Class "C"	Steeple Brewing Company, LLC	Steeple Brewing & Wave Pizza	713-717 W. 1st Street	Spirits Wine Beer On & Off Sale
Class "C"	The Wandering Well, LLC	The Wandering Well	427 S. Showboat Boulevard	Spirits Wine Beer On & Off Sale
Class "C"	Virginia Wolz	Olive Saloon	423 W. 3rd Street	Spirits Wine Beer On & Off Sale
Class "C"	Wanda's, LLC	Wanda's	623 W. 1st Street	Spirits Wine Beer On & Off Sale

Section B: Event Agreement

This application must be filed with the Hastings City Clerk at 220 North Hastings Avenue,
Hastings, NE at least 60 days prior to the date of the event.

Fees may be applicable.

(Will accept scanned form emailed to kjacobitz@cityofhastings.org)

Date(s) of Event: ~~09/03/2021~~ 09/02/2021 Event Name: Hit the Ground Running
Contact Person: Terry Julian Phone: 4024617602
Address: 1924 W A Street Hastings, NE
Email: terry.julian@hpstigers.org Daytime Phone: 4029841544
Name of Organization Hosting Event: Hastings Public Schools
Type of Organization: ☐ Corporation ☐ LLC ☒ Other If Other, provide name: School District
Type of Event: Running and Walking
Example: Running, Biking, Parade, etc. (Held on City Property or Public Right-of-Way)

Will alcohol be served at this event? ☐ Yes ☒ No If yes, license agreement is required.

Please review City Code Section 8-107 for alcohol consumption restrictions on property owned by city.

City fee for fencing is \$200 per event. Fencing fee payable to the City of Hastings Engineering Department, prior to event. Refer to Nebraska Liquor Control Rules and Regulations for fencing requirements.

Will electrical power be needed? ☐ Yes ☒ No (Only permitted where currently available.)

Please describe activities included in this event:

Participants will begin in the parking lot at the northwest side of Hastings Senior High. The walking portion will take place around the perimeter of the school grounds. Runners will go around the school and then up over the overpass, through the lake on the Pioneer Spirit Trail and circle back down Baltimore to end where they began.

Event Location: Hastings Senior High School 1100 W 14th Street

- Before an event is scheduled on City owned property, it must receive prior City approval.
- The event should not be held on a public street or roadway. Consider use of off-street trails such as the Pioneer Spirit Trail.
- Please attach map of route of any such event.
- Review City Code Section 13-508 for prohibited acts: discharge of fireworks

Start Time of Event: 05:15 p.m. End Time of Event: 07:30 p.m.

I represent that I am authorized to sign the agreement on behalf of the organization hosting this event and, if the event is approved by the City of Hastings, my organization agrees to defend, indemnify and hold the City of Hastings harmless for any loss or claim of loss related to this event.

Terry Julian
Key: 6b118f78778aae4daedfbb14860d5b24

Authorized Signature for Host Organization

07/22/2021
Date

Authorized Signature – City of Hastings

Date of Council Approval

Official Office Use Only



7HAST-1

OP ID: DS

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

07/26/2021

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

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

PRODUCER 877-649-4612 Public Risk Management 3528 Dodge Street Omaha, NE 68131 Sheri Shonka	CONTACT NAME: Nancy Meinders PHONE (A/C, No, Ext): 877-649-4612 FAX (A/C, No): 402-399-2785 E-MAIL ADDRESS: nancy.meinders@prmne.com														
INSURED Hastings Public Schools 1924 West A Street Hastings, NE 68901	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: left;">NAIC #</th> </tr> <tr> <td>INSURER A: ALICAP</td> <td></td> </tr> <tr> <td>INSURER B:</td> <td></td> </tr> <tr> <td>INSURER C:</td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: ALICAP		INSURER B:		INSURER C:		INSURER D:		INSURER E:		INSURER F:	
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INSURER D:															
INSURER E:															
INSURER F:															

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC OTHER:	X	X	PK1016521	09/01/2021	09/01/2022	EACH OCCURRENCE \$ 5,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 5,000,000 PRODUCTS - COMP/OP AGG \$ 5,000,000
A	AUTOMOBILE LIABILITY ☒ ANY AUTO OWNED AUTOS ONLY ☒ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ NON-OWNED AUTOS ONLY	X	X	PK1016521	09/01/2021	09/01/2022	COMBINED SINGLE LIMIT (Ea accident) \$ 5,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB EXCESS LIAB DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	PK1016521	09/01/2021	09/01/2022	PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ 2,500,000 E.L. DISEASE - EA EMPLOYEE \$ 2,500,000 E.L. DISEASE - POLICY LIMIT \$ 2,500,000

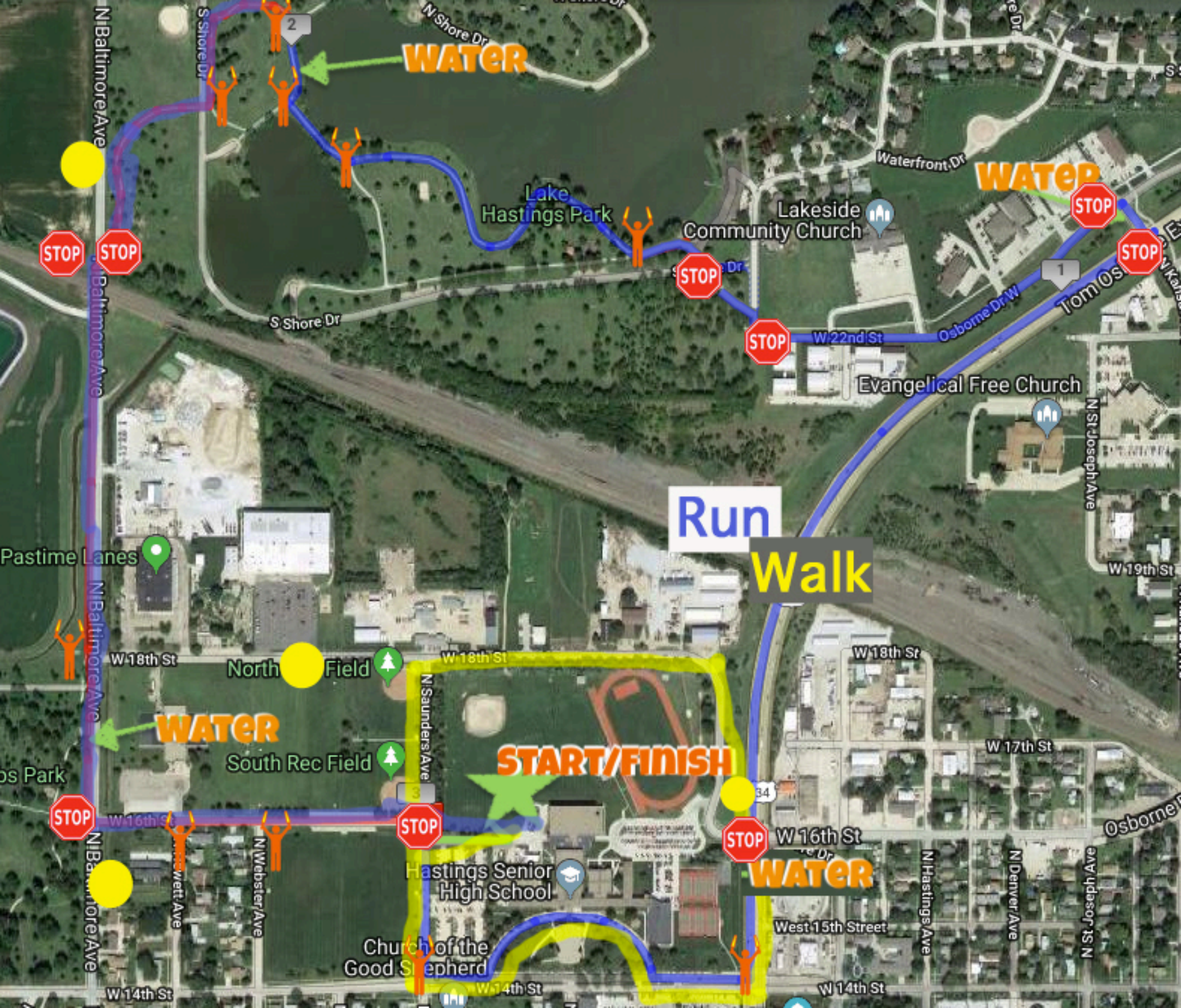
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

FUN WALK/RUN ON SEPTEMBER 2, 2021.

Certificate holder is additional insured for general liability and auto liability (if applicable) if required by written contract executed prior to loss. Primary & noncontributory status is governed by the terms & conditions of the insurance policies of all parties to the contract. Waiver of Subrogation applies for general liability and auto liability if required by written contract executed prior to loss.

CERTIFICATE HOLDER**CANCELLATION**

CITYHA2 City of Hastings 220 North Hastings Ave Hastings, NE 68901	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>Nancy D. Meinders</i>
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AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing on a request for an amendment to a Conditional Use Permit (CUP) for Pine Patch Tree Farm to allow construction of a new barn for use with the existing CUP for property commonly addressed as 780 E 26th Street, City of Hastings, Adams County, Nebraska. The public hearing will also consider the additional use of neighborhood assembly for other special events throughout the year in this same barn.

Approve Resolution No. 2021-31 approving a Conditional Use Permit Amendment for Pine Patch Tree Farm to allow for the construction of a new barn for use with existing CUP and the added use of neighborhood assembly for other special events throughout the year for property commonly addressed as 780 E 26th Street, City of Hastings, Adams County, Nebraska.

Names of People/Business affected by this action:

The applicant, the neighbors, the people 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. 2021-31, a Conditional Use Permit (CUP) Amendment for Pine Patch Tree Farm to allow for the construction of a new barn for use with existing CUP and the added use of neighborhood assembly for other special events throughout the year for property commonly addressed as 780 E 26th Street, City of Hastings, Adams County, Nebraska, with the following conditions:

1. Conditions of the CUP approved on September 12, 2005.
2. The existing private easement granted by John M. and Michele L. Northrup must be updated, tied to the land and the Kindigs, and indicate its authorized usage only for the Christmas tree portion of the Kindig business. The easement shall provide that except for the Christmas business season this access is to be gated and locked with a sign on the fence

clearly indicating that the use of this egress is only for the Christmas Tree business season. This easement shall be filed with the register of deeds and a copy provided to the Development Services office to be filed with this CUP Amendment.

3. Pedestrians may be walking across the driveways as they are viewing and selecting trees. Applicant must place signage in the necessary areas of incoming and outgoing traffic cautioning drivers that pedestrians may be in the area walking.
4. Alcohol is prohibited for the neighborhood assembly uses. A CUP amendment shall be required if alcohol is added, or if music is added (to events other than the Christmas Tree business events) or there is an expansion in the hours or dates of operation.
5. The driveway providing access to 26th street shall be widened from 13 feet to 23 feet in the fall of 2021, as required by Hastings City Code.
6. Appropriate turn-around, as required by the International Fire Code Appendix D and as depicted in the site plans on file in the Department Services office must be incorporated into the site.
7. Parking must be incorporated per the parking plan and appropriate curb stops and signage of required ADA parking must be installed on this site.
8. Owners must add additional crushed rock in areas where it is needed on a yearly basis on both the ingress and egress driveways, and the turnaround and parking areas on this site.
9. Barn must meet principal structure setback requirements as it will not initially be considered an accessory structure.
10. If the owners purchase residential property adjacent to the property that is covered by this CUP then the owners shall comply with all requirements found in City Code Section 34-311. The owners shall also be required to replat the property which is the subject of this CUP with the residential property to meet the City Code requirement that an accessory structure must have a primary or principal structure on the same lot.
11. The hours of operation shall be from 8:00 a.m. to 6:30 p.m.
12. The date of the Christmas tree sales operation shall be from November 1 through December 24, using easement as egress only. All other activities can be conducted year-round, but shall only enter and exit the property off of 26th Street.
13. There shall be compliance with any other applicable City, County, State or Federal regulations that shall apply.
14. 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:

A building permit will be required for the structure to be built following the approval this CUP amendment.

Department head comments:

Joe and Nikayla Kindig, of 780 East 26th Street are the applicants for this matter. They are the new owners of the Pine Patch Tree Farm, which has been a tree nursery for decades and is known for selling Christmas trees. The existing barn on this property needs replaced. An amendment to

their existing CUP is necessary due to a condition in the original CUP, approved 9/12/05, which states, “Any changes in the described specifications will require approval of the Development Services Director. Changes in use or structures not anticipated in this application will require an amendment to the Conditional Use Permit”. The applicants desire to expand the use of this barn from storage and a sales hub to one that includes a Christmas experience with Santa and Ms. Claus, but also for events other than just at Christmas with a rental agreement. Therefore, the proposed amendment to the original CUP will: 1) Amend the original use of tree nursery to include the use of the barn structure for events in conjunction with the existing Christmas tree nursery; and 2) Allow for a second conditional use as an assembly, neighborhood for both Christmas season and off season events to be held. Though both changes are important to their business, the Kindigs primary concern is to use the barn as a part of their existing business and CUP. However, being able to utilize this structure for more than a few months out of the year is also important from a business standpoint. Condition requirements for continuance of the existing use with the new structure and added assembly on a seasonal basis vary greatly from what would be required to add assembly on a full-time basis. Therefore, we have broken out the discussion to better assist decision-making and to allow for flexibility in the City Council motion for approval.

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: A, Agriculture & R1-A, Single Family Large Lot

South: R1-A, Single Family Large Lot

East: R1-A, Single Family Large Lot

West: R1-A, Single Family Large Lot

This property is zoned R-1, Single Family Residential. The use of an “assembly, neighborhood” use requires a Conditional Use Permit, no matter what district you are located in. With this being allowed conditionally across all districts, the emphasis on being able to mitigate potential issues with a given property is crucial. It is important to understand that there is at least 75’ between the existing barn (where the new barn will be placed) and all neighbors. In fact, most neighbors are further than 75’ from this structure other than the neighbor directly to the west, addressed 2510 N Elm Avenue. This properties' accessory structure is the closest structure to this barn at 75’. To give perspective, when we address buffer requirements in our City code we reference Table 305-8. Our most stringent requirement for buffering is between a Heavy Industrial zone and an abutting Residential zone and this requires a maximum of 30’.

Use of Barn for existing business: Over the years there have been no complaints made by the neighbors regarding nuisances caused by this business. The original CUP was approved as a request made by Ms. Sharon Stonecipher on September 13, 2005. This was done when Mr. & Mrs. Glass, residing at 2520 N Elm Avenue, took over the business. The use of a nursery has demonstrated compatibility and though the barn was not specifically spelled out in the original narrative, the barn has become a focal point for these activities. In fact, many neighbors attending Planning Commission meetings stated they have no issue with this continued use, adding a barn to this use or any events as part of this use. Though assembly, neighborhood use in residential zoning is not ideal, it is conditional in all districts and so long as all concerns are mitigated, history has

shown this use can be done here.

Use of Barn for year-round assembly, neighborhood: The proposed new building size of 2846 SF should not allow more than 99 persons as an occupancy. The applicants understand this and have agreed to keep any use of the new barn for events under this occupancy. In addition to 75' separation, the residents to the north enjoy an additional 85' of right of way separation. This being a tree farm, there is also a heavy natural landscape buffer that serves as an additional buffer. The applicant has addressed all expressed neighborhood concerns and will meet all of the staff's conditions to mitigate these concerns.

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.

Use of Barn for existing business:

The vehicle circulation for Christmas Tree sales/events will remain the same as it has in the past. At Christmas time, many people come with trailers in tow. The new owners felt that the existing easement with Mr. Northrup is helpful to avoid several vehicles with trailers in tow having to turn around all at once. The *Intent to Update Easement* document has been signed by both owners and a condition that this private easement must be updated; tied to the land and new owners; indicate its continued usage only for Christmas tree farm sales/event; and detail that during non-seasonal events this easement is to be gated & locked with a sign clearly noting that the use of this egress is only during the Christmas season.

This use does have a fair amount of vehicular use with trailers, as well as pedestrians walking across the driveway, which is fairly covered by trees on either side. Signage will be added to necessary areas that will caution drivers that pedestrians are in the area walking. This signage can be posted at the entrance or done with sidewalk signs, but a sign permit will be required and is also a condition.

Following the last Planning Commission meeting and complaints for traffic on 26th Street, our City Engineer did have his team conduct another traffic count on 26th Street and he assessed that the 85th percentile (safe speed standard) shows that drivers are travelling at the posted speed limit; however, with development and use changes this can always be re-evaluated in the future.

Use of Barn for year-round assembly, neighborhood: The 26th street driveway access will be widened from 13' to 23' in Fall of 2021 to allow for better flow of traffic and to meet code requirements. Crushed concrete will be added during this widening of the driveway and replenished annually as a condition of this permit. Turnaround requirements will meet International Fire Code Appendix D and have been incorporated into the site plan. In the off-season, customers will be required to both enter and exit onto 26th Street.

The owner has also provided a parking plan that meets the parking requirement of 33 spaces and is providing one ADA parking space near the entrance to the barn that is compliant to the standards.

Reasonable and economic extension of public utilities and facilities.

Use of Barn for existing business: Applicants are aware they will need to connect to water and sewer to install appropriate bathrooms. Our Utilities Coordinator reviewed and confirmed they can connect to sewer service for the new Barn with no problem.

Use of Barn for year-round assembly, neighborhood: This is the same recommendation for both uses.

Noise, fumes, dust or other environmental pollution.

Use of Barn for existing business: There are two outdoor speakers attached to the barn. These outdoor speakers will not be used at any other time of the year other than from 1 November to 24 December to create ambiance for the Christmas shopping experience. End of business day for all uses will be 6:30 P.M. City Code Section 18.113.01 provides for excessive noise only with regard to streets, alleys, or other public places. However, it establishes a distance of 75' for audibility and all neighboring structures with this use are 75' away from the barn.

Use of Barn for year-round assembly, neighborhood: This is the same recommendation for both uses

The maintenance of logical and efficient development patterns and land use mixtures.

Use of Barn for existing business: The development pattern of uses shows mostly residential, with a good portion of this being large-lot residential. However, there are some low-impact commercial ventures throughout this area. There is Debs Auto Upholstery located southwest off of 2nd Avenue, and the Campgrounds are to the west off of 26th Street. In fact, one of the neighbors to the Pine Patch Tree Farm has a bait business and his sign is visible from Elm Avenue.

Use of Barn for year-round assembly, neighborhood: As stated with the existing use (above), there is some commercial interlaced into this area. The staff feels with all proposed conditions in place that the expanded use will add value to our community by providing businesses with options to conduct off-site meetings, families a place to have reunions and brides a place to celebrate an upcoming marriage. This is not just a business, it is also a resource for our community!

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

Use of Barn for existing business: The existing business has not had a negative impact on the property values and there have been no complaints received as part of this existing use. Adjacent property owner letters were sent on 6/4/21 and (again on 7/9/21) to adjacent property owners within 300 feet to ensure that neighbors have an opportunity to speak on this CUP. All neighbors expressed support for the use of a new barn for the existing use as a Christmas tree farm and any events that were occurring as part of the continuation of this use.

Use of Barn for year-round assembly, neighborhood: Staff did receive several concerns from the letters sent out for the added use of year-round assemblies. These concerns were heard & documented. The applicant provided mitigation to each of these concerns and these were made conditions for this permit. An *assembly, neighborhood* use is not a commercial or light/heavy industrial use that produces fumes, dust or other environmental pollution. Though there can be impacts from a noise and traffic standpoint, these impacts have been reviewed by Fire, Engineering & Zoning staff by conducting a site visit and reviewing the plans and narrative. The staff feels both of these issues have been mitigated satisfactorily in the conditions placed on this permit.

3. *The conditions imposed are necessary to ensure the maintenance of property values and the safety, health, comfort, and repose of the residents.*

Use of Barn for existing business: The existing business has not had a negative impact on the property values and there have been no complaints received as part of this existing use.

Use of Barn for year-round assembly, neighborhood: Following the first Planning Commission meeting held on June 20th, the applicant provided greater clarity to this permit as follows:

- No use on this property will exceed the operational hours of 8 AM-6:30 P.M.;
- There will be no liquor served as part of the added assembly uses;
- Site improvements and annual maintenance (i.e., turnaround & driveway expansion, screening for parking areas, added crushed rock, pedestrian signage, easement controls).

Staff has added conditions to this permit to address each of these concerns. These conditions were discussed at length with the Planning Commission. The Planning Commission, in fact, voted to expand the applicants' Christmas seasonal use from *Friday after Thanksgiving and ends around December 20 to 1 November through 24 December* in a 7 to 0 vote. Their motion to recommend approval for the structure and additional uses in a vote of 6-1 for this permit with all conditions, as well as this amendment to expand the seasonal timeframe should serve as evidence that it is felt the neighborhood concerns have been mitigated.

4. *That the use, subject to conditions, maintains compliance with the Comprehensive Plan and the purpose and intent of the zoning regulations.*

Use of Barn for existing business: The Comprehensive Plan Future Land Use Map for this property is slated for Suburban Residential. These lots will remain zoned residential and are compatible to this future zoning. An *assembly, neighborhood* use is conditional in all zoning districts, no matter where it is placed. The focus for this criterion should be on whether or not care has been taken for this property to still conform to a residential zoning in the future, whether this use remains for years to come or ceases to exist at some point. The applicant is taking additional steps to ensure this property will comply to use of a barn that inadvertently became an important piece to the existing use. Additionally, in an effort to ensure legal conformity of this structure, they plan to meet stricter setback requirements due to its non-conformity as an accessory structure as it no longer sits on the same property—a detail not considered in the past with Second Subdivision replat. They have agreed to meet principal structure setback requirements and have also agreed to comply with a condition to replat this land with a lot that has a principal structure in the future. Applicants will also ensure that this property will meet all the City Code requirements for an accessory structure so that it will comply in the future. They currently have first right to refusal for Lot 1 of Pine Patch Second Subdivision, the Glass property. The Glass' have plans to relocate in the near future.

Use of Barn for year-round assembly, neighborhood: This is the same recommendation for both

uses.

A letter from the neighbors to the Mayor was forwarded on Monday, August 2, 2021. This letter is in protest of this CUP amendment (attached). According to Revised State Statute No. 19-905, in a case where there is a protest and 20% or more of the protest comes from an area or lots provided notice and within 300 feet of the project area, then there must be a vote of three-fourths of all the members of the City Council for amendment to become effective.

The Planning Commission voted to recommend 7-0 to add an amendment to extend the timeframe for seasonal Christmas tree selling and assembly use from the proposed timeframe of starting Friday after Thanksgiving and ending around December 20 to a recommended timeframe of 1 November to 24 December. They also voted 6-1 to recommend approval of staff's recommendation to approve use of assembly and use of barn during the Christmas tree season, as well as during the off season.

City Administrator comments:

Recommend approval with review of conditions. **PLEASE NOTE:** We have received a written protest from a sufficient number of property owners within 300 feet in all directions of the property that qualifies for requiring a 3/4 vote of the Council to pass. This means it needs 6 votes to pass and the Mayor is not allowed to vote to make 6 votes by statute.

Update the Conditional Use Permit
Pine Patch Tree Farm
780 East 26th Street
Hastings, NE 68901

Purpose:

Tree Nursery

Nursery Stock:

Includes but not limited to: Blue Spruce, White Pine, Scotch Pine, Norway Pine, Concolor Fir, Canaan Fir, and Deciduous Trees.

Operation:

Ornamental landscape trees are sold and transplanted with a tree spade to other locations. Soil drenching, ornamental/evergreen tree spraying, tree injections, commercial weed spraying, tree planting, and tree transplanting are services at the Pine Patch that will continue to be available.

Christmas trees are sold during the holiday season. Fraser Fir, Douglas Fir, Scotch Pine, and White Pine pre-cut trees are displayed near the barn and sold along with Scotch Pine, White Pine, and Canaan Fir Choose-and-Cut trees for sale out in the patch. Customers are welcome to pre-tag their Christmas Tree prior to opening day, beginning in the month of November. Wreaths, garland, and other holiday items available for purchase inside the barn during the Christmas season.

Typical Christmas Tree Sale:

Customer drives into parking lot area using ingress. Employees cut the tree, carry it to a tree shaker to eliminate dead needles and other debris that is in the tree. The tree is baled with netting if the customer desires and is loaded in/on the customer's vehicle. Customer pays for the tree, and other holiday items, inside the barn and exits through Northrop's driveway or 26th Street egress.

Barn:

The current Morton building (old barn) is used as storage for equipment and inventory such as tree stands and other materials used during the Christmas season sales, and accommodates guests during the Christmas season as they purchase their trees and other items. It is also where the wreaths and all Holiday items are assembled and sold.

The new barn consists of the main showroom, "Neighborhood Assembly" room as indicated in our drawings, where our check-out counter and retail items, such as wreaths and garland, during the Christmas season would be located and sold. It includes a workroom, "Wreath Assembly" room, where wreaths and other Christmas items are assembled and stored, an office for filing and organizing business documents and paperwork, two utility rooms, indicated as "Inventory Storage" and Mechanical", for the furnace and other utility items, and two public

restrooms to accommodate our guests and employees. We are aiming for two single-stall, wheelchair accessible, unisex restrooms. Water and sewer will be a necessary addition to the new barn for the restrooms. The new barn also includes a lean-to on each side to store Christmas trees during the Christmas season to keep them out of the elements and allow better organization for the variety of Christmas trees we have to offer.

Christmas Tree Sales:

Begins ~~Friday after Thanksgiving and ends around December 20.~~ Note: Planning Commission, in discussing this timeframe with applicant, amended this timeframe to be from 1 November to 24 December at the regular meeting held July 20, 2021.

Business Hours:

Customers have the opportunity to view our selection of landscape trees by appointment, Monday through Sunday between 8AM to 6:30PM year-round.

Christmas Tree Season hours begin the Friday after Thanksgiving. Hours for customers to select Christmas Trees and holiday items in the barn are Monday through Friday from 1PM to 6:30PM and Saturdays and Sundays from 9AM to 6:30PM.

Items for Sale:

Christmas Trees, wreaths, garland, tree stands, tree bags, and other holiday items.

Lights:

One light attached to west outside wall of barn and lights inside barn.

Noise:

Two outdoor speakers attached to the barn to play Christmas music during Christmas Tree season. Outdoor speakers not used during any other time of the year.

Traffic Flow:

There are currently no drainage issues on Pine Patch property. Culvert is located on each side of the entrance into the tree farm from 26th street. In 2018, previous owner Dave Glass widened the culvert from approximately 18 feet to approximately 28 feet for the semi-trucks who deliver our pre-cut Christmas trees, or a fire truck, to access our farm more easily. Customers enter through the ingress on 26th Street.

The 26th street driveway will be widened from 13 feet to 23 feet in fall of 2021 to allow better flow of traffic. This will also allow traffic to flow in and out of 26th street without the use of the Northrop easement, if needed.

Egress will continue during the Christmas Tree season, as in the past, using John Northrop's drive way located north of their residence of the residence at 2510 North Elm Street. Customers who have been visiting the Pine Patch for many years are in the routine of entering from 26th Street and exiting through the driveway indicated in the easement. Those who visit

the farm from out of town, and out of state, often bring trailers to safely transport their Christmas Tree and the easement allows us to quickly and efficiently accommodate them. Permission for use of this driveway is indicated in the easement with John Northrop and the easement is in the process of being updated to reflect new owners. The 26th Street ingress will now be wide enough for customers to also exit through that driveway. Easement will only be available to customers during the three weeks of Christmas season. Easement driveway will be fenced off during any other events throughout the year, so any customer exiting for landscape trees or from the barn as a venue will only enter and exit through the 26th Street driveway.

Employees:

Owners and approximately 5 people to assist in tree sales, wreath making, and maintenance.

Signs:

Temporary signage during Christmas Tree selling season used to direct traffic into the selling area. During the Christmas season, we will also place signs along the driveway notifying drivers of pedestrians since our guests are invited to walk through the farm grounds to pick out a Christmas Tree. Signage that will be used for pedestrians is pictured below.

Parking:

Current parking lot allows approximately 30 parking stalls. Current parking lot does not indicate where parking stalls are located.

In fall of 2021, we will be converting 24 feet of tree space on the North edge of the parking lot to parking lot space. This creates, at least, an additional 3 parking stalls and extra square footage for fire truck access. The current length/distance of the Pine Patch driveway is approximately 200 feet. The new parking lot will allow 33 parking stalls. Once our new parking lot is complete, we will place signs or concrete parking blocks to indicate where each stall is located. This will promote better flow of traffic and less confusion on where to park for our customers. We will maintain crushed rock where it already exists and we will add the same crushed rock where the new square footage is added to the parking lot. We will add screening between our parking lot and the Young's residence to the South due to the closeness in proximity.

Maintenance:

All nursery stock is watered from a well that exists on the farm. Mowing grass between the trees, parking lot, and barn is done weekly. Occasional application of the same pesticides used for yards and colorant. Chemicals will not be applied during windy weather conditions. Christmas trees are sheared during summer months to increase tree density and maintain the proper shape until harvest. New crushed rock in parking lot and ingress is laid yearly to maintain and meet requirements.

Summary:

The Pine Patch Tree Farm has operated as a Tree Nursery since 1887, primarily selling Christmas Trees from the original owners, the Stoneciphers, during the Christmas season. The Pine Patch

was sold to the Glass family in 2005, then sold to Joe and Nikayla Kindig in 2021. We are continuing the tradition of a family-owned business providing other families with a holiday tradition. We plan to continue the tree operation as it has operated in the past, while adding a few amenities to better serve our customers and a community we care so much about. The Christmas Tree farm is an attraction that has been important to Central Nebraska for many years and we are eager to continue welcoming customers to this community from all over Nebraska, even from surrounding states.



Amendment to the Conditional Use Permit
Pine Patch Tree Farm
780 East 26th Street
Hastings, NE 68901

Purpose:

Neighborhood Assembly

Operation:

The Christmas Tree Farm will always be our first priority and main use for our barn, but we would like to make the barn available to rent for use of small gatherings during months when the barn is typically vacant and unused. The original barn (Morton Building) that exists on Pine Patch property is long overdue for repair. We feel it would be more cost effective to build a new barn, rather than repairing a dilapidated barn that no longer fulfills the demands of the Pine Patch. The new barn would be built in essentially the same location on our lot as the old barn, but would be slightly larger to better accommodate our guests and employees during the Christmas tree season. We would also like to maximize the use of the Pine Patch barn, as the barn is currently only used during November and December for the Christmas tree season (opening the Friday after Thanksgiving and concluding our season by the third week in December).

Barn:

The existing Morton Building (old barn) is 27'x36' sq. ft. (972 square feet) and the new barn would be 48'x60' sq. ft. (2,880 square feet). If the new barn was approved for use of small gathering rentals, the only occupiable space guests will be using in the new barn is the "Neighborhood Assembly" room which is 1,440 square feet. The Pine Patch Office, Inventory Storage, Wreath Assembly Room, and Mechanical Room would be closed off and would not be occupiable space to the public when being used for Neighborhood Assembly.

In the future, our intent is to replat the Pine Patch lot (lot 3), the lot that the Glass house is located on (lot 1), and the lot to the South of the Glass house (lot 2) to be all on one lot. We already own lots 2 and 3, and we have the Right of First Refusal to the Glass house on Lot 1 which we intend to purchase. This will allow the new barn to become an accessory to the primary structure once we replat.

Events:

Small gatherings such as baby showers, bridal showers, reunions, meetings, networking sessions, conferences, and workshops/classes.

Capacity:

99 people or less.

Business Hours:

Monday through Sunday hours of operation for use of the barn as a venue remain the same as our hours of operation during the sales of landscape trees and the Christmas season, which is 8:00AM-6:30PM.

Rental Agreement:

An example of the Rental Agreement for the barn is provided below.

Important points include: capacity of 99 people or less, hours of operation are 8AM to 6:30PM, alcohol not permitted, security deposit required in case of damage/loss, owners reserve the right to determine whether the gathering/events being requested aligns with our requirements and may reject requests at their sole discretion for any reason.

Lights:

One light attached to west outside wall of barn and lights inside barn.

Noise:

Two outdoor speakers attached to the barn to play Christmas music during Christmas Tree season. Outdoor speakers not used during any other time of the year.

Traffic Flow:

There are currently no drainage issues on Pine Patch property. Culvert is located on each side of the entrance into the tree farm from 26th street. In 2018, previous owner Dave Glass widened the culvert from approximately 18 feet to approximately 28 feet for the semi-trucks who deliver our pre-cut Christmas trees, or a fire truck, to access our farm more easily. Customers enter through the ingress on 26th Street.

The 26th street driveway will be widened from 13 feet to 23 feet in fall of 2021 to allow better flow of traffic. This will also allow traffic to flow in and out of 26th street without the use of the Northrop easement, if needed.

Egress will continue during the Christmas Tree season, as in the past, using John Northrop's drive way located north of their residence of the residence at 2510 North Elm Street.

Permission for use of this driveway is indicated in the easement with John Northrup and the easement is in the process of being updated to reflect new owners. The 26th Street ingress will now be wide enough for customers to also exit through that driveway. Easement will only be available to customers during the three weeks of Christmas season. Easement driveway will be fenced off during any other events throughout the year, so any customer exiting for landscape trees or from the barn as a venue will only enter and exit through the 26th Street driveway.

Employees:

Owners

Parking:

Current parking lot allows approximately 30 parking stalls. Current parking lot does not indicate where parking stalls are located.

In fall of 2021, we will be converting 24 feet of tree space on the North edge of the parking lot to parking lot space. This creates, at least, an additional 3 parking stalls and extra square footage for fire truck access. The current length/distance of the Pine Patch driveway is approximately 200 feet. The new parking lot will allow 33 parking stalls to accommodate a maximum capacity of 99 people. Once our new parking lot is complete, we will place signs or concrete parking blocks to indicate where each stall is located. This will promote better flow of traffic and less confusion on where to park for our customers. As indicated in the drawing of the parking lot, there should be multiple ways a hammerhead firetruck could access our barn and farm. We will add screening between our parking lot and the Young's residence to the South due to the closeness in proximity.

Maintenance:

All nursery stock is watered from a well that exists on the farm. Mowing grass between the trees, parking lot, and barn is done weekly. General maintenance to the barn will be performed regularly. Christmas trees are sheared during summer months to increase tree density and maintain the proper shape until harvest. New crushed rock in parking lot and ingress is laid yearly to maintain and meet requirements. We will add the same crushed rock where the new square footage is added to the parking lot. Inspections from owners will be done after any use of the barn as a Neighborhood Assembly to ensure customers have complied to the Rental Agreement and not damaged Pine Patch grounds.

Summary:

We are continuing the tradition of a family-owned business providing other families with a holiday tradition. We plan to continue the tree operation as it has operated in the past, while adding a few amenities to better serve our customers and a community we care so much about.

We believe the new barn and necessary updates to the farm would be a great addition to our community. It would offer another rentable space and would better justify our decision to invest in repairing our barn by making it available for use outside of the Christmas Season. The majority of gross sales are acquired through tree farm sales, we would just like to maximize the barn utility outside of tree sales season.

We thank you very much for your consideration,
Joe and Nikayla Kindig



780 E. 26th Street, Hastings, NE 68901

Email: pinepatchtreefarm@gmail.com | Web: pinepatchtreefarm.square.site | Phone (402)469-6772

Available for rent from 8 a.m. through 6:30 p.m. Monday through Sunday. Maximum Capacity: 99

All guests must enter and exit through 26th Street entrance. Map/directions available upon request.

BARN RENTAL AGREEMENT

This Rental Agreement is between the Pine Patch Tree Farm [the "barn"] and _____ [the "Renter"] for the rental of the Pine Patch Tree Farm Barn.

Event date: _____ Start time of event: _____ End time of event: _____
 month day year

Type of event: _____ Number of guests: _____

Contact name(s): _____

Mailing address: _____

City: _____ State: _____ Zip Code: _____

Phone #: _____ Email: _____

RENTAL DAY/TIME	HOURLY RATE
Monday through Thursday	\$ per hour plus \$ damage deposit
Friday through Sunday	\$ per hour plus \$ damage deposit

Advance reservations are required: a minimum of 2 weeks for weekday events and a minimum of one month for weekend events. 50% of all rental fees due at the time of application.

Cancellation penalties apply. Further reservation details available upon request.

Rental Charges: \$ Deposit. The use of the Pine Patch Barn requires a deposit to renters who wish to use the barn for small gatherings or events. The Pine Patch Tree Farm reserves the right

to determine whether the gathering/events being requested aligns with our requirements and may reject requests at their sole discretion for any reason. The deposit will be returned to the renter as long as the facility is returned in the condition found.

Food and Alcohol: You may bring in your own food. You or your caterer will be responsible for supplies, dishware, and utensils. No alcohol will be permitted on the premises.

Duration of Event: Barn is available for rent between the hours of 8AM and 6:30PM. The premises must be vacated by the allotted time (breakdown/cleanup must be completed) in order to avoid incurring charge for additional hour(s).

Now, therefore, the parties agree to the following terms and conditions:

1. The Renter shall pay to the Owner the sum of \$_____ no later than _____. Of this amount, \$_____ is a non-refundable deposit that will be applied to rental charges upon final settlement of accounts. The remainder, \$_____, is for damages/security deposit which will be returned to the Renter upon settlement, minus any charges for actual damages done to the venue by Renter or his/her associates.

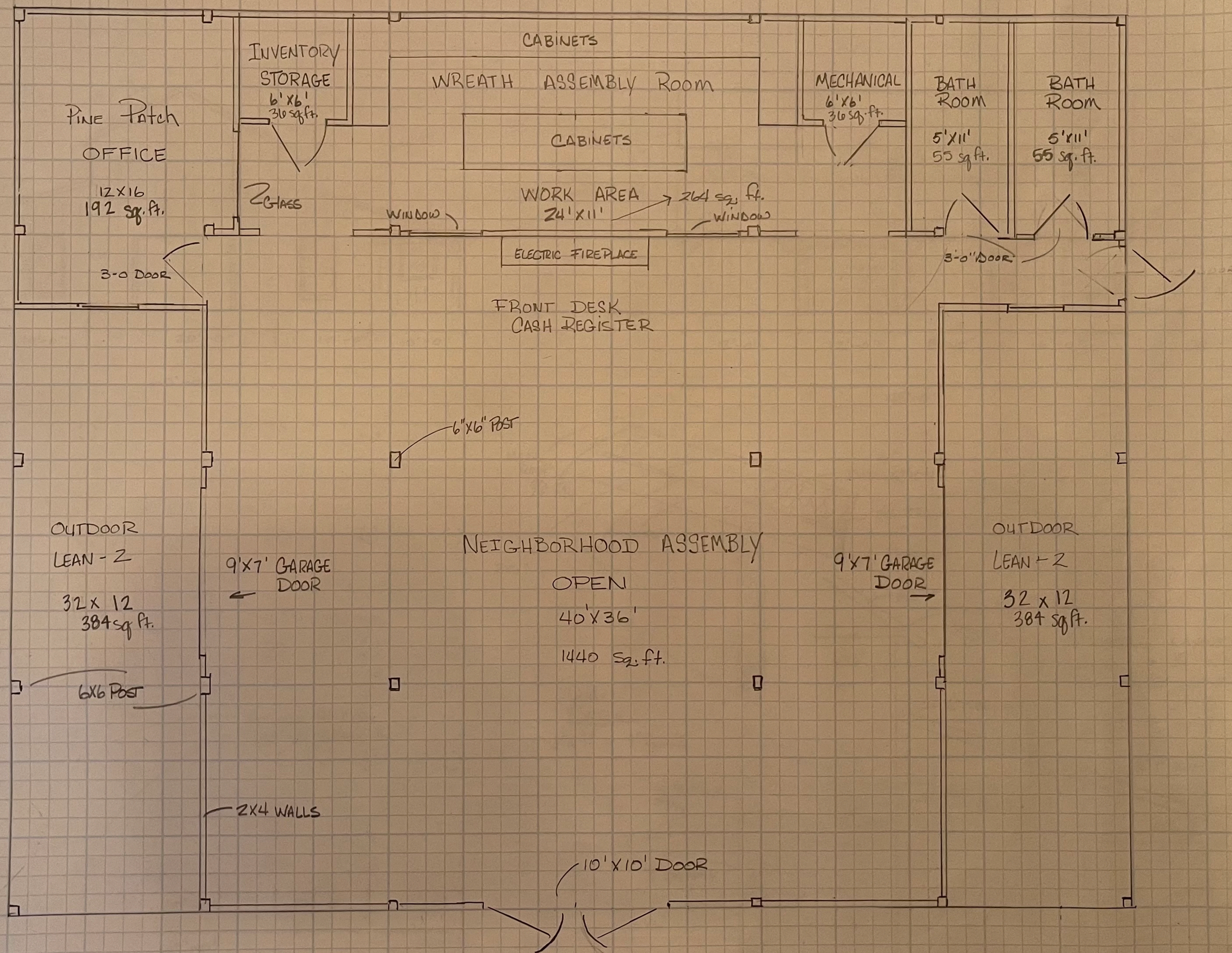
Payments should be made to **Pine Patch Tree Farm**. Cash, check, and major credit cards are accepted. We prefer checks.

Acknowledged, Agreed, and Authorized by Primary Renter: _____

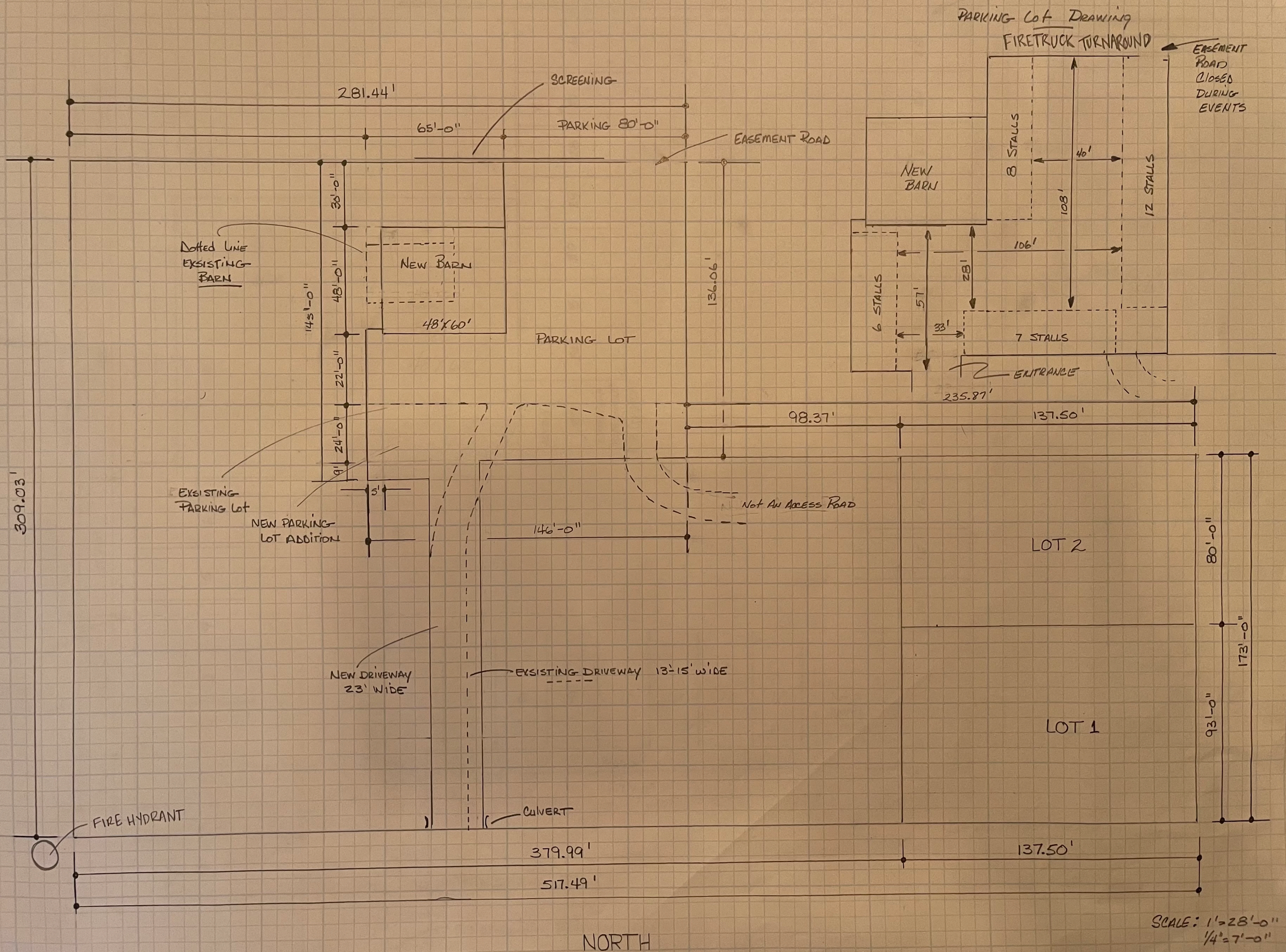
Date: _____

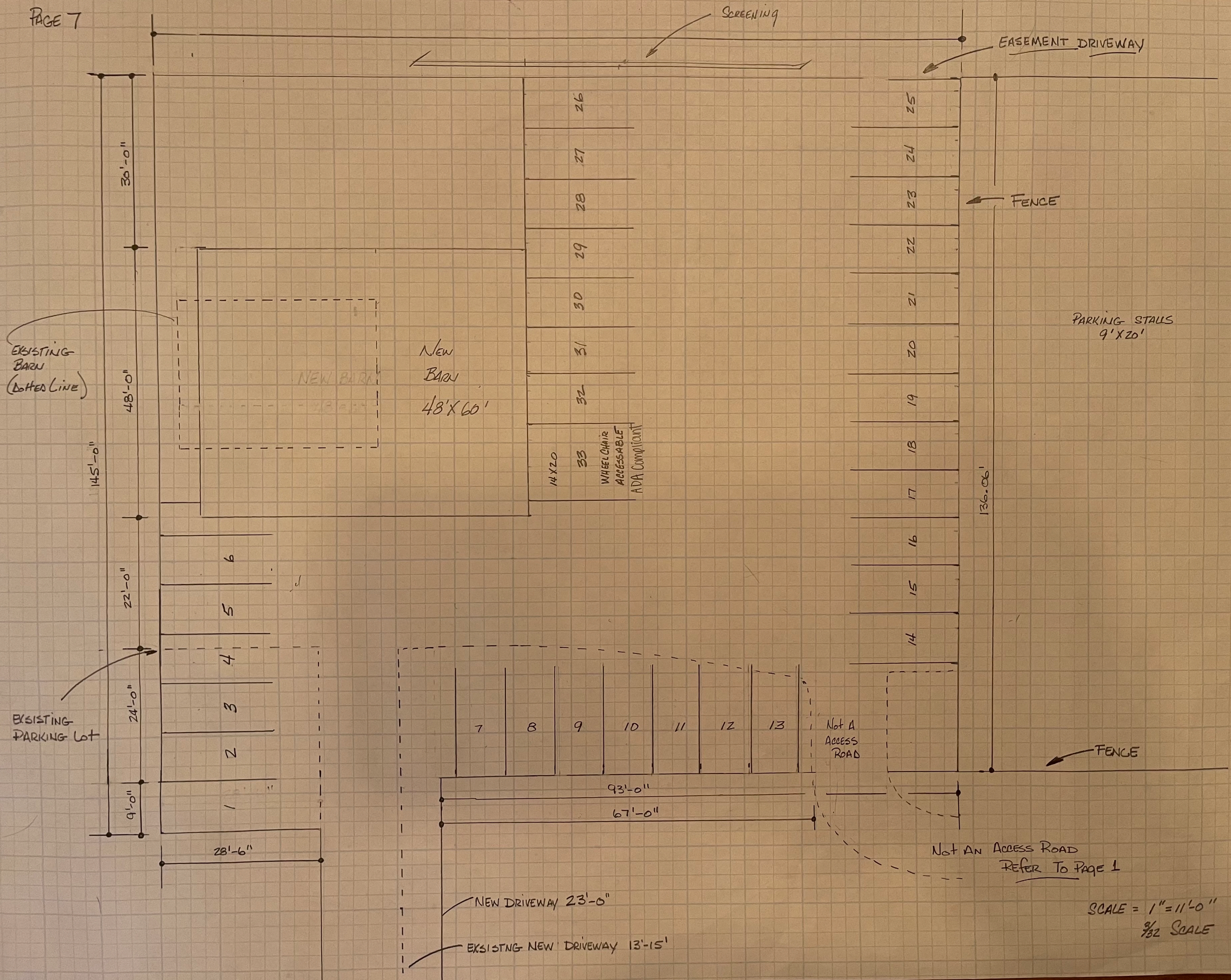
Acknowledged and Agreed by PINE PATCH TREE FARM: _____

Date: _____



1" = 4'-0"
1/4" = 1'-0"





SCALE = 1" = 11'-0"
3/32 SCALE

KRUEGER LAND SURVEYING

May 20, 2021

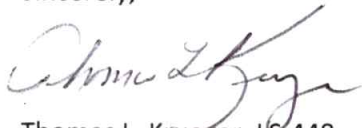
Mark Evans
Building Inspector
Hastings City Offices
220 N Hastings Ave
Hastings, NE 68901

RE: Conditional Use Permit
Pine Patch Building Elevation

Mark:

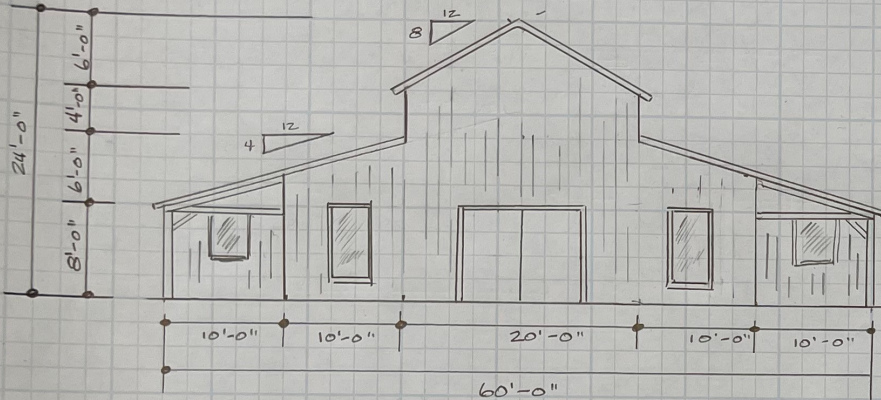
I have measured the finished floor elevation of the existing building on Lot 2 of Pine Patch Second Subdivision at 1913.51 feet (NAVD 88). A 5/8" rebar is set as a benchmark west of the existing building near the wood fence with an elevation of 1914.51 feet. The finished floor elevation of the proposed building will be confirmed after construction.

Sincerely,

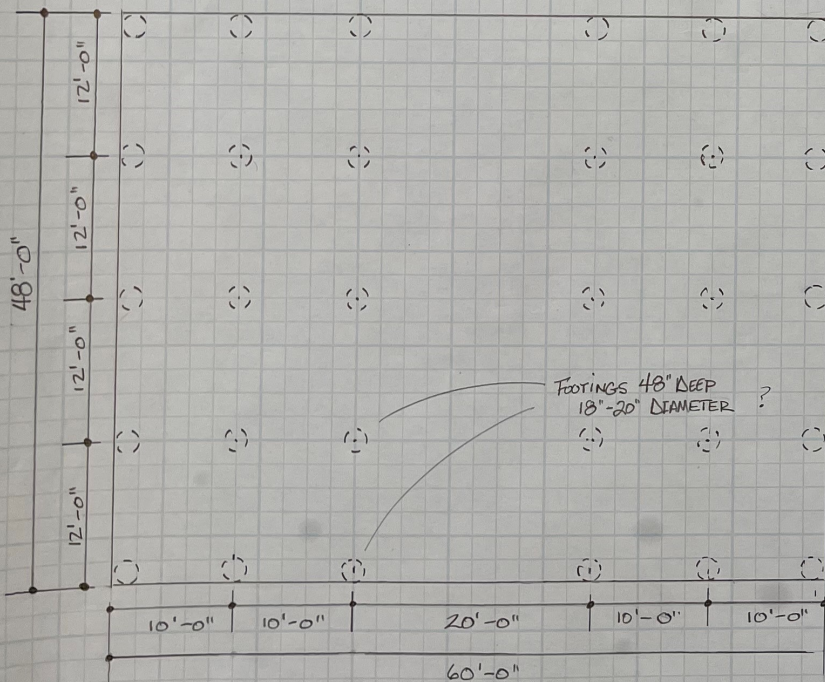
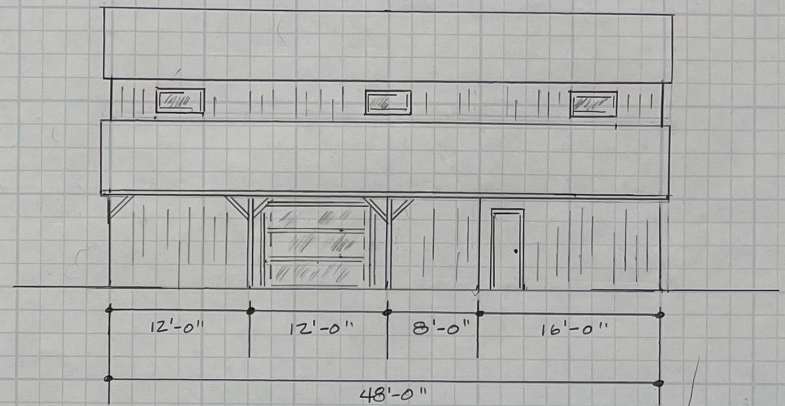


Thomas L. Krueger, LS-448
Professional Licensed Surveyor

FRONT ELEVATION
1" = 8' - 1/8" SCALE

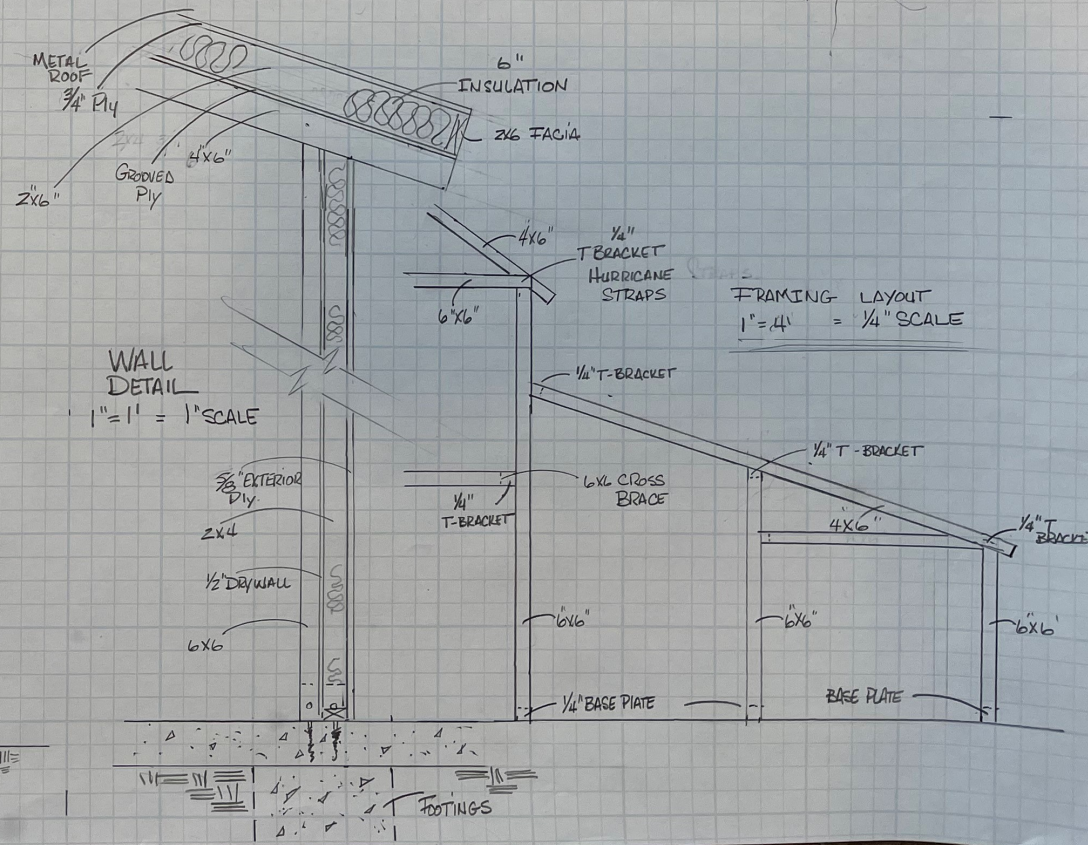


SIDE ELEVATION
1" = 8' - 1/8" SCALE

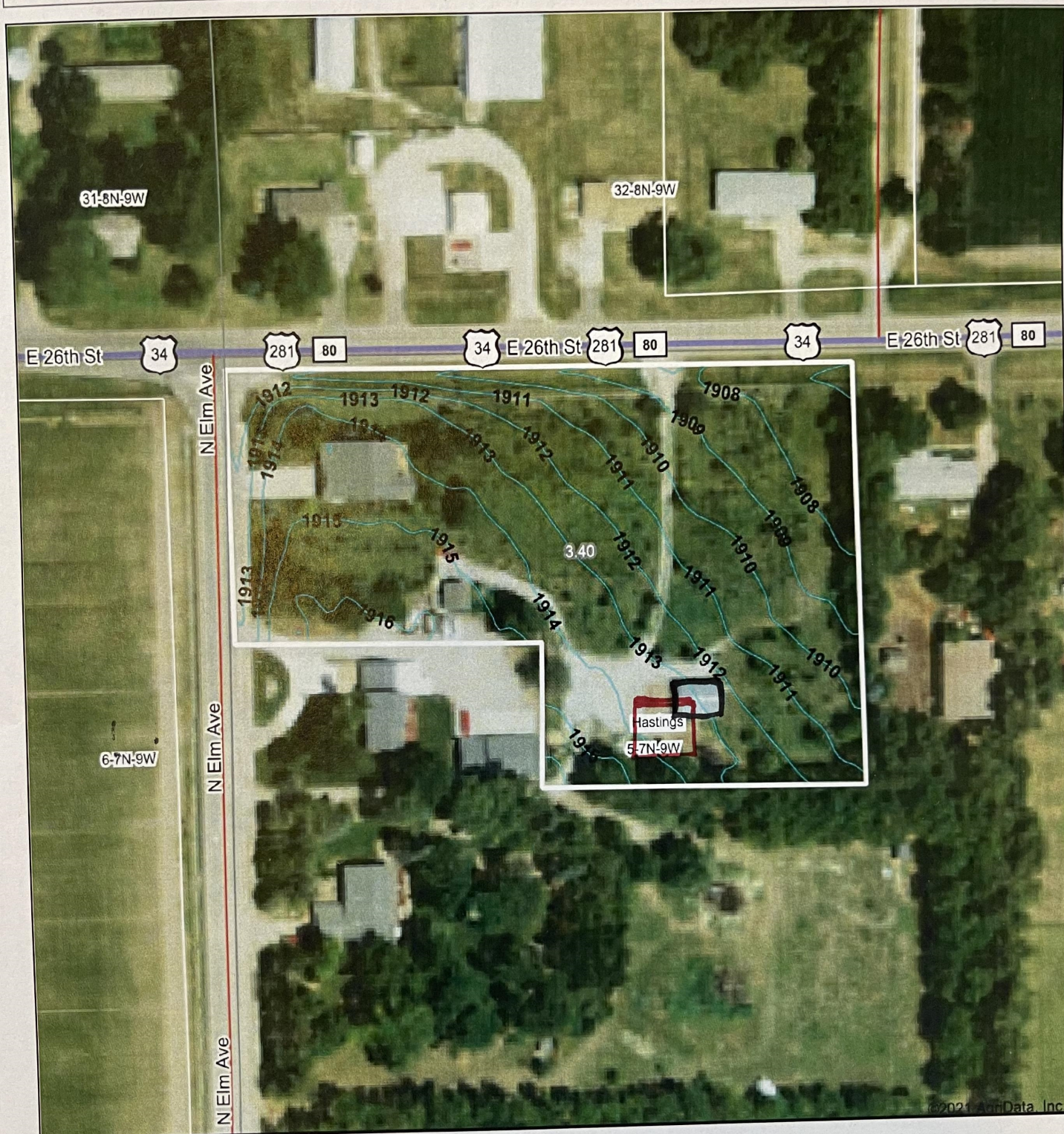


FOUNDATION LAYOUT

1" = 8' - 1/8" SCALE



Topography Contours



Source: USGS 3 meter dem

Interval(ft): 1.0

Min: 1,906.5

Max: 1,916.3

Range: 9.8

Average: 1,912.0

Standard Deviation: 2.46 ft

0ft 126ft 252ft



5/10/2021

5-7N-9W
Adams County
Nebraska

Map Center: 40° 36' 39.89, -98° 22' 21.33

Maps Provided By:



© AgnData, Inc. 2021

www.AgnDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.

CITY OF HASTINGS, NEBRASKA
APPLICATION FOR A CONDITIONAL USE PERMIT

PAID

DATE: 7-25-05

FEE: \$100.00

THE UNDERSIGNED RESPECTFULLY MAKES APPLICATION FOR A CONDITIONAL USE PERMIT TO THE MAYOR AND CITY COUNCIL AS FOLLOWS:

INTENDED USE: Tree Nursery

ADDRESS: _____

LEGAL DESCRIPTION: Lot 2, The Pine Patch

BUILDING 24 x 30 SQ. FT. AND/OR LAND _____ SQ. FT. (acres)

OWNER'S ADDRESS: 1406 Heritage Dr.

TELEPHONE: 402-463-6500 SIGNATURE: Dan Glass
Sharon Stonecipher 415 Leisure Lane 402-463-6507

PLANNING RECOMMENDATION: Approved with one condition
CHAIRMAN: Keith Napier DATE: August 15, 2005

CONDITIONAL USE PERMIT FOR Tree Nursery GRANTED BY CITY COUNCIL ACTION ON THE DAY 12th OF September, 2005 UNDER THE FOLLOWING CONDITIONS AND/OR LIMITATIONS, ALL OF WHICH MUST BE COMPLIED WITH BY APPLICANT FOR SAID PERMIT TO CONTINUE VALID FOR THE PERIOD GRANTED AS FOLLOWS:

Moved by Kully, seconded by Yilk that the Mayor and Council approve the request of Sharon Stonecipher for a Conditional Use Permit to allow a tree nursery at the southeast corner of North Elm Avenue and East 26th Street, subject to the following condition:

1. ~~The applicant shall operate the facility as described in the application. Any changes in the described specifications will require approval of the Development Services Director. Changes in use or structures not anticipated in this application will require an amendment to the Conditional Use Permit.~~

Roll Call: Ayes: Will, Sinner, Kully, Ruberson, Goebel, Glen, Peterson, Yilk. Nays: None. The motion carried.

Corinne Hartman
CITY CLERK

Matthew D. Ross
MAYOR

CERTIFICATION OF THE CITY CLERK

STATE OF NEBRASKA)
COUNTY OF ADAMS) SS
CITY OF HASTINGS)

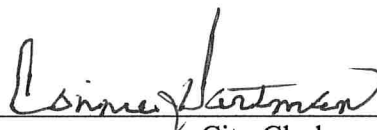
I, CONNIE HARTMAN, duly qualified and appointed City Clerk in and for the City of Hastings, Adams County, Nebraska do hereby certify that the foregoing is a true and exact excerpt taken from the Council Minutes of September 12, 2005 on file in the City Clerk's Office and the same was duly passed at a meeting which was posted, publicized and held in open session:

"Moved by Kully, seconded by Yilk that the Mayor and Council approve the request of Sharon Stonecipher for a Conditional Use Permit to allow a tree nursery at the southeast corner of North Elm Avenue and East 26th Street, subject to the following condition:

1. The applicant shall operate the facility as described in the application. Any changes in the described specifications will require approval of the Development Services Director. Changes in use or structures not anticipated in this application will require an amendment to the Conditional Use Permit.

Roll Call: Ayes: Will, Sinner, Kully, Ruberson, Goebel, Glen, Peterson, Yilk.
Nays: None. The motion carried."

IN WITNESS WHEREOF, I hereby set my hand and affix the seal of this City this 13th day of September, 2005.



City Clerk



Conditional Use Permit Application
The Pine Patch
2516 North Elm Avenue
Hastings, NE 68901

PURPOSE: **Tree Nursery**

NURSERY STOCK: Includes but not limited to:
Blue Spruce, White Pine, Scotch Pine, Norway
Pine, Concolor Fir, Deciduous Trees

OPERATION: Trees sold for ornamental landscaping and moved
with a tree spade to other locations.

Once a year Christmas trees sold. Trees for sale
include cut trees from The Pine Patch, Fraser and
Douglas Fir Trees purchased for retail.

Pre Tag Open House:

Once a year, usually the first Sunday in October, customers are invited from 1 PM
to 6 PM to bring their families and select and tag their Christmas Tree which they
will pick up after Thanksgiving. After the Open House, the honor system exists
and customers are allowed to drive in and pre-tag a tree.

Christmas Tree Sales:

Begins Friday after Thanksgiving and ends around December 20

Business Hours:

Friday after Thanksgiving, Saturdays and Sundays: 9 AM to 6 PM
Weekdays: 1 PM to 6 PM

Items for sale:

Christmas trees, wreaths, tree stands, tree bags, and holiday items.

Lights:

One light attached to west outside wall of barn and lights inside barn

Traffic Flow:

New ingress will be built on 26th Street (By-pass road). Entrance will be about
300 feet East of the Elm and 26th Street Intersection. The city streets department
has looked at and approved the location. Egress will continue, as in the past,
using John and Michelle Northrop's drive way located north of their residence
and south of the residence at 2510 North Elm St.

Having lived in the 2510 No Elm Ave Residence for 18 years, I can personally
attest to the fact that traffic in the parking lot and exiting through Northrop's

driveway is not noticeable. It is not noisy and car lights do not directly impact the residence.

Employees:

Owners and three to four college students

Signs:

Temporary signage during Christmas Tree selling season used to direct traffic into the selling area. Signage to be worked out with the Planning & Zoning Director and the city streets department. More signage will be necessary this year to direct traffic to the new ingress and away from the 2510 No Elm Residence

Other methods of providing directions to the new ingress to customers will include the annual newsletter and word of mouth.

David Glass will work with the city to determine year around signage

Maintenance:

Nursery stock is watered from a well that exists on the farm and mowing grass in the trees and parking lot Morton Building. Occasional application of the same pesticides used for yards and colorant. David Glass the new owner, is a licensed commercial applicant.

Chemicals will not be applied during windy weather conditions.

The physical proximity to the 2510 No Elm Residence and the Kubicka Residence (borders on the east) have natural barriers such as trees, shrubs, fences and sheds. Most important: the trees are not located close to either residence.

Typical Christmas Tree Sale:

Customer drives into parking lot area using new ingress.. Employees cut the tree, carry it to a tree shaker to eliminate dead needles and other debris that is in the tree. The tree is baled with netting if the customer desires and is loaded in/on the customers vehicle. Customer pays for the tree inside the barn and exits through Northrop's driveway.

Summary:

The Pine Patch is a family owned business geared toward families. The major part of Christmas Tree Sales happen during a 3-4 week period prior to Christmas and are non invasive to the neighborhood while providing many families with a holiday tradition.

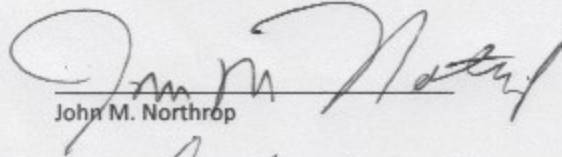
The new owners, David and Nytha Glass, plan to continue the tree operation as it has operated in the past.

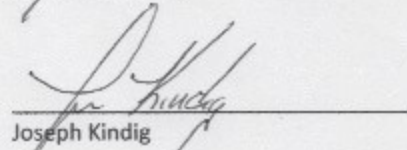
Intent to Update Existing Easement
Pine Patch Tree Farm
780 East 26th Street
Hastings, NE 68901
July 16, 2021

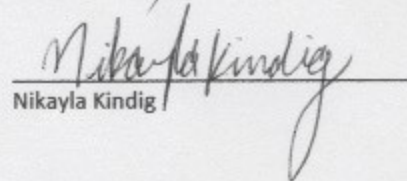
EASEMENT

John M. Northrop, residence 2430 N Elm Ave., approves the continued use of the Easement driveway for the Pine Patch Tree Farm customers during the Christmas Tree Sales Season. Season begins mid-November and concludes mid-December. Approval for use of the Easement Driveway is permitted during the Pine Patch Christmas hours of operation, 8A.M.-6:30P.M.

John M. Northrop and owners of the Pine Patch Tree Farm and owners of Lot 2 The Pine Patch Subdivision, Joe and Nikayla Kindig, agree to update and file Easement documents before the 2021 Christmas sales season commences.


John M. Northrop


Joseph Kindig


Nikayla Kindig

FILED BY: Dave Glass



ADAMS COUNTY, NE.
FILED
INST. NO. 20054126

RETURNED TO: Dave Glass

'05 AUG 30 P1:33

406 Heritage Dr. Hastings, NE 68901

FEE: \$1.00 CHG(PD)

#4238

5-7-9

NUM: Pine Patch Tr.
RD COMP: x AK 9:37 8/31/05
COMPARE: 299
CADAS: AO

Janice D Johnson

REGISTER OF DEEDS

RESERVED FOR REGISTER OF DEEDS RECORDING SPACE,
ADAMS COUNTY NE

EASEMENT

THIS AGREEMENT made and entered into this 5 day of August, 2005, by and between John M. Northrop and Michele L. Northrop, Husband and Wife, hereafter referred to as "GRANTORS", and David Glass and Nytha Glass, Husband and Wife, and Sharon Stonecipher, a Widow, hereinafter referred to as "GRANTEES",

WITNESSETH:

WHEREAS, Grantors are the owners of the following described parcel of real estate, to-wit:

Commencing at a point on the West line of Section Five (5), Township Seven (7) North, Range Nine (9) West of the 6th P.M., Adams County, Nebraska, 350.14 feet South of the Northwest Corner of said Section; thence South on the West line thereof, 308.89 feet to the Southwest corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section; Thence East along the South line of said NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ a distance of 660.8 feet To the Southeast corner of said NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$; thence North along the East line thereof 309 feet to a point 350.25 feet South of the Northeast corner of said NW $\frac{1}{4}$ of the NW $\frac{1}{4}$; thence West 660.62 feet, more or less, to the point of commencement; except public roadway on the West side thereof.

WHEREAS, Grantees are the owners of the following described real estate, located adjacent and north of the Grantor's property, and more particularly described as;

Lot 2, The Pine Patch Subdivision Adams County, Nebraska

NOW, THEREFORE, Grantors do hereby grant to Grantees, the right to use their private driveway which is located along their North property line and exits onto North Elm Avenue. The driveway to be used annually for vehicles exiting Lot 2, The Pine Patch Subdivision during the Christmas Tree selling season so long as the same shall be mutually agreed by the legal owners of the properties involved.

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

John M. Northrop
John M. Northrop, Grantor

Michele L. Northrop
Michele L. Northrop, Grantor

David D. Glass
David D. Glass, Grantee

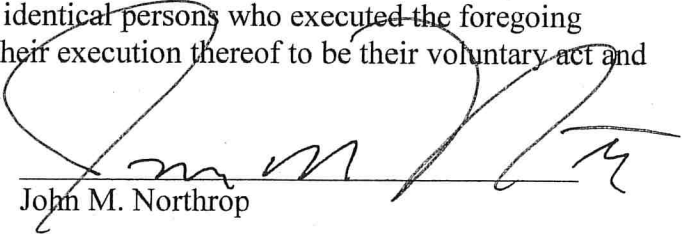
Nytha Glass
Nytha Glass, Grantee

Sharon Stonecipher
Sharon Stonecipher, Grantee

2004

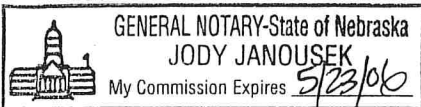
STATE OF NEBRASKA)
)ss.
COUNTY OF ADAMS)

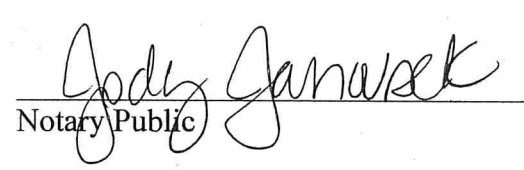
Now on this 5 day of August, 2005, there personally appeared before me, the undersigned Notary Public in and for said county, John M. Northrop and Michele L. Northrop, known to me to be the identical persons who executed the foregoing Easement, and they acknowledged their execution thereof to be their voluntary act and deed for the purposes stated therein.


John M. Northrop


Michele L. Northrop

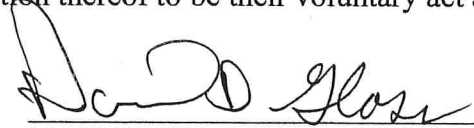
SUBSCRIBED AND SWORN to before me this _____ day of _____, 2005.

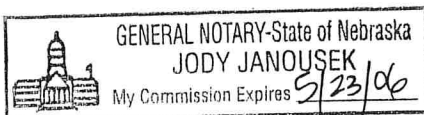


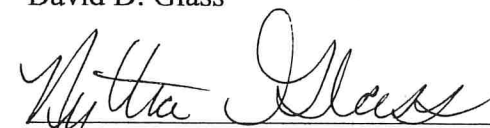

Notary Public

STATE OF NEBRASKA)
)ss.
COUNTY OF ADAMS)

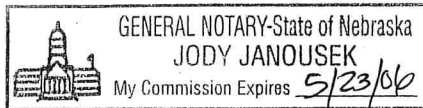
Now on this 5 day of August, 2005, there personally appeared before me, the undersigned Notary Public in and for said county, David D. Glass and Nytha Glass, known to me to be the identical persons who executed the foregoing Easement, and they acknowledged their execution thereof to be their voluntary act and deed for the purposes stated therein.


David D. Glass




Nytha Glass

SUBSCRIBED AND SWORN to before me this 5 day of August,
2005.



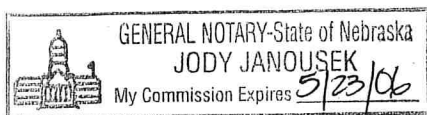
Jody Janousek
Notary Public

STATE OF NEBRASKA)
)ss.
COUNTY OF ADAMS)

Now on this 5 day of August, 2005, there personally appeared before me, the undersigned Notary Public in and for said county, Sharon Stonecipher, known to me to be the identical person who executed the foregoing Easement, and she acknowledged their execution thereof to be her voluntary act and deed for the purposes stated therein.

Sharon Stonecipher
Sharon Stonecipher

SUBSCRIBED AND SWORN to before me this 5 day of August,
2005.



Jody Janousek
Notary Public

July 23, 2021

Dear Mayor, members of the City Council and all others concerned with the recommendation passed on 7/19/21 by the Planning and Zoning Committee regarding the CUP (s) of The Pine Patch/ Joe and Nikalya Kindig.

As neighbors, we collectively want to strongly voice our opposition again to these changes in our formerly quiet R1 and R1A Residential Area – an area that remains zoned residentially in the city's long range comprehensive plan.

We are all long-time area homeowners and collectively feel that our concerns have largely been ignored on this issue under the rather flippant and short-sighted guise of "support for a young entrepreneur who is trying so hard and spending so much...."

We have already absorbed increased traffic due to the closure of the overpass and development to our north as those changes were all within the scope of the comprehensive plan and a part of planned community development. We purchased, however, and invested in our properties knowing they were solidly within a residential zone. We are a group of longtime respected citizens and taxpayers who have trusted in our city officials to weigh carefully and judiciously decisions impacting our investments in our neighborhood. In this case, we feel betrayed.

Commercial growth can be a valuable community asset but zoning planning is done to ensure that growth happens – both residential and commercial – within a strategically mapped plan and vision – protecting the nature and character of both residential and commercial zones accordingly.

To that end, the previous CUP in place for the Pine Patch allowed a quaint, small, seasonal nursery business in a R1 zone. Given the scope of R1, this CUP zoning disallowed outdoor entertainment, outdoor recreational business, outdoor seasonal sales, outdoor limited sales, neighborhood retail sales, indoor recreational business and entertainment, an entertainment venue and public parking. None of those activities were allowed on the property even through a conditional use permit.

In addition to including the above proposed activities, Mr. Kindig has also proposed expanding his business with a party venue barn and appears now to have moved his previously home-based lawn service business onto the property – for which he references services such as soil drenching, tree spraying and injections and commercial weed spraying. Obviously, we are also now concerned about related chemical storage and safety and, to date, have not been able to find any licensure documentation in Mr. Kindig's name. Additionally, we now have multiple trucks with chemical tanks accessing the property on what used to be a seasonal egress for Christmas tree sales. Mr. Kindig also sells insurance – there's quite a bit of commercial activity happening on that one property alone.

Our concern is that, overall, the scope and impact of this zoning change has not been rightfully vetted with clear, transparent, and open dialog and opportunities for input and the level of discernment and investment in a thoughtful and forward-thinking zoning decision entrusted to the Planning and Zoning committee, in this case, has been lacking.

We ask that you carefully reconsider the recommendation before you and deny the CUP.

Sincerely,

Christopher M. Gendall-Kan
815 E. 26th St.

J.R. Bower 2510 N Elm Ave
Juan R. Bower

Roger Duerling 680 E 26 Street

ROGER DUEHLING

Connie Kan 795 E 26th St

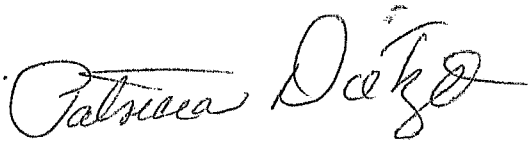
Shawn Dyer 765 E 26th St.

Thomas Kuehner 820 E 26th

Our concern is that, overall, the scope and impact of this zoning change has not been rightfully vetted with clear, transparent, and open dialog and opportunities for input and the level of discernment and investment in a thoughtful and forward-thinking zoning decision entrusted to the Planning and Zoning committee, in this case, has been lacking.

We ask that you carefully reconsider the recommendation before you and deny the CUP.

Sincerely,

A handwritten signature in cursive script, reading "Patricia DeLo". The signature is written in dark ink and is positioned on the left side of the page.

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

RESOLUTION NO. 2021-31

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, a Conditional Use Permit was issued on September 12, 2005 for the property described below which permit is attached hereto as Exhibit A; and

WHEREAS, On May 17, 2021 Joe Kindig of Hastings, Nebraska, filed an application seeking a Conditional Use Permit Amendment to allow for the construction of a new barn for use with the existing Conditional Use Permit and the added use of neighborhood assembly for other special events throughout the year on property currently owned by Joseph and Nikayla Kindig, and which property is addressed as 780 East 26th Street, Hastings, Nebraska and legally described as follows:

Lot 2 Two (2) and Three (3), Pine patch Second Subdivision, a replat of Lot 2 of the Pine Patch Subdivision in the City of Hastings, Adams County Nebraska, according to the recorded plat thereof.

and

WHEREAS, the Planning Commission held a public hearing which commenced on June, 15, 2021 and which was concluded on July 20, 2021 as required by law. Following said hearing, the Planning Commission recommended approval of amending the existing CUP to allow for the construction of a new barn for use with the existing CUP and the added use of neighborhood assembly for other special events throughout the year; and

WHEREAS, the City Council conducted a public hearing on August 9, 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 Joseph and Nikayla Kindig 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 amendment to Joseph and Nikayla Kindig to allow for the construction of a new barn for use with the existing CUP and the added use of neighborhood assembly for other special events throughout the year for property legally described as Lot 2 Two (2) and Three (3), Pine patch Second Subdivision, a replat of Lot 2 of the Pine Patch Subdivision in the City of Hastings, Adams County Nebraska, according to the recorded plat thereof.

subject to the following conditions:

- 1) Conditions of the CUP approved on September 12, 2005.
- 2) The existing private easement granted by John M. and Michele L. Northrup must be updated, tied to the land and the Kindigs, and indicate its authorized usage only for the Christmas tree portion of the Kindig business. The easement shall provide that except for the Christmas business season this access is to be gated and locked with a sign on the fence clearly indicating that the use of this egress is only for the Christmas Tree business season. This easement shall be filed with the register of deeds and a copy provided to the Development Services office to be filed with this CUP Amendment.
- 3) Pedestrians may be walking across the driveways as they are viewing and selecting trees. Applicant must place signage in the necessary areas of incoming and outgoing traffic cautioning drivers that pedestrians may be in the area walking.
- 4) Alcohol is prohibited for the neighborhood assembly uses. A CUP amendment shall be required if alcohol is added, or if music is added (to events other than the Christmas Tree business events) or there is an expansion in the hours or dates of operation.
- 5) The driveway providing access to 26th street shall be widened from 13 feet to 23 feet in the fall of 2021, as required by Hastings City Code.
- 6) Appropriate turn-around, as required by the International Fire Code Appendix D and as depicted in the site plans on file in the Department Services office must be incorporated into the site.
- 7) Parking must be incorporated per the parking plan and appropriate curb stops and signage of required ADA parking must be installed on this site.
- 8) Owners must add additional crushed rock in areas where it is needed on a yearly basis on both the ingress and egress driveways, and the turnaround and parking areas on this site.

- 9) Barn must meet principal structure setback requirements as it will not initially be considered an accessory structure.
- 10) If the owners purchase residential property adjacent to the property that is covered by this CUP then the owners shall comply with all requirements found in City Code Section 34-311. The owners shall also be required to replat the property which is the subject of this CUP with the residential property to meet the City Code requirement that an accessory structure must have a primary or principal structure on the same lot.
- 11) The hours of operation shall be from 8:00 a.m. to 6:30 p.m.
- 12) The date of the Christmas tree sales operation shall be from November 1 through December 24, using easement as egress only. All other activities can be conducted year-round, but shall only enter and exit the property off of 26th Street.
- 13) There shall be compliance with any other applicable City, County, State or Federal regulations that shall apply.
- 14) 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 9th day of August, 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 August, 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 on a request for a Conditional Use Permit (CUP) Amendment for an extended stay area in Recreational Vehicle Park located in the C-3, Commercial Business district for property addressed 302 East 26th Street, Hastings, Nebraska.

Approve Resolution No. 2021-39 approving the CUP Amendment for an extended stay area in Recreational Vehicle Park located in the C-3, Commercial Business district for property addressed 302 East 26th Street, Hastings, Nebraska.

Names of People/Business affected by this action:

The applicant, those travelling to this City, people 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. 2021-39 approving the CUP Amendment for an extended stay area in Recreational Vehicle Park located in the C-3, Commercial Business district for property addressed 302 East 26th Street, Hastings, Nebraska, with the following conditions:

1. Conditions of the CUP approved on April 11, 1994 with the exception of condition 10 thereof.
2. Condition 10 of the April 11, 1994 CUP is amended to provide as follows:
 - a. There will be 12 camp spots that will be allowed to be occupied for up to a 180-day maximum stay. These areas are to be located in the far northwest corner of the western side of the campground and will not be allowed to be scattered among this side of the campground, but must instead be located in the first 12 areas in this row (numbered, 33-44 on the Site Plan). The remaining parking areas in this campground will continue to

remain at two-week or less stays. There will be one exception allowable for exceeding the 180-day maximum. This exception is to allow for one campground employee so long as this person is employed by the owner to maintain and/or manage the campgrounds. Proof of employment with a copy of a W-2 or paystub must be provided as proof of employment.

- b. The 12 areas allowing stays for up to a 180-day maximum shall be clearly and neatly marked with a small durable sign that indicates these are for extended stays not exceeding 6 months. The Building Inspector must approve these signs with sign permit to document their approval.
- c. Owners will update Site Plan to clearly mark spots on their maps as two-weeks or less and extended stay (not exceeding 180-days). This will be resubmitted to the Director of Development Services for approval. All obsolete maps are to no longer be distributed and discarded once this CUP amendment is approved.
- d. Extended-stay campers must pack everything up and leave for at least 72 hours (3 days) before returning if they stay longer than 180-days and this would only be allowable with documentation in a log or on a use agreement for these parties that both the owner and the camper sign.
- e. The owner must create and submit to the Director of Development Services for approval a new user agreement that will include the following:
 - i. An area to log camper name, area #, date, time and initials of individuals checking in and checking out.
 - ii. Including conditions regarding propane tanks allowable as stipulated in this CUP for less than two weeks and up to 180-days.
 - iii. Includes skirting limitations as stipulated in this CUP.
 - iv. Clearly note which type of camping the camper is allowed to do. You can list 2 weeks or less and up to 180-days for each camper.
- f. All short-term (two-week or less campers) shall be permitted to have up to two 40-pound cylinders, provided they are mounted on and attached to the camper, RV, etc. by approved means in NFPA 58. Campers staying longer (up to 180-days) will be allowed no more than one cylinder not greater than 120 pounds, provided they are placed on a 3X3 concrete pad that will be provided for these 12 parking areas. Building and Fire inspectors will determine the appropriate placement of these pads on each space and must give final approval to the finished pads.
- g. The Fire Department will provide a handout to the owner for cylinder installation that will be provided to campers when signing user agreements. This handout will instruct each camper on appropriate Propane Tank mounting and capacity requirements.
- h. Applicants will be responsible for ensuring any electrical rewiring and/or other longer-term infrastructure are upgraded in the first 12 dedicated areas for extended stays not lasting longer than 180-days in duration.
- i. Skirting for extended stay guests will be limited to the winter months of December, January, February and March.

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:

Related permits will be pulled for space signage, propane pads and additional electric capacity. There will also be follow-on inspections to ensure compliance to the proposed amended conditions.

Department head comments:

Background: Our applicant is Terrick, LLC. These are the newest owners of the Hastings Campground. This campground was first started nearly 30 years ago. There have been various owners since the time when this campground was originally started up as a KOA campground. This campground was established based on a Conditional Use Permit (CUP) application that was approved by City Council on April 11, 1994. The original approval carried 11 conditions (see attached original approval).

This CUP amendment was triggered after receiving multiple complaints that the campground was not in compliance with the original CUP conditions. Section 34-402 (4) provides for a CUP review by the Zoning Official and (based on this outcome) a public hearing as courses of action that can be pursued when there is a failure to observe and maintain the conditions and restrictions of the CUP. Previous Building Inspector, Mark Evans, visited the campground and assessed the campgrounds to the conditions stated in the originally approved CUP. Mr. Evans conducted this site review/inspection on April 29, 2020. Of the 11 conditions, there were 5 conditions (i.e., condition #s 1, 3, 4, 7 & 10) that appeared to be in violation. A formal letter documenting these violations was sent by certified mail and received by the applicant on May 9, 2020 (see attached letter). The applicant was given 60 days to comply with these conditions. These violations were reassessed after 60 days and all violations were satisfactorily mitigated with the exception of Condition #10, that camping bays shall not exceed a duration of two weeks. A follow-up letter was sent by certified mail and received by the applicant on July 14, 2020. Applicants were given the option to propose a realistic plan for a longer-term stay for a portion of their camping areas that was not fulltime, but longer than two-weeks. Staff also followed with several phone calls and site visits.

CUP Criteria Reassessment: Staff has also reassessed all the original CUP criteria and finds that the use of this campground, though in violation of the conditions, is supportable for the following reasons.

1) Though the future land use designation shows Suburban Residential, the area was rezoned and approved to be C-3 on June 13, 1994, shortly after the approval of this CUP in April 1994. Though current code 34-200-1 Table of Uses and Districts does not list Recreational Vehicle Parks, it does list a similar category of Outdoor Entertainment and Recreational Business and this use shows as conditional in the C-3 District. It should be noted that the Section defining standards for Recreational Vehicle Parks is still found in Section 34-404 (12) and it appears that this Use Table was added with the 2010 Zoning Code update and that this category was simply not incorporated

into that table. This is being updated in a text amendment. Additionally, maintaining this land for a campground was clearly important to the City Council as they added Condition #11 stating “That if for some reason, the campground does not go it be written in the Land Agreement that this can be nothing else besides an RV Campground.” To the west of this area land is zoned for commercial and to the northwest of this are it is zoned for industrial.

2) The barrier requirements stipulated in the CUP meet the Required Buffer Area between C-3 and residential. There is a fence on the east and south sides and they have now planted the required evergreen treeline. It should also be noted that though the area to the east is zoned R-1A and to the southwest R-1, it is currently all farmed and agriculture in use. When corn is planted there is an additional barrier that naturally occurs for several summer months. A more recent Site Visit occurred on June 28th, 2021 by the new Code Enforcement Official, Building Inspector and Director. The owner has since replanted a few trees that had died over the winter, but the owner appears to be doing continual maintenance to help these trees grow and live.

3) Adjacent property letters have been sent, public notice signs and advertising all occurred without any public comment as of the time of drafting this report.

4) Staff internal review was distributed with only a few concerns about propane tanks that have been covered in the new conditions.

5) Economically, this campground has been relied upon by several construction crews as temporary housing during projects, which has been important to our city’s development efforts. The city has now crafted a new code to address the use of these campgrounds and mobile home parks for longer-term temporary housing in suitable RVs. There is also now a major attraction north of here, with the Smith Softball Complex. Many of the people that travel here for games utilize this campground for their stays.

Staff did a great deal of research and though state statutes and City codes do not provide much on what is a good standard for a longer-term length of stay, the 2018 International Building Code does provide some assistance in Appendix G, Section G601.2. It states, “*Temporary placement. Recreational vehicles in flood hazard areas shall be fully licensed and ready for highway use, or shall be placed on a site for less than 180 consecutive days.*” Though this does seem more geared at coastal regions, I have verified with Mr. Chad Naberty, Regional Planning Director of Grand Island and Hall County region, said that this is the standard that they also fall back on to define the length of stay. I have also seen this standard used in a few other municipalities. Also, after hearing the Planning Commission (as a whole) at the September 2020 meeting discuss the number of spaces that could be proposed for longer-term stays, we also see no reason why we cannot support 12 longer-term stay spaces. We will still ensure these are consecutive in their lineup and that they fill the area to the northwest corner of the campground, which is the furthest from the neighbors off of Elm Avenue where concerns for length of stay have been reported.

The staff’s goal all along has been to propose a plan that will still afford the applicant an opportunity to stay in business, meet economic demands for longer (yet not permanent) temporary housing, but also be substantiated by the general practice among similar campgrounds. The staff believes this new proposal accomplishes that goal. The 12 longer-term stay areas will allow the owners the ability to maintain a baseline revenue more consistently throughout the year, while also ensuring campers that stay longer maintain safety standards with appropriate skirting and propane tanks/anchoring at a distance that is the farthest away or blocked by structures from the view of residential neighbors.

Proposed Conditions: The applicant is proposing 12 longer-term parking areas along the farthest northwest corner of the campgrounds. Planning Commission has reviewed their proposal and Staffs recommendations and voted 7-0 to recommend approval of this CUP amendment with the following conditions:

1. Conditions of the CUP approved on April 11, 1994 with the exception of condition 10 thereof.
2. Condition 10 of the April 11, 1994 CUP is amended to provide as follows:
 - a. There will be 12 camp spots that will be allowed to be occupied for up to a 180-day maximum stay. These areas are to be located in the far northwest corner of the western side of the campground and will not be allowed to be scattered among this side of the campground, but must instead be located in the first 12 areas in this row (numbered, 33-44 on the Site Plan). The remaining parking areas in this campground will continue to remain at two-week or less stays. There will be one exception allowable for exceeding the 180-day maximum. This exception is to allow for one campground employee so long as this person is employed by the owner to maintain and/or manage the campgrounds. Proof of employment with a copy of a W-2 or paystub must be provided as proof of employment.
 - b. The 12 areas allowing stays for up to a 180-day maximum shall be clearly and neatly marked with a small durable sign that indicates these are for extended stays not exceeding 6 months. The Building Inspector must approve these signs with sign permit to document their approval.
 - c. Owners will update Site Plan to clearly mark spots on their maps as two-weeks or less and extended stay (not exceeding 180-days). This will be resubmitted to the Director of Development Services for approval. All obsolete maps are to no longer be distributed and discarded once this CUP amendment is approved.
 - d. Extended-stay campers must pack everything up and leave for at least 72 hours (3 days) before returning if they stay longer than 180-days and this would only be allowable with documentation in a log or on a use agreement for these parties that both the owner and the camper sign.
 - e. The owner must create and submit to the Director of Development Services for approval a new user agreement that will include the following:
 - i. An area to log camper name, area #, date, time and initials of individuals checking in and checking out.
 - ii. Including conditions regarding propane tanks allowable as stipulated in this CUP for less than two weeks and up to 180-days.
 - iii. Includes skirting limitations as stipulated in this CUP.
 - iv. Clearly note which type of camping the camper is allowed to do. You can list 2 weeks or less and up to 180-days for each camper.
 - f. All short-term (two-week or less campers) shall be permitted to have up to two 40-pound cylinders, provided they are mounted on and attached to the camper, RV, etc. by approved means in NFPA 58. Campers staying longer (up to 180-days) will be allowed no more than one

cylinder not greater than 120 pounds, provided they are placed on a 3X3 concrete pad that will be provided for these 12 parking areas. Building and Fire inspectors will determine the appropriate placement of these pads on each space and must give final approval to the finished pads.

g. The Fire Department will provide a handout to the owner for cylinder installation that will be provided to campers when signing user agreements. This handout will instruct each camper on appropriate Propane Tank mounting and capacity requirements.

h. Applicants will be responsible for ensuring any electrical rewiring and/or other longer-term infrastructure are upgraded in the first 12 dedicated areas for extended stays not lasting longer than 180-days in duration.

i. Skirting for extended stay guests will be limited to the winter months of December, January, February and March.

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.

City Administrator comments:

Recommend approval with review of conditions. **PLEASE NOTE:** We have an employee who works part-time at the Museum who is currently living there in a RV permanently.

Hastings Campground

7-23-20

- To: Mark Evens
Lisa Parnell-Row
Hastings City Planning
Hasting City Council

We are requesting the city of Hastings to consider an amendment to the Conditional Use Permit issued March 7th 1994.

During the crises of Corona Virus, we are notified of the Conditional Use Permit after 12 years of Terick LLC ownership and 26 years after the Permit was issued and 4 owners and was not enforced This will create an undue hardship during the Covid 19 for Terick LLC to stay in operation.

All request has been complied with except ONE

1. Trees blind of 23 trees have been installed
2. RV spaces have been Numbered
3. Chain link fencing in place
4. Access roads widen to 20 feet where required
5. Stat Limit Issue of Two weeks

Terick LLC is requesting a change in the 2 week stay limit, All Campgrounds offer long term stay in the Campground /RV industry this also applies to another campground within the city limits also any other Hotel/ Motel.

Hastings Campground has at this time has only 6 long term customers, some come and go frequently so we grant them their same spot if requested. It would create a hardship for our tenants to be required to leave after 2 weeks. There RV is there home. Our winter business we provide is a large part of the lodging industry for guest who visit this great city .We cater to employees and business that here for work example construction we were the host to 56 workers that built the WHELAN POWER PLANT.

Therefore, we are requesting longer times for our customers and Hastings Campground to be able to keep our doors open.

We are making a plea to grant Terick LLC/Hastings Campground relief from this requirement to continue to operate as we have for 12 years. Without this we would have to close our doors. Our 50amp and 30amp electric areas are mixed thru the Campground it would be impossible to group every long term customer in one area.

We thank the city of Hastings in advance for your consideration in this matter.

Feel free to contact us with any questions

402-541-4555

402-541-4884

Hasting Campground /Terick LLC

Managing Members

Richard Thompson

Celeste Thompson

Welcome to Hastings Campground

302 East 26th Street

Hastings, NE

Adams County

402-462-5621



12-TOTAL LONG TERM (180 day or less)
1-WANDERER TRAILER

12 LONG-TERM (180-day or less)

- TELEPHONE
- SHOWERS
- RESTROOMS
- LAUNDRY
- DUMP SITE
- TRASH DUMPSTER
- FIRE RING
- FULL HOOK - UPS
- ★ 50 AMP FULL HOOK UPS

**NO PARKING
ON GRASS!**



"I didn't
so
parking"

Your Site #

PARK FACILITIES

- LAUNDRY
- ARCADE ROOM
- TV & MEETING
- TENT VILLAGE
- CABINS
- PULL-THROUGH
- WATER, SEWER
- 30 AMP HOOK
- 50 AMP HOOK
- CITY WATER & SEWER

- PLEASE RE-REGISTER OR CHECK IN
- NO BBQ'S ON PICNIC TABLES



CITY OF HASTINGS, NEBRASKA
APPLICATION FOR CONDITIONAL USE PERMIT

DATE: March 7, 1994

FEE: \$50.00

THE UNDERSIGNED RESPECTFULLY MAKES APPLICATION FOR A CONDITIONAL USE PERMIT TO THE MAYOR AND CITY COUNCIL AS FOLLOWS:

INTENDED USE: KOA Campground

ADDRESS: 302 E. 26th Ave., Hastings, NE

LEGAL DESCRIPTION: Fractional Section 6, T7N, R9W of the 6th P.M.

IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

THE BUILDING AND/OR LAND AREA IS: Building _____ Sq. Ft.,

Land Area _____ Sq. Ft.; Fire Zone _____

THE APPLICANT HEREBY AGREES TO BUILD AND DEVELOP THE LAND IN ACCORDANCE WITH ALL APPLICABLE ORDINANCES OF THE MUNICIPAL CODE OF THE CITY OF HASTINGS, NEBRASKA.

RECOMMENDATION: Denied

OWNER'S

ADDRESS: Elmer Hohlen, 2205 N. Elm Ave.

CHAIRMAN: Walt Miller

TELEPHONE: 463-8537

DATE: March 21, 1994

SIGNATURE: Elmer Hohlen

=====

CONDITIONAL USE PERMIT FOR K.O.A. Campground GRANTED BY COUNCIL ACTION ON THE 11th DAY OF April, 19 94, UNDER THE FOLLOWING CONDITIONS AND OR LIMITATIONS, ALL OF WHICH MUST BE COMPLIED WITH BY APPLICANT FOR SAID PERMIT TO CONTINUE VALID FOR THE

PERIOD GRANTED AS FOLLOWS:

That the Mayor and Council approve the request of Mr. & Mrs. Elmer

Hohlen for a Conditional Use Permit to allow the construction of a

K.O.A. RV Camper park at 302 East 26th Street, the east-west Bypass

Road, subject to the following conditions:

1) Submission of a revised site plan with landscaping details shown

and that the revised site plan include the tree screen on the

east side of the property and the fence around the other three

sides of the property.

2) That a two-half inch fire hydrant be provided at the south end

of the site for Fire Department Use; the hydrant and its location are to be approved by the Hastings Fire Chief.

- 3) That a sign indicating the space numbers be placed at the north end of each row of camping spaces; the size of the numbers and the location of the sign are to be approved by the Hastings Fire Chief.
- 4) That the access road adjacent to the tent camping area be increased from 15 to 20 feet in width.
- 5) That the on-site sewer and water distribution system plan be approved by the Hastings Utilities, Director of Engineering and the City Plumbing Inspector.
- 6) That the revised site plan show the location of trash receptacles and dumpsters.
- 7) That a perimeter fence of chain link or similar fabric be provided around the site on the east, south and west sides of the property adjacent to the camping areas.
- 8) That plans for the K.O.A. sign be submitted to and approved by the Planning Commission prior to construction.
- 9) That the revised site plan be approved by the Planning Commission prior to any construction on the site.
- 10) That camping bays shall not exceed a duration of two weeks.
- 11) That if for some reason that the campground does not go, that it be written in the Land Agreement that this can be nothing else besides an RV Campground.

also subject to review and approval by the City Attorney.



Mayor



City Clerk

Electronic Delivery Confirmation™

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Development Services Department
220 N HASTINGS AVE
HASTINGS NE 68901-5144

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TERICK LLC
1114 N SAINT JOSEPH AVE
HASTINGS NE 68901-3939



Reference	Hastings Campground 302 E. 26th St.
USPS #	9407110898765058971904
USPS Mail Class	Certified with Electronic Delivery Confirmation
USPS Status	Your item was delivered to an individual at the address at 10:54 am on May 9, 2020 in HASTINGS, NE 68901.
USPS History	Out for Delivery, 05/09/2020, 7:10 am, HASTINGS, NE 68901 Arrived at Unit, May 9, 2020, 6:12 am, HASTINGS, NE 68901 Arrived at USPS Regional Facility, May 8, 2020, 9:24 pm, GRAND ISLAND NE DISTRIBUTION CENTER Departed USPS Regional Facility, May 8, 2020, 9:16 am, OMAHA NE DISTRIBUTION CENTER Arrived at USPS Regional Facility, May 7, 2020, 8:59 pm, OMAHA NE DISTRIBUTION CENTER Accepted at USPS Origin Facility, May 7, 2020, 7:44 pm, HASTINGS, NE 68901 Shipping Label Created, USPS Awaiting Item, May 5, 2020, 3:11 pm, HASTINGS, NE 68901

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Date Verified: 05/10/2020 (UTC)



May 5, 2020

TERICK LLC
1114 N. St. Joseph Ave.
Hastings, NE 68901

RE: Conditional Use Permit for Hastings Camp Ground at 302 E. 26th St.
in Hastings, Nebraska

Dear Sir or Madam:

This letter is in regard to the operation of the Hastings Campground, formerly operated as a KOA Campground, and located at 302 E. 26th St in Hastings, Nebraska.

On March 7, 1994, the City of Hastings granted a conditional use permit to the applicant to operate a KOA Campground, subject to the terms of the conditional use permit. I have attached a copy for your reference.

ATTACHMENT REMOVED FOR PACKET

On April 29, 2020, the Building Inspector observed the items that are in violation of the terms of the conditional use permit:

1. Item 1 of the Conditional Use Permit requires a tree screen to be installed on the east side of the property. Said tree screen has not been installed/planted.
2. The individual spaces are not identified with signs indicating the space number as required in item 3 of the conditional use permit.
3. Access roads are not maintained at 20 feet in width, as required by item number 4 of the conditional use permit.
4. Item 7 of the Conditional Use Permit requires that the east, south and west sides of the property have a perimeter fence of chain link or similar fabric installed. This fence has not been installed.
5. Item 10 of the Conditional Use Permit limits the stay of campers to two weeks. Several campers were observed to have semi-permanent skirting and enclosures indicating they have been there more than two weeks.

The Building Inspector has found that the property at 302 E. 26th St. is in violation of the Conditional Use Permit granted by the City of Hastings. You are hereby ordered to

220 North Hastings Avenue
Hastings, NE 68901



www.cityofhastings.org

Inspection: (402) 461-2302
Planning: (402) 461-2302
Fax: (402) 461-2304

complete the work necessary to correct the above deficiencies within 60 days of the date of this letter.

If you would like to request an amendment to the Conditional Use Permit to address some of these issues, you will need to apply for an amendment to the Conditional Use Permit. Contact this office at your earliest convenience to discuss this matter.

If you have any other specific questions regarding this matter, please contact me at your earliest convenience.

Sincerely,



Mark W. Evans
Building Inspector

CC: Lisa Parnell-Rowe, Development Services Director
Clint Schukei, City Attorney

Enclosures



CITY OF HASTINGS, NEBRASKA
APPLICATION FOR CONDITIONAL USE PERMIT

DATE: March 7, 1994

FEE: \$50.00

THE UNDERSIGNED RESPECTFULLY MAKES APPLICATION FOR A CONDITIONAL USE PERMIT TO THE MAYOR AND CITY COUNCIL AS FOLLOWS:

INTENDED USE: KOA Campground

ADDRESS: 302 E. 26th Ave., Hastings, NE

LEGAL DESCRIPTION: Fractional Section 6, T7N, R9W of the 6th P.M.

IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

THE BUILDING AND/OR LAND AREA IS: Building _____ Sq. Ft.,

Land Area _____ Sq. Ft.; Fire Zone _____

THE APPLICANT HEREBY AGREES TO BUILD AND DEVELOP THE LAND IN ACCORDANCE WITH ALL APPLICABLE ORDINANCES OF THE MUNICIPAL CODE OF THE CITY OF HASTINGS, NEBRASKA.

RECOMMENDATION: Denied

OWNER'S ADDRESS: Elmer Hohlen, 2205 N. Elm Ave.

CHAIRMAN: Walt Miller

TELEPHONE: 463-8537

DATE: March 21, 1994

SIGNATURE: Elmer Hohlen

=====

CONDITIONAL USE PERMIT FOR K.O.A. Campground GRANTED BY COUNCIL ACTION ON THE 11th DAY OF April, 19 94, UNDER THE FOLLOWING CONDITIONS AND OR LIMITATIONS, ALL OF WHICH MUST BE COMPLIED WITH BY APPLICANT FOR SAID PERMIT TO CONTINUE VALID FOR THE

PERIOD GRANTED AS FOLLOWS:

That the Mayor and Council approve the request of Mr. & Mrs. Elmer Hohlen for a Conditional Use Permit to allow the construction of a K.O.A. RV Camper park at 302 East 26th Street, the east-west Bypass Road, subject to the following conditions:

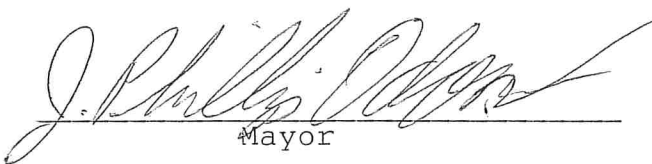
1) Submission of a revised site plan with landscaping details shown and that the revised site plan include the tree screen on the east side of the property and the fence around the other three sides of the property.

2) That a two-half inch fire hydrant be provided at the south end

of the site for Fire Department Use; the hydrant and its location are to be approved by the Hastings Fire Chief.

- 3) That a sign indicating the space numbers be placed at the north end of each row of camping spaces; the size of the numbers and the location of the sign are to be approved by the Hastings Fire Chief.
- 4) That the access road adjacent to the tent camping area be increased from 15 to 20 feet in width.
- 5) That the on-site sewer and water distribution system plan be approved by the Hastings Utilities, Director of Engineering and the City Plumbing Inspector.
- 6) That the revised site plan show the location of trash receptacles and dumpsters.
- 7) That a perimeter fence of chain link or similar fabric be provided around the site on the east, south and west sides of the property adjacent to the camping areas.
- 8) That plans for the K.O.A. sign be submitted to and approved by the Planning Commission prior to construction.
- 9) That the revised site plan be approved by the Planning Commission prior to any construction on the site.
- 10) That camping bays shall not exceed a duration of two weeks.
- 11) That if for some reason that the campground does not go, that it be written in the Land Agreement that this can be nothing else besides an RV Campground.

also subject to review and approval by the City Attorney.



Mayor



City Clerk

FOLD OVER TOP OF ENVELOPE

USPS CERTIFIED MAIL™

FOLD OVER TOP OF ENVELOPE

Development Services Department
220 N HASTINGS AVE
HASTINGS NE 68901-5144

USPS CERTIFIED MAIL



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TERICK LLC
1114 N SAINT JOSEPH AVE
HASTINGS NE 68901-3939



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Hastings Camp Ground 302 E. 26th St.

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Development Services Department
220 N HASTINGS AVE
HASTINGS NE 68901-5144

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TERICK LLC
1114 N SAINT JOSEPH AVE
HASTINGS NE 68901-3939



Reference	Hastings Camp Ground 302 E. 26th St.
USPS #	9407110898765062257254
USPS Mail Class	Certified with Electronic Delivery Confirmation
USPS Status	Your item was delivered at 12:51 pm on July 14, 2020 in HASTINGS, NE 68901.
USPS History	Reminder to Schedule Redelivery of your item Notice Left (No Authorized Recipient Available), 07/07/2020, 12:20 pm, HASTINGS, NE 68901 In Transit to Next Facility, 07/06/2020 In Transit to Next Facility, 07/05/2020 In Transit to Next Facility, 07/04/2020 In Transit to Next Facility, 07/03/2020 Arrived at USPS Regional Facility, July 2, 2020, 9:15 pm, LINCOLN NE DISTRIBUTION CENTER In Transit to Next Facility, 07/02/2020 Arrived at USPS Regional Facility, July 1, 2020, 11:03 pm, OMAHA NE DISTRIBUTION CENTER Accepted at USPS Origin Facility, July 1, 2020, 9:48 pm, HASTINGS, NE 68901 Shipping Label Created, USPS Awaiting Item, July 1, 2020, 12:52 pm, HASTINGS, NE 68901

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Date Verified: 07/14/2020 (UTC)



July 1, 2020

TERICK LLC
1114 N. St. Joseph Ave.
Hastings, NE 68901

RE: Conditional Use Permit for Hastings Camp Ground at 302 E. 26th St.
in Hastings, Nebraska

Dear Mr. & Mrs. Thompson:

This letter is in reference to the operation of the Hastings Campground, formerly operated as a KOA Campground, located at 302 E. 26th St in Hastings, Nebraska, and the previous letter sent to you on May 5, 2020.

The violations identified in the May 5, 2020 letter have been corrected with the single exception of the extended stay issue, where campers' stays extend well beyond 2 weeks, in some cases up to 2-3 years. This violation needs to be corrected.

In previous phone calls and discussions, the City has indicated that it would be willing to entertain an application for an amendment to the Conditional Use Permit, to allow an extended stay for a portion of the campground. I have enclosed an application and the relevant sections of Hastings City Code regarding the conditional use permit. Upon receipt of your application, we will stay any enforcement action until the matter has been heard by the Planning Commission and Hastings City Council.

The application fee is \$400.00 for an amendment to a Conditional Use Permit. Please return the following items to our office no later than July 27, 2020:

- Completed application form
- A site plan and a written narrative for operations
- Signed CUP Affirmation indicating you have read and understand the enclosed sections of Hastings City Code
- Application fee of \$400.00

ATTACHMENTS REMOVED FOR PACKET

The deadline for the August 17, 2020 Planning Commission Meeting is July 27, 2020. After the amendment has been heard at the Planning Commission, it will be forwarded to the City Council for consideration and public hearing on September 14, 2020.

220 North Hastings Avenue
Hastings, NE 68901



www.cityofhastings.org

Inspection: (402) 461-2302
Planning: (402) 461-2302
Fax: (402) 461-2304

If you have any other specific questions regarding the application or process please contact me at your earliest convenience.

Sincerely,



Mark W. Evans
Building Inspector

CC: Lisa Parnell-Rowe, Development Services Director

Enclosures



disposal systems shall be designed in accordance with Chapter 7, ASCE 24, to minimize or eliminate infiltration of floodwaters into the facilities and discharge from the facilities into floodwaters, or impairment of the facilities and systems.

G401.4 Water facilities. All new or replacement water facilities shall be designed in accordance with the provisions of Chapter 7, ASCE 24, to minimize or eliminate infiltration of floodwaters into the systems.

G401.5 Storm drainage. Storm drainage shall be designed to convey the flow of surface waters to minimize or eliminate damage to persons or property.

G401.6 Streets and sidewalks. Streets and sidewalks shall be designed to minimize potential for increasing or aggravating flood levels.

SECTION G501 MANUFACTURED HOMES

G501.1 Elevation. All new and replacement manufactured homes to be placed or substantially improved in a *flood hazard area* shall be elevated such that the lowest floor of the manufactured home is elevated to or above the design flood elevation.

G501.2 Foundations. All new and replacement manufactured homes, including substantial improvement of existing manufactured homes, shall be placed on a permanent, reinforced foundation that is designed in accordance with Section R322 of the *International Residential Code*.

G501.3 Anchoring. All new and replacement manufactured homes to be placed or substantially improved in a *flood hazard area* shall be installed using methods and practices that minimize flood damage. Manufactured homes shall be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement. Methods of anchoring are authorized to include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces.

G501.4 Protection of mechanical equipment and outside appliances. Mechanical equipment and outside appliances shall be elevated to or above the *design flood elevation*.

Exception: Where such equipment and appliances are designed and installed to prevent water from entering or accumulating within their components and the systems are constructed to resist hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during the occurrence of flooding up to the elevation required by Section R322 of the *International Residential Code*, the systems and equipment shall be permitted to be located below the elevation required by Section R322 of the *International Residential Code*. Electrical wiring systems shall be permitted below the *design flood elevation* provided that they conform to the provisions of NFPA 70.

G501.5 Enclosures. Fully enclosed areas below elevated manufactured homes shall comply with the requirements of Section R322 of the *International Residential Code*.

SECTION G601 RECREATIONAL VEHICLES

G601.1 Placement prohibited. The placement of recreational vehicles shall not be authorized in coastal high-hazard areas and in *floodways*.

G601.2 Temporary placement. Recreational vehicles in *flood hazard areas* shall be fully licensed and ready for highway use, or shall be placed on a site for less than 180 consecutive days.

G601.3 Permanent placement. Recreational vehicles that are not fully licensed and ready for highway use, or that are to be placed on a site for more than 180 consecutive days, shall meet the requirements of Section G501 for manufactured homes.

SECTION G701 TANKS

G701.1 Tanks. Underground and above-ground tanks shall be designed, constructed, installed and anchored in accordance with ASCE 24.

SECTION G801 OTHER BUILDING WORK

G801.1 Garages and accessory structures. Garages and accessory structures shall be designed and constructed in accordance with ASCE 24.

G801.2 Fences. Fences in floodways that have the potential to block the passage of floodwaters, such as stockade fences and wire mesh fences, shall meet the requirement of Section G103.5.

G801.3 Oil derricks. Oil derricks located in *flood hazard areas* shall be designed in conformance with the flood loads in Sections 1603.1.7 and 1612.

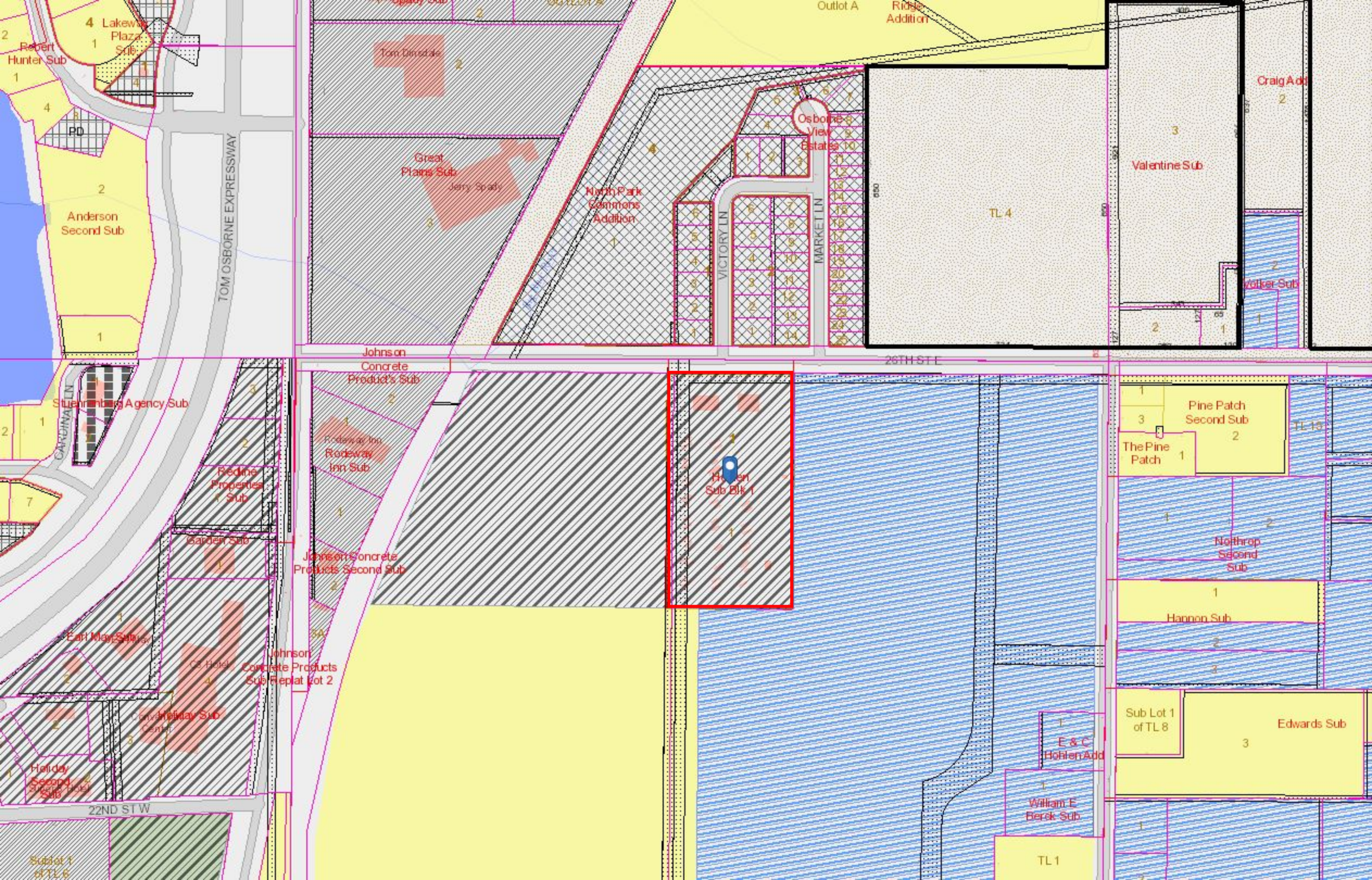
G801.4 Retaining walls, sidewalks and driveways. Retaining walls, sidewalks and driveways shall meet the requirements of Section 1804.5.

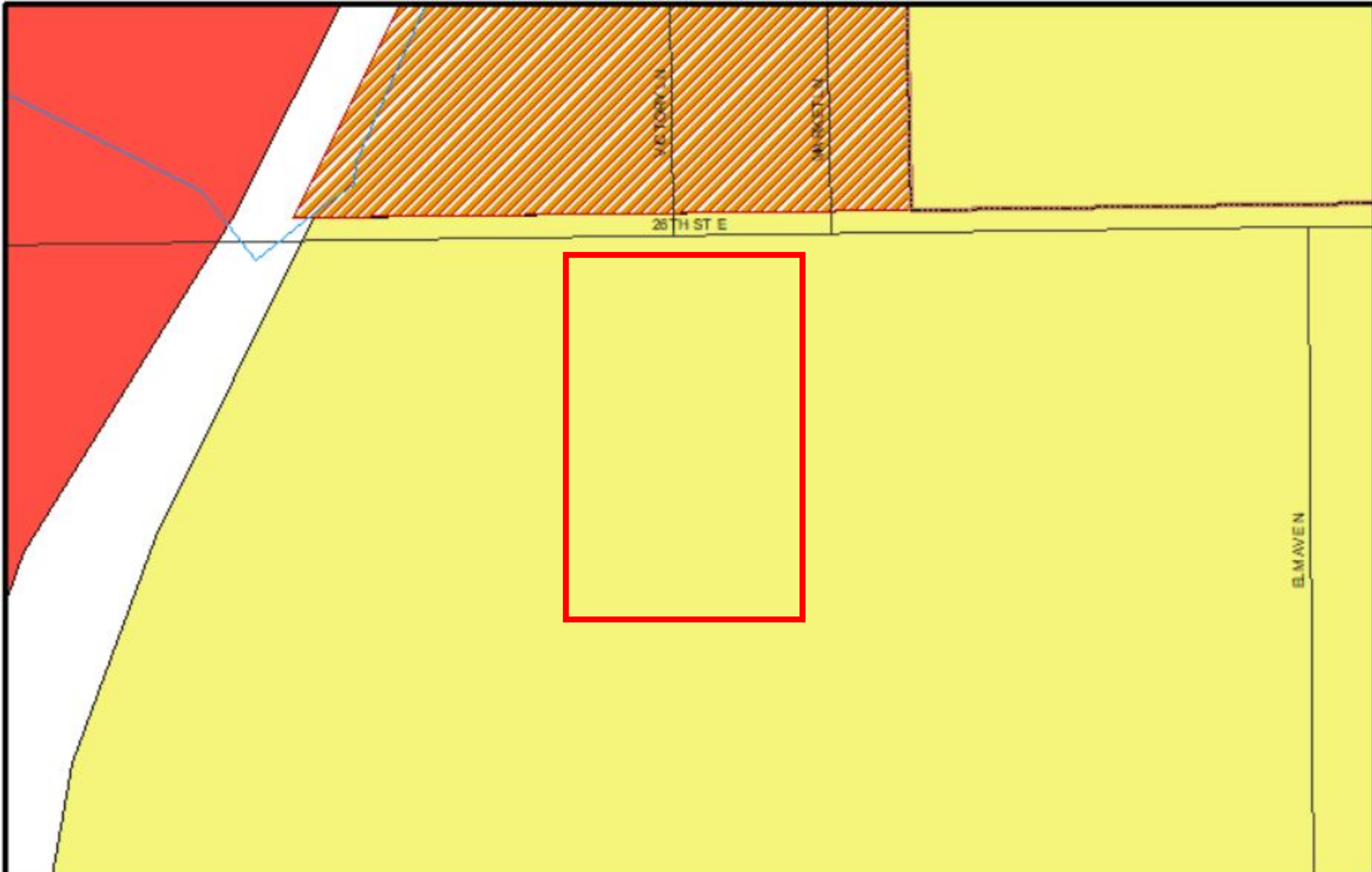
G801.5 Swimming pools. Swimming pools shall be designed and constructed in accordance with ASCE 24. Above-ground swimming pools, on-ground swimming pools and in-ground swimming pools that involve placement of fill in *floodways* shall also meet the requirements of Section G103.5.

G801.6 Decks, porches, and patios. Decks, porches and patios shall be designed and constructed in accordance with ASCE 24.

G801.7 Nonstructural concrete slabs in coastal high-hazard areas and coastal A zones. In coastal high-hazard areas and coastal A zones, nonstructural concrete slabs used as parking pads, enclosure floors, landings, decks, walkways, patios and similar nonstructural uses are permitted beneath or adjacent to buildings and structures provided that the concrete slabs shall be constructed in accordance with ASCE 24.

G801.8 Roads and watercourse crossings in regulated floodways. Roads and watercourse crossings that encroach into regulated *floodways*, including roads that





Future Land Use City of Hastings, Nebraska



0 100 200 400 Feet

Land Use:

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

Overlay Districts:

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

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

RESOLUTION NO. 2021-39

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 Council; and

WHEREAS, a Conditional Use Permit was issued on April 11, 1994 for the property described below which permit is attached hereto as Exhibit A; and

WHEREAS, On July 22, 2020 Terick, L.L.C. a Nebraska Limited Liability Company, filed an application seeking a Conditional Use Permit Amendment to allow for the amendment of Condition 10 or the original permit that restricted a camping stay to a duration not to exceed two weeks on the property currently owned by Terick L.L.C., and which property is addressed as 302 East 26th Street, Hastings, Nebraska and legally described as follows:

Block One (1), Hohlen Subdivision, a tract of land located in the
North Half of Fractional Section Six (6), Township Seven (7)
North, Range Nine (9) West pf the 6th P.M, Adams County
Nebraska, according to the recorded plat thereof.

and

WHEREAS, the Planning Commission held a public hearing on September 15, 2020 and the Planning Commission recommended approval of amending Condition No. 10 to provide for 7 spaces where stays of three months would be allowed; and

WHEREAS, following the Planning Commission held an additional continued discussion ultimately resulted in an a second hearing being held before the Planning Commission; and

WHEREAS, the Planning Commission held an additional public hearing on July 20, 2021 as required by law. Following said hearing, the Planning Commission recommended approval of

amending the existing CUP to allow 12 spaces where stays of up to 180 days are permitted and to provide for an additional exception to exceed the 180-day maximum; and

WHEREAS, the City Council conducted a public hearing on August 9, 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 amendment to Terick L.L.C. 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 Amendment to Terrick L.L.C. to provide for amending the existing CUP to allow 12 spaces where stays of up to 180 days are permitted and to provide for an additional exception to exceed the 180-day maximum stay for property legally described as Block One (1), Hohlen Subdivision, a tract of land located in the North Half of Fractional Section Six (6), Township Seven (7) North, Range Nine (9) West pf the 6th P.M, Adams County Nebraska, according to the recorded plat thereof. Lot 2 Two (2) and Three (3), Pine patch Second Subdivision, a replat of Lot 2 of the Pine Patch Subdivision in the City of Hastings, Adams County Nebraska, according to the recorded plat thereof.

subject to the following conditions:

- 1) Conditions of the CUP approved on April 11, 1994 with the exception of condition 10 thereof.
- 2) Condition 10 of the April 11, 1994 CUP is amended to provide as follows:
 - a. There will be 12 camp spots that will be allowed to be occupied for up to a 180-day maximum stay. These areas are to be located in the far northwest corner of the western side of the campground and will not be allowed to be scattered among this side of the campground but must instead be located in the first 12 areas in this row (numbered, 33-44 on the Site Plan). The remaining parking areas in this campground will continue to remain at two-week or less stays. There will be one exception allowable for exceeding the 180-day maximum. This exception is to allow for one campground employee so long as this person is employed by the owner to maintain and/or manage the campgrounds. Proof of employment with a copy of a W-2 or paystub must be provided as proof of employment.
 - b. The 12 areas allowing stays for up to a 180-day maximum shall be clearly and neatly marked with a small durable sign that indicates these are for extended stays not exceeding 6 months. The Building Inspector must approve these signs with a sign permit to document their approval.
 - c. Owners will update Site Plan to clearly mark spots on their maps as two-weeks or less and extended stay (not exceeding 180-days). This will be resubmitted to the Director of

Development Services for approval. All obsolete maps are to no longer be distributed and discarded once this CUP amendment is approved.

- d. Extended-stay campers must pack everything up and leave for at least 72 hours (3 days) before returning if they stay longer than 180-days and this would only be allowable with documentation in a log or on a use agreement for these parties that both the owner and the camper sign.
 - e. Owner must create and submit to the Director of Development Services for approval a new user agreement that will include the following:
 - 1. An area to log camper name, area #, date, time and initials of individuals checking in and checking out.
 - 2. Including conditions regarding propane tanks allowable as stipulated in this CUP for less than two weeks and up to 180-days.
 - 3. Includes skirting limitations as stipulated in this CUP.
 - 4. Clearly note which type of camping the camper is allowed to do. You can list 2 weeks or less and up to 180-days for each camper.
 - f. All short-term (two-week or less campers) shall be permitted to have up to two 40-pound cylinders, provided they are mounted on and attached to the camper, RV, etc. by approved means in NFPA 58. Campers staying longer (up to 180-days) will be allowed no more than one cylinder not greater than 120 pounds, provided they are placed on a 3X3 concrete pad that will be provided for these 12 parking areas. Building and Fire inspectors will determine the appropriate placement of these pads on each space and must give final approval to the finished pads.
 - g. Fire Department will provide a handout to the owner for cylinder installation that will be provided to campers when signing user agreements. This handout will instruct each camper on appropriate Propane Tank mounting and capacity requirements.
 - h. Applicant will be responsible for ensuring any electrical rewiring and/or other longer-term infrastructure are upgraded in the first 12 dedicated areas for extended stays not lasting longer than 180-days in duration.
 - i. Skirting for extended stay guests will be limited to winter months of December, January, February and March.
- 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 9th day of August, 2021.

Corey Stutte, Mayor

ATTEST:

Kimberly S. Jacobitz, City Clerk

[S E A L]

Approved as to form: _____
Clint Schukei, City Attorney

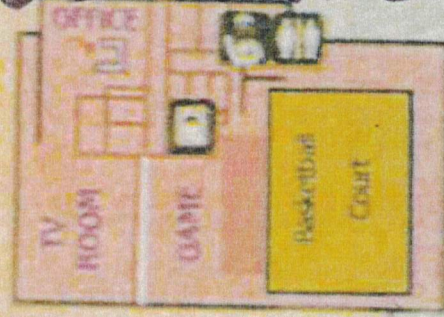
STATE OF NEBRASKA)
) ss
COUNTY OF ADAMS)

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

Notary Public Signature

Notary Public Printed

Sewage
Dump
Station



**NO PARKING
ON GRASS!**

1-6 Water + electric
7-48 water, sewer, electric

- 33 50A
- 34 50A
- 35 50A
- 36 50A
- 37 30A
- 38 30A
- 39 30A
- 40 30A
- 41 30A
- 42 30A
- 43 30A
- 44 30A
- 45 30A
- 46 30A
- 47 30A
- 48 30A

- 50A 17
- 18 50A
- 30A 19
- 20 30A
- 50A 21
- 22 50A
- 30A 23
- 24 30A
- 30A 25
- 26 30A
- 27 50A
- 30A 29
- 30A 30
- 30A 31
- 32 30A

- 30A 1
- 2 30A
- 30A 3
- 4 30A
- 30A 5
- 6 30A
- 30A 7
- 8 50A
- 9 50A
- 10 30A
- 11 30A
- 12 30A
- 30A 13
- 14 30A
- 30A 15
- 16 30A

1-6
Water +
electric
only

Parade Path (on grass)

- A
- B
- C
- D
- E
- F
- G
- H



Tent
Areas



"no pickup - you
get the dog!"



DOG WALK

- 50A
- 17
- 18
- 21
- 22
- 27
- 28
- 33
- 34
- 35
- 36
- 50A
- Cross
- overs
- 8
- 9
- 40
- 41
- 50A
- Back-in
- A
- B
- C
- D
- E
- F
- G
- H

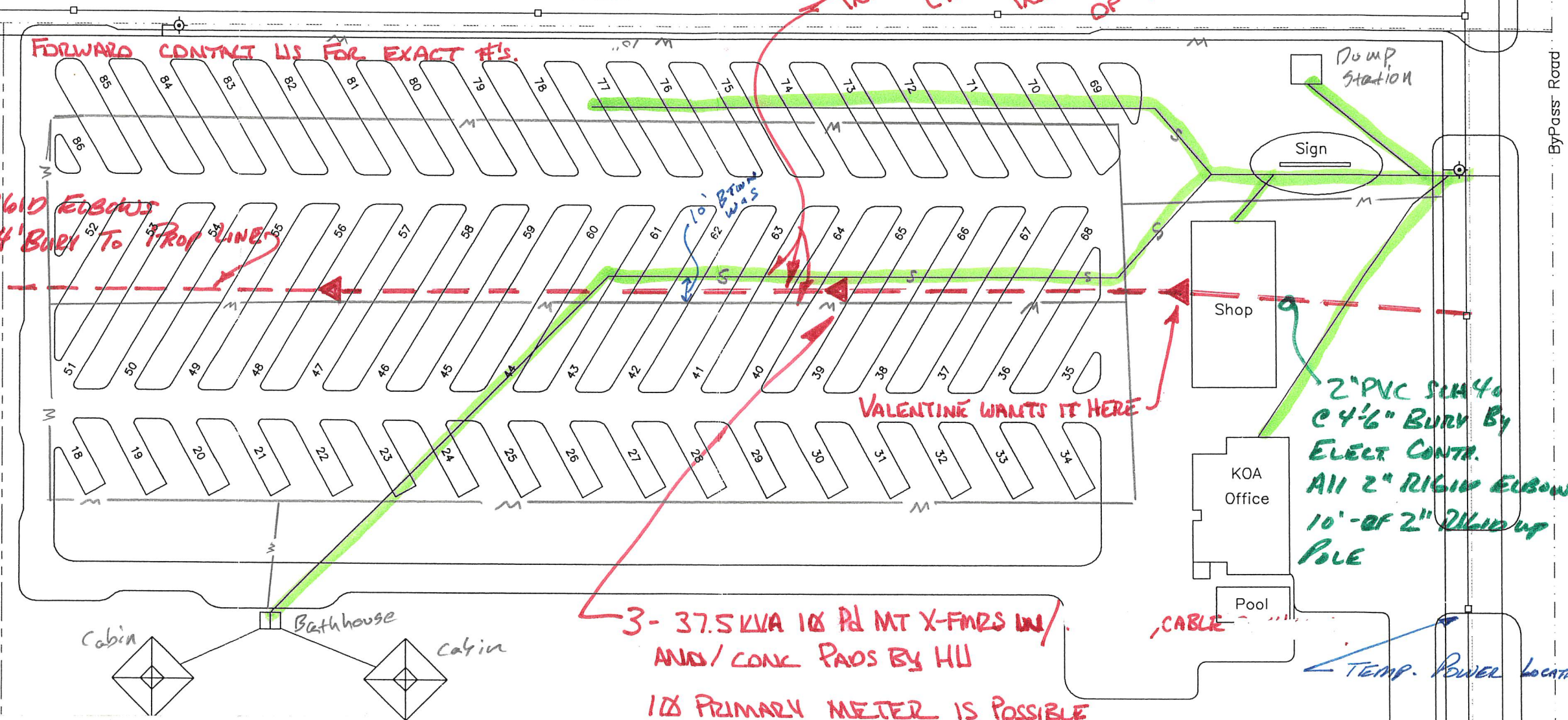
Handwritten notes:
AND
OVER
K
AND
Q
J
ARTIE
AS

THERE IS AN OVERHEAD-1160 COST
TO DEVELOPER OF 500-750 DEPENDING
ON TRANSFORMER LOCATION. IF THIS MOVES

NOTE
WATER OR SEWER
LINES NOT ALLOWED
WITH IN 3' EITHER SIDE
OF TRENCH FOR POWER LINE

FORWARD CONTACT US FOR EXACT #'S.

NOTE
ALL 2" RIGID ELBOWS
2" PVC @ 4' BURY TO PROP LINE



VALENTINE WANTS IT HERE

2" PVC SCHED 40
@ 4'-6" BURY BY
ELECT CONTR.
ALL 2" RIGID ELBOWS
10'-OF 2" RIGID UP
POLE

3- 37.5 KVA 1Ø PD MT X-FMRS W/
AND/ CONC PADS BY HU

1Ø PRIMARY METER IS POSSIBLE
A SPECIAL MTR & BRKT WILL HAVE TO BE ORDERED

NOTE
ALL PRIMARY 2" PVC AND SEC. BY ELECT. CONTR.

North
Scale: 1" = 30'-0"
NO SCALE

KDA 11-7-94
HASTINGS UTILITIES

Post-It™ brand fax transmittal memo 7671		# of pages ▶ 1 OF 1
To DENNY SMIDT	From RON SEKORA	
Co. SMITTS Electric	Co. HU	
Dept.	Phone # 463-1371	
Fax # 461-6648	Fax #	

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing regarding an Ordinance to amend City Code sections 34-103, 34-200, 34-403 and 34-404 to add language for a Temporary Use Permit and amend Uses and Districts Table to include restaurants, mobile vendors, temporary structures, recreational and temporary recreational vehicles. Temporary Use Permit will allow for administrative approval/processing of temporary structures, mobile vendors and recreational vehicles with regard to longer-term stays at campgrounds and mobile home parks during times of economic development.

Approve Ordinance No.4674 to amend City Code sections 34-103, 34-200, 34-403 and 34-404 to add language for a Temporary Use Permit and amend Uses and Districts Table to include restaurants, mobile vendors, temporary structures, recreational and temporary recreational vehicles. Temporary Use Permit will allow for administrative approval/processing of temporary structures, mobile vendors and recreational vehicles with regard to longer-term stays at campgrounds and mobile home parks during times of economic development.

Names of People/Business affected by this action:

The residents of Hastings, developers and their employees, City, County and all citizens of the City of Hastings and surrounding community.

Why Council action is required:

Amendments to the zoning map, the text of Chapter 34 Zoning, or any part of the Comprehensive Plan may be made after a public hearing by the Planning Commission. Upon the final hearing of such application, the Commission shall approve or deny the same and a report of such action, together with a recommendation for final approval or denial, shall be made by the Commission to the City Council (34-801).

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

Type of action requested:

Ordinance

Suggested motion:

Motion to approve Ordinance No.4674 to amend City Code sections 34-103, 34-200, 34-403 and 34-404 to add language for a Temporary Use Permit and amend Uses and Districts Table to include restaurants, mobile vendors, temporary structures, recreational and temporary recreational vehicles. Temporary Use Permit will allow for administrative approval/processing of temporary structures,

mobile vendors and recreational vehicles with regard to longer-term stays at campgrounds and mobile home parks during times of economic development.

Deadlines associated with action:

None

Department head comments:

The proposed Code amendment is to add a much needed temporary use permit (TUP) that would allow staff to address a variety of temporary uses through a zoning development permit that would be administratively approved following an internal review of a submitted site plan and narrative for each use by key City departments, including but not limited to Engineering, Utilities, Planning and Zoning, Fire, Building, Police. There are 3 types of temporary use permits that can be applied for within this permit structure: Recreational vehicles in mobile home parks or recreational campgrounds for extended temporary stays; mobile vendors; or temporary structures.

There are 4 sections of the City Zoning Code found in Chapter 34 that will be amended as a result of the addition of this new permit and also administrative cleanup. The first section is Section 34-200 and Table 200-1, Uses and Districts. The Table is the starting point of all zoning requests and the table where we can best determine whether a use will be permitted, restricted or conditional in a particular Zoning District. Permitted, meaning allowed subject to general district standards, Restricted, meaning allowed subject to specific use standards and Conditional, meaning allowed subject to discretionary review (Planning Commission and/or City Council). A few items that are added as part of administrative cleanup are the Recreational Vehicle Park and Restaurant. For these 2 uses there are sections in both chapters 34 and 38 that address the requirements for such a business, but there was no detail in this table about where these could be located. Due to the additional uses of mobile vendors and recreational vehicles being added, it was felt that the corresponding sites that were not temporary should also be added. We have had restaurants on our list to add to this table for a long time now. The three new temporary uses of mobile vendor, recreational vehicle and temporary structure were added to this table as well. As you review the zoning requirement that has been listed in this table for each use, it is important to note that no matter what the zoning requirement is (i.e., permitted, restricted or conditional), as stated in Chapter 34-403 (6), every use should comply with the general requirements of Chapter 34 and Article IV, Standards for Conditional Uses. We have added temporary uses to this sentence to ensure that its understood TUPs require compliance with these standards no matter what the zoning requirement may be listed as in Table 34-200-1. The second section updated is Section 34-103, General Definitions. The definition of a term can provide a better depth of understanding between uses where the line gets blurry. The definition can also tell us more about some of the unique requirements that are driven by the specifics of that use. This section helps us pull back into the meaning of a subject if we get lost in translation. In this section we have added various definitions of each of the relevant terms used with these additional TUPs and others for administrative cleanup. The Recreational vehicle park had specific criteria established in Section 34-404 (12) but was not in the Table of Uses nor was it defined. A restaurant has also been defined to ensure that the differences between a standalone restaurant in a structure and one accomplished as a mobile vendor are differentiated. The last section updated is Section 34-404, Standards for Conditional Uses. In this section we added the temporary use permit as an additional use that needs to be

reviewed to requirements. Here we have discussed the purpose, procedure, application requirements, internal review process, terms, and then the 3 different types of a temporary use for which a permit is required and the specific requirements for each one.

A process and way to handle temporary uses has been an area ignored in the Zoning Code that has been seen to create confusion among the public/staff and discontentment among developers, home owners and the business community for some time. When the staff does not have a code to address a specific subject, then we do our best to create a path that will work for all, but creating a path on a whim without a regulation creates liability and inconsistencies in the way it is procedurally done and this can make us appear to be exercising based on other means like favoritism or in an inequitable fashion. Adding to this frustration is the fact that we as a community are desirous of development and growth, and yet to grow you need a place for developers that might be coming in from other areas for large projects to reside on a temporary basis. There has been a need for this for a long time. We have seen this at the Hastings Campgrounds in the past. When WEC was built, this campground fulfilled that need, yet it was being done without compliance with safety requirements, since the need for a longer-term stay was drastically different than one for only a few weeks. We saw this in the way propane tanks and skirting were handled at the campgrounds. Ultimately, this is the reason for adding a path forward to allowing not only the local campgrounds, but some of our Mobile Home courts that might have vacancies the ability to temporarily place these developers, yet for the City to ensure that this is done in a way that considers the health, welfare and safety of the community at large. The same is true for food trucks. Much confusion has been seen to circulate around where these mobile vendors can and should be located that will ensure the health, welfare and safety of the community at large is considered. Interestingly, many of these mobile vendors stop in to see us to see what permit they must pull to do business in a mobile fashion, yet we tell them to pay a fee and turn them away with no guidance on where they are allowed and what requirements they are required to meet. The last type is a special type of permit for an ever-changing world. These days, with COVID in the rearview mirror, we know that the planning world has changed forever in that some things, no matter how much you plan, cannot be planned for in the face of an unexpected event. We experienced this when Mary Lanning came to us amidst a socially distancing world to ask what they could do to place a temporary structure in their parking lot for their employees to work out of as the swarms of people filed through in need of drive-through testing. We had no quick fix permit. We had a building permit, applicable to a long-term structure build. We allowed them to start at risk and required a building permit and now a structure still sits in that parking lot and we have no requirement in the code ensuring it will ever be removed, though its original intent was temporary. For all of these reasons, we bring this code change to you and ask for your review and serious consideration of not just another code amendment, but a better path forward for staff, applicants and the community at large.

The Planning Commission recommended approval in a vote of 6-0 at the regular meeting held on July 20, 2021.

City Administrator comments:

Recommend approval

ARTICLE IV. - STANDARDS FOR CONDITIONAL USES

Sec. 34-401. - Scope of article.

Conditional uses may be approved by the Hastings City Council following a public hearing and receipt of a recommendation from the Planning Commission in accordance with the required findings set forth in this Chapter and the additional standards set forth in this article. In considering an application for a conditional use, the Commission and the Council shall require the applicant to produce satisfactory evidence of compliance with both the general and applicable specific standards set forth in this Article. The Commission may recommend and the Council may impose any conditions they deem reasonable and necessary to further the purposes and intent of this Article, to protect the public health, safety and welfare, and to meet the planning goals set forth in the City's Comprehensive Plan.

(Ord. No. 4233-11/2009)

Sec. 34-402. - General standards for all conditional uses.

- (1) The Planning Commission shall hold a public hearing to review the required submission documents of each application for a conditional use to assure that 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. No conditional use design may be approved which will have a permanent negative impact on those items listed below substantially greater than that anticipated from development permitted without a conditional use. The Commission, following its public hearing, shall forward its recommendation on the application to the Hastings City Council, which shall have final authority following a public hearing to either approve the application, with or without conditions, or to reject the application:
 - (a) Pedestrian and vehicular traffic circulation and safety.
 - (b) Reasonable and economic extension of public utilities and facilities.
 - (c) Noise, fumes, dust or other environmental pollution.
 - (d) The maintenance of logical and efficient development patterns and land use mixtures.
 - (e) The maintenance of property values in accordance with established and permitted land uses.
- (2) Where the approval of a conditional use application would result in the interface of residential and non-residential uses, any approval of the conditional use shall impose conditions and design standards necessary to ensure the maintenance of residential property values and the safety, health, comfort and repose of residents.
- (3) All standards contained in this Chapter are minimum standards. More restrictive conditions may be recommended by the Planning Commission and imposed by the Hastings City Council where necessary to ensure compliance with the Comprehensive Plan or the purpose and intent of the zoning regulations.
- (4) Failure to observe and maintain the conditions and restrictions of the conditional use permit shall be considered a violation of this chapter subject to penalty as provided herein and shall be grounds for review of the conditional use permit. Review of a conditional use permit may be requested by the Zoning Official, the Planning Commission or by the City Council. In the event of the review of a conditional use permit as provided herein, a public hearing shall be held by the Planning Commission. Notice for such hearing shall be given in the manner provided for in Neb. Rev. Stat. § 19-904 and § 19-905, as the same may, from time to time, be amended. Following said hearing, the Planning Commission may recommend to leave the conditional use permit unaltered, revoke the permit, or alter the permit by adding, deleting or modifying the conditions and restrictions contained in the permit. Any recommendation by the Planning Commission following a hearing shall be forwarded to the Hastings City Council, which shall have final authority following a public hearing to leave the conditional use

permit unaltered, revoke the permit, or alter the permit by adding, deleting or modifying the conditions and restrictions contained in the permit.

(Ord. No. 4233-11/2009, [4598](#) -8/2019)

Sec. 34-403. - Application requirements.

- (1) Applications for a conditional use permit shall be submitted to the Development Services Department at least three weeks prior to the Planning Commission's scheduled monthly meeting date. The application shall be signed by the property owner as indicated on the Adams County Register of Deeds Office records at the time of application. The application shall be submitted on forms provided by the Development Services Department and shall be accompanied by the following, unless waived by the Department:
 - (a) A site plan drawn to scale indicating the property location, scale, north point, adjacent property for a distance of 300 feet, location of all buildings and uses within the site, access points and traffic circulation.
 - (b) Existing and proposed topographic contours.
 - (c) Detailed site development plans.
 - (d) Detailed building plans, including elevations.
 - (e) Site profiles and drainage plans.
 - (f) Detailed parking and landscaping plans.
 - (g) Detailed underground utility plans.
 - (h) Other graphic materials necessary to fully depict the proposed development.
- (2) A detailed narrative statement shall be submitted with the application for the conditional use permit. Such narrative shall explain the intent of the project, the factors which make the project desirable to the general public and to the surrounding areas, the features and details of the project development, schedule and timing of the development program, and any material or information which the applicant believes to be relative to the case. Where it deems necessary, the Commission or the City Council may require, in addition to the narrative statement:
 - (a) Marketability or economic feasibility studies.
 - (b) Geologic or soil boring and test.
 - (c) Traffic counts in the area.
 - (d) Other detailed technical material as necessary to fully explain the proposed development.
- (3) Upon approval of the conditional use permit by the Hastings City Council, development shall be completely in accordance with the approving plan. Minor revisions to the plan may be approved by the Planning Commission following the public hearing.
 - (a) Major revisions to the plan are subject to the same public hearing requirements by the Planning Commission and the Hastings City Council as required for the original conditional use permit.
- (4) The Council may require landscaping and planting as necessary to preserve compatibility with the surrounding area. If required, the conditional use permit shall contain provisions for permanent maintenance of the landscaping and/or planting.
- (5) In any case where the Council determines that the design of a proposed structure may affect the compatibility of a proposed development with the area in which it is proposed to be located, the Council may require changes in the design or may reject the proposed development if no suitable correction can be made.

- (6) All buildings, structures and activities, including permitted uses proposed within a conditional use permit development plan application, shall be analyzed with respect to minimum yard requirements maximum lot coverage, and maximum height limitations, in relationship to the development concept as a complete and functional unit. General requirements for each use should be based upon zoning districts where such uses are permitted as a matter of right. However, every use should comply with the general requirements of this Chapter, including but not limited to signs, off-street parking and loading, and temporary uses.
- (7) —The Hastings City Council in approving a conditional use permit development plan may at its option relax the minimum dimensional requirements of this Chapter, when the Council finds such variances are in the best interest of the total development plan, will not adversely affect adjacent property and the public health, safety and general welfare of the community are not compromised. The Council shall not allow a use under this section which is not permitted as a permitted principal use, a permitted accessory use or as a conditional use under the schedule of district regulations for the zoning district in which the property is located.
- (8) The Hastings City Council shall require adequate guarantee of compliance in approving all conditional use permits. Such guarantee may be a performance bond in the total amount necessary to assure compliance, such bond to be reduced as stages of construction are completed and the public liability for assuring compliance is correspondingly reduced. Alternatively or in concert with a bond, such guarantee may be a stipulation in the event of the applicant's failure to comply, authorizing the City to take the steps necessary to assure compliance, including performing the construction or maintenance itself, and charge all costs thereof as an assessment against the property.
- (9) The Development Services Department staff shall submit a written report to the Planning Commission and the Hastings City Council with findings as to how the application complies with the requirements of this Chapter. No permit should be approved until the Hastings City Council is satisfied all requirements of this Chapter have been met.
- (10) Concept tentative approval. Applications for a conditional use permit shall be for either concept approval or final approval. Applications for concept approval may be accompanied by schematic preliminary design plans rather than detailed final design construction plans.
 - (a) Concept approval shall be valid for a period not to exceed 18 months unless otherwise extended after additional public hearings by both the Planning Commission and the Hastings City Council.
 - (b) No construction shall take place on the site until final approval has been granted by the Hastings City Council unless expressly authorized by the Council at the time of concept approval. In which case said construction shall be limited to incidental site grading, not including excavation for building sites or water retention areas.

(Ord. No. 4233-11/2009)

Sec. 34-404. - Specific standards for conditional uses.

- (1) *Hospitals, sanitariums, convalescent centers, nursing or rest homes, rehabilitation centers, correctional institutions, psychiatric institutions and similar institutions.*
 - (a) The site shall have direct access from a street or avenue of City arterial street or greater designation on the City's major thoroughfares plan depicted in the Comprehensive Plan. This standard may be waived by the Hastings City Council if the Council finds such waiver is in the best interest of the total development plan, will not adversely affect adjacent property and existing uses thereon, and does not compromise the public health, safety and general welfare of the community.
 - (b) A site plan, drawn to scale, shall be provided with the application for the conditional use permit. Such site plan shall show the location of all buildings and structures on the site, ingress and egress points, circulation patterns, parking areas, including the total number of parking spaces provided, and a general description of the building uses.

(c) Minimum lot size:

1—10 beds ½ acre (21,780 sq. ft.)

11—20 beds 1 acre (43,560 sq. ft.)

For each additional ½ acre (or greater if ten beds required by the City Council)

- (d) Minimum yard requirements—The City Council may specify such yard requirements as in its judgment will adequately protect the integrity of surrounding areas and uses.
- (e) Maximum lot coverage by all buildings—20 percent.
- (f) Maximum height of structures—Same as required for permitted uses in the zoning district where the site is located.
- (g) Off-street parking—Adequate off-street parking shall be provided in connection with any permitted use. The minimum for each use to be as provided in Section 34-308(2) and Table 308-1 Required Automobile Parking.
- (h) Landscaping—All areas of the site not devoted to buildings, structures, parking areas, walkways or driveways shall be covered with one or more of the following: asphaltic compound or concrete, lawn grass, natural or ornamental shrubbery, trees, or other approved landscaping material.
- (i) Walls and screening—Where it deems necessary, the City Council may require that the site be fully enclosed by a wall or fence to prevent casual access to and from the site, or that the periphery of the site be suitably screened by evergreen planting or by other natural planting of sufficient height and density to provide and maintain a year-round visual screen. If the conditional use permit is granted, the wall or screening which is approved shall be fully constructed, inspected and approved by the Development Services Director prior to occupancy.

(2) *Churches and other places of religious worship.*

- (a) The site shall have direct access from a street or avenue of City arterial street or greater designation on the City's major thoroughfares plan depicted in the Comprehensive Plan.
- (b) A site plan, drawn to scale, shall be provided with the application for the conditional use permit. Such site plan shall show the location of all buildings and structures on the site, ingress and egress points, circulation patterns and the total number of parking spaces provided.
- (c) The minimum lot size for a church in any district where they are permitted as a conditional use shall be 14,000 square feet, minimum lot width shall be 100 feet.
- (d) Minimum yard requirements—The City Council may specify such yards as in its judgment will adequately protect the integrity of surrounding areas and uses, provided that no yard shall be less than required for the district in which the property is located.
- (e) Maximum lot coverage—Same as is required for permitted uses in the zoning district where the site is to be located.
- (f) Maximum height of structures—Same as is required for permitted uses in the zoning district where the site is located.
- (g) Off-street parking—At least one parking space shall be provided for each three occupants based upon maximum seating capacity of the nave, or for each three occupants based upon the maximum seating capacity of all meeting areas in the structure exclusive of the nave (whichever is greater) as calculated under the latest edition of the International Building Code which has been adopted by the City. Parking spaces shall be at least eight and one-half feet by 20 feet in size, and all driveways, maneuvering areas and parking areas shall be covered with asphaltic or concrete pavement.

- (h) Landscaping—All areas of the site not devoted to buildings, structures, parking areas, walkways or driveways shall be covered with one or more of the following: lawn grass, natural or ornamental shrubbery or trees or other approved landscaping materials.
- (i) Accessory uses such as day nurseries and kindergartens must be approved in the original application or by subsequent amendment to the conditional use permit.
- (j) Signs. Signage for churches shall be as permitted for a civic or commercial use in the district in which they are located. Any increase beyond that which is allowed within the district in which the church is located shall require specific approval through a conditional use permit application or amendment.

(3) *Natural resource extraction.*

- (a) A site plan, drawn to scale, shall be submitted with any application for a conditional use permit. Such site plan shall show the following information:
 - (i) Graphic (and legal) description of the petition area.
 - (ii) Existing topographic contours (not less than ten foot contour intervals).
 - (iii) Finished topographic contours when extraction is completed (not less than ten foot contour intervals).
 - (iv) Existing and proposed buildings and structures on the site.
 - (v) Principal access points which will be used by trucks, and equipment including ingress and egress points and internal circulation.
 - (vi) Indication of the existing landscape features.
 - (vii) Location and nature of other operations, if any, which are proposed to take place on the site.
- (b) A narrative statement shall also be submitted with the application for a conditional use. Such narrative shall set forth in detail the following definitive information.
 - (i) Method of drainage.
 - (ii) Method of fencing or barricading the petition area to prevent casual access.
 - (iii) Estimated amount of material to be removed from the site.
 - (iv) Estimated length of time necessary to complete the operation.
 - (v) Description of operations or processing which will take place on the site during and after the time the material is extracted.
 - (vi) Plan or program of regrading and shaping the land for future use.
 - (vii) Proposed hours of operation.
 - (viii) Other pertinent information that may pertain to the particular site.
- (c) General requirements.
 - (i) Principal access to the site shall minimize the use of residential streets, and access roads shall be treated in a manner so as to make them dust free; further, where access roads intersect arterial streets, suitable traffic controls shall be established.
 - (ii) A strip of land at the existing topographic level, and not less than 15 feet in width, shall be retained at the periphery of the site wherever the site abuts a public right-of-way. That periphery strip shall not be altered except for access points.
 - (iii) All banks shall be left with a slope ratio of no greater than 4:1 (25 percent slope) unless it can be shown to the Planning Commission's satisfaction that a greater slope is not detrimental to the beneficial future use of the subject property.

- (iv) Sufficient attention should be paid to drainage of the site, both during the extraction period and after the site has been regraded. Where a finished grading plan indicates that surface water will be conducted from the site onto adjacent lands, the plan will be subject to the approval of the Public Works Department.
- (v) During periods of inactivity, the owner of the pit shall take whatever precautions as are necessary to prevent the site from becoming an attractive nuisance.

(4) *Junk yards.*

- (a) The term "junk yard" shall include, for the purposes of this section, the terms auto-wrecking yard and salvage or scrap yard.
- (b) All junk yards, in addition to the conditions implied herein, shall comply with the provisions of Chapter 18 of the Hastings City Code.
- (c) General requirements:
 - (i) The proposed site shall not be located within 500 feet of any school, hospital, public building, residential subdivision, or place of public assembly.
 - (ii) A site plan, drawn to scale, shall be provided with the application. Such site plan shall state the legal description of the property, the location of all buildings and structures on the site, access points, off-street parking areas, vehicular circulation and prominent topographical features, if any, of the site or adjacent lands within 300 feet of the site.
 - (iii) The minimum lot size for junk yard in any district where they are permitted as a conditional use shall be two acres. The minimum lot width shall be 150 feet.
 - (iv) The junk yard shall be completely enclosed and obscured from the public view by a solid fence or wall eight feet in height, by topography, and evergreen planting of sufficient height and density to provide and maintain a year-round visual screen. The specific type of screening shall be specified in the application. If the permit is granted, the screening which is approved shall be fully constructed, inspected and approved by the Development Services Director prior to the yard being utilized.
 - (v) Failure to maintain the screen as specified shall be cause for the permit to be rescinded and the junk yard shall be removed at the cost of the owner of the land upon which it is located.
 - (vi) Provisions shall be made to prevent any contamination of the domestic water supply or excessive surface run-off from the property onto adjoining lands or streams. Where it deems necessary, the City Council may require the submission of a site drainage plan. A drainage plan which carries water off of the site shall be subject to the approval of the City Engineer.
 - (vii) Failure to prevent such contamination of the domestic water supply or to prevent excessive surface run-off from the site onto adjoining lands or streams shall be cause for the permit to be rescinded and the junk yard to be removed at the cost of the owner of the land upon which it is located.

(5) *Storage of vehicles in impound yard.*

- (a) No dismantling, processing or salvaging of vehicles or repair work to vehicles may be performed in an impound yard.
- (b) The minimum size of an impound yard shall be one acre.
- (c) There shall not be stored in an impound yard at any time more than one vehicle for each (10 × 35) 350 square feet of available storage space in the impound yard.
- (d) A fence, sufficient to control access to the impound yard, shall be constructed around the impound yard. The fence shall be not less than size six feet in height.
- (e) The surface of the impound yard shall at all times be covered with concrete, asphalt or crushed rock.

- (f) Weeds, grass and other bushes shall not be permitted to grow more than six inches above the ground at any time in an impound yard.
 - (g) Vehicles may not be stacked in an impound yard, but must at all times be stored directly upon the surface of the impound yard.
 - (h) Any lights on an impound yard must be cut off lighting, so as to not allow light to escape outside of the boundary of the impound yard.
 - (i) The impound yard may not be located closer than 250 feet from property which is zoned to allow residential use nor within 100 feet of a residence, except when such residence is located on a property zoned for industrial use and is being used as an accessory use to a proper industrial use on said property.
 - (j) Vehicles stored in an impound yard must be removed from the yard within nine months of the time when they are first placed therein; provided however, an impounded vehicle may, upon request of a prosecuting attorney, be kept in an impound yard for so long as such prosecuting attorney requests. To assist in the enforcement of this requirement, the operator of the impound yard shall at all-time do the following:
 - (i) The operator shall keep a book, listing all vehicles which arrive at the impound yard in the order in which they arrive; and the date of arrival, and include therein the name and address of the person from whom each vehicle is received, the name and address of the party controlling the disposition of the vehicle, the name of the manufacturer of the vehicle, the model and type number of the vehicle, and motor number and license number thereof. Said information shall be placed on the record book within 48 hours after a vehicle is placed in the impound yard.
 - (ii) Any person who shall make any false entry or statement concerning matters required to be set out in the record book shall be deemed guilty of a misdemeanor, and may be fined in the amount of \$100.00 per violation. Each separate vehicle for which a false entry or not entry is made shall constitute a separate violation.
 - (k) The provisions of subparagraph (i) shall not prohibit the use of property for residential purposes, when said use arises after the establishment of an impound yard in compliance with the provisions of this section. However, said residential use shall not affect the validity of the use of the impound yard, for so long as said impound yard shall remain in existence on the continuous basis.
- (6) *Off-street parking spaces and structures.*
- (a) A site plan, drawn to scale, shall be provided with the application. Such site plan shall show the location of the principal building or structure, the location of the proposed parking lot or structure, the dimensions of the lot, access points, circulation patterns, total number of parking spaces provided, and the details of the parking structure, if such is contemplated.
 - (b) The minimum lot size for any off-street parking structure in any district where they are permitted as a conditional Use shall be 10,000 square feet, minimum lot width shall be 80 feet.
 - (c) Minimum yard requirements—The City Council may specify such yards as in its judgment will adequately protect the integrity of surrounding areas and uses, and the safe and orderly flow of pedestrian and vehicle traffic.
 - (d) Maximum lot coverage—None.
 - (e) Maximum height of structures—Same as is required for a permitted use in the zoning district where the site is located.
 - (f) Landscaping—All areas not devoted to buildings, structures, drives, walks, parking areas or other authorized installations shall be covered with one or more of the following: lawn grass, natural or ornamental shrubbery or trees. Further, where any side yard abuts residential property, it shall be planted with mature evergreen shrubs of at least five feet in height or screened with privacy fencing at least five feet in height.

- (g) Paving, drainage and parking stall size:
 - (i) The off-street parking area, including all ingress and egress points, shall be covered with asphaltic or concrete pavement.
 - (ii) Parking spaces shall be at least eight and one-half feet by 20 feet in size and shall be marked.
 - (iii) If the site plan indicates that surface drainage will be carried off the site, the plan will be subject to the approval of the City Engineer.
- (7) *Townhouses, row houses, and office buildings built to a common wall(s).*
 - (a) A site plan, drawn to scale, shall be provided with the application. Such site plan shall show the location of all buildings and structures on the site, courts and open space areas, circulation patterns, ingress and egress points, parking areas (including the total number of parking spaces provided), and a general floor plan of the principal buildings.
 - (b) Minimum lot requirements.
 - Lot area—2,000 sq. ft.
 - Lot width—20 ft.
 - (c) Minimum yard requirements: Front yard—20 ft.
Side yard—at the common wall(s)—none.
Other—Ten ft. rear yard—Ten ft.
 - (d) Maximum lot coverage—Same as is required for permitted uses in the zoning district where the site is located.
 - (e) Maximum height of structure—Same as is required for permitted uses in the zoning district where the site is located.
 - (f) Off-street parking:
 - (i) Town houses, row houses—At least two parking spaces shall be provided for each dwelling unit.
 - (ii) Office buildings—Per use, the minimum to be as provided in Section 34-308(2) and Table 308-1 Required Automobile Parking. All parking spaces shall be at least eight and one-half feet by 20 feet in size, and all driveways, maneuvering areas and parking areas shall be covered with asphaltic or concrete pavement.
 - (g) Ground cover—All areas of the site not devoted to buildings, structures, parking areas, courts, walkways or drive-ways shall be covered with one or more of the following: lawn grass, shrubbery, trees or other approved landscaping materials.
 - (h) Building standards and agreements:
 - (i) The applicant or his agent shall provide with his application a property line wall(s) agreement for the land, building and development in question.
 - (ii) The City Council requires that the design and construction of the property line walls be reviewed by the Development Services Director and the Fire Department to insure compliance with pertinent Building and Fire Codes.
- (8) *Standards for mobile home parks.*
 - (a) The minimum size of a proposed mobile home park shall be two acres, except as otherwise required for the pertinent use district.

- (b) Proposed sites of five acres or less shall have adequate access to dedicated streets having a minimum right-of-way of 60 feet. All other sites shall have direct access to a collector street.
 - (c) Density for proposed mobile home parks shall not exceed eight units per gross acre.
 - (d) All areas not devoted to mobile home spaces, buildings, structures, drives, walks, off-street parking facilities, or other authorized installations, shall be covered with one or more of the following: lawn grass, shrubbery, trees, or other suitable ground cover materials. Where it deems necessary, the Planning Commission may require the site to be suitably screened from adjacent lands by evergreen planting or by other materials of sufficient height and density to provide and maintain a year-round visual screen.
 - (e) All mobile home parks shall meet the standards set forth in article V of this chapter.
- (9) *Standards for self-service storage facilities.*
- (a) Site plan:
 - (i) The plan shall be drawn at a scale of one inch equals 20 feet. Said plan shall include all building locations, drives, parking, fencing and signage. A landscape plan shall also be incorporated as part of the submittal and must be included as part of the site plan or submitted on a separate sheet. Building elevation shall also be included on the plan along with specification of the colors of buildings and materials to be used.
 - (ii) Site drainage shall be incorporated in the plan so that storm water run-off from the site will not increase as a result of the proposed development. The facility shall be designed to control the storm water run-off from at least 25-year return frequency storm as certified by the City Engineer.
 - (b) Minimum site areas: None.
 - (c) Building setbacks shall be the same as in the C-3 District.
 - (d) The site shall abut and have direct access to a city street.
 - (e) Other requirements:
 - (i) The storage facility shall be enclosed by a six foot high, sight-proof fence whenever the site abuts residentially zoned or developed property. Said fence, when abutting any residential district, shall be solid or semi-solid and constructed to prevent the passage of debris or light, and constructed of either brick, stone, masonry units, wood or similar materials. Chain-link fence may be used so long as it has slats installed to prevent the passage of light through the unit. The side and rear of a building located upon the site may serve as fencing.
 - (ii) Landscaping shall be provided in the areas outside the fences between the fence and the property line.
 - (iii) Two parking spaces shall be provided, plus one additional space for each employee. Internal drives and parking shall comply with Section 34-308 of this chapter for paving requirements.
 - (iv) Building heights shall be limited to one story (not to exceed 14 feet at the eaves), unless waived for an existing building by the Planning Commission and the City Council.
 - (v) Buildings shall be separated a minimum of 30 feet from one another within self-service storage facilities. Storage bays within a single building shall not be interconnected by interior doors or other interior means providing access from one storage bay to another. The dimensions of any storage bay shall not exceed 22 feet in the narrowest dimension or 36 feet in the widest dimension.
 - (vi) A sign shall be limited to one ground pole sign at the entrance to the premises. Not more than 32 square feet in area shall be permitted with a maximum height of ten feet.

- (vii) All exterior lighting shall be of cut-off type to prevent off-site glare. Each tenant storage space shall be provided with separate interior lighting.
 - (viii) All storage shall be kept within an enclosed building.
 - (ix) Loading docks shall be prohibited and loading areas to storage bays shall be at the same elevation as the means of vehicular access thereto.
 - (f) Commercial activity: It shall be unlawful for any owner, operator or lessee of any self-service storage facility or portion thereof to offer for sale, or to sell any item of personal property or to conduct any type of commercial activity of any kind whatsoever, other than leasing of the storage units, or to permit same to occur upon any area designated as a self-service storage facility. Violation of this section shall be subject to the provisions of Section 34-804 of the Hastings City Code. Any violation may be cause for revocation of the conditional use permit by the City Council.
 - (g) Repair, reconditioning and fabrication prohibited:
 - (i) Because of the danger from fire or explosion caused by the accumulation of vapors from gasoline, diesel fuel, paint, paint remover and other flammable materials, the repair, construction, or reconstruction of any boat, engine, motor vehicle, or furniture, and the storage of any propane or gasoline storage tank is prohibited within or outside any structure on a tract of land designated as a self-service storage facility.
 - (ii) This provision shall be posted and be included in the tenant lease agreement.
 - (h) An approved plan shall be valid for a period of 24 months following the date of approval by the Council. If construction has not been started within said 24 month period, the plan shall be null and void unless the time for start of construction has been extended by the Council.
- (10) *Standards for detached dwelling, accessory.*
- (a) Accessory detached dwellings shall be limited in use to housing immediate family members who live in the principal detached dwelling located on the lot. Immediate family members shall mean either the parent(s) or child(ren) of the owner of the principal dwelling.
 - (b) Accessory detached dwellings shall be located only on lots having an area of five acres or greater.
 - (c) Accessory detached dwellings shall not be in a mobile home. Manufactured homes utilized for accessory detached dwellings shall meet the minimum requirements set forth in Hastings City Code 34-312.
 - (d) Accessory detached dwellings shall have a minimum habitable area of 850 sq. ft.
 - (e) Accessory detached dwellings shall have utility services shared with the principal detached dwelling located on the lot.
 - (f) Accessory detached dwellings shall not be larger than the principal dwelling on the lot.
 - (g) When an accessory detached dwellings is no longer utilized by an immediate family member as defined in this section, the conditional use permit shall become null and void. The conditional use permit holder shall notify the development services department in writing that the accessory detached dwellings is no longer being used within 30 days of cessation of use.
- (11) *Standards for construction and demolition waste landfill sites.*
- (a) The granting of a conditional use permit for a construction and demolition waste landfill shall constitute the City's approval of the construction and demolition waste landfill site as provided for in Neb. Rev. Stat. § 13-1701 et seq.
 - (b) The site for a construction and demolition waste landfill shall be located outside of the corporate limits of the City.
 - (c) The minimum site area for a construction and demolition waste landfill shall be 20 acres, unless, due to unusual circumstances, such area requirement is reduced by the City Council.

- (d) No solid waste other than construction and demolition waste may be put in a construction and demolition waste landfill.
- (e) A fence, sufficient to control access and prevent airborne debris from leaving the site, shall be constructed around each portion of the construction and demolition waste landfill site being used for construction and demolition waste activities.
- (f) No construction and demolition waste landfill operations shall be conducted so that fill will be placed in streambeds or other areas where water courses would be obstructed or where erosion by the stream would remove cover material.
- (g) Routes used by trucks to and from the construction and demolition waste landfill shall be approved by the Director of the Public Works Division, or his designee.
- (h) When mud, dirt or spilled debris accumulates on streets from trucks or from construction and demolition waste landfill equipment, it shall be removed by the person holding the conditional use permit.
- (i) The conditional use permit shall provide a date by which the construction and demolition waste landfill shall be terminated or the conditional use permit renewed.
- (j) The conditional use permit shall require that when the construction and demolition waste landfill has been brought up to within 18 inches of the desired grade, it shall be covered and maintained with at least 18 inches of compacted dirt and seeded in such a manner so as to prevent erosion.
- (k) Within 90 days following the granting of a conditional use permit, the applicant shall record with the Register of Deeds a permanent instrument notifying the public of the existence of a construction and demolition waste landfill at the site, the type, depth and location of the waste which is to be placed upon the property, as well as the existence of any monitoring systems thereon, and any restrictions on the use of the property which may be provided to protect the integrity of the final cover, liner, monitoring systems or any other components of the containment system.
- (l) No site shall be approved except on a determination by the City Council that it complies with the provisions of Nebraska law, including the notice and public hearing requirements set forth in Neb. Rev. Stat. § 13-1701 et seq.

(12) *Standards for recreational vehicle parks.*

- (a) The minimum size of a recreational vehicle park shall be two acres, except as otherwise required for the pertinent use district.
- (b) Density for recreational vehicle parks shall not exceed 24 recreational vehicles per gross acre.
- (c) All areas not devoted to recreational vehicle spaces, buildings, structures, drives, walks, off-street parking facilities, or other authorized installations, shall be covered with lawn grass, shrubbery, trees, or other suitable ground cover materials.
- (d) The council may require suitable screening around all or any part of the site boundary.
- (e) A recreational vehicle park operation shall have adequate solid waste collection facilities, which will be constructed and maintained in accordance with all municipal health regulations, and shall be designed to bar animals from access to the solid waste. Solid waste shall be removed from the park at least once a week.
- (f) The recreational vehicle park shall be served by an on-site service building containing a public water supply and public toilet facilities, and by a storm shelter which, for the purposes of this section, shall mean a structure designed to withstand a 200 mile-per-hour wind, and which has a designed occupant load of no less than 20 square feet per recreational vehicle space.
- (g) Recreational vehicle parks may have accessory uses and buildings including, but not limited to, restroom and shower facilities, convenience facilities, dump stations, playgrounds, and areas for tenting.

- (h) Convenience facilities of a commercial nature may include, but not be limited to, stores and laundry facilities, and shall be subject to the following:
 - (i) The facilities and related parking shall not occupy more than ten percent of the recreational vehicle park.
 - (ii) The facilities shall be located, designed, and operated for the primary purpose of serving the trade or service needs of park patrons.
 - (iii) In agricultural and residential mobile home districts, the facilities and any signage shall present no visible evidence of their commercial character in a manner which is apparent from any public street.
 - (i) Recreational vehicle parks located in agricultural (A) may have signs subject to the requirements of Hastings City Code Section 34-309(5), and recreational vehicle parks located in Commercial Business Districts (C-3) and Light Industrial Districts (I-1) may have signs subject to the limitations of Hastings City Code Section 34-309(6).
- (13) *Standards for kennels.*
- (a) All points on the perimeter of any kennel facility, dog run or exercise area shall be at least 100 feet from any property line.
 - (b) Outdoor exercise areas, runs, or yards when provided for training or exercising, shall be restricted to use during daylight hours.
 - (c) A site plan, drawn to scale shall be provided with the application showing all existing and proposed buildings and structures, fencing and landscaping.
 - (d) A narrative statement shall be provided with the application describing:
 - (i) The maximum total number of animals to be kept on the premises at any time.
 - (ii) The expected male/female mix of animals at any time.
 - (iii) The type of kennel enclosure including the size of the enclosures.
 - (iv) The type and height of fencing.
 - (v) The type and size of year-round shelters.
 - (vi) The source and location of water supply.
 - (vii) The sanitary maintenance plan, including provision for collection and disposal of excrement and other waste solution or material.
 - (viii) Lighting.
 - (ix) Landscaping and other visual and noise barriers.
 - (x) Surface drainage.
 - (xi) Expected weekly traffic related to the keeping of animals.
 - (xii) Hours of operation.
 - (e) The total number of animals on the premises at any one time will be established as part of the conditional use permit process.
 - (f) The applicant must demonstrate that:
 - (i) The location and operation of the kennel is appropriate for housing multiple animals and will be consistent with the health and safety of the animals and of the neighbors.
 - (ii) The location of the kennel on the property will have no significant adverse effect on the peace and quiet or sanitary conditions of the neighborhood.
 - (iii) The kennel will be operated in a manner that it will cause no nuisance to the public.

- (iv) The kennel will be operated in a safe, sanitary, and humane condition.

(14) *Standards for bed and breakfast establishments.*

(a) *General requirements.*

- (i) Each bed and breakfast shall be established, maintained and operated so as to preserve and compliment the residential character and integrity of the surrounding area when the facility is established in a residential zoning district.
- (ii) The bed and breakfast shall be occupied and operated by the owner as their principal residence.
- (iii) The single family dwelling used as a bed and breakfast shall have a minimum of 2,000 sq. ft. in living area.
- (iv) The home shall not be used by the public or paying guests for the hosting of receptions, private parties or the like.
- (v) Any meals provided and any amenities connected with the guest rooms, such as a swimming pool or tennis court shall be solely for the use of the owner, the owner's family and the owner's registered guest.
- (vi) There shall be no separate or additional kitchen facility for the guests.
- (vii) A person who does not reside at the home shall not be employed to assist in the conduct of a bed and breakfast except as usual for a single family residence (e.g., maid, housekeeper).
- (viii) A bed and breakfast must comply with all other provisions of the zoning district in which it is located and must comply with all other ordinances of the City.

(b) *Guest rooms.*

- (i) Rooms utilized for guest rooms shall be part of the single family dwelling unless specifically approved by the conditional use permit.
- (ii) A guest room shall not be located in a basement.
- (iii) No more than three occupants per guest room shall be allowed.
- (iv) Each guest room shall be equipped with a properly installed and functioning smoke detector. Further, a smoke detector shall be properly installed and functioning on or near the ceiling in the room or hallway from which each guest room exits.
- (v) A fire escape plan shall be developed and graphically displayed in each guest room.

(c) *Parking.*

- (i) The bed and breakfast will provide two off-street parking spaces for the residence and one additional space per guest room.
- (ii) Off street parking shall be developed in such a manner that the residential character of the property is preserved.

- (d) *Register.* Every person operating a bed and breakfast residence shall keep at all times a book, to be known as the register, in which it shall be required that every person to whom a room is let shall have his, her or their name or names and address registered there in ink, along with the date on which the room was let, the date it was vacated, the correct number or other designation of the room let, and the number of the occupants assigned to the room. No page of the register may be disposed of until two years after the date of the most-recent entry recorded on it. The register shall be available to Development Services on request.

- (e) *Signs.* Signage shall be limited to one non-illuminated wall-mounted sign not to exceed six square feet in area.

(f) *Application.*

(i) The application shall contain:

- (1) The name, address and telephone number of the owner(s) and address of proposed bed and breakfast.
- (2) A plan, drawn to scale showing the floor plan of the dwelling, together with any proposed changes, renovations and additions to the dwelling.
- (3) A site plan drawn to scale and including the following information:.

Title of the drawing

North arrow, scale and date

Boundaries of the project site

Location of all existing or proposed site improvements, including buildings, additions, expansions, driveways, parking area, streets, retaining walls, fences and hedges

Location of all existing and proposed access and egress drives

Location, design and size of all proposed signs and outdoor lighting facilities Location of existing and proposed buffer and screen areas, structures and vegetation

- (ii) Development Services may require such additional or supportive information as it deems necessary for a complete assessment of the proposed bed and breakfast.

(g) *Permit.*

- (i) The owner shall not make any change, deviation, modification or variation from the application and site plan once the same is approved by the City Council.
- (ii) Any amendments to an approved conditional use permit shall be reviewed by the Planning Commission and approved by the City Council if found to be consistent with these standards. Minor amendments to the permit may be approved by the Development Services Director. Such administrative approval shall be limited to parking lot and landscaping improvements, exterior facade changes and signs. An appeal of the Development Services Director's denial of a requested minor change may be taken to the Planning Commission. The procedure for such appeals shall be the same as provided for amendments under Section 34-801(2).
- (iii) The use is subject to review at any time and may be revoked after a hearing by the City Council and a finding by the Council that the use has become detrimental to the neighborhood.
- (iv) Upon the issuance of a permit for bed and breakfast establishment, an annual inspection and certificate of compliance for the bed and breakfast shall be issued by Development Services for continued operation.
- (v) An application for a certificate of compliance shall be filed with Development Services with the inspection fee as set by the current fee schedule.

(h) *Review considerations.* The City's review of the application and site plan shall include but not be limited to the following considerations:

Adequacy and arrangement of vehicle traffic access and circulation Location, arrangement, appearance and sufficiency of off street parking Location, arrangement, size and design of lighting and signs

Relationship and compatibility of proposed use to uses of adjacent parcels together with their scale

Adequacy, type and arrangement of trees shrubs, fences and other landscaping or improvement constituting a visual or noise-deterring buffer between the site and adjacent or adjoining uses

Any other matter which may affect the health, welfare and safety of the community as a whole and the parcels in the immediate vicinity of the site.

- (15) *Standards for livestock feeding operations.* For the purposes of this subsection, the term "animal unit (AU)" shall mean the relationship of various animals with regard to manure production based upon 1,000 pounds of animal(s) regardless of type. The following relationship with regard to manure production shall be as follows:

Type of Animal	Animal Unit(s)
Beef animal (500—1,200 pounds)	1.00
Beef or dairy calf (150—500 pounds)	0.50
Young dairy stock (500—1,000 pounds)	0.75
Replacement heifers	1.00
Dairy cow	1.40
Horse	2.00
Swine (55 pounds or heavier)	0.40
Swine (less than 55 pounds)	0.04
Swine (sow and litter)	0.50
Sow or boar	0.40
Sheep and goat	0.10
Chicken	0.01
Turkey	0.02
Ostrich	0.40
Llama or alpaca	0.50

- (a) The following setbacks and design standards are the minimum sanitation and odor practices for the City of Hastings. In addition, the Hastings City Council, when considering the health, safety,

and general welfare of the public, may impose more restrictive requirements. These requirements should consider such things as:

- odor
 - dust,
 - lighting,
 - waste disposal and
 - dead livestock.
- (b) A conditional use permit may be approved after public notice has been given and public hearing is conducted as required by law.
- (c) Agricultural operations of 300 animal units (A.U., equaling one cow or cow-calf pair) and under are considered a farm as defined in these regulations and do not require a conditional use permit.
- (d) All existing livestock feeding operations (LFO's) that have been granted a conditional use permit may expand within their designated level; except for the 20,000 and above which requires a new conditional use permit for each expansion beyond 20,000 A.U.'s, as outlined in Table 404-1, without applying for another conditional use permit. All new livestock feeding operations and those expanding to the next level shall require a conditional use permit and shall be located no less than at a distance from non-farm residences or other residences not on an owner's property in any affected zoning district as hereafter described:
- (i) Livestock feeding operations will be categorized either as environmentally controlled housing operations or open lot operations. Livestock feeding operations having more than one type of feeding operation at one location shall be categorized according to the operation which constitutes the majority of the total operation, measured in A.U.'s. Each operation type shall be classified in one of four levels according to total number of animal units (A.U.) in the operation at any one time. Levels will include:
- Class I facility = 301—1,000 animal units;
- Class II facility = 1,001—5,000 animal units;
- Class III facility = 5,001—20,000 animal units; and
- Class IV facility = 20,001 or more animal units.
- Livestock feeding operations having more than one type feeding operation at one location shall be categorized according to the total number of animal units.

TABLE 404-1: LFO SPACING AND DISTANCE (Distances given in feet)		
Size of Proposed LFO in Animal Units.		Non-farm or Other Residence and Other LFOs (feet)
Class I 301—1000	ECH	1,320
	OPEN	1,320
Class II 1001—5000	ECH	5,280
	OPEN	2,640

Class III 5001—20,000	ECH	5,280
	OPEN	2,640
Class IV 20,001 or more	ECH	7,920
	OPEN	3,960

ECH = Environmentally Controlled Housing OPEN = Open Lot Operations

- (ii) Livestock feeding operations having more than a 1,000 animal units shall also locate at a distance as specified under the environmentally controlled housing or open lots, in Table 1 from a platted residential area, public park, recreational area, church, cemetery, religious area, school, historical site, and residential district.
- (iii) All livestock feeding operations over 20,000 animal units shall be required to obtain a new conditional use permit prior to any expansion, unless it meets the standards of the exceptions in the exceptions section.
- (iv) The producer shall have a pre-submission meeting with the City of Hastings Development Services Director and City of Hastings Building Inspector to discuss tentative plans and layouts prior to formal submission of the conditional use permit for livestock feeding operations.
 - 1. The applicant shall submit a proposed site plan and conditions or requirements of this regulation pending approval of application for a proposed operation and waste disposal plan from the Nebraska Department of Environment and Energy (NDEE) or any other applicable state agency.
 - 2. The applicant shall submit all pertinent materials and designs, as per the conditional use permit application for livestock feeding operations.
 - 3. The applicant shall file a copy of the proposed operation and maintenance plan and proposed manure management plan. The approved plans shall be submitted after NDEE approval if different from the proposed. Said plans shall be filed with the City of Hastings Development Services Director.
 - 4. The applicant shall also file a copy of all approved NDEE plans and permits with the City of Hastings Development Services Director within 30 days after they are issued by the NDEE.
 - 5. An annual manure management plan shall be submitted to the City of Hastings Development Services Director which shall follow "best possible management practices" as specified by NDEE in order to protect the environment, as well as the health, safety and general welfare of the public and their property values.
 - 6. If stockpiling of animal waste and/or composting of dead carcasses, as per state statutes, are part of the manure management plan, the waste shall be maintained in an area as outlined in Table 1 of this section. Said area shall also have located on the proposed site plan indicated in [Subsection] (a) above.
 - 7. All ground surfaces within outside livestock pens shall be maintained to insure proper drainage of animal waste and storm or surface runoff in such a manner as to minimize manure from being carried into any roadway ditch, drainage area or onto a neighbor's property.

8. In no event shall any manure storage unit or system be constructed where the bottom of the unit or system is either in contact with or below the existing water table where the unit or system is to be constructed. Application of manure in flooded areas of standing water shall be prohibited.
9. All runoff or waste generated by a livestock feeding operation facility shall be contained within the associated farming operation, or, on the premises upon which the confined feeding facility or feedlot is located. The applicant must verify that all runoff control ponds, lagoons, methods of manure disposal and dust control measures are designed to minimize odor and air pollution, and avoid surface or groundwater contamination as regulated by the State of Nebraska.
10. The setbacks from a livestock feed operation to any non-farm dwelling, other residence or other livestock feeding operation are outlined in Table 404-1.

(e) Exceptions:

- (i) Any Class I Livestock Feeding Operation use in existence as of the effective date of this provision, and which is located within the minimum spacing distance in Table 1 to any church, school, public use, other livestock feeding operation or single-family dwelling within the current class or to the next class, may expand in animal units and/or land area under a conditional use permit, provided the proposed expansion complies with all of the following limitations:
 1. Such expansion will not decrease the distance from the livestock feeding operation use to any church, school, public use, other livestock feeding operation or single-family dwelling not of the same ownership and not on the same premises with said livestock feeding operation which is less than the minimum prescribed spacing distance.
 2. Any physical expansion of the existing livestock feeding operation shall be immediately contiguous with the facilities of the existing livestock feeding operation.
 3. Such expansion may occur in phases over time, but in no event shall such expansion(s) result in a livestock feeding operation that is more than 50 percent larger in animal units than the one-time capacity of the use which existed as of the effective date of this provision. Any expansion beyond this limitation is prohibited unless a conditional use permit for expansion that meets all requirements is heard by the Planning Commission and authorized by the City Council.
 4. If such expansion results in such livestock feeding operation being required to obtain a new construction permit from NDEE, introduction of additional animals shall be prohibited until said permit is issued by NDEE or other applicable or successor agency has been issued and such livestock feeding operation shall be operated at all times in a manner consistent with the requirements of said permit and applicable regulations of this provision.

(16) Standards for temporary use permit (TUP).

(a) Purpose. The purpose of this permit is to provide for the safe flow of all modes of traffic in the public rights-of-way, to ensure the public's health and safety during regular reoccurring events is accomplished on a seasonal or temporary basis, and to allow for a diversified economy in the City of Hastings. In order to manage the variety of temporary uses that are possible, this section is added to advise on the permit application and review process, and requirements for three types of temporary uses: recreational vehicles in mobile home parks or recreational campgrounds for extended temporary stay, mobile vendors and temporary structures.

(b) Procedure. All applications for a temporary use permit shall be made to the Development Services Director or designee in written form, on the prescribed application, and shall be accompanied by the fee set by resolution. In line with 34-403 (6) temporary uses shall be determined according to their zoning as to the allowance of the type of temporary use. If the use is permitted then so long as the permit

application is reviewed and approved after internal review a TUP will be provided. However, if this use is shown to be a restricted use it still must meet the specific requirements as listed in the Section (e) (below). Unless otherwise indicated in the specific requirements for each type, a permitted or restricted temporary use will not require a review by Planning Commission and City Council and will be administratively approved by the Development Services Director following an internal review. However, these permits may be asked to mitigate any issues found in internal review prior to approval.

(c) Application. Applicants must first fill out an online application for a temporary use permit to be found under Planning and Land Use – Zoning Permits on the City of Hastings website. Here you will be asked to provide the following information:

(1) The name, address and telephone number of the owner(s) and applicant, if not the same person. If the applicant is a firm, corporation or other legal entity, the registered agent of the corporation shall be identified on the application as such. An owner authorization form will be required if the owner is different from the applicant and this must be signed by both parties.

(2) An address of proposed location or property for which you plan to have your temporary use.

(3) Any contractor you will be using to setup your use.

(4) Project Name which includes your proposed use (i.e., Recreational Vehicle in mobile home parks or recreational campgrounds for extended temporary stays, Mobile vendor or temporary structure)

(5) As part of this permit you are required to provide the following documents:

a) A site plan, drawn to scale showing where on this property you will be located and all of the following:

- Existing zoning, area, lot size, and your reason for the request.
- North arrow, scale and date
- Boundaries of the project site
- Area where any fire hydrants are located as well as any utilities pedestals that might be used.
- Location of all existing or proposed site improvements, including buildings, additions, expansions, driveways, parking area, streets, retaining walls, fences and hedges
Location of all existing and proposed access and egress drives
- Location, design and size of all proposed signs and outdoor lighting facilities
Location of existing and proposed buffer and screen areas, structures and vegetation
- Dimensions of all proposed temporary structures associated with the temporary use, and as requested by the city, elevations or photographs of the structures.

b) If there will be a temporary structure built then a rendering, building plans and /or a floor plan of the structure will also be required.

c) Written description of the type, nature and extent of the proposed request. This must more specifically include the following:

- Dates, days and hours of operation during which the applicant seeks to conduct the temporary use and occupy any temporary structure.
- Graphic example or brief statement of the nature and character of the signage or advertising.

d) Such other information as deemed necessary by the Development Services Director or designee for purposes of evaluating the application.

(d) Internal Review. All TUP applications will be reviewed by several City internal key departments to ensure that the temporary use will not cause public health and safety issues for the community at large. These departments will include City Police, City Fire, City Attorney, City Utilities, City Engineering and any other areas that may be deemed appropriated depending on the proposed temporary use.

(e) Terms, nonconformance, continuation and termination. A TUP is an annual permit for all types. However, a recreational vehicle in mobile home parks or recreational campgrounds for extended stay must be granted extension at 6 months. All existing uses that do not have a temporary use permit at the time of passing of this ordinance will have 6 months to apply for a TUP and to come into compliance to the regulations found in Section (f).

(f) Specific Requirements by type of TUP (i.e., Recreational vehicles in mobile home parks or recreational campgrounds for extended temporary stays, Mobile vendor or temporary structure)

(1) Recreational vehicle in mobile home parks or recreational campgrounds for extended temporary stays.

a) Article V Mobile Home Park Regulations defines Mobile Home Park and specifically states that this use *does not include tourist facilities for travel trailers, campers or other recreation vehicles as defined herein*. This will remain the case on a long-term basis. However, the City has a housing shortage and is working hard to encourage growth and development. Development can come in large surges and during times when multiple development projects are introduced into our local and surrounding areas economies there is a real need to provide housing for construction crews that are not local. These projects can take anywhere from 6 months to several years to complete when they are large and complex. Temporary housing during these times has been an issue in the past. Campgrounds and mobile home parks do have infrastructure capabilities to provide solutions for these crews and some of the areas campgrounds and mobile home parks have the vacancy to accommodate these crews in an appropriately designed recreational vehicle on a temporary basis. Therefore, a temporary use permit application can provide Staff with ability to ensure these crews are housed in a safe and healthy manner after internal review of all the following criteria is performed.

- Applicant must provide documentation demonstrating an economic development need as discussed above in Section (a), showing they are on a crew for a project in the local area that will require housing locally.
- Recreational vehicle shall be capable of being legally operated on the highways, and containing permanently installed essential living facilities for longer-term temporary stays of up to 180 days or more in a campground or mobile home park. As defined in City Code Section 34-103, this shall not include any towed utility trailer, camping trailer, truck camper, van conversion nor shall it include

any vehicle defined in the license and registration laws as an automobile or passenger. Types of recreational vehicles that would be capable of attaining a temporary use permit (TUP) are fifth wheel trailers, motor homes, park trailers and travel trailers and should be current on license and registration and capable of legally operating on the highway.

- o Designed for long-term occupancy and containing sleeping accommodations, a flush toilet, a tub or shower bath and kitchen facilities, with plumbing and electrical connections provided for attachment to outside systems.
 - o Designed to be transported after fabrication on its own wheels, on flatbeds or other trailers or detachable wheels and ready for occupancy except for minor and incidental unpacking and assembly operations and connection to utilities.
 - o Placed upon impermanent foundation or otherwise so placed as to permit moving of the unit to another location during its usable life.
- This particular TUP will last for durations of 180 days; however, the Development Services Director or designee can grant time extensions to this duration on a case-by-case basis.
- If placing in a Mobile Home Park the temporary structure must be capable of complying with the Spaces requirements found in City Code Section 34-505, Electrical power requirements found in City Code Section 34-506, Water and sewage requirements found in City Code Section 34-508
- No more than one propane cylinder not greater than 120 pounds will be allowed per City Code Chapter 30-907. These are to be placed on at least a 3X3 concrete pad per NFPA 58. Building and Fire inspectors will determine the appropriate placement of these pads on each space and must final approve the finished pads.

(2) Mobile Vendor.

- a) Food vendors must provide a copy of their State issued temporary food establishment permit and must comply to all requirements for such permit found in the Nebraska Food Code.
- b) Site Plans must demonstrate safe flow of all modes of traffic in the public rights-of-way and that this temporary use does not block or hinder traffic flow and has adequate ingress and egress to access the site.
- c) Appropriate parking for the use of this food truck must be demonstrated in the site plan and explained in the narrative.
- d) Propane tanks associated with this use must comply to all NFPA requirements.
- e) Plans for trash/recycling collection must be shown on the site plan and discussed in the narrative.
- f) Sanitation such as portable or accessible toilets and hand washing facilities should be shown on the site plan, if provided, and discussed in the narrative.
- g) If your use will pose any nuisances such as noise or smell you must discuss your plan to mitigate these potential nuisances in your narrative.
- h) Any outdoor seating, lighting, heat lamps, should be shown on the site plan and discussed in your narrative.

- i) Any relevant occupation tax must be paid to the City Finance department at the time of permit application.
- j) Barricades, electrical cords, necessary utilities and/or connections, propane tanks and etc. must be shown on your site plan and discussed in your narrative.
- k) Any signage that will be proposed such as temporary sidewalk signs or other temporary signage must be shown on your site plan and a separate sign permit must be applied for and approved by Development Services.

(2) Temporary Structures.

- a) Any accessory type of structure must comply to City Code Section 34-311 and be accessory to a principal structure.
- b) A building permit will be required and will need to be approved for any temporary structures not categorized as an accessory type of structure.
- c) A narrative discussing the reason for the temporary structure and the use will be required.
- d) This particular TUP will last for durations of 180 days; however, the Development Services Director or designee can grant time extensions to this duration on a case-by-case basis.

(Ord. No. 3218-6/91, 3396-5/94, 3397-6/94, 3637-5/98, 3636-6/98, 3763-9/2000, 3852-3/2002, 3879-11/2002, 3947-4/2004, 4003-5/2005, 4053-12/2005, 4233-11/2009, [4294](#) -5/2011, [4347](#) -5/2013 and [4416](#) -11/2014; [Ord. No. 4619](#), § 1, 2-10-2020)

Secs. 34-405—34-500. - Reserved.

Sec. 34-200. - Uses and Districts table.

[illegible]

School, elementary	P	P	P	P	P	P	P	P	P	P			P		
School, secondary	R	R	R	R	R	R	R	R	R	R			P		
School, college or university	P					P							P		
Recreational Vehicle Park	C												C		C C
Recreational Vehicle, Temporary Use	R												R		R R
Temporary Structure, Temporary Use	P											P	P	P	P P
Service Uses															
Adult care, home	C	C	C	C	C	C	C	C	C	C	C	C	P		
Adult care facility								P	P	P	P	P			
Automobile service station, limited								C	P	P	P	P	P	P	P
Automobile service station, general												P	P	P	P
Automobile service station, large-scale												P	P	P	P
Automobile repair, limited								C	C	C	P	P	P	P	P
Automobile repair, general										C	P			P	P
Bank								P	P	P	P	P	P	P	P
Child care, home	R	R	R	R	R	R	R	R	R	R	R	R	P		
Child care facility					R	R		P	P	P	P	P	P	P	P
Halfway house, quasi-institutional use														C	C
Kennel, commercial	C											C		C	C
Lodging, bed and breakfast	C	C	C	C	C	C	C	C	C	C	C				
Lodging, rooming house						C				P	P	P	P		
Lodging, hotel											P	P	P	P	P

Lodging, motel											P	P	P	P
Medical office	C							P	P	P	P	P		
Medical clinic	C							P	P		P	P	C	C
Medical hospital	C							P	P			P	C	C
Nursing home/Assisted living	C	C	C	C	C	C	C	P	P	C	P	P		
Professional services office								P	P	P	P	P	P	P
Self storage, storage areas								C		R	C		C	C
Veterinary office	P							P	P	P	P		P	P
Veterinary Hospital	P										C		C	C
Employment Uses														
Home occupation.	R	R	R	R	R	R	R	R	R	R	R			
Office, limited						C	C	P	P	P	P	P	P	P
Office, small							C	P	P	P	P	P	P	P
Office, general									C	P	P	P	P	P
Office complex/ Campus										C	P	P	P	P
Commercial and Retail Uses														
Convenience retail, automobile (< 5K s.f.)								C			P	P	P	P
Convenience retail, corner store (< 2K s.f.)							C	P	P	P	P	P	P	P
Neighborhood retail (< 5K s.f.)									P	P	P	P	P	P
General retail (5K s.f.—20K s.f.)										P	P	C	P	P
Large-scale retail (20Ks.f.—100K s.f.)										C	P	C	P	P
Warehouse retail (> 100K s.f.)											P		P	P

Warehouse storage/Bulk storage	C													P	P
Wholesale														P	P
Agriculture and Natural Resource Uses															
Agriculture, Limited	R		R												
Agriculture, general	P														
Aquaculture	C														
Feed lot	C														
Natural resource extraction	C														
Nursery	P	C	C									P		P	
Stable, public	P											P		P	
Public Service Uses															
Air field	C	C	C	C											C
Heli-stop	C	C	C	C				C	C					C	C
Public parking lot						C	C	C	C	C	C	C	C	C	C
Public recreation grounds	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Public utility plant	C													C	C
Public utility sub-station	C	C	C	C	C	C	C	C	C	C	C	C		C	C
Cemetery	C										C	C		C	
Small wind energy systems	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
Large scale wind generator (Wind farms	C													C	C
Telecommunication facilities and support structures	C							C	C	C	C	C		R	R

Key:

P = Permitted, allowed subject to general district standards

R = Restricted, allowed subject to specific use standards

C = Conditional, allowed subject to discretionary review

* Permitted use within the A District outside the City Limits, conditional use within A District within the City Limits.

(Ord. No. 4233-11/2009, [4309](#) -10/2011, [4347](#) -5/2013, [4354](#) -7/2013)

Sec. 34-103. - General definitions.

All words and phrases shall have their ordinary and customary meanings unless the context of the word or phrase indicates otherwise. The following terms shall have the meaning given below, unless the context of the use of the term clearly indicates otherwise based on the stated intent or other guidance associated with its use in a particular section of these regulations.

Abutting. Immediately adjacent and shall not include property separated by an alley or a street.

Accessory building. A subordinate building located on the lot occupied by the principal building and having a use customarily incident to the main use of the property. A building housing an accessory use shall not be considered an accessory building when it has any part of a wall in common with the principal building, or is under an extension of the main roof, and designed as an integral part of the principal building.

Accessory use. A use of a building or land which is customarily incident and subordinate to and located on the same lot as the principal use of the lot.

Acoustic rating. A measure of sound-deadening quality of a wall or ceiling-floor assembly.

Adjacent. Within close proximity, property separated by a street, alley, stream or other ownership physical separation between properties.

Adult. Any person 19 years of age or older.

Alley. A minor way which is used primarily for vehicular service access to the back or side of properties otherwise abutting on a street.

Alteration. Any addition, removal, extension or change in the location of any exterior wall of a main building or accessory building.

Antenna, receiving. Any structure or device use for the purpose of receiving radio, television, radar microwave, or other broadcast signals.

Area, building. The total of areas taken on a horizontal plane at the main grade level of the principal and all accessory buildings or structures exclusive of steps.

Arterial street. A street designed and intended to carry traffic from residential and collector street systems to major highways. Arterials are designated by class on the official streets and highways plan.

Basement. That portion of a building between floor and ceiling which is partly below and partly above grade but so located that the vertical distance from grade to the floor below is less than the vertical distance from grade to ceiling.

Block. A piece or parcel of land entirely surrounded by public highways or streets, other than alleys and identified as such on a plat or other official document. In cases where the platting is incomplete or disconnected, the building inspector shall determine the outline of the block.

Broadcast or antenna tower. A structure for the transmission or broadcast of radio, television, radar, or microwaves which exceeds the maximum height permitted in the district in which it is located.

Building. A structure designed or intended for the enclosure, shelter, or protection of persons, animals, chattels, or property. Buildings connected by a breezeway shall be deemed separated buildings.

Building, height of. The vertical distance from the average elevation of the finished grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitch or hip roof. See Exhibit No. 1, Appendix A.

Building, principal. A building in which is conducted the main use of the lot on which the building is situated.

Camping trailer. A vehicular portable unit mounted on wheels and constructed with collapsible partial side walls which fold for towing by another vehicle and unfold at the campsite to provide temporary living quarters for recreational, camping, or travel use.

Campus. A ten-acre or larger tract of land that has been planned, developed and operated as an integrated group of buildings or structures with compatible supporting ancillary uses with special attention given to vehicular traffic circulation and parking, pedestrian access and movement, utility needs, and a consistent theme of aesthetics associated with buildings and grounds.

Caregiver quarters. A caregiver quarters shall mean an accessory residential structure located on the same lot or tract as the principal residence. Caregivers shall include nannies/caretakers/caregivers/servants of immediate family members, but shall not include other domestic workers.

Cellar. That portion of a building between floor and ceiling which is wholly or partly below grade and so located that the vertical distance from grade to the floor below is equal to or greater than the vertical distance from grade to ceiling.

Collector street. A street designed and intended to carry traffic from residential street systems to arterial or major highway systems.

Common wall. A wall or walls extending from the basement or ground floor line of a building to the roof along a lot line, which lot line is common to an adjoining lot.

Comprehensive plan. The Comprehensive Development Plan of the City of Hastings.

Conditional use. A provision which allows for flexibility within the zoning district by permitting certain specified uses in zoning districts where such uses are generally considered appropriate, but only after additional controls and safeguards are applied to ensure their compatibility with permitted principal uses.

Court. An open, unoccupied space, other than a yard, bounded on three or more sides by exterior walls of a building, or by exterior walls of a building and lot lines on which walls are allowable.

Condominium. Individual ownership of a unit within a multi-unit structure, and an equal undivided interest in the common areas and lands associated with the structure.

Curb level. The mean level of the curb in front of the lot, or in case of a corner lot, along that abutting street where the mean curb level is the highest.

Density. The number of dwelling units per gross acre in any residential development.

District. A section or sections of either the City of Hastings or area within two miles thereof for which regulations governing the use of buildings and premises, the height of buildings, the size of yards, and the intensity of use are uniform.

Dwelling. A building designed or the principal use of which is as living quarters providing independent and complete cooking, living, sleeping and toilet facilities for a single housekeeping unit.

Family. One or more persons immediately related by blood, marriage, or adoption and living as a single housekeeping unit in a dwelling shall constitute a family. A family may include, in addition, not more than five persons who are unrelated for the purpose of this title. The following persons shall be considered related for the purpose of this title:

- (1) A person residing with a family for the purpose of adoption.
- (2) Not more than six persons under 19 years of age, residing in a foster home licensed or approved by the State of Nebraska.
- (3) Not more than three persons 19 years of age or older residing with a family for the purpose of receiving foster or supervised care licensed or approved by the State or its delegate.
- (4) Any person who is living with a family at the direction of a court.

Fence. See Section 34-305 under supplementary district regulations.

Fifth-wheel trailer. A unit mounted on wheels, designed to provide temporary living quarters for recreational, camping, or travel use, of such size or weight as not to require a special highway movement

permit, of gross trailer area not to exceed four hundred thirty square feet in the setup mode, and designed to be towed by a motorized vehicle that contains a towing mechanism that is mounted above or forward of the tow vehicle's rear axle.

Flagpole. A flagpole shall mean a narrow extension of property which is attached to and constitutes a part of a flag lot, which property provides access from the public right-of-way to the buildable portion of the flag lot. A flagpole shall be at least 20 feet in width and must meet all requirements of the Fire Code of the City as a fire apparatus access road. When located in the City of Hastings, Nebraska, a flagpole shall be not more than 200 feet in length. When located outside the City of Hastings, Nebraska but within the zoning jurisdiction of said City, a flagpole shall be not more than 400 feet in length.

Flood plain. Those lands which are designated as flood plain on the official flood way boundary maps of the City of Hastings.

Floor area ratio. Floor area ratio is defined as the maximum gross floor area of a building on a lot or parcel, divided by the area of the lot or parcel. (F.A.R. of 2.0 provides for 28,000 gross sq. ft. of building on a lot with an area of 14,000 sq. ft.)

Grade. The average finished ground level adjoining the building at all exterior walls.

Gross area. The total site area, excluding bodies of water, to be included within a proposed development as indicated on a site plan.

Gross floor area. The total horizontal area of all of the floors of a building, measured from exterior to exterior including interior balconies, mezzanine, stairwells, elevator shafts and ventilation shafts, etc.

Gross leasable floor area. The total floor area designed for tenant occupancy and exclusive use; including basements, mezzanines and upper floors, if any, but excluding stairways, common hallways and mechanical equipment rooms, expressed in square feet measured from the centerline of joint partitions, and from the exterior surface of outside walls.

Height of yard or court. The vertical distance from the lowest level of such yard or court to the highest point of any boundary wall.

Landscaping. Landscaping shall mean that an area is predominately devoted to, and maintained for, the growing of trees, shrubbery, lawns and other plant materials.

Lot. A parcel of land occupied or to be occupied by one main building, or unit group of buildings, and the accessory buildings or uses customarily incident thereto, including such open spaces as are required under this chapter, and, except for a flag lot as defined in this chapter, having its principal frontage upon a public street or approved place. A lot as used herein may consist of one or more platted lots, or tract or tracts, as conveyed or parts thereof, and shall include a flag lot.

Lot, corner. A lot abutting upon two or more streets, at their intersection. A corner lot shall be deemed to front on that street on which it has its least dimension, unless otherwise specified by the Building Inspector.

Lot, flag. A flag lot shall mean a lot which does not have the required frontage on a public street and which is located adjacent to a lot which does have the required frontage on a public street. A flag lot shall include a projection, or "flagpole", which connects the flag lot to the public right-of-way, which flagpole shall meet the requirements set forth in this chapter under the definition of flagpole. The flagpole on a flag lot need not meet the minimum lot width requirements set forth in these regulations, but the remaining portion of a flag lot, exclusive of the flagpole, must meet all lot width, front and rear yard setbacks and all other requirements the same as if it were not a flag lot.

Lot coverage of building. That percentage of the total lot area covered by buildings.

Lot, double frontage. A lot having a frontage on two non-intersecting streets as distinguished from a corner lot.

Lot, interior. A lot whose side lines do not abut upon any street.

Lot depth. The mean horizontal distance from the front lot line to the opposite rear lot line.

Lot in separate ownership at the time of the passage of this chapter. A lot the boundary lines of which along their entire length touched lands under other ownership as shown by plat or deed recorded in the office of the Register of Deeds of the County on or before August 26, 1968.

Lot lines. The lines bounding a lot as defined herein.

Lot line, front. The boundary between a lot and the street on which it fronts, provided that for a flag lot, the front lot line shall mean the closet line which is approximately parallel to the public right-of-way or approved place, at the end of the flag pole farthest away from the public right-of-way.

Lot line, rear. The boundary line which is opposite and most distant from the front lot line; except, that in the case of uncertainty the building inspector shall determine the rear lot line.

Lot line, side. Any lot boundary not a front or rear line thereof. A side line may be a party lot line, a line bordering on an alley or place or a side street line.

Lot width. The distance between straight lines connecting front and rear lot lines at each side of the lot, measured between the midpoints of such lines, provided that such measurement shall not extend beyond the lot lines of the lot being measured.

Lot of record. A lot which is part of a subdivision, the plat of which has been recorded in the office of the Register of Deeds for Adams County on or before August 26, 1968 unless another date is specifically established in this chapter, provided that said lot has a frontage of not less than 50 feet; or, an irregular tract lot as described by a deed recorded with the Register of Deeds for Adams County on or before August 26, 1968 unless another date is specifically established in this title, provided that such lot is numbered and described by the county surveyor.

Lot, platted. A lot which is part of a subdivision the plat of which, or the appropriate permit for which, has been legally approved and recorded in the office of the Register of Deeds for Adams County.

Lot, transverse. A lot which is approximately at right angles to the general pattern of other lots in the same city block.

Mobile vendor. A transient business selling or delivering food or goods in the city with an approved temporary use permit (TUP) lasting for durations of 180 days or less. The Development Services Director or designee can grant time extensions to this duration on a case-by-case basis. This TUP must be renewed annually.

Motor home. A vehicular unit primarily designed to provide temporary living quarters which are built into an integral part of, or permanently attached to, a self-propelled motor vehicle chassis or van, containing permanently installed independent life-support systems that meet the state standard for recreational vehicles and providing at least four of the following facilities: Cooking; refrigeration or ice box; self-contained toilet; heating, air conditioning, or both; a potable water supply system including a faucet and sink; separate one-hundred-twenty-nominal-volt electrical power supply; or LP gas supply.

Non-commercial vehicles and equipment. The term non-commercial vehicles and equipment as applied in the residential off-street parking requirement sections of this Chapter shall include automobiles and pick-up trucks which are operated or owned by the residents of a dwelling and used in the course of their business or employment.

Nonconforming use, building or yard. A use, building or yard, which does not, by reason of design, use, or dimensions, conform to the regulations of the district in which it is situated. It is a legal nonconforming use if established prior to establishment of a zoning ordinance prohibiting the same.

Parking area. A structure or an open area other than a street, alley or other right-of-way for the temporary storage of automobiles, together with a driveway connecting the parking area with a street or alley and permitting ingress and egress for an automobile, provided that there shall be no storage of automobiles for the purpose of sale or resale. The minimum dimensions of each parking space shall be eight and one-half by 20 feet.

Parking lot. A parking area with six or more parking spaces.

Parking space, off-street. A parking area located off any street, alley or other right-of-way which is adequate for parking an automobile with room for opening both doors and adequate maneuvering room on a parking area with access to public street or alley. See Exhibit No. 3, Appendix A.

Park trailer. A vehicular unit which meets the following criteria: 1) Built on a single chassis mounted on wheels; 2) Designed to provide seasonal or temporary living quarters which may be connected to utilities necessary for operation of installed fixtures and appliances; 3) Constructed to permit setup by persons without special skills using only hand tools which may include lifting, pulling, and supporting devices; and 4) Having a gross trailer area not exceeding four hundred thirty square feet when in the setup mode.

Place. An open, unoccupied space other than a street or alley permanently established or dedicated as the principal means of access to property abutting thereon.

Premises. A tract of land, consisting of one platted lot or irregular tract, or more than one platted lot or irregular tract, provided such lots or tracts are under common ownership and abutting each other.

Planned unit development. A use or combination of uses, the plan for which may not conform to the regulations established in any one or more zoning districts with respect to lot size, bulk, type of use, density, lot coverage, height or required open space for which a conditional use permit may be granted by the City Council.

Profession. An occupation or calling requiring the practice of a learned art through specialized knowledge based on a degree issued by an institute of higher learning, e.g. doctor of medicine, engineer, lawyer.

Property line. A demarcation line dividing a lot from other lots or parcels of land.

Recreational vehicle. A vehicular type unit primarily designed as temporary living quarters for recreational, camping, or travel use, which unit either has its own motive power or is mounted on or towed by another vehicle. Recreational vehicles shall include, but not be limited to, travel trailer, park trailer, camping trailer, truck camper, motor home, and van conversion, and fifth wheel, as defined in Nebraska Revised Statutes § 71-4603, as amended in 2012 from time to time.

Recreational vehicle, temporary use. A vehicle which is manufactured, constructed, or equipped primarily for use as a self-propelled home, house car, or mobile living quarters, capable of being legally operated on the highways, and containing permanently installed essential living facilities for intermittent or longer-term temporary stays of up to 180 days or more. This term shall not include any towed utility trailer, camping trailer, truck camper, van conversion nor shall it include any vehicle defined in the license and registration laws as an automobile or passenger. Types of recreational vehicles that would be capable of attaining a temporary use permit (TUP) are fifth wheel trailers, motor homes, park trailers and travel trailers. All recreational vehicles being allowed for longer-term temporary stays of up to 180 days or more in mobile home parks and/or Recreational vehicle parks must apply for a TUP and demonstrate an economic development need for such use as stipulated in Section 34-404 (14). A TUP will last for durations of 180 days. The Development Services Director or designee can grant time extensions to this duration on a case-by-case basis. A TUP is an annual permit and must be renewed yearly.

Recreational vehicle park. A lot or parcel of land designated for legal use as a campground and/or recreation vehicle park on which two or more recreational vehicles are parked, or any lot or parcel of land on which unoccupied recreational vehicles, camping trailers, recreational park trailers or campers, whether new or used, are parked for the purposes of inspection, sale, storage or repair.

Residential street. A street designed and intended to serve residential areas. Residential streets feed traffic into collector and arterial street systems.

Restaurant. A place where people pay to sit and eat meals that are cooked and served on the premises.

Sign. Any lettered or pictorial device designed to inform or attract attention including but not limited to the following:

- (1) *Sign, surface area.* The entire areas within a parallelogram triangle, circle, semicircle or other geometric figure, including all of the elements of the matter displayed, but not including black masking, frames, or structural elements outside the advertising elements of the sign and bearing no advertising material.
- (2) *Indirectly illuminated sign.* Any sign which is partially or completely illuminated at any time by a light source which is so shielded as to not be visible at eye level.
- (3) *Semi-illuminated sign.* Any sign located on a building, which building face is uniformly illuminated over its entire area, including the area of the sign, by use of electricity or other artificial light. Semi-illuminated signs shall be permitted in any location where illuminated signs are permitted.
- (4) *Detached sign.* Any sign located on the ground or on a structure located on the ground and not attached to a building.
- (5) *Wall sign.* Any sign attached to and erected parallel to and within one foot of the face or wall of building, including signs painted on the walls of the buildings.
- (6) *Roof sign.* Any sign erected, constructed and maintained wholly upon or over the roof of a building and having the roof as a principal means of support.
- (7) *Projecting sign.* Any sign extending more than one foot from the face of the building to which it is attached. A time and temperature instrument mounted on the face of a building shall be included in this definition.
- (8) *Snipe sign.* Any sign of a material such as cardboard, paper, pressed wood, plastic or metal which is attached to a fence, tree, utility pole or temporary structure, or any sign which is not securely fastened to a building, or firmly anchored to the ground.
- (9) *Marquee sign.* Any sign attached flat against the marquee or permanent sidewalk canopy of a building, or suspended under a marquee or sidewalk canopy, and extending downward not more than 12 inches therefore.
- (10) *Poster panel or billboard.* An illustration of approximate dimension of 12 feet by 24 feet or multiples thereof, mounted on a semi- permanent structure, and depicting information not directly related to the property upon which it is placed.
- (11) *Attention attracting device.* Any flasher, blinker, animation, banner, clock or other object designed or intended to attract the attention of the public to an establishment or to a sign.

Spot zoning. Arbitrary and unreasonable zoning when smaller area is singled out of a larger area or district and specially zoned for a use classification totally different and inconsistent with the classification of surrounding land and not in accordance with the Comprehensive Plan.

Story. That part of a building included between the surface of one floor and the surface of the floor next above, or if there be no floor above, that part of the building which is above the surface of the highest floor thereof. A top story attic is a half story when the main line of the eaves is not above the middle of the interior height of such story. The first story is the highest story having its interior floor surface not more than four feet above the curb level, established or mean street grade, or average ground level, as mentioned in "height of buildings" of this section.

Story, half. A story under a gable, hip, gambrel or mansard roof, the wall plates of which on at least two opposite exterior walls are not more than two feet above the floor of such story.

Street. A thoroughfare which affords principal means of access to property abutting thereon.

Street line. The dividing line between the street and the abutting property.

Street centerline. A line midway between street lines.

Street commercial area. A developed business frontage along a street and no more than 200 feet in depth from the front property line.

Structural alterations. Any alteration involving a change in or addition to the supporting members of a building, such as bearing walls, columns, beams or girders.

Structure. Anything which is constructed or erected and located on or under the ground, or attached to something fixed to the ground.

Travel trailer. A vehicular unit mounted on wheels, designed to provide temporary living quarters for recreational, camping, or travel use of such size or weight as not to require special highway movement permits when towed by a motorized vehicle and of gross trailer area less than four hundred thirty square feet.

Temporary Structure. Means any structure designed, constructed, installed and/or intended to be dismantled by the Contractor, including (but not limited to) a shed, booth, building or enclosure of any kind used for commercial or business purposes and which any person or business intends to place on the same lot with or on any lot adjacent to, any permanent structure used for business or commercial purposes. These structures will require location on the ground or attachment to something having a temporary, non-permanent location on the ground; and may be associated with, and ancillary to, a temporary use with a permit for durations of 180 days or less. The Development Services Director or designee can grant time extensions to this duration on a case-by-case basis.

Truck camper. A portable unit constructed to provide temporary living quarters for recreational, travel, or camping use, consisting of a roof, floor, and sides and designed to be loaded onto and unloaded from the bed of a pickup truck.

Usable open space. Open space within a proposed development site excluding areas devoted to roadways and parking. At least one-half of all areas designated as usable open space shall have a slope of less than 20 percent.

Van conversion. A completed vehicle permanently altered cosmetically, structurally, or both which has been recertified by the state as a multipurpose passenger vehicle but which does not conform to or otherwise meet the definition of a motor home in this section and which contains at least one plumbing, heating, or one-hundred-twenty-nominal-volt electrical component subject to the provisions of the state standard for recreational vehicles. Van conversion does not include any such vehicle that lacks any plumbing, heating, or one-hundred-twenty-nominal-volt electrical system but contains an extension of the low-voltage automotive circuitry.

Yard. A required open space on the same lot unoccupied and unobstructed by any structure or portion of a structure from 30 inches above the general ground level of the graded lot upward, provided, however, that fences, walls, poles, posts and other customary yard accessories, ornaments and furniture may be permitted in any yard subject to height limitations and requirements limiting obstruction of visibility.

Yard, front. A yard extending the full width of the lot across the front of a lot adjoining a public street.

Yard, interior side. A side yard which is not adjacent to or bordered by a street, avenue or other public right-of-way.

Yard, rear. A yard between the rear lot line and the rear line of the main building and the side lot lines.

Yard, side. A yard between the main building and the adjacent side line of the lot, and extending entirely from a front yard to the rear yard.

(Ord. No. 4233-11/2009, [4398](#) -7/2014 and [4418](#) -12/2014)

Smittys MHP LLC
820 S. Pine Avenue
Hastings Ne, 68901
manager@smittysmhp.com
402-588-0880

7/15/2021

To Whom it may concern and all other interested parties,

My name is Stephanie Ganow-Guthrie, I am the Community Property Manager at Smittys Mobile Home Plaza. I have only had the pleasure of being the Manager here for just a short amount of time, but in that time, I feel as though I am getting to know the community of Hastings and many of the leaders that represent this wonderful community.

Here at Smittys MHP, we have just over 80 open lots that do not have any mobile homes on them. Please understand that as a Property Manager I do have every intention to fill most all those spaces with permanent homes, however there is a shortage of new mobile/manufactured homes for us to purchase and bring into this community for permanent housing.

Over the last two months I, as the property manager have received close to 20 phone calls and 15 in person visits from out-of-town visitors inquiring about available living arrangements within the community of Hastings. Most all these inquiries are from prospective and or current employees of either the Ethanol Plant or the Turbines that are going up outside of Campbell. Both parties state that their will be over 800 people over the next 6 months needing housing. This is a small village within itself.

Currently Smittys MHP does not have a permit for RV spaces. By allowing properties like Smittys MHP and other companies to provide a service to individuals with RV's or Campers, that are working in and around our community would not only benefit those indivual properties, but it would benefit the Community as a whole. These companies who plan to bring their employees here will be able to boost our local economy, by shopping and dining out here.

From my understanding while speaking with many of the prospective/current employees they are needing housing from now until November or December. While I currently do not have any of these currently in the community I manage, I would certainly be opened to welcoming as many as the city of Hastings would allow for me to accommodate.

If you have any comments, questions, or concerns regarding my letter, please feel free to reach out to me, either by phone or email. I do appreciate your time while reviewing and considering this matter.

With the upmost Sincerity,



Stephanie Ganow-Guthrie

ORDINANCE NO. 4674

AN ORDINANCE OF THE CITY OF HASTINGS, NEBRASKA, TO AMEND SECTIONS 34-103, 34-200, 34-403 AND 34-404 OF THE OFFICIAL CITY CODE OF THE CITY OF HASTINGS, NEBRASKA, TO PROVIDE FOR A TEMPORARY USE PERMIT AND TO ALTER THE USES AND DISTRICT TABLE; TO REPEAL ANY ORDINANCE IN CONFLICT HEREWITH; TO PROVIDE WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT; AND TO PROVIDE FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM.

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

SECTION 1. That Section 34-103 of the Official City Code of the City of Hastings, Nebraska, be and the same is here by amended to read as follows:

34-103. General definitions.

All words and phrases shall have their ordinary and customary meanings unless the context of the word or phrase indicates otherwise. The following terms shall have the meaning given below, unless the context of the use of the term clearly indicates otherwise based on the stated intent or other guidance associated with its use in a particular section of these regulations.

Abutting. Immediately adjacent and shall not include property separated by an alley or a street.

Accessory building. A subordinate building located on the lot occupied by the principal building and having a use customarily incident to the main use of the property. A building housing an accessory use shall not be considered an accessory building when it has any part of a wall in common with the principal building, or is under an extension of the main roof, and designed as an integral part of the principal building.

Accessory use. A use of a building or land which is customarily incident and subordinate to and located on the same lot as the principal use of the lot.

Acoustic rating. A measure of sound-deadening quality of a wall or ceiling-floor assembly.

Adjacent. Within close proximity, property separated by a street, alley, stream or other ownership physical separation between properties.

Adult. Any person 19 years of age or older.

Alley. A minor way which is used primarily for vehicular service access to the back or side of properties otherwise abutting on a street.

Alteration. Any addition, removal, extension or change in the location of any exterior wall of a main building or accessory building.

Antenna, receiving. Any structure or device use for the purpose of receiving radio, television, radar microwave, or other broadcast signals.

Area, building. The total of areas taken on a horizontal plane at the main grade level of the principal and all accessory buildings or structures exclusive of steps.

Arterial street. A street designed and intended to carry traffic from residential and collector street systems to major highways. Arterials are designated by class on the official streets and highways plan.

Basement. That portion of a building between floor and ceiling which is partly below and partly above grade but so located that the vertical distance from grade to the floor below is less than the vertical distance from grade to ceiling.

Block. A piece or parcel of land entirely surrounded by public highways or streets, other than alleys and identified as such an a plat or other official document. In cases where the platting is incomplete or disconnected, the building inspector shall determine the outline of the block.

Broadcast or antenna tower. A structure for the transmission or broadcast of radio, television, radar, or microwaves which exceeds the maximum height permitted in the district in which it is located.

Building. A structure designed or intended for the enclosure, shelter, or protection of persons, animals, chattels, or property. Buildings connected by a breezeway shall be deemed separated buildings.

Building, height of. The vertical distance from the average elevation of the finished grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitch or hip roof. See Exhibit No. 1, Appendix A.

Building, principal. A building in which is conducted the main use of the lot on which the building is situated.

Camping trailer. A vehicular portable unit mounted on wheels and constructed with collapsible partial side walls which fold for towing by another vehicle and unfold at the campsite to provide temporary living quarters for recreational, camping, or travel use.

Campus. A ten-acre or larger tract of land that has been planned, developed and operated as an integrated group of buildings or structures with compatible supporting ancillary uses with special attention given to vehicular traffic circulation and parking, pedestrian access and movement, utility needs, and a consistent theme of aesthetics associated with buildings and grounds.

Caregiver quarters. A caregiver quarters shall mean an accessory residential structure located on the same lot or tract as the principal residence. Caregivers shall include nannies/caretakers/caregivers/servants of immediate family members, but shall not include other domestic workers.

Cellar. That portion of a building between floor and ceiling which is wholly or partly below grade and so located that the vertical distance from grade to the floor below is equal to or greater than the vertical distance from grade to ceiling.

Collector street. A street designed and intended to carry traffic from residential street systems to arterial or major highway systems.

Common wall. A wall or walls extending from the basement or ground floor line of a building to the roof along a lot line, which lot line is common to an adjoining lot.

Comprehensive plan. The Comprehensive Development Plan of the City of Hastings.

Conditional use. A provision which allows for flexibility within the zoning district by permitting certain specified uses in zoning districts where such uses are generally considered appropriate, but only after additional controls and safeguards are applied to ensure their compatibility with permitted principal uses.

Court. An open, unoccupied space, other than a yard, bounded on three or more sides by exterior walls of a building, or by exterior walls of a building and lot lines on which walls are allowable.

Condominium. Individual ownership of a unit within a multi-unit structure, and an equal undivided interest in the common areas and lands associated with the structure.

Curb level. The mean level of the curb in front of the lot, or in case of a corner lot, along that abutting street where the mean curb level is the highest.

Density. The number of dwelling units per gross acre in any residential development.

District. A section or sections of either the City of Hastings or area within two miles thereof for which regulations governing the use of buildings and premises, the height of buildings, the size of yards, and the intensity of use are uniform.

Dwelling. A building designed or the principal use of which is as living quarters providing independent and complete cooking, living, sleeping and toilet facilities for a single housekeeping unit.

Family. One or more persons immediately related by blood, marriage, or adoption and living as a single housekeeping unit in a dwelling shall constitute a family. A family may include, in addition, not more than five persons who are unrelated for the purpose of this title. The following persons shall be considered related for the purpose of this title:

- (1) A person residing with a family for the purpose of adoption.
- (2) Not more than six persons under 19 years of age, residing in a foster home licensed or approved by the State of Nebraska.
- (3) Not more than three persons 19 years of age or older residing with a family for the purpose of receiving foster or supervised care licensed or approved by the State or its delegate.
- (4) Any person who is living with a family at the direction of a court.

Fence. See Section 34-305 under supplementary district regulations.

Fifth-wheel trailer. A unit mounted on wheels, designed to provide temporary living quarters for recreational, camping, or travel use, of such size or weight as not to require a special highway movement permit, of gross trailer area not to exceed four hundred thirty square feet in the setup mode, and designed to be towed by a motorized vehicle that contains a towing mechanism that is mounted above or forward of the tow vehicle's rear axle.

Flagpole. A flagpole shall mean a narrow extension of property which is attached to and constitutes a part of a flag lot, which property provides access from the public right-of-way to the buildable portion of the flag lot. A flagpole shall be at least 20 feet in width and must meet all requirements of the Fire Code of the City as a fire apparatus access road. When located in the City of Hastings, Nebraska, a flagpole shall be not more than 200 feet in length. When located outside the City of Hastings, Nebraska but within the zoning jurisdiction of said City, a flagpole shall be not more than 400 feet in length.

Flood plain. Those lands which are designated as flood plain on the official flood way boundary maps of the City of Hastings.

Floor area ratio. Floor area ratio is defined as the maximum gross floor area of a building on a lot or parcel, divided by the area of the lot or parcel. (F.A.R. of 2.0 provides for 28,000 gross sq. ft. of building on a lot with an area of 14,000 sq. ft.)

Grade. The average finished ground level adjoining the building at all exterior walls.

Gross area. The total site area, excluding bodies of water, to be included within a proposed development as indicated on a site plan.

Gross floor area. The total horizontal area of all of the floors of a building, measured from exterior to exterior including interior balconies, mezzanine, stairwells, elevator shafts and ventilation shafts, etc.

Gross leasable floor area. The total floor area designed for tenant occupancy and exclusive use; including basements, mezzanines and upper floors, if any, but excluding stairways, common hallways and mechanical equipment rooms, expressed in square feet measured from the centerline of joint partitions, and from the exterior surface of outside walls.

Height of yard or court. The vertical distance from the lowest level of such yard or court to the highest point of any boundary wall.

Landscaping. Landscaping shall mean that an area is predominately devoted to, and maintained for, the growing of trees, shrubbery, lawns and other plant materials.

Lot. A parcel of land occupied or to be occupied by one main building, or unit group of buildings, and the accessory buildings or uses customarily incident thereto, including such open spaces as are required under this chapter, and, except for a flag lot as defined in this chapter, having its principal frontage upon a public street or approved place. A lot as used herein may consist of one or more platted lots, or tract or tracts, as conveyed or parts thereof, and shall include a flag lot.

Lot, corner. A lot abutting upon two or more streets, at their intersection. A corner lot shall be deemed to front on that street on which it has its least dimension, unless otherwise specified by the Building Inspector.

Lot, flag. A flag lot shall mean a lot which does not have the required frontage on a public street and which is located adjacent to a lot which does have the required frontage on a public street. A flag lot shall include a projection, or "flagpole", which connects the flag lot to the public right-of-way, which flagpole shall meet the requirements set forth in this chapter under the definition of flagpole. The flagpole on a flag lot need not meet the minimum lot width requirements set forth in these regulations, but the remaining portion of a flag lot, exclusive of

the flagpole, must meet all lot width, front and rear yard setbacks and all other requirements the same as if it were not a flag lot.

Lot coverage of building. That percentage of the total lot area covered by buildings.

Lot, double frontage. A lot having a frontage on two non-intersecting streets as distinguished from a corner lot.

Lot, interior. A lot whose side lines do not abut upon any street.

Lot depth. The mean horizontal distance from the front lot line to the opposite rear lot line.

Lot in separate ownership at the time of the passage of this chapter. A lot the boundary lines of which along their entire length touched lands under other ownership as shown by plat or deed recorded in the office of the Register of Deeds of the County on or before August 26, 1968.

Lot lines. The lines bounding a lot as defined herein.

Lot line, front. The boundary between a lot and the street on which it fronts, provided that for a flag lot, the front lot line shall mean the closet line which is approximately parallel to the public right-of-way or approved place, at the end of the flag pole farthest away from the public right-of-way.

Lot line, rear. The boundary line which is opposite and most distant from the front lot line; except, that in the case of uncertainty the building inspector shall determine the rear lot line.

Lot line, side. Any lot boundary not a front or rear line thereof. A side line may be a party lot line, a line bordering on an alley or place or a side street line.

Lot width. The distance between straight lines connecting front and rear lot lines at each side of the lot, measured between the midpoints of such lines, provided that such measurement shall not extend beyond the lot lines of the lot being measured.

Lot of record. A lot which is part of a subdivision, the plat of which has been recorded in the office of the Register of Deeds for Adams County on or before August 26, 1968 unless another date is specifically established in this chapter, provided that said lot has a frontage of not less than 50 feet; or, an irregular tract lot as described by a deed recorded with the Register of Deeds for Adams County on or before August 26, 1968 unless another date is specifically established in this title, provided that such lot is numbered and described by the county surveyor.

Lot, platted. A lot which is part of a subdivision the plat of which, or the appropriate permit for which, has been legally approved and recorded in the office of the Register of Deeds for Adams County.

Lot, transverse. A lot which is approximately at right angles to the general pattern of other lots in the same city block.

Mobile vendor. A transient business selling or delivering food or goods in the city with an approved temporary use permit (TUP) lasting for durations of 180 days or less. The Development Services Director or designee can grant time extensions to this duration on a case-by-case basis. This TUP must be renewed annually.

Motor home. A vehicular unit primarily designed to provide temporary living quarters which are built into an integral part of, or permanently attached to, a self-propelled motor vehicle chassis or van, containing permanently installed independent life-support systems that meet the

state standard for recreational vehicles and providing at least four of the following facilities: Cooking; refrigeration or ice box; self-contained toilet; heating, air conditioning, or both; a potable water supply system including a faucet and sink; separate one-hundred-twenty-nominal-volt electrical power supply; or LP gas supply.

Non-commercial vehicles and equipment. The term non-commercial vehicles and equipment as applied in the residential off-street parking requirement sections of this Chapter shall include automobiles and pick-up trucks which are operated or owned by the residents of a dwelling and used in the course of their business or employment.

Nonconforming use, building or yard. A use, building or yard, which does not, by reason of design, use, or dimensions, conform to the regulations of the district in which it is situated. It is a legal nonconforming use if established prior to establishment of a zoning ordinance prohibiting the same.

Parking area. A structure or an open area other than a street, alley or other right-of-way for the temporary storage of automobiles, together with a driveway connecting the parking area with a street or alley and permitting ingress and egress for an automobile, provided that there shall be no storage of automobiles for the purpose of sale or resale. The minimum dimensions of each parking space shall be eight and one-half by 20 feet.

Parking lot. A parking area with six or more parking spaces.

Parking space, off-street. A parking area located off any street, alley or other right-of-way which is adequate for parking an automobile with room for opening both doors and adequate maneuvering room on a parking area with access to public street or alley. See Exhibit No. 3, Appendix A.

Park trailer. A vehicular unit which meets the following criteria: 1) Built on a single chassis mounted on wheels; 2) Designed to provide seasonal or temporary living quarters which may be connected to utilities necessary for operation of installed fixtures and appliances; 3) Constructed to permit setup by persons without special skills using only hand tools which may include lifting, pulling, and supporting devices; and 4) Having a gross trailer area not exceeding four hundred thirty square feet when in the setup mode.

Place. An open, unoccupied space other than a street or alley permanently established or dedicated as the principal means of access to property abutting thereon.

Premises. A tract of land, consisting of one platted lot or irregular tract, or more than one platted lot or irregular tract, provided such lots or tracts are under common ownership and abutting each other.

Planned unit development. A use or combination of uses, the plan for which may not conform to the regulations established in any one or more zoning districts with respect to lot size, bulk, type of use, density, lot coverage, height or required open space for which a conditional use permit may be granted by the City Council.

Profession. An occupation or calling requiring the practice of a learned art through specialized knowledge based on a degree issued by an institute of higher learning, e.g. doctor of medicine, engineer, lawyer.

Property line. A demarcation line dividing a lot from other lots or parcels of land.

Recreational vehicle. A vehicular type unit primarily designed as temporary living quarters for recreational, camping, or travel use, which unit either has its own motive power or is mounted on or towed by another vehicle. Recreational vehicles shall include, but not be limited to, travel trailer, park trailer, camping trailer, truck camper, motor home, ~~and~~ van conversion, ~~and fifth wheel~~, as defined in Nebraska Revised Statutes § 71-4603, as amended ~~in 2012 from time to time.~~

Recreational vehicle, temporary use. A vehicle which is manufactured, constructed, or equipped primarily for use as a self-propelled home, house car, or mobile living quarters, capable of being legally operated on the highways, and containing permanently installed essential living facilities for intermittent or longer-term temporary stays of up to 180 days or more. This term shall not include any towed utility trailer, camping trailer, truck camper, van conversion nor shall it include any vehicle defined in the license and registration laws as an automobile or passenger. Types of recreational vehicles that would be capable of attaining a temporary use permit (TUP) are fifth wheel trailers, motor homes, park trailers and travel trailers. All recreational vehicles being allowed for longer-term temporary stays of up to 180 days or more in mobile home parks and/or Recreational vehicle parks must apply for a TUP and demonstrate an economic development need for such use as stipulated in Section 34-404 (14). A TUP will last for durations of 180 days. The Development Services Director or designee can grant time extensions to this duration on a case-by-case basis. A TUP is an annual permit and must be renewed yearly.

Recreational vehicle park. A lot or parcel of land designated for legal use as a campground and/or recreation vehicle park on which two or more recreational vehicles are parked, or any lot or parcel of land on which unoccupied recreational vehicles, camping trailers, recreational park trailers or campers, whether new or used, are parked for the purposes of inspection, sale, storage or repair.

Residential street. A street designed and intended to serve residential areas. Residential streets feed traffic into collector and arterial street systems.

Restaurant. A place where people pay to sit and eat meals that are cooked and served on the premises.

Sign. Any lettered or pictorial device designed to inform or attract attention including but not limited to the following:

- (1) *Sign, surface area.* The entire areas within a parallelogram triangle, circle, semicircle or other geometric figure, including all of the elements of the matter displayed, but not including black masking, frames, or structural elements outside the advertising elements of the sign and bearing no advertising material.
- (2) *Indirectly illuminated sign.* Any sign which is partially or completely illuminated at any time by a light source which is so shielded as to not be visible at eye level.
- (3) *Semi-illuminated sign.* Any sign located on a building, which building face is uniformly illuminated over its entire area, including the area of the sign, by use of electricity or other artificial light. Semi-illuminated signs shall be permitted in any location where illuminated signs are permitted.

- (4) *Detached sign.* Any sign located on the ground or on a structure located on the ground and not attached to a building.
- (5) *Wall sign.* Any sign attached to and erected parallel to and within one foot of the face or wall of building, including signs painted on the walls of the buildings.
- (6) *Roof sign.* Any sign erected, constructed and maintained wholly upon or over the roof of a building and having the roof as a principal means of support.
- (7) *Projecting sign.* Any sign extending more than one foot from the face of the building to which it is attached. A time and temperature instrument mounted on the face of a building shall be included in this definition.
- (8) *Snipe sign.* Any sign of a material such as cardboard, paper, pressed wood, plastic or metal which is attached to a fence, tree, utility pole or temporary structure, or any sign which is not securely fastened to a building, or firmly anchored to the ground.
- (9) *Marquee sign.* Any sign attached flat against the marquee or permanent sidewalk canopy of a building, or suspended under a marquee or sidewalk canopy, and extending downward not more than 12 inches therefore.
- (10) *Poster panel or billboard.* An illustration of approximate dimension of 12 feet by 24 feet or multiples thereof, mounted on a semi- permanent structure, and depicting information not directly related to the property upon which it is placed.
- (11) *Attention attracting device.* Any flasher, blinker, animation, banner, clock or other object designed or intended to attract the attention of the public to an establishment or to a sign.

Spot zoning. Arbitrary and unreasonable zoning when smaller area is singled out of a larger area or district and specially zoned for a use classification totally different and inconsistent with the classification of surrounding land and not in accordance with the Comprehensive Plan.

Story. That part of a building included between the surface of one floor and the surface of the floor next above, or if there be no floor above, that part of the building which is above the surface of the highest floor thereof. A top story attic is a half story when the main line of the eaves is not above the middle of the interior height of such story. The first story is the highest story having its interior floor surface not more than four feet above the curb level, established or mean street grade, or average ground level, as mentioned in "height of buildings" of this section.

Story, half. A story under a gable, hip, gambrel or mansard roof, the wall plates of which on at least two opposite exterior walls are not more than two feet above the floor of such story.

Street. A thoroughfare which affords principal means of access to property abutting thereon.

Street line. The dividing line between the street and the abutting property.

Street centerline. A line midway between street lines.

Street commercial area. A developed business frontage along a street and no more than 200 feet in depth from the front property line.

Structural alterations. Any alteration involving a change in or addition to the supporting members of a building, such as bearing walls, columns, beams or girders.

Structure. Anything which is constructed or erected and located on or under the ground, or attached to something fixed to the ground.

Travel trailer. A vehicular unit mounted on wheels, designed to provide temporary living quarters for recreational, camping, or travel use of such size or weight as not to require special highway movement permits when towed by a motorized vehicle and of gross trailer area less than four hundred thirty square feet.

Temporary Structure. Means any structure designed, constructed, installed and/or intended to be dismantled by the Contractor, including (but not limited to) a shed, booth, building or enclosure of any kind used for commercial or business purposes and which any person or business intends to place on the same lot with or on any lot adjacent to, any permanent structure used for business or commercial purposes. These structures will require location on the ground or attachment to something having a temporary, non-permanent location on the ground; and may be associated with, and ancillary to, a temporary use with a permit for durations of 180 days or less. The Development Services Director or designee can grant time extensions to this duration on a case-by-case basis.

Truck camper. A portable unit constructed to provide temporary living quarters for recreational, travel, or camping use, consisting of a roof, floor, and sides and designed to be loaded onto and unloaded from the bed of a pickup truck.

Usable open space. Open space within a proposed development site excluding areas devoted to roadways and parking. At least one-half of all areas designated as usable open space shall have a slope of less than 20 percent.

Van conversion. A completed vehicle permanently altered cosmetically, structurally, or both which has been recertified by the state as a multipurpose passenger vehicle but which does not conform to or otherwise meet the definition of a motor home in this section and which contains at least one plumbing, heating, or one-hundred-twenty-nominal-volt electrical component subject to the provisions of the state standard for recreational vehicles. Van conversion does not include any such vehicle that lacks any plumbing, heating, or one-hundred-twenty-nominal-volt electrical system but contains an extension of the low-voltage automotive circuitry.

Yard. A required open space on the same lot unoccupied and unobstructed by any structure or portion of a structure from 30 inches above the general ground level of the graded lot upward, provided, however, that fences, walls, poles, posts and other customary yard accessories, ornaments and furniture may be permitted in any yard subject to height limitations and requirements limiting obstruction of visibility.

Yard, front. A yard extending the full width of the lot across the front of a lot adjoining a public street.

Yard, interior side. A side yard which is not adjacent to or bordered by a street, avenue or other public right-of-way.

Yard, rear. A yard between the rear lot line and the rear line of the main building and the side lot lines.

Yard, side. A yard between the main building and the adjacent side line of the lot, and extending entirely from a front yard to the rear yard.

SECTION 2. That Section 34-200 of the Official City Code of the City of Hastings, Nebraska, be and the same is here by amended to read as follows:

34-200. Uses and Districts table.

TABLE 200-1: USES AND DISTRICTS														
	A	R-1	R-1A	R-1S	R-2	R-3	R-4	C-O	C-1	C-2	C-3	CMP	I-1	I-2
Residential Uses														
Detached dwelling	P	P	P	P	P	P	P	P	P		P			
Semi-attached dwelling					P	P	P	P	P		P			
Attached dwelling						P	P	P	P		P			
Multi-dwelling building						P	P	P	P		P			
Live/Work units							P	P	P	P				
Mixed-use dwelling							C			P		P		
Group housing		C	C	C	C	C	C				C			
Type A & B Manufactured housing	P	P	P	P	P	P	P	P	P		P			
Mobile home court	C												C	C
Mobile home, accessory	C													
Detached dwelling, accessory	C													
Civic Uses														
Assembly, neighborhood	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Assembly, community								C	C	C	C	C	C	C

Eleemosynary or philanthropic institution.						C		C	C	P	P	P		
Golf course/Clubhouse (non-business)	P	P	P	P		C						P		
Public park/Playground	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Public museum or library	P	P	P	P	P	P	P	P	P	P	P	P	P	P
School, elementary	P	P	P	P	P	P	P	P	P			P		
School, secondary	R	R	R	R	R	R	R	R	R			P		
School, college or university	P					P						P		
Recreational Vehicle Park	C										C		C	C
Recreational Vehicle, Temporary Use	R										R		R	R
Temporary Structure, Temporary Use	P									P	P	P	P	P
Service Uses														
Adult care, home	C	C	C	C	C	C	C	C	C	C	C	P		
Adult care facility								P	P	P	P	P		
Automobile service station, limited								C	P	P	P	P	P	P
Automobile service station, general											P	P	P	P
Automobile service station, large-scale											P	P	P	P
Automobile repair, limited								C	C	C	P	P	P	P

Automobile repair, general										C	P		P	P
Bank								P	P	P	P	P	P	P
Child care, home	R	R	R	R	R	R	R	R	R	R	R	P		
Child care facility					R	R		P	P	P	P	P	P	P
Halfway house, quasi-institutional use													C	C
Kennel, commercial	C										C		C	C
Lodging, bed and breakfast	C	C	C	C	C	C	C	C	C	C				
Lodging, rooming house						C			P	P	P	P		
Lodging, hotel										P	P	P	P	P
Lodging, motel											P	P	P	P
Medical office	C							P	P	P	P	P		
Medical clinic	C							P	P		P	P	C	C
Medical hospital	C							P	P			P	C	C
Nursing home/Assisted living	C	C	C	C	C	C	C	P	P	C	P	P		
Professional services office								P	P	P	P	P	P	P
Self storage, storage areas								C		R	C		C	C
Veterinary office	P							P	P	P	P		P	P
Veterinary Hospital	P										C		C	C
Employment Uses														
Home occupation.	R	R	R	R	R	R	R	R	R	R	R			

Office, limited						C	C	P	P	P	P	P	P	P
Office, small							C	P	P	P	P	P	P	P
Office, general									C	P	P	P	P	P
Office complex/ Campus										C	P	P	P	P
Commercial and Retail Uses														
Convenience retail, automobile ($< 5K$ s.f.)								C			P	P	P	P
Convenience retail, corner store ($< 2K$ s.f.)							C	P	P	P	P	P	P	P
Neighborhood retail ($< 5K$ s.f.)									P	P	P	P	P	P
General retail ($5K$ s.f.— $20K$ s.f.)										P	P	C	P	P
Large-scale retail ($20K$ s.f.— $100K$ s.f.)										C	P	C	P	P
Warehouse retail ($> 100K$ s.f.)											P		P	P
Neighborhood grocery ($< 45K$ s.f.)									P	P		P		
Supermarket ($> 45K$ s.f.)											P	C	P	P
Indoor entertainment & Rec. business										P	P	C	P	P
Outdoor entertainment & Rec. business	C										C	C	C	C
Entertainment venue	C									C	C	C	C	C
Outdoor sales, limited									C	P	P	P	P	P

Outdoor sales, seasonal									C	C	C	C	C	C
Outdoor sales, yard											P		P	P
Mobile Vendor, Temporary Use										R	R	R	R	R
Outdoor market (Farmers market)										P				
Restaurant									P	P	P	P	P	P
Industrial Uses														
Grain storage elevator	P												P	P
Manufacturing, limited								C	C	C	P	P	P	P
Manufacturing, light										C	C	C	P	P
Manufacturing, general													P	P
Manufacturing, heavy														P
Impound yard													C	C
Recycling collection and processing													C	P
Salvage yard/ Junkyard													C	C
Slaughter house/Meat packing	C									C				C
Storage or sale of liquid petroleum	C													P
Warehouse storage/Bulk storage	C												P	P
Wholesale													P	P
Agriculture and Natural Resource Uses														

Agriculture, Limited	R		R											
Agriculture, general	P													
Aquaculture	C													
Feed lot	C													
Natural resource extraction	C													
Nursery	P	C	C								P		P	
Stable, public	P										P		P	
Public Service Uses														
Air field	C	C	C	C										C
Heli-stop	C	C	C	C				C	C				C	C
Public parking lot						C	C	C	C	C	C	C	C	C
Public recreation grounds	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Public utility plant	C												C	C
Public utility sub-station	C	C	C	C	C	C	C	C	C	C	C		C	C
Cemetery	C									C	C		C	
Small wind energy systems	R	R	R	R	R	R	R	R	R	R	R	R	R	R
Large scale wind generator (Wind farms)	C												C	C
Telecommunication facilities and support structures	C							C	C	C	C	C	R	R

Key:

P = Permitted, allowed subject to general district standards

R = Restricted, allowed subject to specific use standards

C = Conditional, allowed subject to discretionary review

* Permitted use within the A District outside the City Limits, conditional use within A District within the City Limits.

SECTION 3. That Section 34-403 of the Official City Code of the City of Hastings, Nebraska, be and the same is here by amended to read as follows:

34-403. Application requirements.

- (1) Applications for a conditional use permit shall be submitted to the Development Services Department at least three weeks prior to the Planning Commission's scheduled monthly meeting date. The application shall be signed by the property owner as indicated on the Adams County Register of Deeds Office records at the time of application. The application shall be submitted on forms provided by the Development Services Department and shall be accompanied by the following, unless waived by the Department:
 - (a) A site plan drawn to scale indicating the property location, scale, north point, adjacent property for a distance of 300 feet, location of all buildings and uses within the site, access points and traffic circulation.
 - (b) Existing and proposed topographic contours.
 - (c) Detailed site development plans.
 - (d) Detailed building plans, including elevations.
 - (e) Site profiles and drainage plans.
 - (f) Detailed parking and landscaping plans.
 - (g) Detailed underground utility plans.
 - (h) Other graphic materials necessary to fully depict the proposed development.
- (2) A detailed narrative statement shall be submitted with the application for the conditional use permit. Such narrative shall explain the intent of the project, the factors which make the project desirable to the general public and to the surrounding areas, the features and details of the project development, schedule and timing of the development program, and any material or information which the applicant believes to be relative to the case. Where it deems necessary, the Commission or the City Council may require, in addition to the narrative statement:
 - (a) Marketability or economic feasibility studies.
 - (b) Geologic or soil boring and test.
 - (c) Traffic counts in the area.
 - (d) Other detailed technical material as necessary to fully explain the proposed development.

- (3) Upon approval of the conditional use permit by the Hastings City Council, development shall be completely in accordance with the approving plan. Minor revisions to the plan may be approved by the Planning Commission following the public hearing.
 - (a) Major revisions to the plan are subject to the same public hearing requirements by the Planning Commission and the Hastings City Council as required for the original conditional use permit.
- (4) The Council may require landscaping and planting as necessary to preserve compatibility with the surrounding area. If required, the conditional use permit shall contain provisions for permanent maintenance of the landscaping and/or planting.
- (5) In any case where the Council determines that the design of a proposed structure may affect the compatibility of a proposed development with the area in which it is proposed to be located, the Council may require changes in the design or may reject the proposed development if no suitable correction can be made.
- (6) All buildings, structures and activities, including permitted uses proposed within a conditional use permit development plan application, shall be analyzed with respect to minimum yard requirements maximum lot coverage, and maximum height limitations, in relationship to the development concept as a complete and functional unit. General requirements for each use should be based upon zoning districts where such uses are permitted as a matter of right. However, every use should comply with the general requirements of this Chapter, including but not limited to signs, off-street parking and loading, **and temporary uses.**
- (7) The Hastings City Council in approving a conditional use permit development plan may at its option relax the minimum dimensional requirements of this Chapter, when the Council finds such variances are in the best interest of the total development plan, will not adversely affect adjacent property and the public health, safety and general welfare of the community are not compromised. The Council shall not allow a use under this section which is not permitted as a permitted principal use, a permitted accessory use or as a conditional use under the schedule of district regulations for the zoning district in which the property is located.
- (8) The Hastings City Council shall require adequate guarantee of compliance in approving all conditional use permits. Such guarantee may be a performance bond in the total amount necessary to assure compliance, such bond to be reduced as stages of construction are completed and the public liability for assuring compliance is correspondingly reduced. Alternatively or in concert with a bond, such guarantee may be a stipulation in the event of the applicant's failure to comply, authorizing the City to take the steps necessary to assure compliance, including performing the construction or maintenance itself, and charge all costs thereof as an assessment against the property.
- (9) The Development Services Department staff shall submit a written report to the Planning Commission and the Hastings City Council with findings as to how the application complies with the requirements of this Chapter. No permit should be approved until the Hastings City Council is satisfied all requirements of this Chapter have been met.
- (10) Concept tentative approval. Applications for a conditional use permit shall be for either concept approval or final approval. Applications for concept approval may be accompanied by schematic preliminary design plans rather than detailed final design construction plans.

- (a) Concept approval shall be valid for a period not to exceed 18 months unless otherwise extended after additional public hearings by both the Planning Commission and the Hastings City Council.
- (b) No construction shall take place on the site until final approval has been granted by the Hastings City Council unless expressly authorized by the Council at the time of concept approval. In which case said construction shall be limited to incidental site grading, not including excavation for building sites or water retention areas.

SECTION 4. That Section 34-404 of the Official City Code of the City of Hastings, Nebraska, be and the same is here by amended to read as follows:

34-404. Specific standards for conditional uses.

- (1) *Hospitals, sanitariums, convalescent centers, nursing or rest homes, rehabilitation centers, correctional institutions, psychiatric institutions and similar institutions.*
 - (a) The site shall have direct access from a street or avenue of City arterial street or greater designation on the City's major thoroughfares plan depicted in the Comprehensive Plan. This standard may be waived by the Hastings City Council if the Council finds such waiver is in the best interest of the total development plan, will not adversely affect adjacent property and existing uses thereon, and does not compromise the public health, safety and general welfare of the community.
 - (b) A site plan, drawn to scale, shall be provided with the application for the conditional use permit. Such site plan shall show the location of all buildings and structures on the site, ingress and egress points, circulation patterns, parking areas, including the total number of parking spaces provided, and a general description of the building uses.
 - (c) Minimum lot size:
 - 1—10 beds ½ acre (21,780 sq. ft.)
 - 11—20 beds 1 acre (43,560 sq. ft.)
 - For each add'l ½ acre (or greater if ten beds required by the City Council)
 - (d) Minimum yard requirements—The City Council may specify such yard requirements as in its judgment will adequately protect the integrity of surrounding areas and uses.
 - (e) Maximum lot coverage by all buildings—20 percent.
 - (f) Maximum height of structures—Same as required for permitted uses in the zoning district where the site is located.
 - (g) Off-street parking—Adequate off-street parking shall be provided in connection with any permitted use. The minimum for each use to be as provided in Section 34-308(2) and Table 308-1 Required Automobile Parking.
 - (h) Landscaping—All areas of the site not devoted to buildings, structures, parking areas, walkways or driveways shall be covered with one or more of the following: asphaltic compound or concrete, lawn grass, natural or ornamental shrubbery, trees, or other approved landscaping material.

- (i) Walls and screening—Where it deems necessary, the City Council may require that the site be fully enclosed by a wall or fence to prevent casual access to and from the site, or that the periphery of the site be suitably screened by evergreen planting or by other natural planting of sufficient height and density to provide and maintain a year-round visual screen. If the conditional use permit is granted, the wall or screening which is approved shall be fully constructed, inspected and approved by the Development Services Director prior to occupancy.
- (2) *Churches and other places of religious worship.*
 - (a) The site shall have direct access from a street or avenue of City arterial street or greater designation on the City's major thoroughfares plan depicted in the Comprehensive Plan.
 - (b) A site plan, drawn to scale, shall be provided with the application for the conditional use permit. Such site plan shall show the location of all buildings and structures on the site, ingress and egress points, circulation patterns and the total number of parking spaces provided.
 - (c) The minimum lot size for a church in any district where they are permitted as a conditional use shall be 14,000 square feet, minimum lot width shall be 100 feet.
 - (d) Minimum yard requirements—The City Council may specify such yards as in its judgment will adequately protect the integrity of surrounding areas and uses, provided that no yard shall be less than required for the district in which the property is located.
 - (e) Maximum lot coverage—Same as is required for permitted uses in the zoning district where the site is to be located.
 - (f) Maximum height of structures—Same as is required for permitted uses in the zoning district where the site is located.
 - (g) Off-street parking—At least one parking space shall be provided for each three occupants based upon maximum seating capacity of the nave, or for each three occupants based upon the maximum seating capacity of all meeting areas in the structure exclusive of the nave (whichever is greater) as calculated under the latest edition of the International Building Code which has been adopted by the City. Parking spaces shall be at least eight and one-half feet by 20 feet in size, and all driveways, maneuvering areas and parking areas shall be covered with asphaltic or concrete pavement.
 - (h) Landscaping—All areas of the site not devoted to buildings, structures, parking areas, walkways or driveways shall be covered with one or more of the following: lawn grass, natural or ornamental shrubbery or trees or other approved landscaping materials.
 - (i) Accessory uses such as day nurseries and kindergartens must be approved in the original application or by subsequent amendment to the conditional use permit.
 - (j) Signs. Signage for churches shall be as permitted for a civic or commercial use in the district in which they are located. Any increase beyond that which is allowed within the district in which the church is located shall require specific approval through a conditional use permit application or amendment.
- (3) *Natural resource extraction.*

- (a) A site plan, drawn to scale, shall be submitted with any application for a conditional use permit. Such site plan shall show the following information:
 - (i) Graphic (and legal) description of the petition area.
 - (ii) Existing topographic contours (not less than ten foot contour intervals).
 - (iii) Finished topographic contours when extraction is completed (not less than ten foot contour intervals).
 - (iv) Existing and proposed buildings and structures on the site.
 - (v) Principal access points which will be used by trucks, and equipment including ingress and egress points and internal circulation.
 - (vi) Indication of the existing landscape features.
 - (vii) Location and nature of other operations, if any, which are proposed to take place on the site.
- (b) A narrative statement shall also be submitted with the application for a conditional use. Such narrative shall set forth in detail the following definitive information.
 - (i) Method of drainage.
 - (ii) Method of fencing or barricading the petition area to prevent casual access.
 - (iii) Estimated amount of material to be removed from the site.
 - (iv) Estimated length of time necessary to complete the operation.
 - (v) Description of operations or processing which will take place on the site during and after the time the material is extracted.
 - (vi) Plan or program of regrading and shaping the land for future use.
 - (vii) Proposed hours of operation.
 - (viii) Other pertinent information that may pertain to the particular site.
- (c) General requirements.
 - (i) Principal access to the site shall minimize the use of residential streets, and access roads shall be treated in a manner so as to make them dust free; further, where access roads intersect arterial streets, suitable traffic controls shall be established.
 - (ii) A strip of land at the existing topographic level, and not less than 15 feet in width, shall be retained at the periphery of the site wherever the site abuts a public right-of-way. That periphery strip shall not be altered except for access points.
 - (iii) All banks shall be left with a slope ratio of no greater than 4:1 (25 percent slope) unless it can be shown to the Planning Commission's satisfaction that a greater slope is not detrimental to the beneficial future use of the subject property.
 - (iv) Sufficient attention should be paid to drainage of the site, both during the extraction period and after the site has been regraded. Where a finished grading plan indicates that surface water will be conducted from the site onto adjacent lands, the plan will be subject to the approval of the Public Works Department.

- (v) During periods of inactivity, the owner of the pit shall take whatever precautions as are necessary to prevent the site from becoming an attractive nuisance.

(4) *Junk yards.*

- (a) The term "junk yard" shall include, for the purposes of this section, the terms auto-wrecking yard and salvage or scrap yard.
- (b) All junk yards, in addition to the conditions implied herein, shall comply with the provisions of Chapter 18 of the Hastings City Code.
- (c) General requirements:
 - (i) The proposed site shall not be located within 500 feet of any school, hospital, public building, residential subdivision, or place of public assembly.
 - (ii) A site plan, drawn to scale, shall be provided with the application. Such site plan shall state the legal description of the property, the location of all buildings and structures on the site, access points, off-street parking areas, vehicular circulation and prominent topographical features, if any, of the site or adjacent lands within 300 feet of the site.
 - (iii) The minimum lot size for junk yard in any district where they are permitted as a conditional use shall be two acres. The minimum lot width shall be 150 feet.
 - (iv) The junk yard shall be completely enclosed and obscured from the public view by a solid fence or wall eight feet in height, by topography, and evergreen planting of sufficient height and density to provide and maintain a year-round visual screen. The specific type of screening shall be specified in the application. If the permit is granted, the screening which is approved shall be fully constructed, inspected and approved by the Development Services Director prior to the yard being utilized.
 - (v) Failure to maintain the screen as specified shall be cause for the permit to be rescinded and the junk yard shall be removed at the cost of the owner of the land upon which it is located.
 - (vi) Provisions shall be made to prevent any contamination of the domestic water supply or excessive surface run-off from the property onto adjoining lands or streams. Where it deems necessary, the City Council may require the submission of a site drainage plan. A drainage plan which carries water off of the site shall be subject to the approval of the City Engineer.
 - (vii) Failure to prevent such contamination of the domestic water supply or to prevent excessive surface run-off from the site onto adjoining lands or streams shall be cause for the permit to be rescinded and the junk yard to be removed at the cost of the owner of the land upon which it is located.

(5) *Storage of vehicles in impound yard.*

- (a) No dismantling, processing or salvaging of vehicles or repair work to vehicles may be performed in an impound yard.
- (b) The minimum size of an impound yard shall be one acre.

- (c) There shall not be stored in an impound yard at any time more than one vehicle for each (10 × 35) 350 square feet of available storage space in the impound yard.
 - (d) A fence, sufficient to control access to the impound yard, shall be constructed around the impound yard. The fence shall be not less than size six feet in height.
 - (e) The surface of the impound yard shall at all times be covered with concrete, asphalt or crushed rock.
 - (f) Weeds, grass and other bushes shall not be permitted to grow more than six inches above the ground at any time in an impound yard.
 - (g) Vehicles may not be stacked in an impound yard, but must at all times be stored directly upon the surface of the impound yard.
 - (h) Any lights on an impound yard must be cut off lighting, so as to not allow light to escape outside of the boundary of the impound yard.
 - (i) The impound yard may not be located closer than 250 feet from property which is zoned to allow residential use nor within 100 feet of a residence, except when such residence is located on a property zoned for industrial use and is being used as an accessory use to a proper industrial use on said property.
 - (j) Vehicles stored in an impound yard must be removed from the yard within nine months of the time when they are first placed therein; provided however, an impounded vehicle may, upon request of a prosecuting attorney, be kept in an impound yard for so long as such prosecuting attorney requests. To assist in the enforcement of this requirement, the operator of the impound yard shall at all-time do the following:
 - (i) The operator shall keep a book, listing all vehicles which arrive at the impound yard in the order in which they arrive; and the date of arrival, and include therein the name and address of the person from whom each vehicle is received, the name and address of the party controlling the disposition of the vehicle, the name of the manufacturer of the vehicle, the model and type number of the vehicle, and motor number and license number thereof. Said information shall be placed on the record book within 48 hours after a vehicle is placed in the impound yard.
 - (ii) Any person who shall make any false entry or statement concerning matters required to be set out in the record book shall be deemed guilty of a misdemeanor, and may be fined in the amount of \$100.00 per violation. Each separate vehicle for which a false entry or not entry is made shall constitute a separate violation.
 - (k) The provisions of subparagraph (i) shall not prohibit the use of property for residential purposes, when said use arises after the establishment of an impound yard in compliance with the provisions of this section. However, said residential use shall not affect the validity of the use of the impound yard, for so long as said impound yard shall remain in existence on the continuous basis.
- (6) *Off-street parking spaces and structures.*
- (a) A site plan, drawn to scale, shall be provided with the application. Such site plan shall show the location of the principal building or structure, the location of the proposed parking lot or structure, the dimensions of the lot, access points, circulation patterns, total

number of parking spaces provided, and the details of the parking structure, if such is contemplated.

- (b) The minimum lot size for any off-street parking structure in any district where they are permitted as a conditional Use shall be 10,000 square feet, minimum lot width shall be 80 feet.
 - (c) Minimum yard requirements—The City Council may specify such yards as in its judgment will adequately protect the integrity of surrounding areas and uses, and the safe and orderly flow of pedestrian and vehicle traffic.
 - (d) Maximum lot coverage—None.
 - (e) Maximum height of structures—Same as is required for a permitted use in the zoning district where the site is located.
 - (f) Landscaping—All areas not devoted to buildings, structures, drives, walks, parking areas or other authorized installations shall be covered with one or more of the following: lawn grass, natural or ornamental shrubbery or trees. Further, where any side yard abuts residential property, it shall be planted with mature evergreen shrubs of at least five feet in height or screened with privacy fencing at least five feet in height.
 - (g) Paving, drainage and parking stall size:
 - (i) The off-street parking area, including all ingress and egress points, shall be covered with asphaltic or concrete pavement.
 - (ii) Parking spaces shall be at least eight and one-half feet by 20 feet in size and shall be marked.
 - (iii) If the site plan indicates that surface drainage will be carried off the site, the plan will be subject to the approval of the City Engineer.
- (7) *Townhouses, row houses, and office buildings built to a common wall(s).*
- (a) A site plan, drawn to scale, shall be provided with the application. Such site plan shall show the location of all buildings and structures on the site, courts and open space areas, circulation patterns, ingress and egress points, parking areas (including the total number of parking spaces provided), and a general floor plan of the principal buildings.
 - (b) Minimum lot requirements.
 - Lot area—2,000 sq. ft.
 - Lot width—20 ft.
 - (c) Minimum yard requirements: Front yard—20 ft.
 - Side yard—at the common wall(s)—none.
 - Other—Ten ft. rear yard—Ten ft.
 - (d) Maximum lot coverage—Same as is required for permitted uses in the zoning district where the site is located.

- (e) Maximum height of structure—Same as is required for permitted uses in the zoning district where the site is located.
 - (f) Off-street parking:
 - (i) Town houses, row houses—At least two parking spaces shall be provided for each dwelling unit.
 - (ii) Office buildings—Per use, the minimum to be as provided in Section 34-308(2) and Table 308-1 Required Automobile Parking. All parking spaces shall be at least eight and one-half feet by 20 feet in size, and all driveways, maneuvering areas and parking areas shall be covered with asphaltic or concrete pavement.
 - (g) Ground cover—All areas of the site not devoted to buildings, structures, parking areas, courts, walkways or drive-ways shall be covered with one or more of the following: lawn grass, shrubbery, trees or other approved landscaping materials.
 - (h) Building standards and agreements:
 - (i) The applicant or his agent shall provide with his application a property line wall(s) agreement for the land, building and development in question.
 - (ii) The City Council requires that the design and construction of the property line walls be reviewed by the Development Services Director and the Fire Department to insure compliance with pertinent Building and Fire Codes.
- (8) *Standards for mobile home parks.*
- (a) The minimum size of a proposed mobile home park shall be two acres, except as otherwise required for the pertinent use district.
 - (b) Proposed sites of five acres or less shall have adequate access to dedicated streets having a minimum right-of-way of 60 feet. All other sites shall have direct access to a collector street.
 - (c) Density for proposed mobile home parks shall not exceed eight units per gross acre.
 - (d) All areas not devoted to mobile home spaces, buildings, structures, drives, walks, off-street parking facilities, or other authorized installations, shall be covered with one or more of the following: lawn grass, shrubbery, trees, or other suitable ground cover materials. Where it deems necessary, the Planning Commission may require the site to be suitably screened from adjacent lands by evergreen planting or by other materials of sufficient height and density to provide and maintain a year-round visual screen.
 - (e) All mobile home parks shall meet the standards set forth in article V of this chapter.
- (9) *Standards for self-service storage facilities.*
- (a) Site plan:
 - (i) The plan shall be drawn at a scale of one inch equals 20 feet. Said plan shall include all building locations, drives, parking, fencing and signage. A landscape plan shall also be incorporated as part of the submittal and must be included as part of the site plan or submitted on a separate sheet. Building elevation shall also be included on the plan along with specification of the colors of buildings and materials to be used.

- (ii) Site drainage shall be incorporated in the plan so that storm water run-off from the site will not increase as a result of the proposed development. The facility shall be designed to control the storm water run-off from at least 25-year return frequency storm as certified by the City Engineer.
- (b) Minimum site areas: None.
- (c) Building setbacks shall be the same as in the C-3 District.
- (d) The site shall abut and have direct access to a city street.
- (e) Other requirements:
 - (i) The storage facility shall be enclosed by a six foot high, sight-proof fence whenever the site abuts residentially zoned or developed property. Said fence, when abutting any residential district, shall be solid or semi-solid and constructed to prevent the passage of debris or light, and constructed of either brick, stone, masonry units, wood or similar materials. Chain-link fence may be used so long as it has slats installed to prevent the passage of light through the unit. The side and rear of a building located upon the site may serve as fencing.
 - (ii) Landscaping shall be provided in the areas outside the fences between the fence and the property line.
 - (iii) Two parking spaces shall be provided, plus one additional space for each employee. Internal drives and parking shall comply with Section 34-308 of this chapter for paving requirements.
 - (iv) Building heights shall be limited to one story (not to exceed 14 feet at the eaves), unless waived for an existing building by the Planning Commission and the City Council.
 - (v) Buildings shall be separated a minimum of 30 feet from one another within self-service storage facilities. Storage bays within a single building shall not be interconnected by interior doors or other interior means providing access from one storage bay to another. The dimensions of any storage bay shall not exceed 22 feet in the narrowest dimension or 36 feet in the widest dimension.
 - (vi) A sign shall be limited to one ground pole sign at the entrance to the premises. Not more than 32 square feet in area shall be permitted with a maximum height of ten feet.
 - (vii) All exterior lighting shall be of cut-off type to prevent off-site glare. Each tenant storage space shall be provided with separate interior lighting.
 - (viii) All storage shall be kept within an enclosed building.
 - (ix) Loading docks shall be prohibited and loading areas to storage bays shall be at the same elevation as the means of vehicular access thereto.
- (f) Commercial activity: It shall be unlawful for any owner, operator or lessee of any self-service storage facility or portion thereof to offer for sale, or to sell any item of personal property or to conduct any type of commercial activity of any kind whatsoever, other than leasing of the storage units, or to permit same to occur upon any area designated as a self-

service storage facility. Violation of this section shall be subject to the provisions of Section 34-804 of the Hastings City Code. Any violation may be cause for revocation of the conditional use permit by the City Council.

- (g) Repair, reconditioning and fabrication prohibited:
 - (i) Because of the danger from fire or explosion caused by the accumulation of vapors from gasoline, diesel fuel, paint, paint remover and other flammable materials, the repair, construction, or reconstruction of any boat, engine, motor vehicle, or furniture, and the storage of any propane or gasoline storage tank is prohibited within or outside any structure on a tract of land designated as a self-service storage facility.
 - (ii) This provision shall be posted and be included in the tenant lease agreement.
 - (h) An approved plan shall be valid for a period of 24 months following the date of approval by the Council. If construction has not been started within said 24 month period, the plan shall be null and void unless the time for start of construction has been extended by the Council.
- (10) *Standards for detached dwelling, accessory.*
- (a) Accessory detached dwellings shall be limited in use to housing immediate family members who live in the principal detached dwelling located on the lot. Immediate family members shall mean either the parent(s) or child(ren) of the owner of the principal dwelling.
 - (b) Accessory detached dwellings shall be located only on lots having an area of five acres or greater.
 - (c) Accessory detached dwellings shall not be in a mobile home. Manufactured homes utilized for accessory detached dwellings shall meet the minimum requirements set forth in Hastings City Code 34-312.
 - (d) Accessory detached dwellings shall have a minimum habitable area of 850 sq. ft.
 - (e) Accessory detached dwellings shall have utility services shared with the principal detached dwelling located on the lot.
 - (f) Accessory detached dwellings shall not be larger than the principal dwelling on the lot.
 - (g) When an accessory detached dwellings is no longer utilized by an immediate family member as defined in this section, the conditional use permit shall become null and void. The conditional use permit holder shall notify the development services department in writing that the accessory detached dwellings is no longer being used within 30 days of cessation of use.
- (11) *Standards for construction and demolition waste landfill sites.*
- (a) The granting of a conditional use permit for a construction and demolition waste landfill shall constitute the City's approval of the construction and demolition waste landfill site as provided for in Neb. Rev. Stat. § 13-1701 et seq.
 - (b) The site for a construction and demolition waste landfill shall be located outside of the corporate limits of the City.

- (c) The minimum site area for a construction and demolition waste landfill shall be 20 acres, unless, due to unusual circumstances, such area requirement is reduced by the City Council.
 - (d) No solid waste other than construction and demolition waste may be put in a construction and demolition waste landfill.
 - (e) A fence, sufficient to control access and prevent airborne debris from leaving the site, shall be constructed around each portion of the construction and demolition waste landfill site being used for construction and demolition waste activities.
 - (f) No construction and demolition waste landfill operations shall be conducted so that fill will be placed in streambeds or other areas where water courses would be obstructed or where erosion by the stream would remove cover material.
 - (g) Routes used by trucks to and from the construction and demolition waste landfill shall be approved by the Director of the Public Works Division, or his designee.
 - (h) When mud, dirt or spilled debris accumulates on streets from trucks or from construction and demolition waste landfill equipment, it shall be removed by the person holding the conditional use permit.
 - (i) The conditional use permit shall provide a date by which the construction and demolition waste landfill shall be terminated or the conditional use permit renewed.
 - (j) The conditional use permit shall require that when the construction and demolition waste landfill has been brought up to within 18 inches of the desired grade, it shall be covered and maintained with at least 18 inches of compacted dirt and seeded in such a manner so as to prevent erosion.
 - (k) Within 90 days following the granting of a conditional use permit, the applicant shall record with the Register of Deeds a permanent instrument notifying the public of the existence of a construction and demolition waste landfill at the site, the type, depth and location of the waste which is to be placed upon the property, as well as the existence of any monitoring systems thereon, and any restrictions on the use of the property which may be provided to protect the integrity of the final cover, liner, monitoring systems or any other components of the containment system.
 - (l) No site shall be approved except on a determination by the City Council that it complies with the provisions of Nebraska law, including the notice and public hearing requirements set forth in Neb. Rev. Stat. § 13-1701 et seq.
- (12) *Standards for recreational vehicle parks.*
- (a) The minimum size of a recreational vehicle park shall be two acres, except as otherwise required for the pertinent use district.
 - (b) Density for recreational vehicle parks shall not exceed 24 recreational vehicles per gross acre.
 - (c) All areas not devoted to recreational vehicle spaces, buildings, structures, drives, walks, off-street parking facilities, or other authorized installations, shall be covered with lawn grass, shrubbery, trees, or other suitable ground cover materials.

- (d) The council may require suitable screening around all or any part of the site boundary.
 - (e) A recreational vehicle park operation shall have adequate solid waste collection facilities, which will be constructed and maintained in accordance with all municipal health regulations, and shall be designed to bar animals from access to the solid waste. Solid waste shall be removed from the park at least once a week.
 - (f) The recreational vehicle park shall be served by an on-site service building containing a public water supply and public toilet facilities, and by a storm shelter which, for the purposes of this section, shall mean a structure designed to withstand a 200 mile-per-hour wind, and which has a designed occupant load of no less than 20 square feet per recreational vehicle space.
 - (g) Recreational vehicle parks may have accessory uses and buildings including, but not limited to, restroom and shower facilities, convenience facilities, dump stations, playgrounds, and areas for tenting.
 - (h) Convenience facilities of a commercial nature may include, but not be limited to, stores and laundry facilities, and shall be subject to the following:
 - (i) The facilities and related parking shall not occupy more than ten percent of the recreational vehicle park.
 - (ii) The facilities shall be located, designed, and operated for the primary purpose of serving the trade or service needs of park patrons.
 - (iii) In agricultural and residential mobile home districts, the facilities and any signage shall present no visible evidence of their commercial character in a manner which is apparent from any public street.
 - (i) Recreational vehicle parks located in agricultural (A) may have signs subject to the requirements of Hastings City Code Section 34-309(5), and recreational vehicle parks located in Commercial Business Districts (C-3) and Light Industrial Districts (I-1) may have signs subject to the limitations of Hastings City Code Section 34-309(6).
- (13) *Standards for kennels.*
- (a) All points on the perimeter of any kennel facility, dog run or exercise area shall be at least 100 feet from any property line.
 - (b) Outdoor exercise areas, runs, or yards when provided for training or exercising, shall be restricted to use during daylight hours.
 - (c) A site plan, drawn to scale shall be provided with the application showing all existing and proposed buildings and structures, fencing and landscaping.
 - (d) A narrative statement shall be provided with the application describing:
 - (i) The maximum total number of animals to be kept on the premises at any time.
 - (ii) The expected male/female mix of animals at any time.
 - (iii) The type of kennel enclosure including the size of the enclosures.
 - (iv) The type and height of fencing.

- (v) The type and size of year-round shelters.
- (vi) The source and location of water supply.
- (vii) The sanitary maintenance plan, including provision for collection and disposal of excrement and other waste solution or material.
- (viii) Lighting.
- (ix) Landscaping and other visual and noise barriers.
- (x) Surface drainage.
- (xi) Expected weekly traffic related to the keeping of animals.
- (xii) Hours of operation.
- (e) The total number of animals on the premises at any one time will be established as part of the conditional use permit process.
- (f) The applicant must demonstrate that:
 - (i) The location and operation of the kennel is appropriate for housing multiple animals and will be consistent with the health and safety of the animals and of the neighbors.
 - (ii) The location of the kennel on the property will have no significant adverse effect on the peace and quiet or sanitary conditions of the neighborhood.
 - (iii) The kennel will be operated in a manner that it will cause no nuisance to the public.
 - (iv) The kennel will be operated in a safe, sanitary, and humane condition.
- (14) *Standards for bed and breakfast establishments.*
 - (a) *General requirements.*
 - (i) Each bed and breakfast shall be established, maintained and operated so as to preserve and compliment the residential character and integrity of the surrounding area when the facility is established in a residential zoning district.
 - (ii) The bed and breakfast shall be occupied and operated by the owner as their principal residence.
 - (iii) The single family dwelling used as a bed and breakfast shall have a minimum of 2,000 sq. ft. in living area.
 - (iv) The home shall not be used by the public or paying guests for the hosting of receptions, private parties or the like.
 - (v) Any meals provided and any amenities connected with the guest rooms, such as a swimming pool or tennis court shall be solely for the use of the owner, the owner's family and the owner's registered guest.
 - (vi) There shall be no separate or additional kitchen facility for the guests.
 - (vii) A person who does not reside at the home shall not be employed to assist in the conduct of a bed and breakfast except as usual for a single family residence (e.g., maid, housekeeper).

- (viii) A bed and breakfast must comply with all other provisions of the zoning district in which it is located and must comply with all other ordinances of the City.
- (b) *Guest rooms.*
 - (i) Rooms utilized for guest rooms shall be part of the single family dwelling unless specifically approved by the conditional use permit.
 - (ii) A guest room shall not be located in a basement.
 - (iii) No more than three occupants per guest room shall be allowed.
 - (iv) Each guest room shall be equipped with a properly installed and functioning smoke detector. Further, a smoke detector shall be properly installed and functioning on or near the ceiling in the room or hallway from which each guest room exits.
 - (v) A fire escape plan shall be developed and graphically displayed in each guest room.
- (c) *Parking.*
 - (i) The bed and breakfast will provide two off-street parking spaces for the residence and one additional space per guest room.
 - (ii) Off street parking shall be developed in such a manner that the residential character of the property is preserved.
- (d) *Register.* Every person operating a bed and breakfast residence shall keep at all times a book, to be known as the register, in which it shall be required that every person to whom a room is let shall have his, her or their name or names and address registered there in ink, along with the date on which the room was let, the date it was vacated, the correct number or other designation of the room let, and the number of the occupants assigned to the room. No page of the register may be disposed of until two years after the date of the most-recent entry recorded on it. The register shall be available to Development Services on request.
- (e) *Signs.* Signage shall be limited to one non-illuminated wall-mounted sign not to exceed six square feet in area.
- (f) *Application.*
 - (i) The application shall contain:
 - (1) The name, address and telephone number of the owner(s) and address of proposed bed and breakfast.
 - (2) A plan, drawn to scale showing the floor plan of the dwelling, together with any proposed changes, renovations and additions to the dwelling.
 - (3) A site plan drawn to scale and including the following information:.
 - Title of the drawing
 - North arrow, scale and date
 - Boundaries of the project site

Location of all existing or proposed site improvements, including buildings, additions, expansions, driveways, parking area, streets, retaining walls, fences and hedges

Location of all existing and proposed access and egress drives

Location, design and size of all proposed signs and outdoor lighting facilities

Location of existing and proposed buffer and screen areas, structures and vegetation

- (ii) Development Services may require such additional or supportive information as it deems necessary for a complete assessment of the proposed bed and breakfast.

(g) *Permit.*

- (i) The owner shall not make any change, deviation, modification or variation from the application and site plan once the same is approved by the City Council.
- (ii) Any amendments to an approved conditional use permit shall be reviewed by the Planning Commission and approved by the City Council if found to be consistent with these standards. Minor amendments to the permit may be approved by the Development Services Director. Such administrative approval shall be limited to parking lot and landscaping improvements, exterior facade changes and signs. An appeal of the Development Services Director's denial of a requested minor change may be taken to the Planning Commission. The procedure for such appeals shall be the same as provided for amendments under Section 34-801(2).
- (iii) The use is subject to review at any time and may be revoked after a hearing by the City Council and a finding by the Council that the use has become detrimental to the neighborhood.
- (iv) Upon the issuance of a permit for bed and breakfast establishment, an annual inspection and certificate of compliance for the bed and breakfast shall be issued by Development Services for continued operation.
- (v) An application for a certificate of compliance shall be filed with Development Services with the inspection fee as set by the current fee schedule.

- (h) *Review considerations.* The City's review of the application and site plan shall include but not be limited to the following considerations:

Adequacy and arrangement of vehicle traffic access and circulation Location, arrangement, appearance and sufficiency of off street parking Location, arrangement, size and design of lighting and signs

Relationship and compatibility of proposed use to uses of adjacent parcels together with their scale

Adequacy, type and arrangement of trees shrubs, fences and other landscaping or improvement constituting a visual or noise-deterring buffer between the site and adjacent or adjoining uses

Any other matter which may affect the health, welfare and safety of the community as a whole and the parcels in the immediate vicinity of the site.

- (15) *Standards for livestock feeding operations.* For the purposes of this subsection, the term "animal unit (AU)" shall mean the relationship of various animals with regard to manure production based upon 1,000 pounds of animal(s) regardless of type. The following relationship with regard to manure production shall be as follows:

Type of Animal	Animal Unit(s)
Beef animal (500—1,200 pounds)	1.00
Beef or dairy calf (150—500 pounds)	0.50
Young dairy stock (500—1,000 pounds)	0.75
Replacement heifers	1.00
Dairy cow	1.40
Horse	2.00
Swine (55 pounds or heavier)	0.40
Swine (less than 55 pounds)	0.04
Swine (sow and litter)	0.50
Sow or boar	0.40
Sheep and goat	0.10
Chicken	0.01
Turkey	0.02
Ostrich	0.40
Llama or alpaca	0.50

- (a) The following setbacks and design standards are the minimum sanitation and odor practices for the City of Hastings. In addition, the Hastings City Council, when considering the health, safety, and general welfare of the public, may impose more restrictive requirements. These requirements should consider such things as:

- odor

- dust,
 - lighting,
 - waste disposal and
 - dead livestock.
- (b) A conditional use permit may be approved after public notice has been given and public hearing is conducted as required by law.
- (c) Agricultural operations of 300 animal units (A.U., equaling one cow or cow-calf pair) and under are considered a farm as defined in these regulations and do not require a conditional use permit.
- (d) All existing livestock feeding operations (LFO's) that have been granted a conditional use permit may expand within their designated level; except for the 20,000 and above which requires a new conditional use permit for each expansion beyond 20,000 A.U.'s, as outlined in Table 404-1, without applying for another conditional use permit. All new livestock feeding operations and those expanding to the next level shall require a conditional use permit and shall be located no less than at a distance from non-farm residences or other residences not on an owner's property in any affected zoning district as hereafter described:
- (i) Livestock feeding operations will be categorized either as environmentally controlled housing operations or open lot operations. Livestock feeding operations having more than one type of feeding operation at one location shall be categorized according to the operation which constitutes the majority of the total operation, measured in A.U.'s. Each operation type shall be classified in one of four levels according to total number of animal units (A.U.) in the operation at any one time. Levels will include:
- Class I facility = 301—1,000 animal units;
- Class II facility = 1,001—5,000 animal units;
- Class III facility = 5,001—20,000 animal units; and
- Class IV facility = 20,001 or more animal units.

Livestock feeding operations having more than one type feeding operation at one location shall be categorized according to the total number of animal units.

TABLE 404-1: LFO SPACING AND DISTANCE (Distances given in feet)			
Size of Proposed LFO in Animal Units.		Non-farm or Other Residence and Other LFOs (feet)	
Class 301—1000	I	ECH	1,320
		OPEN	1,320

Class II 1001—5000	ECH	5,280
	OPEN	2,640
Class III 5001—20,000	ECH	5,280
	OPEN	2,640
Class IV 20,001 or more	ECH	7,920
	OPEN	3,960

ECH = Environmentally Controlled Housing OPEN = Open Lot Operations

- (ii) Livestock feeding operations having more than a 1,000 animal units shall also locate at a distance as specified under the environmentally controlled housing or open lots, in Table 1 from a platted residential area, public park, recreational area, church, cemetery, religious area, school, historical site, and residential district.
- (iii) All livestock feeding operations over 20,000 animal units shall be required to obtain a new conditional use permit prior to any expansion, unless it meets the standards of the exceptions in the exceptions section.
- (iv) The producer shall have a pre-submission meeting with the City of Hastings Development Services Director and City of Hastings Building Inspector to discuss tentative plans and layouts prior to formal submission of the conditional use permit for livestock feeding operations.
 - 1. The applicant shall submit a proposed site plan and conditions or requirements of this regulation pending approval of application for a proposed operation and waste disposal plan from the Nebraska Department of Environment and Energy (NDEE) or any other applicable state agency.
 - 2. The applicant shall submit all pertinent materials and designs, as per the conditional use permit application for livestock feeding operations.
 - 3. The applicant shall file a copy of the proposed operation and maintenance plan and proposed manure management plan. The approved plans shall be submitted after NDEE approval if different from the proposed. Said plans shall be filed with the City of Hastings Development Services Director.
 - 4. The applicant shall also file a copy of all approved NDEE plans and permits with the City of Hastings Development Services Director within 30 days after they are issued by the NDEE.
 - 5. An annual manure management plan shall be submitted to the City of Hastings Development Services Director which shall follow "best possible management

practices" as specified by NDEE in order to protect the environment, as well as the health, safety and general welfare of the public and their property values.

6. If stockpiling of animal waste and/or composting of dead carcasses, as per state statutes, are part of the manure management plan, the waste shall be maintained in an area as outlined in Table 1 of this section. Said area shall also have located on the proposed site plan indicated in [Subsection] (a) above.
7. All ground surfaces within outside livestock pens shall be maintained to insure proper drainage of animal waste and storm or surface runoff in such a manner as to minimize manure from being carried into any roadway ditch, drainage area or onto a neighbor's property.
8. In no event shall any manure storage unit or system be constructed where the bottom of the unit or system is either in contact with or below the existing water table where the unit or system is to be constructed. Application of manure in flooded areas of standing water shall be prohibited.
9. All runoff or waste generated by a livestock feeding operation facility shall be contained within the associated farming operation, or, on the premises upon which the confined feeding facility or feedlot is located. The applicant must verify that all runoff control ponds, lagoons, methods of manure disposal and dust control measures are designed to minimize odor and air pollution, and avoid surface or groundwater contamination as regulated by the State of Nebraska.
10. The setbacks from a livestock feed operation to any non-farm dwelling, other residence or other livestock feeding operation are outlined in Table 404-1.

(e) Exceptions:

- (i) Any Class I Livestock Feeding Operation use in existence as of the effective date of this provision, and which is located within the minimum spacing distance in Table 1 to any church, school, public use, other livestock feeding operation or single-family dwelling within the current class or to the next class, may expand in animal units and/or land area under a conditional use permit, provided the proposed expansion complies with all of the following limitations:
 1. Such expansion will not decrease the distance from the livestock feeding operation use to any church, school, public use, other livestock feeding operation or single-family dwelling not of the same ownership and not on the same premises with said livestock feeding operation which is less than the minimum prescribed spacing distance.
 2. Any physical expansion of the existing livestock feeding operation shall be immediately contiguous with the facilities of the existing livestock feeding operation.
 3. Such expansion may occur in phases over time, but in no event shall such expansion(s) result in a livestock feeding operation that is more than 50 percent larger in animal units than the one-time capacity of the use which existed as of the effective date of this provision. Any expansion beyond this limitation is prohibited unless a conditional use permit for expansion that meets all

requirements is heard by the Planning Commission and authorized by the City Council.

4. If such expansion results in such livestock feeding operation being required to obtain a new construction permit from NDEE, introduction of additional animals shall be prohibited until said permit is issued by NDEE or other applicable or successor agency has been issued and such livestock feeding operation shall be operated at all times in a manner consistent with the requirements of said permit and applicable regulations of this provision.

(16) Standards for temporary use permit (TUP).

(a) Purpose. The purpose of this permit is to provide for the safe flow of all modes of traffic in the public rights-of-way, to ensure the public's health and safety during regular reoccurring events is accomplished on a seasonal or temporary basis, and to allow for a diversified economy in the City of Hastings. In order to manage the variety of temporary uses that are possible, this section is added to advise on the permit application and review process, and requirements for three types of temporary uses: recreational vehicles in mobile home parks or recreational campgrounds for extended temporary stay, mobile vendors and temporary structures.

(b) Procedure. All applications for a temporary use permit shall be made to the Development Services Director or designee in written form, on the prescribed application, and shall be accompanied by the fee set by resolution. In line with 34-403 (6) temporary uses shall be determined according to their zoning as to the allowance of the type of temporary use. If the use is permitted then so long as the permit application is reviewed and approved after internal review a TUP will be provided. However, if this use is shown to be a restricted use it still must meet the specific requirements as listed in the Section (c) (below). Unless otherwise indicated in the specific requirements for each type, a permitted or restricted temporary use will not require a review by Planning Commission and City Council and will be administratively approved by the Development Services Director following an internal review. However, these permits may be asked to mitigate any issues found in internal review prior to approval.

(c) Application. Applicants must first fill out an online application for a temporary use permit to be found under Planning and Land Use – Zoning Permits on the City of Hastings website. Here you will be asked to provide the following information:

- (1) The name, address and telephone number of the owner(s) and applicant, if not the same person. If the applicant is a firm, corporation or other legal entity, the registered agent of the corporation shall be identified on the application as such. An owner authorization form will be required if the owner is different from the applicant and this must be signed by both parties.
- (2) An address of proposed location or property for which you plan to have your temporary use.
- (3) Any contractor you will be using to setup your use.
- (4) Project Name which includes your proposed use (i.e., Recreational Vehicle in mobile home parks or recreational campgrounds for extended temporary stays, Mobile vendor or temporary structure)

(5) As part of this permit you are required to provide the following documents:

a) A site plan, drawn to scale showing where on this property you will be located and all of the following:

- Existing zoning, area, lot size, and your reason for the request.
- North arrow, scale and date
- Boundaries of the project site
- Area where any fire hydrants are located as well as any utilities pedestals that might be used.
- Location of all existing or proposed site improvements, including buildings, additions, expansions, driveways, parking area, streets, retaining walls, fences and hedges

Location of all existing and proposed access and egress drives

- Location, design and size of all proposed signs and outdoor lighting facilities Location of existing and proposed buffer and screen areas, structures and vegetation
- Dimensions of all proposed temporary structures associated with the temporary use, and as requested by the city, elevations or photographs of the structures.

b) If there will be a temporary structure built then a rendering, building plans and /or a floor plan of the structure will also be required.

c) Written description of the type, nature and extent of the proposed request. This must more specifically include the following:

- Dates, days and hours of operation during which the applicant seeks to conduct the temporary use and occupy any temporary structure.
- Graphic example or brief statement of the nature and character of the signage or advertising.

d) Such other information as deemed necessary by the Development Services Director or designee for purposes of evaluating the application.

(d) *Internal Review.* All TUP applications will be reviewed by several City internal key departments to ensure that the temporary use will not cause public health and safety issues for the community at large. These departments will include City Police, City Fire, City Attorney, City Utilities, City Engineering and any other areas that may be deemed appropriated depending on the proposed temporary use.

(e) *Terms, nonconformance, continuation and termination.* A TUP is an annual permit for all types. However, a recreational vehicle in mobile home parks or recreational campgrounds for extended stay must be granted extension at 6 months. All existing uses that do not have a

temporary use permit at the time of passing of this ordinance will have 6 months to apply for a TUP and to come into compliance to the regulations found in Section (f).

(f) *Specific Requirements by type of TUP (i.e., Recreational vehicles in mobile home parks or recreational campgrounds for extended temporary stays, Mobile vendor or temporary structure)*

(1) Recreational vehicle in mobile home parks or recreational campgrounds for extended temporary stays.

a) Article V Mobile Home Park Regulations defines Mobile Home Park and specifically states that this use *does not include tourist facilities for travel trailers, campers or other recreation vehicles as defined herein*. This will remain the case on a long-term basis. However, the City has a housing shortage and is working hard to encourage growth and development. Development can come in large surges and during times when multiple development projects are introduced into our local and surrounding areas economies there is a real need to provide housing for construction crews that are not local. These projects can take anywhere from 6 months to several years to complete when they are large and complex. Temporary housing during these times has been an issue in the past. Campgrounds and mobile home parks do have infrastructure capabilities to provide solutions for these crews and some of the areas campgrounds and mobile home parks have the vacancy to accommodate these crews in an appropriately designed recreational vehicle on a temporary basis. Therefore, a temporary use permit application can provide Staff with ability to ensure these crews are housed in a safe and healthy manner after internal review of all the following criteria is performed.

- Applicant must provide documentation demonstrating an economic development need as discussed above in Section (a), showing they are on a crew for a project in the local area that will require housing locally.
- Recreational vehicle shall be capable of being legally operated on the highways, and containing permanently installed essential living facilities for longer-term temporary stays of up to 180 days or more in a campground or mobile home park. As defined in City Code Section 34-103, this shall not include any towed utility trailer, camping trailer, truck camper, van conversion nor shall it include any vehicle defined in the license and registration laws as an automobile or passenger. Types of recreational vehicles that would be capable of attaining a temporary use permit (TUP) are fifth wheel trailers, motor homes, park trailers and travel trailers and should be current on license and registration and capable of legally operating on the highway.
 - Designed for long-term occupancy and containing sleeping accommodations, a flush toilet, a tub or shower bath and kitchen facilities, with plumbing and electrical connections provided for attachment to outside systems.

- Designed to be transported after fabrication on its own wheels, on flatbeds or other trailers or detachable wheels and ready for occupancy except for minor and incidental unpacking and assembly operations and connection to utilities.
- Placed upon impermanent foundation or otherwise so placed as to permit moving of the unit to another location during its usable life.
- This particular TUP will last for durations of 180 days; however, the Development Services Director or designee can grant time extensions to this duration on a case-by-case basis.
- If placing in a Mobile Home Park the temporary structure must be capable of complying with the Spaces requirements found in City Code Section 34-505, Electrical power requirements found in City Code Section 34-506, Water and sewage requirements found in City Code Section 34-508
- No more than one propane cylinder not greater than 120 pounds will be allowed per City Code Chapter 30-907. These are to be placed on at least a 3X3 concrete pad per NFPA 58. Building and Fire inspectors will determine the appropriate placement of these pads on each space and must final approve the finished pads.

(2) Mobile Vendor.

- a) Food vendors must provide a copy of their State issued temporary food establishment permit and must comply to all requirements for such permit found in the Nebraska Food Code.
- b) Site Plans must demonstrate safe flow of all modes of traffic in the public rights-of-way and that this temporary use does not block or hinder traffic flow and has adequate ingress and egress to access the site,
- c) Appropriate parking for the use of this food truck must be demonstrated in the site plan and explained in the narrative.
- d) Propane tanks associated with this use must comply to all NFPA requirements.
- e) Plans for trash/recycling collection must be shown on the site plan and discussed in the narrative.
- f) Sanitation such as portable or accessible toilets and hand washing facilities should be shown on the site plan, if provided, and discussed in the narrative.
- g) If your use will pose any nuisances such as noise or smell you must discuss your plan to mitigate these potential nuisances in your narrative.
- h) Any outdoor seating, lighting, heat lamps, should be shown on the site plan and discussed in your narrative.
- i) Any relevant occupation tax must be paid to the City Finance department at the time of permit application.

- j) Barricades, electrical cords, necessary utilities and/or connections, propane tanks and etc. must be shown on your site plan and discussed in your narrative.
- k) Any signage that will be proposed such as temporary sidewalk signs or other temporary signage must be shown on your site plan and a separate sign permit must be applied for and approved by Development Services.

(2) Temporary Structures.

- a) Any accessory type of structure must comply to City Code Section 34-311 and be accessory to a principal structure.
- b) A building permit will be required and will need to be approved for any temporary structures not categorized as an accessory type of structure.
- c) A narrative discussing the reason for the temporary structure and the use will be required.
- d) This particular TUP will last for durations of 180 days; however, the Development Services Director or designee can grant time extensions to this duration on a case-by-case basis.

SECTION 5. That any ordinance passed and approved prior to the passage of this ordinance, and in conflict with its provisions, is hereby repealed.

SECTION 6. This ordinance shall take effect and be in full force from and after its passage, approval and publication in pamphlet form.

PASSED AND APPROVED by the Mayor and City Council of the City of Hastings, Nebraska, this _____ day of _____, 2021

ATTEST:

Corey Stutte, Mayor

Kimberly S. Jacobitz, City Clerk

(S E A L)

APPROVED TO FORM:

Clint Schukei, City Attorney

Department: Airport
Staff Contact: Deb Bergmann
Council Meeting Date: 8/9/2021

AGENDA ITEM SUMMARY SHEET

Description of Item:

Approval of Authorization for the Mayor to sign Airport Improvement Project (AIP) No. 3-31-0040-018-2021, Snow Removal Equipment (SRE) Building Contract Documents with VRL Construction LLC dba Rathman Manning Construction of Chapman, Nebraska in the amount of \$642,548.32.

Names of People/Business affected by this action:

City of Hastings, Nebraska Department of Transportation (Aeronautics Division), Kirkham Michael

Why Council action is required:

A fully executed contract is required to proceed with the Snow Removal Equipment (SRE) Building project and to receive Federal Aviation Administration (FAA) grant funding.

Type of action requested:

Motion

Suggested motion:

Motion to approve authorization for the Mayor to sign AIP No. 3-31-0040-018-2021 Snow Removal Equipment Building (SRE) Contract Documents with VRL Construction LLC dba Rathman Manning Construction of Chapman, Nebraska for the amount of \$642,548.32.

Deadlines associated with action:

August 31

Department head comments:

Approval of awarding this project to VRL Construction (dba Rathman Manning) was authorized at the May 24th Council Meeting. The Contract documents include the Contract for AIP 3-31-0040-018-2021, Change Order No. 1 (a reduction of the bid amount), and the Performance and Payment bonds. This project is 100% funded with Federal Aviation Administration (FAA) grant funds.

City Administrator comments:

Recommend approval

**Form of
CONTRACT AGREEMENT**

THIS AGREEMENT, made as of _____ is

BY AND BETWEEN

the OWNER:

**City of Hastings
220 North Hastings Avenue
Hastings, Nebraska 68901-5144**

And the CONTRACTOR:

**VRL Construction LLC dba Rathman Manning Construction
851 H Road
Chapman, Nebraska 68827**

WITNESSETH:

WHEREAS it is the intent of the Owner to make improvements at Hastings Municipal Airport generally described as follows;

**Snow Removal Equipment (SRE) Building
Hastings Municipal Airport (HSI); Hastings, Nebraska
AIP No. 3-31-0040-018-2021**

hereinafter referred to as the Project.

NOW THEREFORE in consideration of the mutual covenants hereinafter set forth, OWNER and CONTRACTOR agree as follows:

Article 1 - Work

It is hereby mutually agreed that for and in consideration of the payments as provided for herein to the CONTRACTOR by the OWNER, CONTRACTOR shall faithfully furnish all necessary labor, equipment, and material and shall fully perform all necessary work to complete the Project in strict accordance with this Contract Agreement and the Contract Documents.

The Contractor further agrees to pay all laborers and mechanics for labor performed and pay for all material and equipment used or rented in performing the contract, and to pay to the Unemployment Compensation Fund of the State of Nebraska the unemployment contributions and interest due under provisions of the Nebraska Employment Security Law on wages paid to individuals employed in the performance of this contract. The Contractor shall perform the work in accordance with the laws of the State of Nebraska.

New Employee Work Eligibility Status

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

If the Contractor is an individual or sole proprietorship, the following applies:

1. The Contractor must complete the United States Citizenship Attestation Form, available on the Department of Administrative Services website at www.das.state.ne.us.
2. If the Contractor indicates on such attestation form that he or she is a qualified alien, the Contractor agrees to provide the US Citizenship and Immigration Services documentation required to verify the Contractor's lawful presence in the United States using the Systematic Alien Verification for Entitlements (SAVE) Program.
3. The Contractor understands and agrees that lawful presence in the United States is required and the Contractor may be disqualified or the contract terminated if such lawful presence cannot be verified as required by Neb. Rev. Stat. §4-108.

Article 2 – Contract Documents

CONTRACTOR agrees that the Contract Documents consist of the following: this Agreement, General Provisions, Supplementary Provisions, Specifications, Drawings, all issued addenda, Notice-to-Bidders, Instructions-to-Bidders, Proposal and associated attachments, Performance Bond, Payment Bond, Wage Rate Determination, Insurance certificates, documents incorporated by reference, documents incorporated by attachment, and all OWNER authorized change orders issued subsequent to the date of this agreement. All documents comprising the Contract Documents are complementary to one another and together establish the complete terms, conditions, and obligations of the CONTRACTOR. All said Contract Documents are incorporated by reference into the Contract Agreement as if fully rewritten herein or attached thereto.

Article 3 – Contract Price

In consideration of the faithful performance and completion of the Work by the CONTRACTOR in accordance with the Contract Documents, OWNER shall pay the CONTRACTOR an amount equal to:

Six Hundred Forty-Two Thousand Five Hundred Forty-Eight Dollars and Thirty-Two Cents

(Amount in Written Words)

(\$ 642,548.32)

(Amount in Numerals)

subject to the following:

- a. Said amount is based on the schedule of prices and estimated quantities stated in CONTRACTOR'S Bid Proposal, which is attached to and made a part of this Agreement;
- b. Said amount is the aggregate sum of the result of the CONTRACTOR'S stated unit prices multiplied by the associated estimated quantities;
- c. CONTRACTOR and OWNER agree that said estimated quantities are not guaranteed and that the determination of actual quantities is to be made by the OWNER'S ENGINEER;
- d. Said amount is subject to modification for additions and deductions as provided for within the Contract General Provisions.

Article 4 – Payment

Upon the completion of the work and its acceptance by the OWNER, all sums due the CONTRACTOR by reason of faithful performance of the work, taking into consideration additions to or deductions from the Contract price by reason of alterations or modifications of the original Contract or by reason of "Extra Work" authorized under this Contract, will be paid to the CONTRACTOR by the OWNER after said completion and acceptance.

The acceptance of final payment by the CONTRACTOR shall be considered as a release in full of all claims against the OWNER, arising out of, or by reason of, the work completed and materials furnished under this Contract.

OWNER shall make progress payments to the CONTRACTOR in accordance with the terms set forth in the General Provisions. Progress payments shall be based on estimates prepared by the ENGINEER for the value of work performed and materials completed in place in accordance with the Contract Drawings and Specifications.

Progress payments are subject to retainage requirements as set forth in the General Provisions.

Article 5 – Contract Time

The CONTRACTOR agrees to commence work within ten (10) calendar days of the date specified in the OWNER'S Notice-to-Proceed. CONTRACTOR further agrees to complete said work within **70 Working Days** of the commencement date stated within the Notice-to-Proceed.

It is expressly understood and agreed that the stated Contract Time is reasonable for the completion of the Work, taking all factors into consideration. Furthermore, extensions of the Contract Time may only be permitted by execution of a formal modification to this Contract Agreement in accordance with the General Provisions and as approved by the OWNER.

Article 6 – Liquidated Damages

- a. The CONTRACTOR and OWNER understand and agree that time is of essence for completion of the Work and that the OWNER will suffer additional expense and financial loss if said Work is not completed within the authorized Contract Time. Furthermore, the CONTRACTOR and OWNER recognize and understand the difficulty, delay, and expense in establishing the exact amount of actual financial loss and additional expense. Accordingly, in place of requiring such proof, the CONTRACTOR expressly agrees to pay the OWNER as liquidated damages the non-penal sum of **\$1,200.00** per day for each working day required in excess of the authorized Contract Time.

Furthermore, the CONTRACTOR understands and agrees that;

- a. the OWNER has the right to deduct from any moneys due the CONTRACTOR, the amount of said liquidated damages;
- b. the OWNER has the right to recover the amount of said liquidated damages from the CONTRACTOR, SURETY, or both.

Article 7 – CONTRACTOR'S Representations

The CONTRACTOR understands and agrees that all representations made by the CONTRACTOR within the Proposal shall apply under this Agreement as if fully rewritten herein.

Article 8 – CONTRACTOR'S Certifications

The CONTRACTOR understands and agrees that all certifications made by the CONTRACTOR within the Proposal shall apply under this Agreement as if fully rewritten herein. The CONTRACTOR further certifies the following;

- a. Certification of Eligibility (29 CFR Part 5.5)
 - i. By Entering into this contract, the CONTRACTOR certifies that neither he or she nor any person or firm who has an interest in the CONTRACTOR'S firm is a person or firm ineligible to be awarded Government contracts by virtue of Section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1);
 - ii. No part of this contract shall be subcontracted to any person or firm ineligible for award of a Government contract by virtue of Section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1);
 - iii. The penalty for making false statements is prescribed in the U.S. Criminal Code 18 U.S.C.
- b. Certification of Non-Segregated Facilities (41 CFR Part 60-1.8)

The federally-assisted construction CONTRACTOR, certifies that it does not maintain or provide, for its employees, any segregated facilities at any of its establishments and that it does not permit its employees to perform their services at any location, under its control, where segregated facilities are maintained. The

BIDDER certifies that it will not maintain or provide, for its employees, segregated facilities at any of its establishments and that it will not permit its employees to perform their services at any location under its control where segregated facilities are maintained. The Bidder agrees that a breach of this certification is a violation of the Equal Opportunity Clause, which is to be incorporated in the contract.

As used in this certification, the term "segregated facilities" means any waiting rooms, work areas, restrooms, and washrooms, restaurants and other eating areas, timeclocks, locker rooms and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, and housing facilities provided for employees which are segregated on the basis of race, color, religion, or national origin because of habit, local custom, or any other reason. The Bidder agrees that (except where it has obtained identical certifications from proposed subcontractors for specific time periods) it will obtain identical certifications from proposed subcontractors prior to the award of subcontracts exceeding \$10,000 which are not exempt from the provisions of the Equal Opportunity Clause and that it will retain such certifications in its files.

Article 9 – Miscellaneous

- a. CONTRACTOR understands that it shall be solely responsible for the means, methods, techniques, sequences, and procedures of construction in connection with completion of the Work;
- b. CONTRACTOR understands and agrees that it shall not accomplish any work or furnish any materials that are not covered or authorized by the Contract Documents unless authorized in writing by the OWNER or ENGINEER;
- c. The rights of each party under this Agreement shall not be assigned or transferred to any other person, entity, firm, or corporation without prior written consent of both parties;
- d. OWNER and CONTRACTOR each bind itself, their partners, successors, assigns and legal representatives to the other party in respect to all covenants, agreements, and obligations contained in the Contract Documents.

Article 10 – OWNER'S Representative

The OWNER'S Representative, herein referred to as ENGINEER, is defined as follows:

Kirkham, Michael & Associates, Inc.
5621 NW 1st Street, Suite 400
Lincoln, Nebraska 68521

Said ENGINEER will act as the OWNER'S representative and shall assume all rights and authority assigned to the ENGINEER as stated within the Contract Documents in connection with the completion of the Project Work.

IN WITNESS WHEREOF, OWNER and CONTRACTOR have executed five (5) copies of this Agreement on the day and year first noted herein.

OWNER

Name: City of Hastings

Address: 220 North Hastings Avenue
Hastings, Nebraska 68901-5144

By: _____
Signature

Title of Representative

ATTEST

By: _____
Signature

Title

CONTRACTOR

Name: VRL Construction LLC dba Rathman Manning
Construction

Address: 851 H Road
Chapman, Nebraska 68827

By: _____
Signature
President

Title of Representative

ATTEST

By: _____
Signature
Secretary

Title

PERFORMANCE BOND

ORIGINAL BOND 1 OF 5

Bond Number
HA10103199

PRINCIPAL (Legal Name and Business Address)

VRL Construction LLC dba Rathman Manning Construction
851 H Road
Chapman, Nebraska 68827

STATE OF INCORPORATION

Nebraska

SURETY (Legal Name and Business Address)

Hudson Insurance Company
100 William Street, 5th Floor
New York, New York 10038

CONTRACT NO.

AIP 3-31-0040-018-2021

CONTRACT DATE

PENAL SUM OF BOND (Expressed in words and numerals)

Six Hundred Forty-Two Thousand Five Hundred Forty-Eight Dollars and Thirty-Two Cents (\$ 642,548.32)

OBLIGATION

KNOW ALL PERSONS BY THESE PRESENTS, that the above-named PRINCIPAL, hereinafter referred to and called CONTRACTOR, and the above-named SURETY hereby bind themselves unto, City of Hastings, 220 North Hastings Avenue, Hastings, Nebraska 68901, as OBLIGEE, hereinafter referred to and called OWNER, in the penal sum stated above, in lawful money of the United States of America to be paid to OWNER. For payment of the penal sum, we bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.

WHEREAS,

CONTRACTOR has entered into the written contract agreement identified hereinabove with the OWNER for the following project:

Project Name: Snow Removal Equipment (SRE) Building

Project Location: Hastings Municipal Airport, Hastings, Nebraska

which said contract and associated contract documents, including any present or future amendment thereto, is incorporated herein by reference and is hereinafter referred to as the Contract.

CONDITION

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION is such that, if CONTRACTOR shall promptly and faithfully perform all undertakings, covenants, terms, conditions and agreements of the Contract during the original term of the Contract and any extensions thereof that are granted by the OWNER, with or without notice to the SURETY, and during the period of any guarantee or warranties required under the Contract, and if CONTRACTOR shall perform and fulfill all undertakings, covenants, terms, conditions and agreements of any and all duly authorized modifications of the Contract that hereafter are made, then this obligation shall be void; otherwise it shall remain in full force and effect subject to the following additional conditions:

1. SURETY, for value received, hereby stipulates and agrees that no change, extension of time, modification, omission, addition or change in or to the Contract, or the work performed thereunder or the specifications accompanying the same, shall in any way affect the SURETY'S obligation on this bond; and SURETY hereby agrees to waive notice of any and all such extensions, modifications, omissions, alterations, and additions to the terms of the Contract, work or specifications.
2. Whenever CONTRACTOR shall be and declared by the OWNER to be in default under the Contract, the Surety shall promptly and at the SURETY'S expense remedy the default by implementing one or more of the following actions:
 - a. Arrange for the CONTRACTOR, with consent of the OWNER, to perform and complete the Contract; or
 - b. Undertake to perform and complete the Contract itself, through its agents or through independent contractors; or
 - c. Obtain bids or negotiated proposals from qualified contractors acceptable to the OWNER for a contract for performance and completion of the Contract; arrange for a contract to be prepared for execution by the OWNER and the contractor selected with the OWNER'S concurrence, to be secured with performance and payment bonds executed by a qualified surety equivalent to the Bonds issued on the Contract; and make available as work progresses (even though there should be a default or a succession of defaults under the contract or contracts of completion arranged under this paragraph) sufficient funds to pay the cost of

completion less the balance of the contract price; but not exceeding, including other costs and damages for which the Surety may be liable hereunder, the penal sum of the bond. The term "balance of the contract price", as used in this paragraph, shall mean the total amount payable by OWNER to CONTRACTOR under the Contract and any amendments thereto, disbursed at the rate provided in the original contract, less the amount properly paid by OWNER to CONTRACTOR.

- d. With written consent of the OWNER, SURETY may waive its right to perform and complete, arrange for completion or obtain a new contractor and with reasonable promptness, investigate and determine the amount the SURETY is liable to the OWNER and tender payment therefor to the OWNER.
3. CONTRACTOR and SURETY agree that if in connection with the enforcement of this Bond, the OWNER is required to engage the services of an attorney, that reasonable attorney fees incurred by the OWNER, with or without suit, are in addition to the balance of the contract price.
4. No right of action shall accrue on this bond to or for the use of any person or corporation other than the OWNER named herein or the successors or assigns of the OWNER.

WITNESS

In witness whereof, this instrument is executed this the 15th day of July, 2021.

INDIVIDUAL PRINCIPAL:

Company Name: _____

Signature: _____

Name and Title: _____

CORPORATE PRINCIPAL:

ATTEST:

Signature: _____

Name and Title: _____

(Affix Corporate Seal)

Corporate Name: _____

Signature: _____

Name and Title: _____

VRL Construction LLC dba
Rathman Manning Construction

Leo Dwyer President

SURETY:

ATTEST:

Signature: _____

Name and Title: _____

(Affix Seal)

Surety Name: _____

Signature: _____

Name and Title: _____

Hudson Insurance Company

James M. King, Attorney-in-Fact

(Attach Power of Attorney)

OWNER ACCEPTANCE

The OWNER approves the form of this Performance Bond.

Date: _____

Signature: _____

Name and Title: _____

ATTEST:

Signature: _____

Name and Title: _____

(Affix Seal)

PAYMENT BOND

Bond Number
HA 10103199

PRINCIPAL (Legal Name and Business Address)

VRL Construction LLC dba Rathman Manning Construction
851 H Road
Chapman, Nebraska 68827

STATE OF INCORPORATION

Nebraska

SURETY (Legal Name and Business Address)

Hudson Insurance Company
100 William Street, 5th Floor
New York, New York 10038

CONTRACT NO.

AIP 3-31-0040-018-2021

CONTRACT DATE

PENAL SUM OF BOND (Expressed in words and numerals)

Six Hundred Forty-Two Thousand Five Hundred Forty-Eight Dollars and Thirty-Two Cents (\$ 642,548.32)

OBLIGATION

KNOW ALL PERSONS BY THESE PRESENTS, that the above-named PRINCIPAL, hereinafter referred to and called CONTRACTOR, and the above-named SURETY hereby bind themselves unto, **City of Hastings, 220 North Hastings Avenue, Hastings, Nebraska 68901**, as OBLIGEE, hereinafter referred to and called OWNER, in the penal sum stated above, in lawful money of the United States of America to be paid to OWNER. For payment of the penal sum, we bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.

WHEREAS,

CONTRACTOR has entered into the written contract agreement identified hereinabove with the OWNER for the following project:

Project Name: Snow Removal Equipment (SRE) Building

Project Location: Hastings Municipal Airport, Hastings, Nebraska

which said contract and associated contract documents, including any present or future amendment thereto, is incorporated herein by reference and is hereinafter referred to as the Contract.

CONDITION

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION is such that, if CONTRACTOR shall promptly make payment to all employees, persons, firms, or corporations for all incurred indebtedness and just claims for labor, supplies, materials, and services furnished for or used in connection with the performance of the Contract, then this obligation shall be void; otherwise, it shall remain in full force and effect subject to the following additional conditions:

1. CONTRACTOR and SURETY indemnify and hold harmless the OWNER for all claims, demands, liens or suits that arise from performance of the Contract.
2. SURETY, for value received, hereby stipulates and agrees that no change, extension of time, modification, omission, addition or change in or to the Contract, or the work performed thereunder or the specifications accompanying the same, shall in any way affect the SURETY'S obligation on this bond; and SURETY hereby agrees to waive notice of any and all such extensions, modifications, omissions, alterations, and additions to the terms of the Contract, work or specifications.
3. No final settlement between the OWNER and the CONTRACTOR shall abridge the right of any beneficiary hereunder, whose claim may be unsatisfied.
4. The amount of this bond shall be reduced by and to the extent of any payments made in good faith hereunder.
5. Amounts owed by the OWNER to the CONTRACTOR under the Contract shall be used for the performance of the Contract and to satisfy claims, if any, under any Performance Bond. By the CONTRACTOR furnishing and the OWNER accepting this Bond, they agree that all funds earned by the CONTRACTOR in the performance of the Contract are dedicated to satisfying obligations of the CONTRACTOR and the SURETY under this Bond, subject to the OWNER'S priority to use the funds for the completion of the project.
6. The Contractor shall pay to the Unemployment Compensation Fund of the State of Nebraska and the State Unemployment Insurance Trust Fund the unemployment contributions and interest due under provisions of the Nebraska Employment Security Law on wages paid to individuals employed in the performance of this contract.

WITNESS

In witness whereof, this instrument is executed this the 15th day of July, 2021.

INDIVIDUAL PRINCIPAL:

Company Name: _____

Signature: _____

Name and Title: _____

CORPORATE PRINCIPAL:

ATTEST:

Signature: _____

Name and Title: _____

(Affix Corporate Seal)

Corporate Name: VRL Construction LLC dba Rathman Manning Construction

Signature: _____

Name and Title: _____

SURETY:

ATTEST:

Signature: _____

Name and Title: _____

(Affix Seal)

Surety Name: Hudson Insurance Company

Signature: _____

Name and Title: _____

James M. King, Attorney-in-Fact

(Attach Power of Attorney)

OWNER ACCEPTANCE

The OWNER approves the form of this Payment Bond.

Date: _____

Signature: _____

Name and Title: _____

ATTEST:

Signature: _____

Name and Title: _____

(Affix Seal)

**POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS: That HUDSON INSURANCE COMPANY, a corporation of the State of Delaware, with offices at 100 William Street, New York, New York, 10038, has made, constituted and appointed, and by these presents, does make, constitute and appoint

James M King

of the state of Nebraska

its true and lawful Attorney(s)-in-Fact, at New York, New York, each of them alone to have full power to act without the other or others, to make, execute and deliver on its behalf, as Surety, bonds and undertakings given for any and all purposes, also to execute and deliver on its behalf as aforesaid renewals, extensions, agreements, waivers, consents or stipulations relating to such bonds or undertakings provided, however, that no single bond or undertaking shall obligate said Company for any portion of the penal sum thereof in excess of the sum of

Six Hundred and Forty-Two Thousand Five Hundred and Forty-Eight Dollars and Thirty-Two Cents

Such bonds and undertakings when duly executed by said Attorney(s)-in-Fact, shall be binding upon said Company as fully and to the same extent as if signed by the President of said Company under its corporate seal attested by its Secretary.

In Witness Whereof, HUDSON INSURANCE COMPANY has caused these presents to be of its Senior Vice President thereunto duly authorized, on this 16th day of November, 20 17 at New York, New York.

(Corporate seal)

Attest.....
Dina Daskalakis
Corporate Secretary

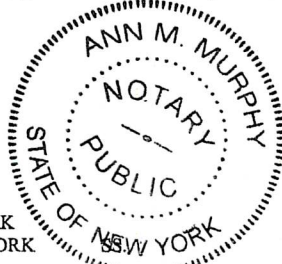
HUDSON INSURANCE COMPANY

By.....
Michael P. Cifone
Senior Vice President

STATE OF NEW YORK
COUNTY OF NEW YORK. SS.

On the 16th day of November, 20 17 before me personally came Michael P. Cifone to me known, who being by me duly sworn did depose and say that he is a Senior Vice President of HUDSON INSURANCE COMPANY, the corporation described herein and which executed the above instrument, that he knows the seal of said Corporation, that the seal affixed to said instrument is such corporate seal, that it was so affixed by order of the Board of Directors of said Corporation, and that he signed his name thereto by like order.

(Notarial Seal)



ANN M. MURPHY
Notary Public, State of New York
No. 01MU6067553
Qualified in Nassau County
Commission Expires December 10, 2021

CERTIFICATION

STATE OF NEW YORK
COUNTY OF NEW YORK

The undersigned Dina Daskalakis hereby certifies:

That the original resolution, of which the following is a true and correct copy, was duly adopted by unanimous written consent of the Board of Directors of Hudson Insurance Company dated July 27th, 2007, and has not since been revoked, amended or modified:

"RESOLVED, that the President, the Executive Vice Presidents, the Senior Vice Presidents and the Vice Presidents shall have the authority and discretion, to appoint such agent or agents, or attorney or attorneys-in-fact, for the purpose of carrying on this Company's surety business, and to empower such agent or agents, or attorney or attorneys-in-fact, to execute and deliver, under this Company's seal or otherwise, bonds obligations, and recognizances, whether made by this Company as surety thereon or otherwise, indemnity contracts, contracts and certificates, and any and all other contracts and undertakings made in the course of this Company's surety business, and renewals, extensions, agreements, waivers, consents or stipulations regarding undertakings so made; and

FURTHER RESOLVED, that the signature of any such Officer of the Company and the Company's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seal when so used whether heretofore or hereafter, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed."

THAT the above and foregoing is a full, true and correct copy of Power of Attorney issued by said Company, and of the whole of the original and that the said Power of Attorney is still in full force and effect and has not been revoked, and furthermore that the Resolution of the Board of Directors, set forth in the said Power of Attorney is now in force.

Witness the hand of the undersigned and the seal of said Corporation this 15th day of July, 20 21.

(Corporate seal)



By.....
Dina Daskalakis, Corporate Secretary

Change Order No: 1

Project No.: 3-31-0040-018-2021
KM No.: 2005240

Name of Project: Snow Removal Building (SRE) Building, Hastings Municipal Airport (HSI)

Contractor: VRL Construction, LLC dba Rathman Manning Construction

The above-named Contractor agrees to make the following change(s) in the plans and/or specifications for the above-designated project:

ATTACH ADDITIONAL PAGE(S) IF NECESSARY, FOR PARAGRAPHS 1 THROUGH 3.

1. Description of change to be made:

The concrete pavement in front of the SRE building will be reduced to help bring the project costs within the available grant funds. The project total will go from \$721,684.14 to \$642,548.32. The sponsor will construction additional concrete pavement at a later date with local funds.

2. Reason for ordering change:

Meet grant funding requirements.

3. Settlement for the cost of the above change is to be made as follows:

Item	Description	Modified Quantity	Unit	Modified Unit Price	Amount
1	Mobilization	1	LS	\$10,000.00	\$ 10,000.00
2	Construction Safety Plan and Traffic Control	1	LS	\$720.00	\$ 720.00
3	Existing Pavement Removal (Full Depth)	242	SY	\$29.72	\$ 7,192.24
4	Embankment (Established Quantity)	695	CY	\$20.78	\$ 14,444.10
5	Over Excavation	200	CY	\$26.62	\$ 5,324.00
6	12-Inch Compacted Subgrade	418	SY	\$23.31	\$ 9,743.58
7	6-Inch P.C.C. (NDOT-47B-4000 Concrete Mix)	418	SY	\$100.00	\$ 41,800.00
8	Seeding	0.1	AC	\$10,450.00	\$ 1,045.00
9	Mulching	0.1	AC	\$10,450.00	\$ 1,045.00
10	Silt Sock	325	LF	\$4.80	\$ 1,560.00
11	SRE Building, Complete	1	LS	\$549,674.40	\$ 549,674.40

4. Summary of Costs

Original Contract Amount	\$ 721,684.14
Revised Contract Amount	\$ 642,548.32
Net Decrease of this Change Order	\$ 79,135.82
No Net Change From Previous Change Orders and Supplemental Agreements	\$ -
Total Decrease of All Change Orders/Supplemental Agreements to Date	\$ 79,135.82
Total New Estimated Contract Costs	\$ 642,548.32

5. This change (Increases)-(Decreases) contract time by 0 working days.

Agreed to By: _____
Contr. Auth. Rep. _____ Title _____ Date 7/16/2021

Agreed to By: _____
Sponsor Auth. Rep. _____ Title _____ Date _____

Note: This change order is not effective until approved in writing by the Sponsor.

Distribution: Sponsor, Contractor, Engineer

April 28, 2021

Deb Bergmann
City of Hastings
220 North Hastings Avenue
Hastings, Nebraska 68901-5144

RE: Snow Removal Equipment (SRE) Building
AIP Project No. 3-31-0040-018-2021
KM-2005240

Dear Ms. Bergmann:

On April 12, 2021, two bids were received for the referenced project at the Hastings Municipal Airport. All bidders were qualified to submit a bid proposal within the requirements of the project specification and bid documents. All proposals were reviewed and evaluated including unit price extensions. The bid tabulation is attached. A summary of the Bid Results and the required information are provided below:

Bid Results

Bidder	Total Bid
VRL Construction, LLC dba, Rathman Manning Construction (VRL)	\$721,684.14
Farris Construction Co., Inc.	\$795,259.61

There were noted irregularities with the Farris proposal. They were as follows per page ITB-5 of the specifications and contract documents.

- If the form furnished by the Owner or Owner's representative is altered or detached from the original document.
- Failure by the Bidder to demonstrate good faith efforts in obtaining participation by certified DBE firms;
- Failure by the Bidder to certify how it intends to meet Buy America requirements (Buy America Certification);
- Determination by the Owner that the Bidder has placed conditions on or qualified their Proposal;
- Discovery of any alteration, interlineations, or erasure of any project requirement by the Bidder;

5% Bid Bond Guarantee

Both bidders provided a 5% bid bond.

Executed Proposal by an Officer of the Company and an Attest to their Signature was Included

Both proposals are signed and attested.

Cost to add the Sponsor and Engineer to their Policy as Additional Insured

There was no cost for either company.

Pre-bid Meeting

No pre-bid meeting was held for this project.

Bidder Pre-qualification

The bidders are pre-qualified.



Bidder Debarment Through the SAM Registrar

Neither bidder is disbarred.

Buy American

VRL indicates in the Buy American Certification form that they will comply with Title 49 U.S.C. Section 50101 for this project. A waiver was not requested. Farris Construction Co., Inc. did not include the Buy American forms in their proposal.

Disadvantaged Business Enterprise (DBE) Participation

The DBE goal established for this project by the sponsor is 0.8%. Neither bidder met the goal. However, VRL did make efforts to support the goal.

Bidder	Anticipated DBE Utilization
VRL Construction, LLC dba, Rathman Manning Construction (VRL)	0.003%
Farris Construction Co., Inc.	0.00%

Tentative List of Subcontractors

VRL listed nine subcontractors. Farris Construction Co., Inc. listed 6 subcontractors.

Justification of Bid

In reviewing the results with NDOT Division of Aeronautics it appears the low bid (VRL) amount is above the available grant funds for this project. We have coordinated with the low bidder (VRL) to see if there was opportunity to reduce some of the paving to help bring the project within the available grant funds. After discussions and negotiations with VRL they agreed to reduce some of the concrete which brought the total to a revised project cost of \$642,548,32. According to NDOT, this amount would be acceptable within the confines of the grant program.

Recommendation for Award

In accordance with the project specifications and contract documents, it is Kirkham Michael's recommendation to award the contract to VRL Construction, LLC dba, Rathman Manning Construction of Grand Island, Nebraska on their revised total \$642,548.32 as the lowest responsive bidder. NOTE: A change order will be required to make the necessary adjustments from the \$721,684.14 total as originally bid to the revised total of \$642,548.32.

Please note that NDOT/FAA must concur with the award to VRL Construction, LLC dba, Rathman Manning Construction before notification of the award can be issued. The Sponsor shall not enter into a contract with VRL Construction, LLC dba, Rathman Manning Construction until federal authorization is received.

If you have any questions or need any additional information, please contact us at 402.858.8852.

Sincerely,

KIRKHAM, MICHAEL & ASSOCIATES, INC.

Eric Johnson
Project Manager

EWJ/SB

Department: Airport
Staff Contact: Deb Bergmann
Council Meeting Date: 8/9/2021

AGENDA ITEM SUMMARY SHEET

Description of Item:

Approval of Resolution (2021-38) adopting and approving the execution of an Agency Agreement with the Nebraska Department of Transportation (Aeronautics Division), for Project No. 3-31-0040-020-2021, The American Rescue Plan Act (ARPA).

Names of People/Business affected by this action:

City of Hastings, Federal Aviation Administration (FAA), Nebraska Department of Transportation (Aeronautics Division)

Why Council action is required:

Federal Aviation Administration (FAA) requires a resolution adopting and approving the execution of an Agency Agreement with the Nebraska Department of Transportation (Aeronautics Division) in order to receive FAA Grant Funding.

Type of action requested:

Motion

Suggested motion:

Motion to approve Resolution No. 2021-38.

Deadlines associated with action:

7/30/21

Department head comments:

FAA requires a resolution adopting and approving the execution of an Agency Agreement with the Nebraska Department of Transportation (Aeronautics Division), in order to receive FAA grant funding for the American Rescue Plan Act. There are no matching funds required for this grant.

City Administrator comments:

Recommend approval

AGENCY AGREEMENT
ARPA Act-Only Funded Non-Development Grant

Grant No. 3-31-0040-020-2021

This is an agreement between the City of Hastings of Hastings, Nebraska, hereinafter referred to as the "Airport Sponsor" and the Nebraska Department of Transportation, Aeronautics Division, hereinafter referred to as the "Department," made and entered into in accordance with, and for the purpose of, complying with the laws of the State of Nebraska.

WHEREAS, the Coronavirus Disease 2019 (COVID-19), has resulted in significant damage to the economy of the United States. In response, the US Congress has passed an economic rescue package called The American Rescue Plan Act; known as the ARPA Act; and

WHEREAS, the Federal Aviation Administration (FAA) has received funding from the United States general fund, pursuant to the ARPA Act, to assist airports in defraying a portion of that economic damage in the form of 100% grants to be used for any lawful purpose for which airports are currently able to use their funds; and

WHEREAS, the Airport Sponsor desires to utilize ARPA Act funding for lawful purposes other than airport planning, development, construction, or maintenance.

THEREFORE, the Airport Sponsor hereby designates the Department as its agent in accordance with §3-124 and §3-239, Neb. Rev. Stat. (Reissue 2012, Cumulative Supp. 2018, and Supp. 2019), and the Department hereby accepts such designation and agrees to act as the agent of the Airport Sponsor.

The Airport Sponsor hereby warrants, undertakes and agrees that if the Federal Aviation Administration makes a grant offer, and the Airport Sponsor executes a Grant Agreement, it will manage said airport in the manner set forth in the Grant Agreement and abide by the conditions, rules and regulations of the Federal Aviation Administration.

The terms and conditions of this Agency Agreement and the respective duties, undertakings and agreements of the parties with respect to this Agency Agreement, and with respect to the ARPA Act grant, are as follows:

- A. The Department shall accept, receive, receipt for, and disburse all funds granted by the United States for airport aid in accordance with federal laws, rules and regulations and in accordance with §3-101 to §3-154 and §3-239, Neb. Rev. Stat. (Reissue 2012, Cumulative Supp. 2018, and Supp. 2019), as the agent of the Airport Sponsor.
- B. Upon receipt of such federal funds, the Department shall deposit them in the State Treasury, according to law, and shall cause disbursement to be made therefrom as follows:

FIRST: If the Department advances funds to the Airport Sponsor as the equivalent of the United States' share of allowable grant costs, the Department shall reimburse itself for any such advancement out of

such federal funds thereafter received.

SECOND: The Department shall cause the balance of such federal funds due the Airport Sponsor to be paid promptly to the Airport Sponsor.

- C. The Department shall maintain accurate records of all the funds received and expended by it in connection with the grant. These records shall be open to inspection by the Airport Sponsor, the Federal Aviation Administration and their authorized representatives in the offices of the Department at all reasonable times.
- D. The Airport Sponsor reserves the right, power and authority to execute the Application for Federal Assistance, the federal Grant Agreement, all contracts and agreements arising from the Airport Sponsor's use of ARPA Act funds, and all amendments to these items. Aside from the matters so reserved, the Department shall, as agent for the Airport Sponsor, process, execute and submit to the Federal Aviation Administration all papers, forms and documents required by that agency for the approval, carrying out and completion of the grant.
- E. The Department agrees to furnish all services performed by it as agent of the Airport Sponsor, including, but not limited to, the services set forth in the attached Exhibit A, "Administrative Services", free of charge.

As used herein, the following words, terms and phrases shall have the meanings herein given:

"Application for Federal Assistance" means the document prepared as the formal application submitted to the Federal Aviation Administration for a grant of federal funds.

"Develop" means to plan, construct or improve the airport as defined in the Application for Federal Assistance.

"Grant Agreement" means the contract between the United States of America and the Airport Sponsor in which the Federal Aviation Administration, on behalf of the United States, agrees to pay a portion of the allowable costs of the grant.

Executed by the Nebraska Department of Transportation, Aeronautics Division this 23rd day of July, 2021.

(SEAL)



Executed by the Airport Sponsor this _____ day of _____

DO NOT SIGN

Clerk

Andre B. Gernan
for Ann Richard, Director

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RESOLUTION
DO NOT SIGN

Mayor

EXHIBIT A
AGENCY AGREEMENT
ADMINISTRATIVE SERVICES

1. Prepare and secure execution of Applications for Federal Assistance and associated documents.
2. Prepare and process program changes.
3. Process Grant Agreements and amendments.
4. Review periodic pay estimates and forward federal funds to the Airport Sponsor.
5. Prepare applications, requests, transfers or letters of credit for Grant Agreement payments.
6. Prepare and/or process other federal documents not otherwise specifically covered above.

RESOLUTION NO. 2021-38

RESOLUTION ADOPTING AND APPROVING THE EXECUTION OF AN AGENCY AGREEMENT WITH THE NEBRASKA DEPARTMENT OF TRANSPORTATION, AERONAUTICS DIVISION FOR GRANT NO. 3-31-0040-020-2021 TO BE SUBMITTED BY THE DEPARTMENT TO THE FEDERAL AVIATION ADMINISTRATION TO OBTAIN FEDERAL NON-DEVELOPMENT ECONOMIC ASSISTANCE FOR THE AIRPORT UNDER THE PROVISIONS OF THE FEDERAL AMERICAN RESCUE PLAN ACT (ARPA):

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

1. The City of Hastings shall enter into an Agency Agreement with the Department of Transportation, Aeronautics Division for Grant No. 3-31-0040-020-2021 for the purpose of obtaining Federal non-development economic assistance for the Airport and that such agreement shall be set forth hereinbelow.
2. The Mayor of the City of Hastings is hereby authorized and directed to execute said Agency Agreement on behalf of the City of Hastings, and the City Clerk is hereby authorized to attest said execution.
3. The said agreement, referred to hereinabove, is inserted in full and attached herewith, and made a part hereof as Exhibit "O".

PASSED AND APPROVED this 9nd day of August 2021.

CITY OF HASTINGS, NEBRASKA

Mayor

ATTEST:

City Clerk

[SEAL]

Approved as to form:

City Attorney



REQUEST FOR PUBLIC COMMENT ON COUNCIL AGENDA

Citizens wishing to address the Council during the "Public Comments" item on the Agenda must contact the City Clerk no later than seven days prior to the scheduled commencement of the meeting. Individuals will be allowed up to five (5) minutes to speak. Any handouts or videos must be submitted no later than two work days prior to the meeting. Individuals are to state the topic to be addressed and will be required to comment only on that topic. The Mayor will time all individuals to ensure they adhere to these time limits. Please be advised that if your request would include requested action by the Mayor and City Council, that it would be considered as a possible agenda item at a subsequent Council meeting.

NAME: Alton C. Jackson

BUSINESS NAME: _____

ADDRESS: 820 So Shore Drive
Highway 166

TELEPHONE #: 402 9840881

DATE OF REQUEST: Aug 16 2021

DESCRIPTION OF REQUESTED TOPIC:

Code of Conduct