

**HASTINGS CITY COUNCIL
AGENDA**

**Council Chambers – City Hall
220 North Hastings Avenue
December 12, 2016
5:30 PM**

ROLL CALL:

PLEDGE OF ALLEGIANCE:

MOTION TO ADOPT CURRENT AGENDA for December 12, 2016 Regular Meeting.

PUBLIC NOTICE - Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, December 9, 2016. Pursuant to the Nebraska Revised Statute Section 84-1412, the public is advised that a copy of today's agenda and all reproducible written material which will be discussed at today's meeting is located at the back of the Council Chambers. Also, a current copy of the Nebraska Open Meetings Act is posted on the south wall of the Council Chambers which is accessible to members of the public.

COUNCIL COMMUNICATION:

Reports of Liaisons.

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

MAYOR'S COMMUNICATIONS:

CONSENT AGENDA:

1. All Consent Items.
 - (a) Approval of the minutes of the Council Meeting of November 28, 2016
 - (b) Approval of the minutes of the Worksession of November 21, 2016.
 - (c) Approval of the payroll for the period ending December 17, 2016, paid December 23, 2016 and for the period ending December 31, paid January 6, 2017.
 - (d) Approval of the regular claims and authorizing the City Clerk to issue checks against the various funds for payment.
 - (e) Approval of the prepaid claims and authorizing the City Clerk to issues checks against the various funds for payment.
 - (f) Approve receiving and placing on file department monthly reports.

REGULAR AGENDA:

2. Unfinished Business of Preceding Meeting.

3. Public Hearings.

- (a) Public hearing on the request of Heartland Veterinary Supply to amend the Comprehensive Land Use Plan to re-designate Lots 6, 7 & 8 in Block 2 of Lakeway Plaza Subdivision from Suburban Residential to Commercial/Retail; and to re-designate Lot 4 in Block 2 of Assembly of God Second Subdivision, from Suburban Residential to Commercial/Retail.

Ordinance No. 4498. . .Amending the Comprehensive Development Plan to re-designate Lots 6, 7 & 8 in Block 2 of Lakeway Plaza Subdivision from Suburban Residential to Commercial/Retail; and to re-designate Lot 4 in Block 2 of Assembly of God Second Subdivision, from Suburban Residential to Commercial/Retail.

- (b) Public hearing on the request of Heartland Veterinary Supply to rezone Lots 6, 7 & 8 in Block 2 of Lakeway Plaza Subdivision from R-1 Urban Single Family Residential District to CP-3 Commercial Planned Business District; and to rezone Lots 3 & 4 in Block 2 of Assembly of God Second Subdivision, from C-3 Commercial Business to CP-3 Commercial Planned Business District.

Ordinance No. 4499. . .Amending the Zoning District Map of the City of Hastings to rezone property from R-1 Urban Single Family Residential District and C-3 Commercial Business District to CP-3 Commercial Planned Business District.

4. General Business.

- (a) Approval of Expedition League, Inc. Memorandum of Understanding (MOU).
- (b) Approval of Tax Allocation Agreements between the City of Hastings and the Community Redevelopment Authority in connection with the following projects;
 - 1. Furrow Plumbing, LLC Redevelopment Project
 - 2. On Top LLC Redevelopment Project
 - 3. Redline Properties, LLC Redevelopment Project
 - 4. 801-809 W. 2nd Redevelopment Project.
- (c) Approve Addendum Development Agreement with Hastings College re: Ninth Street Paving.
- (d) Authorize eminent domain by the City of Hastings, Nebraska for the acquisition of utility poles owned by Windstream Communications within the City of Hastings, Nebraska.

5. Ordinances and Resolutions.

- (a) Resolution No. 2016-57. . Accepting plat and schedule of assessments prepared by the City Engineer for special assessments proposed to be levied in Street Improvement District No. 2015-1 and setting a hearing date relative to the levy of said special assessments.
- 6. Final Passage of Ordinances.
- 7. Appointments.
- 8. Miscellaneous and Other Business.
- 9. Possible Closed Session (if necessary or requested).

ADJOURN SINE DIE:

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

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

CITY OF HASTINGS, NEBRASKA
MINUTES OF CITY COUNCIL REGULAR MEETING
Monday, November 28, 2016

Pursuant to due call and notice thereof, a Regular Meeting of the City Council of the City of Hastings, Nebraska was conducted in the Council Chambers of City Hall, 220 N. Hastings Avenue, on November 28, 2016.

The meeting was called to order at 5:30 p.m. in Regular Session by Mayor Powers with the following members present: John Harrington, Kathy Duval, Phil Odom, Chuck Niemeyer, Michael Krings, Sarah Hoops, Ginny Skutnik, Everett Goebel. Absent: None.

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

Moved by Ginny Skutnik seconded by Chuck Niemeyer to adopt Current Agenda for November 28, 2016 Regular meeting. Roll Call: Ayes: John Harrington, Kathy Duval, Phil Odom, Chuck Niemeyer, Michael Krings, Sarah Hoops, Ginny Skutnik, Everett Goebel. Nays: None. Absent: None. The motion carried.

Mayor Powers read the Public Notice - Pursuant to the Nebraska Revised Statute Section 84-1412, the public is advised that a copy of today's agenda and all reproducible written material which will be discussed at today's meeting is located at the back of the Council Chambers. Also, a current copy of the Nebraska Open Meetings Act is posted on the south wall of the Council Chambers which is accessible to members of the public.

COUNCIL COMMUNICATION:

Councilmember Goebel reported on the Board of Public Works meeting held November 17, 2016. He stated WEC2 (Whelan Energy Center Unit 2) is not online. AGP's expansion is complete. A contract was approved with VanKirk for fencing on the ASR (Aquifer Storage and Restoration) project. They have set a hearing for January 12, 2017 to discuss the proposed Engineering Report for construction of the ASR project. He summarized a natural gas conversion study for WEC1. The next Mayor's Youth Council meeting is scheduled for December 11th.

MAYOR'S COMMUNICATIONS:

Members of the Mayor's Youth Council spoke at the meeting.

CONSENT AGENDA:

Moved by Michael Krings seconded by Sarah Hoops to approve all consent items as presented.

Roll Call: Ayes: John Harrington, Kathy Duval, Phil Odom, Chuck Niemeyer, Michael Krings, Sarah Hoops, Ginny Skutnik, Everett Goebel. Nays: None. Absent: None. The motion carried.

(a) Approval of the minutes of the Council Meeting of November 14, 2016

(b) Approval of the payroll for the period ending December 3, 2016, paid December 9, 2016.

(c) Approval of the regular claims and authorizing the City Clerk to issue checks against the various funds for payment.

(d) Receive and place on file Adams County Clerk's abstract of votes cast at November 8, 2016 election.

(e) Approval of the request of St. Cecilia Health Ministry/First Presbyterian Church to utilize City streets for Community Prayer Walk on December 4, 2016.

REGULAR AGENDA:

General Business.

3(a) Moved by John Harrington seconded by Chuck Niemeyer to approve the renewal of the EMS Advanced Service License with the Department of Health and Human Services of Nebraska.

Roll Call: Ayes: John Harrington, Kathy Duval, Phil Odom, Chuck Niemeyer, Michael Krings, Sarah Hoops, Ginny Skutnik, Everett Goebel. Nays: None. Absent: None. The motion carried.

(b) Moved by Ginny Skutnik seconded by Kathy Duval to award contract for MAP-2016 to Werner Construction, Inc., 129 East 2nd Street, Hastings, NE 68901 in the amount of \$250,679.65 and authorize the Mayor and the City Clerk to execute said contract documents.

This is a Tax Increment Financing project with Mesner Development and will construct housing.

Roll Call: Ayes: John Harrington, Kathy Duval, Phil Odom, Chuck Niemeyer, Michael Krings, Sarah Hoops, Ginny Skutnik, Everett Goebel. Nays: None. Absent: None. The motion carried.

Ordinances and Resolutions.

4(a) Moved by Everett Goebel seconded by Ginny Skutnik to approve Resolution No. 2016-54 ... Accepting the work and the certificate of the City Engineer in Street Improvement District No. 2015-1.

Roll Call: Ayes: John Harrington, Kathy Duval, Phil Odom, Chuck Niemeyer, Michael Krings, Sarah Hoops, Ginny Skutnik, Everett Goebel. Nays: None. Absent: None. The motion carried.

(b) Moved by Ginny Skutnik seconded by Michael Krings to approve Resolution No. 2016-55. . .Accepting the bid for the construction of Improvements in Alley Improvement District No. AID 2013-1, 1st Street to 2nd Street--St. Joseph Avenue to Kansas Avenue.

This is the second time this project has bid, with the first bid being rejected.

Roll Call: Ayes: John Harrington, Kathy Duval, Phil Odom, Chuck Niemeyer, Michael Krings, Sarah Hoops, Ginny Skutnik, Everett Goebel. Nays: None. Absent: None. The motion carried.

Moved by Chuck Niemeyer seconded by Ginny Skutnik there being no further business to adjourn at 5:54p.m. Roll Call: Ayes: John Harrington, Kathy Duval, Phil Odom, Chuck Niemeyer, Michael Krings, Sarah Hoops, Ginny Skutnik, Everett Goebel. Nays: None. Absent: None. The motion carried.

APPROVED:

Vern P. Powers, Mayor

ATTEST:

Kimberly S. Jacobitz, City Clerk

(S E A L)

CITY OF HASTINGS, NEBRASKA
MINUTES OF CITY COUNCIL WORKSESSION
Monday, November 21, 2016

The Worksession was called to order at 6:00 p.m. by Council Vice President Goebel with the following members present: Phil Odom, Michael Krings, Sarah Hoops, Ginny Skutnik, Everett Goebel. Absent: John Harrington, Kathy Duval, Chuck Niemeyer.

Moved by Ginny Skutnik seconded by Sarah Hoops to adopt the November 21, 2016 Worksession Agenda. Roll Call: Ayes: Phil Odom, Michael Krings, Sarah Hoops, Ginny Skutnik, Everett Goebel. Nays: None. Absent: John Harrington, Chuck Niemeyer, Kathy Duval. The motion carried.

Vice President Goebel read the Public Notice - Notice posted on November 18, 2016. Pursuant to the Nebraska Revised Statute Section 84-1412, the public is advised that a copy of today's agenda and all reproducible written material which will be discussed at today's meeting is available. Also, a current copy of the Nebraska Open Meetings Act is posted and accessible to members of the public.

Discussion of Memorandum of Understanding regarding summer baseball league.

Moved by Sarah Hoops seconded by Phil Odom that the Mayor and Council go into closed session at 6:10 P.M. for the discussion of the Memorandum of Understanding regarding summer baseball league. Roll Call: Ayes: Phil Odom, Michael Krings, Sarah Hoops, Ginny Skutnik, Everett Goebel. Nays: None. Absent: John Harrington, Chuck Niemeyer, Kathy Duval. The motion carried.

Moved by Michael Krings, seconded by Ginny Skutnik that the Mayor and Council resume open session at 6:40 P.M. Roll Call: Ayes: Phil Odom, Michael Krings, Sarah Hoops, Ginny Skutnik, Everett Goebel. Nays: None. Absent: John Harrington, Chuck Niemeyer, Kathy Duval. The motion carried.

Moved by Ginny Skutnik seconded by Michael Krings there being no further business to come before the Council, the meeting be adjourned at 6:40 P.M. Roll Call: Ayes: Phil Odom, Michael Krings, Sarah Hoops, Ginny Skutnik, Everett Goebel. Nays: None. Absent: John Harrington, Chuck Niemeyer, Kathy Duval. The motion carried.

INVOICE APPROVAL LIST BY FUND REPORT

Vouchers to be paid 12/12/2016

Date: 12/05/2016

Time: 8:46 am

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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							
001-010.000-720.350	Training & Co ADLER/BARBARA A.//		Mileage 10/2015-10/2016	0	11/14/2016	12/12/2016	81.65
							81.65
001-010.000-727.200	R & M Buildir HOWARD'S GLASS	44642	Hardware/West city hall door	0	10/26/2016	12/12/2016	386.40
	PARAMOUNT LINEN	50764	Floor mats	0	11/22/2016	12/12/2016	44.70
	PRESTO-X	31026197	November pest control	0	11/18/2016	12/12/2016	50.65
							481.75
001-010.000-730.050	Office Supplie BUSINESS WORLD PRODUC	630332	Stapler - R Nash	0	11/17/2016	12/12/2016	26.99
	BUSINESS WORLD PRODUC	017401	Labels, staples	0	11/23/2016	12/12/2016	28.37
	EAKES OFFICE SOLUTIONS	7120376	Calendar	0	11/18/2016	12/12/2016	2.59
	EAKES OFFICE SOLUTIONS	7120376-1	Sticky notes	0	11/21/2016	12/12/2016	5.59
							63.54
001-010.000-731.700	Wearing App: SHIRT SHACK HASTINGS	h2126	5 shirts w/city logo-R Nash	0	11/16/2016	12/12/2016	158.96
							158.96
Total Dept. City administrator's office:							785.90
Dept: 020.000 Civil service							
001-020.000-724.050	Printing HASTINGS TRIBUNE	204782	3 job postings/theatre,TV ads	0	10/31/2016	12/12/2016	164.85
							164.85
Total Dept. Civil service:							164.85
Dept: 030.000 City attorney							
001-030.000-729.050	Dues & Subs THOMSON REUTERS - WEST	834977774	West info, monthly charges	0	11/01/2016	12/12/2016	307.98
							307.98
Total Dept. City attorney:							307.98
Dept: 070.000 Other governmenta							
001-070.000-720.150	Contingency AWARDS UNLIMITED, INC.	420064	Council/mayor awards	0	11/17/2016	12/12/2016	356.29
							356.29
001-070.000-720.307	ELSA Transla REAL TIME TRANSLATION, IN	109893	Phone translator	0	11/16/2016	12/12/2016	10.50
	REAL TIME TRANSLATION, IN	109894	63 minutes 10/17-31/16	0	11/16/2016	12/12/2016	94.50
							105.00
001-070.000-720.470	Disability Insu MUTUAL OF OMAHA	G000AZN9	12/16 long term disability	0	12/01/2016	12/12/2016	1,465.57
							1,465.57
001-070.000-729.211	Adams Co. E ADAMS COUNTY CLERK		Emergency mgmt 7/16-9/16	0	11/15/2016	12/12/2016	12,656.58
							12,656.58
001-070.000-729.426	De Minimis C HASTINGS AREA CHAMBER	220 certs	Employee holiday bucks	0	11/29/2016	12/12/2016	2,200.00
							2,200.00
001-070.000-729.428	Internet Serv CHARTER COMMUNICATION	0029496	Internet/December	0	11/26/2016	12/12/2016	76.00

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Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
							76.00
001-070.000-741.200	Building Impr KIRKHAM, MICHAEL & ASSO	85913	Proj #HL-10 6-place T hanger	0	11/16/2016	12/12/2016	3,184.23
							3,184.23
001-070.000-741.215	Auditorium H						
	HAMPTON COMM CONSTRU	HCCI 15-309	Renovation pmt #7 FINAL	0	10/15/2016	12/12/2016	25,000.00
	SINCLAIR HILLE ARCHITECT	15011-C-17	Auditorium prof svcs-Oct	0	11/14/2016	12/12/2016	5,503.84
							30,503.84
Dept. Other governmental accounts:							50,547.51
Dept: 080.000 Development Servi							
001-080.000-724.050	Printing						
	CORNHUSKER PRESS	P180003	Planning application forms	0	11/18/2016	12/12/2016	86.13
							86.13
001-080.000-730.050	Office Supplie						
	BUSINESS WORLD PRODUC	630312	Storage boxes	0	11/16/2016	12/12/2016	39.99
							39.99
Total Dept. Development Services:							126.12
Dept: 090.000 IT Division							
001-090.000-720.300	Professional						
	CHARTER COMMUNICATION	0354530	Fiber internet 11/25-12/24/16	0	11/15/2016	12/12/2016	500.00
							500.00
Total Dept. IT Division:							500.00
Dept: 110.000 Auditorium							
001-110.000-720.300	Professional :						
	PROTEX CENTRAL, INC.	IN00075516	Fire alarm inspection	0	11/15/2016	12/12/2016	112.00
							112.00
001-110.000-726.200	Telephone						
	CHARTER COMMUNICATION	0029348	Internet svcs 11/18-12/17/16	0	11/08/2016	12/12/2016	86.13
	CHARTER COMMUNICATION	0029348	Internet svc 11/18-12/17/16	0	11/08/2016	12/12/2016	86.13
							172.26
001-110.000-729.150	Other Operat						
	BIG G COMMERCIAL ACCOU	555698	Electric water heater	0	11/17/2016	12/12/2016	287.78
							287.78
001-110.000-737.200	Building Main						
	BIG G COMMERCIAL ACCOU	555147	CO detectors	0	11/11/2016	12/12/2016	85.98
							85.98
001-110.000-737.705	Shop Supplie						
	FASTENAL COMPANY	NEHAS131008	Parts	0	11/11/2016	12/12/2016	40.66
							40.66
Total Dept. Auditorium:							698.68
Dept: 120.000 Cemetery							
001-120.000-720.350	Training & Cc						
	US BANK CORPORATE PAYM	NRPA, J Brown	Workshop mtg York 12/2/16	0	11/14/2016	12/12/2016	40.00
							40.00
001-120.000-726.200	Telephone						
	CHARTER COMMUNICATION	0008425	Service 12/9/16-1/8/17	0	11/26/2016	12/12/2016	65.00
							65.00

Vouchers to be paid 12/12/2016

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Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
001-120.000-727.500	R & M Heavy GARRETT TIRES AND TREATMENT	111083	Mounted backhoe tires	0	11/17/2016	12/12/2016	322.05
							322.05
001-120.000-730.050	Office Supplies EAKES OFFICE SOLUTIONS	928743	Flash drives, labels	0	11/10/2016	12/12/2016	29.99
	EAKES OFFICE SOLUTIONS	928743-1	Flash drives, labels	0	11/14/2016	12/12/2016	58.69
	EAKES OFFICE SOLUTIONS	7118429	Binders	0	11/16/2016	12/12/2016	40.12
	EAKES OFFICE SOLUTIONS	7118780	3 hole punch	0	11/16/2016	12/12/2016	29.99
							158.79
Total Dept. Cemetery:							585.84
Dept: 130.000 Parks							
001-130.000-720.350	Training & Community US BANK CORPORATE PAYMENTS	NRPA, T Brown	Workshop mtg York 12/2/16	0	11/14/2016	12/12/2016	40.00
							40.00
001-130.000-726.200	Telephone CHARTER COMMUNICATION	0037739	Internet svcs 11/25-12/24/16	0	11/15/2016	12/12/2016	67.38
	VIAERO WIRELESS	14809	Pks,Wacker cell 10/21-11/20	0	12/09/2016	12/12/2016	2.48
							69.86
001-130.000-727.200	R & M Building BEACON ATHLETICS	0463694-IN	Area tarp	0	11/14/2016	12/12/2016	230.00
	BEMAN'S APPLIANCE SERVICE	16-4173	Service/icemaker	0	11/09/2016	12/12/2016	60.09
	BIG G COMMERCIAL ACCOUNTING	555800	Fasteners/paint marker	0	11/18/2016	12/12/2016	11.86
	BIG G COMMERCIAL ACCOUNTING	555790	Mitre saw/chain	0	11/29/2016	12/12/2016	639.75
	DUTTON-LAINSON CO.	749152	Connector	0	11/10/2016	12/12/2016	2.70
	DUTTON-LAINSON CO.	749146	PVC, coupling	0	11/10/2016	12/12/2016	3.78
	DUTTON-LAINSON CO.	748966	PVC part	0	11/08/2016	12/12/2016	3.34
	DUTTON-LAINSON CO.	749535	Faucet, crimp rings, misc	0	11/17/2016	12/12/2016	59.92
	KULLY PIPE & STEEL SUPPLY	659849	Duncan sprinkler repairs	0	11/09/2016	12/12/2016	37.03
	KULLY PIPE & STEEL SUPPLY	659803	Duncan sprinkler repairs	0	11/09/2016	12/12/2016	46.40
	KULLY PIPE & STEEL SUPPLY	660231	Prospect sprinkler repairs	0	11/15/2016	12/12/2016	32.18
	MENARDS - HASTINGS	20095	Snow fence,gloves,scrwdrvr	0	11/11/2016	12/12/2016	167.04
	MENARDS - HASTINGS	20195	Wrench set,gloves,insulation	0	11/13/2016	12/12/2016	432.47
	NE FIRE SPRINKLER CORP.	1343	Repair leak/Chautauqua Pav	0	11/17/2016	12/12/2016	1,001.00
							2,727.56
001-130.000-727.500	R & M Heavy NAPA AUTO PARTS	671805	Elbow	0	11/16/2016	12/12/2016	10.44
	TITAN MACHINERY INC - HASTINGS	8626642	Shaft/cable,shaft/gear,o-ring	0	11/07/2016	12/12/2016	106.80
							117.24
001-130.000-727.800	R & M Vehicle CENTRAL NE EQUIPMENT, LLC	93328	Soap screen for power washer	0	11/18/2016	12/12/2016	6.30
							6.30
001-130.000-730.050	Office Supplies MENARDS - HASTINGS	20197	Round brush	0	11/13/2016	12/12/2016	2.97
							2.97
001-130.000-731.150	Chemicals VAN DIEST SUPPLY COMPANY	143171	Credit duplicate payment	0	06/21/2016	12/12/2016	-118.07
	VAN DIEST SUPPLY COMPANY	143172	Credit duplicate payment	0	06/21/2016	12/12/2016	-20.25
	VAN DIEST SUPPLY COMPANY	5957	Herbicide	0	11/16/2016	12/12/2016	1,137.00
							998.68
001-130.000-737.100	Landscaping CENTRAL NE SOD SUPPLY	11933	Sod 3200 sq ft fescue	0	11/14/2016	12/12/2016	768.00
							768.00

INVOICE APPROVAL LIST BY FUND REPORT

Vouchers to be paid 12/12/2016

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Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
001-130.000-737.705	Shop Supplie						
	ISLAND SUPPLY WELDING C		Credit	0	10/31/2016	12/12/2016	-56.51
	ISLAND SUPPLY WELDING C	159415	Acetylene cylinder	0	11/10/2016	12/12/2016	72.03
	MENARDS - HASTINGS	20681	Wrench sets	0	11/19/2016	12/12/2016	55.95
	US BANK CORPORATE PAYM	Orschelns	Hackzall kit/drill driver	0	11/15/2016	12/12/2016	299.97
							371.44
001-130.000-743.800	Vehicles						
	HASTINGS FORD LINCOLN	31463	Install grip steps/2017 F250	0	11/22/2016	12/12/2016	727.00
							727.00
Total Dept. Parks:							5,829.05
Dept: 140.000 Water Park							
001-140.000-726.200	Telephone						
	WINDSTREAM COMMUNICAT	090766033	Service 11/19-12/18/16	0	11/22/2016	12/12/2016	196.00
							196.00
001-140.000-727.700	R & M Tools &						
	LINCOLN AQUATICS	S1304605	Rope,floats,rail,socket,escuth	0	11/14/2016	12/12/2016	912.88
							912.88
Total Dept. Water Park:							1,108.88
Dept: 145.000 Recreation program							
001-145.000-720.350	Training & Co						
	US BANK CORPORATE PAYM	NRPA, Hassenstab	Workshop mtg York 12/2/16	0	11/10/2016	12/12/2016	40.00
	US BANK CORPORATE PAYM	NRPA, Martin	Workshop mtg York 12/2/16	0	11/14/2016	12/12/2016	40.00
							80.00
001-145.000-726.200	Telephone						
	CHARTER COMMUNICATION	0263913	Internet svcs 12/20/16-1/19/17	0	12/10/2016	12/12/2016	67.39
							67.39
001-145.000-730.050	Office Supplie						
	CORNHUSKER PRESS	P179981	City letterhead envelopes	0	11/17/2016	12/12/2016	165.51
	WAL-MART COMMUNITY	05618	Office supplies	0	11/22/2016	12/12/2016	29.23
							194.74
001-145.000-731.404	Adult-Fam. R						
	US BANK CORPORATE PAYM	Build A Sign	Signs & wire stakes	0	11/15/2016	12/12/2016	389.94
							389.94
001-145.000-737.200	Building Mair						
	MALOUF JR AND ASSOCIATE	IN-32014	Antibac sanitizer,liners,glove	0	11/09/2016	12/12/2016	461.96
							461.96
Total Dept. Recreation programming:							1,194.03
Dept: 150.000 Library							
001-150.000-720.350	Training & Co						
	NE LIBRARY ASSOCIATION *	200001009	Creativity & collaboration reg	0	08/17/2016	12/12/2016	10.00
							10.00
001-150.000-726.200	Telephone						
	VERIZON WIRELESS	9775198028	Mnthly fees 10/11-11/10/16	0	11/10/2016	12/12/2016	111.18
							111.18
001-150.000-729.149	Processing F						
	BAKER & TAYLOR, INC.	2032413608	Books, processing	0	11/01/2016	12/12/2016	9.37
	BAKER & TAYLOR, INC.	2032435232	Books, processing	0	11/10/2016	12/12/2016	15.26

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Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
	MIDWEST TAPE	94488554	CDs, processing	0	11/07/2016	12/12/2016	2.85
	MIDWEST TAPE	94508478	Audiobook, processing	0	11/12/2016	12/12/2016	3.50
	MIDWEST TAPE	94511891	DVD, processing	0	11/14/2016	12/12/2016	2.85
	MIDWEST TAPE	94523223	DVD, processing	0	11/17/2016	12/12/2016	8.55
							42.38
001-150.000-730.055	Library Suppl						
	LIBRARY STORE, INC./THE//	234980	Book jacket covers	0	11/16/2016	12/12/2016	138.30
	LIBRARY STORE, INC./THE//	235358	Label protectors	0	11/07/2016	12/12/2016	108.56
							246.86
001-150.000-730.115	Library Collec						
	BAKER & TAYLOR, INC.	2032413608	Books, processing	0	11/01/2016	12/12/2016	141.46
	BAKER & TAYLOR, INC.	2032419044	Books	0	11/02/2016	12/12/2016	234.99
	BAKER & TAYLOR, INC.	5014324688	Books	0	11/02/2016	12/12/2016	29.95
	BAKER & TAYLOR, INC.	2032429755	Books	0	11/07/2016	12/12/2016	142.02
	BAKER & TAYLOR, INC.	5014332389	Books	0	11/09/2016	12/12/2016	28.32
	BAKER & TAYLOR, INC.	2032435232	Books, processing	0	11/10/2016	12/12/2016	224.89
	CAVENDISH SQUARE	3025253	Remainder of book order	0	11/04/2016	12/12/2016	16.01
	GALE-CENGAGE LEARNING	59331335	Books	0	11/03/2016	12/12/2016	46.48
	GALE-CENGAGE LEARNING	59332573	Books	0	11/03/2016	12/12/2016	72.72
	GALE-CENGAGE LEARNING	59331867	Books	0	11/03/2016	12/12/2016	37.48
	GALE-CENGAGE LEARNING	59386755	Books	0	11/15/2016	12/12/2016	48.73
	GALE-CENGAGE LEARNING	59386944	Books	0	11/15/2016	12/12/2016	87.00
	MIDWEST TAPE	94488554	CDs, processing	0	11/07/2016	12/12/2016	11.99
	MIDWEST TAPE	94508478	Audiobook, processing	0	11/12/2016	12/12/2016	59.99
	MIDWEST TAPE	94511891	DVD, processing	0	11/14/2016	12/12/2016	14.99
	MIDWEST TAPE	94523223	DVD, processing	0	11/17/2016	12/12/2016	16.99
	PRAIRIE BOOKS AND GIFTS	10076448	Books	0	11/18/2016	12/12/2016	28.77
	RECORDED BOOKS, LLC	75433722	eAudio books	0	11/02/2016	12/12/2016	140.42
	RECORDED BOOKS, LLC	75438531	eAudio books	0	11/08/2016	12/12/2016	56.90
	RECORDED BOOKS, LLC	75437142	Audiobooks	0	11/10/2016	12/12/2016	94.22
	US BANK CORPORATE PAYM	Amazon	Ebook - Kindle	0	11/19/2016	12/12/2016	2.99
	US BANK CORPORATE PAYM	Amazon	Ebook - Kindle	0	11/14/2016	12/12/2016	10.69
	US BANK CORPORATE PAYM	Amazon	Ebook - Kindle	0	11/12/2016	12/12/2016	14.97
	US BANK CORPORATE PAYM	Amazon	Refill gift card	0	11/08/2016	12/12/2016	500.00
	US BANK CORPORATE PAYM	Amazon	Ebook - Kindle	0	11/07/2016	12/12/2016	14.97
	US BANK CORPORATE PAYM	Amazon	Ebook - Kindle	0	11/07/2016	12/12/2016	14.97
	US BANK CORPORATE PAYM	NY Times	NY Times renewal 10/16-10/17	0	11/14/2016	12/12/2016	910.00
							3,002.91
						Total Dept. Library:	3,413.33
Dept: 230.000	Hastings Fire & Re						
001-230.000-720.300	Professional						
	NE FIRE SPRINKLER CORP.	1195	Annual inspection - LPS	0	11/15/2016	12/12/2016	275.00
	NE STATE PATROL	Adkins	Fingerprints - Adkins	0	11/21/2016	12/12/2016	28.75
							303.75
001-230.000-720.350	Training & Co						
	US BANK CORPORATE PAYM	Orbitz	Car rental-conf-C Smith	0	11/11/2016	12/12/2016	48.08
	US BANK CORPORATE PAYM	Orbitz	Flight/hotel-conf-C Smith	0	11/11/2016	12/12/2016	447.46
	US BANK CORPORATE PAYM	VFIS	Register fee-conf-S Smith	0	11/15/2016	12/12/2016	499.00
							994.54
001-230.000-726.220	Pest Control						
	PRESTO-X	31020007	HPS pest control	0	11/09/2016	12/12/2016	43.71
	PRESTO-X	31020038	LPS pest control	0	11/09/2016	12/12/2016	44.91
							88.62
001-230.000-727.700	R & M Tools &						
	PROTEX CENTRAL, INC.	IN00075610	Service fire extinguisher	0	11/18/2016	12/12/2016	42.27

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							42.27
001-230.000-729.050	Dues & Subs						
	CITY DIRECTORIES	83508527	City directory	0	11/09/2016	12/12/2016	390.56
							390.56
001-230.000-730.050	Office Supplie						
	EAKES OFFICE SOLUTIONS	7120709	Markers, cleaners	0	11/21/2016	12/12/2016	25.96
							25.96
001-230.000-731.650	Uniform Allow						
	MUNICIPAL EMERGENCY SE	IN1080587	Uniform pants	0	11/14/2016	12/12/2016	42.12
	WITMER PUBLIC SAFETY GF	E1523818	Helmet shield	0	11/10/2016	12/12/2016	50.58
							92.70
001-230.000-737.200	Building Mair						
	EAKES OFFICE SOLUTIONS	7120709	Markers, cleaners	0	11/21/2016	12/12/2016	88.52
	WAL-MART COMMUNITY	09212	Cleaning supplies	0	11/15/2016	12/12/2016	47.58
							136.10
Total Dept. Hastings Fire & Rescue:							2,074.50
Dept: 230.300 Ambulance Service							
001-230.300-731.350	Medical Supp						
	BOUND TREE MEDICAL LLC	70233936	Return medical supplies	0	11/07/2016	12/12/2016	-91.56
	BOUND TREE MEDICAL LLC	82326862	Medical supplies	0	11/15/2016	12/12/2016	1,458.12
	BOUND TREE MEDICAL LLC	82329329	Medical supplies	0	11/17/2016	12/12/2016	183.99
	MATHESON TRIGAS-LINWEL	14385376	Oxygen	0	11/15/2016	12/12/2016	90.70
							1,641.25
Total Dept. Ambulance Service:							1,641.25
Dept: 240.000 Police							
001-240.000-720.300	Professional						
	CBS - REPORTING SERVICE	329050	Membership	0	11/01/2016	12/12/2016	15.00
	HASTINGS INTERNAL MEDIC		Employment physical - Neelly	0	10/05/2016	12/12/2016	346.00
	MAAR/RAQUEL//		Interpret 3 times (2hr min)	0	11/22/2016	12/12/2016	150.00
	NE PUBLIC HEALTH ENVIRO	482380	BAC 5 tests	0	11/15/2016	12/12/2016	525.00
							1,036.00
001-240.000-720.350	Training & Cc						
	CONSOLIDATED MANAGEME	210977	24 meals	0	11/16/2016	12/12/2016	152.16
	POLICE DEPT. - PETTY CASH		Food, card	0	11/14/2016	12/12/2016	25.59
	US BANK CORPORATE PAYM		Concerns Police Survival Baton	0	11/01/2016	12/12/2016	23.90
	US BANK CORPORATE PAYM		The Chicken Coop Food	0	11/16/2016	12/12/2016	45.88
	US BANK CORPORATE PAYM		Kentucky Fried Chicken Food	0	11/17/2016	12/12/2016	25.42
							272.95
001-240.000-721.050	Postage						
	US BANK CORPORATE PAYM	USPS	Postage	0	11/21/2016	12/12/2016	14.30
	US BANK CORPORATE PAYM	USPS	Postage	0	11/15/2016	12/12/2016	7.91
	US BANK CORPORATE PAYM	USPS	Postage	0	11/17/2016	12/12/2016	15.49
							37.70
001-240.000-726.200	Telephone						
	VERIZON WIRELESS	9775218139	Mnthly svc,hotspot 10/11-11/10	0	11/10/2016	12/12/2016	1,000.94
							1,000.94
001-240.000-727.200	R & M Buildir						
	IDEAL ELECTRIC, INC.	8610	Replace 2 lgts-flagpole,garage	0	11/18/2016	12/12/2016	184.39
	IDEAL ELECTRIC, INC.	8611	Repl wall pack/twr can lights	0	11/18/2016	12/12/2016	866.77
	IDEAL ELECTRIC, INC.	8612	Repair pole light fixture	0	11/18/2016	12/12/2016	492.50
	K&G PLUMBING AND HEATIN	805242	Toilet seat and installation	0	11/16/2016	12/12/2016	319.60

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	PRESTO-X	31023581	Bird baiting service	0	11/14/2016	12/12/2016	80.00
	WAL-MART COMMUNITY	04842	Cat food,corn,glue,whl cvr	0	11/15/2016	12/12/2016	25.44
							1,968.70
001-240.000-727.400	R & M Commr						
	VERIZON WIRELESS	9775218139	Mnthly svc,hotspot 10/11-11/10	0	11/10/2016	12/12/2016	400.10
							400.10
001-240.000-727.800	R & M Vehicle						
	ACE AUTOMOTIVE, INC.	35783	Oil change #84	0	11/22/2016	12/12/2016	39.98
	ACE AUTOMOTIVE, INC.	35751	Clean throttle body,idle #70	0	11/15/2016	12/12/2016	40.00
	MR. TIRE	49102	4 tires dismnt/mnt #62	0	11/22/2016	12/12/2016	510.40
	MR. TIRE	48968	Tire repair #77	0	11/14/2016	12/12/2016	17.49
	WAL-MART COMMUNITY	04842	Cat food,corn,glue,whl cvr	0	11/15/2016	12/12/2016	11.96
							619.83
001-240.000-729.204	Heartland Pe						
	HEARTLAND PET CONNECTI	December	December pet care	0	12/01/2016	12/12/2016	4,333.37
							4,333.37
001-240.000-730.050	Office Supplie						
	EAKES OFFICE SOLUTIONS	7119597	Printer ink	0	11/17/2016	12/12/2016	39.99
	POLICE DEPT. - PETTY CASH		Food, card	0	11/14/2016	12/12/2016	2.13
							42.12
001-240.000-731.200	Food Supplie						
	WAL-MART COMMUNITY	04842	Cat food,corn,glue,whl cvr	0	11/15/2016	12/12/2016	15.24
							15.24
001-240.000-731.700	Wearing Appr						
	WEEKS/CHRISTAL//	476621	Hem 2 pr uniform pants,17 ptch	0	11/17/2016	12/12/2016	115.00
							115.00
001-240.000-738.055	Field Equipm						
	ALLEN'S OF HASTINGS, INC.	75540	Camera equipment	0	11/16/2016	12/12/2016	500.00
	DIGITAL ALLY INC	1090083	First Vu dock-X,extra battery	0	11/16/2016	12/12/2016	5,661.72
	DIGITAL ALLY INC	1089854	DVM-800 kit,wireless radio	0	11/14/2016	12/12/2016	-500.00
	DIGITAL ALLY INC	1089854	DVM-800 kit,wireless radio	0	11/14/2016	12/12/2016	4,290.00
	SIRCHIE FINGERPRINT LAB	278125-IN	Drug test kits	0	11/11/2016	12/12/2016	168.95
	US BANK CORPORATE PAYM	Olloclip	Macro pro lens	0	11/17/2016	12/12/2016	75.98
	US BANK CORPORATE PAYM	Allens	Camera equipment	0	11/16/2016	12/12/2016	378.95
	WAL-MART COMMUNITY	04842	Cat food,corn,glue,whl cvr	0	11/15/2016	12/12/2016	4.33
	WAL-MART COMMUNITY	01821	Laminator, thermal sheets	0	11/17/2016	12/12/2016	31.52
							10,611.45
						Total Dept. Police:	20,453.40
Dept: 330.000 EPA mandates							
001-330.000-729.400	EPA Legal Fe						
	SULLIVAN, SHOEMAKER PC,	7250.507	Legal exp/EPA (So landfill)	0	11/21/2016	12/12/2016	487.50
	SULLIVAN, SHOEMAKER PC,	7250.506	Legal exp/EPA (NLF)	0	11/21/2016	12/12/2016	193.05
	SULLIVAN, SHOEMAKER PC,	7250.502	Legal exp/EPA (2nd Street)	0	11/21/2016	12/12/2016	248.62
							929.17
						Total Dept. EPA mandates:	929.17
Dept: 330.100 EPA 2nd street sub							
001-330.100-729.436	2nd St. Rent						
	FILL-N-CHILL *2	December	December/202 E 2nd St	0	12/01/2016	12/12/2016	1,550.00
							1,550.00
						Total Dept. EPA 2nd street subsite:	1,550.00
Dept: 620.000 Airport							

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001-620.000-726.050	Electricity						
	HASTINGS UTILITIES	10128	Final bill 10/27-11/14	0	11/14/2016	12/12/2016	49.89
							49.89
001-620.000-726.100	Natural Gas						
	HASTINGS UTILITIES	111627	EAA1 final bill 10/27-11/10	0	11/10/2016	12/12/2016	8.40
	HASTINGS UTILITIES	111627	Bldg #2 final bill 10/27-11/10	0	11/10/2016	12/12/2016	8.40
							16.80
001-620.000-726.150	Sewer						
	HASTINGS UTILITIES	111627	EAA1 final bill 10/27-11/10	0	11/10/2016	12/12/2016	12.21
	HASTINGS UTILITIES	111627	Bldg #2 final bill 10/27-11/10	0	11/10/2016	12/12/2016	12.21
							24.42
001-620.000-726.250	Water						
	HASTINGS UTILITIES	111627	EAA1 final bill 10/27-11/10	0	11/10/2016	12/12/2016	8.20
	HASTINGS UTILITIES	111627	Bldg #2 final bill 10/27-11/10	0	11/10/2016	12/12/2016	8.20
							16.40
001-620.000-727.200	R & M Buildir						
	CASH-WA CANDY CO.	71447	Brown towels, toilet paper	0	11/15/2016	12/12/2016	27.86
	MENARDS - HASTINGS	20617	Cleaner,clorox wipes,trsh bags	0	11/18/2016	12/12/2016	14.94
	PARAMOUNT LINEN	49850	Mats/coveralls	0	11/18/2016	12/12/2016	17.35
							60.15
001-620.000-729.150	Other Operat						
	WINDSTREAM COMMUNICA	090937657	Land & internet 11/7-12/6/16	0	11/10/2016	12/12/2016	138.29
							138.29
							Total Dept. Airport: 305.95
							tal Fund GENERAL FUND: 92,216.44
Fund: 111 1999 BUSINESS IMPRC							
Dept: 000.000							
111-000.000-720.300	Professional						
	COMMUNITY REDEVELOPM	December	Dec director salary/off rent	0	12/01/2016	12/12/2016	1,625.00
							1,625.00
111-000.000-728.100	Rent						
	COMMUNITY REDEVELOPM	December	Dec director salary/off rent	0	12/01/2016	12/12/2016	250.00
							250.00
							Total Dept. 000000: 1,875.00
							ESS IMPROVEMENT DIST: 1,875.00
Fund: 133 PARKS GRANT FUND							
Dept: 130.000 Parks							
133-130.000-741.209	Infrastructure						
	BEYKE SIGNS, INC.	22449	Five Pts Bank pavilion sign	0	10/14/2016	12/12/2016	125.00
	BIG G COMMERCIAL ACCOU	100947	Statement credit	0	11/20/2016	12/12/2016	-0.10
	BIG G COMMERCIAL ACCOU	100947, 553501	Misc supplies Arboretum	0	10/25/2016	12/12/2016	26.87
	BIG G COMMERCIAL ACCOU	100947, 553766	Fasteners Arboretum	0	10/28/2016	12/12/2016	19.78
	HASTINGS EQUITY MFG.	111973	Pavilion plaque	0	10/31/2016	12/12/2016	45.00
	RICHWELD FABRICATION IN	764	Pavilion Arboretum fence	0	11/09/2016	12/12/2016	567.50
							784.05
							Total Dept. Parks: 784.05
							and PARKS GRANT FUND: 784.05

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Fund: 147 CANDO FUND							
Dept: 000.000							
147-000.000-729.600	Cando Project						
	GRAND ISLAND POLICE DEF	Berlie,Kirkley,Slizoski	Reimburse OT 3 officers - Oct	0	11/15/2016	12/12/2016	388.89
							388.89
Total Dept. 000000:							388.89
Total Fund CANDO FUND:							388.89
Fund: 170 MUSEUM FUND							
Dept: 170.100 Museum administr							
170-170.100-720.350	Training & Co						
	MUSEUM - PETTY CASH		Food,mileage,film guarantees	0	11/29/2016	12/12/2016	77.00
							77.00
170-170.100-721.050	Postage						
	U.S. POSTAL SERVICE *1		Permit #276 - Jan to Dec 2017	0	11/20/2016	12/12/2016	215.00
							215.00
170-170.100-721.100	Shipping						
	FBF ORIGINALS	0000306540	Store merch, shipping	0	11/07/2016	12/12/2016	32.89
							32.89
170-170.100-723.050	Advertising						
	CHARTER MEDIA	1724209	National Parks Adventure	0	10/30/2016	12/12/2016	300.00
	EAKES OFFICE SOLUTIONS	7116393	2 reams of bright pink flyers	0	11/14/2016	12/12/2016	25.58
	HASTINGS TRIBUNE	204782	3 job postings/theatre,TV ads	0	10/31/2016	12/12/2016	885.42
	PLATTE RIVER RADIO INC	25090-1	2016 holiday greetings pkg	0	11/01/2016	12/12/2016	225.00
	PLATTE RIVER RADIO INC	25361-1	2016 KLIQ Christmas music	0	11/01/2016	12/12/2016	199.00
	US BANK CORPORATE PAYM	Amazon	Amazon prime membership	0	11/07/2016	12/12/2016	24.75
	US BANK CORPORATE PAYM	Facebook	NE promotions, advertising	0	11/23/2016	12/12/2016	500.22
	US BANK CORPORATE PAYM	Facebook	NE promotions, advertising	0	11/30/2016	12/12/2016	209.61
	US BANK CORPORATE PAYM	Gift Enclosed	Stamper	0	11/29/2016	12/12/2016	22.98
							2,392.56
170-170.100-723.060	Promo Servic						
	ADAMS COUNTY CONVENTI	October	October lodging tax	0	12/01/2016	12/12/2016	7,689.63
							7,689.63
170-170.100-724.050	Printing						
	EAKES OFFICE SOLUTIONS	C 135144	BW copies over 10,500	0	11/11/2016	12/12/2016	19.32
	EAKES OFFICE SOLUTIONS	S 135168	Colored copies	0	11/11/2016	12/12/2016	525.33
							544.65
170-170.100-724.100	Film Print Co						
	21ST CENTURY CINEMAS	16-057	Film bookings Nov, Dec	0	11/28/2016	12/12/2016	175.00
	EAGLE ROCK ENTERTAINME		Imagine Dragons,Smoke & Mirro	0	11/28/2016	12/12/2016	1,000.00
							1,175.00
170-170.100-726.200	Telephone						
	CHARTER COMMUNICATION	0007005	Internet svcs 12/24/16-1/23/17	0	11/15/2016	12/12/2016	99.98
							99.98
170-170.100-727.200	R & M Buildir						
	OLSSON ASSOCIATES	264754	HVAC renovations	0	11/14/2016	12/12/2016	7,500.00
	OLSSON ASSOCIATES	264754	HVAC renovations - Foundation	0	11/14/2016	12/12/2016	6,000.00
	PROTEX CENTRAL, INC.	00075705	Annual extinguisher inspection	0	11/23/2016	12/12/2016	168.00
							13,668.00
170-170.100-728.150	Film Royalty						

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	3D ENTERTAINMENT DISTRI	HAS/SO/1116	Secret Ocean Nov 2016	0	12/01/2016	12/12/2016	423.36
	3D ENTERTAINMENT DISTRI	HAS/DD/1116	D-Day November 2016	0	12/01/2016	12/12/2016	219.38
	ABRAMORAMA, INC.		Beatles 8 days a week	0	11/21/2016	12/12/2016	667.60
	DISNEY EDUCATIONAL PROI		Petes Dragon 2D	0	11/15/2016	12/12/2016	365.37
	DISNEY EDUCATIONAL PROI		Pete's Dragon	0	11/15/2016	12/12/2016	1.44
	MACGILLIVRAY FREEMAN FI	November	Nov royalties 'Nat'l Parks'	0	11/30/2016	12/12/2016	230.93
	MUSEUM - PETTY CASH		Food,mileage,film guarantees	0	11/29/2016	12/12/2016	503.09
	NWAVE PICTURES DISTRIBL		Galapagos Oct-Nov 2016	0	11/30/2016	12/12/2016	154.00
	WARNER BROS.DISTRIBUTIO		Sully film royalties	0	11/28/2016	12/12/2016	416.05
							2,981.22
170-170.100-729.050	Dues & Subs						
	ASSN OF SCIENCE-TECH CE		2017 membership	0	11/22/2016	12/12/2016	1,130.00
	US BANK CORPORATE PAYM	AASLH	Membership	0	11/21/2016	12/12/2016	70.00
							1,200.00
170-170.100-730.050	Office Supplie						
	EAKES OFFICE SOLUTIONS	711748	Calendar - registrar	0	11/18/2016	12/12/2016	17.10
	US BANK CORPORATE PAYM	Amazon	Amazon prime membership	0	11/07/2016	12/12/2016	24.75
	US BANK CORPORATE PAYM	Walmart	Pens, paper	0	11/29/2016	12/12/2016	183.22
	US BANK CORPORATE PAYM	At -a - Glance	Calendar refill - Ross H	0	11/29/2016	12/12/2016	41.25
							266.32
170-170.100-731.205	Concessions						
	CASH-WA CANDY CO.	71643	Gloves disposable poly	0	11/23/2016	12/12/2016	9.57
	PEPSI-COLA BOTTLING CO.	6166670	Concessions	0	11/15/2016	12/12/2016	118.50
	PEPSI-COLA BOTTLING CO.	6167127	Concessions	0	11/22/2016	12/12/2016	212.00
	WAL-MART COMMUNITY	02743	Clear bags (10)	0	11/21/2016	12/12/2016	9.70
	WAL-MART COMMUNITY	020310	White bags (9)	0	11/21/2016	12/12/2016	45.39
							395.16
170-170.100-731.210	Store Merche						
	FBF ORIGINALS	0000306540	Store merch, shipping	0	11/07/2016	12/12/2016	1,277.00
	US BANK CORPORATE PAYM	Exist Inc	Sweatshirt deposit	0	11/18/2016	12/12/2016	600.00
							1,877.00
170-170.100-731.408	Educational E						
	MUSEUM - PETTY CASH		Food,mileage,film guarantees	0	11/29/2016	12/12/2016	91.80
	US BANK CORPORATE PAYM	Amazon	Amazon prime membership	0	11/07/2016	12/12/2016	24.75
	US BANK CORPORATE PAYM	Amazon	Books - education	0	11/07/2016	12/12/2016	68.98
	US BANK CORPORATE PAYM	Amazon	Books - education	0	11/07/2016	12/12/2016	68.98
	US BANK CORPORATE PAYM	Amazon	Exhibits-Teresa,educ-Russanne	0	11/22/2016	12/12/2016	490.53
	US BANK CORPORATE PAYM	Crazy Crow Trading	Hairpipe-bone,shipping	0	11/23/2016	12/12/2016	17.55
							762.59
170-170.100-737.208	Collections S						
	CERTIFIED BUSINESS SVCS	36142	Collections: 2 flat cases	0	11/14/2016	12/12/2016	1,126.43
	US BANK CORPORATE PAYM	Amazon	USB 2.0 ext cable	0	11/16/2016	12/12/2016	5.79
							1,132.22
170-170.100-737.210	Exhibit Suppl						
	US BANK CORPORATE PAYM	Amazon	Amazon prime membership	0	11/07/2016	12/12/2016	24.75
							24.75
170-170.100-737.212	Event Expen:						
	RUSS'S MARKET	114263	Events - coffee	0	11/12/2016	12/12/2016	9.88
							9.88
170-170.100-737.705	Shop Supplie						
	US BANK CORPORATE PAYM	Amazon	Vacuum bags	0	11/21/2016	12/12/2016	31.52
							31.52
Total Dept. Museum administration:							34,575.37

INVOICE APPROVAL LIST BY FUND REPORT

Vouchers to be paid 12/12/2016

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Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
Total Fund MUSEUM FUND:							34,575.37
Fund: 180 STREET FUND							
Dept: 000.000							
180-000.000-720.350	Training & Co						
	BERGMANN/DEB//		H2O membership meetings	0	11/18/2016	12/12/2016	316.27
	PARKER/DIANE//		NBCS workshop reimbursement	0	09/15/2016	12/12/2016	174.61
							490.88
180-000.000-726.200	Telephone						
	VIAERO WIRELESS	14809	Pks,Wacker cell 10/21-11/20	0	12/09/2016	12/12/2016	2.48
							2.48
180-000.000-727.500	R & M Heavy						
	AUTO VALUE-HASTINGS	70-463447	Brake line #37	0	11/16/2016	12/12/2016	8.59
	AUTO VALUE-HASTINGS	70-463557	Nipple #40	0	11/18/2016	12/12/2016	2.07
	N A P A AUTO PARTS	670932	Belt #53	0	11/11/2016	12/12/2016	7.29
	POWER PLAN	635115	Tires #50	0	11/15/2016	12/12/2016	1,400.00
							1,417.95
180-000.000-727.800	R & M Vehicle						
	AUTO VALUE-HASTINGS	70-463654	Weatherstrip adhesive	0	11/21/2016	12/12/2016	8.69
	THREE POINTS TIRE	15804	Rear tires #446	0	11/21/2016	12/12/2016	688.00
							696.69
180-000.000-728.100	Rent						
	BURLINGTON NORTHERN-S.	40156284	A shed rent 3% increase	0	11/16/2016	12/12/2016	2,348.60
							2,348.60
180-000.000-729.150	Other Operat						
	CITY CLERK - PETTY CASH		John Reining CDL reimburse	0	11/14/2016	12/12/2016	31.00
	US BANK CORPORATE PAYM	Tractor Supply	Wire for snow fence	0	11/11/2016	12/12/2016	41.99
							72.99
180-000.000-731.050	Asphalt & Ce						
	AUTO VALUE-HASTINGS	70-463182	25' tape #53	0	11/11/2016	12/12/2016	5.49
	J.I.L. ASPHALT PAVING CO.	160597	6.49 tons SPR asphalt	0	11/11/2016	12/12/2016	320.61
	J.I.L. ASPHALT PAVING CO.	160589	6.47 tons SPR asphalt	0	11/10/2016	12/12/2016	319.62
	J.I.L. ASPHALT PAVING CO.	160585	6.25 tons SPR asphalt	0	11/09/2016	12/12/2016	308.75
	J.I.L. ASPHALT PAVING CO.	160579	5.28 tons BRAP asphalt	0	11/08/2016	12/12/2016	213.05
	MENARDS - HASTINGS	19888	Flex seal spray	0	11/09/2016	12/12/2016	77.28
							1,244.80
180-000.000-731.250	Fuel & Oil						
	AUTO VALUE-HASTINGS	70-463441	Power steering fluid	0	11/16/2016	12/12/2016	4.39
	AUTO VALUE-HASTINGS	70-463475	Power steering fluid	0	11/17/2016	12/12/2016	52.68
	THOMSEN OIL CO.	247765	1421gals n/l, 400gals diesel	0	11/14/2016	12/12/2016	3,284.91
	THOMSEN OIL CO.	247789	700gals n/l, 500gals diesel	0	11/21/2016	12/12/2016	2,163.50
	YANT EQUIPMENT CO., INC.	G01105806	Chip keys for fuel system	0	11/15/2016	12/12/2016	143.09
	YANT EQUIPMENT CO., INC.	C023759	Credit on account	0	09/22/2016	12/12/2016	-125.00
							5,523.57
180-000.000-737.200	Building Mair						
	DUTTON-LAINSON CO.	749378-1	Part for water system	0	11/15/2016	12/12/2016	69.00
							69.00
180-000.000-738.050	Hand Tools						
	AUTO VALUE-HASTINGS	70-463285	Torx bit #27	0	11/14/2016	12/12/2016	3.99
							3.99
180-000.000-738.055	Field Equipm						
	US BANK CORPORATE PAYM	Orschelns	Bushing kit bung adapter	0	11/18/2016	12/12/2016	56.98

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							56.98
						Total Dept. 000000:	11,927.93
						Total Fund STREET FUND:	11,927.93
Fund: 183 STREET SALES TAX FI							
Dept: 000.000							
183-000.000-742.320	New Street C						
	VONTZ PAVING, INC.	R-2016	Proj R-1 to R-5 FINAL	0	11/23/2016	12/12/2016	88,101.10
							88,101.10
						Total Dept. 000000:	88,101.10
						TREET SALES TAX FUND:	88,101.10
Fund: 190 KENO BETTERMENT F							
Dept: 230.000 Hastings Fire & Re							
190-230.000-742.420	Departmenta						
	SID DILLON CHEVROLET BU		2017 Chevy Tahoe	0	11/22/2016	12/12/2016	39,171.00
							39,171.00
						Total Dept. Hastings Fire & Rescue:	39,171.00
						ENO BETTERMENT FUND:	39,171.00
Fund: 366 BAN/STREET CONSTR							
Dept: 000.000							
366-000.000-742.521	2016-2 FoxR						
	WERNER CONSTRUCTION C	SID 2016-1, est #2	Fox Run,Quail Ridge,Mallard Wy	0	11/23/2016	12/12/2016	123,207.37
							123,207.37
366-000.000-742.522	N Minn-13th i						
	OLSSON ASSOCIATES	265807	Minnesota Ave-13th to 14th	0	11/21/2016	12/12/2016	872.85
							872.85
						Total Dept. 000000:	124,080.22
						T CONSTRUCTION FUND:	124,080.22
Fund: 610 LANDFILL FUND							
Dept: 000.000							
610-000.000-720.300	Professional						
	GLENWOOD TELECOMMUNI	901-1101	Internet svc - December	0	12/01/2016	12/12/2016	84.95
	OLSSON ASSOCIATES	264615	OA proj #012-0631 grnd wtr	0	11/10/2016	12/12/2016	2,682.50
	TEST AMERICA LABORATOR	31154873	4th qtr testing 11/2/16	0	11/14/2016	12/12/2016	3,109.00
							5,876.45
610-000.000-726.200	Telephone						
	WINDSTREAM COMMUNICAT	090231819	Land & fax 11/4-12/3/16	0	11/08/2016	12/12/2016	172.99
							172.99
610-000.000-727.200	R & M Buildir						
	PARAMOUNT LINEN	47722	Mats/coveralls	0	11/11/2016	12/12/2016	21.75
	PARAMOUNT LINEN	49849	Mats/coveralls	0	11/18/2016	12/12/2016	20.25
							42.00
610-000.000-727.500	R & M Heavy						
	AUTO VALUE-HASTINGS	70-463309	Wiper blades #99	0	11/14/2016	12/12/2016	10.08
	MR. TIRE	49043	Tire repair - yellow	0	11/18/2016	12/12/2016	17.49
	MR. TIRE	49077	LR tire repair #115	0	11/21/2016	12/12/2016	43.46

Vouchers to be paid 12/12/2016

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City of Hastings

Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
N A P A AUTO PARTS		672381	Doppstadt - extension cord	0	11/18/2016	12/12/2016	59.98
PLATTE VALLEY COMMUNIC.		29578	Portable radio/charger repair	0	11/21/2016	12/12/2016	196.55
POWER PLAN		634930	Doppstadt eng blow blue smoke	0	11/14/2016	12/12/2016	414.83
							742.39
610-000.000-727.600	R & M Office						
EAKES OFFICE SOLUTIONS		C 134617	8282 copies scale & West offic	0	11/11/2016	12/12/2016	10.27
							10.27
610-000.000-731.250	Fuel & Oil						
MID-NEBRASKA LUBRICANT:		109281	40/Blueguard	0	11/17/2016	12/12/2016	102.80
THOMSEN OIL CO.		247779	500gals #2 diesel main yard	0	11/16/2016	12/12/2016	900.00
THOMSEN OIL CO.		247768	378gals #2 diesel	0	11/14/2016	12/12/2016	680.40
THOMSEN OIL CO.		247791	868.3 gals #2 diesel	0	11/21/2016	12/12/2016	1,562.94
							3,246.14
610-000.000-737.100	Landscaping						
CASH-WA CANDY CO.		71447	Brown towels, toilet paper	0	11/15/2016	12/12/2016	174.82
							174.82
610-000.000-737.200	Building Mair						
BIG G COMMERCIAL ACCOU		555518	Tool hangers, utility hooks	0	11/16/2016	12/12/2016	16.74
MENARDS - HASTINGS		20617	Cleaner,clorox wipes,trsh bags	0	11/18/2016	12/12/2016	54.12
							70.86
610-000.000-737.705	Shop Supplie						
MENARDS - HASTINGS		20060	Shelving screws	0	11/11/2016	12/12/2016	7.94
							7.94
610-000.000-737.710	Welding Supj						
MATHESON TRIGAS-LINWEL		14397780	Mig welding tips	0	11/17/2016	12/12/2016	32.85
MATHESON TRIGAS-LINWEL		14397784	Welding wire & contact tips	0	11/17/2016	12/12/2016	130.14
							162.99
Total Dept. 000000:							10,506.85
tal Fund LANDFILL FUND:							10,506.85
Grand Total:							403,626.85

Prepaid Vouchers 11/21/2016

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Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
Fund: 001 GENERAL FUND							
Dept: 070.000 Other governmenta							
001-070.000-720.469	Pay Flex Adn						
	PAY FLEX SYSTEMS USA, IN	21206-907896	11/16 fees	137955	11/11/2016	11/21/2016	160.20
							160.20
Dept. Other governmental accounts:							160.20
Dept: 130.000 Parks							
001-130.000-726.200	Telephone						
	WINDSTREAM COMMUNICA	090239198	Svcs 11/4-12/3/16	137957	11/08/2016	11/21/2016	132.44
							132.44
001-130.000-743.800	Vehicles						
	HASTINGS FORD LINCOLN		2017 White Ford F250	137954	11/21/2016	11/21/2016	31,634.00
							31,634.00
Total Dept. Parks:							31,766.44
Dept: 145.000 Recreation prograr							
001-145.000-720.300	Professional						
	TEAMSIDELINE.COM	TS-INV-4233	Use of site/comm 12/16-11/2017	137956	10/01/2016	11/21/2016	599.00
							599.00
Total Dept. Recreation programming:							599.00
tal Fund GENERAL FUND:							32,525.64
Fund: 133 PARKS GRANT FUND							
Dept: 130.000 Parks							
133-130.000-741.209	Infrastructure						
	CROUCH RECREATION, INC.	3080	Lincoln Park Shelter	137953	08/29/2016	11/21/2016	80,730.00
							80,730.00
Total Dept. Parks:							80,730.00
ind PARKS GRANT FUND:							80,730.00
Grand Total:							113,255.64

Parks & Recreation Department

October 2016

Recreation

10/4 – Pumpkin painting event. A total of 25 participated this year.

10/5-8 – Attended the National Parks & Recreation Association in St Louis, MO

10/19 – Hosted Senior Fest event at City Auditorium. Approximately 280 seniors attended. A One Man Band provided the entertainment.

10/20 – Mummy/Son date night held at the Community Center. There were 14 couples in attendance.

10/31 – Hired a recreation program assistant, Julie Wilcox.

Parks

Started the month out getting ready for the State Softball Tournament, putting up banners, fencing, and wind screen, moving in bleachers and scaffolding, and then take down.

Laid sod at some of the ballfields.

Aerated, fertilized, and top dressed the fields and parks.

Attend a workshop in GI.

St. Celica football team did not make the playoffs, letting us get to do field work earlier this year.

Director's Meetings

10/3 Softball Complex

10/4 Emergency Management Tornado Training

10/13 Adams County CVB

10/19 Pool Managers

10/20 Adams County CVB

10/21 NeRPA Board

10/25 Tree Board

Auditorium

15 of 31 days rented

Cemetery

Adult Burials = 14

Infant Burials = 1

Stone Permits = 5

Grave Sales = 10

This month we lost our new hire, Luke Schenk, as he took another job. Staff has been busy with aerating and mulching leaves. Precision Sprinklers is working on installing underground sprinklers on the Circle and surrounding triangles. Con-Tech constructed the sidewalk around the tall monument in the center of the circle. We have new landscaping surrounding the columbarium and now working on landscaping around the office to help enhance the front.



Summary Report: November, 2016

On November 18th, 2016, three Hastings police officers graduated from the Nebraska Law Enforcement Training Center (16-week session):

- James Barron
- Jady Dawe
- Nathen Hanson

Currently, these officers are participating in our field training program and will be assigned to a shift in March, 2017.

On November 24th three officers were awarded letters of commendation for their work during a chaotic and difficult accident investigation.

- Officer Sabra Ditter
- Officer Chad Daugherty
- Sergeant Raelee VanWinkle

	2016	2015	<i>Year to Date Totals</i>		<i>Percent</i>
	NOV	NOV	YTD 2016	YTD 2015	+/-
Police					
Total Calls for Service	1681	1422	20774	17704	14.8%
Incident Reports	354	234	3785	3338	11.8%
Traffic Accidents	65	72	601	687	-14.3%
Part I Crimes	109	82	1090	993	8.9%
Community Service Officers					
Animal Calls	158	126	1845	1879	-1.8%
Animals Impounded	51	27	426	394	7.5%
Code Enforcement	18	40	396	369	6.8%
Communication Center					
911 Calls	919	810	11140	10335	7.2%
All Other Calls	4405	3815	51137	48204	5.7%

317 SOUTH BURLINGTON, HASTINGS, NEBRASKA 68901

www.hastingspolice.org

402/461-2380

pkortum@hastingspolice.org

Department: Development Services

Staff Contact: Mark Evans

Council Meeting Date: 12/12/2016

AGENDA ITEM SUMMARY SHEET

Description of Item:

Request of Heartland Veterinary Supply to amend the Comprehensive Land Use Plan to re-designate Lots 6, 7, and 8, Block 2 of Lakeway Plaza Subdivision from Suburban Residential to Commercial/Retail; and to re-designate Lot 4, Block 2 of Assembly of God Second Subdivision, from Suburban Residential to Commercial/Retail.

Names of People/Business affected by this action:

Heartland Veterinary Supply, the neighbors, and the City of Hastings

Why Council action is required:

Amendments to the Comprehensive Land Use Plan require a public hearing.

Type of action requested:

Ordinance

Suggested motion:

Approve the request of Heartland Veterinary Supply to amend the Comprehensive Land Use Plan to re-designate Lots 6, 7, and 8, Block 2 of Lakeway Plaza Subdivision from Suburban Residential to Commercial/Retail; and to re-designate Lot 4 in Block 2 of Assembly of God Second Subdivision, from Suburban Residential to Commercial/Retail.

Deadlines associated with action:

None.

Department head comments:

This is a request to amend the Comprehensive Land Use Plan to clear the way to re-zone three residential lots to a commercial planned district to allow Heartland Veterinary Supply to construct a new warehouse/office building of approximately 20,000 sq ft to complement the current 14,000 sq ft facility located on west 33rd Ave.

The three lots for the proposed building are currently zoned R-1 Urban Single Family Residential.

Heartland Veterinary Supply (HVS) will purchase all 10 of the vacant lots that front on Outrigger Avenue. The remaining 7 lots will remain R-1 Urban Single Family Residential.

When staff met with HVS to discuss this project and the re-zone request, staff suggested a planned district to allow control of the site, and to limit potential commercial uses so that potentially higher intensity uses would need further review and a public hearing before they could be constructed.

The current plan proposes a relatively low intensity office/warehouse building.

This project abuts Commercial C-3 zoned property on the east, where the Big G Store is located.

The current HVS building on west 33rd St. is also zoned C-3 Commercial. This action would expand the commercial zoning into Block 2 of Lakeway Plaza Subdivision.

From a planning standpoint, this is a slight encroachment into a residential area, however, the lots most affected are not developed and would be owned by Heartland Veterinary Supply. Any future homeowners would see the already developed office/warehouse and would not be 'blindsided' by a commercial development next door or across the street.

Staff has reviewed the application and proposed site. The proposed use would have 10 employees, which would require 5 off-street parking spaces. 10 spaces are provided. There is also a loading berth required, which is provided on the north end of the new building. The landscaping is less than required for a typical commercial site. The required buffer on the south, abutting the next residential lot is shown as 20 feet in width; 30 feet is required in the base district standards, however, a privacy fence is also provided, which will mitigate headlight glare. A 20 foot wide buffer is also provided on the west side between the parking area and the Outrigger Ave. Right-of-Way.

Hastings City Code 34-215 (4), referring to planned districts, states in part, *"This district may be used to provide for and encourage the grouping of business or residential buildings into centers in keeping with modern concepts of office center, service center, shopping centers and industrial park design. The further intent and purpose, shall be to reduce the need for strips of commercial development along thoroughfares and to encourage centers and clusters offering the equivalent in goods and services."*

There is some concern with access to the office/warehouse, and the proposed plan has provided for the future access to the office/warehouse directly from Outrigger Ave. when it is paved.

The Planning Commission recommended approval of the change to the Comprehensive Land Use Plan at the November 21, 2016 meeting.

Staff recommends approval of the change to the Comprehensive Land Use Plan. Conditional approval has been recommended for the re-zone that will follow this action.

City Administrator comments:

The Planning Commission heard testimony regarding this request. No one spoke in opposition to

the zoning or amendment to the Land Use Plan.

The residential lots located to the South of the proposed expansion are not developed to date.

Recommend Approval

Heartland Veterinary Supply and Pharmacy (HVS) Rezoning Narrative

The Applicant for this rezoning initiative is Heartland Veterinary Supply and Pharmacy. (HVS). HVS is a wholly-owned subsidiary of Healthy Pets, Inc., which through its affiliates are the owner and/or operator of several pet health supply stores nationwide.

HVS is seeking approval to rezone .975 acres of the 3.38 acre property from its current designation of Residential (R) to Commercial (C) in order to redevelop Lots 6,7, & 8 of the 10 lot property into an extension of their world class pet health supply facilities. The proposed mixed use office-warehouse will be an excellent addition to the many diverse offerings of Hastings, while creating new jobs and additional tax revenues.

The historical and current use of the property is vacated land. The current configuration includes 10 platted residential sized lots with the allowance for Outrigger Ave. to continue north bound to 33rd St. W. The .975 acre site is located on proposed Outrigger Ave. with adjacencies to Big 'G' Ace to the east and the existing HVS Facility to the north. The property is bordered by classifications of Urban Single Family Residential (R-1) to the West, Commercial Business District (C-3) to the North and East and Urban Single Family Residential (R-1) to the south.

The HVS mixed use office-warehouse expansion will operate year round. Hours of operation for the warehouse are proposed to be 7:30am through 5:30 pm, Monday through Friday. The redevelopment plan would include a total of 20,000 SF of mixed use office-warehouse space. By comparison, there is currently 14,000 SF of HVS facilities to the north. The proposed use should have little or no additional impact on public facilities (public safety, etc.) above the current zoning of the property. Access to the property will remain at its current location off 33rd St. W. Signage, landscape, and hardscape improvements will enhance and promote the project's theming throughout the development. The project is anticipated to be completed in two phases with the warehouse being one phase and the residential lots as another, although HVS may choose to develop all phases simultaneously.

The proposed project is located within Lakeway Plaza and immediately adjacent to Lakepark Subdivision as well as First Assembly of God Third Subdivision. These subdivisions represent a combination of commercial, office, residential and community service uses. The redevelopment of the property into custom residential and commercial space will continue the recent trend of enhancements to the area. The Comprehensive Plan designates this portion of these subdivisions as "North Growth Pattern", "Urban Single Family Residential", "Mixed-Use Neighborhood", and "Commercial Retail". Clearly a Commercial zoning that carries a residential theme for the intended 3 small lots 6,7, and 8 meets the intent of the Plan.

HVS's architectural theme is based on "Modern Contemporary Style" architecture and the entire property will follow a natural design approach that incorporates preservation of the property's natural resources and emphasizes low impact design solutions to the greatest extent possible. Additional parking areas will be well screened and buffer areas will be maintained or enhanced around the perimeter of the property. Any single family development on Outrigger Ave. shall follow a similar role to that of the building. Single family structure heights shall be observed to be in compliance with adjacent properties to the west and south.

Heartland Veterinary Supply and Pharmacy (HVS) Rezoning Narrative -cont'd

The proposed use should create additional revenues to the City and County through property taxes. At peak operating times, the proposed facility will employ as many as 10 employees. To the best of our knowledge there is no other architectural style of this type in the Hastings market area which should create a unique demand proposition for the property's ongoing success just as shown in the adjacent Cimarron Meadows Addition.

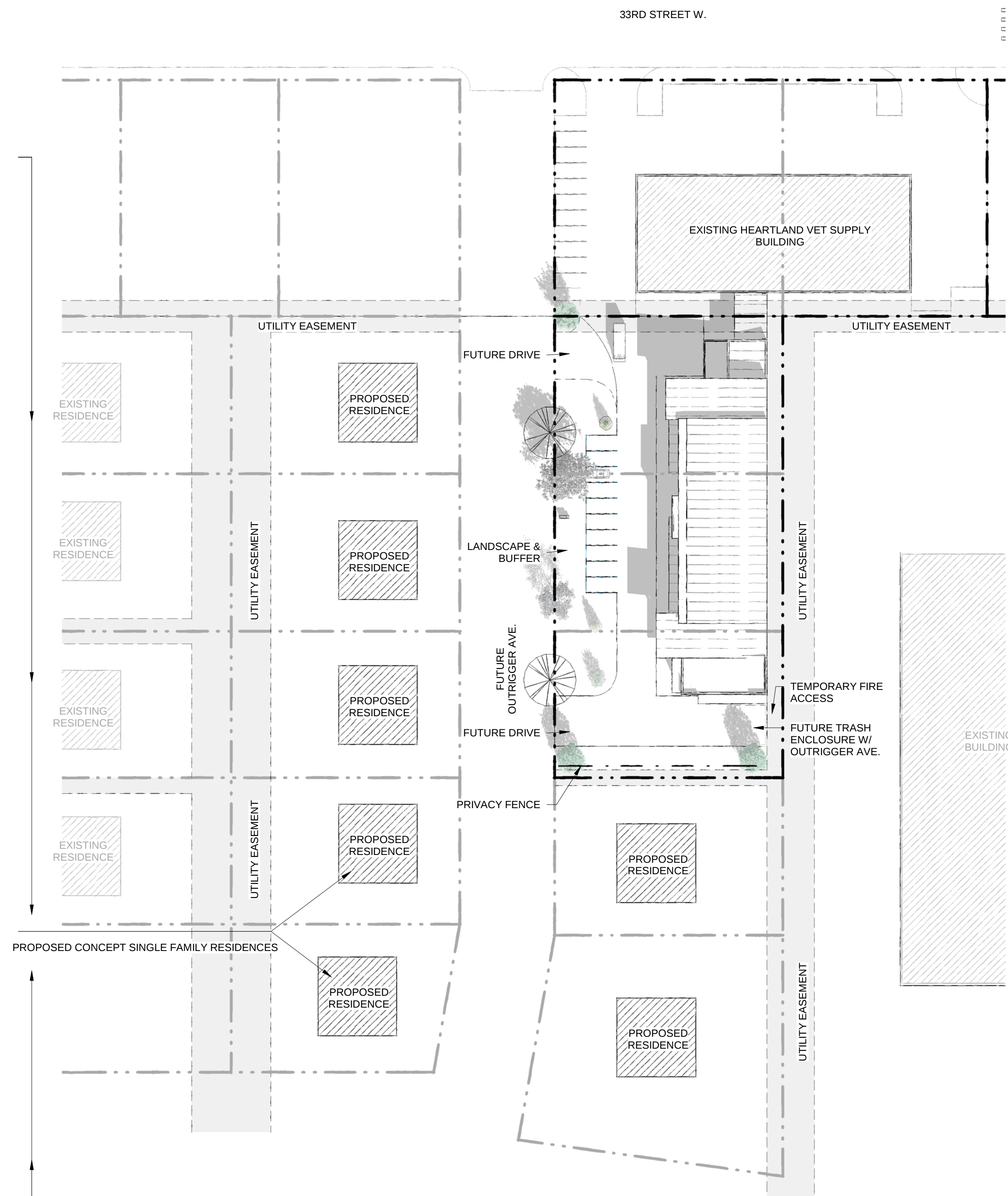
The property is well located off major thoroughfares and within two miles of the City Fire Department. The new building will meet current life safety code requirements. Emergency and fire lanes will be maintained as well as multiple building access points for fire and rescue vehicles.

All public utilities are in place to serve the property. There is adequate supply of potable water from the City of Hastings as well as sanitary sewer capacity from the City of Hastings. Other utility providers include; Hastings Utilities for electrical, Hastings Utilities for natural gas, Charter Communications for cable and internet and Glenwood for telephone.

While a traffic study has not been conducted, the traffic conditions are expected to be similar to the existing use since the proposed development will utilize the existing curb cut on 33rd St.W. for business use. Once Outrigger Ave. is developed, the proposed mixed use office-warehouse will have two curb cut driveways on the east side of the street both at the north and south extents of the property.

Existing buffers around the property will be maintained in all cases. The mixed use office-warehouse and associated features may be located within 50' from the western property line, as shown on the Rezoning Site Plan. Screening and architectural treatment of the warehouse will be used to mitigate the visual impact to / from adjacent properties to the extent reasonably feasible and to develop a consistent theme to the residential neighborhood. The proposed mixed use office-warehouse will appropriately transition the current C-3 Zoning into a more residential-scaled theme to carry through to proposed single family residences. HVS may require covenants to the development to enforce its design cohesiveness on Outrigger Ave. The mixed use office-warehouse structure shall serve as a transition between the large-scale commercial developments to the east and the single family structures to the west.

Heartland Veterinary Supply and Pharmacy appreciates this opportunity to present the above items and information and we look forward to becoming a more integral member of the Hastings community.



SITE PLAN
Scale: 1" = 50'-0"



PROJECT LOCATION
PROJECT EXTENTS



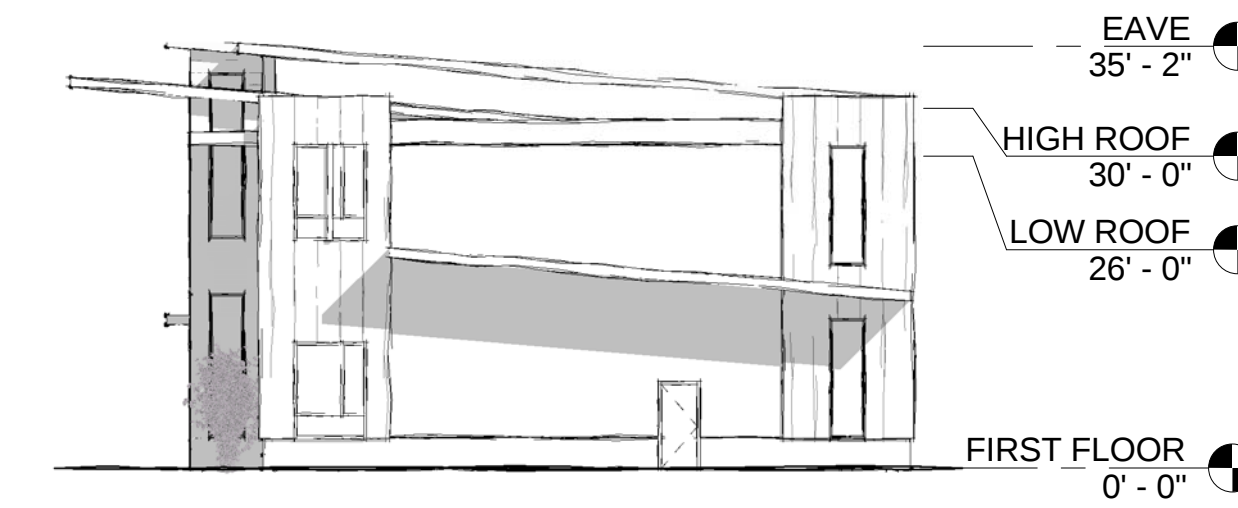
NORTHWEST VIEW

Scale:



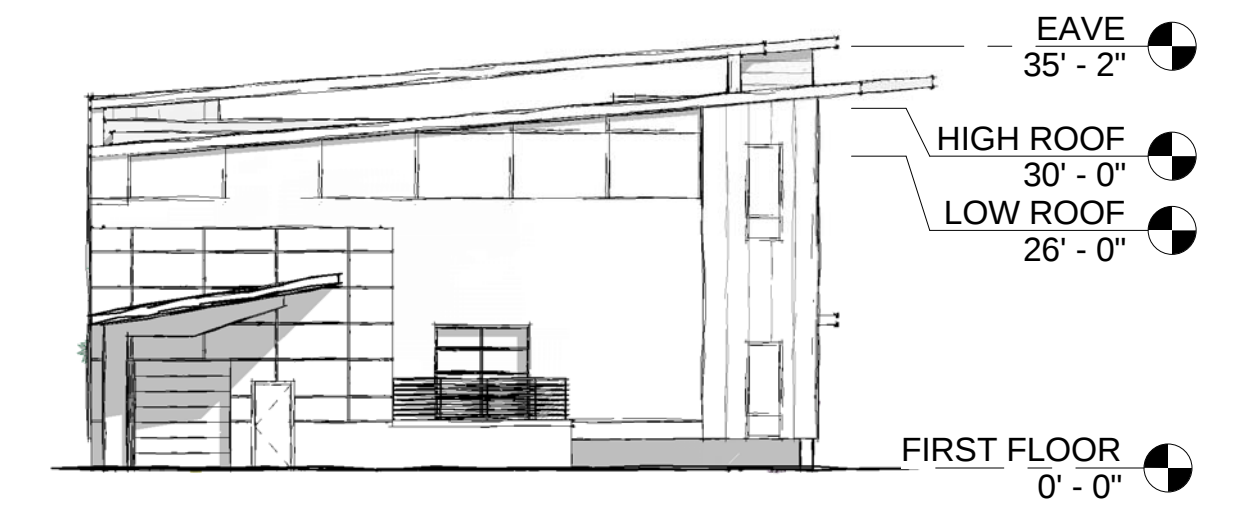
SOUTHWEST VIEW

Scale:



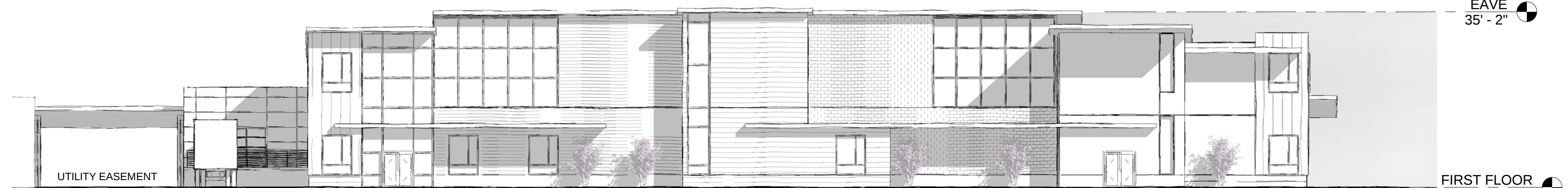
SOUTH ELEVATION

Scale: 1/16" = 1'-0"



NORTH ELEVATION

Scale: 1/16" = 1'-0"



WEST ELEVATION

Scale: 1/16" = 1'-0"

HEARTLAND VET SUPPLY - REZONING

**PROJECT APPLICATION**

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

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

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

PROJECT INFORMATION

Project Name: Heartland Veterinary Supply Rezoning

Project Address: Lots 6,7,8 on Outrigger Avenue; 401 W. 33rd St. Within City Limit ☒ Yes ☐ No

Existing Zoning: Residential Proposed Zoning / Use: Commercial

Existing Comprehensive Plan Designation: Commercial/Retail and Suburban Residential Gross Area: 83,735 sq ft; 1.92 Acres

Legal Description: Lots 6-8, Block 2, Lakeway Plaza, Subdivision Number of Lots: 5
City of Hastings, Adams Co, Nebraska

APPLICANT INFORMATION

Applicant: Christy Schutte Company: Heartland Veterinary Supply

Address: 401 W 33rd Street Tel: 402-463-2090 Fax: 402-463-2115

City: Hastings State: NE Zip: 68901 Email: christy@hvr.com

Property Owner: Foote Realty Company: Foote Realty

Address: 3203 Osborne Dr West Tel: 402.462.5181 Fax: 402.462.7202

City: Hastings State: NE Zip: 68901 Email: bfoote@biggace.com

Key Contact: Bob Foote, Jr. Company: Foote Realty

Address: 3203 Osborne Dr West Tel: 402.462.5181 Fax: 402.462.7202

City: Hastings State: NE Zip: 68901 Email: bfoote@biggace.com

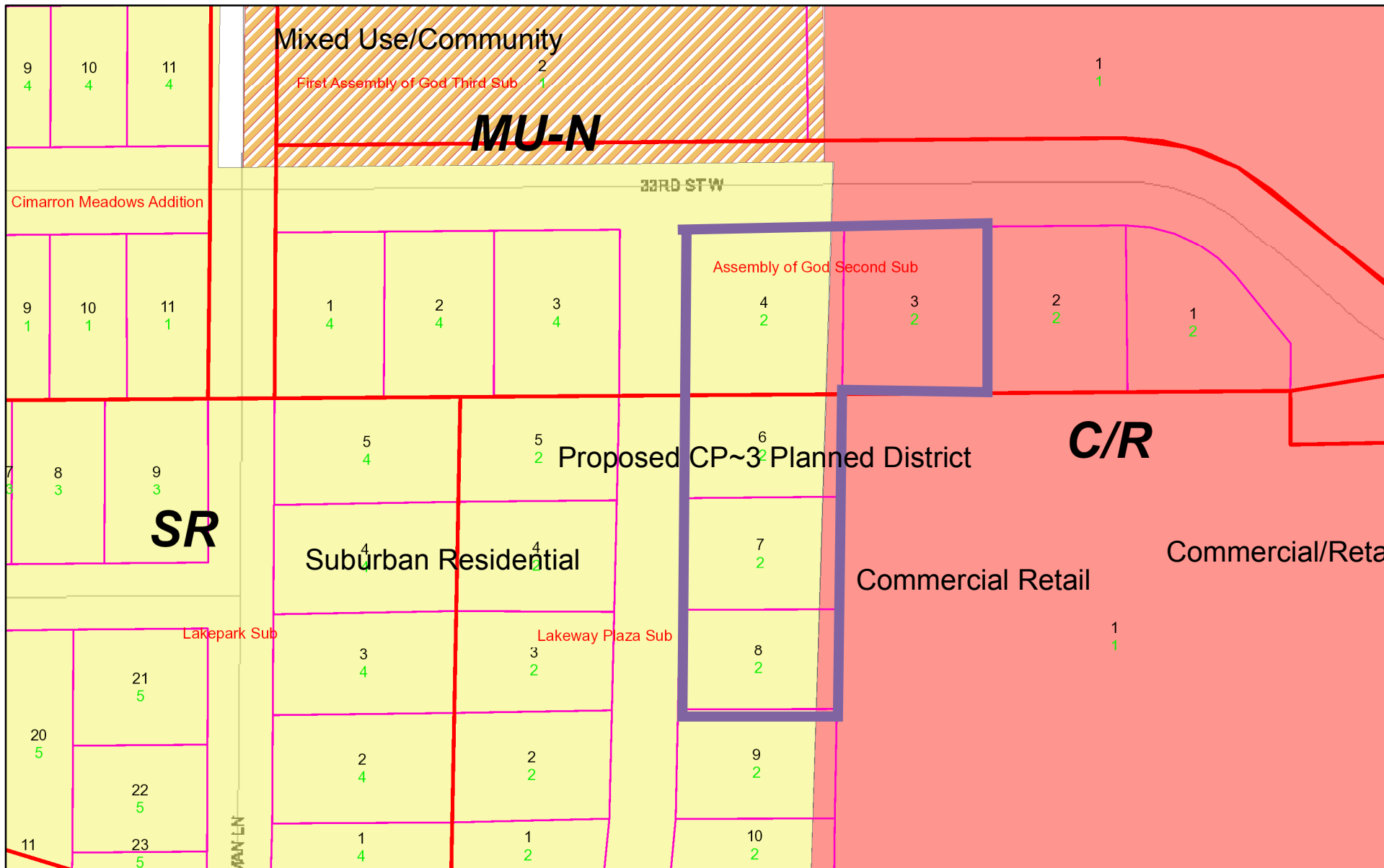
I hereby acknowledge that all information provided with this application is true to the best of my knowledge.

Robert F. Foote 10/31/16 C Schutte 10/31/16
Property Owner Signature Date Applicant Signature Date

DEPARTMENTAL USE ONLY

Fees: \$1,250.00 Receipt No. _____

Accepted by Staff: [Signature] Case No. 16-036
Signature



Legend

Runways

SUBDIVISIONS

LOTS

City boundary

ETJ boundary

Urban Residential

Mixed-Use - Neighborhood

Mixed-Use - Community

Mixed-Use Downtown

Commercial/Retail

Employment

Public / Semi-Public

Parks & Recreation

Agriculture

South Burlington Overlay

Highway 6 Overlay

Urban Industrial Overlay

Future Land Use

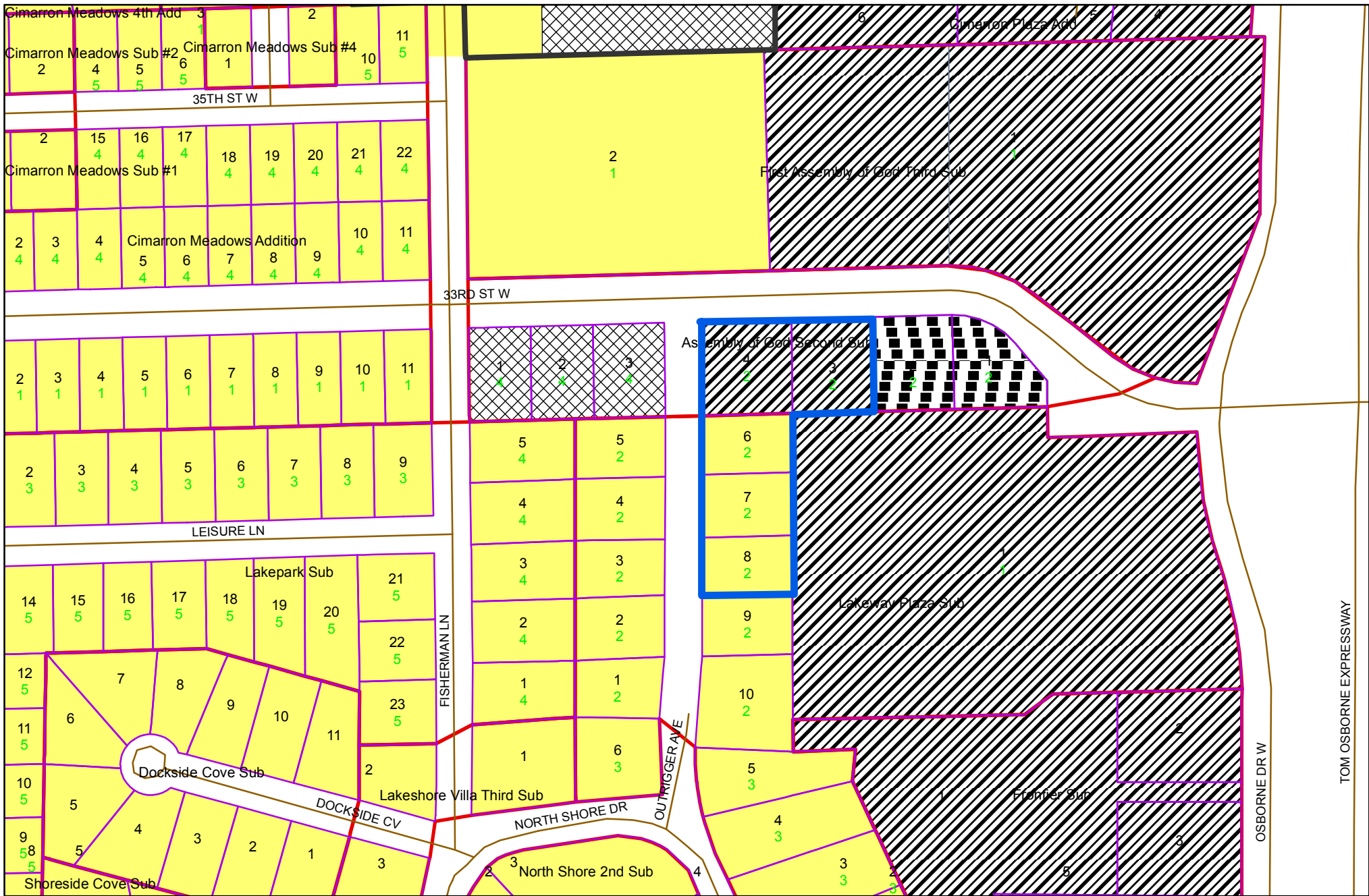
Rural Residential

Suburban Residential

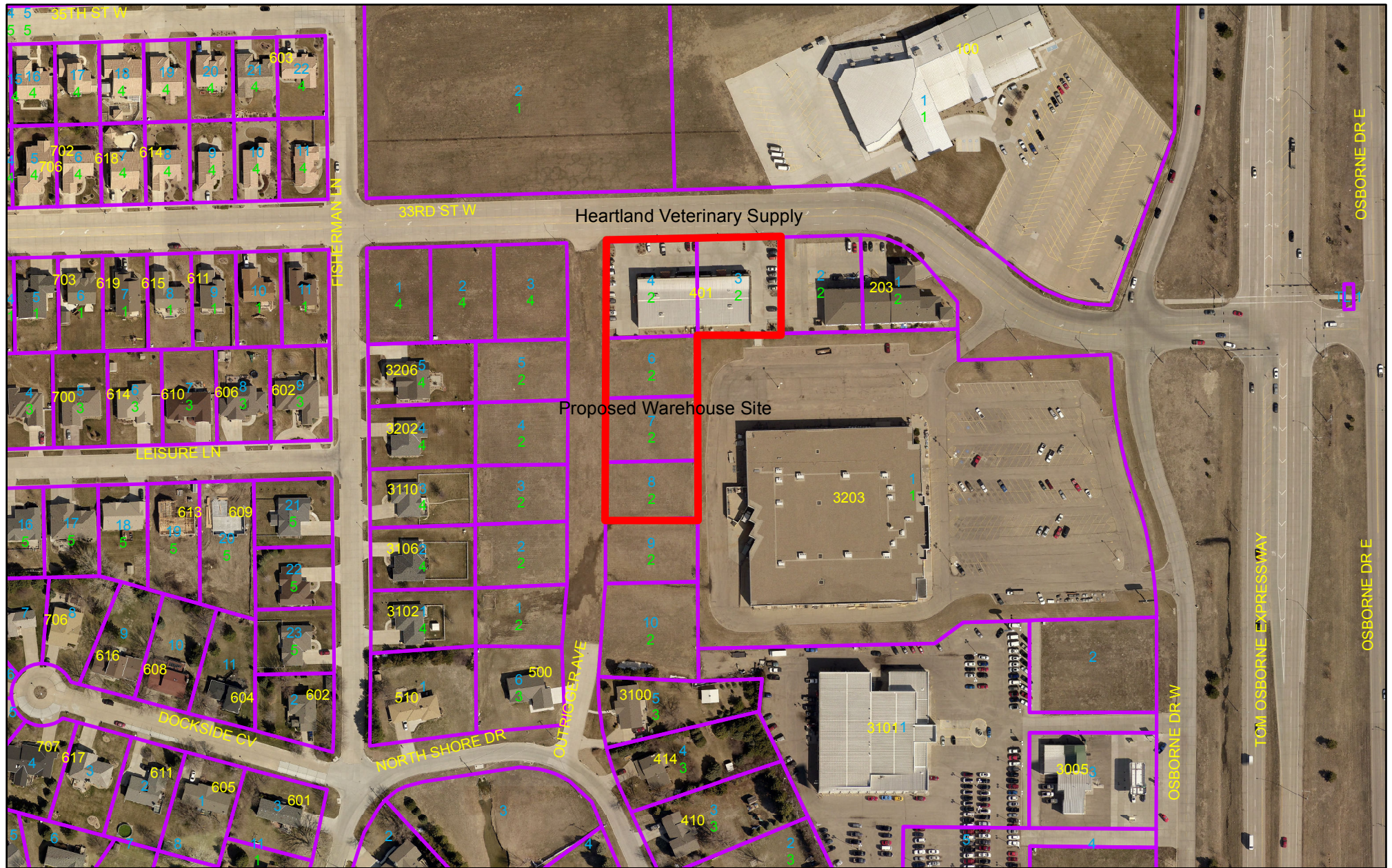
Heartland Vet Supply Proposed CP3 Site Future Land Use

November 9, 2016

This map is to be used for reference purposes only. Legal Survey Title Search is necessary for precise information.



Heartland Veterinary Supply Proposed Planned District City of Hastings Zoning



Legend

- Parcels
- Subdivisions
- Legal_Lots
- Limits
- TwoMile

Heartland Veterinary Supply 401 W. 33rd St.

Aerial Map

City of Hastings

This map is for illustration only.



ORDINANCE NO. 4498

AN ORDINANCE OF THE CITY OF HASTINGS, NEBRASKA, AMENDING THE COMPREHENSIVE DEVELOPMENT PLAN FOR SAID CITY; TO REDESIGNATE THE DISTRICT CLASSIFICATION AFFECTING THE PROPERTY DESCRIBED IN SECTION 1. OF THIS ORDINANCE; TO PROVIDE FOR THE REPEAL OF ANY ORDINANCE INCONSISTENT HERewith; TO PROVIDE FOR AN EFFECTIVE DATE OF THIS ORDINANCE; AND TO PROVIDE FOR PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM.

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

SECTION 1. That the property legally described as follows:

Lots 6, 7 and 8, Block 2 of Lakeway Plaza Subdivision, City of Hastings, Adams County, Nebraska; and Lot 4, Block 2 of Assembly of God Second Subdivision, City of Hastings, Adams County, Nebraska,

be and same is hereby redesignated from “Suburban Residential” to “Commercial/Retail”.

SECTION 2. That except as provided herein, the Comprehensive Development Plan as adopted by the Hastings City Council, as the same has been amended from time to time, be and the same is hereby ratified and confirmed in all respects.

SECTION 3. That any Ordinance passed and approved in conflict with its provisions is hereby repealed.

SECTION 4. This Ordinance shall take effect and be in full force from and after its passage, approval and publication in pamphlet form, said effective date being the ____ day of _____, 2016, and this Ordinance shall not be included in the Hastings City Code Book.

PASSED AND APPROVED by the Mayor and City Council of the City of Hastings, Nebraska, this ____ day of _____, 2016.

ATTEST:

Mayor

City Clerk

(S E A L)

APPROVED TO FORM:

City Attorney

Date

City Surveyor

Date

Department: Development Services
Staff Contact: Mark Evans
Council Meeting Date: 12/12/2016

AGENDA ITEM SUMMARY SHEET

Description of Item:

Request of Heartland Veterinary Supply to re-zone Lots 6, 7 & 8 in Block 2 of Lakeway Plaza Subdivision from R-1 Urban Single Family Residential District to CP-3 Commercial Planned Business District;
and to re-zone Lots 3 & 4 in Block 2 of Assembly of God Second Subdivision, from C-3 Commercial Business to CP-3 Commercial Planned Business District.

Names of People/Business affected by this action:

Heartland Veterinary Supply, the neighbors, and the City of Hastings

Why Council action is required:

Planned Districts and re-zone applications require a public hearing.

Type of action requested:

Ordinance

Suggested motion:

Approve the request of Heartland Veterinary Supply to re-zone Lots 6, 7 & 8 in Block 2 of Lakeway Plaza Subdivision from R-1 Urban Single Family Residential District to CP-3 Commercial Planned Business District;
and to re-zone Lots 3 & 4 in Block 2 of Assembly of God Second Subdivision, from C-3 Commercial Business to CP-3 Commercial Planned Business District.

Deadlines associated with action:

None.

Department head comments:

This is a request to re-zone three residential lots to a commercial planned district to allow Heartland Veterinary Supply to construct a new warehouse/office building of approximately 20,000 sq ft to complement the current 14,000 sq ft facility located on west 33rd Ave.

The three lots for the proposed building are currently zoned R-1 Urban Single Family Residential.

Heartland Veterinary Supply (HVS) will purchase all 10 of the vacant lots that front on Outrigger

Avenue. The remaining 7 lots will remain R-1 Urban Single Family Residential.

When staff met with HVS to discuss this project and the re-zone request, staff suggested a planned district to allow control of the site, and to limit potential commercial uses so that potentially higher intensity uses would need further review and a public hearing before they could be constructed.

The current plan proposes a relatively low intensity office/warehouse building.

This project abuts Commercial C-3 zoned property on the east, where the Big G Store is located.

The current HVS building on west 33rd St. is also zoned C-3 Commercial. This action would expand the commercial zoning into Block 2 of Lakeway Plaza Subdivision.

From a planning standpoint, this is a slight encroachment into a residential area, however, the lots most affected are not developed and would be owned by Heartland Veterinary Supply. Any future homeowners would see the already developed office/warehouse and would not be 'blindsided' by a commercial development next door or across the street.

Staff has reviewed the application and proposed site. The proposed use would have 10 employees, which would require 5 off-street parking spaces. 10 spaces are provided. There is also a loading berth required, which is provided on the north end of the new building. The landscaping is less than required for a typical commercial site. The required buffer on the south, abutting the next residential lot is shown as 20 feet in width; 30 feet is required in the base district standards, however, a privacy fence is also provided, which will mitigate headlight glare. A 20 foot wide buffer is also provided on the west side between the parking area and the Outrigger Ave. Right-of-Way.

Hastings City Code 34-215 (4), referring to planned districts, states in part, *"This district may be used to provide for and encourage the grouping of business or residential buildings into centers in keeping with modern concepts of office center, service center, shopping centers and industrial park design. The further intent and purpose, shall be to reduce the need for strips of commercial development along thoroughfares and to encourage centers and clusters offering the equivalent in goods and services."*

There is some concern with access to the office/warehouse, and the proposed plan has provided for the future access to the office/warehouse directly from Outrigger Ave. when it is paved.

The Planning Commission recommended approval of this planned district at the November 21, 2016 meeting, subject to the following conditions.

Staff recommends approval of the CP-3 Commercial Business Planned District subject to the following conditions:

1. Lots 6, 7 & 8 in Block 2 of Lakeway Plaza Subdivision and Lots 3 & 4 in Block 2 of Assembly

of God Second Subdivision shall be platted into one lot.

2. The parking area facing west shall be provided with either a solid fence or landscaping that will prevent light trespass onto the properties to the west.
3. The 20-foot wide buffer on the south end of the property is approved and shall be landscaped in accordance with Hastings City Code 34-305. The privacy fence shall be constructed on the south property line, not less than 4 feet in height.
4. All other site and foundation plantings shall be in accordance with the minimum requirements of Hastings City Code 34-305.
5. The trash dumpster shall be enclosed.
6. This planned district shall be subject to review if the number of trucks exceeds the proposed number of trucks by more than 100%.

City Administrator comments:

Heartland Veterinary Supply and Pharmacy (HVS) Rezoning Narrative

The Applicant for this rezoning initiative is Heartland Veterinary Supply and Pharmacy. (HVS). HVS is a wholly-owned subsidiary of Healthy Pets, Inc., which through its affiliates are the owner and/or operator of several pet health supply stores nationwide.

HVS is seeking approval to rezone .975 acres of the 3.38 acre property from its current designation of Residential (R) to Commercial (C) in order to redevelop Lots 6,7, & 8 of the 10 lot property into an extension of their world class pet health supply facilities. The proposed mixed use office-warehouse will be an excellent addition to the many diverse offerings of Hastings, while creating new jobs and additional tax revenues.

The historical and current use of the property is vacated land. The current configuration includes 10 platted residential sized lots with the allowance for Outrigger Ave. to continue north bound to 33rd St. W. The .975 acre site is located on proposed Outrigger Ave. with adjacencies to Big 'G' Ace to the east and the existing HVS Facility to the north. The property is bordered by classifications of Urban Single Family Residential (R-1) to the West, Commercial Business District (C-3) to the North and East and Urban Single Family Residential (R-1) to the south.

The HVS mixed use office-warehouse expansion will operate year round. Hours of operation for the warehouse are proposed to be 7:30am through 5:30 pm, Monday through Friday. The redevelopment plan would include a total of 20,000 SF of mixed use office-warehouse space. By comparison, there is currently 14,000 SF of HVS facilities to the north. The proposed use should have little or no additional impact on public facilities (public safety, etc.) above the current zoning of the property. Access to the property will remain at its current location off 33rd St. W. Signage, landscape, and hardscape improvements will enhance and promote the project's theming throughout the development. The project is anticipated to be completed in two phases with the warehouse being one phase and the residential lots as another, although HVS may choose to develop all phases simultaneously.

The proposed project is located within Lakeway Plaza and immediately adjacent to Lakepark Subdivision as well as First Assembly of God Third Subdivision. These subdivisions represent a combination of commercial, office, residential and community service uses. The redevelopment of the property into custom residential and commercial space will continue the recent trend of enhancements to the area. The Comprehensive Plan designates this portion of these subdivisions as "North Growth Pattern", "Urban Single Family Residential", "Mixed-Use Neighborhood", and "Commercial Retail". Clearly a Commercial zoning that carries a residential theme for the intended 3 small lots 6,7, and 8 meets the intent of the Plan.

HVS's architectural theme is based on "Modern Contemporary Style" architecture and the entire property will follow a natural design approach that incorporates preservation of the property's natural resources and emphasizes low impact design solutions to the greatest extent possible. Additional parking areas will be well screened and buffer areas will be maintained or enhanced around the perimeter of the property. Any single family development on Outrigger Ave. shall follow a similar role to that of the building. Single family structure heights shall be observed to be in compliance with adjacent properties to the west and south.

Heartland Veterinary Supply and Pharmacy (HVS) Rezoning Narrative -cont'd

The proposed use should create additional revenues to the City and County through property taxes. At peak operating times, the proposed facility will employ as many as 10 employees. To the best of our knowledge there is no other architectural style of this type in the Hastings market area which should create a unique demand proposition for the property's ongoing success just as shown in the adjacent Cimarron Meadows Addition.

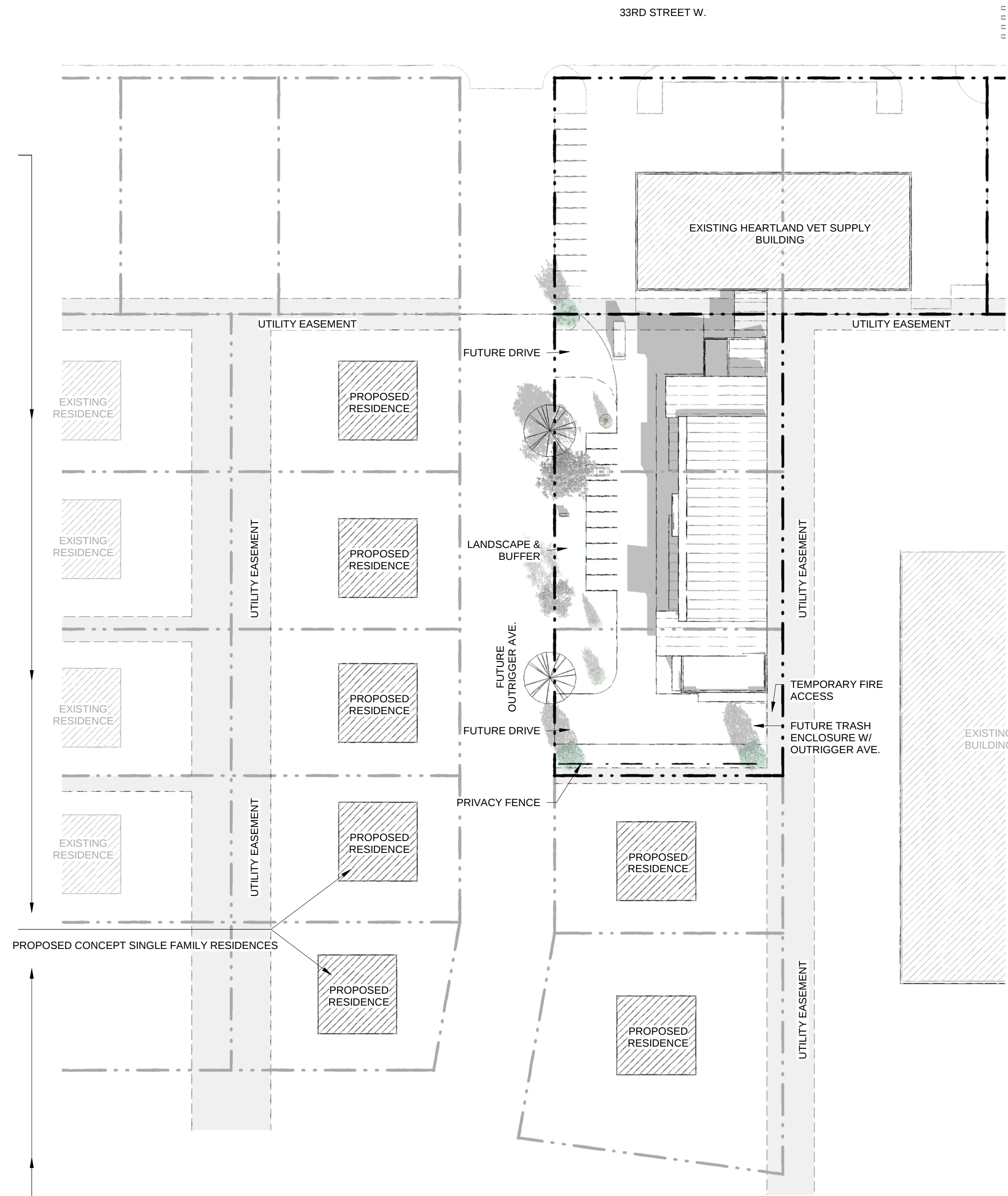
The property is well located off major thoroughfares and within two miles of the City Fire Department. The new building will meet current life safety code requirements. Emergency and fire lanes will be maintained as well as multiple building access points for fire and rescue vehicles.

All public utilities are in place to serve the property. There is adequate supply of potable water from the City of Hastings as well as sanitary sewer capacity from the City of Hastings. Other utility providers include; Hastings Utilities for electrical, Hastings Utilities for natural gas, Charter Communications for cable and internet and Glenwood for telephone.

While a traffic study has not been conducted, the traffic conditions are expected to be similar to the existing use since the proposed development will utilize the existing curb cut on 33rd St.W. for business use. Once Outrigger Ave. is developed, the proposed mixed use office-warehouse will have two curb cut driveways on the east side of the street both at the north and south extents of the property.

Existing buffers around the property will be maintained in all cases. The mixed use office-warehouse and associated features may be located within 50' from the western property line, as shown on the Rezoning Site Plan. Screening and architectural treatment of the warehouse will be used to mitigate the visual impact to / from adjacent properties to the extent reasonably feasible and to develop a consistent theme to the residential neighborhood. The proposed mixed use office-warehouse will appropriately transition the current C-3 Zoning into a more residential-scaled theme to carry through to proposed single family residences. HVS may require covenants to the development to enforce its design cohesiveness on Outrigger Ave. The mixed use office-warehouse structure shall serve as a transition between the large-scale commercial developments to the east and the single family structures to the west.

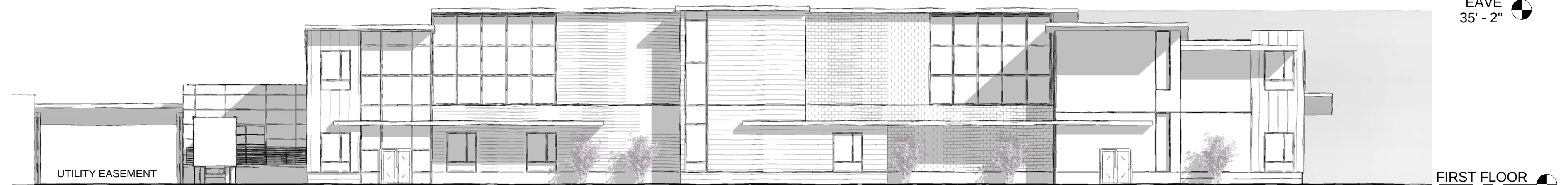
Heartland Veterinary Supply and Pharmacy appreciates this opportunity to present the above items and information and we look forward to becoming a more integral member of the Hastings community.



SITE PLAN
Scale: 1" = 50'-0"



PROJECT LOCATION
PROJECT EXTENTS



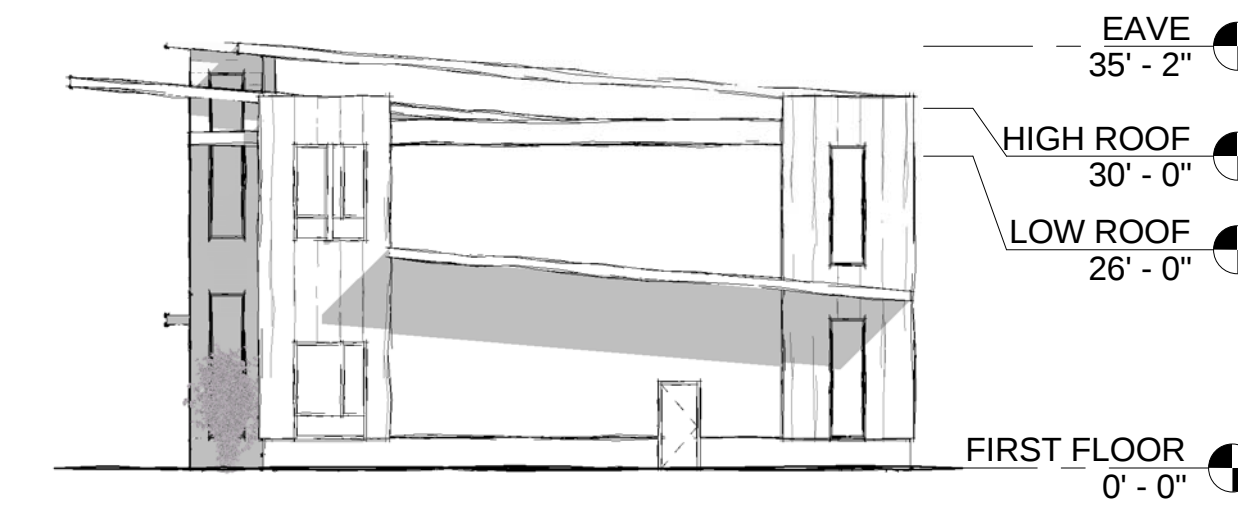
WEST ELEVATION
Scale: 1/16" = 1'-0"



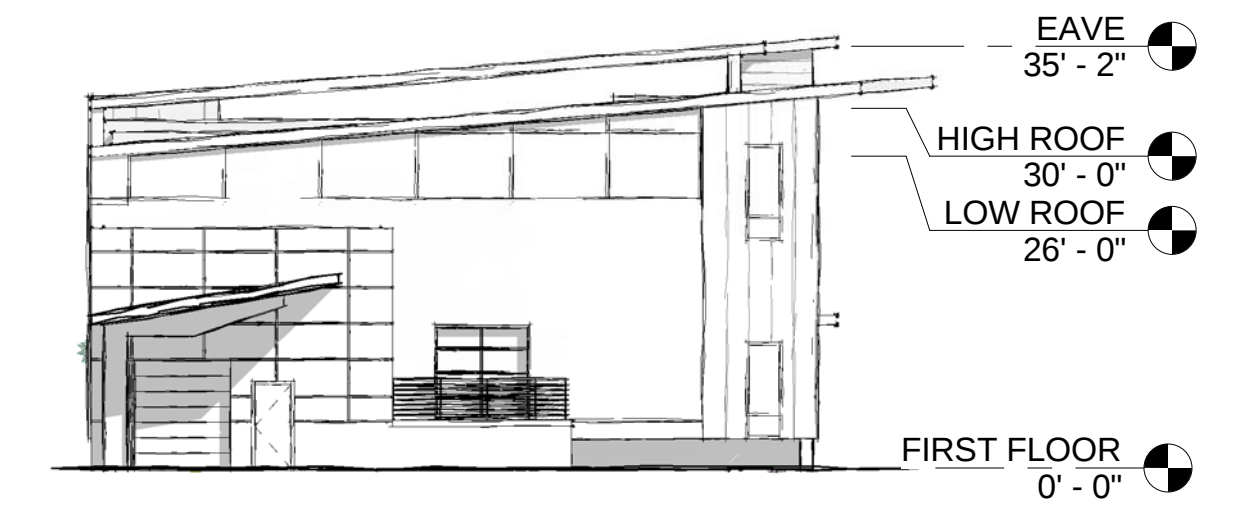
NORTHWEST VIEW
Scale:



SOUTHWEST VIEW
Scale:



SOUTH ELEVATION
Scale: 1/16" = 1'-0"



NORTH ELEVATION
Scale: 1/16" = 1'-0"

HEARTLAND VET SUPPLY - REZONING

**PROJECT APPLICATION**

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

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

PROJECT INFORMATION

Project Name: Heartland Veterinary Supply Rezoning

Project Address: Lots 6,7,8 on Outrigger Avenue; 401 W. 33rd St. Within City Limit ☒ Yes ☐ No

Existing Zoning: Residential Proposed Zoning / Use: Commercial

Existing Comprehensive Plan Designation: Commercial/Retail and Suburban Residential Gross Area: 83,735 sq ft; 1.92 Acres

Legal Description: Lots 6-8, Block 2, Lakeway Plaza, Subdivision Number of Lots: 5
City of Hastings, Adams Co, Nebraska

APPLICANT INFORMATION

Applicant: Christy Schutte Company: Heartland Veterinary Supply

Address: 401 W 33rd Street Tel: 402-463-2090 Fax: 402-463-2115

City: Hastings State: NE Zip: 68901 Email: christy@hvr.com

Property Owner: Foote Realty Company: Foote Realty

Address: 3203 Osborne Dr West Tel: 402.462.5181 Fax: 402.462.7202

City: Hastings State: NE Zip: 68901 Email: bfoote@biggace.com

Key Contact: Bob Foote, Jr. Company: Foote Realty

Address: 3203 Osborne Dr West Tel: 402.462.5181 Fax: 402.462.7202

City: Hastings State: NE Zip: 68901 Email: bfoote@biggace.com

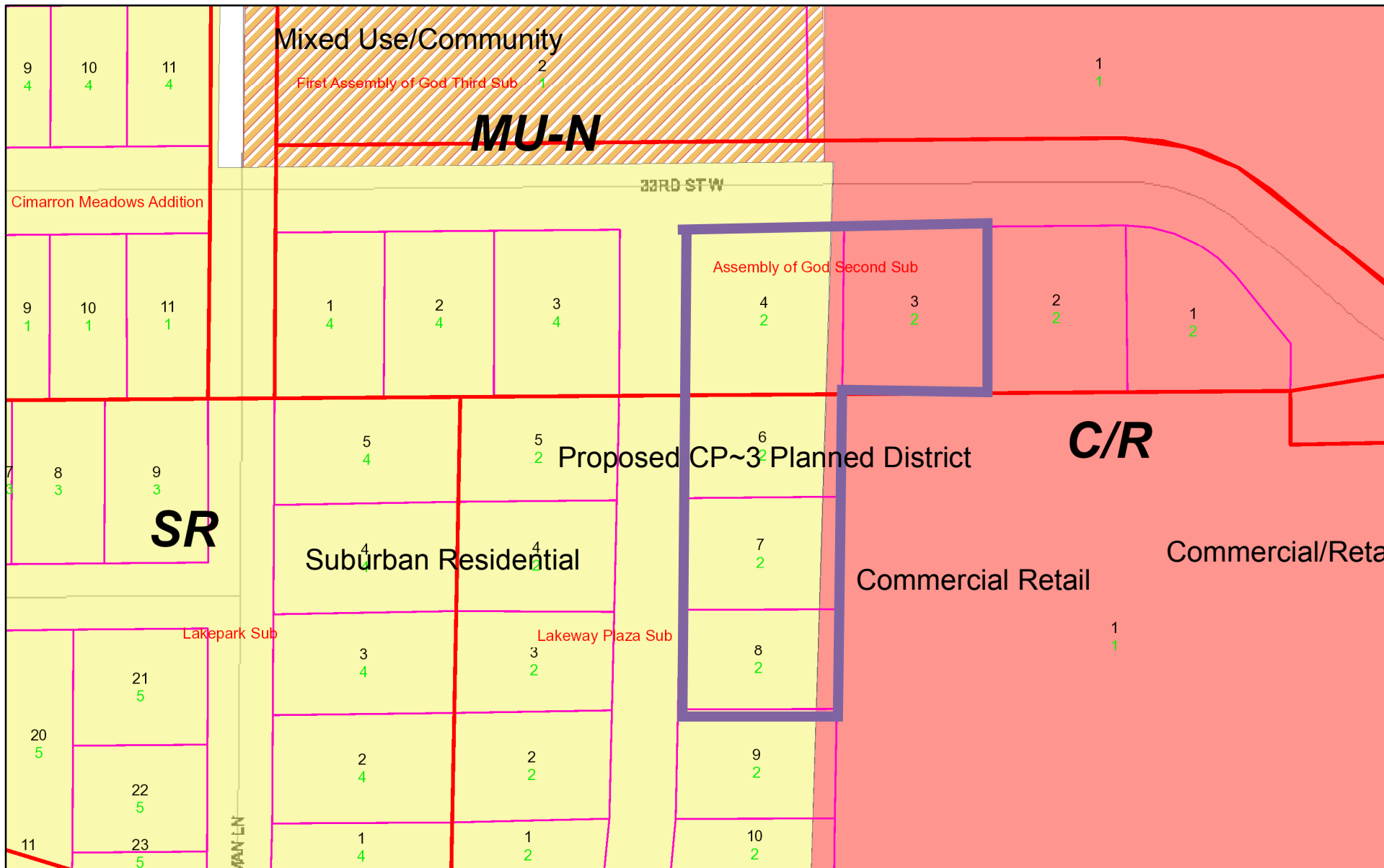
I hereby acknowledge that all information provided with this application is true to the best of my knowledge.

Robert F. Foote 10/31/16 C Schutte 10/31/16
Property Owner Signature Date Applicant Signature Date

DEPARTMENTAL USE ONLY

Fees: \$1,250.00 Receipt No. _____

Accepted by Staff: [Signature] Case No. 16-036
Signature



Legend

	Runways		Urban Residential		Agriculture
	SUBDIVISIONS		Mixed-Use - Neighborhood		South Burlington Overlay
	LOTS		Mixed-Use - Community		Highway 6 Overlay
	City boundary		Mixed-Use Downtown		Urban Industrial Overlay
	ETJ boundary		Commercial/Retail		
Future Land Use			Employment		
	Rural Residential		Public / Semi-Public		
	Suburban Residential		Parks & Recreation		

Heartland Vet Supply Proposed CP3 Site

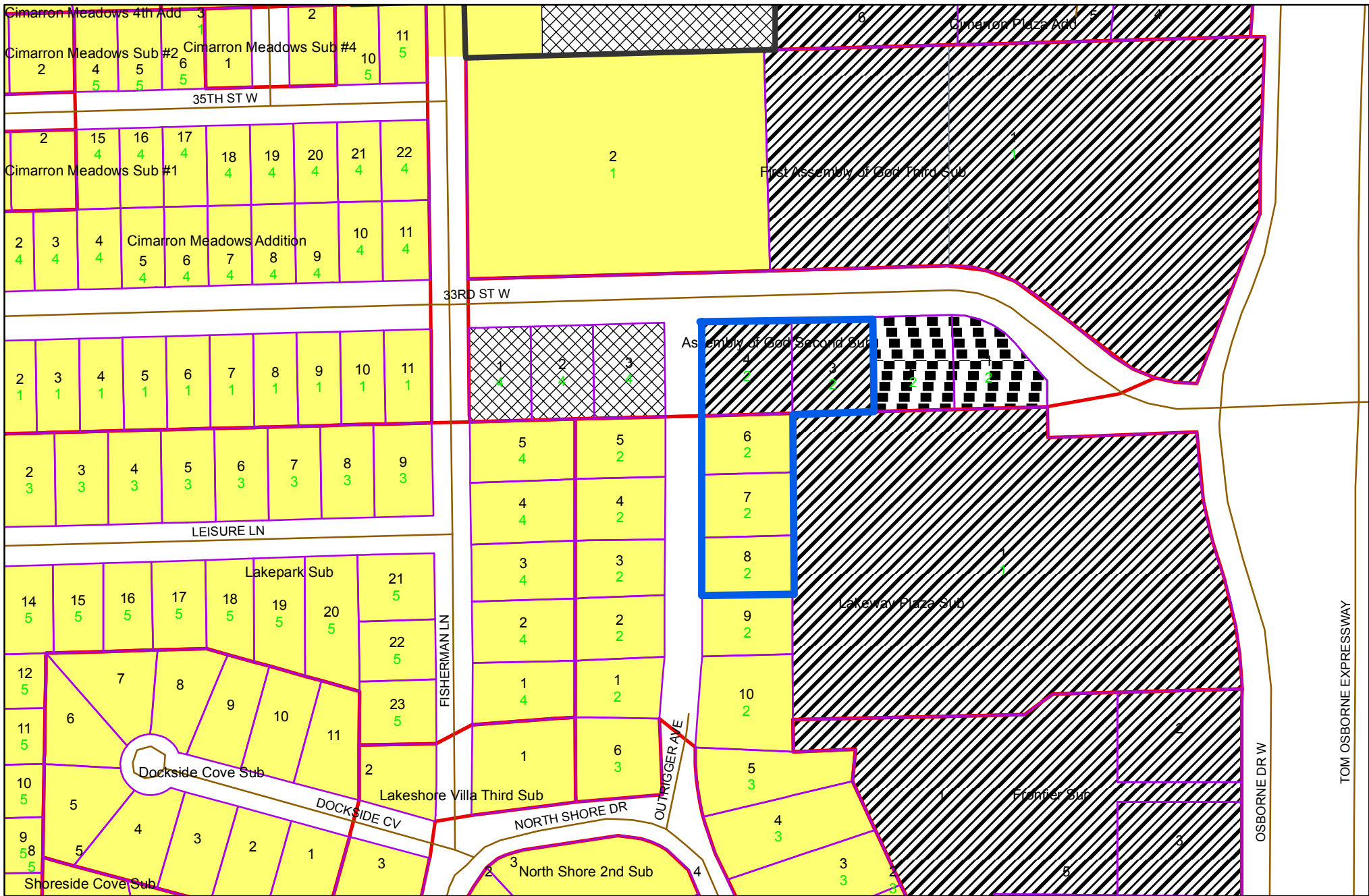
Future Land Use

November 9, 2016

This map is to be used for reference

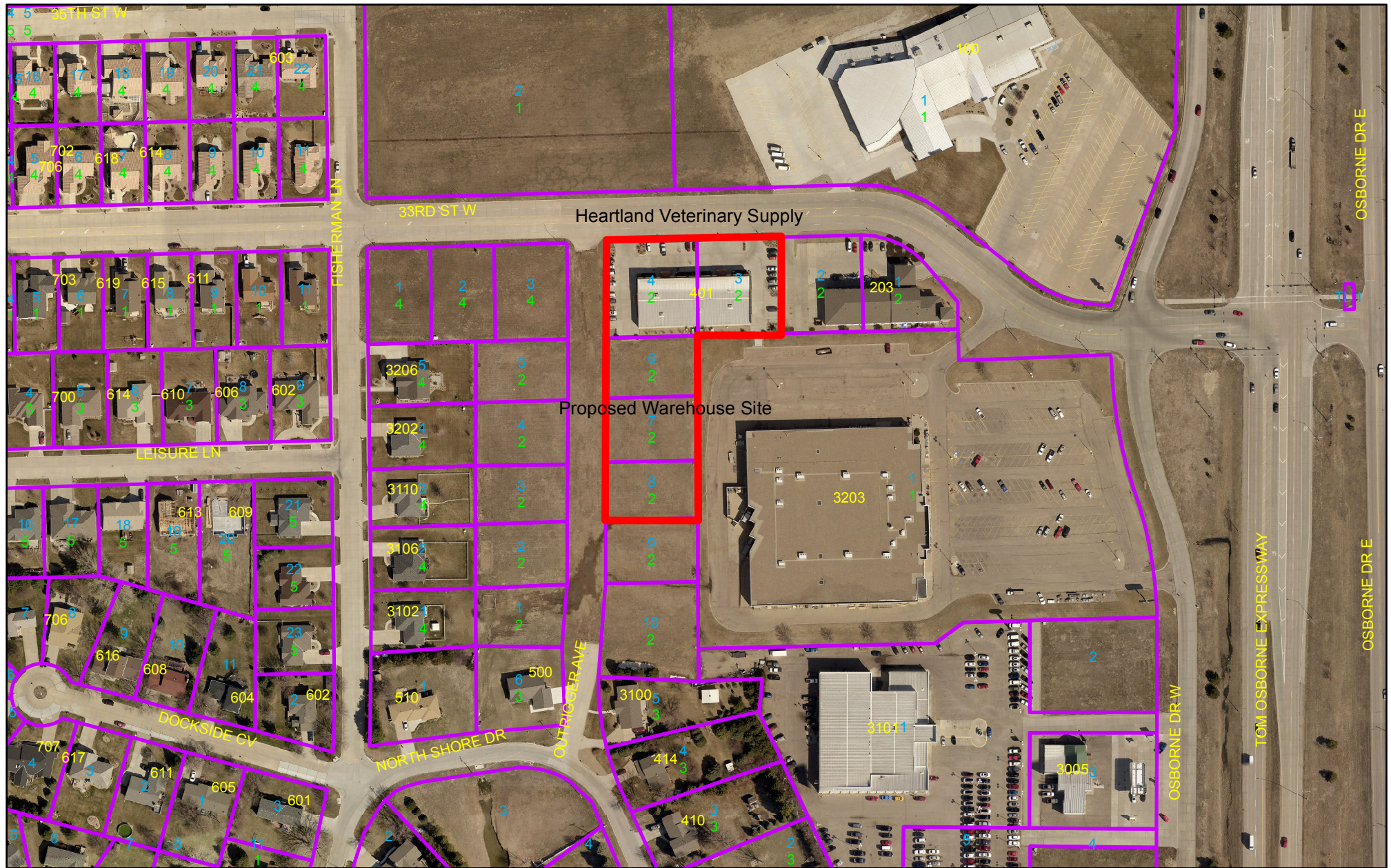
purposes only. Legal Survey Title Search

is necessary for precise information.



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

Heartland Veterinary Supply Proposed Planned District **City of Hastings Zoning**



Legend

- Parcels
- Subdivisions
- Legal_Lots
- Limits
- TwoMile

Heartland Veterinary Supply 401 W. 33rd St. Aerial Map City of Hastings

This map is for illustration only.



ORDINANCE NO. 4499

AN ORDINANCE OF THE CITY OF HASTINGS, NEBRASKA, TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF THE CITY OF HASTINGS, NEBRASKA TO REZONE FROM R-1 SINGLE FAMILY URBAN RESIDENTIAL DISTRICT AND C-3 COMMERCIAL BUSINESS DISTRICT TO CP-3, COMMERCIAL BUSINESS PLANNED DISTRICT, THE PROPERTY DESCRIBED AS FOLLOWS:

Lots 6, 7, and 8, Block 2 of Lakeway Plaza Subdivision, City of Hastings, Adams County, Nebraska; and Lots 3 and 4, Block 2 of Assembly of God Second Subdivision, City of Hastings, Adams County, Nebraska;

TO REPEAL ANY ORDINANCE IN CONFLICT HEREWITH; AND TO PROVIDE WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT.

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

SECTION 1. That the property legally described as: Lots 6, 7, and 8, Block 2 of Lakeway Plaza Subdivision, City of Hastings, Adams County, Nebraska; and Lot 4, Block 2 of Assembly of God Second Subdivision, City of Hastings, Adams County, Nebraska, is currently zoned R-1 Urban Single Family Residential, be and the same is hereby rezoned to CP-3 Commercial Business Planned District.

SECTION 2. That the property legally described as: Lot 3, Block 2 of Assembly of God Second Subdivision, City of Hastings, Adams County, Nebraska. is currently zoned C-3 Commercial Business District, be and the same is hereby rezoned to CP-3 Commercial Business Planned District.

SECTION 3. That the CP-3 Commercial Business Planned District described in Section 1 and Section 2 of this Ordinance shall comply with all of the following conditions:

- 1.** The property described in Section 1 and Section 2 of this ordinance be combined into one lot through the City of Hastings administrative plat process: Lots 6, 7, and 8, Block 2 of Lakeway Plaza Subdivision, City of Hastings, Adams County, Nebraska; and Lots 3 and 4, Block 2 of Assembly of God Second Subdivision, City of Hastings, Adams County, Nebraska.
- 2.** The development and all improvements shall be constructed in accordance with the

approved plan presented to the Hastings City Council.

3. The parking area facing west shall be provided with either a solid fence or landscaping that will prevent light trespass onto the properties to the west.
4. The 20-foot wide buffer on the south end of the property is approved and shall be landscaped in accordance with Hastings City Code 34-305. The privacy fence shall be constructed on the south property line, not less than 4 feet in height.
5. All other site and foundation plantings shall be in accordance with the minimum requirements of Hastings City Code 34-305.
6. The trash dumpster shall be enclosed.
7. This planned district shall be subject to review if the number of trucks exceeds the proposed number of trucks by more than 100%.

SECTION 4. That the City Engineer is hereby directed to cause the official zoning district map of the City of Hastings, Nebraska to be changed in accordance with the foregoing provisions.

SECTION 5. That any ordinance passed and approved prior to the passage, approval and publication or posting of this ordinance, and in conflict with its provisions, is hereby repealed.

SECTION 6. This ordinance shall take effect and be in full force from and after its passage, approval and pamphlet form, said effective date being the _____ day of _____, 2016, and this ordinance shall not be included in the Hastings City Code Book.

PASSED AND APPROVED by the Mayor and City Council of the City of Hastings, Nebraska, this _____ day of _____, 2016.

ATTEST:

Mayor

City Clerk

(S E A L)

APPROVED TO FORM:

City Attorney

Date

City Surveyor

Date

Department: Parks & Recreation
Staff Contact: Jeff Hassenstab
Council Meeting Date: 12/12/2016

AGENDA ITEM SUMMARY SHEET

Description of Item:

Approval of Expedition League, Inc Memorandum of Understanding (MOU)

Names of People/Business affected by this action:

Steve Wagner, Expedition League Inc.
Parks & Recreation Department

Why Council action is required:

City Council must approve contracts.

Type of action requested:

Motion

Suggested motion:

That the Mayor and City Council approve the Memorandum of Understanding between Expedition League, Inc. and the City of Hastings

Deadlines associated with action:

N/A

Department head comments:

The attached MOU was discussed at the November 21st Council Worksession. This MOU will allow the President of the Expedition League to continue his efforts in developing the baseball league. A formal lease will be reviewed by City Staff and signed off by the Mayor when appropriate.

City Administrator comments:

This Memo of Understanding is not intended to grant use permission but is intended to move the process forward to that Mr. Wagner can notify other cities that he has a tentative understanding that Hastings is will to continue to support the formation of the college summer league.

recommend approval



November 28, 2016

City of Hastings, Nebraska
Honorable Mayor Stutte
Mr. Joe Patterson, City Administrator
City Council

Dear Mayor Stutte, Mr. Patterson and City Council,

This Memorandum of Understanding (MOU) is regarding an Expedition League (the "League") lease with the City of Hastings, Nebraska (the "City" or "Hastings") for Duncan Field (the "Facility") beginning in May 2018. The draft ballpark lease agreement ("Agreement") is attached and this MOU serves to highlight certain key paragraphs of the Agreement and other key considerations.

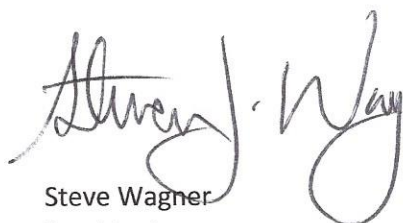
1. The initial term of the Agreement is May 1, 2018 through December 31, 2022 with an option for another 5-year term thereafter.
2. The per game rent payable to the City is \$400. The rent is payable in three equal installments on June 1, July 1, and August 1.
3. The Expedition League team will play 32 home games each year with the potential of 4 playoff games and 1 All-Star game in addition to the regular season games.
4. The team would also like to hold Extra Events at the ballpark, including concerts and other events. These Extra Events will be subject to the approval of the City Council. The lease rate for these Extra Events will be negotiated on a per event basis.
5. The team will be allowed to exhibit fireworks, subject to approval by the City. The League anticipates 6-12 fireworks dates during the season.
6. The Agreement will be signed by the League and the League affiliated team, which will be a separate legal entity comprised of the team ownership group.
7. The team will maintain \$2,000,000 of general liability insurance with the City as an additional named insured.
8. The team will secure the necessary liquor license for the sale of beer and wine at League games and Extra Events. All beer and wine containers will be adequately secured at the conclusion of League games and Extra Events.
9. This MOU provides the Expedition League with exclusive rights to negotiate a lease of Duncan Field from the City of Hastings, contingent upon adequate progress by the Expedition League

toward an inaugural season of the Summer of 2018. This ballpark lease negotiation exclusivity shall be in effect through December 31, 2017.

We are excited about the potential of bringing an Expedition League team to Hastings. We strongly believe that Hastings and the surrounding community will be an outstanding market and that Duncan Field will provide an exceptional venue for fans of all ages to enjoy summer collegiate baseball. The Expedition League will be a long-term, positive, contributing addition to the Hastings community. The Expedition League is all about a fun, affordable entertainment destination for the community and we look forward to entering into a lease agreement for Duncan Field beginning with the 2018 season.

Thank you for allowing us the opportunity to bring an Expedition League team to Hastings.

Regards,



Steve Wagner
President
Expedition League, Inc.

City of Hastings, Nebraska

Printed Name

Title

Signature

Date

Expedition League, Inc.

Steven Wagner

Printed Name

President

Title

Signature

Date

11/28/16

Department: BID/CRA
Staff Contact: Joe Patterson, Dave Ptak
Council Meeting Date: 12/12/2016

AGENDA ITEM SUMMARY SHEET

Description of Item:

Several months ago the Council took action to approve individual Plan Modifications to Redevelopment Plans I, IV, V and VII to approve the four projects below. Furrow Plumbing, LLC Redevelopment Project, On Top, LLC Redevelopment Project, Redline Properties, LLC Redevelopment Project and 801-809 W. 2nd Redevelopment Project. The approval of the Tax Allocation Agreements for each of these projects will allow the CRA to pledge future Tax Increment Revenue as security for the Tax Increment Debt associated with each project. In the future these allocation agreements will be on the same agenda as the Plan Modification.

Names of People/Business affected by this action:

City, CRA & private developers

Why Council action is required:

In connection with the issuance of the Tax Increment Debt by the Authority, it is necessary for the Authority and the City to enter into a written agreement providing for the pledge of certain tax receipts for the payment of the Tax Increment Debt

Type of action requested:

Motion

Suggested motion:

Motion to approve Tax Allocation Agreements between the City of Hastings and the Community Redevelopment Authority to provide for the pledge of tax receipts for the payment of Tax Increment Debt on the following projects; Furrow Plumbing, LLC Redevelopment Project, On Top LLC Redevelopment Project, Redine Properties, LLC Redevelopment Project and 801-809 W. 2nd Redevelopment Project.

Deadlines associated with action:

None

Department head comments:

City Administrator comments:

This is a standard practice.

Recommend Approval

ALLOCATION AGREEMENT

THIS ALLOCATION AGREEMENT is made and entered into this ____ day of _____, 2016, by and between the CITY OF HASTINGS, NEBRASKA hereinafter referred to as the "City" and the COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF HASTINGS, NEBRASKA, hereinafter referred to as the "Authority". WITNESSETH:

WHEREAS, the Authority has adopted a Plan Modification to Redevelopment Plan V wherein it proposes the use of and issuance of Tax Increment Revenue Debt regarding the Furrow Plumbing, L.L.C. Redevelopment Project, in the principal amount of Five Thousand Six Hundred Dollars (\$5,600.00) (the "Tax Increment Debt") to be issued by the Authority, with said principal amount being subject to adjustment as provided in the Plan Modification; and

WHEREAS, in connection with the issuance of the Tax Increment Debt by the Authority, it is necessary for the Authority and the City to enter into a written agreement providing for the pledge of certain tax receipts for the payment of the Tax Increment Debt.

NOW, THEREFORE, the Authority and the City in consideration of the foregoing recitals and the terms and conditions hereinafter set forth do hereby agree as follows:

1. The City hereby approves the issuance of the Tax Increment Debt pursuant to the Plan Modification, and the Authority and the City hereby agree that the plan entitled Redevelopment Plan I, as originally approved by the Mayor and Council of the City on the 18th day of May, 1987, and subsequent amendments thereto (taken as a whole, "Plan 3"), set forth **January 1, 2017**, as the effective date after which ad valorem taxes on real property located within the "Project Area," as described in FURROW PLUMBING, L.L.C. Redevelopment Project Plan Modification to said Plan, may be apportioned pursuant to Neb.Rev.Stat. §18-2147. From and after said effective date, that portion of the ad valorem taxes provided for under Neb. Rev. Stat. § 18-2147(2) on all real estate located within the said Project Area shall be paid into a special fund of the Authority designated as the "Community Redevelopment Authority FURROW PLUMBING, L.L.C. Redevelopment Project Fund" (the "Debt Fund") to be held by the Hastings City Treasurer, as Trustee, Paying Agent, and Registrar (the "Agent") for the Tax Increment Debt under the terms of the Plan Modification.

2. The City and the Authority hereby agree to pledge such allocation as security for the payment of the Tax Increment Debt incurred in accordance with the Plan Modification and with Neb. Rev. Stat. §18-2150. The City and the Authority further agree that all such receipts so paid into the Debt Fund shall secure the Tax Increment Debt so issued and such Tax Increment Debt so issued shall constitute a prior and first lien upon said receipts for purposes of security and payment for the Tax Increment Debt. In the event the annual receipts from the portion of taxes pledged pursuant to this Agreement and Neb.Rev.Stat. §18-2150 for the Furrow Plumbing, L.L.C. Redevelopment Project exceeds amounts necessary for the annual payments of any portion of the Tax Increment Debt, the excess receipts may from time to time be used to pledge for payment of the principal of or premiums, if any, and interest on any other bonds, loans, notes, advances of money, or indebtedness as determined to be prudent in the discretion of the Authority in accordance with §18-2150.

3. The Authority and the City hereby agree that a copy of this Agreement shall be filed with both the County Assessor and the County Treasurer of Adams County, Nebraska, and that

this Agreement shall stand as an instruction to said officials to provide for the allocation of taxes received from and after the effective date set forth herein and for the payment of that portion of taxes provided for under Neb. Rev. Stat. § 18-2147, to the Agent for payment and application as required under the terms of the Plan Modification.

4. If any one or more of the covenants or agreements to be performed by either of the parties to this Allocation Agreement shall be determined by a court of competent jurisdiction to be unenforceable, such covenant or agreement shall be deemed and construed to be severable from the remaining covenants and agreement contained herein and shall in no way affect the validity of the remaining provisions of this Allocation Agreement.

5. This Allocation Agreement may be executed in several counterparts, all or any of which shall be regarded for all purposes as one original, and shall constitute and be one and the same instrument. This Allocation Agreement may be amended or modified by mutual agreement of the parties hereto, but only with the consent of the holder of any Tax Increment Debt if there is any such Tax Increment Debt outstanding as of the time of such amendment.

6. This Allocation Agreement shall be governed by and construed in accordance with the laws of the State of Nebraska and the Nebraska Community Development Law, (Neb. Rev. Stat. §§18-2101 et seq.), as the same may from time-to-time be amended.

IN WITNESS WHEREOF, the parties hereto have each caused this Allocation Agreement to be executed by their duly authorized officers and attested as of the date first above written.

COMMUNITY REDEVELOPMENT AUTHORITY
OF THE CITY OF HASTINGS, NEBRASKA

By: _____
Dick Hysell, Chairman

ATTEST:

Randy Chick, Ex Officio Secretary

CITY OF HASTINGS, NEBRASKA

By: _____
Mayor

ATTEST:

City Clerk

(S E A L)

ALLOCATION AGREEMENT

THIS ALLOCATION AGREEMENT is made and entered into this ____ day of _____, 2016, by and between the CITY OF HASTINGS, NEBRASKA hereinafter referred to as the "City" and the COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF HASTINGS, NEBRASKA, hereinafter referred to as the "Authority". WITNESSETH:

WHEREAS, the Authority has adopted a Plan Modification to Redevelopment Plan I wherein it proposes the use of and issuance of Tax Increment Revenue Debt regarding the ON TOP, L.L.C. Redevelopment Project, in the principal amount of Forty-nine Thousand Five Hundred Dollars (\$49,500.00) (the "Tax Increment Debt") to be issued by the Authority, with said principal amount being subject to adjustment as provided in the Plan Modification; and

WHEREAS, in connection with the issuance of the Tax Increment Debt by the Authority, it is necessary for the Authority and the City to enter into a written agreement providing for the pledge of certain tax receipts for the payment of the Tax Increment Debt.

NOW, THEREFORE, the Authority and the City in consideration of the foregoing recitals and the terms and conditions hereinafter set forth do hereby agree as follows:

1. The City hereby approves the issuance of the Tax Increment Debt pursuant to the Plan Modification, and the Authority and the City hereby agree that the plan entitled Redevelopment Plan IV, as originally approved by the Mayor and Council of the City on the 21st day of October, 1991, and subsequent amendments thereto (taken as a whole, "Plan IV"), set forth January 1, 2017, as the effective date after which ad valorem taxes on real property located within the "Project Area," as described in Plan Modification No.6 to said Plan, may be apportioned pursuant to Neb.Rev.Stat. §18-2147. From and after said effective date, that portion of the ad valorem taxes provided for under Neb. Rev. Stat. § 18-2147(2) on all real estate located within the said Project Area shall be paid into a special fund of the Authority designated as the "Community Redevelopment Authority ON TOP, L.L.C. Redevelopment Project Fund" (the "Debt Fund") to be held by the Hastings City Treasurer, as Trustee, Paying Agent, and Registrar (the "Agent") for the Tax Increment Debt under the terms of the Plan Modification.

2. The City and the Authority hereby agree to pledge such allocation as security for the payment of the Tax Increment Debt incurred in accordance with the Plan Modification and with Neb. Rev. Stat. §18-2150. The City and the Authority further agree that all such receipts so paid into the Debt Fund shall secure the Tax Increment Debt so issued and such Tax Increment Debt so issued shall constitute a prior and first lien upon said receipts for purposes of security and payment for the Tax Increment Debt. In the event the annual receipts from the portion of taxes pledged pursuant to this Agreement and Neb.Rev.Stat. §18-2150 for the ON TOP, L.L.C. Redevelopment Project exceeds amounts necessary for the annual payments of any portion of the Tax Increment Debt, the excess receipts may from time to time be used to pledge for payment of the principal of or premiums, if any, and interest on any other bonds, loans, notes, advances of money, or indebtedness as determined to be prudent in the discretion of the Authority in accordance with §18-2150.

3. The Authority and the City hereby agree that a copy of this Agreement shall be filed with both the County Assessor and the County Treasurer of Adams County, Nebraska, and that

this Agreement shall stand as an instruction to said officials to provide for the allocation of taxes received from and after the effective date set forth herein and for the payment of that portion of taxes provided for under Neb. Rev. Stat. § 18-2147, to the Agent for payment and application as required under the terms of the Plan Modification.

4. If any one or more of the covenants or agreements to be performed by either of the parties to this Allocation Agreement shall be determined by a court of competent jurisdiction to be unenforceable, such covenant or agreement shall be deemed and construed to be severable from the remaining covenants and agreement contained herein and shall in no way affect the validity of the remaining provisions of this Allocation Agreement.

5. This Allocation Agreement may be executed in several counterparts, all or any of which shall be regarded for all purposes as one original, and shall constitute and be one and the same instrument. This Allocation Agreement may be amended or modified by mutual agreement of the parties hereto, but only with the consent of the holder of any Tax Increment Debt if there is any such Tax Increment Debt outstanding as of the time of such amendment.

6. This Allocation Agreement shall be governed by and construed in accordance with the laws of the State of Nebraska and the Nebraska Community Development Law, (Neb.Rev.Stat. §§18-2101 et seq.), as the same may from time-to-time be amended.

IN WITNESS WHEREOF, the parties hereto have each caused this Allocation Agreement to be executed by their duly authorized officers and attested as of the date first above written.

COMMUNITY REDEVELOPMENT AUTHORITY
OF THE CITY OF HASTINGS, NEBRASKA

By: _____
Dick Hysell, Chairman

ATTEST:

Randy Chick, Ex Officio Secretary

CITY OF HASTINGS, NEBRASKA

By: _____
Mayor

ATTEST:

City Clerk

(S E A L)

ALLOCATION AGREEMENT

THIS ALLOCATION AGREEMENT is made and entered into this ____ day of _____, 2016, by and between the CITY OF HASTINGS, NEBRASKA hereinafter referred to as the "City" and the COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF HASTINGS, NEBRASKA, hereinafter referred to as the "Authority". WITNESSETH:

WHEREAS, the Authority has adopted a Plan Modification to Redevelopment Plan V wherein it proposes the use of and issuance of Tax Increment Revenue Debt regarding the Redline Properties, L.L.C. Redevelopment Project, in the principal amount of One Hundred Forty Thousand Dollars (\$140,000.00) (the "Tax Increment Debt") to be issued by the Authority, with said principal amount being subject to adjustment as provided in the Plan Modification; and

WHEREAS, in connection with the issuance of the Tax Increment Debt by the Authority, it is necessary for the Authority and the City to enter into a written agreement providing for the pledge of certain tax receipts for the payment of the Tax Increment Debt.

NOW, THEREFORE, the Authority and the City in consideration of the foregoing recitals and the terms and conditions hereinafter set forth do hereby agree as follows:

1. The City hereby approves the issuance of the Tax Increment Debt pursuant to the Plan Modification, and the Authority and the City hereby agree that the plan entitled Redevelopment Plan VII, as originally approved by the Mayor and Council of the City on the 26th day of April, 1993, and subsequent amendments thereto (taken as a whole, "Plan VII"), set forth **January 1, 2018**, as the effective date after which ad valorem taxes on real property located within the "Project Area," as described in Redline Properties, L.L.C. Redevelopment Project Plan Modification to said Plan, may be apportioned pursuant to Neb.Rev.Stat. §18-2147. From and after said effective date, that portion of the ad valorem taxes provided for under Neb. Rev. Stat. § 18-2147(2) on all real estate located within the said Project Area shall be paid into a special fund of the Authority designated as the "Community Redevelopment Authority Redline Properties, L.L.C. Redevelopment Project Fund" (the "Debt Fund") to be held by the Hastings City Treasurer, as Trustee, Paying Agent, and Registrar (the "Agent") for the Tax Increment Debt under the terms of the Plan Modification.

2. The City and the Authority hereby agree to pledge such allocation as security for the payment of the Tax Increment Debt incurred in accordance with the Plan Modification and with Neb. Rev. Stat. §18-2150. The City and the Authority further agree that all such receipts so paid into the Debt Fund shall secure the Tax Increment Debt so issued and such Tax Increment Debt so issued shall constitute a prior and first lien upon said receipts for purposes of security and payment for the Tax Increment Debt. In the event the annual receipts from the portion of taxes pledged pursuant to this Agreement and Neb.Rev.Stat. §18-2150 for the Redline Properties, L.L.C. Redevelopment Project exceeds amounts necessary for the annual payments of any portion of the Tax Increment Debt, the excess receipts may from time to time be used to pledge for payment of the principal of or premiums, if any, and interest on any other bonds, loans, notes, advances of money, or indebtedness as determined to be prudent in the discretion of the Authority in accordance with §18-2150.

3. The Authority and the City hereby agree that a copy of this Agreement shall be filed with both the County Assessor and the County Treasurer of Adams County, Nebraska, and that

this Agreement shall stand as an instruction to said officials to provide for the allocation of taxes received from and after the effective date set forth herein and for the payment of that portion of taxes provided for under Neb. Rev. Stat. § 18-2147, to the Agent for payment and application as required under the terms of the Plan Modification.

4. If any one or more of the covenants or agreements to be performed by either of the parties to this Allocation Agreement shall be determined by a court of competent jurisdiction to be unenforceable, such covenant or agreement shall be deemed and construed to be severable from the remaining covenants and agreement contained herein and shall in no way affect the validity of the remaining provisions of this Allocation Agreement.

5. This Allocation Agreement may be executed in several counterparts, all or any of which shall be regarded for all purposes as one original, and shall constitute and be one and the same instrument. This Allocation Agreement may be amended or modified by mutual agreement of the parties hereto, but only with the consent of the holder of any Tax Increment Debt if there is any such Tax Increment Debt outstanding as of the time of such amendment.

6. This Allocation Agreement shall be governed by and construed in accordance with the laws of the State of Nebraska and the Nebraska Community Development Law, (Neb. Rev. Stat. §§18-2101 et seq.), as the same may from time-to-time be amended.

IN WITNESS WHEREOF, the parties hereto have each caused this Allocation Agreement to be executed by their duly authorized officers and attested as of the date first above written.

COMMUNITY REDEVELOPMENT AUTHORITY
OF THE CITY OF HASTINGS, NEBRASKA

By: _____
Dick Hysell, Chairman

ATTEST:

Randy Chick, Ex Officio Secretary

CITY OF HASTINGS, NEBRASKA

By: _____
Mayor

ATTEST:

City Clerk

(S E A L)

ALLOCATION AGREEMENT

THIS ALLOCATION AGREEMENT is made and entered into this ____ day of _____, 2016, by and between the CITY OF HASTINGS, NEBRASKA hereinafter referred to as the "City" and the COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF HASTINGS, NEBRASKA, hereinafter referred to as the "Authority". WITNESSETH:

WHEREAS, the Authority has adopted a Plan Modification to Redevelopment Plan I wherein it proposes the use of and issuance of Tax Increment Revenue Debt regarding the 7.15.14 Redevelopment Project, in the principal amount of Three Hundred Thousand Dollars and Zero Cents (\$300,000.00) (the "Tax Increment Debt") to be issued by the Authority, with said principal amount being subject to adjustment as provided in the Plan Modification; and

WHEREAS, in connection with the issuance of the Tax Increment Debt by the Authority, it is necessary for the Authority and the City to enter into a written agreement providing for the pledge of certain tax receipts for the payment of the Tax Increment Debt.

NOW, THEREFORE, the Authority and the City in consideration of the foregoing recitals and the terms and conditions hereinafter set forth do hereby agree as follows:

The City hereby approves the issuance of the Tax Increment Debt pursuant to the Plan Modification, and the Authority and the City hereby agree that the plan entitled Redevelopment Plan I, as originally approved by the Mayor and Council of the City on the 26th day of April, 1993, and subsequent amendments thereto (taken as a whole, "Plan I"), set forth the following effective dates; (the effective date for the 801 Building Project shall be January 1, 2016 and the effective date for the Listening Room Project shall be January 1, 2014) as the effective dates after which ad valorem taxes on real property located within the "Project Area," as described in 7.15.14 Redevelopment Project Plan Modification to said Plan, may be apportioned pursuant to Neb.Rev.Stat. §18-2147. From and after said effective dates, that portion of the ad valorem taxes provided for under Neb. Rev. Stat. § 18-2147(2) on all real estate located within the said Project Area shall be paid into a special fund of the Authority designated as the "Community Redevelopment Authority 7.15.14 Redevelopment Project Fund" (the "Debt Fund") to be held by the Hastings City Treasurer, as Trustee, Paying Agent, and Registrar (the "Agent") for the Tax Increment Debt under the terms of the Plan Modification.

2. The City and the Authority hereby agree to pledge such allocation as security for the payment of the Tax Increment Debt incurred in accordance with the Plan Modification and with Neb. Rev. Stat. §18-2150. The City and the Authority further agree that all such receipts so paid into the Debt Fund shall secure the Tax Increment Debt so issued and such Tax Increment Debt so issued shall constitute a prior and first lien upon said receipts for purposes of security and payment for the Tax Increment Debt. In the event the annual receipts from the portion of taxes pledged pursuant to this Agreement and Neb.Rev.Stat. §18-2150 for the Redline Properties, L.L.C. Redevelopment Project exceeds amounts necessary for the annual payments of any portion of the Tax Increment Debt, the excess receipts may from time to time be used to pledge for payment of the principal of or premiums, if any, and interest on any other bonds, loans, notes, advances of money, or indebtedness as determined to be prudent in the discretion of the Authority in accordance with §18-2150.

3. The Authority and the City hereby agree that a copy of this Agreement shall be filed with both the County Assessor and the County Treasurer of Adams County, Nebraska, and that this Agreement shall stand as an instruction to said officials to provide for the allocation of taxes received from and after the effective date set forth herein and for the payment of that portion of taxes provided for under Neb. Rev. Stat. § 18-2147, to the Agent for payment and application as required under the terms of the Plan Modification.

4. If any one or more of the covenants or agreements to be performed by either of the parties to this Allocation Agreement shall be determined by a court of competent jurisdiction to be unenforceable, such covenant or agreement shall be deemed and construed to be severable from the remaining covenants and agreement contained herein and shall in no way affect the validity of the remaining provisions of this Allocation Agreement.

5. This Allocation Agreement may be executed in several counterparts, all or any of which shall be regarded for all purposes as one original, and shall constitute and be one and the same instrument. This Allocation Agreement may be amended or modified by mutual agreement of the parties hereto, but only with the consent of the holder of any Tax Increment Debt if there is any such Tax Increment Debt outstanding as of the time of such amendment.

6. This Allocation Agreement shall be governed by and construed in accordance with the laws of the State of Nebraska and the Nebraska Community Development Law, (Neb. Rev. Stat. §§18-2101 et seq.), as the same may from time-to-time be amended.

IN WITNESS WHEREOF, the parties hereto have each caused this Allocation Agreement to be executed by their duly authorized officers and attested as of the date first above written.

COMMUNITY REDEVELOPMENT AUTHORITY
OF THE CITY OF HASTINGS, NEBRASKA

By: _____
Dick Hysell, Chairman

ATTEST:

Randy Chick, Ex Officio Secretary

CITY OF HASTINGS, NEBRASKA

By: _____
Mayor

ATTEST:

City Clerk

(S E A L)

Department: Engineering
Staff Contact: David Wacker, Dave Ptak
Council Meeting Date: 12/12/2016

AGENDA ITEM SUMMARY SHEET

Description of Item:

Approve Addendum Development Agreement with Hastings College re: Ninth Street Paving

Names of People/Business affected by this action:

Hastings College and other property owners within Street Improvement District 2015-1

Why Council action is required:

This is an Addendum to the 2012 Development Agreement with Hastings College which involved the closing of Ninth Street between Elm Avenue and Ash Avenue.

Type of action requested:

Motion

Suggested motion:

Move to approve the Addendum Development Agreement with Hastings College re: Ninth Street paving.

Deadlines associated with action:

Special assessments for Street Improvement Project 2015-1 are set for the January 9, 2017 City Council meeting.

Department head comments:

This Addendum specifically provides that Hastings College will be assessed the entire costs associated with the paving of Ninth Street from Ash Avenue to 2nd Avenue. Normally the costs would be assessed against the property owners within the district on a frontage foot basis; however, the 2012 Development Agreement provided that Hastings College would be responsible to pay for the paving costs within 30 days of completion of the paving. This was to avoid the cost being assessed against the other property owners along Ninth Street between Ash Avenue and 2nd Avenue other than the College. This Addendum provides that the special assessment will be levied against a single lot owned by the College payable over 15 years, but the College would remain responsible for the entire cost in the event of a default and foreclosure by the City.

City Administrator comments:

This agreement is part of the understanding between the City of Hastings and Hastings College

when the Council approved the closure of 9th Street to accommodate the College landscape and access plan.

Recommend Approval

DEVELOPMENT AGREEMENT

This Agreement is entered into on this 10th day of December, 2012, by and between the City of Hastings, a municipal corporation (City) and Hastings College (College).

WHEREAS, the College plans to pursue further development of its campus, including the construction and renovation of various buildings, parking areas and other facilities (the "Project"), all of which are more fully described on Exhibit "A" attached hereto, parts of which would be located on existing City right-of-way, as well as property owned by the College;

WHEREAS, the College has requested that the City vacate a portion of East 9th Street located between Elm Avenue at the west end and Ash Street at the east end thereof, and more particularly described in Exhibit "B" attached hereto, and referred to hereinafter as "East 9th Street";

WHEREAS, the City is interested in continued growth and development of the educational institutions in its jurisdiction; and

WHEREAS, the Project will be constructed over a period of time, and it is therefore in the best interests of the parties hereto that the obligations of the parties be set forth in this Agreement.

FOR GOOD AND VALUABLE CONSIDERATION as set forth in this Agreement, the parties mutually agree as follows:

1. Street Vacation of East 9th Street. The City and College agree to the following:

(a) On or about June 1, 2014, the College plans to file an application with the City to vacate East 9th Street as described in Exhibits "B-1" and "B-2". Vacation of East 9th Street shall be accomplished by ordinance (hereinafter the "Ordinance") which will be considered by the Hastings City Council based upon the aforementioned application.

(b) The Ordinance will provide that (1) the City will not retain title to the real estate, the result being that title to the property will revert to the College due to the fact that the College owns the real estate on both sides of East 9th Street; and (2) the City will reserve an easement or easements for storm sewer and utilities upon said property to be determined at a later date.

(c) The parties agree that 9th Street will not be closed to public vehicle traffic until such time, after the execution of this Agreement, that 77 additional off street parking spaces have been constructed by the College to replace the number of parking stalls which will be lost due to the street closing.

2. Compensation for Vacating East 9th Street. As compensation for receiving title to East 9th Street, the College agrees to pay to the City an amount equal to the actual direct cost of reconstructing 9th Street for 2 blocks east of the intersection of 9th Street and Ash Street (but not including the cost of such project pertaining to construction of any street intersection) according to plans and specifications approved by the City. A current estimate of the project cost is attached hereto as Exhibit "A", but the final amount to be paid shall be based upon the actual construction cost, and shall be paid by the College within thirty (30) days after project completion has been certified by the City Engineer. The award of the construction contract shall be based upon public bidding.

3. Construction and Post-Construction Obligations. The College shall bear all costs associated with the relocation of utilities required in connection with construction of the Project, including street lighting. Upon satisfaction of all provisions of this Agreement and completion of the Project, the College will replat all of its property on or about June 1, 2014, into one lot, with all platted easements. Said replatting shall comply with the requirements of the Hastings City Code.

4. Additional Covenants of the College. In addition to all other provisions of the Agreement, the College will, prior to commencing construction of the Project:

(a) Obtain a conditional use permit from the City as required by the Hastings City Code.

(b) Obtain a building permit from the City of Hastings for the Project.

All obligations assumed by the College in this Agreement shall be carried out in accordance with applicable laws, regulations, plans and specifications of the State of Nebraska and the City of Hastings.

5. Obligations are Mutual. The obligations of the City hereunder are contingent upon the timely performance by the College of all obligations assumed by it in this Agreement. The obligations of the College hereunder are contingent upon the timely performance by the City of all obligations assumed by it in this Agreement. The Mayor of the City of Hastings shall have the authority to administer this Agreement on behalf of the City and to exercise discretion with respect to those matters contained herein so long as the development proceeds in general accord with this Agreement.

6. Severability. If any provision of this Agreement shall be declared void, ineffective or illegal by any court, that provision shall be severed from the remaining provision of the Agreement, and the remaining provisions shall remain in full force. As long as the remaining provisions of the Agreement still constitute a binding Agreement, the parties will adhere to the remaining provisions.

Dated this 10th day of December, 2012.

HASTINGS COLLEGE

By: _____

ATTEST:

[Signature]

CITY OF HASTINGS, NEBRASKA
A Municipal Corporation

By: _____

[Signature]

Mayor

ATTEST:

[Signature]
City Clerk

EAST 9TH STREET

12-04-2012

Legal Description:

That part of East 9th Street Right -- of -- Way lying East of the East line (extended South) of North Elm Avenue and the West line (extended North) of North Ash Avenue and containing (93' X 578'+/-) 53,754.00 Sq. Ft. (1.23 Acres) more or less.

JOHNSONS
ADD

PARKVIEW

ADD

68

69

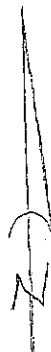
CLUB

HEARTWELL
PARK SUB

COUNTRY

127

North Elm Avenue 5322-5335



Hastings
College.

HEARTWELL
PARK ADD

13

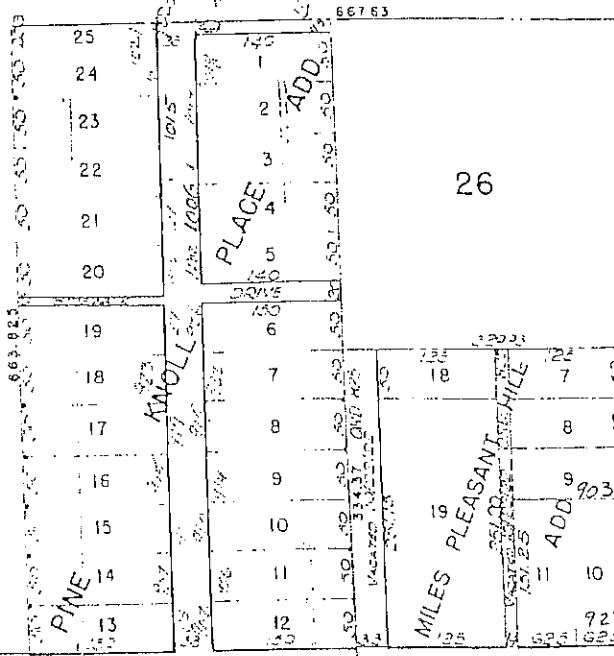
East 9th Street
5250-5255

Hastings
College.

ADD

ADD

HASTINGS



60

North Ash Avenue

2

1

3

4

ADD

9th Street - Ash to 2nd Avenue
Estimate June 21, 2012

ITEM NO.	DESCRIPTION	ESTIMATED QUANTITIES	UNIT	UNIT PRICE	AMOUNT
1	Remove Pavement	2,800	S.Y.	\$ 5.75	\$ 16,100.00
2	Excavation	969	C.Y.	\$ 3.50	\$ 3,391.50
3	Subgrade Compaction	3,426	S.Y.	\$ 1.00	\$ 3,426.00
4	Build 8" P.C.C. Pavement	3,426	S.Y.	\$ 37.50	\$ 128,475.00
5	Build 6" P.C.C. Integral Curb	1,524.0	L.F.	\$ 1.75	\$ 2,667.00
6	Build 5" P.C.C. Sidewalk	2,395	S.F.	\$ 5.00	\$ 11,975.00
7	Remove & Replace 6" P.C.C. Driveway	267	S.Y.	\$ 45.00	\$ 12,015.00
8	Handicap Ramps/Truncated Dome Pads	6	Each	\$ 300.00	\$ 1,800.00
9	Build 18" R.C.P. Class III Pipe	600	L.F.	\$ 47.50	\$ 28,500.00
10	Build 15" R.C.P. Class III Pipe	165	L.F.	\$ 39.00	\$ 6,435.00
11	Tapin Existing Manhole	1	Each	\$ 2,000.00	\$ 2,000.00
12	6' Inlet (R443-R6)	6	Each	\$ 2,600.00	\$ 15,600.00
13	Area Inlet	2	Each	\$ 1,500.00	\$ 3,000.00
14	Storm Sewer Manhole	1	Each	\$ 2,750.00	\$ 2,750.00
15	Traffic Control/Barricades	1	Lump Sum	\$ 6,500.00	\$ 6,500.00
16	Erosion Control	1	Lump Sum	\$ 2,000.00	\$ 2,000.00
Total					\$ 246,634.50
Contingency 10%					\$ 24,663.45
Subtotal					\$ 271,297.95
Engineering 8%					\$ 21,703.84
TOTAL					\$ 293,001.79

City Obligation

Items 8 to 14	Storm Sewer & Handicap Pads	\$ 60,085
Items 1, 2, 3, 4, 5	Intersections @ Ash & Pine Knoll	<u>\$ 22,062</u>
	Subtotal	\$ 82,147
	10% Contingency	\$ 8,215
	8% Engineering	<u>\$ 6,572</u>
	Total City Obligation	\$ 96,934

Project Cost Breakdown

Total Project Estimate	\$ 293,002
Hastings College Responsibility	\$ 196,068
City Responsibility	\$ 96,934

ADDENDUM TO DEVELOPMENT AGREEMENT

THIS ADDENDUM AGREEMENT, made and entered into this ____ day of _____, 2016, by and between the City of Hastings, Nebraska, a Nebraska municipal corporation, hereinafter referred to as "City", and Hastings College, a Nebraska nonprofit corporation, hereinafter referred to as "College", WITNESSETH:

WHEREAS, the parties hereto entered into a Development Agreement dated the 10th day of December, 2012, wherein the parties agreed to the continued further development of the College's campus; and

WHEREAS, said Development Agreement provided that the City would vacate a portion of East 9th Street between Elm Avenue and Ash Avenue in consideration of the College agreeing to pay City the actual direct cost of reconstructing East 9th Street for two (2) blocks east of the intersection of 9th Street and Ash Avenue, less the cost of the intersection at 9th Street and Ash Avenue; and

WHEREAS, Street Improvement District No. 2015-1 was created by City for the aforementioned reconstruction of East 9th Street, and said reconstruction has been completed, and the Engineer's Certificate of Completion accepted by the Hastings City Council on November 28, 2016; and

WHEREAS, the assessments for Street Improvement District No. 2015 are to be levied by the Mayor and City Council sitting as a Board of Equalization on or about January 9, 2017;

NOW, THEREFORE, in consideration of the foregoing recitals and the terms and conditions hereinafter set forth, this Addendum to Development Agreement is hereby adopted by the parties as follows:

1. College pursuant to the aforementioned Development Agreement hereby agrees to pay the full amount of the reconstruction of East 9th Street in the total amount of Three Hundred Ninety-one Thousand Eight Hundred Twenty-six and 82/100 Dollars (\$391,826.82) which amount shall be levied as a special assessment against the following described real property owned by the College, to wit:

Lot 19, Miles Pleasant Hill Addition to the City of Hastings, Adams County, Nebraska.

College understands that in doing so the City is deviating from its usual method of assessing special benefits as it would normally do based upon the benefit each property within Street Improvement District 2015-1 would receive.

2. College agrees and understands, notwithstanding the fact that the special assessment is being levied against just the above described real property which exceeds the amount of special benefit to that real property, that this is being done at the College's special instance and request, and College agrees that it will not contest or appeal the special assessment levied against the above described real property.

3. College further agrees and understands, notwithstanding the fact that the special assessment is being levied against just the above described real property which exceeds the amount of

special benefit to that real property, that the College in the event of default on said special assessment and foreclosure thereon by the City, the College shall remain liable to the City for any unpaid balance plus accrued interest on said special assessment by way of this Addendum to Development Agreement which may be enforced separately from the foreclosure on the special assessment.

4. City agrees to assess the above described real property on the basis of a fifteen (15) year amortization schedule for the special assessment, which shall be payable by the College in accordance with the attached special assessment schedule marked as Exhibit "A", and made a part hereof by this reference.

5. Except as provided in this Addendum to Development Agreement, all terms and conditions of the Development Agreement dated the 10th day of December, 2012, shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed the foregoing Addendum to Development Agreement in duplicate the day and year first above written.

CITY OF HASTINGS, NEBRASKA, a Municipal corporation

By _____
Mayor

ATTEST:

City Clerk

(S E A L)

Approved as to form: _____
City Attorney

HASTINGS COLLEGE

By _____
Its _____

ATTEST:

ASSESSMENTS BY LOT District No. SID 2015-1 Phase "A&B" 9th Street paving Improvements								
Tract	Lot	Blk	Addition, Subdivision, or Legal Description	Frontal Footage in Feet	Owner	Frontage Assessment	Credit Applied	Total Due
	1	1	Hastings College First Subdivision	150.00	Hastings College	\$47,605.72	\$47,605.72	\$0.00
	Lot 11 Plus 1/2 vacated alley		Miles Pleasant Hill Addition	69.50	Hastings College	\$22,057.32	\$22,057.32	\$0.00
*	Lot 19 Plus 1/2 vacted street and Plus 1/2 vacated alley		Miles Pleasant Hill Addition	148.50	Hastings College	\$47,129.66	\$47,129.66	\$391,626.82
	Lot 12 Plus 1/2 vacted abuuting street		Pine Knoll Place	166.50	Hastings College	\$52,842.35	\$52,842.35	\$0.00
	W 50 of N 139.55	2	Eastwood Addition	50.00	Hastings College	\$15,868.57	\$15,868.57	\$0.00
	E 50 of N 150	2	Eastwood Addition	50.00	Jaclyn S. Johnson a single person	\$15,868.58	\$15,868.58	\$0.00
	E 50 of W 150 of N 139.55	2	Eastwood Addition	50.00	Andres Aguirre and Florinda Aguirre, husband and wife as joint tenants.	\$15,868.57	\$15,868.57	\$0.00
	E 50 of W 100 of North 139.55'	2	Eastwood Addition	50.00	Lori R. Trambly, a married person	\$15,868.58	\$15,868.58	\$0.00
	W 66.9 of E 183.8 of North 139.55'	2	Eastwood Addition	66.90	Saniel Scott, LLC	\$21,232.15	\$21,232.15	\$0.00
	W 66.9 of E 116.9	2	Eastwood Addition	66.90	Gary F. Wintermute and Joan L. Wintermute, husband and wife	\$21,232.15	\$21,232.15	\$0.00
	W 108.8	1	Eastwood Addition	108.80	Christine A. Oliver, a married person: subject to a possible interest in Harold L. Lenz.	\$34,530.02	\$34,530.02	\$0.00
	W 75 of E 225	1	Eastwood Addition	75.00	Melissa A Maul, a sinle person	\$23,802.86	\$23,802.86	\$0.00
	N 150 of W 50 of E 150	1	Eastwood Addition	50.00	Marc Walther and Heather Walther, husband and wife	\$15,868.57	\$15,868.57	\$0.00
	E 100 except E 30 of N 150	1	Eastwood Addition	70.00	Alice Throckmorton	\$22,216.00	\$22,216.00	\$0.00
	10		Miles Pleasant Hill Addition	62.50	Cory A. Ludeman and Trisha K. Ludeman, husband and wife, as joint tenants	\$19,835.72	\$19,835.72	\$0.00

Total Linear Feet =	1234.60	\$317.3714725	\$391,826.82	\$391,826.82	\$391,626.82
Total Cost of District =		\$660,221.79			
City Obligation =		\$268,394.97			
College Cost =		\$391,826.82			
Total Assessable =		\$391,826.82			

* this assessment is made pursuant to a Development Agreement between the City of Hastings and Hastings College dated December 10, 2012, and an Addendum to Development Agreement entered into between the parties dated December 12, 2016.

PAVING ASSESSMENT
District No. SID 2015-1 Phase "A&B"
9th Street paving Improvements

		City	College
1	Construction Costs (Contractor's Final Estimate)	\$589,327.50	
2	Less City's portion of Construction Costs Section "A"	\$99,474.30	\$101,054.40
3	Less City's portion of Construction Costs Section "B"	\$134,848.52	\$253,950.28
4	Engineer Preliminary & Construction (Split Costs)	\$32,746.16	\$32,746.16
5	Cost of Title Search		\$2,550.00
6	Creation of District Costs		\$200.00
7	Interest 0.90 % (Split Costs)	\$1,325.99	\$1,325.98
8	College Total Assessable		\$391,826.82
9	City's Portion of Construction	\$268,394.97	
10	Total Cost of Street Improvement District =	\$660,221.79	

Total Assessable (Item 8) \$391,826.82

Divide by Total Frontage Footag 1234.60 Equals Price per Foot : \$317.37147254

Department: Utilities

Staff Contact:

Council Meeting Date: 12/12/2016

AGENDA ITEM SUMMARY SHEET

Description of Item:

Authorize eminent domain by the City of Hastings, Nebraska for the acquisition of utility poles owned by Windstream Communications within the City of Hastings, Nebraska.

Names of People/Business affected by this action:

Customers of Hastings Utilities
Citizens of Hastings, Nebraska
Windstream Communications

Why Council action is required:

Authorization of eminent domain required by Hastings City Council

Type of action requested:

Motion

Suggested motion:

Moved by ___, seconded by ___, to authorize eminent domain by the City of Hastings, Nebraska for the acquisition of utility poles owned by Windstream Communications within the City of Hastings, Nebraska.

Deadlines associated with action:

None

Department head comments:

Approve this action.

City Administrator comments:

The Boar of Public Works at their last meeting heard comments from Windstream representatives concerning the ownership of utility poles located on City property.

The Board discussed the issue in closed session and then returned to open session where the voted to recommend to the Mayor and Council that the poles be acquired through condemnation proceedings.

Recommend Approval

Department: Engineering
Staff Contact: David Wacker
Council Meeting Date: 12/12/2016

AGENDA ITEM SUMMARY SHEET

Description of Item:

Resolution accepting the plat and schedule of assessments as prepared by the City Engineer for special assessments proposed to be levied in Street Improvement District No. 2015-1 and setting a hearing date relative to the levy of said special assessments SID 2015-1. (9th Street - Ash Avenue to 2nd Street)

Names of People/Business affected by this action:

Hasting College
City of Hastings

Why Council action is required:

Statutory procedure; Bond Transcript requirement.

Type of action requested:

Resolution

Suggested motion:

Resolution No. 2016-57 for SID 2015-1.

Deadlines associated with action:

This resolution will set the hearing date of levy special assessments as January 09, 2017.

Department head comments:

This action accepts the plat and schedule of assessments for the 9th Street project from Ash Avenue to 2nd Street. The hearing date will be established accordingly for January 9, 2017. Under agreement with the vacation of a portion of 9th Street - Elm Avenue to Ash Avenue. Hastings College is to pay for the entire amount of assessments to be levied to adjacent properties, City to pay for intersection and storm sewer cost per agreement. A new retained agreement is in process by the City Attorney.

Assessments - Hastings College \$391,826.82

General Obligation - City of Hastings \$268,394.97

City Administrator comments:

Recommend Approval

RESOLUTION NO. 2016 - 57

RESOLUTION ACCEPTING THE PLAT AND SCHEDULE OF ASSESSMENTS AS PREPARED BY THE CITY ENGINEER FOR SPECIAL ASSESSMENTS PROPOSED TO BE LEVIED IN STREET IMPROVEMENT DISTRICT NO. 2015-1 IN THE CITY OF HASTINGS, NEBRASKA AND SETTING A HEARING DATE RELATIVE TO THE LEVY OF SAID SPECIAL ASSESSMENTS

BE IT RESOLVED by the Mayor and City Council of the City of Hastings as follows:

Section 1. That the City of Hastings has heretofore accepted the work of the contractor in Street Improvement District No. 2015-1 and the City Engineer has prepared and presented to the Mayor and City Council a plat and schedule of assessments proposed to be levied in said District.

Section 2. That said plat and schedule of assessments in Street Improvement District No. 2015-1 are hereby ordered to be received and placed on file in the City Offices.

Section 3. That the Mayor and City Council will meet as a Board of Equalization at 5:30 o'clock p.m., on the 9th day of January 2017, in the City Council Chambers at the City Hall in Hastings, Nebraska.

Section 4. That the attached notice of said meeting and hearing is hereby approved and the City Clerk is authorized and instructed that said notice be published in two (2) issues of the Hastings Daily Tribune newspaper as provided by law, on dates to be established by the City Clerk.

Section 5. That the City Clerk be and hereby is instructed to mail a copy of said Notice to all known resident and non-resident owners of property in Street Improvement District No. 2015-1 and to any other party appearing to have a direct interest in such action or proceedings.

Section 6. That at said time and place, the Mayor and City Council of said City will grant a hearing to all persons interested and will pass a resolution making said special assessments as provided by law.

Passed and approved this 12th day of December 2016.

ATTEST:

Mayor

City Clerk

[SEAL]