

**HASTINGS CITY COUNCIL
AGENDA**

**Council Chambers – City Hall
220 North Hastings Avenue
April 11, 2022
5:30 PM**

ROLL CALL:

PLEDGE OF ALLEGIANCE:

MOTION TO ADOPT CURRENT AGENDA for April 11, 2022 Regular Meeting.

PUBLIC NOTICE - Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, April 8, 2022. Pursuant to Nebraska Revised Statute Section 84-1412, the public is advised that a copy of today's agenda and all reproducible written material which will be discussed at today's meeting is located at the back of the Council Chambers. Also, a current copy of the Nebraska Open Meetings Act is posted on the south wall of the Council Chambers which is accessible to members of the public.

COUNCIL COMMUNICATION:

Reports of Liaisons.

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

MAYOR'S COMMUNICATIONS:

Service Anniversaries.

Museum Volunteer Awards.

CONSENT AGENDA:

1. All Consent Items.

- (a) Approval of the minutes of the Council Meeting of March 28, 2022
- (b) Approval of claims and payroll
- (c) Approve receiving and placing on file department monthly reports
- (d) Approval of the request of Mary Lanning Rehabilitation to utilize city streets for World Down Syndrome Day/Special Kids walk/run on June 8, 2022
- (e) Approval of the request of the YWCA Adams County to utilize city streets for YWCA 4th of July Parade on July 4, 2022
- (f) Approval of the request of the Nebraska Antique Airplane Association for Antique Airplane Hamburger Fly In at the Hastings Airport Brick Hanger #1 the last Saturday of each month from March through October

- (g) Approval of the request of the YWCA Adams County to utilize city streets for the Downtown Farmers' Market on Thursdays during the summer
- (h) Approval of Work Order EL-201, replacement transformer for Don Henry Substation
- (i) Approval of Work Order EL-204, rebuild overhead line for irrigation well on Prairie Lake Road from Southern Hills Drive west
- (j) Approval of Work Order EL-191, installation of lines and transformers to serve new residential lots in Trail Ridge Addition
- (k) Approval of Work Order EL-195, new underground lines on St. Joseph Avenue, 5th Street to 6th Street and in alley east of St. Joseph Avenue for St. Cecilia School addition

REGULAR AGENDA:

2. Unfinished Business of Preceding Meeting.

3. Public Hearings.

- (a) Public hearing on the request of Mary Lanning Memorial Hospital Association to amend the Campus Master Development Plan and to change zoning from "R-3 Multiple Family Residential District" to "CMP Campus Institutional District" for property commonly addressed as 729 North Denver Avenue, Hastings, Nebraska; 810 North Kansas Avenue, Hastings, Nebraska; 835 North Kansas Avenue, Hastings, Nebraska; and to amend the Zoning District Map

Ordinance No. 4702 amending the Zoning District Map to change zoning from "R-3 Multiple Family Residential District" to "CMP Campus Institutional District" for property commonly addressed as 729 North Denver Avenue, Hastings, Nebraska; 810 North Kansas Avenue, Hastings, Nebraska; 835 North Kansas Avenue, Hastings, Nebraska

- (b) Resolution No. 2022-10 amending Campus Master Development Plan for Mary Lanning Memorial Hospital Association

4. General Business.

- (a) Approval of request of Terry Heinrich for a fence height increase to be located at 157 E. 42nd Street
- (b) Approval of Conservation Easement Application for Duane and Debroah Kristensen for Adams County, Section 20, Township 7N, Range 9W
- (c) Approval of contract award for updating the comprehensive plan, zoning ordinance and subdivision regulations for the City of Hastings
- (d) Approval of request to purchase a Bobcat Compact Excavator for the Water and Sewer Department
- (e) Approval of request to purchase a Directional Drill D10x15 Drill Package for the Water and Sewer Department

- (f) Approval of request of Mary Lanning Healthcare to utilize city streets for the Half Hastings Races on June 4, 2022

5. Ordinances and Resolutions.

- (a) Resolution No. 2022-13 giving advance notice to the Nebraska Department of Transportation that the City of Hastings intends to conduct a special event, the Half Hastings Races, requiring the closing of a portion of the state highway system on June 4, 2022

6. Final Passage of Ordinances.

7. Appointments.

- (a) Appointments to Boards and Commissions

8. Miscellaneous and Other Business.

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

ADJOURN:

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

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

Service Anniversaries

April 2022

Name	Dept	Assignment	Anniversary	Years
Vorderstrasse, Jason	Fire	Fire Captain	4/9/2022	25
Gibson, Blake	Parks	Parks Foreman	4/15/2022	10
Zarek, Susan	Engineering	Utility Locator	4/15/2022	20
Hill, David	WEC	Fuel Handler	4/30/2022	15

CITY OF HASTINGS, NEBRASKA
MINUTES OF CITY COUNCIL REGULAR MEETING
Monday, March 28, 2022

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 March 28, 2022.

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

The following City Officials were present: City Administrator, David Ptak; City Attorney, Clint Schukei; City Clerk, Kimberly Jacobitz; Police Chief, Adam Story; Fire Chief, Brad Starling; Parks & Recreation Director, Jeff Hassenstab; Finance Director, Roger Nash; Utility Water Supt., Brandan Lubken; Information Technology Director, Erik Nielsen; Development Services Director, Lisa Parnell-Rowe; Director of Engineering, Lee Vrooman; Director of Human Resources, Lori Hartman; Museum Director, Teresa Kreutzer-Hodson; Public Information Manager, Amanda Scott; Environmental Engineer, Marty Stange.

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

Moved by Butch Eley seconded by Ginny Skutnik to adopt current agenda for March 28, 2022 Regular Meeting. Roll Call: Ayes: Matt Fong, Shawn Hartmann, Chuck Rosenberg, Joy Huffaker, Butch Eley, Ted Schroeder, Ginny Skutnik, Jeniffer Beahm. Nays: None. Absent: None. The motion carried.

PUBLIC NOTICE - Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, March 25, 2022. Pursuant to Nebraska Revised Statute Section 84-1412, the public is advised that a copy of today's agenda and all reproducible written material which will be discussed at today's meeting is located at the back of the Council Chambers. Also, a current copy of the Nebraska Open Meetings Act is posted on the south wall of the Council Chambers which is accessible to members of the public.

COUNCIL COMMUNICATION:

Councilmember Rosenberg reported that he is meeting with Dave Ptak, Development Services, and three consultants to review the Comprehensive Plan.

Councilmember Schroeder reported that the Antique Airplane Association held its first fly-in of the year this past weekend.

CITIZEN COMMUNICATIONS:

None.

MAYOR'S COMMUNICATIONS:

Mayor Stutte attended a ribbon cutting for Alliance Steel, and welcomed them to the community.

CONSENT AGENDA:

1. All Consent Items.

Moved by Ginny Skutnik seconded by Matt Fong to approve all Consent Items, as presented.

Roll Call: Ayes: Matt Fong, Shawn Hartmann, Chuck Rosenberg, Joy Huffaker, Butch Eley, Ted Schroeder, Ginny Skutnik, Jeniffer Beahm. Nays: None. Absent: None. The motion carried.

(a) Approval of the minutes of the Council Meeting of March 14, 2022

(b) Approval of claims and payroll

(c) Approval of the request of the Hastings Community Arts Council to utilize city streets for the Do The Brew event on April 30, 2022

- (d) Approval of the request of the Hastings Community Arts Council for a Special Designated License for an outdoor craft beer festival event (Do The Brew) to be located at 1st Street and St. Joseph Avenue on April 30, 2022 with an alternate location of the Hastings City Auditorium, 400 N. Hastings Avenue
- (e) Approval of Invoice No. 1367 from South Central Economic Development District in the amount of \$2,675.00 for grant administration from November 1, 2021 through February 28, 2022 for Community Development Block Grant Project 19-DTR-103, Downtown Revitalization
- (f) Approval of the request for Community Development Block Grant funds, Drawdown #11, in the amount of \$2,675.00 for Community Development Block Grant Project 19-DTR-103, Downtown Revitalization
- (g) Approval of Work Order PL-617, new library in the basement of North Denver Station for storage of Unit 4 and 5 records
- (h) Approval of Work Order PL-612, replacement of North Denver Station plant heating boiler and accessories
- (i) Approval of Work Order WA-101, replace and upgrade water main on 1st Street, Lincoln Avenue to Colorado Avenue and St. Joseph Avenue, 1st Street to 2nd Street
- (j) Approval of Work Order WA-102, replace and upgrade existing water main on 3rd Street and 4th Street, Eastside Boulevard to California Avenue
- (k) Approval of Work Order WA-103, new 12" water main for Well 35 to tie into distribution system
- (l) Approval of Work Order WA-394, replace and upgrade existing water main on 7th Street, Minnesota Avenue to Cedar Avenue
- (m) Approval of Work Order WA-396, replace and upgrade existing water main on Kansas Avenue from 7th Street to 8th Street
- (n) Approval of Work Order WA-398, replace and upgrade water main on 5th Street, Minnesota Avenue to California Avenue
- (o) Approval of Work Order EL-194, extension of underground electric and street lights along Fisherman Lane and 38th Street
- (p) Approval of Work Order EL-197, replacement of existing platform transformers with padmount transformer at 1210 West 1st Street, Flowserve
- (q) Approval of Work Order EL-203, installation of a new three phase padmount transformer to serve new Dollar General located in Juniata, Nebraska
- (r) Approval of Work Order SW-360, reline 8" sanitation sewer main on East 12th Street from California Avenue to Cedar Avenue, Cedar Avenue from 12th Street to 13th Street and in alley between 5th Street and 6th Street from St. Joseph Avenue to Kansas Avenue
- (s) Approval of Invoice No. 1371 from South Central Economic Development District in the amount of \$125.00 for construction management administration completed from November 1, 2021 to February 28, 2022 for Community Development Block Grant Project 20-PW-004, Public Works
- (t) Approval of Invoice No. 1372 from South Central Economic Development District in the amount of \$1,650.00 for grant administration completed from November 1, 2021 to February 28, 2022 for Community Development Block Grant Project 20-PW-004, Public Works
- (u) Approval of the request for Community Development Block Grant funds drawdown in the amount of \$1775.00 for Community Development Block Grant Project 20-PW-004, Public Works

REGULAR AGENDA:

2. Unfinished Business of Preceding Meeting.

None.

3. Public Hearings.

None.

4. General Business.

(a) Presentation of Financial Audit for the City of Hastings and Utility Department ending September 30, 2021 - AMGL. Marcy Luth, AMGL P.C. (Grand Island, Nebraska), presented the Independent Auditor's Report for the City of Hastings. This audit was performed in accordance with Government Auditing Standards. She reviewed the Financial Statements and Supplementary Information September 30, 2021, with the City Council. She reviewed benchmarking numbers, comparing those numbers to other cities across Nebraska with similar populations. She stated the City of Hastings received an unmodified opinion. Roger Nash will get the audit uploaded to the city's website. It will be located on the state's website as well. The audit must be submitted to the State Auditor's office by March 31, 2022.

(b) Moved by Chuck Rosenberg seconded by Shawn Hartmann to approve the purchase of a Case 590SN Backhoe for the Gas Department in the amount of \$126,272.67. Lee spoke on this item. This equipment replaces a 2010 backhoe. It came in slightly over-budget, but they anticipate room in the budget to accommodate the extra cost. This was done through Sourcewell, a cooperative purchasing group. Roll Call: Ayes: Matt Fong, Shawn Hartmann, Chuck Rosenberg, Joy Huffaker, Butch Eley, Ted Schroeder, Ginny Skutnik, Jeniffer Beahm. Nays: None. Absent: None. The motion carried.

(c) Moved by Ted Schroeder seconded by Matt Fong to approve Release of 20' Utility and Access Easement Lot 4, Block 3, Lochland Meadows Subdivision Number Ten. Lee Vrooman spoke on this item. Johnson Imperial Homes requested the easement release. They want to combine two lots, so they can build a house on the lots. Roll Call: Ayes: Matt Fong, Shawn Hartmann, Chuck Rosenberg, Joy Huffaker, Butch Eley, Ted Schroeder, Ginny Skutnik, Jeniffer Beahm. Nays: None. Absent: None. The motion carried.

(d) Moved by Ginny Skutnik seconded by Matt Fong to approve Preliminary/Final plat for Landmark Implement Subdivision, a plat of Tax Lot 3 and conveyance of property to Landmark Holdings, LLC under Instrument No. 20215716 as waived and allowed under Resolution No. 2021-55 as a legal subdivision. Lisa Parnell-Rowe explained that part of the agreement was to do the subdivision within 120 days. It is taking Tax Lot 3 and combining it with a piece of land from Uhrmacher. Landmark is planning an addition to their structure. Adams County has been involved in the review. Roll Call: Ayes: Matt Fong, Shawn Hartmann, Chuck Rosenberg, Joy Huffaker, Butch Eley, Ted Schroeder, Ginny Skutnik, Jeniffer Beahm. Nays: None. Absent: None. The motion carried.

(e) Moved by Butch Eley seconded by Matt Fong to approve the hiring of two additional full-time employees (FTEs) for the Water Department Service Installation Crew. Brandan Lubken, Water Superintendent, spoke on this item. Securing contractors for the installation of water service lines has been a challenge over the past few years. We are forecasting a continuous and compounding need to have our own water service installation crew. It comes down to two things: the need to get the work done annually and the utility department feasibility from a cost perspective. One of the employees would be a boring machine operator and the other a master plumber. There is concern on hiring, with employee shortages. Roll Call: Ayes: Matt Fong, Shawn Hartmann, Chuck Rosenberg, Joy Huffaker, Butch Eley, Ted Schroeder, Ginny Skutnik, Jeniffer Beahm. Nays: None. Absent: None. The motion carried.

5. Ordinances and Resolutions.

(a) Moved by Butch Eley seconded by Shawn Hartmann to approve Resolution No. 2022-12 for a Planned District Development Plan for Theatre District LLC commonly addressed as 3101 W 12th Street, City of Hastings, Adams County, Nebraska with the following conditions:

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

2. Applicant must incorporate location of dumpsters and enclosures to meet City Code Section 34-305 (b) (iii) prior to approval for each building permit.

3. Applicant must submit a development permit for monument Theatre District signage that will meet the regulations described in City Code Section 34-309, as well as airspace zoning review requirements found in City Code Section 34-217. Additional business and residential signage must also comply to these codes.

4. Parking requirements will be reassessed as part of building permits for development of each lot.

5. Theatre District LLC will be responsible for submitting the following on Forms 7460-2, Notice of Actual Construction or Alteration, as stipulated in the return letters of Determination of No Hazard to Air Navigation.

6. All recommendations from FAA with Development Plan and any permits pulled and reviewed by FAA within the Theatre District Subdivision shall be implemented and maintained accordingly by the owners of the lots as they are developed.

7. Any changes to building footprint and/or increase in height proposed in this Development Plan for Block 2 will require a Development Plan Amendment.

8. Any increase to building heights proposed in this Development Plan for Block 1 will require a Development Plan Amendment.

9. Final approval of Water and Sewer plans must be approved by Utilities Coordinator prior to approval of final building permits.

10. Final approval of Public Street Plan & Traffic Study must be approved by City Engineer prior to approval of final building permits.

11. Final approval of Storm water & Drainage must be approved by Civil Engineer prior to approval of final building permits.

Lisa spoke on this item. The original development plan for the Theatre Development District was approved on July 12, 2021. That plan was missing Lot 1, Block 1, because there were tax implications that did not show up in the title report. We worked with the applicant to remove that piece from what council approved. This is adding that piece back in. Development Services reviewed for any other deviations. A few items were added by the Fire Marshal, but those can be covered with the building permit. Roll Call: Ayes: Matt Fong, Shawn Hartmann, Chuck Rosenberg, Joy Huffaker, Butch Eley, Ted Schroeder, Ginny Skutnik, Jeniffer Beahm. Nays: None. Absent: None. The motion carried.

(b) Moved by Matt Fong seconded by Shawn Hartmann to approve Resolution 2022-11 Supplemental Agreement No. 1 regarding maintenance and operation of traffic signal control devices at US-34 and North Shore Drive in Hastings. Lee Vrooman stated this is an amendment to the agreement approved in December 2021. It adds North Shore Drive signal heads and plans for future development. The entire project would cover from 2nd Street to North Shore Drive. The State of Nebraska will bid this project out. Roll Call: Ayes: Matt Fong, Shawn Hartmann, Chuck Rosenberg, Joy Huffaker, Butch Eley, Ted Schroeder, Ginny Skutnik, Jeniffer Beahm. Nays: None. Absent: None. The motion carried.

6. Final Passage of Ordinances.
None.

7. Appointments.
None.

8. Miscellaneous and Other Business.
None.

Moved by Ginny Skutnik seconded by Shawn Hartmann to go into closed session for real estate, personnel, and litigation at 6:08 P.M. Roll Call: Ayes: Matt Fong, Shawn Hartmann, Chuck Rosenberg, Joy Huffaker, Butch Eley, Ted Schroeder, Ginny Skutnik, Jeniffer Beahm. Nays: None. Absent: None. The motion carried.

Moved by Butch Eley seconded by Matt Fong to come out of closed session at 7:33 P.M.
Roll Call: Ayes: Matt Fong, Shawn Hartmann, Chuck Rosenberg, Joy Huffaker, Butch Eley, Ted Schroeder, Ginny Skutnik, Jeniffer Beahm. Nays: None. Absent: None. The motion carried.

Moved by Butch Eley seconded by Jeniffer Beahm there being no further business to adjourn at 7:33 P.M. Roll Call: Ayes: Matt Fong, Shawn Hartmann, Chuck Rosenberg, Joy Huffaker, Butch Eley, Ted Schroeder, Ginny Skutnik, Jeniffer Beahm. Nays: None. Absent: None. The motion carried.

APPROVED:

Corey Stutte, Mayor

ATTEST:

Kimberly S. Jacobitz, City Clerk

(S E A L)

INVOICE APPROVAL LIST BY FUND REPORT

4/11/2022 VOUCHERS TO BE PAID

Date: 03/31/2022

Time: 10:28 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: 000.000							
001-000.000-477.160	Out-Of-District S						
	HASTINGS UTILITIES	ODF	ODF 2022-1	0	03/21/2022	04/11/2022	8,665.00
							8,665.00
Total Dept. 000000:							8,665.00
Dept: 010.000 City administrator's offic							
001-010.000-720.300	Professional Ser						
	ADAMS COUNTY SHERIFF OFFI	033122	SERVICE ON DIETZ, JACKSON, &	0	03/31/2022	04/11/2022	57.00
							57.00
001-010.000-727.200	R & M Buildings						
	PRESTO-X	14389914	MARCH PEST CONTROL	0	03/08/2022	04/11/2022	62.00
							62.00
001-010.000-729.150	Other Operating						
	CITY CLERK - PETTY CASH	598918	CHAMBER BUCKS FOR NANCY K/	0	03/11/2022	04/11/2022	150.00
							150.00
001-010.000-730.050	Office Supplies						
	BUSINESS WORLD PRODUCTS	023261	OFFICE SUPPLIES	0	03/23/2022	04/11/2022	70.15
							70.15
001-010.000-737.650	Office Equipment						
	MICROFILM IMAGING SYSTEMS	88638	QUARTERLY SCANNER RENT	0	03/12/2022	04/11/2022	111.00
							111.00
Total Dept. City administrator's office:							450.15
Dept: 020.000 Human Resources							
001-020.000-720.355	Employee Progra						
	HEALTH MANAGEMENT SYSTEI	2022-5616	EAP SERVICE MARCH 2022	0	03/01/2022	04/11/2022	463.45
							463.45
001-020.000-724.050	Printing						
	US BANK	BROOKHOLLOW	BIRTHDAY CARDS	0	02/18/2022	04/11/2022	489.39
							489.39
001-020.000-729.050	Dues & Subscrip						
	EMP TRUST SOLUTIONS, LLC	2022-02-894	EMP I-9 FEES	0	03/02/2022	04/11/2022	25.00
							25.00
001-020.000-730.050	Office Supplies						
	BUSINESS WORLD PRODUCTS	023241	SUPPLIES	0	03/14/2022	04/11/2022	93.07
							93.07
Total Dept. Human Resources:							1,070.91
Dept: 050.000 Mayor and council							
001-050.000-720.350	Training & Confe						
	LEAGUE OF NE MUNICIPALITIE:	18638	CONFERENCE FEE FOR LEAGUE	0	03/08/2022	04/11/2022	1,833.00
	ROSENBERG/CHUCK//	REIMBURSE	REIMBURSE TO ATTEND	0	03/14/2022	04/11/2022	145.46
	US BANK	MARRIOTT	HOTEL FOR LEAGUE CONFERENC	0	03/15/2022	04/11/2022	1,210.00
							3,188.46
Total Dept. Mayor and council:							3,188.46
Dept: 070.000 Other governmental acc							
001-070.000-720.470	Disability Insuran						
	MUTUAL OF OMAHA	G000AZN9	DIV 1 (NONUTIL) LIFE/AD&D/VOL	0	04/01/2022	04/11/2022	3,775.79
							3,775.79
001-070.000-725.100	Worker's Compei						

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City of Hastings

Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
	HASTINGS UTILITIES	2021	REFUND ON 2021 WORK COMP AI	0	03/16/2022	04/11/2022	21,249.00
							21,249.00
001-070.000-741.200	Building Improve						
	FARRIS CONSTRUCTION CO.	EST #2	FIRE SPRINKLER SYSTEMS	0	02/28/2022	04/11/2022	62,796.47
	VRL CONST DBA RATHMAN CO	EST #2	EST NO 2 SRE BUILDING PROJ	0	03/18/2022	04/11/2022	38,544.12
							101,340.59
Total Dept. Other governmental accounts:							126,365.38
Dept: 080.000 Development Services							
001-080.000-720.350	Training & Confe						
	NE PLANNING & ZONING ASSN	NPZA	2022 NPZA SPRING WORKSHOP	0	03/18/2022	04/11/2022	100.00
	US BANK	ICC	ICC WEBINARS	0	03/14/2022	04/11/2022	470.00
							570.00
001-080.000-724.050	Printing						
	BUSINESS WORLD PRODUCTS	661795	NAME PLATE BRIAN HOFFMAN	0	03/11/2022	04/11/2022	13.50
	CORNHUSKER PRESS	P196888	BUSINESS CARDS - CLARA MCCU	0	03/15/2022	04/11/2022	95.25
							108.75
001-080.000-727.800	R & M Vehicles						
	FILL-N-CHILL	037050	CAR WASH	0	02/28/2022	04/11/2022	6.00
	FILL-N-CHILL	037051	CAR WASH	0	02/28/2022	04/11/2022	6.00
							12.00
001-080.000-731.700	Wearing Apparel						
	NE EYE CARE	J. RUSH	SAFETY GLASSES	0	12/09/2021	04/11/2022	279.00
							279.00
Total Dept. Development Services:							969.75
Dept: 110.000 Auditorium							
001-110.000-727.200	R & M Buildings						
	RUTT'S HEATING & AC	I2022	SERVICE UNIT	0	11/18/2021	04/11/2022	405.00
	RUTT'S HEATING & AC	I2516	2022 SERVICE AGREEMENT	0	03/11/2022	04/11/2022	981.00
							1,386.00
Total Dept. Auditorium:							1,386.00
Dept: 120.000 Cemetery							
001-120.000-720.300	Professional Ser						
	WPCI	S150358	DOT DRUG SCREEN	0	02/28/2022	04/11/2022	30.50
							30.50
001-120.000-726.200	Telephone						
	CHARTER COMMUNICATIONS	0008425030922	SERVICE 3/9/22-4/8/22	0	03/09/2022	04/11/2022	96.35
							96.35
001-120.000-727.500	R & M Heavy Ma						
	HASTINGS OUTDOOR POWER L	36079	CHAINSAW PARTS	0	03/16/2022	04/11/2022	109.48
							109.48
001-120.000-727.800	R & M Vehicles						
	N A P A AUTO PARTS	096296	VEHICLE R&M	0	03/18/2022	04/11/2022	84.01
	N A P A AUTO PARTS	097004	BATTERY/CORE DEPOSIT	0	03/22/2022	04/11/2022	121.13
							205.14
001-120.000-731.250	Fuel & Oil						
	NUTRIEN AG SOLUTIONS INC	47513310	PROPANE	0	03/08/2022	04/11/2022	221.23
							221.23
001-120.000-737.100	Landscaping Sup						
	MENARDS	30820	WATER LINE SUPPLIES	0	03/15/2022	04/11/2022	51.60
	MENARDS	30859	EDGING	0	03/16/2022	04/11/2022	143.64

4/11/2022 VOUCHERS TO BE PAID

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Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
							195.24
001-120.000-737.200	Building Maintena						
	BIG G ACE	692481/1	MAINTENANCE SUPPLIES	0	03/14/2022	04/11/2022	48.94
							48.94
001-120.000-737.205	Electrical Supplie						
	MENARDS	31134	ELECTRICAL SUPPLIES	0	03/22/2022	04/11/2022	16.83
							16.83
001-120.000-737.250	Niche Supplies						
	SPEIDELL MONUMENTS, INC.	4752	ENGRAVING COLUMBARIUM DOC	0	02/22/2022	04/11/2022	259.00
	SPEIDELL MONUMENTS, INC.	4759	ENGRAVING COLUMBARIUM DOC	0	03/18/2022	04/11/2022	259.00
							518.00
001-120.000-737.705	Shop Supplies						
	MENARDS	30907	SHOP SUPPLIES	0	03/17/2022	04/11/2022	61.42
							61.42
Total Dept. Cemetery:							1,503.13
Dept: 130.000 Parks							
001-130.000-726.200	Telephone						
	VIAERO WIRELESS	14809	PARKS CELL	0	03/22/2022	04/11/2022	4.56
							4.56
001-130.000-727.200	R & M Buildings						
	BIG G ACE	692341/1	SHOP HEATER	0	03/10/2022	04/11/2022	27.99
	MENARDS	30772	BULB	0	03/14/2022	04/11/2022	9.99
	US BANK	82794	MULITMETER REPAIR/ARMADA	0	03/21/2022	04/11/2022	75.00
							112.98
001-130.000-727.500	R & M Heavy Ma						
	FASTENAL COMPANY	NEHAS174735	TRAILER R&M	0	03/10/2022	04/11/2022	29.76
	FLEET PRIDE, INC.	94988114	EQUIPMENT R&M	0	03/16/2022	04/11/2022	84.12
	GARRETT TIRES AND TREADS	20021382	FOAM FILLED TIRES	0	03/21/2022	04/11/2022	226.70
	HASTINGS OUTDOOR POWER L	36062	EQUIPMENT R&M	0	03/14/2022	04/11/2022	293.46
	KULLY PIPE & STEEL SUPPLY	768275	TUBE	0	03/11/2022	04/11/2022	311.18
							945.22
001-130.000-727.800	R & M Vehicles						
	MENARDS	31223	BATTERIES	0	03/24/2022	04/11/2022	17.36
	N A P A AUTO PARTS	094247	AIR FILTER	0	03/10/2022	04/11/2022	17.74
	N A P A AUTO PARTS	094718	BATTERY, CORE DEPOSIT, CABLE	0	03/11/2022	04/11/2022	130.20
	N A P A AUTO PARTS	096843	VEHICLE R&M	0	03/21/2022	04/11/2022	46.26
							211.56
001-130.000-729.150	Other Operating						
	S.O.S. PORTABLE TOILET INC.	47450	DUNCAN FIELD/HC BASEBALL	0	03/08/2022	04/11/2022	150.00
	WPCI	S150358	DOT DRUG SCREEN	0	02/28/2022	04/11/2022	30.50
	WPCI	S150358	DOT DRUG SCREEN	0	02/28/2022	04/11/2022	30.50
							211.00
001-130.000-731.250	Fuel & Oil						
	SAPP BROS PETROLEUM INC	IN3785515	OIL/FUEL	0	03/17/2022	04/11/2022	2,720.00
							2,720.00
Total Dept. Parks:							4,205.32
Dept: 140.000 Water Park							
001-140.000-720.350	Training & Confe						
	US BANK	NRPA	AQUATIC CLASS REG FEE	0	03/22/2022	04/11/2022	60.00
							60.00

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Total Dept. Water Park:							60.00
Dept: 145.000 Recreation programming							
001-145.000-724.050	Printing						
	PROFORMA	BG16004241A	BUSINESS MAGNETS	0	03/18/2022	04/11/2022	245.69
							245.69
001-145.000-727.200	R & M Buildings						
	SHERWIN-WILLIAMS	8801-6	PAINT & PAINT SUPPLIES	0	03/21/2022	04/11/2022	15.54
							15.54
001-145.000-730.050	Office Supplies						
	BUSINESS WORLD PRODUCTS	661856	SHARPIES	0	03/16/2022	04/11/2022	5.38
	BUSINESS WORLD PRODUCTS	661851	COPY PAPER	0	03/22/2022	04/11/2022	88.00
							93.38
Total Dept. Recreation programming:							354.61
Dept: 150.000 Library							
001-150.000-727.200	R & M Buildings						
	DUTTON-LAINSON CO.	856157-1	TOILET REPAIR PARTS	0	03/14/2022	04/11/2022	590.45
	DUTTON-LAINSON CO.	855881-1	PARTS TO REPAIR TOILETS	0	03/09/2022	04/11/2022	492.15
	K-T HEATING & AIR CONDITION	11114	REPLACED FILTERS & SERVICED	0	03/15/2022	04/11/2022	635.00
	PRESTO-X	14389916	PEST CONTROL	0	03/08/2022	04/11/2022	56.00
	SPRING FRESH CLEANING SVC	3832	JANITORIAL SERVICE FEB 1-28	0	03/21/2022	04/11/2022	3,150.00
							4,923.60
001-150.000-727.600	R & M Office Eql						
	BUSINESS WORLD PRODUCTS	023245	3 HOLE PUNCH	0	03/15/2022	04/11/2022	26.91
							26.91
001-150.000-729.050	Dues & Subscrip						
	US BANK	AMAZON	AMAZON PRIME RENEWAL	0	03/11/2022	04/11/2022	127.33
							127.33
001-150.000-729.149	Processing Fees						
	BAKER & TAYLOR, INC.	2036569812	BOOKS, PROCESSING	0	03/14/2022	04/11/2022	119.24
	MIDWEST TAPE	501831561	DVDS, PROCESSING	0	03/16/2022	04/11/2022	13.50
	MIDWEST TAPE	501831562	AUDIOBOOKS, PROCESSING	0	03/16/2022	04/11/2022	9.00
	MIDWEST TAPE	501863135	AUDIOBOOKS, PROCESSING	0	03/22/2022	04/11/2022	11.25
	MIDWEST TAPE	501863137	DVDS, PROCESSING	0	03/22/2022	04/11/2022	21.45
							174.44
001-150.000-730.050	Office Supplies						
	DEMCO, INC.	7093096	CIRC EXTENDERS AND TABS	0	03/09/2022	04/11/2022	84.91
							84.91
001-150.000-730.056	Library Maker Sp						
	US BANK	AMAZON	PROGRAM SUPPLIES, MAKER	0	03/16/2022	04/11/2022	119.54
							119.54
001-150.000-730.115	Library Collector						
	BAKER & TAYLOR, INC.	2036566076	BOOKS	0	03/01/2022	04/11/2022	96.30
	BAKER & TAYLOR, INC.	5017594969	BOOKS	0	03/02/2022	04/11/2022	33.77
	BAKER & TAYLOR, INC.	2036574724	BOOKS	0	03/04/2022	04/11/2022	603.81
	BAKER & TAYLOR, INC.	2036581216	BOOKS	0	03/07/2022	04/11/2022	250.06
	BAKER & TAYLOR, INC.	2036569812	BOOKS, PROCESSING	0	03/14/2022	04/11/2022	367.83

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	GALE-CENGAGE LEARNING	77197351	BOOKS	0	02/08/2022	04/11/2022	50.23
	GALE-CENGAGE LEARNING	77198151	BOOKS	0	02/08/2022	04/11/2022	69.72
	GALE-CENGAGE LEARNING	77197458	BOOKS	0	02/08/2022	04/11/2022	71.97
	GALE-CENGAGE LEARNING	77197177	BOOKS	0	02/08/2022	04/11/2022	56.22
	GALE-CENGAGE LEARNING	77196961	BOOKS	0	02/08/2022	04/11/2022	38.92
	GALE-CENGAGE LEARNING	77213665	BOOKS	0	02/09/2022	04/11/2022	68.24
	GALE-CENGAGE LEARNING	77290861	BOOKS	0	02/17/2022	04/11/2022	122.36
	GALE-CENGAGE LEARNING	77290480	BOOKS	0	02/17/2022	04/11/2022	58.38
	GALE-CENGAGE LEARNING	77300101	BOOKS	0	02/18/2022	04/11/2022	98.96
	MIDWEST TAPE	501831561	DVDS, PROCESSING	0	03/16/2022	04/11/2022	119.94
	MIDWEST TAPE	501831562	AUDIOBOOKS, PROCESSING	0	03/16/2022	04/11/2022	149.96
	MIDWEST TAPE	501863135	AUDIOBOOKS, PROCESSING	0	03/22/2022	04/11/2022	211.95
	MIDWEST TAPE	501863137	DVDS, PROCESSING	0	03/22/2022	04/11/2022	119.94
	US BANK	AMAZON	BOOKS	0	03/15/2022	04/11/2022	25.19
	US BANK	AMAZON	BOOKS	0	03/13/2022	04/11/2022	48.23
	US BANK	AMAZON	EBOOK	0	03/24/2022	04/11/2022	13.90
	US BANK	AMAZON	BOOKS	0	03/23/2022	04/11/2022	51.93
	US BANK	AMAZON	BOOKS	0	03/23/2022	04/11/2022	12.88
	US BANK	AMAZON	BOOKS	0	03/23/2022	04/11/2022	14.14
							2,754.83
001-150.000-737.200	Building Mainten:						
	SPRING FRESH CLEANING SVC	3832	JANITORIAL SERVICE FEB 1-28	0	03/21/2022	04/11/2022	35.80
							35.80
Total Dept. Library:							8,247.36
Dept: 220.000 911 center							
001-220.000-726.200	Telephone						
	STATE OF NE - DAS STATE	1311300	STATE TELECOM MARCH 2022	0	03/23/2022	04/11/2022	1,109.06
							1,109.06
Total Dept. 911 center:							1,109.06
Dept: 230.000 Hastings Fire & Rescue							
001-230.000-720.350	Training & Confe						
	STATE FIRE MARSHAL TRAININ	2824	INSTRUCTOR I CERTIFICATION	0	03/16/2022	04/11/2022	100.00
	US BANK	AMERICAN	FIRE ACADMEY STARLING TRAVE	0	03/11/2022	04/11/2022	30.00
	US BANK	AMERICAN	FIRE ACADEMY STARLING TRAVE	0	03/18/2022	04/11/2022	30.00
	US BANK	CNRA	FIRE ACADEMY STARLING TRAVE	0	03/19/2022	04/11/2022	21.00
	US BANK	NSVFA	FIRE SCHOOL - YOUNG	0	03/23/2022	04/11/2022	210.00
							391.00
001-230.000-724.050	Printing						
	EAKES OFFICE SOLUTIONS	INV346417	COPIES PER CONTRACT	0	03/15/2022	04/11/2022	484.22
							484.22
001-230.000-726.050	Electricity						
	HASTINGS UTILITIES	02070920-00	STA 1 UTILITIES	0	01/31/2022	04/11/2022	1,216.03
	HASTINGS UTILITIES	20751290-00	STA 2 UTILITIES	0	02/18/2022	04/11/2022	442.53
							1,658.56
001-230.000-726.100	Natural Gas						
	HASTINGS UTILITIES	02070920-00	STA 1 UTILITIES	0	01/31/2022	04/11/2022	622.07
	HASTINGS UTILITIES	20751290-00	STA 2 UTILITIES	0	02/18/2022	04/11/2022	377.13
							999.20
001-230.000-726.150	Sewer						
	HASTINGS UTILITIES	02070920-00	STA 1 UTILITIES	0	01/31/2022	04/11/2022	75.89
	HASTINGS UTILITIES	20751290-00	STA 2 UTILITIES	0	02/18/2022	04/11/2022	92.63
							168.52
001-230.000-726.220	Pest Control						

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	PRESTO-X	14389924	STA 1 PEST CONTROL	0	03/08/2022	04/11/2022	58.30
	PRESTO-X	14390005	STA 2 PEST CONTROL	0	03/08/2022	04/11/2022	54.00
							112.30
001-230.000-726.250	Water						
	HASTINGS UTILITIES	02070920-00	STA 1 UTILITIES	0	01/31/2022	04/11/2022	110.48
	HASTINGS UTILITIES	20751290-00	STA 2 UTILITIES	0	02/18/2022	04/11/2022	104.16
							214.64
001-230.000-727.200	R & M Buildings						
	NE FIRE SPRINKLER CORP.	7807	STA 2 ANNUAL FIRE SPRINKLER	0	12/07/2021	04/11/2022	300.00
							300.00
001-230.000-727.700	R & M Tools & M						
	BIG G ACE	692795/1	PAINT, CONNECTORS, SAWHORS	0	03/18/2022	04/11/2022	211.73
	BIG G ACE	692796/1	PAINT	0	03/18/2022	04/11/2022	3.99
	GREENING ENTERPRISES INC	7301	CARABINER - 4	0	03/24/2022	04/11/2022	183.91
							399.63
001-230.000-727.800	R & M Vehicles						
	JONES AUTOMOTIVE	3-37946	#55 INSTALL OF TOPPER, LIGHTS	0	03/11/2022	04/11/2022	6,647.45
							6,647.45
001-230.000-729.050	Dues & Subscrip						
	US BANK	TRUE COACH	MONTHLY SUBSCRIPTION	0	03/12/2022	04/11/2022	80.99
	US BANK	CLARION	FIRE ENGINEERING SUBSCRIPTIC	0	03/16/2022	04/11/2022	44.95
							125.94
001-230.000-731.200	Food Supplies						
	US BANK	RUSS'S	FIRE SCENE REHAB	0	03/14/2022	04/11/2022	55.28
							55.28
001-230.000-731.650	Uniform Allowanc						
	GALL'S, LLC	020645753	2 UNIFORM POLOS	0	03/10/2022	04/11/2022	95.00
							95.00
001-230.000-737.705	Shop Supplies						
	BIG G ACE	692569/1	HOSE, CAULK, CAULK GUN	0	03/15/2022	04/11/2022	70.90
	N A P A AUTO PARTS	095232	ANTIFREEZE, RADIATOR CAP	0	03/15/2022	04/11/2022	53.97
	N A P A AUTO PARTS	096778	TOWELS, BRAKE CLEANER	0	03/21/2022	04/11/2022	84.33
	US BANK	SUPPLYCACHE	STATION FILL HOSE ADAPTER	0	03/11/2022	04/11/2022	96.10
							305.30
							Total Dept. Hastings Fire & Rescue: 11,957.04
Dept: 230.300 Ambulance Service							
001-230.300-720.300	Professional Ser						
	US BANK	NATIONAL REGISTRY	EMT LICENSE RENEWAL	0	03/12/2022	04/11/2022	32.00
							32.00
001-230.300-727.800	R & M Vehicles						
	DINSDALE CHRYSLER-DODGE-	09093	#705 AC REPAIR	0	03/17/2022	04/11/2022	4,087.86
							4,087.86
001-230.300-730.050	Office Supplies						
	BUSINESS WORLD PRODUCTS	661937	COPY PAPER - 6 BOXES	0	03/22/2022	04/11/2022	269.70
							269.70
001-230.300-731.350	Medical Supplies						
	BOUND TREE MEDICAL LLC	84453359	MEDICAL SUPPLIES	0	03/21/2022	04/11/2022	260.58
	BOUND TREE MEDICAL LLC	84441548	MEDICAL SUPPLIES	0	03/11/2022	04/11/2022	162.00
	BOUND TREE MEDICAL LLC	84441549	MEDICAL SUPPLIES	0	03/11/2022	04/11/2022	114.87
	BOUND TREE MEDICAL LLC	84441550	MEDICAL SUPPLIES	0	03/11/2022	04/11/2022	168.00
	BOUND TREE MEDICAL LLC	84455309	MEDICAL SUPPLIES	0	03/22/2022	04/11/2022	194.09
	BOUND TREE MEDICAL LLC	84457131	MEDICAL SUPPLIES	0	03/23/2022	04/11/2022	673.96

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	MATHESON TRIGAS-LINWELD	0025262697	OXYGEN	0	03/11/2022	04/11/2022	114.79
	MATHESON TRIGAS-LINWELD	0025306024	OXYGEN	0	03/22/2022	04/11/2022	200.70
							1,888.99
Total Dept. Ambulance Service:							6,278.55
Dept: 240.000 Police							
001-240.000-720.300	Professional Ser						
	NE PUBLIC HEALTH ENVIRONM	549535	9 BAC TESTS	0	03/15/2022	04/11/2022	945.00
	S.O.S. PORTABLE TOILET INC.	47466	PORTABLE TOILET RENTAL	0	03/08/2022	04/11/2022	50.00
	SCHINDLER ELEVATOR CORPC	8105896648	QUARTERLY BILLING - APR-JUNE	0	04/01/2022	04/11/2022	159.18
							1,154.18
001-240.000-720.340	IT Service Agreee						
	NE STATE PATROL	1308383	2022 TRACS USER LICENSE FEES	0	03/07/2022	04/11/2022	2,025.00
							2,025.00
001-240.000-720.350	Training & Confe						
	US BANK	HAMPTON INN	LODGING FOR RETURN FROM	0	03/16/2022	04/11/2022	211.78
	US BANK	TRITECH FORENSICS	40 NAR WOUND PACKING GAUZE	0	03/21/2022	04/11/2022	159.02
	US BANK	JOHN E REID	INVEST INTERVIEW & INTERROG/	0	03/22/2022	04/11/2022	600.00
	US BANK	HILTON	LODGING FOR 1	0	03/20/2022	04/11/2022	221.77
	US BANK	HILTON	LODGING FOR 1	0	03/20/2022	04/11/2022	236.77
	US BANK	AM AIRLINES	BAGGAGE FEE RETURN FROM	0	03/15/2022	04/11/2022	30.00
	US BANK	FOOT OF THE MOUNTAIN	2 MEALS	0	03/18/2022	04/11/2022	28.59
	US BANK	HARD ROCK CAFE	2 MEALS	0	03/19/2022	04/11/2022	46.57
	US BANK	HILTON GARDEN	2 MEALS	0	03/18/2022	04/11/2022	46.42
	US BANK	HILTON GARDEN	LODGING FOR 1	0	03/19/2022	04/11/2022	119.60
	US BANK	HILTON GARDEN	LODGING FOR 1	0	03/19/2022	04/11/2022	239.19
	US BANK	HILTON GARDEN	3 NIGHTS LODGING	0	03/18/2022	04/11/2022	549.30
	US BANK	BUDGET	VEHICLE RENTAL	0	03/15/2022	04/11/2022	278.96
	US BANK	CNRA	PARKING FOR 6 DAYS	0	03/20/2022	04/11/2022	30.00
							2,797.97
001-240.000-721.050	Postage						
	US BANK	USPS	POSTAGE	0	03/11/2022	04/11/2022	41.42
	US BANK	USPS	POSTAGE	0	03/17/2022	04/11/2022	38.56
	US BANK	USPS	POSTAGE	0	03/21/2022	04/11/2022	11.90
							91.88
001-240.000-726.200	Telephone						
	VERIZON WIRELESS	9901635185	MONTHLY CHARGES, HOTSPOTS	0	03/10/2022	04/11/2022	993.51
							993.51
001-240.000-727.200	R & M Buildings						
	OVERHEAD DOOR CO OF CENT	45848	PBS - 3 OPEN/CLOSE/STOP WALL	0	03/03/2022	04/11/2022	131.34
							131.34
001-240.000-727.400	R & M Communic						
	VERIZON WIRELESS	9901635185	MONTHLY CHARGES, HOTSPOTS	0	03/10/2022	04/11/2022	720.64
							720.64
001-240.000-727.800	R & M Vehicles						
	FILL-N-CHILL	037045	FEBRUARY CARWASHES 12 STOF	0	02/28/2022	04/11/2022	72.00
	FILL-N-CHILL	037046	FEBRUARY CARWASHES 27 STOF	0	02/28/2022	04/11/2022	162.00
	FILL-N-CHILL	037047	FEBRUARY CARWASHES 4 STORI	0	02/28/2022	04/11/2022	24.00
	QUICK LANE TIRE & AUTO CEN	36136	REPLACE 1 TIRE	0	03/23/2022	04/11/2022	279.50
	WAL-MART COMMUNITY	06239	CAR CLEANING SUPPLIES	0	03/21/2022	04/11/2022	106.34
							643.84
001-240.000-731.250	Fuel & Oil						

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	US BANK	SHELL	FUEL	0	03/18/2022	04/11/2022	49.49
	US BANK	SAPP BROS	FUEL RETURN FROM FBI ACADEM	0	03/20/2022	04/11/2022	32.41
	US BANK	CASEYS	FUEL	0	03/20/2022	04/11/2022	32.53
	US BANK	BP AIRPORT	FUEL	0	03/20/2022	04/11/2022	51.97
	US BANK	EXXON	FUEL	0	03/18/2022	04/11/2022	39.34
	US BANK	EXXON	FUEL	0	03/19/2022	04/11/2022	52.45
	US BANK	SHELL	FUEL	0	03/18/2022	04/11/2022	35.99
	US BANK	SHELL	FUEL	0	03/19/2022	04/11/2022	38.87
							333.05
001-240.000-731.360	K-9 Unit						
	US BANK	ELITE K9	K-9 BALLISTIC VEST WITH CAMEF	0	03/16/2022	04/11/2022	1,016.10
							1,016.10
001-240.000-738.055	Field Equipment						
	AXON ENTERPRISE, INC	INUS055587	12 BATTERIES, 12 CARTRIDGES	0	02/23/2022	04/11/2022	1,404.96
	PEAVEY COMPANY/LYNN//	388424	20 BLD/ACL KITS	0	03/22/2022	04/11/2022	226.50
	US BANK	ALIEN GEAR HOLSTER	GLOCK 19 HOLSTER	0	02/23/2022	04/11/2022	282.47
	US BANK	SAFARILAND	20 ROLLS EVIDENCE BOX SEALIN	0	03/10/2022	04/11/2022	259.99
	US BANK	AMAZON	2 PK ANKER DUAL PORT USB	0	03/14/2022	04/11/2022	27.98
	US BANK	AMAZON	2 MAGLITE, LED MAG CHARGER V	0	03/14/2022	04/11/2022	264.00
	US BANK	AMAZON	2 2 PKS 6 OZ VICK VAPORUB	0	03/14/2022	04/11/2022	73.10
							2,539.00
001-240.000-743.700	Tools & Miscellar						
	AXON ENTERPRISE, INC	INUS057095	12 TASERS	0	03/02/2022	04/11/2022	14,640.00
							14,640.00
						Total Dept. Police:	27,086.51
Dept: 620.000	Airport						
001-620.000-721.050	Postage						
	US BANK	USPS	STAMPS FOR MAILING	0	03/23/2022	04/11/2022	11.60
							11.60
001-620.000-726.200	Telephone						
	WINDSTREAM	090937657	SERVICE 3/7/22-4/6/22	0	03/09/2022	04/11/2022	37.72
							37.72
001-620.000-727.200	R & M Buildings						
	GRACE'S LOCKSMITH SERVICE	65285	KEYS CUT & REKEY 3 GATE LOCK	0	03/23/2022	04/11/2022	34.00
							34.00
001-620.000-727.202	R & M Airport						
	MENARDS	31184	GRASS SEED AND MISC SUPPLIE	0	03/23/2022	04/11/2022	119.15
							119.15
001-620.000-727.700	R & M Tools & M						
	N A P A AUTO PARTS	097589	DIAL INFLATOR GAUGE	0	03/24/2022	04/11/2022	73.34
	N A P A AUTO PARTS	097590	CREDIT FOR VISA CASH CARD US	0	03/24/2022	04/11/2022	-20.00
							53.34
001-620.000-737.705	Shop Supplies						
	ARAMARK UNIFORM SERVICES	1902254368	MATS/COVERALLS	0	03/14/2022	04/11/2022	26.01
							26.01
001-620.000-741.200	Building Improve						
	KIRKHAM MICHAEL	48996	EST NO 1 SRE BUILDING	0	03/11/2022	04/11/2022	2,993.94
							2,993.94
						Total Dept. Airport:	3,275.76
						Total Fund GENERAL FUND:	206,172.99

Fund: 090 I.T. FUND

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Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
Dept: 000.000							
090-000.000-737.215	Computer Software						
	US BANK	MICROSOFT	MICROSOFT AZURE FOR COH	0	03/21/2022	04/11/2022	16.20
	US BANK	LOGMEIN	LOGMEIN CREDIT	0	03/14/2022	04/11/2022	-21.63
	US BANK	LOGMEIN	LOGMEIN CREDIT	0	03/14/2022	04/11/2022	-63.78
	US BANK	MSFT	M365 GCC AUDIO CONFERENCING	0	03/17/2022	04/11/2022	17.60
	US BANK	MSFT	M365 GCC O365 G5 LICENSING	0	03/17/2022	04/11/2022	77.00
	US BANK	MSFT	M365 GCC M365 G3 LICENSING	0	03/17/2022	04/11/2022	8,024.34
							8,049.73
090-000.000-737.216	Computer Software						
	US BANK	MICROSOFT	MICROSOFT AZURE FOR COH	0	03/21/2022	04/11/2022	13.25
	US BANK	LOGMEIN	LOGMEIN CREDIT	0	03/14/2022	04/11/2022	-17.69
	US BANK	LOGMEIN	LOGMEIN CREDIT	0	03/14/2022	04/11/2022	-52.18
	US BANK	PENACCESSTECH	OATI CERTIFICATE FOR UTILITIES	0	03/15/2022	04/11/2022	425.00
	US BANK	MSFT	M365 GCC AUDIO CONFERENCING	0	03/17/2022	04/11/2022	14.40
	US BANK	MSFT	M365 GCC O365 G5 LICENSING	0	03/17/2022	04/11/2022	63.00
	US BANK	MSFT	M365 GCC M365 G3 LICENSING	0	03/17/2022	04/11/2022	6,565.37
							7,011.15
090-000.000-743.550	Computer Equipment						
	ENVISION IT	34892	DOMAIN CONSOLIDATION M365	0	03/15/2022	04/11/2022	2,949.38
	PRIME COMMUNICATIONS	74306	PALO ALTO FIREWALLS & SERVICES	0	03/24/2022	04/11/2022	29,289.23
	US BANK	AMAZON	MISC ADAPTERS FOR IT	0	03/18/2022	04/11/2022	30.50
	US BANK	AMAZON	DISPLAY PORT TO HDMI ADAPTER	0	03/21/2022	04/11/2022	22.54
	US BANK	AMAZON	MICROPHONE COVERS FOR COU	0	03/14/2022	04/11/2022	23.96
	US BANK	AMAZON	5 SET OF DESKTOP SPEAKERS	0	03/15/2022	04/11/2022	52.22
							32,367.83
090-000.000-743.551	Computer Equipment						
	ENVISION IT	34892	DOMAIN CONSOLIDATION M365	0	03/15/2022	04/11/2022	2,413.12
	PRIME COMMUNICATIONS	74306	PALO ALTO FIREWALLS & SERVICES	0	03/24/2022	04/11/2022	23,963.92
	US BANK	AMAZON	MISC ADAPTERS FOR IT	0	03/18/2022	04/11/2022	24.96
	US BANK	AMAZON	DISPLAY PORT TO HDMI ADAPTER	0	03/21/2022	04/11/2022	18.45
	US BANK	AMAZON	5 SET OF DESKTOP SPEAKERS	0	03/15/2022	04/11/2022	42.73
	US BANK	AMAZON	PHONE FOR CONTROL ROOM	0	03/15/2022	04/11/2022	83.26
							26,546.44
Total Dept. 000000:							73,975.15
Total Fund I.T. FUND:							73,975.15
Fund: 111 1999 BUSINESS IMPROVEMENT							
Dept: 000.000							
111-000.000-720.300	Professional Services						
	R A C INVESTMENTS	APR 2022	APRIL DIRECTOR SALARY	0	04/01/2022	04/11/2022	1,833.33
							1,833.33
111-000.000-728.100	Rent						
	COMMUNITY REDEVELOPMENT	APR 2022	APRIL RENT	0	04/01/2022	04/11/2022	225.00
							225.00
Total Dept. 000000:							2,058.33
SINISS IMPROVEMENT DIST:							2,058.33
Fund: 130 LIBRARY GRANT FUND							
Dept: 000.000							
130-000.000-720.357	Library Programs						
	CORNHUSKER PRESS	P196890	LORE OF THE LAND POSTER	0	03/15/2022	04/11/2022	183.40
	RUSS'S MARKET	10716	BOOK CLUB PROGRAM	0	03/18/2022	04/11/2022	12.47

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	US BANK	AMAZON	PROGRAM SUPPLIES, MAKER	0	03/16/2022	04/11/2022	18.19
	US BANK	PAYPAL	PROGRAM COSTUME	0	03/16/2022	04/11/2022	66.98
	US BANK	AMAZON	PROGRAM SUPPLIES	0	03/18/2022	04/11/2022	219.86
	US BANK	AMAZON	PROGRAM SUPPLIES	0	03/17/2022	04/11/2022	39.81
	US BANK	AMAZON	PROGRAM SUPPLIES	0	03/15/2022	04/11/2022	15.00
	US BANK	AMAZON	PROGRAM SUPPLIES	0	03/14/2022	04/11/2022	27.71
	US BANK	AMAZON	PROGRAM SUPPLIES	0	03/14/2022	04/11/2022	69.87
	US BANK	AMAZON	MAKERSPACE PROGRAM SUPPLI	0	03/23/2022	04/11/2022	7.48
	US BANK	AMAZON	SRP SUPPLIES	0	03/23/2022	04/11/2022	121.04
	US BANK	LEGO	PROGRAM SUPPLIES	0	03/23/2022	04/11/2022	18.10
							799.91
130-000.000-727.225	Grant Expenses						
	US BANK	AMAZON	PROGRAM SUPPLIES	0	03/14/2022	04/11/2022	411.93
	US BANK	AMAZON	CLASSROOM SUPPLIES	0	03/10/2022	04/11/2022	57.77
	US BANK	AMAZON	CLASSROOM	0	03/22/2022	04/11/2022	32.09
							501.79
						Total Dept. 000000:	1,301.70
						Fund LIBRARY GRANT FUND:	1,301.70
Fund: 136 PARKS/REC SALES TAX FU							
Dept: 000.000							
136-000.000-742.300	Construction Imp						
	K&G PLUMBING AND HEATING,	22-0118	CROSIER PARK RR UTILITY WOR	0	03/15/2022	04/11/2022	13,500.00
	K&G PLUMBING AND HEATING,	22-0125	HEARTWELL PARK RR UTILITY W	0	03/17/2022	04/11/2022	9,390.51
							22,890.51
						Total Dept. 000000:	22,890.51
						ARKS/REC SALES TAX FUND:	22,890.51
Fund: 158 WIRELESS E911 FUND							
Dept: 220.000 911 center							
158-220.000-743.400	Communication E						
	GEOCOMM, INC.	10664	GIS SERVICES SITE/STRUCTURE	0	03/10/2022	04/11/2022	27,279.00
							27,279.00
						Total Dept. 911 center:	27,279.00
						Fund WIRELESS E911 FUND:	27,279.00
Fund: 170 MUSEUM FUND							
Dept: 170.100 Museum administration							
170-170.100-721.100	Shipping						
	MASTER TOYS & NOVELTIES, IN	222933	PUZZLES	0	03/22/2022	04/11/2022	110.17
	NE AIR FILTER, INC.	0399684-IN	HVAC FILTERS, PM10, FREIGHT	0	03/21/2022	04/11/2022	64.59
							174.76
170-170.100-723.050	Advertising						
	INSCRIBED DESIGN & PHOTOG	80	HEADSHOTS AND ADVERTISEMEI	0	02/28/2022	04/11/2022	390.00
							390.00
170-170.100-727.200	R & M Buildings						
	NE STATE FIRE MARSHAL *3	123670	BOILER INSPECTIONS	0	03/10/2022	04/11/2022	108.00
							108.00
170-170.100-727.500	R & M Heavy Ma						
	NE AIR FILTER, INC.	0399684-IN	HVAC FILTERS, PM10, FREIGHT	0	03/21/2022	04/11/2022	57.00
	NE AIR FILTER, INC.	0399684-IN	HVAC FILTERS, PM10, FREIGHT	0	03/21/2022	04/11/2022	171.84
	NE AIR FILTER, INC.	0399684-IN	HVAC FILTERS, PM10, FREIGHT	0	03/21/2022	04/11/2022	342.72

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							571.56
170-170.100-728.150	Film Royalty						
	UNIVERSAL PICTURES DISTRIB	UNIV0422	SING 2 FOR GSO	0	03/21/2022	04/11/2022	90.68
							90.68
170-170.100-730.050	Office Supplies						
	EAKES OFFICE SOLUTIONS	845592-0	2 CASES COPY PAPER	0	03/18/2022	04/11/2022	101.98
	EAKES OFFICE SOLUTIONS	8459075-0	CARDSTOCK	0	03/23/2022	04/11/2022	83.98
							185.96
170-170.100-731.205	Concessions for						
	RIVOLI THEATRE	31722	8 BAGS OF POPCORN	0	03/17/2022	04/11/2022	320.00
							320.00
170-170.100-731.210	Store Merchandis						
	LITTLE CRITTERZ	223026	STORE MERCH ANIMAL FIGURINE	0	03/14/2022	04/11/2022	285.77
	MASTER TOYS & NOVELTIES, IN	222933	PUZZLES	0	03/22/2022	04/11/2022	475.20
							760.97
170-170.100-731.408	Educational Expe						
	WAL-MART COMMUNITY	06514	SUPPLIES FOR GSO PROGRAM	0	03/19/2022	04/11/2022	24.15
	WAL-MART COMMUNITY	SC011034	SUPPLIES FOR GSO PROGRAM	0	03/12/2022	04/11/2022	192.08
	WAL-MART COMMUNITY	05278	SUPPLIES FOR GSO AND SCHOO	0	03/16/2022	04/11/2022	78.10
							294.33
170-170.100-737.200	Building Mainteni						
	EAKES OFFICE SOLUTIONS	8459942-0	CLEANING SUPPLIES	0	03/24/2022	04/11/2022	591.81
							591.81
170-170.100-737.205	Electrical Supplie						
	ECHO SYSTEMS	S9418616.001	FLUORESCENT BULBS	0	03/23/2022	04/11/2022	98.40
							98.40
170-170.100-737.208	Collections Supp						
	WAL-MART COMMUNITY	05278	SUPPLIES FOR GSO AND SCHOO	0	03/16/2022	04/11/2022	5.87
							5.87
Total Dept. Museum administration:							3,592.34
Total Fund MUSEUM FUND:							3,592.34

Fund: 180 STREET FUND

Dept: 000.000

180-000.000-727.200	R & M Buildings						
	DON SVOBODA PLUMBING LLC	14584	SERVICE CALL, FIX DRAIN	0	03/09/2022	04/11/2022	137.52
							137.52
180-000.000-727.500	R & M Heavy Ma						
	AUTO VALUE-HASTINGS	70NV074340	MINI LAMPS	0	03/09/2022	04/11/2022	6.90
	AUTO VALUE-HASTINGS	70NV074790	BATTERY CABLE #30	0	03/17/2022	04/11/2022	30.15
	KULLY PIPE & STEEL SUPPLY	767832	3/8 SQ BAR #958	0	03/03/2022	04/11/2022	2.98
	N A P A AUTO PARTS	093519	AIR FILTER #31	0	03/07/2022	04/11/2022	68.88
	N A P A AUTO PARTS	093759	FUEL FILTER #64	0	03/08/2022	04/11/2022	23.16
	N A P A AUTO PARTS	095014	WATER PUMP RETURN	0	03/14/2022	04/11/2022	-92.69
	N A P A AUTO PARTS	095544	CORE DEPOSIT RETURN	0	03/16/2022	04/11/2022	-57.34
	N A P A AUTO PARTS	095764	TIRE ROD ENDS #57	0	03/16/2022	04/11/2022	58.18
	N A P A AUTO PARTS	095569	WATER PUMP #998	0	03/16/2022	04/11/2022	155.85
	N A P A AUTO PARTS	096010	OIL FILTERS	0	03/17/2022	04/11/2022	12.81
	N A P A AUTO PARTS	096161	OIL FILTERS	0	03/17/2022	04/11/2022	12.06
	N A P A AUTO PARTS	096665	AIR FILTER #50	0	03/21/2022	04/11/2022	23.58
	N A P A AUTO PARTS	096982	BLOCK HEATER #998	0	03/22/2022	04/11/2022	79.78
	NE MACHINERY CO.	CUI1062056	AIR FILTERS #14	0	03/07/2022	04/11/2022	115.61
	NE TRUCK CENTER, INC.	HASIN22346	HEATER #998	0	03/22/2022	04/11/2022	80.28

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	THREE POINTS TIRE	27026	FLAT REPAIR #938	0	02/16/2022	04/11/2022	34.00
							554.19
180-000.000-727.800	R & M Vehicles						
	AUTO VALUE-HASTINGS	70NV074164	BATTERY #3	0	03/07/2022	04/11/2022	110.06
	AUTO VALUE-HASTINGS	70NV074932	PS PRESSURE AND RETURN LINE	0	03/21/2022	04/11/2022	27.09
	AUTO VALUE-HASTINGS	70NV074973	SHIFTER CABLE #66	0	03/22/2022	04/11/2022	86.12
	N A P A AUTO PARTS	097389	BATTERIES, FUEL INJECTOR,	0	03/23/2022	04/11/2022	994.17
	N A P A AUTO PARTS	097391	EXCHANGE PART	0	03/23/2022	04/11/2022	-181.51
	N A P A AUTO PARTS	097635	CORE DEPOSIT	0	03/24/2022	04/11/2022	-200.00
							835.93
180-000.000-729.050	Dues & Subscrip						
	US BANK	SPECTRUM	INTERNET/CABLE	0	03/24/2022	04/11/2022	118.73
							118.73
180-000.000-729.150	Other Operating						
	WPCI	S150358	DOT DRUG SCREEN	0	02/28/2022	04/11/2022	30.50
	WPCI	S150358	DOT DRUG SCREEN	0	02/28/2022	04/11/2022	30.50
	WPCI	S150358	DOT DRUG SCREEN	0	02/28/2022	04/11/2022	30.50
	WPCI	S150358	DOT DRUG SCREEN	0	02/28/2022	04/11/2022	30.50
							122.00
180-000.000-731.050	Asphalt & Cemer						
	KULLY PIPE & STEEL SUPPLY	768666	1 1/4 BLACK PIPE 1 1/4 CPLG	0	03/17/2022	04/11/2022	55.54
							55.54
180-000.000-731.250	Fuel & Oil						
	N A P A AUTO PARTS	093433	DIESEL ANTI GEL	0	03/07/2022	04/11/2022	71.96
	SAPP BROS PETROLEUM INC	IN3773303	750 GALS #2 DIESEL	0	03/04/2022	04/11/2022	2,550.00
	SAPP BROS PETROLEUM INC	IN3776830	1200 GALS UNLEADED 600 GALS ;	0	03/09/2022	04/11/2022	6,120.00
							8,741.96
180-000.000-731.600	Signs						
	3M KQS7020	9415218804	SIGN TAPE ORANGE	0	02/25/2022	04/11/2022	1,465.23
							1,465.23
180-000.000-731.700	Wearing Apparel						
	ISLAND SUPPLY WELDING CO.	263879	EARMUFFS BEHIND HEAD	0	03/23/2022	04/11/2022	396.06
							396.06
180-000.000-737.240	Engineering Supl						
	HASTINGS UTILITIES	OCTOBER	REIMBURSE ENGINEERING GIS	0	03/22/2022	04/11/2022	51,508.36
	HASTINGS UTILITIES	DECEMBER	REIMBURSE ENGINEERING GIS	0	03/22/2022	04/11/2022	48,037.52
	HASTINGS UTILITIES	NOVEMBER	REIMBURSE ENGINEERING GIS	0	03/22/2022	04/11/2022	60,049.79
							159,595.67
180-000.000-737.710	Welding Supplies						
	ISLAND SUPPLY WELDING CO.	263159	WELDING WIRE	0	03/09/2022	04/11/2022	168.30
							168.30
180-000.000-743.600	Office Equipment						
	C D W GOVERNMENT, INC.	T410711	SCANNER FOR DUSTIN	0	03/14/2022	04/11/2022	648.78
							648.78
						Total Dept. 000000:	172,839.91
						Total Fund STREET FUND:	172,839.91

Fund: 183 STREET SALES TAX FUND

Dept: 000.000

183-000.000-742.320 Street Constructi

VONTZ PAVING, INC.

EST #4 2021 ASPHALT RESURFACING PR

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04/11/2022

49,070.26

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							49,070.26
Total Dept. 000000:							49,070.26
id STREET SALES TAX FUND:							49,070.26
Fund: 610 LANDFILL FUND							
Dept: 000.000							
610-000.000-720.300 Professional Ser							
	KRAMER'S AUTO PARTS & IRO	220322	DRAIN FREON APPLIANCES	0	03/23/2022	04/11/2022	106.70
	OLSSON	415263	PROJ #021-08343 PROF SERV	0	03/24/2022	04/11/2022	3,355.49
	OLSSON	414040	PROJ #012-06310 PROF SERV	0	03/16/2022	04/11/2022	938.00
	WPCI	S150358	DOT DRUG SCREEN	0	02/28/2022	04/11/2022	30.50
							4,430.69
610-000.000-727.500 R & M Heavy Ma							
	AUTO VALUE-HASTINGS	70NV074822	FILTERS	0	03/18/2022	04/11/2022	78.33
	FASTENAL COMPANY	NEHAS174678	TERMINATOR HARDWARE	0	03/08/2022	04/11/2022	59.63
	NE MACHINERY CO.	CUI1066570	#110 FILTERS X2	0	03/17/2022	04/11/2022	138.70
	NE MACHINERY CO.	CUI1065898	#110 FILTERS X9	0	03/16/2022	04/11/2022	500.34
	POWER SCREENING, LLC	PSO005610-1	TERMINATOR COMPRESSION RIN	0	03/23/2022	04/11/2022	6.20
	SOUTH CENTRAL BOBCAT, INC	HF1274	FILTER	0	03/17/2022	04/11/2022	94.66
	SOUTH CENTRAL BOBCAT, INC	HWO10977	ENGINE HARNESS REPLACED	0	03/18/2022	04/11/2022	2,472.43
	SOUTH CENTRAL BOBCAT, INC	HR11467	FUELD MACHINE RENT	0	03/18/2022	04/11/2022	355.00
	THREE POINTS TIRE	27128	#96 NEW LF TIRE	0	03/15/2022	04/11/2022	230.00
							3,935.29
610-000.000-731.250 Fuel & Oil							
	COOPERATIVE PRODUCERS IN	131788	90 GAL DEF BULK	0	03/13/2022	04/11/2022	172.80
	SAPP BROS PETROLEUM INC	IN3788614	416 GALS #2 DIESEL	0	03/21/2022	04/11/2022	1,414.40
	SAPP BROS PETROLEUM INC	IN3781880	830 GAL #2 DIESEL 150 GAL UNLE	0	03/14/2022	04/11/2022	510.00
	SAPP BROS PETROLEUM INC	IN3781880	830 GAL #2 DIESEL 150 GAL UNLE	0	03/14/2022	04/11/2022	2,822.00
							4,919.20
610-000.000-731.700 Wearing Apparel							
	ARAMARK UNIFORM SERVICES	1902258971	MATS/COVERALLS	0	03/21/2022	04/11/2022	32.58
	ARAMARK UNIFORM SERVICES	1902254357	MATS/COVERALLS	0	03/14/2022	04/11/2022	32.58
	AUTO VALUE-HASTINGS	70NV074791	8 BOXES NITRILE GLOVES	0	03/17/2022	04/11/2022	210.32
							275.48
610-000.000-737.710 Welding Supplies							
	MATHESON TRIGAS-LINWELD	0025321781	WELDING SUPPLIES - OXYGEN	0	03/24/2022	04/11/2022	15.85
							15.85
Total Dept. 000000:							13,576.51
Total Fund LANDFILL FUND:							13,576.51
Fund: 710 SELF INSURED HEALTH FU							
Dept: 000.000							
710-000.000-720.455 Employee Wellne							
	US BANK	SHIRT SHACK	HEALTHY ME PRIZE SHIRTS	0	03/23/2022	04/11/2022	709.84
							709.84
710-000.000-720.480 Health Benefit Pr							
	MUTUAL OF OMAHA	G000AZN9	DIV 1 (NONUTIL) LIFE/AD&D/VOL	0	04/01/2022	04/11/2022	3,817.43
	MUTUAL OF OMAHA	G000AZN9	DIV 2 (UTILITY) LIFE/AD&D/VOL	0	04/01/2022	04/11/2022	8,881.81
							12,699.24
Total Dept. 000000:							13,409.08
ELF INSURED HEALTH FUND:							13,409.08

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						Grand Total:	586,165.78

Distribution Register by Check



From Check No.: 49326 To Check No.: 49441

Printed: 4/4/2022 12:05

From Check Date: 03/25/2022 - To Check Date: 04/04/2022

Check No	Supplier	Supplier Name	Invoice Number	Invoice Description	Invoice Amt	Charge Code	GL Amount
49326	33225	HASTINGS TRIBUNE	300128122	ADVERTISING	4.91	1 69210	4.91
		HASTINGS TRIBUNE	300128237	ADVERTISING	87.16	1 619300	87.16
			300128340	ADVERTISING	169.50	1 619300	169.50
					261.57		261.57
49327	77050	VERIZON WIRELESS	9901591147	ROVER SERVICE	50.04	1 619230	50.04
49328	13075	CHARTER COMMUNICATIONS	035001031722	INTERNET SERVICE	1,447.16	1 69210	1,357.16
		CHARTER COMMUNICATIONS		INTERNET SERVICE		1 619210	90.00
					1,447.16		1,447.16
49329	32400	HASTINGS, CITY OF	040122	EMPLOYEE FLEX PLAN DEDUCT PP	1,937.29	1 62401	1,937.29
49330	53225	NE DEPT. OF REVENUE	LEVY 220606327 04	REMIT GARNISHMENT	75.00	1 62410	75.00
		NE DEPT. OF REVENUE	LEVY 22169078 040	REMIT GARNISHMENT	25.00	1 62410	25.00
					100.00		100.00
49331	70300	STATE DISBURSEMENT UNIT	CO1482539 040122	REMIT GARNISHMENT	44.31	1 62410	44.31
49332	02675	AIRGAS USA, LLC	9123736163	HCL EPA CYLINDER	1,315.60	2 25128	1,315.60
		AIRGAS USA, LLC	9800843799	HOUSING FRONT, CASE FRONT	238.60	2 79275	238.60
					1,554.20		1,554.20
49333	03675	ALTEC INDUSTRIES INC.	50871370	TRAINING	2,000.00	1 69220	2,000.00
49334	03780	ALVINE & ASSOCIATES INC	56866	PROFESSIONAL SERVICES	3,000.00	1 69330	3,000.00
49335	05780	APACHE INDUSTRIAL SERVICES IN	285165	ABATEMENT SCAFFOLD	11,105.00	2 25120	11,105.00
49336	06025	APPLIED INDUSTRIAL TECH.	7023784699	BEARINGS, LABRINTH SEAL	396.42	2 95126	396.42
		APPLIED INDUSTRIAL TECH.	7023794331	DODGE BEARING	563.47	2 24167	563.47
					959.89		959.89
49337	06175	ARAMARK	1902253540	RUGS & LAUNDRY SERVICE	25.14	1 45450	25.14
		ARAMARK	1902254369	RUGS & LAUNDRY SERVICE	75.68	1 69330	66.37
				RUGS & LAUNDRY SERVICE		2 25060	9.31
			1902255355	RUGS & LAUNDRY SERVICE	75.24	2 25065	75.24
			1902258163	RUGS & LAUNDRY SERVICE	25.14	1 45450	25.14
			1902258978	RUGS & LAUNDRY SERVICE	16.85	1 69206	16.85
			1902259925	RUGS & LAUNDRY SERVICE	75.24	2 25065	75.24
			1902263549	RUGS & LAUNDRY SERVICE	75.68	1 69330	66.37
				RUGS & LAUNDRY SERVICE		2 25060	9.31
			1902263550	RUGS & LAUNDRY SERVICE	16.85	1 69206	16.85
			1902264500	RUGS & LAUNDRY SERVICE	75.24	2 25065	75.24
					461.06		461.06
49338	06775	AUTO VALUE PARTS STORES	70NV074675	REG VALVE, TEMP CONTROL RELA'	282.32	1 61847	282.32
49339	06775	AUTO VALUE PARTS STORES	70NV074834	HOSE CLAMP	8.95	1 61847	8.95
4		AUTO VALUE PARTS STORES	70NV075220	BRAKE CLEAN	179.25	1 61847	179.25
			70NV075531	THERMOSTAT	36.25	1 619340	36.25
					224.45		224.45
49340	08325	BEMAN'S APPLIANCE SERVICE INC	22-0643	SERVICE CALL, ICE MACH	595.24	2 75125	595.24
49341	08425	BENETECH, INC	117145	SKIRTBOARD SEAL	3,656.85	2 95126	3,656.85
49342	08925	BIG G	693319/1	THRD ROD STL, GREAT STUFF	382.56	1 61561	220.47
		BIG G		THRD ROD STL, GREAT STUFF		2 21561	162.09
			693320/1	PUSHBROOM, FLAG, PLIERS	577.83	1 69225	577.83
			693469/1	TITLE CHISEL, CORDLESS ROTARY	305.99	1 69330	305.99
					1,266.38		1,266.38
49343	09025	BLACK & VEATCH CORPORATION	1364962	PROFESSIONAL SERVICES	37,986.46	2 20181	37,986.46
		BLACK & VEATCH CORPORATION	1364963	PROFESSIONAL SERVICES	35,236.36	2 20182	3,523.64
				PROFESSIONAL SERVICES		2 20182	31,712.72
			1364964	PROFESSIONAL SERVICES	16,700.86	2 20185	2,505.13
				PROFESSIONAL SERVICES		2 20185	14,195.73
			1365568	PROFESSIONAL SERVICES	4,477.00	2 29235	4,477.00
					94,400.68		94,400.68
49363	12075	CAYENTA	CT053412	TRAINING FOR PAYROLL	722.26	1 60164	722.26
49345	13610	CINTAS CORPORATION	4113666674	UNIFORM SERVICE	185.61	2 79275	185.61
		CINTAS CORPORATION	4113667100	UNIFORM SERVICE	270.65	1 49270	28.42
				UNIFORM SERVICE		1 69270	4.72
				UNIFORM SERVICE		2 29270	237.51
			4114353153	UNIFORM SERVICE	185.61	2 79275	185.61
			4114353564	UNIFORM SERVICE	329.34	1 49270	28.42
				UNIFORM SERVICE		1 69270	4.72

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				UNIFORM SERVICE		2 29270	296.20
					971.21		971.21
49346	15575	CONSOLIDATED CONCRETE CO.	274979	CONCRETE	368.49	2 25940	368.49
		CONSOLIDATED CONCRETE CO.	275114	CONCRETE	678.92	2 20201	678.92
			275262	CONCRETE	267.78	1 35580	267.78
					1,315.19		1,315.19
49347	16695	CORE & MAIN LP	Q327988	FLEXIBLE SEWER SADDLE	790.80	1 61561	790.80
49348	16820	CORNHUSKER CLEANING SUPPLY	521396	CLEANING SUPPLIES	498.35	1 61847	498.35
49349	17808	CUSTOM RENTAL SERVICES, INC.	CGK-0	A/C FILTER	130.25	2 95065	130.25
49350	19225	DELKEN PRESS	032922	PRINTED MATERIALS	318.33	1 69060	318.33
49351	19425	DELPHIAN CORP.	46666	SENSOR ASSEMBLY	250.89	1 15461	250.89
49352	20600	DON RUTT PLUMBING & HEATING	10019	NEW TOILET IN WEST BUILDING	477.00	1 69330	477.00
49353	20650	DOWNEY DRILLING, INC	21-1844	THREADED DROP POLE	5,340.68	1 35052	278.42
		DOWNEY DRILLING, INC		THREADED DROP POLE		1 35052	5,062.26
					5,340.68		5,340.68
49430	20750	THE DRAIN CLEANER	0000108	4 FLOOR DRAINS	525.00	2 25115	525.00
49354	21375	DUTTON-LAINSON COMPANY	852025-1	POLYETHYLENE PIPE	3,081.60	1 61561	3,081.60
		DUTTON-LAINSON COMPANY	S22726-1	TCC INTERFACE	1,273.30	1 60168	1,273.30
			S25216-2	BRONZE BALL VALVE	509.32	1 30003	509.32
			S26124-1	FULL PORT FLANGED BALL VALVE	5,950.00	1 45450	5,950.00
					10,814.22		10,814.22
49355	22225	ECHO ELECTRIC SUPPLY	S9376140.002	VINYL INS BLOCK FORK	194.00	1 40355	194.00
		ECHO ELECTRIC SUPPLY	S9376140.003	COMP CONN STEEL, CORD REEL	2,734.26	1 40355	2,734.26
			S9376140.004	COMP CONN, BLUED STEEL, GUTTE	2,124.52	1 40355	2,124.52
			S9376140.005	STRUT STRAP, COMP COUP, GUTTI	1,443.50	1 40355	1,443.50
			S9376140.006	GUTTER END, STEEL COMP, COUP	139.30	1 40355	139.30
			S9376140.007	BREAKER	246.70	1 40355	246.70
					6,882.28		6,882.28
49356	22600	ELECTROREP ENERGY PRODUCT:	184154	GNB BATTERY	461.33	2 25130	461.33
49357	24775	FARRIS CONSTRUCTION CO. INC.	20237	LEVEL FLOOR AREA	3,871.00	2 23110	3,871.00
		FARRIS CONSTRUCTION CO. INC.	G702 - 1992	SUBSTATION GARAGE AT NDS	245,308.50	1 60169	245,308.50
					249,179.50		249,179.50
49358	24825	FASTENAL CO.	NEHAS174634	M10X30YZ FT	3.75	1 69206	3.75
49359	27070	G D S ASSOCIATES, INC	0204135	NERC TRANS PLANNER SUPPORT	728.75	2 29230	728.75
49361	27360	GE POWER SERVICES	91239138	SPRING STUD BEARING	7,128.00	2 25124	7,128.00
49360	28125	GAS PRODUCTS SALES, INC.	22103-212	STRT SWIVEL, INSUL GALV SWIVEL	1,512.39	1 10364	97.42
		GAS PRODUCTS SALES, INC.		STRT SWIVEL, INSUL GALV SWIVEL		1 10364	1,414.97
					1,512.39		1,512.39
49362	30050	GRAHAM TIRE CO OF HASTINGS L	1818108678	NEW TIRES	630.90	1 69340	315.45
		GRAHAM TIRE CO OF HASTINGS L		NEW TIRES		1 619340	315.45
					630.90		630.90
49366	32375	HASTINGS, CITY OF	033122 01	RE FIN/HR/IT HEALTH INS MARCH	24,668.44	1 19190	809.39
		HASTINGS, CITY OF		RE FIN/HR/IT HEALTH INS MARCH		1 39190	771.85
				RE FIN/HR/IT HEALTH INS MARCH		1 49190	625.36
				RE FIN/HR/IT HEALTH INS MARCH		1 69187	184.04
						1 69190	2,500.51
						1 69203	4,425.98
						1 69260	474.20
						1 69260	10,612.25
						1 619190	1,287.33
						2 29190	2,573.75
						2 29195	403.78
			033122 02	IT EXPENSE - MARCH	17,350.38	1 19190	1,533.77
				IT EXPENSE - MARCH		1 39190	1,462.64
				IT EXPENSE - MARCH		1 49190	1,185.03
				IT EXPENSE - MARCH		1 69187	348.74
						1 69190	4,738.39
						1 619190	2,437.73
						2 29190	766.89
						2 29195	4,877.19
			033122 03	HR EXPENSE - MARCH	208.55	1 19203	25.96

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				HR EXPENSE - MARCH		1 39203	32.62
				HR EXPENSE - MARCH		1 49203	27.53
				HR EXPENSE - MARCH		2 29203	122.44
			1030 PPE 031822 01	FINANCE WAGES - MARCH	24,663.30	1 69280	24,663.30
			1030 PPE 031822 02	FINANCE BENEFITS - MARCH	4,006.04	1 69260	4,006.04
			1030 PPE 031822 03	HR WAGES - MARCH	13,890.24	1 69203	13,890.24
			1030 PPE 031822 04	HR BENEFITS - MARCH	1,549.78	1 69203	1,549.78
			1030 PPE 031822 05	PUBLIC INFO WAGES - MARCH	1,936.80	1 69200	1,936.80
			1030 PPE 031822 06	PUBLIC INFO BENEFITS - MARCH	233.38	1 69260	233.38
			1030 PPE 031822 07	IT WAGES & BENEFITS - MARCH	37,194.93	1 19190	3,288.03
				IT WAGES & BENEFITS - MARCH		1 39190	3,135.53
				IT WAGES & BENEFITS - MARCH		1 49190	2,540.41
				IT WAGES & BENEFITS - MARCH		1 69187	747.62
						1 69190	10,157.93
						1 619190	5,225.89
						2 29190	1,644.02
						2 29195	10,455.50
			1030 PPE 031822 08	PPGA WAGES - MARCH	11,740.24	2 89201	11,740.24
					137,442.08		137,442.08
49370	32400	HASTINGS, CITY OF HASTINGS, CITY OF	001325141823	MUTUAL/OMAHA LIFE & DISB MARC	8,932.65	1 19260	625.53
				MUTUAL/OMAHA LIFE & DISB MARC		1 39260	393.25
				MUTUAL/OMAHA LIFE & DISB MARC		1 49260	317.86
				MUTUAL/OMAHA LIFE & DISB MARC		1 62403	2,497.98
						1 69187	173.58
						1 69260	830.74
						1 619260	713.26
						2 29260	897.95
						2 29265	2,482.50
			033122 01	BCBS HLTH & DENTAL INS - MARCH	367,591.10	1 62414	367,591.10
			033122 02	EMPLOYEE VISION INSUR - MARCH	1,893.04	1 62402	1,893.04
			033122 03	DISCOVERY BENEF ACCT FEE - MAI	79.20	1 69260	79.20
			033122 04	DISCOVERY BENEF COBRA FEE -M/	147.90	1 19260	15.30
				DISCOVERY BENEF COBRA FEE -M/		1 39260	10.20
				DISCOVERY BENEF COBRA FEE -M/		1 49260	8.50
				DISCOVERY BENEF COBRA FEE -M/		1 69187	2.55
						1 69260	22.95
						1 619260	13.60
						2 29260	19.55
						2 29265	55.25
			033122 05	EMPLOYEE AFLAC DEDUCT - MAR	794.48	1 62414	794.48
					379,438.37		379,438.37
49367	32525	HASTINGS, CITY OF HASTINGS, CITY OF	040122	2022 IN LIEU OF TAX	390,757.00	1 14080	39,920.00
				2022 IN LIEU OF TAX		1 34080	27,510.00
				2022 IN LIEU OF TAX		1 44080	25,052.00
				2022 IN LIEU OF TAX		2 24080	298,275.00
					390,757.00		390,757.00
49368	32625	HASTINGS, CITY OF HASTINGS, CITY OF	404184	TIRE DISPOSAL	82.50	1 61847	82.50
			404187	TIRE DISPOSAL	90.00	1 61847	90.00
			404192	TIRE DISPOSAL	105.00	1 61847	105.00
					277.50		277.50
49364	32725	HASTINGS ECONOMIC DEVELOPM	040122	2022 AGREEMENT APRIL	10,416.00	1 69230	10,416.00
49365	32900	HASTINGS FORD & LINCOLN	132451	BEZEL	12.41	1 619340	12.41
49369	34325	HERCULES INDUSTRIES, INC.	115797	BRASS SHACKLE	3,049.90	1 61561	3,049.90
49372	35050	HOINS, ETHAN	032222	MEAL REIMBURSEMENT - STORM	38.43	2 25930	38.43
49371	35050	HOINS, ETHAN	032922	REIMBURSE MEAL - OVERTIME	31.36	2 25930	31.36
					31.36		31.36
49373	35575	HOWARD'S GLASS	3259	THERMOS	134.00	1 69330	134.00
49379	36025	HUSKER POWER PRODUCTS, INC.	260135	REPAIR TRASH PUMP	1,722.67	2 95065	1,722.67
49380	36125	HUSKIE TOOLS, INC.	IN367974	SCREW, ORING, BACK UP RING	506.15	2 25820	506.15
49381	37525	INDUSTRIAL VACUUM EQUIP. COR	16786	MICRO FILTER BAGS	148.40	2 75065	148.40
49382	38230	INTEGRATED SECURITY SOLUTION	20220385	FIRE EXTINGUISHER	227.88	2 25145	69.63
		INTEGRATED SECURITY SOLUTION		FIRE EXTINGUISHER		2 85145	158.25
					227.88		227.88
49383	38725	INTERSTATE CHEMICAL CO. INC.	493544	SULFURIC ACID	7,128.66	2 25055	7,128.66
49384	39350	J & L YARD AND TREE SERVICE	031622	TREE SERVICE	6,800.00	2 25830	6,800.00

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49385	39425	J C I INDUSTRIAL	8229726	MOTOR REPAIR	1,002.25	2 25145	1,002.25
49386	39685	JK ENERGY CONSULTING, LLC JK ENERGY CONSULTING, LLC	1788	PROFESSIONAL SERVICES PROFESSIONAL SERVICES	3,000.00 3,000.00	1 39230 1 49230	1,500.00 1,500.00 3,000.00
49387	40875	K T HEATING & AIR COND. INC.	11146	HVAC YOST BUILDING	43,650.00	1 60178	43,650.00
49344	42425	KRIZ-DAVIS COMPANY KRIZ-DAVIS COMPANY	923503221 923776758 923788028 923788034 923836063 923851640 923867109 923891139 923893687 923907634 923948317	CENTER WELD ROD LIGHT FIXTURES AC DRIVE NEMA N3R LIGHT FIXTURES LIGHT FIXTURES HEAT TRACE CABLE LIGHT FIXTURES D12449 - 25 BOLTS SEAMLESS FUSION BONDED PIPE USB TO DATA HIGHWAY CONTROLLOGIX ENERGY	107.41 12,337.21 30,842.99 384.05 1,151.46 2,252.39 1,264.36 86.03 2,771.73 3,976.72 187.70 55,362.05	2 25820 1 40355 1 30391 1 40355 1 40355 2 25115 1 40355 2 20100 1 60174 2 75125 2 95126	107.41 12,337.21 30,842.99 384.05 1,151.46 2,252.39 1,264.36 86.03 2,771.73 3,976.72 187.70 55,362.05
49388	42625	KULLY PIPE & STEEL CORP.	1227755	REBAR	482.04	2 20201	482.04
49389	43125	LAKESIDE AUTO BODY INC.	13206	AUTO REPAIR	3,756.75	1 39340	3,756.75
49393	44325	LINWELD LINWELD	0025257216 0025296485 0025308843 0025320495	NITROGEN LINCOLN BRUSH, LARGE ENG DRIV NITROGEN HYDROGEN	377.37 529.09 388.69 1,603.63 2,898.78	2 25128 1 15750 2 25128 2 75055	377.37 529.09 388.69 1,603.63 2,898.78
49390	44350	LINCOLN WINWATER CO.	082570 01	O-RING PACKING	120.00	1 61561	120.00
49391	45325	M R L CRANE SERVICE, INC.	27560	CRANE RENTAL	6,430.00	2 20201	6,430.00
49392	45725	MONTE MALOUF JR. & ASSOC.	IN-35715	CLEANING SUPPLILES	366.52	1 69225	366.52
49394	46862	MDM PEST & TERMITE CONTROL I MDM PEST & TERMITE CONTROL I	26345A 26345B 26345C 26345D 26345E	PEST CONTROL - MARCH PEST CONTROL - MARCH PEST CONTROL - MARCH PEST CONTROL - MARCH PEST CONTROL - MARCH	36.11 421.88 59.34 451.41 24.08 992.82	1 15460 1 45470 2 75705 1 69330 2 25520	36.11 421.88 59.34 451.41 24.08 992.82
49395	47125	MELLEN & ASSOCIATES, INC.	030953	BRAY, VALVE, BUTTERFLY	807.09	1 35076	807.09
49396	50775	MOTION INDUSTRIES, INC.	NE05-00407945	OIL SEALS	289.56	2 75125	289.56
49397	51375	MUNICIPAL SUPPLY INC OF NEBR MUNICIPAL SUPPLY INC OF NEBR	0788729-IN 0820336-CM 0827069-CM 0827360-IN 0827374-IN 0828136-IN 0828190-IN 0828666-IN 0828667-IN	ARMOR 3PC COLLAR ARMOR 3PC COLLAR ARMOR 3PC COLLAR CR ARMOR 3PC COLLAR CR BRASS SADDLE COVER O RING GATE VALVE, MJ TEE, PLUG MJ TEE, SOLID SLEEVE, GASKET K BRASS SADDLE 6' BURY FIRE HYDRANTS	1,088.83 (16.91) (28.46) 714.76 19.36 9,385.48 6,395.30 2,210.56 29,240.88 49,009.80	1 61561 1 61632 1 61632 1 61632 1 61561 1 61561 1 30103 1 30103 1 61561 1 61561	1,043.46 45.37 (16.91) (28.46) 714.76 19.36 9,385.48 6,395.30 2,210.56 29,240.88 49,009.80
49398	51825	N A P A AUTO PARTS N A P A AUTO PARTS	095086 095612 096005 097966 098571	BATTERY, FLASHLIGHT HUB BEARING ASSEMBLY COOLANT CONNECT, INTAKE GASK VIRTUAL KIT, DISC PAD, BRK ROT RADIAL SEAL AIR ELEM	427.47 132.45 115.19 155.13 23.84 854.08	1 61847 1 61847 1 61847 1 69340 1 61847	427.47 132.45 115.19 155.13 23.84 854.08
49399	52475	NATIONAL PUBLIC GAS AGENCY	022223001	APGA DUES 2022	9,050.23	1 19300	9,050.23
49401	53925	NEBRASKA EYE CARE NEBRASKA EYE CARE	030422 031822 032822 032922	PRESCRIPTION SAFETY GLASSES PRESCRIPTION SAFETY GLASSES PRESCRIPTION SAFETY GLASSES PRESCRIPTION SAFETY GLASSES	491.00 313.00 538.00 518.00 1,860.00	1 19270 2 29270 1 69270 2 79275	491.00 313.00 538.00 518.00 1,860.00
49402	53975	NEBRASKA FIRE SPRINKLER CORP	2022001-1	FIRE SPRINKLER DETECTION	15,755.00	1 60178	15,755.00
49403	54125	NEBRASKA MACHINERY CO. NEBRASKA MACHINERY CO.	CUI1067238 CUI1069025	ENGINE OIL TRANS FILTER, OIL FILTER, DYE	1,123.05 101.84	2 95126 2 95146	1,123.05 101.84

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From Check Date: 03/25/2022 - To Check Date: 04/04/2022

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					1,224.89		1,224.89
49400	54475	NEBR. PUBLIC HEALTH ENV. LAB	549555	WATER TESTING	1,060.00	1 35531	1,060.00
49363	55910	NORTH/STAR UTILITIES SOLUTION	MN00137439	MCARE MAINTENANCE	9,000.00	1 69030	9,000.00
49404	56625	O'KEEFE ELEVATOR CO., INC.	1000419117	ELEVATOR MAINTENANCE	257.06	2 25110	257.06
		O'KEEFE ELEVATOR CO., INC.	1000419181	ELEVATOR MAINTENANCE	225.65	2 25115	225.65
			1000419453	ELEVATOR MAINTENANCE	264.02	2 25110	264.02
					746.73		746.73
49406	56925	OMAHA VALVE & FITTING CO.	84332	UNION TEE, PORT CONNECTOR	835.44	2 25135	835.44
		OMAHA VALVE & FITTING CO.	84473	TUBE FITTING, FEMALE ELBOW	223.72	2 25135	223.72
					1,059.16		1,059.16
49407	57085	ONKEN FARMS TRUCKING	1492	POND ASH TRUCKING	11,812.74	2 25015	11,812.74
		ONKEN FARMS TRUCKING	1493	POND ASH LOADING	9,617.34	2 25015	9,617.34
					21,430.08		21,430.08
49405	57175	O'REILLY AUTO PARTS	0764-453273	SOCKET	53.49	1 61847	53.49
		O'REILLY AUTO PARTS	0764-454849	CV SHAFT, COOLANT HOSE	87.28	1 61847	87.28
			0764-456259	WIPER FLUID, ABSORBENT	279.98	1 69225	279.98
					420.75		420.75
49408	57205	ORESKOVICH, ZACHARY	032122	WORK BOOT REIMBURSEMENT	158.56	2 79275	158.56
49409	57375	OVERHEAD DOOR CO. OF CENTR/	45573	SWITCH ASSEMBLY, LABOR	343.32	1 45450	343.32
49410	58425	PAVELKA TRUCK & TRAILER REPA	001-1000849	CUSHION SEAT CHRL VINYL	798.93	2 29340	798.93
49411	58825	PESHEK, SCOTT	032822	WORK BOOT REIMBURSEMENT	104.32	1 39270	104.32
49412	59275	PIPING RESOURCES, INC.	0653262-IN	REP KIT	1,788.23	2 25125	1,788.23
		PIPING RESOURCES, INC.	0653568-IN	MATRIC ACTUATOR REPAIR KIT	641.80	2 25124	641.80
					2,430.03		2,430.03
49413	59525	PLATTE VALLEY LABS, INC.	31362	WATER TESTING	655.00	2 25060	655.00
49435	59925	POSTMASTER	033022	POSTAGE	6,050.00	1 69170	6,050.00
49414	61325	PROTEX CENTRAL INC	131570	REMOTE ALARM MONITORING	384.00	1 45450	384.00
49415	61725	Q A BALANCE SERVICES	13262	BALANCE CALIBRATION	150.00	1 45431	150.00
49416	63220	RASMUSSEN AIR AND GAS ENERG	25997	ELEMENT COUPLING	467.57	2 25145	467.57
49417	63725	RELCO FINANCE, INC.	L2204HAS1	LOCOMOTIVE LEASE	4,833.60	2 95015	4,833.60
49418	63775	RELCO LOCOMOTIVES, INC.	455800461	MISC 999 - LOCOMOTIVE MAINT	2,397.00	2 95015	2,397.00
49419	63875	RESCO	847140-01	TRI-MOUNT STANDOFF BRACKET	3,595.20	2 21561	3,595.20
		RESCO	849595-02	BOTL MACHINE, PLY CUTOUT	3,436.20	2 21561	3,436.20
					7,031.40		7,031.40
49420	63975	RIEKES EQUIPMENT COMPANY	HWO001829	ANNUAL INSPECT CRANE & HOIST	2,800.03	2 25115	2,800.03
49421	64060	ROAD BUILDERS MACHINERY&SUI	P60920	FILTERS, O RING	1,155.09	2 95146	1,155.09
49422	65025	RUTT'S HEATING & A. C.	3667-187	MAXON LIFT STATION, COND UNIT	5,367.00	1 45453	5,367.00
49424	65525	SAFETY-KLEEN SYSTEMS INC	88477488-21076490	DISPOSAL OF DICHLOROMETHANE	2,091.00	1 69206	2,091.00
49425	67325	SERVI-TECH, INC.	H-983684	WATER TESTING	6.30	1 35079	6.30
		SERVI-TECH, INC.	H-983685	WATER TESTING	18.90	1 35079	18.90
			H-983693	WATER TESTING	235.20	1 35079	235.20
			H-983696	WATER TESTING	162.81	1 45431	162.81
			H-983714	WATER TESTING	12.60	1 35079	12.60
			H-983721	WATER TESTING	162.81	1 45431	162.81
			H-983725	WATER TESTING	12.60	1 35079	12.60
			H-983732	WATER TESTING	38.90	1 35079	38.90
			H-983753	WATER TESTING	162.81	1 45431	162.81
			H-983756	WATER TESTING	38.90	1 35079	38.90
			H-983769	WATER TESTING	199.92	1 35079	199.92
			H-983771	WATER TESTING	6.30	1 35079	6.30
			H-983777	WATER TESTING	14.02	2 25065	14.02
			H-983783	WATER TESTING	162.81	1 45431	162.81
					1,234.88		1,234.88
49423	67500	S G S NORTH AMERICA INC.	0000131563	NITROGEN	180.90	2 29235	180.90
		S G S NORTH AMERICA INC.	15217009	KINEMATIC VISCO, CARBON RESIDU	2,520.90	2 29235	2,520.90

Distribution Register by Check



From Check No.: 49326 To Check No.: 49441

Printed: 4/4/2022 12:05

From Check Date: 03/25/2022 - To Check Date: 04/04/2022

Check No	Supplier	Supplier Name	Invoice Number	Invoice Description	Invoice Amt	Charge Code	GL Amount
			15221556	TEST FOR NITROGEN	180.90	2 29235	180.90
					2,882.70		2,882.70
49426	68915	SOUICIE FARMS	032822	TRANSPORT BIOSOLIDS	2,720.00	1 45422	2,720.00
		SOUICIE FARMS	040122	TRANSPORT BIOLSOLIDS	3,145.00	1 45422	3,145.00
					5,865.00		5,865.00
49427	69968	SPRING FRESH CLEANING SERVIC	3833	JANITORIAL SERVICES	5,495.52	1 69330	5,495.52
49428	71225	STRUSS, JAMES	031622	WORK BOOT REIMBURSEMENT	56.16	1 39270	56.16
49429	73175	TEST AMERICA INC.	3100101147	WATER TESTING	67.50	1 35079	67.50
49431	73395	THIELSCH ENGINEERING, INC.	236613	FIELD INSPECT, WALKDOWN REPO	5,750.00	2 25125	5,750.00
49432	73575	THOMSEN OIL CO	307709	DIESEL FUEL	4,374.72	2 95015	4,374.72
		THOMSEN OIL CO	307710	DIESEL FUEL	5,450.20	1 61511	5,450.20
			307715	DIESEL FUEL	2,535.46	2 95015	2,535.46
			307721	DIESEL FUEL	1,924.27	2 95015	1,924.27
			307725	DIESEL FUEL	2,113.44	2 95015	2,113.44
			307727	REG UNLEADED	5,325.00	1 61511	5,325.00
			307731	DIESEL	3,830.40	2 95015	3,830.40
					25,553.49		25,553.49
49433	74230	TOWERS INSULATION INC.	3248	REINSULATED VALVE 7TH FLOOR	292.79	2 85125	292.79
		TOWERS INSULATION INC.	3500	REINSULATE CONVEYOR LINES	1,536.72	2 95126	1,536.72
					1,829.51		1,829.51
49434	74645	TRAUSCH DYNAMICS	C20470820	SWTICH FOR JHD10-10	984.27	2 25124	984.27
49436	75740	UNISAN	I-AM-35753	HEAVY DUTY HAND CLEANER	390.16	2 75065	390.16
49437	76775	VAN KIRK BROTHERS CONTRACTI	1545	12" WATER MAIN RELOCATION	136,195.50	1 30389	6,761.50
		VAN KIRK BROTHERS CONTRACTI		12" WATER MAIN RELOCATION		1 30389	129,434.00
					136,195.50		136,195.50
49438	77050	VERIZON WIRELESS	9902502672	CELL PHONE SERVICE	4,235.36	1 19210	566.05
		VERIZON WIRELESS		CELL PHONE SERVICE		1 39210	556.56
				CELL PHONE SERVICE		1 69210	742.95
				CELL PHONE SERVICE		1 619210	674.74
						2 29210	1,373.74
						2 75065	321.32
					4,235.36		4,235.36
49439	77450	VIVIAL	00396222 032222	ADVERTISING	25.65	1 69210	25.65
49440	79275	WESCO RECEIVABLES CORP	876709	SECONDARY CURRENT TRANSFOR	90.84	2 21561	90.84
49441	80275	WOODWARD'S DISPOSAL SERVICE	9055-243	GARBAGE DISPOSAL	370.50	1 69030	25.00
		WOODWARD'S DISPOSAL SERVICE		GARBAGE DISPOSAL		1 69187	25.00
				GARBAGE DISPOSAL		1 69210	25.00
				GARBAGE DISPOSAL		1 69330	276.50
						2 25490	19.00
			9055-244	GARBAGE DISPOSAL	1,344.50	1 45421	1,344.50
			9055-245	GARBAGE DISPOSAL	231.00	2 75065	231.00
			9055-246	GARBAGE DISPOSAL	150.00	1 69206	145.00
				GARBAGE DISPOSAL		2 25930	5.00
					2,096.00		2,096.00
49442	80875	ZEISLER, DEREK	032022	REIMBURSE ROTARY CLUB DUES	125.00	1 69300	125.00
49377	R6434	KEVIN BRUNTZ	032822	SOIL SAMPLING REIMBURSEMENT	360.00	1 35571	360.00
49378	R6435	UNITED WAY	01020375-27	CUSTOMER REFUND	200.00	1 61841	200.00
49376	R6436	KENNETH A WEIDERSPAN	15602280-00	CUSTOMER REFUND	319.81	1 61841	319.81
49375	R6437	JARRETT JOHNSON	20755720-01	CUSTOMER REFUND	57.47	1 61841	57.47
49374	R6438	STATE OF NEBRASKA	01020375-27	CUSTOMER REFUND	248.57	1 61841	248.57
		STATE OF NEBRASKA	02081010-23	CUSTOMER REFUND	300.00	1 61841	300.00
			03120350-27	CUSTOMER REFUND	61.88	1 61841	61.88
			06241200-13	CUSTOMER REFUND	201.67	1 61841	201.67
			08310280-21	CUSTOMER REFUND	300.00	1 61841	300.00
			08312830-19	CUSTOMER REFUND	300.00	1 61841	300.00
			10370420-02	CUSTOMER REFUND	219.32	1 61841	219.32
			10371360-60	CUSTOMER REFUND	208.17	1 61841	208.17
			10401175-17	CUSTOMER REFUND	268.63	1 61841	268.63
			10401210-13	CUSTOMER REFUND	195.22	1 61841	195.22
			11440810-06	CUSTOMER REFUND	300.00	1 61841	300.00

Distribution Register by Check



From Check No.: 49326 To Check No.: 49441

Printed: 4/4/2022 12:05

From Check Date: 03/25/2022 - To Check Date: 04/04/2022

Check No	Supplier	Supplier Name	Invoice Number	Invoice Description	Invoice Amt	Charge Code	GL Amount
			13510510-38	CUSTOMER REFUND	300.00	1 61841	300.00
			15591660-05	CUSTOMER REFUND	300.00	1 61841	300.00
			17652390-06	CUSTOMER REFUND	300.00	1 61841	300.00
			17661935-19	CUSTOMER REFUND	300.00	1 61841	300.00
			17670384-15	CUSTOMER REFUND	300.00	1 61841	300.00
			200780846-03	CUSTOMER REFUND	300.00	1 61841	300.00
			20750245-05	CUSTOMER REFUND	300.00	1 61841	300.00
			20755772-02	CUSTOMER REFUND	300.00	1 61841	300.00
					5,003.46		5,003.46

Check Report Total 1,816,822.04

Distribution Register by Check



ACH PAYMENTS

Printed: 4/4/2022 12:07

From Check Date: 03/28/2022 - To Check Date: 04/01/2022

Check No	Supplier	Supplier Name	Invoice Number	Invoice Description	Invoice Amt	Charge Code	GL Amount
605006	75415	U S BANK	00196724 031022 C ZORO - MSC999 FILTER SPRAY		40.69	2 75115	40.69
			00196724 031022 C ZORO - MSC999 LEATHER MITTENS		81.34	2 75025	81.34
			00196724 031022 C ZORO - MSC999 RUBBER MATT		88.17	2 75025	88.17
			00196724 031022 C KULLY - MSC999 PVC PIPE		536.78	2 25124	536.78
			00196724 031022 C ZORO - MSC999 MAG BELT BARRIER		506.19	2 79275	506.19
			00196724 031022 C STS INDUS-MSC999-WELD BEAM AT		40.52	2 25115	40.52
			00196724 031022 C GRAND KUBOTA - MSC999 - WHEEL		110.94	2 95065	110.94
			00196724 031022 C ZORO - MSC 999 -HEAR DISP PPGA		125.31	2 85115	125.31
			00196724 031022 C LAWSON PROD-MAIN225-INSERT,H		378.42	2 25064	378.42
			00196724 031022 1 GENEVA IMP - MSC999-STRUT		67.98	2 95065	67.98
			00196724 031022 1 DUTTONS-MSC999-CONNECTOR PF		98.88	2 85135	98.88
			00198444 031022 C DUTTONS - ELECT PARTS		218.94	1 60169	218.94
			00198444 031022 C AMAZON - ELECT PARTS		464.50	1 60169	464.50
			00198444 031022 C CARID.COM - DEVICE MOUNT		64.57	2 29340	64.57
			00198444 031022 C AMAZON - TESTER		73.95	2 25820	73.95
			00198444 031022 C DUTTONS - ELECT PARTS		147.02	1 60169	147.02
			00198444 031022 C DUTTONS - ELECT PARTS		23.70	1 69330	23.70
			00198444 031022 C MENARDS - ELECT PARTS		80.39	1 69330	80.39
			00198444 031022 C MENARDS - ELECT PARTS		29.75	1 69330	29.75
			00198444 031022 C MENARDS - ELECT PARTS		13.36	1 69330	13.36
			00198444 031022 1 DUTTONS - ELECT PART		107.65	1 35052	107.65
			00198444 031022 1 FASTENAL - FASTENERS		102.47	2 25700	102.47
			00198444 031022 1 MENARDS - BLD SUPPLIES		425.51	2 25700	425.51
			00198444 031022 1 E TRAILER - HITCH AND PIN		395.27	2 29340	395.27
			00198444 031022 1 DUTTONS - OUTLETS & COVERS		46.32	1 39340	46.32
			00198444 031022 1 BIG G - SOCKET		5.06	2 25820	5.06
			00199153 031022 C A-AERIAL - DUCT CLAMP, SEAL		892.57	2 25820	892.57
			00199153 031022 C MENARDS - TOOLS		68.11	2 25820	68.11
			00202134 031022 C BDI USA - ASR PUMP COUPLER		263.47	1 35072	263.47
			00202134 031022 C GRACES - RECODE LOCK WELL HO		50.00	1 35052	50.00
			00203174 031022 C LEAG OF NE MUN - WAT OP CEU		60.00	1 39220	60.00
			00203174 031022 C WALMART - LUBRICANT		14.96	1 35072	14.96
			00203174 031022 C LEAG OF NE MUN - WAT OP CEU		60.00	1 39220	60.00
			00203174 031022 C MUNIC SUP - O RING		59.77	1 35522	59.77
			00203174 031022 C DAKOTA FLUID PWR - HYDR HOSE		289.89	1 35522	289.89
			00203174 031022 C WG PAULEY - MUG FLOAT		37.50	1 35522	37.50
			00203174 031022 C AUTO VALUE - HEX WRENCH		8.45	1 35522	8.45
			00203174 031022 C NE RURAL WTR ASSO-SPRING CON		395.00	1 39220	395.00
			00203174 031022 C NE RURAL WTR ASSO-SPRING CON		395.00	1 39220	395.00
			00203174 031022 1 NE RURAL WTR ASSO-SPRING CON		395.00	1 39220	395.00
			00203174 031022 1 NE RURAL WTR ASSO-SPRING CON		395.00	1 39220	395.00
			00203174 031022 1 MENARDS - HEATER, THERMO, TRA		55.54	1 35052	55.54
			00203174 031022 1 MUNIC SUP - MSC FITTINGS		364.58	1 35570	364.58
			00203174 031022 1 TOTL BCKFLOW RES - TRAINING		725.00	1 39220	725.00
			00203174 031022 1 BIG G - CLEANER		36.99	1 35593	36.99
			00203174 031022 1 KELLY - HOSE, MSC ALUM FITTING		237.77	1 45021	237.77
			00204405 031022 C SUP SCALE - DYNAMOMETER REPA		199.11	2 25820	199.11
			00204405 031022 C SUP SCALE - DYNAMOMETER REPA		290.76	2 25820	290.76
			00205411 031022 C MENARDS - SCREWS		21.90	2 25820	21.90
			00205411 031022 C ALTEC - GLOVE INFLATOR		105.29	2 25820	105.29
			00205411 031022 C ALTEC - HEAD LIGHT		51.31	2 25820	51.31
			00207750 031022 C GADGET GUY - PHONE REPAIR		233.26	2 25820	233.26
			00207750 031022 C JLW INSTRU - 5" DYNAMOMETER		1,430.00	2 25820	1,430.00
			00208874 031022 C U-STOP - FUEL TRK 17, SUMMIT		43.00	1 19220	43.00
			00208874 031022 C KELLEY SUP - PIPE WRENCH TRK 11		470.39	1 15750	470.39
			00210046 031022 C WG PAULEY - WOOD, SCREWS		205.60	2 25940	205.60
			00210046 031022 C NANCE - 2 YEAR MEMBERSHIP		290.00	1 19300	290.00
			00210046 031022 C BIG G - SCREWS, WOOD GLUE		36.98	2 25940	36.98
			00210046 031022 C BIG G - TOOLS TRK #13		212.86	1 15750	212.86
			00210046 031022 C MENARDS - MITER SAW		245.03	1 15750	245.03
			00210046 031022 C BIG G - SANDER, BELTS		77.02	1 15750	77.02
			00210046 031022 C BASCOM-TURNER-LEAK MACH PAR		187.20	1 15750	187.20
			00210046 031022 C KULLY - REPLAE GRINDER TRK 11		206.66	1 15750	206.66
			00210046 031022 C MESA PROD - CATHODIC REF ELEC		223.32	1 15492	223.32
			00591256 031022 C GRAINGER - TANSFORMER PCB LAI		158.84	2 25950	158.84
			02575052 031022 C BUS WORLD - MSC999-OFFICE SUP		58.56	2 75025	58.56
			02575052 031022 C WALMART -MSC999- KEY TAGS		21.57	2 75025	21.57
			02575052 031022 C LINWELD-MSC999-SAFETY GLASSE		34.14	2 79275	34.14
			02575052 031022 C ZORO-MSC999-UNRIAL SCRNL, CLNF		57.47	2 75025	57.47
			02575052 031022 C NAPA - WIRE TESTER		18.76	2 25064	18.76
			02575052 031022 C ORSCHLENS-MSC999-WIRING HAR		20.84	2 75025	20.84
			02575052 031022 C MENARDS-MSC999-MICROWAVE		63.13	2 25060	63.13
			02575052 031022 C KELLY SUP -MSC999-TOILET PARTS		32.50	2 75025	32.50
			02575052 031022 C KULLY -MSC999- CUT STEEL		179.23	2 25126	179.23
			02575052 031022 1 BIG G - MSC999 - VELCRO		12.14	2 75025	12.14
			02575052 031022 1 MCMAS CAR-MSC999-MUFFLERS PI		47.76	2 85125	47.76
			02575052 031022 1 KELLY SUP-MSC999-HOSES		3.30	2 95146	3.30
			02575052 031022 1 NAPA - MSC999 - FILTERS		27.00	2 95146	27.00
			02575052 031022 1 NAPA - MSC999 - BRAKLEEN		214.93	2 75025	214.93

Distribution Register by Check



ACH PAYMENTS

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Check No	Supplier	Supplier Name	Invoice Number	Invoice Description	Invoice Amt	Charge Code	GL Amount
			02575052 031022 1	BIG G-MSC999-WTR, INSUL KIT	339.70	2 75025	339.70
			02575052 031022 1	NAPA - MSC999 - PWR STR FLUID	102.18	2 95065	102.18
			02575052 031022 1	NAPA -MSC999 - SQUEEGEE	64.19	2 25064	64.19
			02575052 031022 1	KELLY SUP - MSC999- GASKETS	17.57	2 75025	17.57
			02575052 031022 1	MCCAST CAR-MSC999-MUFFLER PF	39.63	2 85125	39.63
			02575052 031022 2	FASTENAL-MSC999-WASHERS PPG	60.73	2 85115	60.73
			02575052 031022 2	BIG G - MSC999 - DUSTER	14.36	2 75025	14.36
			02575052 031022 2	NAPA - MSC999 - SPARK PLUG	10.74	2 95065	10.74
			02575052 031022 2	FASTENAL - MSC999 - BOLTS	11.11	2 75115	11.11
			02575052 031022 2	ISLND SUP WELD-MSC99-WELD RO	729.74	2 75025	729.74
			02575052 031022 2	FASTENAL - MSC999 - ALL-THREAD	22.61	2 75115	22.61
			02575052 031022 2	U-LINE -MSC999- SAFETY GLOVES	54.00	2 79275	54.00
			02575052 031022 2	U-LINE -MSC999- SUPPLIES	245.30	2 75025	245.30
			02575052 031022 2	NAPA-MSC999-AIR HSE, TIRE RE K	48.68	2 75025	48.68
			02575052 031022 2	KELLY SUP-MSC999-SLOAN PARTS	84.06	2 75115	84.06
			02575052 031022 3	KELLY SUP - MSC999 - TUBING	16.37	2 75025	16.37
			02575052 031022 3	MSC - MSC999 - HOIST PART	296.58	2 25110	296.58
			02575052 031022 3	MCMASST CAR-MSC999-HOIST PART	42.91	2 25110	42.91
			02575052 031022 3	BIG G - MSC999 - HEATERS	277.31	2 95065	277.31
			02575052 031022 3	GRAHAM TIRE -MSC999 - TIRES	751.76	2 95065	751.76
			02575052 031022 3	GRAHAM TIRE -MSC999 - TIRE REP	25.26	2 29345	25.26
			02575052 031022 3	FASTENAL-MSC999-WASHERS PPG	36.99	2 85115	36.99
			02575052 031022 3	LINWELD-MSC999-SWEAT BANDS	18.97	2 79275	18.97
			02575052 031022 3	MENARDS-MSC999-FRIDGE FILTER	53.33	2 75025	53.33
			02575052 031022 3	LINWELD-MSC999-WELDING WIRE	165.28	2 75025	165.28
			02575052 031022 4	LINWELD-MSC999-WELDING JACKE	17.39	2 79275	17.39
			02575052 031022 4	BIG G-MSC999-MOP HEADS,DUSTE	42.74	2 75115	42.74
			02575052 031022 4	ECHO - MSC999 - LIGHT BULBS	57.63	2 75115	57.63
			02575052 031022 4	NAPA - MSC999 - HEADLIGHT	14.22	2 29345	14.22
			02575052 031022 4	BUS WORLD -MSC999 - OFFICE SUP	19.49	2 75025	19.49
			02575052 031022 4	KELLY SUP-MSC999-TOILET PARTS	385.74	2 75115	385.74
			02575052 031022 4	KELLY SUP-MSC999-AIR HOSE	210.00	2 75025	210.00
			02575052 031022 4	DUTTON-MSC999-FUSES	4.29	2 75125	4.29
			02575052 031022 4	NUTRIEN AG-MSC999-PROPANE RE	41.78	2 75025	41.78
			02575052 031022 4	DUTTON-MSC999-FUSES PPGA	4.29	2 85115	4.29
			02575052 031022 5	MCMASST CAR-MSC999-DRAFT UTE	108.07	2 25064	108.07
			02575052 031022 5	BIG G - MSC999 - BUCKET, PLUGS	74.28	2 75025	74.28
			02575052 031022 5	BIG G - MSC999 - FAUCET	36.34	2 75115	36.34
			02575052 031022 5	ZORO-MSC999-URINAL SENSOR	184.24	2 75115	184.24
			02575052 031022 5	ZORO-MSC999-SQWINCHER	227.38	2 79275	227.38
			02575052 031022 5	LNDMRK IMPL-MSC999-MOWER BLA	76.37	2 75025	76.37
			02575052 031022 5	NAPA-MSC999-EXHAUST RAIN CAP	21.30	2 75025	21.30
			02575052 031022 5	BIG G -MSC999- HOSE	77.03	2 75025	77.03
			02575052 031022 5	BIG G-MSC999-VACCUUM BAG, TAPE	51.24	2 75025	51.24
			02575052 031022 5	KELLY SUP - MSC999 - HOSE	24.08	2 75025	24.08
			02776460 031022 C	RAYNOR - REPAIR DOOR 27	715.85	1 69330	715.85
			02776460 031022 C	GRACE'S -SCHLAGE EXIT LEVER	165.85	1 69270	165.85
			02776460 031022 C	TRACTOR SUP - LUBRICANT	9.18	1 69330	9.18
			02776460 031022 C	AMAZON PRIME - DISBUTED CHARG	13.90	1 61632	13.90
			02776460 031022 C	BIG G - LUBRICANT	43.57	1 69330	43.57
			02776460 031022 C	RUTTS - FILTERS	314.61	1 69330	314.61
			02776460 031022 C	CENT NE EQ - PWR WASHER HOSE	50.71	1 61847	50.71
			02776460 031022 C	HASTINGS FORD - HEADLGHT SWIT	9.38	1 69340	9.38
			02776460 031022 C	MENARDS - PLUG N PLAY	27.80	1 69330	27.80
			02776460 031022 1	HOWARDS - PANIC DEV, ELECT STF	1,379.99	1 69330	1,379.99
			02776460 031022 1	BIG G - 5' LADDER	93.51	1 69330	93.51
			02776460 031022 1	BIG G - SURGE PROTECTOR	16.90	1 69330	16.90
			02776460 031022 1	BIG G - BRUSH SWEEP	16.05	1 69330	16.05
			02776460 031022 1	MENARDS - BRUSH SWEEP	35.25	1 69330	35.25
			02776460 031022 1	CENT NE EQ - GROMMET, WASH BR	89.28	1 61847	89.28
			02776460 031022 1	RUTTS - REPAIR UNT 2 HVAC	125.00	1 69330	125.00
			02776460 031022 1	BIG G - LITHIUM BATTERY	17.11	1 69330	17.11
			02776460 031022 1	RAYNOR - SERVICE CALL DR 0	92.70	1 69330	92.70
			05726753 031022 C	E FILE MY FORMS - TAX FORMS	813.00	1 69203	813.00
			05742479 031022 C	ASME - UTILITIES TRAINING	1,495.00	1 619220	1,495.00
			05742479 031022 C	ASME - ENGINEERING CODE BOOK	658.60	1 619210	658.60
			05742479 031022 C	TROXLER - SAFETY TRAINING	129.00	1 619220	129.00
			05742503 031022 C	MENARDS - LUMBER MOVING SUP	93.86	2 25060	93.86
			05742503 031022 C	NE MUN UTIL - WATER SCHOOL	60.00	1 39220	60.00
			05742503 031022 C	NE MUN UTIL - WATER SCHOOL	60.00	1 39220	60.00
			05742503 031022 C	BIG G - PAINT	10.89	2 25060	10.89
			05742503 031022 C	MENARDS - SHOP SUPPLIES	28.88	2 25110	28.88
			05742503 031022 C	FASTENAL - BOLTS	3.75	2 25110	3.75
			05742503 031022 C	NAPA - SHOP SUPPLIES	105.78	2 25140	105.78
			05742503 031022 C	MENARDS - PARTS BIN, SHOP SUPL	90.71	2 25140	90.71
			05742503 031022 C	MENARDS - PARTS BIN, SHOP SUPL	48.01	2 25140	48.01
			05742503 031022 1	MATHESON - DEBUR DRILL BITS	89.54	2 25140	89.54
			05742503 031022 1	MENARDS - SAND DRILL BIT, TOOL	54.99	2 25140	54.99
			05742503 031022 1	NAPA - SHOP SUPPLIES	159.45	2 25140	159.45
			05742503 031022 1	MENARDS - 3" CASTER, MSC TOOLS	161.67	2 25060	161.67

Distribution Register by Check



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Check No	Supplier	Supplier Name	Invoice Number	Invoice Description	Invoice Amt	Charge Code	GL Amount
			05742503 031022	1 FASTENAL - NUTS, BOLTS	31.51	2 25140	31.51
			05742503 031022	1 WALMART - WATER	52.80	2 25060	52.80
			05742511 031022	C BIG G - 2 CYC OIL	13.82	2 25820	13.82
			05742511 031022	C NAPA - FUEL FILTERS	77.40	1 19340	77.40
			05742511 031022	C ALTEC - PLACARDS	16.83	1 19340	16.83
			05746298 031022	C BORDER STATES - ELECT PARTS	199.00	1 45430	199.00
			05746298 031022	C LEAG OF NE MUN - TRAINING	60.00	1 49220	60.00
			05746298 031022	C ECHO - MCC FEEDER BREAKER	2,423.98	1 40355	2,423.98
			05746298 031022	C MUNIC SUP - GRIT CHECK VALVES	1,433.46	1 45460	1,433.46
			05746298 031022	C ECHO - ANCHORS	113.82	1 40355	113.82
			05746298 031022	C FASTENAL - HARDWARE	246.56	1 40355	246.56
			05746298 031022	C LEAG OF NE MUN - TRAINING	60.00	1 49220	60.00
			05746298 031022	C FASTENAL - SS TRUBOLT	137.60	1 45450	137.60
			05746298 031022	C GRAINGER - CONCRETE ANCHOR	163.96	1 45472	163.96
			05746298 031022	1 MENARDS - CONDUIT, FITTINGS	509.88	1 40355	509.88
			05746298 031022	1 COURTLAND WASTE - SEAL KIT	150.25	1 45422	150.25
			05746298 031022	1 FASTENAL - READY ROD	63.99	1 45460	63.99
			05746298 031022	1 MUNCI SUP - PVC FLANGES	27.00	1 45460	27.00
			05746298 031022	1 FASTENAL - COUPLING NUTS	253.18	1 45460	253.18
			05746298 031022	1 FASTENAL - BOLTS, HAM DRIL BIT	179.23	1 40355	179.23
			05746298 031022	1 ALLIED - RESISTORS	323.06	1 45462	323.06
			05746298 031022	1 ECHO - CONDUIT	438.65	1 45460	438.65
			05746298 031022	1 FRANKIN MILLER - GASKETS	84.24	1 45462	84.24
			05746298 031022	1 FASTENAL - BOLTS	195.29	1 40355	195.29
			05746298 031022	2 BDI - O RING LUBE	141.65	1 45460	141.65
			05746298 031022	2 ECHO - SS JBOXES	400.20	1 45460	400.20
			05746298 031022	2 DJ GONGAL	69.43	1 45460	69.43
			05746314 031022	C LEAG OF MUN - TRAINING	60.00	1 49220	60.00
			05746314 031022	C LEAG OF MUN - TRAINING	60.00	1 49220	60.00
			05746314 031022	C AMAZON - SAFETY COVERALLS	119.96	1 49270	119.96
			05746314 031022	C LEAG OF MUN - TRAINING	60.00	1 49220	60.00
			05746314 031022	C HOME DEPOT - ANCHORS	216.62	1 40355	216.62
			05746314 031022	C AMAZON - AG-CHEM START	140.00	1 45520	140.00
			05746314 031022	C FASTENAL - BOLTS & HARDWARE	1,190.67	1 45450	1,190.67
			05746314 031022	C DUTTON - BACKFLOW PARTS	80.00	1 45450	80.00
			05746314 031022	C AMAZON - GATORADE POWDER PC	60.86	1 45430	60.86
			05746314 031022	1 AMAZON - MAINTOWOC ICE MACH	2,161.00	1 45431	2,161.00
			05746314 031022	1 KELLY SUP - FIRE HOSE	180.95	1 45430	180.95
			05746314 031022	1 ECHO - STRUT NUTS	213.97	1 40355	213.97
			05746314 031022	1 AMAZON - COMP AIR DUSTER	115.88	1 45462	115.88
			05920398 031022	C AMAZON - OFFICE SUPPLIES	7.89	2 75065	7.89
			05920398 031022	C AMAZON - OFFICE SUPPLIES	12.65	2 75065	12.65
					39,592.41		39,592.41
605007	07220	B P ENERGY	21200497	GAS PURCHASES	341,575.95	1 62321	341,575.95
605008	34375	HERITAGE BANK	033122	INTERNET FEES	15.00	1 69210	15.00
605009	45418	MADDOX INDUSTRIAL TRANSFOR	INV-85604 01	TRANSFORMER DOWN PAYMENT	63,000.00	2 20201	63,000.00
605010	58550	PEABODY ENERGY	5000067154	COAL	131,843.31	2 22324	131,843.31
			90924827	COAL	1,564.00	2 22324	1,564.00
					133,407.31		133,407.31
605011	76025	UNITED PARCEL SERVICE	00006838E9122	DELIVERY SERVICE	179.89	1 15750	34.67
						1 35531	48.21
						1 69206	19.50
						2 25025	12.32
						2 85127	49.51
						2 95146	15.68
					179.89		179.89
605012	79325	WESTERN AREA POWER ADMIN.	BFPB000950222	POWER PURCHASES	73,837.29	2 22322	73,837.29
605013	10400	BURLINGTON NORTHERN/SANTA I	252580202	COAL FREIGHT CHARGE	182,608.56	2 22324	182,608.56
605014	30575	GREAT WEST LIFE	040122 01	PENSION DEPOSIT	66,247.10	1 62415	66,247.10
			040122 02	DEFERRED COMP	4,694.51	1 62417	4,694.51
			040122 03	ROTH CONTRIBUTION	16,381.99	1 62417	16,381.99
					87,323.60		87,323.60
605015	45205	M & T BANK-457	040122	EMPLOYEE DEFERRED COMP	250.00	1 62417	250.00
605016	53775	NEBRASKA CHILD SUPPORT		EMPLOYEE CHILD SUPPORT	2,293.00	1 62410	2,293.00
605017	57170	OPTIMUM BANK		EMPLOYEE HSA DEDUCTIONS PP7	8,343.68	1 62404	8,343.68
605018	76025	UNITED PARCEL SERVICE	00006838E9132	DELIVERY SERVICE	48.52	1 69206	36.00
						2 85125	12.52
					48.52		48.52

Distribution Register by Check



ACH PAYMENTS

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Check No	Supplier	Supplier Name	Invoice Number	Invoice Description	Invoice Amt	Charge Code	GL Amount
605019	76225	UNITED STATES TREASURY	040122	FIT & FICA WITHOLDINGS	149,261.04	1 62411	62,280.48
						1 62413	86,980.56
					149,261.04		149,261.04

Checks & ACH Payments	2,898,558.29
Less Discounts	(37.99)
Less Voided Checks	(51.81)
Grand Total	<u>2,898,468.49</u>

Combined	1,859,376.03
Electric	1,039,092.46
Grand Total	2,898,468.49

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Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
Fund: 001 GENERAL FUND							
Dept: 010.000 City administrator's office							
001-010.000-726.200	Telephone						
	WINDSTREAM	090212392	CITY TELEPHONE 3/4/22-4/3/22	0	03/07/2022	03/20/2022	1.80
	WINDSTREAM	090212392	CITY TELEPHONE 3/4/22-4/3/22	0	03/07/2022	03/20/2022	11.22
	WINDSTREAM	090212392	CITY TELEPHONE 3/4/22-4/3/22	0	03/07/2022	03/20/2022	1.37
							14.39
001-010.000-729.150	Other Operating						
	HOMETOWN LEASING #3	22795125	EQUIP LEASE PAYMENT	0	03/13/2022	03/20/2022	756.24
							756.24
Total Dept. City administrator's office:							770.63
Dept: 030.000 City attorney							
001-030.000-726.200	Telephone						
	VERIZON WIRELESS	9901184797	2/7 TO 3/6 CELL PHONES	0	03/06/2022	03/20/2022	40.01
							40.01
Total Dept. City attorney:							40.01
Dept: 080.000 Development Services							
001-080.000-726.200	Telephone						
	VERIZON WIRELESS	9901184797	2/7 TO 3/6 CELL PHONES	0	03/06/2022	03/20/2022	424.91
							424.91
001-080.000-727.600	R & M Office Equip						
	HOMETOWN LEASING #3	22795125	EQUIP LEASE PAYMENT	0	03/13/2022	03/20/2022	397.24
							397.24
Total Dept. Development Services:							822.15
Dept: 120.000 Cemetery							
001-120.000-726.200	Telephone						
	VERIZON WIRELESS	9901184797	2/7 TO 3/6 CELL PHONES	0	03/06/2022	03/20/2022	26.76
							26.76
001-120.000-727.500	R & M Heavy Machinery						
	US BANK	TRACTOR SUPPLY	AUGER BOLTS	0	03/03/2022	03/20/2022	78.97
							78.97
Total Dept. Cemetery:							105.73
Dept: 130.000 Parks							
001-130.000-726.200	Telephone						
	ALLO COMMUNICATIONS	1398929	SERVICE 2/24/22-3/23/22	0	02/24/2022	03/20/2022	28.74
	CHARTER COMMUNICATIONS	0037739022522	SERVICE 2/25/22-3/24/22	0	02/25/2022	03/20/2022	88.37
	VERIZON WIRELESS	9901184797	2/7 TO 3/6 CELL PHONES	0	03/06/2022	03/20/2022	94.36
	WINDSTREAM	090212392	CITY TELEPHONE 3/4/22-4/3/22	0	03/07/2022	03/20/2022	8.47
	WINDSTREAM	091989818	PHONE SERVICE 2/19/22-3/18/22	0	02/22/2022	03/20/2022	29.88
	WINDSTREAM	091989819	PHONE SERIVCE 2/19/22-3/18/22	0	02/22/2022	03/20/2022	29.88
							279.70
001-130.000-731.250	Fuel & Oil						
	US BANK	PUMP & PANTRY	FUEL	0	03/11/2022	03/20/2022	81.00
							81.00
001-130.000-731.400	Other Supplies						
	HOMETOWN LEASING #3	22795125	EQUIP LEASE PAYMENT	0	03/13/2022	03/20/2022	122.28
							122.28
Total Dept. Parks:							482.98
Dept: 140.000 Water Park							

INVOICE APPROVAL LIST BY FUND REPORT

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Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
Total Dept. Ambulance Service:							504.43
Dept: 240.000 Police							
001-240.000-720.300	Professional Ser						
	CHARTER COMMUNICATIONS	0035568030322	CABLE SERVICE	0	03/03/2022	03/20/2022	78.94
	ELECTRONIC SYSTEMS, INC.	33165	FIRE ALARM INSPECTION	0	02/24/2022	03/20/2022	95.00
	US BANK	RLI INSURANCE	NOTARY BOND - HAASE	0	03/01/2022	03/20/2022	37.00
							210.94
001-240.000-720.350	Training & Confe						
	RATHMAN/STEVEN M//	48	USE OF FORCE INSTRUCTOR DE	0	03/01/2022	03/20/2022	4,000.00
	US BANK	AM AIRLINES	AIRFARE TO WASHINGTON DC	0	02/25/2022	03/20/2022	207.60
	US BANK	ALLIANZ GLOBAL	TRAVEL PROTECTION PLAN	0	02/25/2022	03/20/2022	19.85
							4,227.45
001-240.000-721.050	Postage						
	US BANK	USPS	POSTAGE	0	02/28/2022	03/20/2022	36.10
	US BANK	USPS	POSTAGE	0	03/07/2022	03/20/2022	23.80
	US BANK	STAMPS & MORE	USPS POSTAGE	0	03/07/2022	03/20/2022	163.50
							223.40
001-240.000-726.050	Electricity						
	HASTINGS UTILITIES	09340740-00	POLICE UTILITIES	0	02/08/2022	03/20/2022	3,019.65
	HASTINGS UTILITIES	22830504-00	POLICE ELECTRIC	0	02/24/2022	03/20/2022	14.10
							3,033.75
001-240.000-726.100	Natural Gas						
	HASTINGS UTILITIES	09340740-00	POLICE UTILITIES	0	02/08/2022	03/20/2022	2,847.32
							2,847.32
001-240.000-726.150	Sewer						
	HASTINGS UTILITIES	09340740-00	POLICE UTILITIES	0	02/08/2022	03/20/2022	56.36
							56.36
001-240.000-726.200	Telephone						
	CHARTER COMMUNICATIONS	0354530022522	FIBER SERVICES	0	02/25/2022	03/20/2022	500.00
	WINDSTREAM	090212392	CITY TELEPHONE 3/4/22-4/3/22	0	03/07/2022	03/20/2022	46.88
							546.88
001-240.000-726.250	Water						
	HASTINGS UTILITIES	09340740-00	POLICE UTILITIES	0	02/08/2022	03/20/2022	137.28
							137.28
001-240.000-727.800	R & M Vehicles						
	JONES AUTOMOTIVE	3-37764	COMPUTER DISPLAY AND KEYBO	0	02/22/2022	03/20/2022	350.00
							350.00
001-240.000-729.600	CANDO Project						
	C&A ASSOCIATES, INC	62186	CASSIDA PADTRAX DISCRIMINAT	0	02/10/2022	03/20/2022	4,295.00
							4,295.00
001-240.000-731.200	Food Supplies						
	US BANK	RUSS'S	SNACKS FOR TRAINING	0	02/22/2022	03/20/2022	21.98
	US BANK	RUSS'S	SNACKS FOR TRAINING	0	03/03/2022	03/20/2022	10.99
							32.97
001-240.000-737.200	Building Maintena						
	ARAMARK UNIFORM SERVICES	1902247388	TOWELS, MATS, DUST MOPS	0	03/02/2022	03/20/2022	93.08
							93.08
001-240.000-738.055	Field Equipment						

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Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
	US BANK	AMAZON	USB TO HDMI ADAPTER	0	02/23/2022	03/20/2022	28.98
	US BANK	SIRCHIE	GUNPOWDER PARTICLE DETECT	0	02/15/2022	03/20/2022	147.69
	US BANK	AMAZON	PEPPERMINT 4-3M PARTICLE	0	02/28/2022	03/20/2022	293.48
	US BANK	SIRCHIE FINGER PRINT	16 NARK II MDMA REAGENT	0	02/24/2022	03/20/2022	409.48
	US BANK	AMAZON	18 CAR ORGANIZERS FOR TABLE	0	03/02/2022	03/20/2022	537.75
							1,417.38
Total Dept. Police:							17,471.81
Dept: 330.100 EPA 2nd street subsite							
001-330.100-726.050	Electricity						
	HASTINGS UTILITIES	18691902-00	EPA 2ND STREET UTILITIES	0	02/18/2022	03/20/2022	31.49
							31.49
001-330.100-726.100	Natural Gas						
	HASTINGS UTILITIES	18691902-00	EPA 2ND STREET UTILITIES	0	02/18/2022	03/20/2022	316.75
							316.75
001-330.100-726.150	Sewer						
	HASTINGS UTILITIES	18691902-00	EPA 2ND STREET UTILITIES	0	02/18/2022	03/20/2022	14.51
							14.51
001-330.100-726.250	Water						
	HASTINGS UTILITIES	18691902-00	EPA 2ND STREET UTILITIES	0	02/18/2022	03/20/2022	23.63
							23.63
Total Dept. EPA 2nd street subsite:							386.38
Dept: 330.200 Storm Water Manageme							
001-330.200-723.050	Advertising						
	CITY OF SCOTTSBLUFF	INV05985	STORMWATER ADVERTISING	0	03/10/2022	03/20/2022	425.69
							425.69
Total Dept. Storm Water Management:							425.69
Dept: 620.000 Airport							
001-620.000-726.200	Telephone						
	VERIZON WIRELESS	9901184797	2/7 TO 3/6 CELL PHONES	0	03/06/2022	03/20/2022	42.84
							42.84
001-620.000-729.150	Other Operating						
	HOMETOWN LEASING #3	22795125	EQUIP LEASE PAYMENT	0	03/13/2022	03/20/2022	128.14
							128.14
Total Dept. Airport:							170.98
Total Fund GENERAL FUND:							30,443.69
Fund: 090 I.T. FUND							
Dept: 000.000							
090-000.000-726.200	Telephone						
	VERIZON WIRELESS	9901184797	2/7 TO 3/6 CELL PHONES	0	03/06/2022	03/20/2022	40.01
							40.01
Total Dept. 000000:							40.01
Total Fund I.T. FUND:							40.01
Fund: 120 COMMUNITY DEVELOPMEN							
Dept: 420.256 CDBG Grant TBA							
120-420.256-720.302	Administration						
	SOUTH CENTRAL ECONOMIC D	1372	CDBG GRANT ADMIN 20-PW-004	0	03/17/2022	03/20/2022	1,650.00
	SOUTH CENTRAL ECONOMIC D	1371	CDBG 20-PW-004-C CONSTRUCTI	0	03/17/2022	03/20/2022	125.00

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Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
							1,775.00
Total Dept. CDBG Grant TBA:							1,775.00
Dept: 420.315 Downtown Revitalization							
120-420.315-720.302 Administration							
SOUTH CENTRAL ECONOMIC D		1367	CDBG 19-DTR-103 GRANT ADMIN	0	03/17/2022	03/20/2022	2,675.00
							2,675.00
Total Dept. Downtown Revitalization Grt:							2,675.00
UNITY DEVELOPMENT FUND:							4,450.00
Fund: 136 PARKS/REC SALES TAX FU							
Dept: 000.000							
136-000.000-742.300 Construction Imp							
MUSCO SPORTS LIGHTING		361332	REC FIELD LIGHTS	0	02/25/2022	03/20/2022	96,414.00
							96,414.00
Total Dept. 000000:							96,414.00
ARKS/REC SALES TAX FUND:							96,414.00
Fund: 158 WIRELESS E911 FUND							
Dept: 220.000 911 center							
158-220.000-743.400 Communication E							
GLENWOOD TELECOMMUNICA		10769864	SPECIAL ACCESS	0	03/01/2022	03/20/2022	41.82
WINDSTREAM		090013968	MONTHLY BILL	0	03/03/2022	03/20/2022	1,369.56
WINDSTREAM		090239051	MONTHLY BILL	0	03/07/2022	03/20/2022	90.87
WINDSTREAM		090229718	MONTHLY BILL	0	03/07/2022	03/20/2022	131.59
WINDSTREAM		090229721	MONTHLY BILL	0	03/07/2022	03/20/2022	95.92
							1,729.76
Total Dept. 911 center:							1,729.76
Fund WIRELESS E911 FUND:							1,729.76
Fund: 159 LANDLINE E911 FUND							
Dept: 220.000 911 center							
159-220.000-743.400 Communication E							
GLENWOOD TELECOMMUNICA		10769864	SPECIAL ACCESS	0	03/01/2022	03/20/2022	9.18
PLATTE VALLEY COMMUNICATI		35332	NEW MINDSHARE CONSOLE INST	0	01/31/2022	03/20/2022	15,545.00
WINDSTREAM		090013968	MONTHLY BILL	0	03/03/2022	03/20/2022	300.63
WINDSTREAM		090239051	MONTHLY BILL	0	03/07/2022	03/20/2022	19.95
WINDSTREAM		090229718	MONTHLY BILL	0	03/07/2022	03/20/2022	28.89
WINDSTREAM		090229721	MONTHLY BILL	0	03/07/2022	03/20/2022	21.06
							15,924.71
Total Dept. 911 center:							15,924.71
Fund LANDLINE E911 FUND:							15,924.71
Fund: 170 MUSEUM FUND							
Dept: 170.100 Museum administration							
170-170.100-726.200 Telephone							
WINDSTREAM		090212392	CITY TELEPHONE 3/4/22-4/3/22	0	03/07/2022	03/20/2022	61.58
							61.58
170-170.100-728.150 Film Royalty							
UNIVERSAL PICTURES DISTRIB		UNIV3-19	Guarantee Sing 2	44	03/07/2022	03/20/2022	200.00
							200.00

INVOICE APPROVAL LIST BY FUND REPORT

3/20/2022 PREPAIDS

Date: 03/23/2022

Time: 11:07 am

Page: 6

City of Hastings

Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
Total Dept. Museum administration:							261.58
Total Fund MUSEUM FUND:							261.58
Fund: 180 STREET FUND							
Dept: 000.000							
180-000.000-724.050	Printing						
	HOMETOWN LEASING #3	22795125	EQUIP LEASE PAYMENT	0	03/13/2022	03/20/2022	127.41
							127.41
180-000.000-726.050	Electricity						
	HASTINGS UTILITIES	08300215-00	EMERSON AVE & A STREET UTIL	0	02/07/2022	03/20/2022	112.29
	HASTINGS UTILITIES	10391125-00	SALT STORAGE UTILITIES	0	02/07/2022	03/20/2022	445.44
	HASTINGS UTILITIES	09340668-00	UNDERPASS PUMP ELECTRIC	0	02/07/2022	03/20/2022	20.29
	HASTINGS UTILITIES	09330010-00	1100 WEST A UTILITIES	0	02/07/2022	03/20/2022	765.76
	HASTINGS UTILITIES	09330020-00	1010 WEST A UTILITIES	0	02/07/2022	03/20/2022	578.03
	HASTINGS UTILITIES	CUST #10152	TRAFFIC LIGHTS	0	02/07/2022	03/20/2022	520.03
							2,441.84
180-000.000-726.100	Natural Gas						
	HASTINGS UTILITIES	09330010-00	1100 WEST A UTILITIES	0	02/07/2022	03/20/2022	155.75
	HASTINGS UTILITIES	09330020-00	1010 WEST A UTILITIES	0	02/07/2022	03/20/2022	645.07
							800.82
180-000.000-726.150	Sewer						
	HASTINGS UTILITIES	09330020-00	1010 WEST A UTILITIES	0	02/07/2022	03/20/2022	50.78
							50.78
180-000.000-726.200	Telephone						
	VERIZON WIRELESS	9901184797	2/7 TO 3/6 CELL PHONES	0	03/06/2022	03/20/2022	368.60
	VERIZON WIRELESS	9901184797	2/7 TO 3/6 CELL PHONES	0	03/06/2022	03/20/2022	111.44
	WINDSTREAM	090212392	CITY TELEPHONE 3/4/22-4/3/22	0	03/07/2022	03/20/2022	0.05
							480.09
180-000.000-726.250	Water						
	HASTINGS UTILITIES	09330010-00	1100 WEST A UTILITIES	0	02/07/2022	03/20/2022	31.53
	HASTINGS UTILITIES	09330020-00	1010 WEST A UTILITIES	0	02/07/2022	03/20/2022	44.17
							75.70
180-000.000-729.050	Dues & Subscrip						
	AMERICAN PUBLIC WORKS ASS	21427-2022	APWA MEMBERSHIPS	0	01/04/2022	03/20/2022	1,110.00
							1,110.00
Total Dept. 000000:							5,086.64
Total Fund STREET FUND:							5,086.64
Fund: 183 STREET SALES TAX FUND							
Dept: 000.000							
183-000.000-742.320	Street Constructi						
	MARSH USA, INC	2812100000	INSURANCE PREMIUM FOR SIDEV	0	03/14/2022	03/20/2022	400.00
	VONTZ PAVING, INC.	EST #3	2021 ASPHALT RESURFACING	0	03/11/2022	03/20/2022	13,842.67
							14,242.67
Total Dept. 000000:							14,242.67
Total Fund STREET SALES TAX FUND:							14,242.67
Fund: 410 VARIOUS PURPOSE FUND							
Dept: 000.000							
410-000.000-720.300	Professional Ser						
	BOKF, NA	HASTINGOVP17	2017 VP bond interest,fee	43	03/15/2022	03/20/2022	200.00

3/20/2022 PREPAIDS

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City of Hastings

Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
							200.00
410-000.000-840.249	2017 VP Bond In						
	BOKF, NA	HASTINGOVP17	2017 VP bond interest,fee	43	03/15/2022	03/20/2022	4,567.50
							4,567.50
Total Dept. 000000:							4,767.50
1d VARIOUS PURPOSE FUND:							4,767.50
Fund: 610 LANDFILL FUND							
Dept: 000.000							
610-000.000-726.050	Electricity						
	HASTINGS UTILITIES	22841912-00	LF ELECTRICITY	0	02/23/2022	03/20/2022	523.16
							523.16
610-000.000-726.200	Telephone						
	VERIZON WIRELESS	9901184797	2/7 TO 3/6 CELL PHONES	0	03/06/2022	03/20/2022	40.01
	WINDSTREAM	90231819	SERVICE 3/4/22-4/3/22	0	03/07/2022	03/20/2022	191.64
	WINDSTREAM	090212392	CITY TELEPHONE 3/4/22-4/3/22	0	03/07/2022	03/20/2022	0.81
							232.46
Total Dept. 000000:							755.62
Total Fund LANDFILL FUND:							755.62
Grand Total:							174,116.18

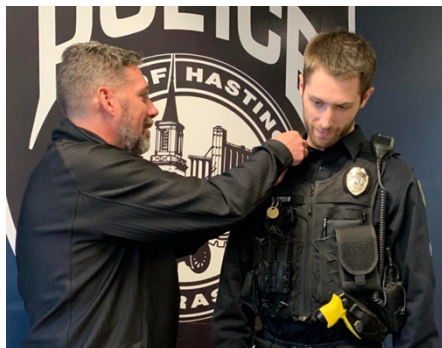


February 2022 Summary Report

- February 2nd and February 3rd, Detective Cale Neelly attended an Open Source Intelligence course in Johnston, IA.
- February 8th and February 15th, all sworn employees attended an 8-hour in-service training on Tactical Medicine.
- February 9th, the Hastings Police Department was honored with the “Max Award” from the Hastings Area Chamber of Commerce. This award honors individuals or organizations that have made significant and/or extraordinary contributions to the Hastings Community in recent months and years. Chief Adam Story, Captain Mike Doremus, Sergeant Jason Haase, and Sergeant Kyle Williamson attended the ceremony to accept the award.



- February 11th, HPD had a promotional ceremony celebrating Corporal Spencer Sydow's January 16th promotion to the rank of Corporal.



- February 16th, Detective Sergeant Paul Weber, Detective Travis Beahm, Detective Sara Mann, and Detective Josh Onken attended a webinar on Documenting Death Scenes at HPD.
- February 17th, Chartwell's Catering from Central Community College delivered goodies for the HPD staff in honor of "Random Act of Kindness Day".



- February 17th, HPD hosted a Glock Armorer's course. All HPD Firearms Instructors attended this course.
- February 17th, Captain Mike Doremus and Sergeant Mark Hinrichs attended a Field Training Officer Checkup webinar at HPD.
- February 18th, KSNB Local4 did a news story on Officer Grady Gardner and K9 Kane, reflecting on one year of service, their accomplishments and explaining the services Officer Gardner and Kane provide.



- February 21st and February 22nd, HPD hosted an AR-15 Armorer's course. Sergeant Josh Fink, Officer Mike McClaren, and Officer Josh Newbrey attended this course.
- February 25th, Detective Sara Mann, Detective Josh Onken, Officer Jadyn Dawe, and Officer Dominik Milovac attended a webinar, Investigating Threats Made on Social Media at HPD.

Complaints:

- There were no internal or external complaints during February.

Use of Force Reports:

- February 4th Officers were investigating an assault. The assault victim was attempting to leave Mary Lanning Healthcare against medical advice. Attending doctors reported the victim's injuries could potentially be life-threatening. Officers were taking the victim into emergency protective custody. The victim became combative, pulling away from officers and spitting on them. Officers used escort control techniques to gain compliance and escort the victim back into the hospital for treatment. No injuries were reported from this incident.
- February 7th, Officers were investigating a disturbance. While conducting their investigation, a male subject, who was involved in the disturbance, began to assault two female subjects. Officers attempted to handcuff the male. The male became physically combative, fighting with the officers. Officers were able to get the subject on the floor, but he continued to resist. An officer used his taser to gain compliance with the subject, but that was unsuccessful. Officers were eventually able to restrain the subject and take him into custody. No injuries were reported.
- February 16th, Officers were investigating a disturbance involving a suicidal juvenile. When Officers arrived the juvenile took off running from them. Officers pursued the juvenile on foot. An officer was able to stop the juvenile. The juvenile pulled away from officers when they attempted to handcuff him. Officers were able to use muscling techniques to get the juvenile on the ground and handcuff him. No injuries were reported.

February 2022 Statistics:

	2022 Feb	2021 Feb	<u>Year to Date Totals</u>		<u>Percent</u>
			YTD 2022	YTD 2021	+/-
Police					
Total Calls for Service	1832	1826	3827	3586	7%
Incident Reports	238	215	488	498	-2%
Traffic Accidents	44	64	86	134	-36%
Traffic Stops	399	272	819	763	7%
Part I Crimes	155	139	301	281	7%
Complaints Against Employee	0	9	3	13	-77%
Use of Force Incidents	3	5	4	9	-56%
Community Service Officers					
Animal Calls	139	98	284	218	30%
Animals Impounded	26	21	65	40	63%
Code Enforcement	53	64	105	92	14%
Complaints Against Employee	0	2	0	2	-200%
Communication Center					
911 Calls	719	758	1496	1635	-9%
All Other Calls	4695	5094	9860	10617	-7%
Complaints Against Employee	0	0	2	0	200%

GROUP A - MONTHLY OFFENSES

2/1/2022 - 2/28/2022

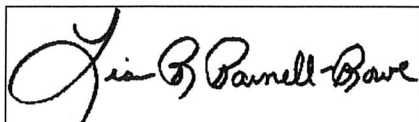
HASTINGS POLICE DEPARTMENT

	REPORTED OFFENSES	UNFOUNDED OFFENSES	ACTUAL OFFENSES	TOTAL CLEARED	CLEARED JUVENILE
Animal Cruelty	0	0	0	0	0
720 - Animal Cruelty	0	0	0	0	0
Arson	0	0	0	0	0
200 - Arson	0	0	0	0	0
Assault Offenses	23	2	21	16	0
13A - Assault-Aggravated Assault	5	0	5	4	0
13B - Assault-Simple Assault	16	1	15	11	0
13C - Assault-Intimidation	2	1	1	1	0
Bribery	0	0	0	0	0
510 - Bribery	0	0	0	0	0
Burglary/Breaking & Entering	3	0	3	0	0
220 - Burglary/Breaking & Entering	3	0	3	0	0
Counterfeiting/Forgery	3	0	3	2	0
250 - Counterfeiting/Forgery	3	0	3	2	0
Destruction/Damage/Vandalism of Property	17	0	17	8	0
290 - Destruction/Damage/Vandalism of Property	17	0	17	8	0
Drug/Narcotic Offenses	60	0	60	57	0
35A - Drug/Narcotic Violations	35	0	35	34	0
35B - Drug Equipment Violations	25	0	25	23	0
Embezzlement	0	0	0	0	0
270 - Embezzlement	0	0	0	0	0
Extortion/Blackmail	1	0	1	0	0
210 - Extortion/Blackmail	1	0	1	0	0
Fraud Offenses	3	1	2	1	0
26A - False Pretenses/Swindle/Confidence Game	0	0	0	0	0
26B - Credit Card/Automatic Teller Machine Fraud	1	0	1	0	0
26C - Impersonation	0	0	0	0	0
26D - Welfare Fraud	0	0	0	0	0
26E - Wire Fraud	1	1	0	0	0
26F - Identity Theft	1	0	1	1	0
26G - Hacking/Computer Invasion	0	0	0	0	0
Gambling Offenses	0	0	0	0	0
39A - Betting/Wagering	0	0	0	0	0
39B - Operating/Promoting/Assisting Gambling	0	0	0	0	0
39C - Gambling Equipment Violations	0	0	0	0	0
39D - Sports Tampering	0	0	0	0	0
Homicide Offenses	0	0	0	0	0
09A - Murder and Nonnegligent Manslaughter	0	0	0	0	0
09B - Negligent Manslaughter	0	0	0	0	0
09C - Justifiable Homicide	0	0	0	0	0
Human Trafficking	0	0	0	0	0
64A - Commercial Sex Acts	0	0	0	0	0
64B - Involuntary Solitude	0	0	0	0	0
Kidnapping/Abduction	0	0	0	0	0
100 - Kidnapping/Abduction	0	0	0	0	0

Larceny/Theft Offenses	36	1	35	6	0
23A - Pocket-Picking	0	0	0	0	0
23B - Purse-Snatching	0	0	0	0	0
23C - Shoplifting	7	1	6	2	0
23D - Theft from Building	3	0	3	1	0
23E - From Coin-Operated Machine or Device	2	0	2	0	0
23F - Theft from Motor Vehicle	6	0	6	0	0
23G - Theft of Motor Vehicle Parts or Accessories	1	0	1	0	0
23H - All Other Larceny	17	0	17	3	0
Motor Vehicle Theft	2	0	2	2	0
240 - Motor Vehicle Theft	2	0	2	2	0
Pornography/Obscene Material	0	0	0	0	0
370 - Pornography/Obscene Material	0	0	0	0	0
Prostitution Offenses	0	0	0	0	0
40A - Prostitution	0	0	0	0	0
40B - Assisting or Promoting Prostitution	0	0	0	0	0
40C - Purchasing Prostitution	0	0	0	0	0
Robbery	2	0	2	1	0
120 - Robbery	2	0	2	1	0
Sex Offenses	6	1	5	1	1
11A - Forcible-Forcible Rape	1	0	1	1	1
11B - Forcible-Forcible Sodomy	2	0	2	0	0
11C - Forcible-Sexual Assault with an Object	0	0	0	0	0
11D - Forcible-Forcible Fondling	3	1	2	0	0
Sex Offenses, Consensual	0	0	0	0	0
36A - Sex Offenses, Nonforcible-Incest	0	0	0	0	0
36B - Sex Offenses, Nonforcible-Statutory Rape	0	0	0	0	0
Stolen Property Offenses	0	0	0	0	0
280 - Stolen Property Offenses	0	0	0	0	0
Weapon Law Violations	1	0	1	1	0
520 - Weapon Law Violations	1	0	1	1	0
TOTAL FOR ALL OFFENSES	157	5	152	95	1

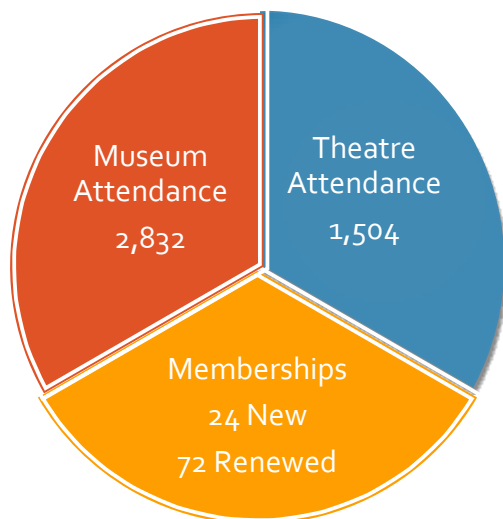
**CITY OF HASTINGS
DEVELOPMENT SERVICES DEPARTMENT
MONTH END REPORT FOR MARCH 2022**

Type of Permit	# of Permits	Fees	Valuation
Electric	28	\$ 1,795.00	\$ -
Gas	25	\$ 550.00	
Plumbing			
Inspection	29	\$ 1,510.00	
Utilities		\$ 10,876.73	
Building			
Issued	21	\$ 39,452.12	\$ 6,967,169.38
Demolition	1	\$ 30.00	
Dumpster	3	\$ 55.00	
Sign Permits	5	\$ 150.00	
Fence Permits	7	\$ 210.00	
Street Access Permits	5	\$ 150.00	
Moving Permits	1	\$ 100.00	
Roofing Permits	40	\$ 1,080.00	
Siding Permits	3	\$ 90.00	
Zoning and Filing Fees		\$ 2,317.00	
Out of District		\$ 8,665.00	
Electric Cards		\$ 335.00	
Plumbing Cards		\$ -	
Gas Cards		\$ 140.00	
Electric Exams		\$ -	
Plumbing Exams		\$ -	
Gas Exams		\$ 50.00	
Occupation Tax		\$ 1,200.00	
Subtotals	168	\$ 68,755.85	\$ 6,967,169.38
HU Plbg. Reimbursement		\$ 10,663.34	
HU Out of District Fees		\$ 8,665.00	
Total Collected	168	\$ 49,427.51	\$ 6,967,169.38



Development Services Director

Hastings Museum Monthly Report March 2022



Programs

School Programs
In person –

- 32 programs for 10 schools (351 students, 81 adults)

Virtual programs

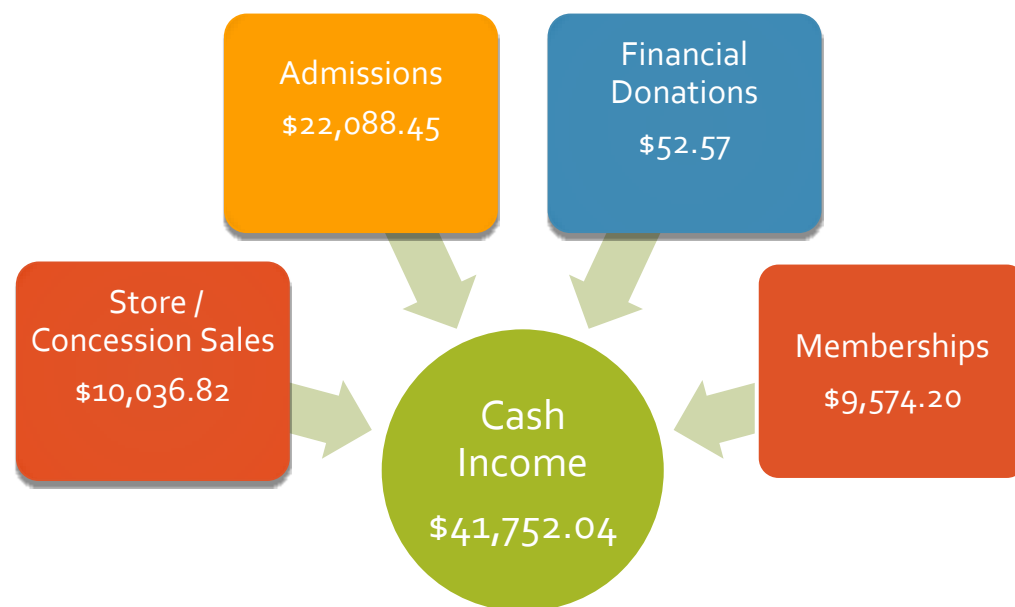
- 0 programs

Scout Programs
Girl Scout Overnighter – 151 patrons
Boy Scout Badges – 22 scouts, 18 adults

Other Programs
Kind Nebraska Humanities Program - 79 patrons
There's More to the Story – Toys & Games – 17 patrons
Preschool Playday – Fossil Exploration - 13 children, 2 adults

Facility Rentals & Events

- Hastings College Science Fair @ the Museum
- Lockwood Book Club - Theatre and Abbott Room rental
- Antarctica film premiere



Marketing

- Social media posts over **10,000 reached**, and over **200 reactions**.
- Updated **website** and related forms.
- Ordered new **banners and billboards** for summer promotions.

Large Format Films

Antarctica	435 tickets
Arctic: Last Great Wilderness	311 tickets
Great Bear Rain Forest	89 tickets
Lewis & Clark (school booking)	30 tickets
Superpower Dogs (school booking)	256 tickets

Hollywood Films

Death on the Nile	140 tickets
Licorice Pizza	90 tickets
Sing 2	211 tickets

Planetarium

22 public shows	419 patrons
28 school shows	762 patrons

Collections

- 203 objects** processed in collection rehousing project.
- Evaluating and processing items for deaccession

Parks & Recreation Department

March 2022

Recreation Programing

Started the month of March off with a Seasonal Job Fair held at the City Auditorium. There were about 35 in attendance which is low compared to past years. On March 9th Ryan attended the Leadership Hastings Mock Council Meeting to discuss what Parks and Recreation has to offer. An Umpire Registration Meeting was held on March 13th. Nine umpires were in attendance. Adams Central art students painted a life size Easter Bunny made out of plywood for the Dog Bone Hunt Event. Three Mondays in March the department hosted a Tree Disease, Landscape Plants and Tree Care Maintenance Class. There is one more class in April. Hiring for Aquacourt and Softball Complex continued as well.

Parks

A month of cutting and stumping trees in the Parks and on the removal list.

Dave Wicker, Isaac Sargent, Tom Torske and Will Howsden attended a workshop for grounds and trees in GL. Blake Gibson, Byrson Kniss, Cory Almquist, and Ryan Kintigh went to Reams Workshop in Council Bluffs. Electrical line was put in at Crosier Park for the new restroom.

Blake Gibson and his wife had a baby girl on March 5.

March 6 the City had a Seasonal Job Fair.

Ball field supplies came in.

Spread agrilime on the fields at the complex.

Snow removal.

Completed Safety Tests as a group.

Received a used drag to be used at Oswego Field.

Set up the tennis and pickle ball courts.

Turned water on at Smith Complex and Duncan Fields.

A load of Diamond Pro for the ballfields was delivered.

Ice rink was dismantled.

Set up for an auction.

Worked on the sewer hookup and put down erosion mats for the new restroom at Heartwell Park.

Put down rip-rap bags to build up area where the former restroom stood at Heartwell Park.

Fixed irrigation systems at Crosier and Heartwell Parks.

Director's Meetings

3/2 Vehicle Location Training
3/3 Airport Incident Meeting
3/3 Juvenile Mediation
3/10 Adams County CVB Board
3/15 Staff Evaluation
3/17 Sodbusters
3/22 City Tree Board
3/24 Nebraska Softball
3/28 Staff Evaluations
3/31 Staff Evaluations
3/31 Hastings Half Marathon

Auditorium

4 of 31 days rented

6 - City Seasonal Job Fair

15 - Hastings Community Foundation

24 – Blood Drive

26- Youth For Christ

Cemetery

Adult Burials – 17

Stone Permits – 2

Grave sales – 11

We got the polar trac changed over to the mower and have all the mowers and trimmers ready to go. We have 5 part-time seasonal workers hired. Finished filling in the stump holes with dirt and ready for phases 2 and 3 of the new roads. Worked on safety videos. Cleaned out heartwell park's creek for the Parks department.

Section B: Event Agreement

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

Fees may be applicable.

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

Date(s) of Event: 06082022 Event Name: World Down Syndrome Day/Special Kids Day (possibly changing name)
Contact Person: Brooke West Phone: 4029849551
Address: 3609 Cimarron Plaza Ste 140
Email: bwest@marylanning.org Daytime Phone: 4024603705
Name of Organization Hosting Event: Mary Lanning Rehabilitation
Type of Organization: Corporation LLC ☒ Other If Other, provide name: _____
Type of Event: walk/run to raise awareness for those with disabilities and services in our community
Example: Running, Biking, Parade, etc. (Held on City Property or Public Right-of-Way)

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

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

City fee for fencing is \$300 per event (as of 10/01/2021). Fencing fee payable to the City of Hastings Engineering Department, prior to event. Refer to Nebraska Liquor Control Rules and Regulations for fencing requirements.

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

Please describe activities included in this event:

Participants will walk/run 3.21 miles on their own (not a timed event) and participate in activities throughout the park such as a scavenger hunt, and sidewalk chalk obstacles. Food /drink will be provided to paid participants and possibly food vendors (such as Special Scoops?).

We have hosted this same event previously, originally in March but have changed to June last year and this due to more cooperative weather. Will possibly be changing name of event to include all disabilities and ages.

Event Location: Heartwell Park in Hastings

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

Event Start Time: 4:00 pm Start Time Needed to Set Up & Access Area (if applies): 3:00 om
Event End Time: 6:00 pm Ending Time Needed to Clean up Area (if applies): 6:30 pm

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

Brooke R. West

03/17/2022

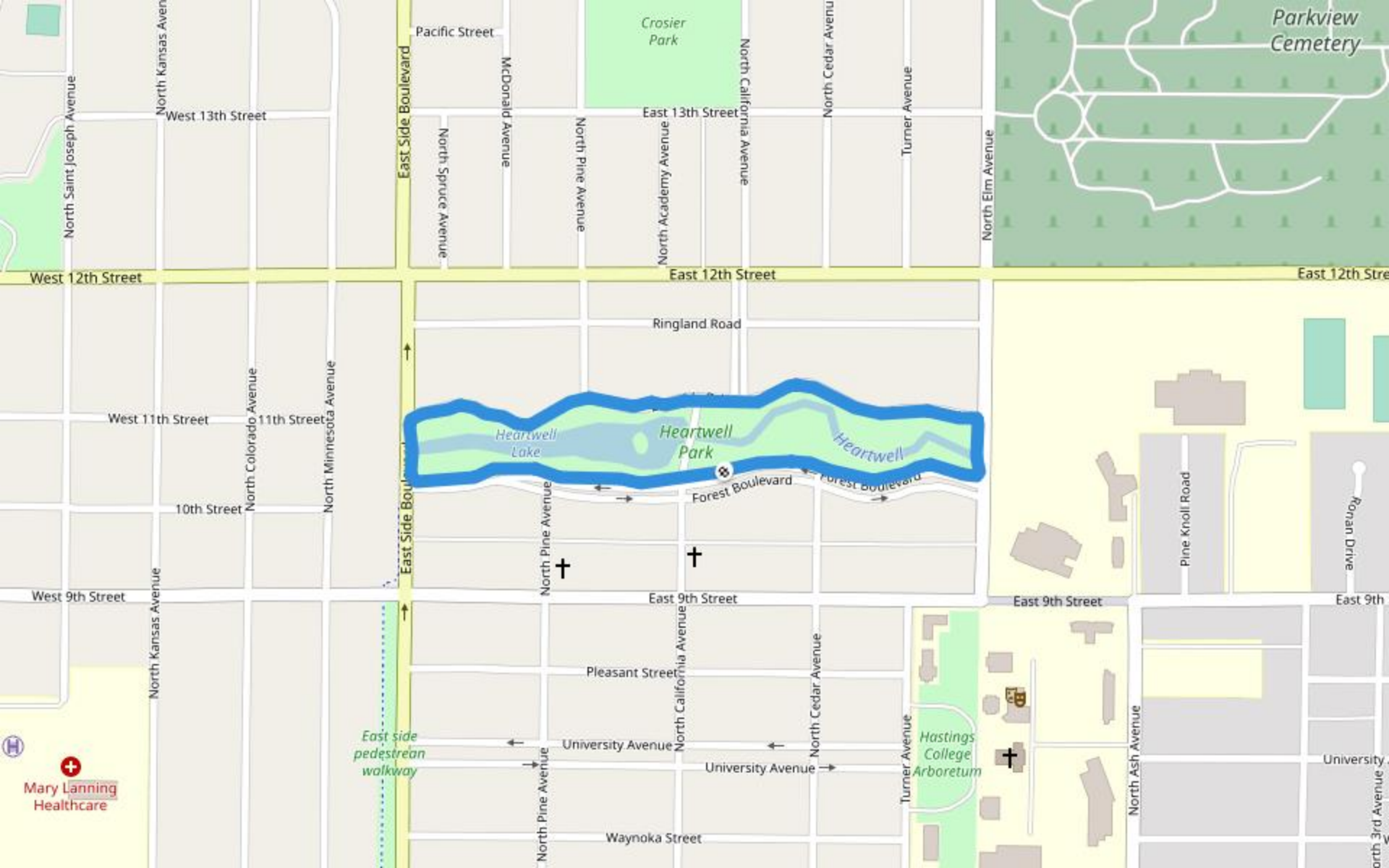
Authorized Signature for Host Organization

Date

Official Office Use Only

Authorized Signature – City of Hastings

Date of Council Approval





MARYLAN-02

VWILLIAMS

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

3/1/2022

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

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

PRODUCER Ellerbrock-Norris Agency, Inc. P.O. Box 816 Hastings, NE 68902-0816	CONTACT NAME: Valerie Williams PHONE (A/C, No, Ext): (402) 463-2461 FAX (A/C, No): (402) 463-2469 E-MAIL ADDRESS: vwilliams@ellerbrock-norris.com
	INSURER(S) AFFORDING COVERAGE INSURER A : The MMIC Group
INSURED Mary Lanning Healthcare 715 North St. Joseph Avenue Hastings, NE 68901	INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PROJECT ☐ LOC ☐ OTHER:	X	X	MHP000214	3/1/2022	3/1/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 3,000,000 PRODUCTS - COMP/OP AGG \$ 1,000,000 AGGREGATE DEDUC \$ 50,000
	AUTOMOBILE LIABILITY ☐ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	☒ UMBRELLA LIAB ☒ OCCUR ☒ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION \$			MHP000214	3/1/2022	3/1/2023	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☐ Y / N If yes, describe under DESCRIPTION OF OPERATIONS below		N / A				PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

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

The General Liability policy includes an automatic additional insured endorsement that provides additional insured status only when there is a written contract between the named insured and the certificate holder/entities that require such status prior to a loss. Coverage is provided on a Primary and noncontributory basis and only applies to the extent permitted by law. Waiver of Subrogation for the General Liability policy applies only if there is a written contract between the named insured and the certificate holder/entity(ies) that require such form language prior to a loss, and only to the extent permitted by law.

CERTIFICATE HOLDER

CANCELLATION

CITY OF HASTINGS P. O. Box 1085 Hastings, NE 68902-1085	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
--	---

Section B: Event Agreement

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

Fees may be applicable.

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

Date(s) of Event: 07/04/2022 Event Name: YWCA 4th of July Parade
Contact Person: Laura Stutte Phone: 321-231-0315
Address: 2525 W. 2nd St. Suite 110
Email: lstutte@ywcaadamscounty.org Daytime Phone: 402-462-8821
Name of Organization Hosting Event: YWCA Adams County
Type of Organization: Corporation LLC ☒ Other If Other, provide name: Non-profit
Type of Event: Bike parade and activities around the fountain
Example: Running, Biking, Parade, etc. (Held on City Property or Public Right-of-Way)

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

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

City fee for fencing is \$300 per event (as of 10/01/2021). Fencing fee payable to the City of Hastings Engineering Department, **prior** to event. Refer to Nebraska Liquor Control Rules and Regulations for fencing requirements.

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

Please describe activities included in this event:

The 4th of July Parade at Fisher Fountain has been a tradition for over forty years, expanding to over 1,000 children and families in attendance. Our event includes three hours of entertainment and many free children's activities. Each year, the highlight of the event is the participation of our youth in the Children's Parade.

Event Location: Fisher Fountain / Hastings Utilities

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

Event Start Time: 10am Start Time Needed to Set Up & Access Area (if applies): 8am

Event End Time: 1pm Ending Time Needed to Clean up Area (if applies): 2pm

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

Laura Stutte

03/31/2022

Authorized Signature for Host Organization

Date

Official Office Use Only

Authorized Signature – City of Hastings

Date of Council Approval



Hastings Utilities

N Hastings Ave

N St Joseph Ave

N St Joseph Ave

N Hastings Ave

N Denver Ave

Utilities Park

W 12th St

W 12th St

W 12th St

N Hastings Ave

N Denver Ave

N St Joseph Ave



YWCAOFA-01

CFARMER

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/28/2021

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

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

PRODUCER Ellerbrock-Norris Agency, Inc. P.O. Box 816 Hastings, NE 68902-0816	CONTACT NAME: Elizabeth Siegel PHONE (A/C, No, Ext): (402) 979-8527 FAX (A/C, No): (402) 463-2469 E-MAIL ADDRESS: esiegel@ellerbrock-norris.com	
	INSURER(S) AFFORDING COVERAGE INSURER A : Cincinnati Insurance Company INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :	
INSURED Young Women's Christian Association of Adams County, Nebraska DBA YWCA of Adams County 2525 W. 2nd St Ste. 110 Hastings, NE 68901	NAIC # 10677	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJECT ☒ LOC OTHER:			ETN 0414637	11/30/2021	11/30/2022	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 EBL AGGREGATE \$ 3,000,000
	AUTOMOBILE LIABILITY ☐ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☐ Y / N If yes, describe under DESCRIPTION OF OPERATIONS below		N / A				PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 RE: 4th of July Parade

The General Liability policy includes an automatic additional insured endorsement that provides additional insured status only when there is a written contract between the named insured and the certificate holder/entities that require such status prior to a loss. Coverage is provided on a Primary and noncontributory basis and only applies to the extent permitted by law. Waiver of Subrogation for the General Liability policy applies only if there is a written contract between the named insured and the certificate holder/entity(ies) that require such form language prior to a loss, and only to the extent permitted by law.

CERTIFICATE HOLDER

CANCELLATION

City of Hastings 220 North Hastings Avenue P.O. Box 1085	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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Section B: Event Agreement

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

Fees may be applicable.

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

Date(s) of Event: 03/26/2022 Event Name: Antique Airplane Hamburger Fly IN
Contact Person: Todd Harders Phone: 3083805079
Address: 1826 Loup River RD Cairo, NE
Email: todd3805079@gmail.com Daytime Phone: _____
Name of Organization Hosting Event: Nebraska Antique Airplane Association
Type of Organization: Corporation ☒ LLC ☐ Other If Other, provide name: _____
Type of Event: Hamburger Feed in Brick Hanger #1
Example: Running, Biking, Parade, etc. (Held on City Property or Public Right-of-Way)

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

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

City fee for fencing is \$300 per event (as of 10/01/2021). Fencing fee payable to the City of Hastings Engineering Department, **prior** to event. Refer to Nebraska Liquor Control Rules and Regulations for fencing requirements.

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

Please describe activities included in this event:

We will host a Hamburger Feed the last Saturday of each month from March until October.

Event Location: Brick hanger #1 at the Hastings Aoirport

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

Event Start Time: 11:30am Start Time Needed to Set Up & Access Area (if applies): _____

Event End Time: 1:30 pm Ending Time Needed to Clean up Area (if applies): _____

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

Matthew David Kehr

Key: a3c18830ca9fb5a918b10086f042690T

03/24/2022

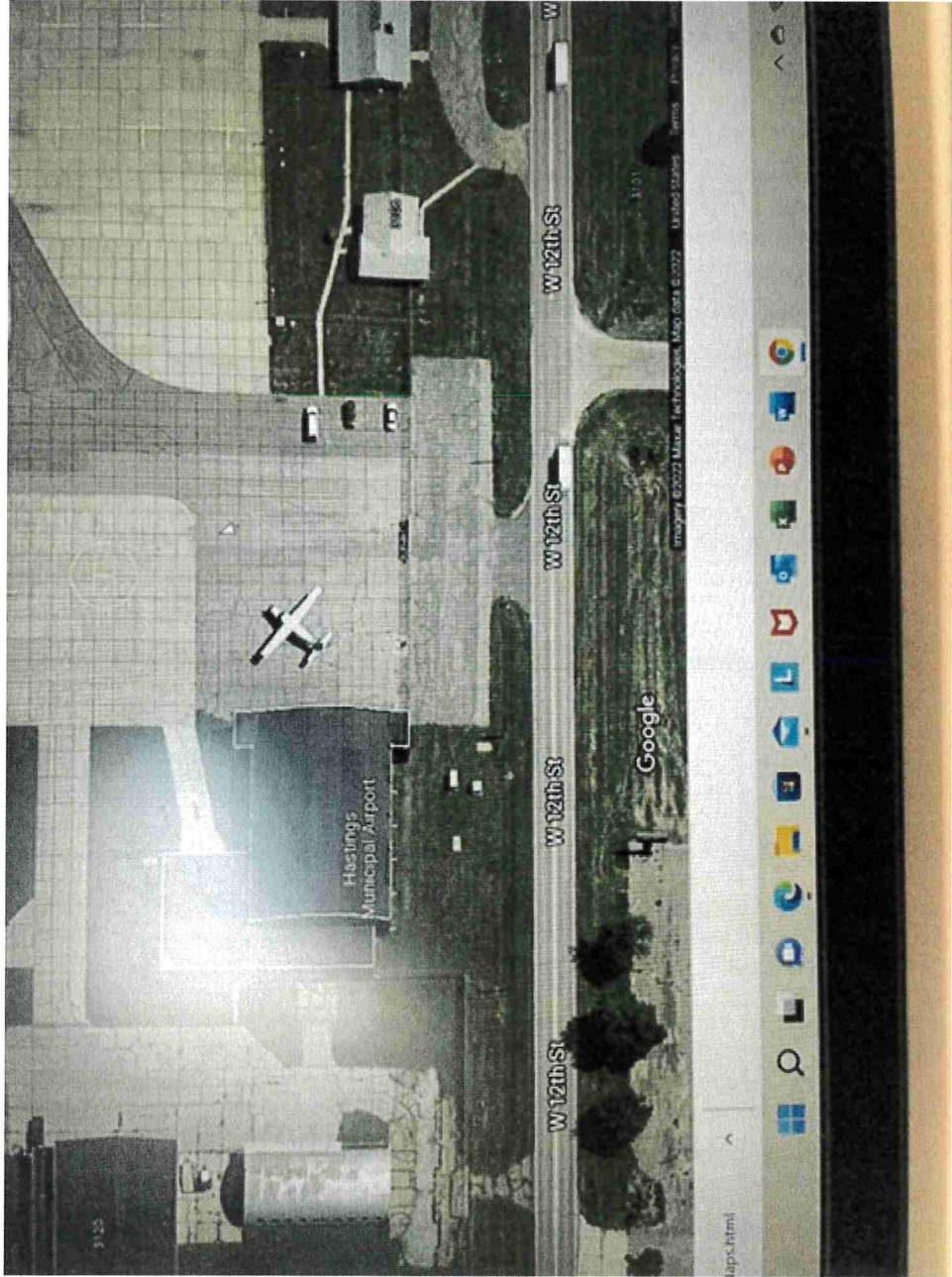
Authorized Signature for Host Organization

Date

Official Office Use Only

Authorized Signature – City of Hastings

Date of Council Approval



CERTIFICATE OF INSURANCE

THIS IS TO CERTIFY TO:

City of Hastings
220 North Hastings Ave
Hastings, NE 68901

THAT THE FOLLOWING POLICY OF INSURANCE HAS BEEN ISSUED TO:

Antique Airplane Association
22001 Bluegrass Road
Ottumwa, IA 52501

POLICY NUMBER: NAF6040820
POLICY PERIOD: From May 30, 2021 To May 30, 2022
INSURANCE COMPANY: Endurance American Insurance Co.

DESCRIPTION OF COVERAGES AND LIMITS OF LIABILITY: Please refer to attached schedule which is incorporated as a part hereof.

As respects the above certificate holder:

SECTION II - WHO IS AN INSURED is amended to include as an insured the person or organization, but only with respect to liability arising out of the Named Insured's aviation operations. In addition, notwithstanding any provision in the policy to the contrary, the Company waives its rights of subrogation against Additional Insured. This waiver shall not affect any of the Insured's own rights under this contract.

Subject to Date Change Recognition Endorsement.

Data included in this Certificate valid as of March 24, 2022.

This certificate of insurance is not an insurance policy and does not amend, extend or alter the coverage afforded by the policy listed herein. Notwithstanding any requirement, term or condition of any contract or other document with respect to which this certificate of insurance may be issued or may pertain, the insurance afforded by the policy described herein is subject to all the terms, exclusions and conditions of such policies.

Should the described policy be cancelled before the expiration date hereof, the issuing company will endeavor to give 30 days (10 days for non-payment) notice to the certificate holder named herein. However, failure to mail such notice shall not impose any obligation nor any liability of any kind upon the Company, its representatives or agents.

By:


W. Brown & Associates Insurance Services

Date of Issue: March 24, 2022
Certificate No.: 3

SCHEDULE OF LOCATIONS

Location of Aviation premises owned, rented to or occupied by the Named Insured:

Those premises necessary and incidental to the Aviation Events of the Named Insured

Type of Coverage:

LIMITS OF LIABILITY

General Aggregate Limit (Other than Products-Completed Operations and Hangarkeepers')	Not Applicable
Products-Completed Operations Aggregate Limit	\$1,000,000
Personal Injury & Advertising Injury Aggregate Limit	\$1,000,000
Each Occurrence Limit	\$1,000,000
Medical Expense Limit (Any One Person)	\$5,000
Each Occurrence	\$30,000
On Premises Automobile Liability	\$250,000
Property Damage Deductible(s): \$2,500 per claim	

ADDITIONAL INSURED - DESIGNATED PERSON OR ORGANIZATION

Policy Number:	NAF6040820	Endorsement #:	18
Named Insured:	Antique Airplane Association		
Company:	Endurance American Insurance Co.	Effective Date:	03/24/2022
Aviation Managers:	<u>W. Scott Brown</u>	Date Issued:	03/24/2022

This endorsement is part of your policy and takes effect on the effective date of your policy unless another effective date is shown above.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

In consideration of the premium paid and notwithstanding anything in the policy to the contrary, this endorsement amends the policy as shown below:

Name of Person or Organization:

City of Hastings
220 North Hastings Ave.
Hastings, NE 68901

Section II - Who is an Insured is amended to include as an insured the person or organization shown in the schedule above, but only with respect to liability arising out of your **aviation operations**. In addition, notwithstanding any provision in the policy to the contrary, the Company waives its rights of subrogation against Additional Insured. This waiver shall not affect any of the Insured's own rights under this contract.

All other terms and conditions of the policy remain unchanged.

THIS ENDORSEMENT CHANGES THE POLICY, PLEASE READ IT CAREFULLY.

End of Endorsement – NAF2000 END01 (1215)

Section B: Event Agreement

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

Fees may be applicable.

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

Date(s) of Event: 6/2/22-8/25/22 Event Name: Downtown Farmer's Market
Contact Person: Laura Stutte Phone: 321-231-0315
Address: 2525 W. 2nd St. Suite 110
Email: lstutte@ywcaadamscounty.org Daytime Phone: 402-462-8821
Name of Organization Hosting Event: YWCA Adams County
Type of Organization: Corporation LLC ☒ Other If Other, provide name: Non-profit
Type of Event: Thursday Farmer's Market
Example: Running, Biking, Parade, etc. (Held on City Property or Public Right-of-Way)

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

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

City fee for fencing is \$300 per event (as of 10/01/2021). Fencing fee payable to the City of Hastings Engineering Department, **prior** to event. Refer to Nebraska Liquor Control Rules and Regulations for fencing requirements.

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

Please describe activities included in this event:

The Thursday Downtown Farmer's Market is from 5-7:30pm during the summer. We have tables set up with vendors, musicians, and a food truck when available. We use the sidewalk and green space on 2nd and St. Joseph between Odyssey and First St. Brewery.

We aim to make fresh produce accessible to all families in our community.

Event Location: 2nd and St. Joseph

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

Event Start Time: 5pm Start Time Needed to Set Up & Access Area (if applies): 4:30pm
Event End Time: 7:30pm Ending Time Needed to Clean up Area (if applies): 8pm

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

Laura Stutte

04/01/2022

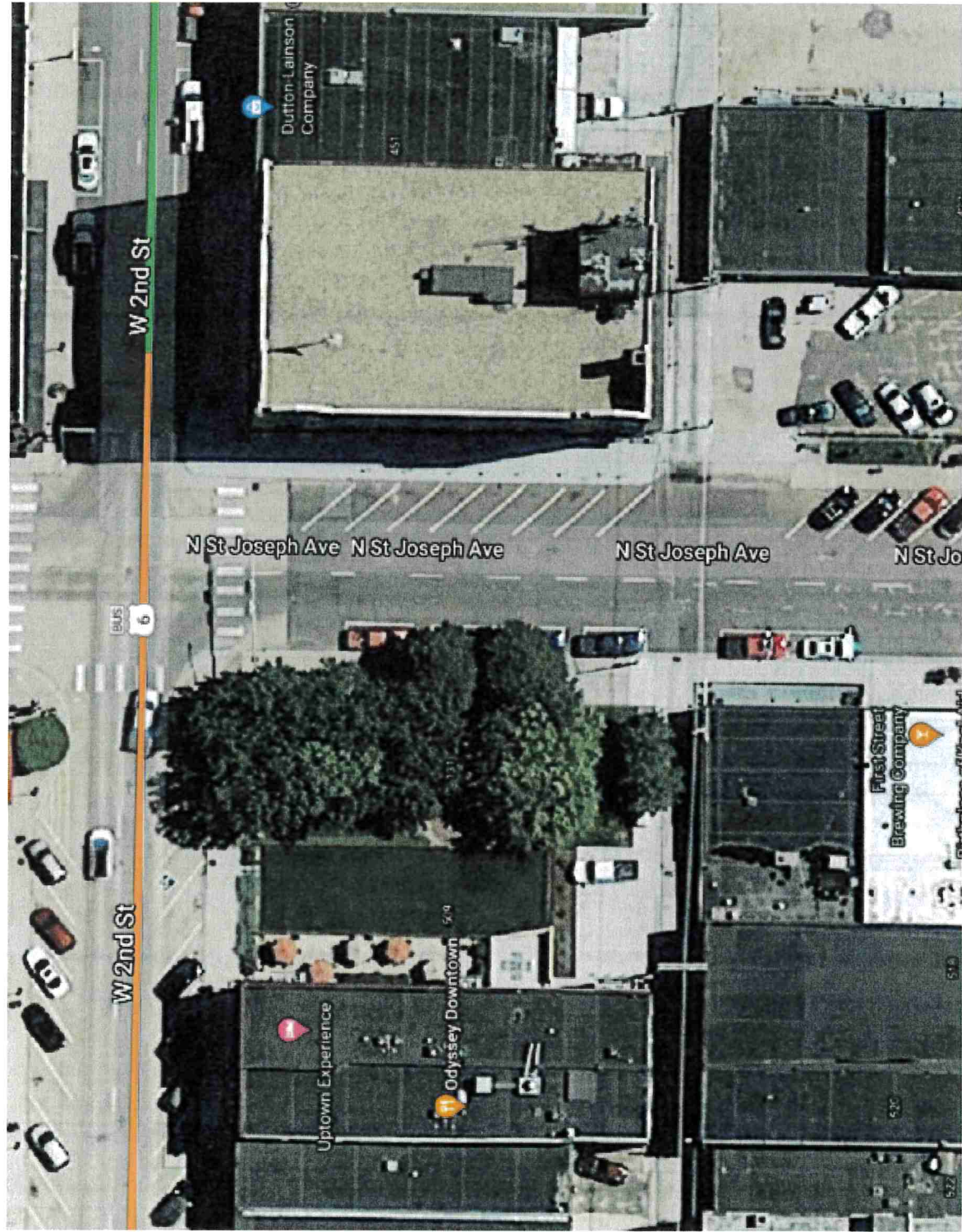
Authorized Signature for Host Organization

Date

Official Office Use Only

Authorized Signature – City of Hastings

Date of Council Approval





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
03/11/2022

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

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

PRODUCER  Laura Schneider State Farm Insurance 410 N Minnesota Ave Hastings, NE 68901	CONTACT NAME: Laura Schneider PHONE (A/C, No, Ext): 402-463-5408 FAX (A/C, No): 402-463-6347 E-MAIL ADDRESS: Laura@lauraschneideragency.com	
	INSURER(S) AFFORDING COVERAGE INSURER A: State Farm Fire and Casualty Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	
INSURED Downtown Farmers Market 2525 West 2nd St Hastings, NE 68901	NAIC # 25143	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
☒	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:	Y	Y	97-B2-D756-3	06/10/2021	06/10/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 1,000,000 \$
☐	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
☐	UMBRELLA LIAB EXCESS LIAB ☐ OCCUR ☐ CLAIMS-MADE ☐ DED ☐ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
☐	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				☐ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

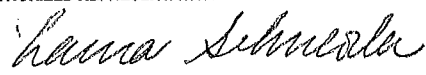
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Downtown Farmers Market held Thursday evenings at 2nd and N St Joseph Ave.

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

CERTIFICATE HOLDER

CANCELLATION

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

HASTINGS UTILITIES

HASTINGS, NEBRASKA

Name of Department: ElectricWork Order No.: EL-201Construction: XBudget Item No.: 2.53

Retirement: _____

Budget Item Amt: _____

DESCRIPTION AND LOCATION:

Replacement Transformer for Don Henry Substation

PURPOSE OF WORK IMPROVEMENT:

Replacement Transformer for Don Henry Substation

CONTRIBUTIONS/REMARKS:

Estimated Cost	Amount	Attached Map or DWG No.:	
1. Material to be Purchased	\$68,580.00	Sheet No.:	
2. Material from Stock	76,800.00	Date Work to be Started:	
3. Labor	16,160.00	Checked By: Digitally signed by Noel Nienhueser Date: 2022.03.09 14:05:54 -06'00'	Date
4. Truck Usage	0.00	Nienhueser	
5. Equipment Usage	0.00	Checked By: Digitally signed by Lee Vrooman Date: 2022.03.28 09:49:43 -05'00'	Date
6. Contract Amount Maddox Industrial Transform	252,000.00	Lee Vrooman	
7.		Approved By:	Date
8.			
SUBTOTAL	\$413,540.00	Director of Engineering	
Engineering & Administrative @ 6%	24,812.40	Approved By:	Date
Vehicle Usage @ 1%	4,135.40		
Subtotal	\$442,487.80		
Less Developer Contribution		Hastings City Council	
		Authorized By: Digitally signed by Kevin D Johnson Date: 2022.03.28 14:08:18 -05'00'	Date
		Kevin D Johnson	
TOTAL ESTIMATED COST OF WORK ORDER	\$442,487.80	Manager	

HASTINGS UTILITIES, HASTINGS, NEBRASKA

Work Order No.: _____

B.I. No.: _____

B.I. Yr.: _____

LABOR AND EQUIPMENT ESTIMATE

Classification of Labor or Equipment to be Used		No of Hr/Mi/Ft	Cost Per Unit	Subtotal	Total Cost
LABOR:	Engeneering Department (\$50)	80	50.00	4,000.00	\$16,160.00
	Electric Department	160	65.00	10,400.00	
	Gas Department	32	55.00	1,760.00	
	TOTAL - LABOR				
TRUCKS:	Trucks 22 & 23 (Hours)			0.00	\$0.00
	Trucks 24 & 28 (Hours)			0.00	
	Trucks 25 & 26 (Hours)			0.00	
	Truck (Hours)			0.00	
				0.00	
				0.00	
	TOTAL - TRUCKS USAGE				
EQUIPMENT:	Air Compressor (Hours)			0.00	\$0.00
	Backhoe (Hours)			0.00	
	Boring Machine or Bore (Feet)			0.00	
	Packer (Hours)			0.00	
	Trench (Feet)			0.00	
	Skid Steer			0.00	
	Hydra Tamp (Hours)			0.00	
	Spoil Vac (Hours)			0.00	
TOTAL - EQUIPMENT USAGE			\$0.00		
TOTAL COST ALL LABOR AND EQUIPMENT ESTIMATE				\$16,160.00	

MATERIAL ESTIMATE

Quantity	Stock Number	Description	Unit Price	Stock Material	New Material
1		Crane Service to remove old unit from	-	-	\$ 10,000.00
1		Crane Service to unload new unit on			10,000.00
1		Crane Service to load out old			10,000.00
1		Crane Service to place new			10,000.00
1		Truck new unit 1200 miles			4,800.00
		Truck old unit 320 miles		-	1,280.00
		Steel for brackets		-	1,500.00
		New arrestors		-	6,000.00
		New HV bushings		-	15,000.00
1920		High voltage Cable 0740775	40.00	76,800.00	
				-	
				-	
				-	
				-	
		TOTAL		#####	\$ 68,580.00

Estimated By: _____

Date: _____

HASTINGS UTILITIES, HASTINGS, NEBRASKA

Work Order No.: _____

B.I. No.: _____

B.I. Yr.: _____

MATERIAL ESTIMATE

Quantity		Stock Number	Description	Unit Price	Stock Material	New Material
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			Total Page 3		\$ -	\$ -
			Total Page 2 Brt Fwd		\$76,800.00	#####
					-	
			TOTAL (Pages 2 & 3)		\$76,800.00	#####

Estimated By: _____

Date: _____ Page 3

WORK ORDER ENGINEERING ESTIMATE

HASTINGS UTILITIES

HASTINGS, NEBRASKA

Name of Department: Electric

Construction: X

Retirement: _____

Work Order No.: EL-204

Budget Item No.: 2.30 2021/2022

Budget Item Amt: \$125,000

DESCRIPTION AND LOCATION:

Rebuild existing single-phase overhead line to three-phase on Prarie Lake Road from Southern Hills Drive to west, then north to irrigation well, install new three-phase overhead transformer bank

PURPOSE OF WORK IMPROVEMENT:

New 125 h.p. irrigation well motor in the Southeast Quarter of Section 28, Township 7 North, Range 10 West

CONTRIBUTIONS/REMARKS:

Cost of Construction: \$26,415.16

Less \$60/hp Credit: -\$7,500.00

Cost to Customer: \$18,915.16

Estimated Cost	Amount	Attached Map or DWG No.:	E-OH-564
1. Material to be Purchased		Sheet No.:	0
2. Material from Stock	7,627.07	Date Work to be Started:	3/28/22
3. Labor	8,320.00	Date Work to be Completed:	7/15/22
4. Truck Usage	7,750.00	Checked By: Douglas Baumgart	Date
5. Equipment Usage	0.00	Digitally signed by Douglas Baumgart Date: 2022.03.28 17:45:29 -05'00'	
6. Meter Pedestal + UGD Sec	990.00	Checked By: Tyler Waite	Date
7.		Digitally signed by Tyler Waite Date: 2022.03.29 07:59:21 -05'00'	
		Approved By: Lee Vrooman	Date
		Digitally signed by Lee Vrooman Date: 2022.04.04 11:11:57 -05'00'	
SUBTOTAL	\$24,687.07	Director of Engineering	
Engineering & Administrative @ 6%	1,481.22	Approved By:	Date
Vehicle Usage @ 1%	246.87		
Subtotal	\$26,415.16		
Plus 10% Contingency		Hastings City Council	
Subtotal	\$26,415.16	Authorized By: Kevin D Johnson	Date
Less Developer Contribution	-18,915.16	Digitally signed by Kevin D Johnson Date: 2022.04.04 11:13:15 -05'00'	
TOTAL ESTIMATED COST OF WORK ORDER	\$7,500.00	Manager	

HASTINGS UTILITIES, HASTINGS, NEBRASKA

Work Order No.: EL-204
B.I. No.: 2.30
B.I. Yr.: 2021/2022

LABOR AND EQUIPMENT ESTIMATE

Classification of Labor or Equipment to be Used		No of Hr/Mi/Ft	Cost Per Unit	Subtotal	Total Cost
LABOR:	Engineering Department (\$50)	0	50.00	0.00	\$8,320.00
	Electric Department	128	65.00	8,320.00	
	Gas Department	0	55.00	0.00	
	TOTAL - LABOR				
TRUCKS:	Trucks 22 & 23 (Hours)	20	218.75	4,375.00	\$7,750.00
	Trucks 24 & 28 (Hours)	20	137.50	2,750.00	
	Trucks 25 & 26 (Hours)	10	62.50	625.00	
	Truck (Hours)			0.00	
				0.00	
				0.00	
	TOTAL - TRUCKS USAGE				
	EQUIPMENT:	Air Compressor (Hours)	0	31.25	
Backhoe (Hours)		0	37.50	0.00	
Boring Machine or Bore (Feet)		0	1.50	0.00	
Packer (Hours)		0		0.00	
Trench (Feet)		0	8.75	0.00	
Skid Steer		0		0.00	
Hydra Tamp (Hours)		0	143.75	0.00	
Spoil Vac (Hours)		0	75.00	0.00	
TOTAL COST ALL LABOR AND EQUIPMENT ESTIMATE					\$16,070.00

MATERIAL ESTIMATE

Quantity	Stock Number	Description	Unit Price	Stock Material	New Material
1	ea.	001-02-13 1/2"x14" Galvanized Machine	1.12	1.12	
4	ea.	001-03-11 5/8"x10" Galvanized Machine	1.29	5.16	
12	ea.	001-03-12 5/8" x 12" Galvanized Mach	1.28	15.36	
1	ea.	001-06-00 5/8" x 12" Galvanized D.A. Bolt	2.38	2.38	
2	ea.	001-06-06 5/8" x 24" Galvanized D.A.	3.08	6.16	
11	ea.	011-22-02 5/8" D.U. Bolts	3.14	34.54	
1	ea.	004-11-01 Guy Roller	3.08	3.08	
48	ea.	005-01-03 2 1/4" Square Washers	0.32	15.36	
14	ea.	005-02-05 4" x 4" Curved Washers	1.38	19.32	
7	ea.	006-04-02 5/8" Galvanized Eyenuts	1.87	13.09	
1	ea.	007-03-02 1/2" Square Locknuts	0.21	0.21	
36	ea.	007-03-03 5/8" Square Locknuts	0.20	7.20	
3	ea.	008-03-06 3/8" Guy Grips	2.56	7.68	
1	ea.	008-04-06 3/8" Guy Strandvise	12.28	12.28	
TOTAL				\$ 142.94	

Estimated By: T. Waite

Date: 3/21/22

Page 2

HASTINGS UTILITIES, HASTINGS, NEBRASKA

Work Order No.: EL-204

B.I. No.: 2.30

B.I. Yr.: 2021/2022

MATERIAL ESTIMATE

Quantity		Stock Number	Description	Unit Price	Stock Material	New Material
1	ea.	011-04-31	Fiberglass Strain Insulators	13.37	13.37	
1	ea.	018-04-02	3/4" x 10" Single Helix Anchor	24.98	24.98	
1	ea.	018-08-11	3/4" Twin Eynut	6.96	6.96	
1	ea.	018-10-02	3/4" x 7' Anchor Rod	19.68	19.68	
2	ea.	019-09-06	5/8" x 10' Ground Rods	13.32	26.64	
2	ea.	020-02-03	5/8" Ground Clamps	1.68	3.36	
2	ea.	021-01-04	Ground Wire Moldings	12.37	24.74	
1	ea.	022-01-02	Guy Guard	5.61	5.61	
6	ea.	022-02-01	Wildlife Guards	3.87	23.22	
8	ea.	023-03-04	Molding Staples	1.16	9.28	
5	ea.	024-01-02	Insulator Pins	3.99	19.95	
11	ea.	025-02-02	Pole Top Pins	6.76	74.36	
11	ea.	032-02-02	Neutral Spool Insulators	1.09	11.99	
28	ea.	039-03-01	15KV Polymer Insulators	4.77	133.56	
14	ea.	040-02-01	15KV Deadend Insulators	9.65	135.10	
14	ea.	041-06-01	Deadend Clamps	5.80	81.20	
3	ea.	042-27-07	#2 Stirrups	14.63	43.89	
4	ea.	044-01-04	Split-Bolt Ground Connectors	1.74	6.96	
3	ea.	044-13-01	Hot Line Clamps	7.36	22.08	
6	ea.	046-08-01	Transformer Ground Connectors	3.80	22.80	
3	ea.	049-01-06	10Amp Fuse Links	4.59	13.77	
3	ea.	049-01-10	30Amp Fuse Links	5.10	15.30	
8	ea.	055-01-01	100Amp 15KV Cutouts	66.54	532.32	
6	ea.	066-04-04	10KV Polymer Lightning Arresters	33.64	201.84	
80	ft.	068-01-04	#4 Bare Copper Ground Wire	0.82	65.60	
5200	ft.	069-18-02	#2 6/1 ACSR Wire	0.13	676.00	
23	ea.	087-07-02	#2 ACSR 6/1 Distribution Support Ties	3.42	78.66	
11	ea.	087-09-02	#2 ACSR 6/1 Spool Ties	2.54	27.94	
40	ft.	088-03-06	3/8 Guy Wire	0.32	12.80	
1	ea.	178-04-02	Triple Mount Transformer Bracket	166.72	166.72	
2	ea.	190-01-40	40' Class 2 Wood Poles	473.42	946.84	
2	ea.	191-01-04	8' Fiberglass Tangent Crossarms	121.64	243.28	
1	ea.	191-03-04	8' Fiberglass Deadend Crossarm	258.80	258.80	
0.5	lb.	901-03-05	Ground Wire Staples	1.40	0.70	
3	ea.		50KVA 7970/13800Y 277/480Y 1Ph Polemt	1,094.61	3,283.83	
1	LS		Misc. Tape, Wire, Connectors, Etc.	250.00	250.00	
					-	
			Total Page 3		\$ 7,484.13	\$ -
			Total Page 2 Brt Fwd		\$ 142.94	\$ -
					-	
			TOTAL (Pages 2 & 3)		\$ 7,627.07	\$ -

Estimated By: T. Waite

Date: 3/21/22 Page 3

WORK ORDER ENGINEERING ESTIMATE

HASTINGS UTILITIES

HASTINGS, NEBRASKA

Name of
Department: Electric

Construction: X

Retirement: _____

Work Order No.: EL-191

Budget Item No.: 2.52 21/22

Budget Item Amt: \$250,000

DESCRIPTION AND LOCATION:

Installation of 1Ø UGD Electric Lines and Padmount Transformers to Serve New Residential Lots In Blocks 1,2, & 3 in Trail Ridge Addition

PURPOSE OF WORK IMPROVEMENT:

New Residential Development

CONTRIBUTIONS/REMARKS:

Estimated Cost	Amount	Attached Map or DWG No.: E-UD-784	
1. Material to be Purchased	\$0.00	Sheet No.:	
2. Material from Stock	\$ 44,234.53		
3. Labor	\$ 78,700.00	Date Work to be Started:	3/21/2022
4. Truck Usage	\$ 13,175.00	Date Work to be Finished:	9/30/2022
5. Equipment Usage	\$ 42,632.50	Checked By: Douglas Baumgart	Date
6. Contract Amount		Digitally signed by Douglas Baumgart Date: 2022.03.17 16:31:11 -05'00'	
7. Easements		Checked By: Tyler Waite	Date
		Digitally signed by Tyler Waite Date: 2022.04.01 15:53:42 -05'00'	
SUBTOTAL	\$178,742.03	Approved By: Lee Vrooman	Date
Engineering & Administrative @ 6%	\$ 10,724.52	Digitally signed by Lee Vrooman Date: 2022.04.04 11:09:45 -05'00'	
Vehicle Usage @ 1%	\$ 1,787.42	Director of Engineering	
		Approved By:	Date
SUBTOTAL	\$191,253.97		
Less Developer Contribution		Hastings City Council	
		Authorized By: Kevin D Johnson	Date
		Digitally signed by Kevin D Johnson Date: 2022.04.04 11:11:58 -05'00'	
TOTAL ESTIMATED COST OF WORK ORDER	\$191,253.97	Manager	

HASTINGS UTILITIES, HASTINGS, NEBRASKA

Work Order No.: EL-191
 B.I. No.: 2.52
 B.I. Yr.: 21/22

LABOR AND EQUIPMENT ESTIMATE

Classification of Labor or Equipment to be Used		No of Hr/Mi/Ft	Cost Per Unit	Subtotal	Total Cost
LABOR:	Engeneering Department (\$50)	30	50.00	1,500.00	\$78,700.00
	Electric Department	768	65.00	49,920.00	
	Gas Department	496	55.00	27,280.00	
	TOTAL - LABOR				
TRUCKS:	Trucks 22 & 23 (Hours)	34	218.75	7,437.50	\$13,175.00
	Trucks 24 & 28 (Hours)	34	137.50	4,675.00	
	Trucks 25 & 26 (Hours)	17	62.50	1,062.50	
	Truck (Hours)			0.00	
				0.00	
				0.00	
	TOTAL - TRUCKS USAGE				
EQUIPMENT:	Air Compressor (Hours)	20	31.25	625.00	\$42,632.50
	Backhoe (Hours)	96	37.50	3,600.00	
	Boring Machine or Bore (Feet)	80	1.50	120.00	
	Packer (Hours)			0.00	
	Trench (Feet)	3625	8.75	31,718.75	
	Skid Steer			0.00	
	Hydra Tamp (Hours)	29	143.75	4,168.75	
	Spoil Vac (Hours)	32	75.00	2,400.00	
	TOTAL - EQUIPMENT USAGE				
TOTAL COST ALL LABOR AND EQUIPMENT ESTIMATE					\$134,507.50

MATERIAL ESTIMATE

Quantity		Stock Number	Description	Unit Price	Stock Material	New Material
3	ea.	001-02-11	1/2" x 10" Galvanised Machine Bolts	1.09	3.27	
5	ea.	001-03-12	5/8" x 10" Galvanised Machine Bolts	1.15	5.75	
5	ea.	005-01-03	2 1/4" Square Washer	0.32	1.60	
3	ea.	007-03-02	1/2" Square Locknuts	0.21	0.63	
5	ea.	007-03-03	5/8" Square Locknuts	0.20	1.00	
12	ea.	019-09-06	5/8" x 10" Ground Rod	13.32	159.84	
12	ea.	020-02-03	5/8" Ground Clamp	1.68	20.16	
1	ea.	022-02-01	Wildlife Ground	3.87	3.87	
3555	ft	023-07-03	Red Warning Tape	0.04	142.20	
1	ea.	042-27-13	477MCM Stirrup	40.08	40.08	
19	ea.	043-08-03	#2 15KV Loadbreak Elbows	33.95	645.05	
24	ea.	044-08-01	Split-Bolt Ground Connectors	1.74	41.76	
1	ea.	044-13-02	Hot Line Clamp	6.80	6.80	
6	ea.	046-07-03	NSM Series Secondary Connectors	4.27	25.62	
			TOTAL		\$ 1,097.63	\$ -

Estimated By: R. Menke

Date: 2/28/22

Page 2

HASTINGS UTILITIES, HASTINGS, NEBRASKA

Work Order No.: EL-191

B.I. No.: 2.52

B.I. Yr.: 21/22

MATERIAL ESTIMATE

Quantity		Stock Number	Description	Unit Price	Stock Material	New Material
16	ea.	046-07-04	Insulated Secondary Connectors	17.56	280.96	
2	ea.	046-07-05	ZQ Series Secondary Connectors	15.75	31.50	
18	ea.	046-08-01	Transformer Ground Connectors	3.80	68.40	
57	ea.	046-10-02	Terminal Lugs	4.64	264.48	
1	ea.	049-01-09	25Amp Fuse Link	4.35	4.35	
1	ea.	055-01-01	100Amp 15KV Cutout	66.54	66.54	
1	ea.	066-04-10	10KV Riser Pole Lighting Arrester	60.29	60.29	
469	ft	068-01-04	#4 Bare Copper Ground Wire	0.82	384.58	
2775	ft	077-13-02	#2 15KV Aluminum 220Mil Jacketed Cables	1.51	4,190.25	
450	ft	078-01-40	4/0-4/0-2/0 600V URD Aluminum Triplex	1.41	634.50	
500	ft	078-02-35	350-350-4/0 600V URD Aluminum Triplex	3.06	1,530.00	
1	ea.	089-15-20	Cable Positioner	20.25	20.25	
1	ea.	089-15-30	Single mount Cutout/Arrester Bracket	50.66	50.66	
1	ea.	089-17-02	#2 15KV Termimatic	52.08	52.08	
1	ea.	089-52-02	#2 Stem Connector	8.54	8.54	
2	ft	099-09-06	Shrink Tube for 2" PVC	32.68	65.36	
10	ft	113-02-06	2" Steel Pipe	4.18	41.80	
100	ft	113-06-04	1 1/4" Sch40 PVC	1.59	159.00	
200	ft	113-06-06	2" Sch40 PVC	0.87	174.00	
320	ft	113-06-07	2 1/2" Sch40 PVC	3.59	1,148.80	
1190	ft	113-10-04	1 1/4" Sch40 PVC Polyduct	0.70	833.00	
1900	ft	113-10-06	2" Sch40 PVC Polyduct	1.08	2,052.00	
560	ft	113-10-07	2 1/2" Sch40 PVC Polyduct	1.03	576.80	
24	ea.	114-04-07	2 1/2" PVC Elbows - 90° Std R	3.97	95.28	
1	ea.	114-10-04	2" Steel Elbow - 90° 36" R	62.29	62.29	
20	ea.	114-11-01	1 1/4" Fiberglass Elbows - 90° 12" R	50.51	1,010.20	
7	ea.	114-11-06	2" Fiberglass Elbows - 90° 24" R	51.53	360.71	
12	ea.	114-11-07	2" Fiberglass Elbows - 90° 36" R	57.73	692.76	
13	ea.	114-11-08	2 1/2" Fiberglass Elbows - 90° 24" R	78.26	1,017.38	
24	ea.	115-04-07	2 1/2" PVC/PVC Couplers (PVC)	0.75	18.00	
21	ea.	115-08-04	1 1/4" Polyduct Couplers	12.22	256.62	
25	ea.	115-08-06	2" Polyduct Couplers	15.58	389.50	
12	ea.	115-08-07	2 1/2" Polyduct Couplers	26.24	314.88	
2	ea.	116-18-06	2" Pipe/PVC Couplers (PVC)	0.56	1.12	
18	ea.	116-21-04	1 1/4" PVC Caps	0.52	9.36	
5	ea.	156-01-01	200Amp 1Ø Single Meter Pedestals	387.59	1,937.95	
14	ea.	156-01-02	200Amp 1Ø Double Meter Pedestals	607.28	8,501.92	
			Total Page 3		\$ 27,366.11	\$ -
			Total Page 2 Brt Fwd		\$ 1,097.63	\$ -
					-	
			TOTAL (Pages 2 & 3)		\$ 28,463.74	\$ -

Estimated By: R. Menke

Date: 2/10/22 Page 3

HASTINGS UTILITIES, HASTINGS, NEBRASKA

Work Order No.: EL-191

B.I. No.: 2.52

B.I. Yr.: 21/22

MATERIAL ESTIMATE

Quantity		Stock Number	Description	Unit Price	Stock Material	New Material
33	ea.	159-06-09	Clear Plastic Meter Socket Cover	2.09	68.97	
73	ea.	159-11-01	Meter Seals	0.19	13.87	
2	ft	178-09-06	Standoff Tee Rail	7.22	14.44	
3	ea.	178-10-04	6" Standoff Brackets	17.20	51.60	
3	ea.	178-11-01	2" Pipe Straps	3.39	10.17	
8	ea.	194-02-01	Precast Concrete Transformer Pads 42" x 46" x	180.00	1,440.00	
8	ea.	582-00-01	Tubes of Silicone Caulk	6.65	53.20	
8	ea.	955-01-01	3E01 Brass Padlocks	8.52	68.16	
6	ea.		25KVA 13800Y/7970 240/120 1Ø Deadfront Padmount Xfmrs	1,703.44	10,220.64	
2	ea.		37.5KVA 13800Y/7970 240/120 1Ø Deadfront Padmount Xfmrs	1,914.87	3,829.74	
Misc.			Tape, Wire, Connectors, Bolts, etc.		-	
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			Total Page 4		\$15,770.79	\$ -
			Total Page 2 and 3 Brt Fwd		\$28,463.74	\$ -
					-	
			TOTAL (Pages 2, 3, 4)		\$44,234.53	\$ -

Estimated By: R. Menke

Date: _____ Page 4

WORK ORDER ENGINEERING ESTIMATE

HASTINGS UTILITIES

HASTINGS, NEBRASKA

Name of Department: ElectricWork Order No.: EL-195Construction: XBudget Item No.: 2.50 2021/2022

Retirement: _____

Budget Item Amt: \$450,000**DESCRIPTION AND LOCATION:**

New single-phase and three-phase underground lines on St. Joe Ave. 5th St. to 6th St. and in the alley east of St. Joe Ave. north of 5th St.

PURPOSE OF WORK IMPROVEMENT:

Requested by St. Cecilia to allow the building of an addition to the St. Cecilia School

CONTRIBUTIONS/REMARKS:

St. Cecilia to pay all non-betterment costs associated with this work order

Estimated Cost	Amount	Attached Map or DWG No.:	E-UD-777
1. Material to be Purchased		Sheet No.:	0
2. Material from Stock	67,029.61	Date Work to be Started:	3/28/22
3. Labor	48,240.00	Date Work to be Completed:	6/3/22
4. Truck Usage	10,075.00	Checked By: Douglas Baumgart Digitally signed by Douglas Baumgart Date: 2022.04.01 16:52:05 -05'00'	Date
5. Equipment Usage	11,486.25	Checked By: Tyler Waite Digitally signed by Tyler Waite Date: 2022.04.01 16:54:49 -05'00'	Date
6. Contract Amount		Approved By: Lee Vrooman Digitally signed by Lee Vrooman Date: 2022.04.04 11:08:17 -05'00'	Date
7.		Director of Engineering	
8.		Approved By:	Date
SUBTOTAL	\$136,830.86		
Engineering & Administrative @ 6%	8,209.85	Approved By:	Date
Vehicle Usage @ 1%	1,368.31		
Subtotal	\$146,409.02	Hastings City Council	
		Authorized By: Kevin D Johnson Digitally signed by Kevin D Johnson Date: 2022.04.04 11:11:40 -05'00'	Date
Subtotal	\$146,409.02		
Less Developer Contribution	-117,334.20		
TOTAL ESTIMATED COST OF WORK ORDER	\$29,074.82		

HASTINGS UTILITIES, HASTINGS, NEBRASKA

Work Order No.: EL-195

B.I. No.: 2.50

B.I. Yr.: 2021/2022

LABOR AND EQUIPMENT ESTIMATE

Classification of Labor or Equipment to be Used		No of Hr/Mi/Ft	Cost Per Unit	Subtotal	Total Cost
LABOR:	Engineering Department (\$50)	28	50.00	1,400.00	\$48,240.00
	Electric Department	416	65.00	27,040.00	
	Gas Department	360	55.00	19,800.00	
	TOTAL - LABOR				
TRUCKS:	Trucks 22 & 23 (Hours)	26	218.75	5,687.50	\$10,075.00
	Trucks 24 & 28 (Hours)	26	137.50	3,575.00	
	Trucks 25 & 26 (Hours)	13	62.50	812.50	
	Truck (Hours)			0.00	
				0.00	
				0.00	
	TOTAL - TRUCKS USAGE				
EQUIPMENT:	Air Compressor (Hours)	6	31.25	187.50	\$11,486.25
	Backhoe (Hours)	90	37.50	3,375.00	
	Boring Machine or Bore (Feet)	820	1.50	1,230.00	
	Packer (Hours)	0		0.00	
	Trench (Feet)	0	8.75	0.00	
	Skid Steer	0		0.00	
	Hydra Tamp (Hours)	33	143.75	4,743.75	
	Spoil Vac (Hours)	26	75.00	1,950.00	
	TOTAL - EQUIPMENT USAGE				
TOTAL COST ALL LABOR AND EQUIPMENT ESTIMATE				\$69,801.25	

MATERIAL ESTIMATE

Quantity		Stock Number	Description	Unit Price	Stock Material	New Material
4	ea.	001-02-11	1/2"x10" Galvanized Machine	1.09	4.36	
2	ea.	001-03-11	5/8"x10" Galvanized Machine	1.29	2.58	
19	ea.	001-03-12	5/8" x 12" Galvanized Mach	1.28	24.32	
4	ea.	001-04-12	3/4" x 12" Galvanized Mach	4.90	19.60	
7	ea.	002-02-02	1/2" x 4" Lag Bolts	0.58	4.06	
2	ea.	004-11-01	Guy Rollers	3.08	6.16	
33	ea.	005-01-03	2 1/4" Square Washers	0.32	10.56	
4	ea.	005-02-05	4" x 4" Curved Washers	1.38	5.52	
1	ea.	006-04-02	5/8" Galvanized Eyenut	1.87	1.87	
2	ea.	006-04-04	3/4" Galvanized Eyenuts	2.00	4.00	
4	ea.	007-03-02	1/2" Square Locknuts	0.21	0.84	
19	ea.	007-03-03	5/8" Square Locknuts	0.20	3.80	
2	ea.	007-03-04	3/4" Square Locknuts	0.62	1.24	
2	ea.	008-02-03	Double Downguy Clamps	2.35	4.70	
			TOTAL		\$ 93.61	

Estimated By: T. Waite

Date: 3/21/22

Page 2

HASTINGS UTILITIES, HASTINGS, NEBRASKA

Work Order No.: EL-195

B.I. No.: 2.50

B.I. Yr.: 2021/2022

MATERIAL ESTIMATE

Quantity		Stock Number	Description	Unit Price	Stock Material	New Material
2	ea.	008-03-07	7/16" Guy Grips	4.43	8.86	
2	ea.	008-04-07	7/16" Guy Strandvises	34.88	69.76	
2	ea.	011-05-36	Fiberglass Strain Insulators	38.24	76.48	
2	ea.	012-01-35	BD-35 Spacer Deadend Brackets	87.64	175.28	
8	ea.	012-02-01	Deadend Thimble Clevises	14.07	112.56	
2	ea.	014-02-01	Guying Plates	49.38	98.76	
2	ea.	018-06-02	3/4" x 10" Twin Helix Anchors	52.86	105.72	
2	ea.	018-08-21	3/4" Triple Eynuts	6.28	12.56	
2	ea.	018-10-02	3/4" x 7' Anchor Rods	19.68	39.36	
7	ea.	019-09-06	5/8" x 10' Ground Rods	13.32	93.24	
7	ea.	020-02-03	5/8" Ground Clamps	1.68	11.76	
2	ea.	021-01-04	Ground Wire Moldings	12.37	24.74	
2	ea.	022-01-02	Guy Guards	5.61	11.22	
9	ea.	022-02-01	Wildlife Guards	3.87	34.83	
8	ea.	023-03-04	Molding Staples	1.16	9.28	
350	ft.	023-07-03	Red Warning Tape	0.04	14.00	
1	ea.	033-04-06	#2 Service Bracket	6.50	6.50	
1	ea.	042-14-02	WR-9 Compression Connector	0.30	0.30	
2	ea.	042-14-03	WR-159 Compression Connectors	0.35	0.70	
3	ea.	043-08-03	#2 15KV Loadbreak Elbows	33.95	101.85	
1	ea.	043-21-10	10KV Elbow Lightning Arrester	69.25	69.25	
12	ea.	044-01-04	Split-Bolt Ground Connectors	1.74	20.88	
1	ea.	046-07-03	NSM Series Secondary Connector	4.27	4.27	
4	ea.	046-07-04	Insulated Secondary Connectors	17.56	70.24	
1	ea.	046-07-05	ZQ Series Secondary Connector	19.36	19.36	
6	ea.	046-08-01	Transformer Ground Connectors	3.80	22.80	
6	ea.	046-10-02	Terminal Lugs	5.13	30.78	
4	ea.	049-18-00	15KV SMU-20 Fuseholders	329.44	1,317.76	
4	ea.	049-18-08	30Amp 15KV SMU-20 Fuse Units	137.48	549.92	
6	ea.	040-02-01	15KV Deadend Insulators	9.65	57.90	
6	ea.	041-06-26	266.8 Plast-Coated Preformed Deadends	15.69	94.14	
2	ea.	041-06-52	052 Preformed Deadends	20.58	41.16	
3	ea.	061-02-09	600Amp 15KV Disconnects	266.99	800.97	
5	ea.	066-04-04	10KV Polymer Lightning Arresters	33.64	168.20	
3	ea.	066-04-10	10KV Riser Pole Lightning Arresters	60.29	180.87	
165	ft.	068-01-04	#4 Bare Copper Ground Wire	0.82	135.30	
10	ft.	070-02-12	12/2 Romax with Ground	0.32	3.20	
			Total Page 3		\$ 4,594.76	\$ -
			Total Page 2 Brt Fwd		\$ 93.61	\$ -
					-	
			TOTAL (Pages 2 & 3)		\$ 4,688.37	\$ -

Estimated By: T. Waite

Date: 3/21/22 Page 3

HASTINGS UTILITIES, HASTINGS, NEBRASKA

Work Order No.: EL-195

B.I. No.: 2.50

B.I. Yr.: 2021/2022

MATERIAL ESTIMATE

Quantity		Stock Number	Description	Unit Price	Stock Material	New Material
590	ft.	072-02-25	250MCM 600V THWN Copper Wire	2.81	1,657.90	
240	ft.	072-02-35	350MCM 600V THWN Copper Wire	7.33	1,759.20	
120	ft.	072-02-40	4/0 600V THWN Copper Wire	4.75	570.00	
1770	ft.	074-07-50	500MCM 15KV Shielded Copper Power Cable-	10.32	18,266.40	
1070	ft.	077-13-02	#2 15KV Aluminum 220Mil Jacketed Cable	1.51	1,615.70	
60	ft.	078-01-40	4/0-4/0-2/0 600V Aluminum URD Triplex	1.41	84.60	
200	ft.	088-03-05	7/16" Guy Wire	0.71	142.00	
3	ea.	089-15-20	Cable Positioners	22.32	66.96	
3	ea.	089-15-60	Triple-Mount Cutout/Arrester Brackets	97.38	292.14	
7	ea.	089-17-02	#2 15KV Termimatics	52.08	364.56	
12	ea.	089-17-50	500MCM 15KV Copper Termimatics	211.42	2,537.04	
4	ea.	089-50-03	#2 Two-Hole Terminal Lugs	4.18	16.72	
12	ea.	089-51-50	500MCM Two-Hole Terminal Lugs	18.12	217.44	
7	ea.	089-52-02	#2 Stem Connectors	8.54	59.78	
2	ea.	097-02-06	Gray Coding Tape	4.94	9.88	
1	ea.	097-03-12	High Voltage Tape	13.03	13.03	
1	ea.	097-04-01	Airseal Tape	20.72	20.72	
3	ea.	098-01-02	Wire Pulling Compound	9.15	27.45	
1	ea.	098-03-02	PVC Cement	7.29	7.29	
1	ea.	098-04-02	PVC Cleaner	7.29	7.29	
1	ea.	099-04-05	4-Hole Cable Breakout for 5" PVC	77.41	77.41	
1	ea.	104-02-02	1 1/4" x 2' Street Light Arm	16.82	16.82	
1	ea.	105-00-03	"Residential" LED Street Light Fixture	109.30	109.30	
1	ea.	111-05-02	Photoeye for LED	16.12	16.12	
10	ft.	113-02-04	1 1/4" Steel Pipe	5.85	58.50	
10	ft.	113-02-06	2" Steel Pipe	4.18	41.80	
20	ft.	113-02-07	2 1/2" Steel Pipe	15.14	302.80	
10	ft.	113-02-08	3" Steel Pipe	11.81	118.10	
10	ft.	113-02-11	5" Steel Pipe	27.86	278.60	
30	ft.	113-06-04	1 1/4" Sch40 PVC	1.59	47.70	
50	ft.	113-06-06	2" Sch40 PVC	0.87	43.50	
60	ft.	113-06-07	2 1/2" Sch40 PVC	3.59	215.40	
50	ft.	113-06-08	3" Sch40 PVC	6.22	311.00	
20	ft.	113-06-10	4" Sch40 PVC	3.25	65.00	
40	ft.	113-06-11	5" Sch40 PVC	4.45	178.00	
500	ft.	113-06-14	5" Sch40 PVC "Bore-Guard"	8.19	4,095.00	
680	ft.	113-10-04	1 1/4" Sch40 PVC Polyduct	0.70	476.00	
			Total Page 4		\$ 34,187.15	\$ -
			Total Page 2 and 3 Brt Fwd		\$ 4,688.37	\$ -
					-	
			TOTAL (Pages 2, 3, 4)		\$ 38,875.52	\$ -

Estimated By: T. Waite

Date: 3/21/22 Page 4

HASTINGS UTILITIES, HASTINGS, NEBRASKA

Work Order No.: EL-195

B.I. No.: 2.50

B.I. Yr.: 2021/2022

MATERIAL ESTIMATE

Quantity		Stock Number	Description	Unit Price	Stock Material	New Material
190	ft.	113-10-06	2" Sch40 PVC Polyduct	1.08	205.20	
510	ft.		2" Sch40 PVC Orange Polyduct	1.08	550.80	
100	ft.	113-10-07	2 1/2" Sch40 PVC Polyduct	1.03	103.00	
110	ft.	113-10-08	3" Sch40 PVC Polyduct	2.00	220.00	
550	ft.	113-10-10	4" Sch40 PVC Polyduct	2.16	1,188.00	
2	ea.	114-03-04	1 1/4" Steel Elbow-90D Std R	6.57	13.14	
1	ea.	114-03-07	2 1/2" Steel Elbow-90D Std R	32.39	32.39	
1	ea.	114-03-08	3" Steel Elbow-90D Std R	53.80	53.80	
1	ea.	114-03-11	5" Steel Elbow-90D Std R	150.54	150.54	
1	ea.	114-04-07	2 1/2" PVC Elbow-90D Std R	3.97	3.97	
3	ea.	114-04-08	3" PVC Elbows-90D Std R	17.92	53.76	
2	ea.	114-10-04	2" Steel Elbow-90D 36" R	62.29	124.58	
1	ea.	114-10-05	2 1/2" Steel Elbow-90D 36" R	59.91	59.91	
1	ea.	114-11-01	1 1/4" Fiberglass Elbows-90D 12" R	50.51	50.51	
4	ea.	114-11-06	2" Fiberglass Elbows-90D 24" R	50.53	202.12	
3	ea.	114-11-07	2" Fiberglass Elbows-90D 36" R	57.73	173.19	
4	ea.	114-11-08	2 1/2" Fiberglass Elbows-90D 24" R	78.26	313.04	
4	ea.	114-11-11	4" Fiberglass Elbows-90D 36" R	131.78	527.12	
5	ea.	114-11-12	5" Fiberglass Elbows-90D 48" R	239.34	1,196.70	
1	ea.	114-06-11	5" Steel Elbow-45D Std R	120.78	120.78	
1	ea.	115-04-07	2 1/2" PVC/PVC Couplers (PVC)	0.75	0.75	
3	ea.	115-04-08	3" PVC/PVC Couplers (PVC)	1.26	3.78	
3	ea.	115-08-04	1 1/4" Polyduct Couplers	12.22	36.66	
7	ea.	115-08-06	2" Polyduct Couplers	15.58	109.06	
4	ea.	115-08-07	2 1/2" Polyduct Couplers	26.24	104.96	
2	ea.	115-08-08	3" Polyduct Couplers	26.76	53.52	
6	ea.	115-08-10	4" Polyduct Couplers	32.24	193.44	
2	ea.	116-18-01	3" Pipe/PVC Couplers (PVC)	2.42	4.84	
4	ea.	116-18-04	1 1/4" Pipe/PVC Couplers (PVC)	0.58	2.32	
4	ea.	116-18-05	2 1/2" Pipe/PVC Couplers (PVC)	1.58	6.32	
2	ea.	116-18-06	2" Pipe/PVC Couplers (PVC)	0.56	1.12	
4	ea.	116-18-11	5" Pipe/PVC Couplers (PVC)	43.74	174.96	
3	ea.	116-21-07	2" PVC Caps	0.71	2.13	
3	ea.	116-21-08	2 1/2" PVC Caps	1.86	5.58	
4	ea.	117-02-05	1 1/4" Pipe Straps	0.10	0.40	
1	ea.	116-21-04	1 1/4" PVC Cap	0.52	0.52	
1	ea.	120-01-04	1 1/4" Service Entrance Weatherhead	5.08	5.08	
			Total Page 5		\$ 6,047.99	\$ -
			Total Page 4 Brt Fwd		\$ 38,875.52	\$ -
			TOTAL (Page 2, 3, 4, 5)		\$ 44,923.51	\$ -

Estimated By: T. Waite

Date: 3/21/22 Page 5

HASTINGS UTILITIES, HASTINGS, NEBRASKA

Work Order No.: EL-195

B.I. No.: 2.50

B.I. Yr.: 2021/2022

MATERIAL ESTIMATE

Quantity		Stock Number	Description	Unit Price	Stock Material	New Material
1	ea.	120-01-07	2 1/2" Service Entrance Weatherhead	36.90	36.90	
1	ea.		3" Service Entrance Weatherhead	51.06	51.06	
1	ea.	156-04-01	320Amp 1Ph Single Meter Pedestal	574.56	574.56	
1	ea.	156-04-02	Ground Sleeve	165.00	165.00	
1	ea.	159-04-01	Meter Sealing Ring	2.73	2.73	
1	ea.	159-06-09	Clear Plastic Meter Socket Cover	2.09	2.09	
3	ea.	159-11-01	Meter Seals	0.19	0.57	
10	ft.	178-09-06	Standoff Tee Rail	7.22	72.20	
13	ea.	178-10-04	6" Standoff Brackets	17.20	223.60	
1	ea.	178-11-01	2" Pipe Strap	2.87	2.87	
4	ea.	178-11-02	2 1/2" Pipe Straps	4.99	19.96	
3	ea.	178-11-03	3" Pipe Straps	3.53	10.59	
3	ea.	178-11-06	5" Pipe Straps	4.78	14.34	
1	ea.	190-03-35	35' Class 4 Steel Pole	702.79	702.79	
1	ea.	190-01-45	45' Class 2 Wood Pole	590.54	590.54	
2	ea.	194-02-01	Precast Concrete Xfmr Pads 42"x46"x8"	200.00	400.00	
1	ea.	194-02-14	Precast Concrete Switch Foundation	413.36	413.36	
4	ea.	320-05-05	1/2" x 1 1/2" Hex Cap Screws	0.33	1.32	
32	ea.	322-04-07	1/2" x 1 1/2" Bronze Bolts	1.56	49.92	
32	ea.	370-01-06	1/2" Bronze Lock Washers	0.28	8.96	
64	ea.	370-02-06	1/2" Stainless Steel Washers	0.28	17.92	
4	ea.	375-16-09	1/2" Caulking Anchors	1.54	6.16	
32	ea.	381-04-01	1/2" Bronze Nuts	0.60	19.20	
3	ea.	582-00-01	Tubes of Silicone Caulk	6.65	19.95	
1	lb.	901-03-05	Ground Wire Staples	1.40	0.70	
2	ea.	919-01-00	Pole Setting Foam Kits	163.18	326.36	
4	ea.	955-01-01	Brass Padlocks	9.56	38.24	
3	ea.		H-Tap Compression Connectors for 266.8	6.00	18.00	
1	tn.		Crushed White Rock	65.00	32.50	
1	ea.	198-03-09	600Amp 15KV 3Ph LF Padmount PMH-9 Switch	12,802.55	12,802.55	
1	ea.		50KVA 13800Y/7970 240/120 1PH DF Pdmt	1,984.85	1,984.85	
1	ea.		75KVA 13800Y/7970 240/120 1Ph DF Pdmt	2,496.31	2,496.31	
1	LS		Miscellaneous Tape, Wire, Connectors, Etc.	1,000.00	1,000.00	
					-	
					-	
					-	
					-	
			Total Page 6		\$ 22,106.10	\$ -
			Total Page 5 Brt Fwd		\$ 44,923.51	\$ -
			TOTAL (Page 2, 3, 4, 5, 6)		\$ 67,029.61	\$ -

Estimated By: T. Waite

Date: 3/21/22 Page 6

Department: Development Services
Staff Contact: Brian Hurskainen
Council Meeting Date: 4/11/2022

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing on the request of Kevin Taylor to change zoning from "R-3 Multiple Family Residential District" to "CMP Campus Institutional District" for property commonly addressed as 729 North Denver Avenue, Hastings, Nebraska; 810 North Kansas Avenue, Hastings, Nebraska; 835 North Kansas Avenue, Hastings, Nebraska; and to amend the Zoning District Map.

Ordinance No. 4702 amending the Zoning District Map to change zoning from "R-3 Multiple Family Residential District" to "CMP Campus Institutional District"

Names of People/Business affected by this action:

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

Why Council action is required:

Neb. Rev. Stat. 16-404 requires that ordinances be passed by the City Council on three readings, unless three-fourth of the City Council members vote to suspend this requirement.

Type of action requested:

Ordinance

Suggested motion:

Motion to approve Ordinance No. 4702, and to amend the Official Zoning District Map.

Deadlines associated with action:

Not applicable

Department head comments:

The property under consideration is consistent with the original Campus Master Development Plan and has come into MLMHA ownership since the initial designation of this area as a campus. It is now eligible to be brought under the CMP zoning designation with the ownership change. As shown on the zoning map, the parcels being incorporated are either a fill in for the Campus Master Plan or a small extension to the current campus. All of the subject properties are currently zoned R-3. The Future Land Use Map designates all of the parcels as Public/Semipublic. In the Comprehensive Plan, *Imagine Hastings*, Public/Semipublic is a category consistent with institutional land uses which specifically includes hospitals.

The Planning Commission heard this matter on March 15, 2022 and recommended approval 5-0-0.

City Administrator comments:

Recommend approval

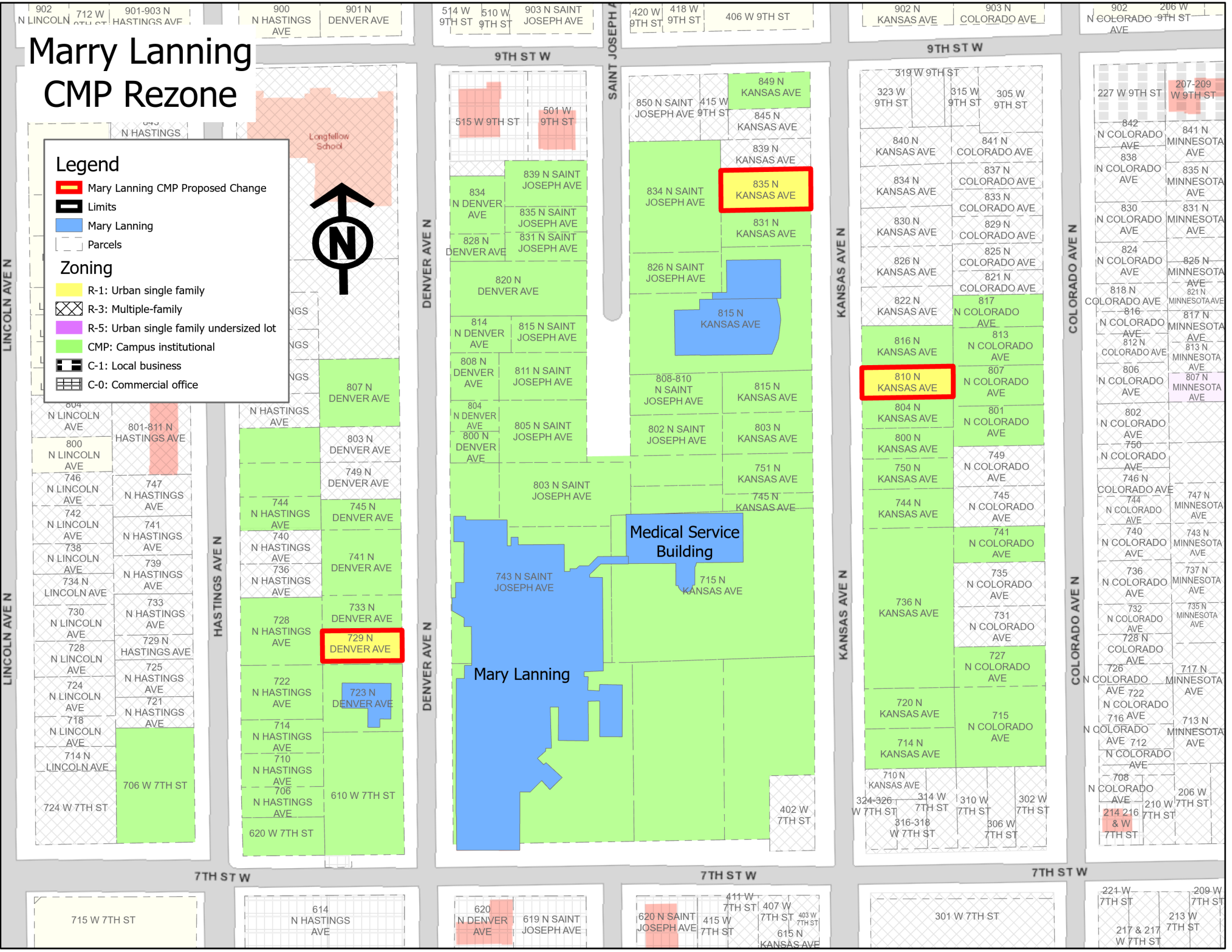
Marry Lanning CMP Rezone

Legend

-  Mary Lanning CMP Proposed Change
-  Limits
-  Mary Lanning
-  Parcels

Zoning

-  R-1: Urban single family
-  R-3: Multiple-family
-  R-5: Urban single family undersized lot
-  CMP: Campus institutional
-  C-1: Local business
-  C-0: Commercial office



Mary Lanning Healthcare

Master Plan Overview

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What are we doing?

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

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

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

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

Master Plan

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

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



1.0 INTRODUCTION

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

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

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

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

1.2 PURPOSE OF PLAN

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

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

1.3 PLANNING CONSIDERATIONS

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

Hospital Planning Considerations

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

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

1.4 COMMITMENT TO COMMUNITY

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

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

Taking Advantage of the Investment in Existing Facilities:

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

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

2.0 EXISTING CONDITIONS

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



2.1 ENVIRONMENT OF CARE ASSESSMENT

Purpose of Review:

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

Basis of Evaluation:

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

Existing Physical Condition:

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

Site Analysis:

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

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

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

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

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

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

2.2 LANDSCAPE ASSESSMENT

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

2.3 UTILITIES ASSESSMENT

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

3.0 ALTERNATIVES ANALYSIS

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

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

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

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

3.1 EVALUATION CRITERIA

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

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

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

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

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

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

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

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

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

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

3.2 BUILDING ORGANIZATION

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

3.3 ALTERNATIVES

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

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



4.0 Mary Lanning Healthcare Building Expansion

4.1 Ambulance Storage building

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

EAST SOLUTION

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

SOUTH SOLUTION

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

West SOLUTION

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

North SOLUTION

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

4.2 Medical Office Building Expansion

EAST SOLUTION

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

SOUTH SOLUTION

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

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

WEST SOLUTION

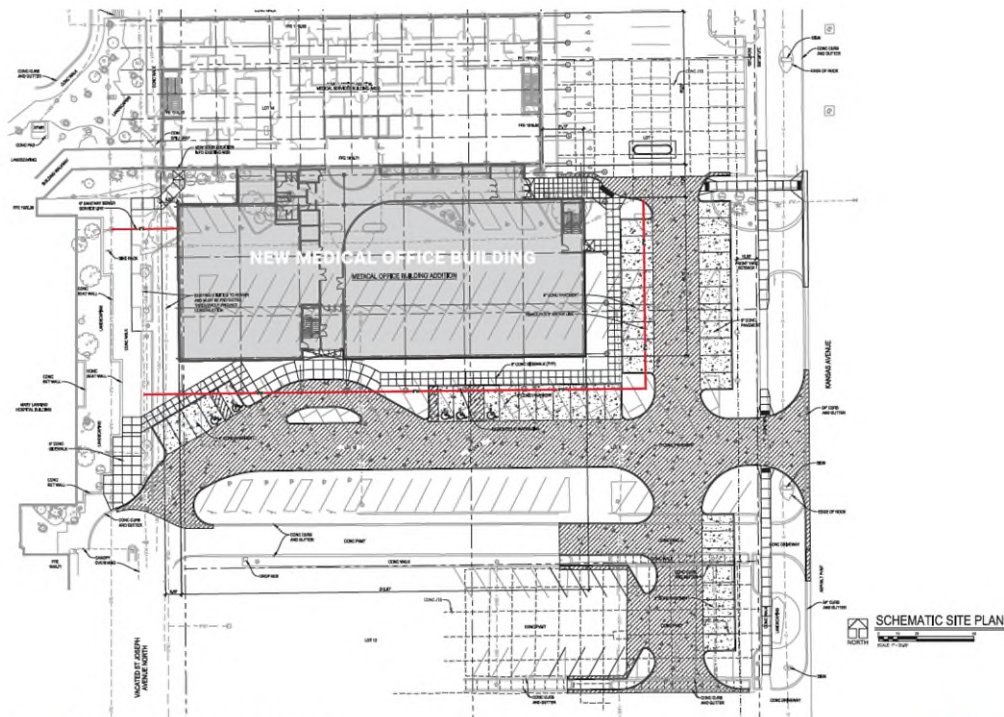
- Locating the hospital development to the west of the existing building would necessitate a Denver Avenue drop-off for expanded and relocated services, increasing vehicular traffic on Denver Avenue. New medical office building would be required to be located on the north side of 7th Street, further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

NORTH SOLUTION

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

PREFERRED SOLUTION Medical Service Building location

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



MLH MEDICAL OFFICE BUILDING
20 AUGUST 2018

PROJECT SCOPE

SCALE: N/A

PAGE 5

DLR Group
Architects Engineering Planning Interiors

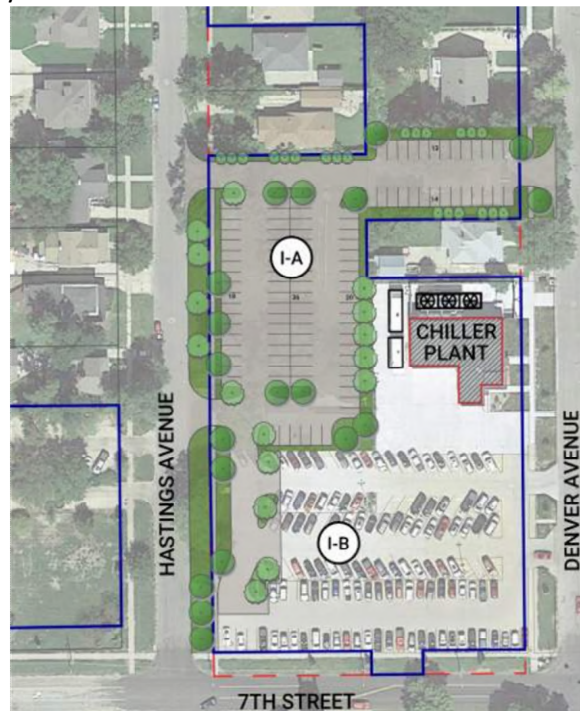
4.3 Boiler Central Plant Building Expansion

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

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

WEST SOLUTION

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



EAST SOLUTION

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

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

SOUTH SOLUTION

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

NORTH SOLUTION

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

PREFERRED SOLUTION Boiler Central Plant Building Expansion

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

5.0 TRANSPORTATION ANALYSIS

5.1 EXISTING CONDITIONS

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

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

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

5.2 FORECAST NO BUILD CONDITIONS

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

6.1 7TH Street LANE EXPANSION INVESTIGATION

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

Sheet 1 of 2

COUNTY:		CITY: HASTINGS		VILLAGE:	
PRIORITY NUMBER	PROJECT NUMBER	LENGTH- (Nearest Tenth)	UNIT OF MEASURE	ESTIMATED COST (Thousands)	REMARKS
	M-330 (45) / STP-5512 (2)	0.5	Miles	1,650	7th Street Widening - Burlington Ave to Colorado Ave

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

6.2 CIRCULATION

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

7.0 PARKING ANALYSIS

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

Specific planning goals include the following:

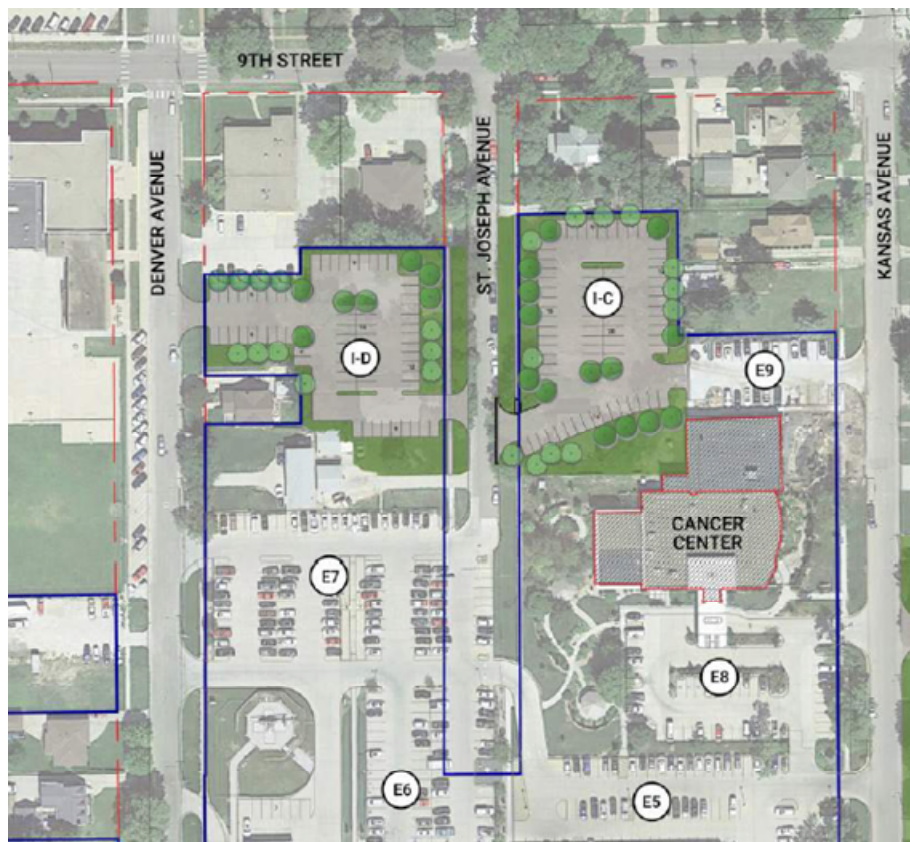
- Development of a site parking and circulation master plan that can be implemented through phases, providing flexibility in build-out of the master plan in alignment with available funding.
- Improve overall traffic circulation, simplified wayfinding and improve safety for vehicles and pedestrians on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

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

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

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

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



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



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

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

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

Phase 1 Construction completed in 2019

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

Phase 1 Anticipated start in Mid-2021.

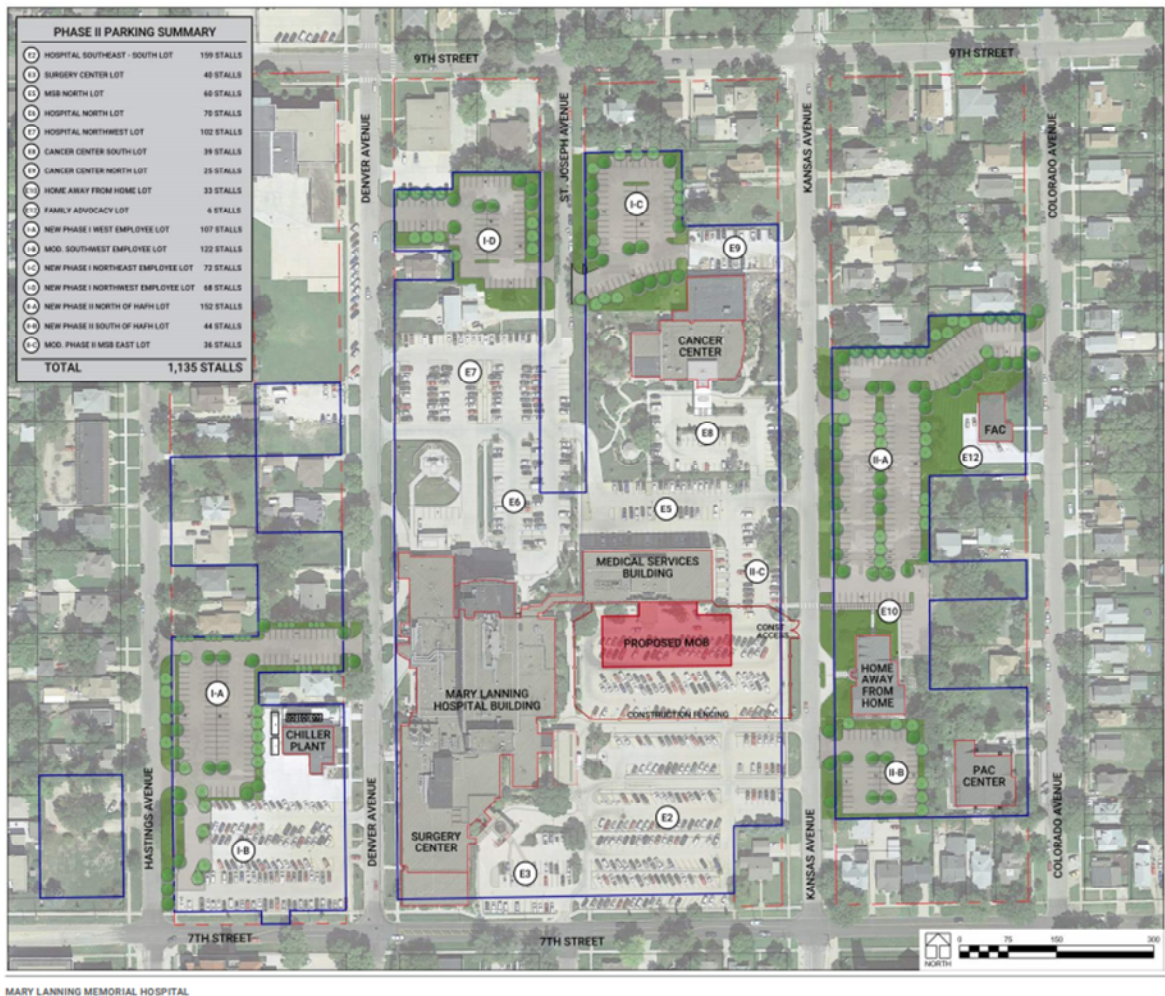
The first phase of construction was to provide an additional employee designated parking area. Parking Lot I-A, which was delayed due to the COVID -19 pandemic, will providing an additional 107 parking

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

PHASE II

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

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



PHASE III Anticipated start late 2021 to early 2022.

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

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

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

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

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

PARKING CAPACITY EVALUATION

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

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

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

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

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

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

PARKING CAPACITY CALCULATION SUMMARY

CITY ZONING REQUIREMENT	HOSPITAL	SURGERY CENTER	MEDICAL SERVICES BLDG	CANCER CENTER	HOME AWAY	TOTAL EXISTING SITE	MEDICAL OFFICE BLDG	TOTAL W/ NEW MOB
	REQD PARKING	REQD PARKING	REQD PARKING	REQD PARKING	REQD PARKING		REQD PARKING	
	PATIENTS/VISITORS 85	25			6	6		
	EMPLOYEES 1,200	600			2	1		
	TOTAL AREA	29,000 SF	68,000 SF	13,000 SF			48,000 SF	159
	LEASEABLE AREA		45,500 SF				32,000 SF	159
TOTAL PARKING	629	96	152	43	7	927	159	1086
								MAXIMUM PARKING = 1194
ITE GUIDELINES (MOB) FGI GUIDELINES (HOSP)	HOSPITAL	SURGERY CENTER	MEDICAL SERVICES BLDG	CANCER CENTER	HOME AWAY	TOTAL EXISTING SITE	MEDICAL OFFICE BLDG	TOTAL W/ NEW MOB
	REQD PARKING	REQD PARKING	REQD PARKING	REQD PARKING	REQD PARKING		REQD PARKING	
	PATIENTS/VISITORS 85	85			6	6		
	EMPLOYEES 500	500	50	50	2	1		
	PROCEDURE ROOMS	6	24					
	TOTAL AREA		68,000 SF	13,000 SF			48,000 SF	216
TOTAL PARKING	505	74	306	59	7	1031	216	1247
RECOMMENDED PLANNING CRITERIA	HOSPITAL	SURGERY CENTER	MEDICAL SERVICES BLDG	CANCER CENTER	HOME AWAY	TOTAL EXISTING SITE	MEDICAL OFFICE BLDG	TOTAL W/ NEW MOB
	REQD PARKING	REQD PARKING	REQD PARKING	REQD PARKING	REQD PARKING		REQD PARKING	
	PATIENTS/VISITORS 85	85	185	15	6	6	130	130
	EMPLOYEES (X 0.9)	500	450	87	22	20	2	56
	PHYSICIANS	14	14	10	28	28	6	20
	TOTAL PARKING	549	79	292	41	8	966	206
								1172

8.0 RECOMMENDED DISTRIBUTION OF USES

8.1 EXISTING ZONING ORDINANCE

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

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

8.2 MASTER PLANNED DISTRIBUTION OF USES

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

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

8.4 OPEN SPACE

There is open space built into the parking plans.

8.5 WAYFINDING

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

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

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

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

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

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

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

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

8.5 LIGHTING

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

9.0 BUILDING DESIGN STANDARDS

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

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

9.1 EXISTING TYPOLOGIES - BUILDINGS

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

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

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

9.2 LANDSCAPE AND DRAINAGE FEATURES

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

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

10.0 SUSTAINABLE BUILDING PRACTICES

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

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

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

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

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

Phase 1:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

APPENDIX

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

ORDINANCE NO. 4702

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

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

SECTION 1. That the property addressed as 835 North Kansas Avenue, 729 North Denver Avenue, and 810 North Kansas Avenue, respectively and which property is described as follows, to wit:

The South Half of Lot Two (2), Block Three (3), Buswell Addition to Hastings Nebraska in the City of Hastings, Adams County, Nebraska,

and,

Lot Six (6) in Block Two (2), except the South 5 and one-half (5 ½) feet thereof in Cline's Addition to Hastings Nebraska in the City of Hastings, Adams County, Nebraska,

and,

The North Fifty (N 50) feet of Lot Sixteen (16), Block Two (2), Buswell Addition to the City of Hastings, Adams County, Nebraska according to the recorded plat thereof.

currently zoned "R-3, Multiple-Family Residential District", be and the same is hereby rezoned to "CMP Campus Institutional District".

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

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

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

PASSED AND APPROVED by the Mayor and City Council of the City of Hastings,

Nebraska, this 11th day of April, 2022.

ATTEST:

Corey Stutte, Mayor

Kimberly S. Jacobitz, City Clerk

(S E A L)

APPROVED TO FORM:

Clint Schukei, City Attorney

Department: Development Services
Staff Contact: Brian Hurskainen
Council Meeting Date: 4/11/2022

AGENDA ITEM SUMMARY SHEET

Description of Item:

Resolution No. 2022-10 amending Campus Master Development Plan for Mary Lanning Memorial Hospital Association

Names of People/Business affected by this action:

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

Why Council action is required:

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

Neb. Rev. Stat. 16-404 requires that ordinances be passed by the City Council on three readings, unless three-fourth of the City Council members vote to suspend this requirement.

Type of action requested:

Resolution

Suggested motion:

Motion to approve Resolution 2022-10, for an amendment to Campus Master Development Plan for Mary Lanning Memorial Hospital Association

Deadlines associated with action:

Not applicable

Department head comments:

The CMP, Campus Institutional District, Section 34-212, is intended as a planned zoning district to assist and encourage the development of educational, institutional, and medical uses; and their complementary land uses, in a campus setting.

The first part of that is to have a Master Development Plan to address how the applicant intends on following the standards of the district and allow them flexibility in uses. With this already being an approved Master Plan, we are looking at amending the current plan to include the 3 new pieces of property Mary Lanning has acquired.

However, Section 34-212, Campus Institutional District does not address how to handle or process any necessary changes to a Master Development Plan. A Master Development Plan should be a fluid and ever-changing document, so it should undergo a “process” to amend it. As a campus grows and matures with additional area added there may be new needs not originally forecasted when the plan was established. As stated in the MLMHA Narrative, this plan will change and be reviewed and updated every 3-5 years. This being a shortfall in Section 34-212, and as CMP was intended to be a planned zoning district, we are following guidance found in the P.D., Planned District regulations, 34-215 (7). This guidance provides a process to amend this plan by going through both the Planning Commission and the City Council. Changes to the original plan were found to be significant with incorporating pieces of property into the plan.

The Planning Commission heard this matter on March 15, 2022 and recommended approval 5-0-0.

City Administrator comments:

Recommend approval

Mary Lanning Healthcare

Master Plan Overview

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What are we doing?

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

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

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

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

Master Plan

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

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



1.0 INTRODUCTION

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

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

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

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

1.2 PURPOSE OF PLAN

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

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

1.3 PLANNING CONSIDERATIONS

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

Hospital Planning Considerations

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

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

1.4 COMMITMENT TO COMMUNITY

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

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

Taking Advantage of the Investment in Existing Facilities:

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

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

2.0 EXISTING CONDITIONS

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



2.1 ENVIRONMENT OF CARE ASSESSMENT

Purpose of Review:

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

Basis of Evaluation:

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

Existing Physical Condition:

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

Site Analysis:

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

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

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

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

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

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

2.2 LANDSCAPE ASSESSMENT

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

2.3 UTILITIES ASSESSMENT

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

3.0 ALTERNATIVES ANALYSIS

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

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

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

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

3.1 EVALUATION CRITERIA

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

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

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

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

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

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

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

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

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

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

3.2 BUILDING ORGANIZATION

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

3.3 ALTERNATIVES

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

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



4.0 Mary Lanning Healthcare Building Expansion

4.1 Ambulance Storage building

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

EAST SOLUTION

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

SOUTH SOLUTION

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

West SOLUTION

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

North SOLUTION

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

4.2 Medical Office Building Expansion

EAST SOLUTION

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

SOUTH SOLUTION

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

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

WEST SOLUTION

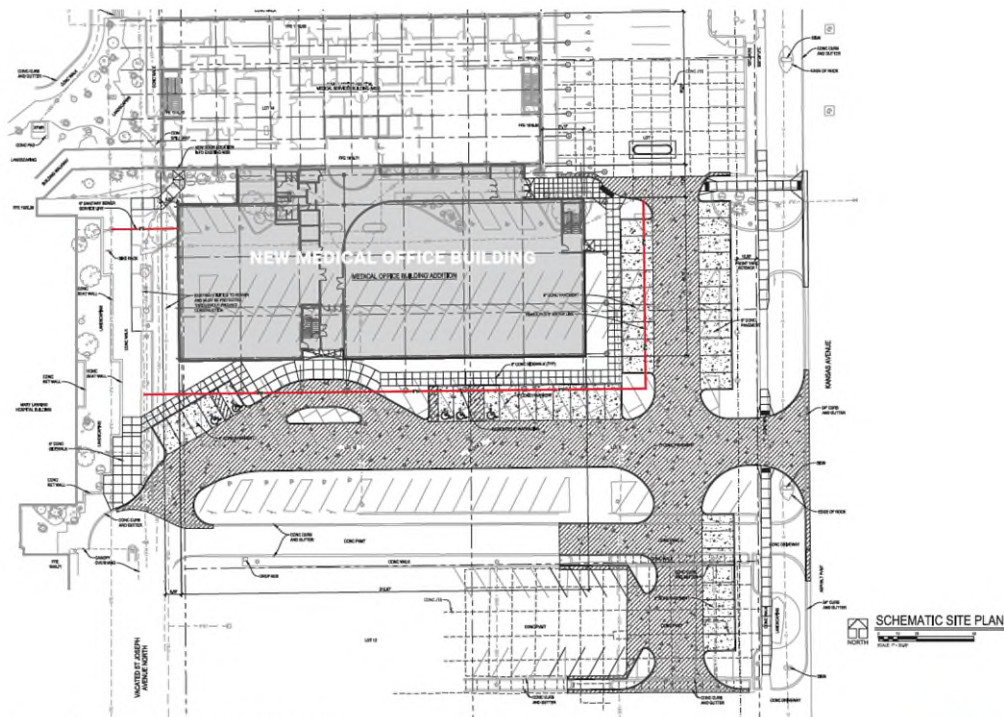
- Locating the hospital development to the west of the existing building would necessitate a Denver Avenue drop-off for expanded and relocated services, increasing vehicular traffic on Denver Avenue. New medical office building would be required to be located on the north side of 7th Street, further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

NORTH SOLUTION

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

PREFERRED SOLUTION Medical Service Building location

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



MLH MEDICAL OFFICE BUILDING
20 AUGUST 2018

PROJECT SCOPE

SCALE: N/A

PAGE 5

DLR Group
Architects Engineers Planners Interiors

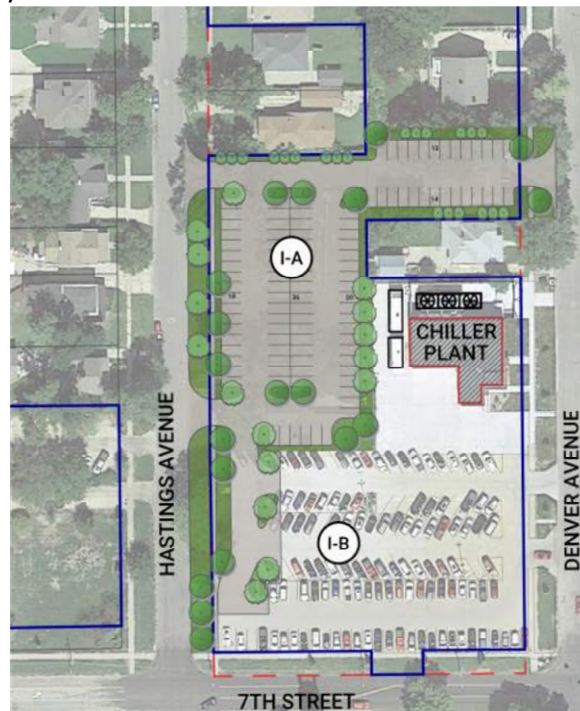
4.3 Boiler Central Plant Building Expansion

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

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

WEST SOLUTION

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



EAST SOLUTION

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

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

SOUTH SOLUTION

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

NORTH SOLUTION

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

PREFERRED SOLUTION Boiler Central Plant Building Expansion

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

5.0 TRANSPORTATION ANALYSIS

5.1 EXISTING CONDITIONS

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

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

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

5.2 FORECAST NO BUILD CONDITIONS

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

6.1 7TH Street LANE EXPANSION INVESTIGATION

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

Sheet 1 of 2

COUNTY:		CITY: HASTINGS		VILLAGE:	
PRIORITY NUMBER	PROJECT NUMBER	LENGTH- (Nearest Tenth)	UNIT OF MEASURE	ESTIMATED COST (Thousands)	REMARKS
	M-330 (45) / STP-5512 (2)	0.5	Miles	1,650	7th Street Widening - Burlington Ave to Colorado Ave

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

6.2 CIRCULATION

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

7.0 PARKING ANALYSIS

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

Specific planning goals include the following:

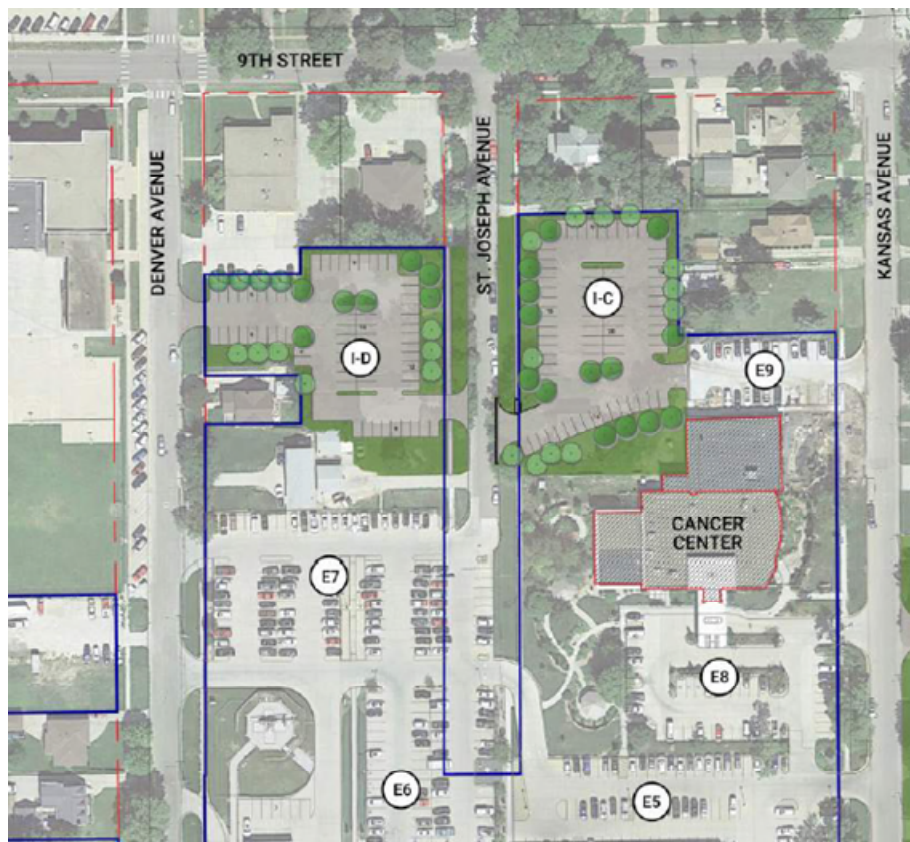
- Development of a site parking and circulation master plan that can be implemented through phases, providing flexibility in build-out of the master plan in alignment with available funding.
- Improve overall traffic circulation, simplified wayfinding and improve safety for vehicles and pedestrians on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

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

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

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

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



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



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

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

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

Phase 1 Construction completed in 2019

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

Phase 1 Anticipated start in Mid-2021.

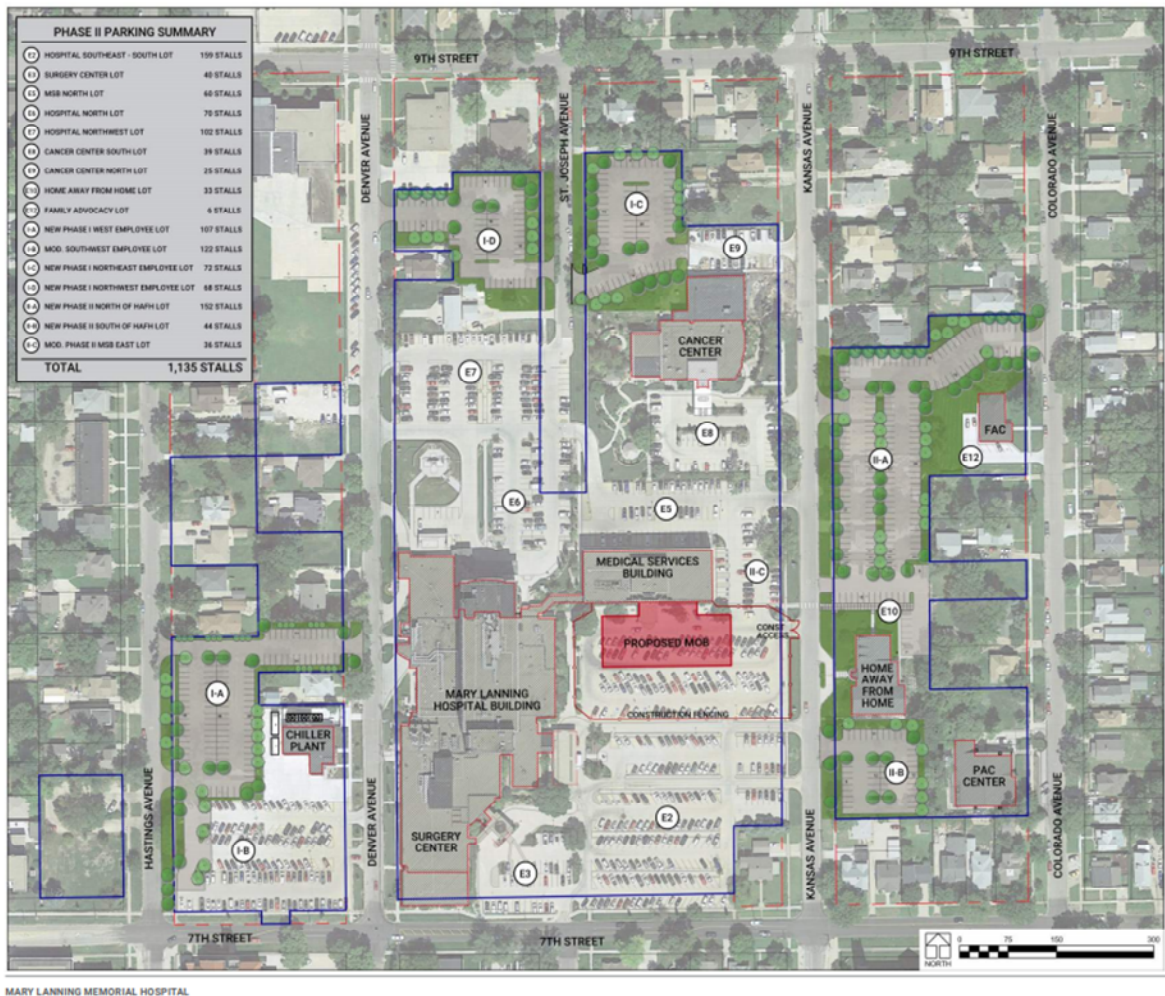
The first phase of construction was to provide an additional employee designated parking area. Parking Lot I-A, which was delayed due to the COVID -19 pandemic, will providing an additional 107 parking

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

PHASE II

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

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



PHASE III Anticipated start late 2021 to early 2022.

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

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

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

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

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

PARKING CAPACITY EVALUATION

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

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

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

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

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

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

PARKING CAPACITY CALCULATION SUMMARY

CITY ZONING REQUIREMENT	HOSPITAL	SURGERY CENTER	MEDICAL SERVICES BLDG	CANCER CENTER	HOME AWAY	TOTAL EXISTING SITE	MEDICAL OFFICE BLDG	TOTAL W/ NEW MOB
	REQD PARKING	REQD PARKING	REQD PARKING	REQD PARKING	REQD PARKING		REQD PARKING	
	PATIENTS/VISITORS 85				6			
	EMPLOYEES 1,200				2			
	TOTAL AREA	29,000 SF	68,000 SF	13,000 SF			48,000 SF	
	LEASEABLE AREA		45,500 SF				32,000 SF	
	TOTAL PARKING	629	96	152	43	927	159	1086
								MAXIMUM PARKING = 1194
ITE GUIDELINES (MOB) FGI GUIDELINES (HOSP)	HOSPITAL	SURGERY CENTER	MEDICAL SERVICES BLDG	CANCER CENTER	HOME AWAY	TOTAL EXISTING SITE	MEDICAL OFFICE BLDG	TOTAL W/ NEW MOB
	REQD PARKING	REQD PARKING	REQD PARKING	REQD PARKING	REQD PARKING		REQD PARKING	
	PATIENTS/VISITORS 85				6			
	EMPLOYEES 500	50			2			
	PROCEDURE ROOMS	6						
	TOTAL AREA		68,000 SF	13,000 SF			48,000 SF	
	TOTAL PARKING	505	74	306	59	1031	216	1247
RECOMMENDED PLANNING CRITERIA	HOSPITAL	SURGERY CENTER	MEDICAL SERVICES BLDG	CANCER CENTER	HOME AWAY	TOTAL EXISTING SITE	MEDICAL OFFICE BLDG	TOTAL W/ NEW MOB
	REQD PARKING	REQD PARKING	REQD PARKING	REQD PARKING	REQD PARKING		REQD PARKING	
	PATIENTS/VISITORS 85	30	185	15	6		130	
	EMPLOYEES (X 0.9) 500	40	87	22	2		62	
	PHYSICIANS 14	10	28	6			20	
	TOTAL PARKING	549	79	292	41	966	206	1172

8.0 RECOMMENDED DISTRIBUTION OF USES

8.1 EXISTING ZONING ORDINANCE

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

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

8.2 MASTER PLANNED DISTRIBUTION OF USES

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

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

8.4 OPEN SPACE

There is open space built into the parking plans.

8.5 WAYFINDING

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

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

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

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

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

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

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

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

8.5 LIGHTING

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

9.0 BUILDING DESIGN STANDARDS

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

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

9.1 EXISTING TYPOLOGIES - BUILDINGS

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

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

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

9.2 LANDSCAPE AND DRAINAGE FEATURES

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

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

10.0 SUSTAINABLE BUILDING PRACTICES

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

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

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

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

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

Phase 1:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

APPENDIX

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

Marry Lanning CMP Rezone



-  Mary Lanning CMP Proposed Change



 Mary L



Zoning

-  R-1: Urban single family
-  R-3: Multiple-family
-  R-5: Urban single family undersized lot
-  CMP: Campus institutional
-  C-1: Local business
-  C-0: Commercial office



RESOLUTION NO. 2022-10

WHEREAS, On April 11, 2022, the Hastings City Council held a public hearing and considered a request for an amendment to the Campus Master Development Plan for The Mary Lanning Memorial Hospital Association for the hospital located at 715 North St. Joseph Avenue, Hastings, Nebraska and the surrounding hospital owned facilities and

WHEREAS, On March 15, 2022 the Planning Commission held a public hearing on the proposed amendment to the Campus Master Development Plan for The Mary Lanning Memorial Hospital Association and following the hearing the Planning Commission recommended approval of the proposed amendment incorporating additional property into the Campus Master Development Plan for the Mary Lanning Memorial Hospital Association, which additional property is addressed as 835 North Kansas Avenue, 729 North Denver Avenue, and 810 North Kansas Avenue, respectively and which property is described as follows:

The South Half of Lot Two (2), Block Three (3), Buswell Addition to Hastings Nebraska in the City of Hastings, Adams County, Nebraska,

and,

Lot Six (6) in Block Two (2), except the South 5 and one-half (5 ½) feet thereof in Cline's Addition to Hastings Nebraska in the City of Hastings, Adams County, Nebraska,

and,

The North Fifty (N 50) feet of Lot Sixteen (16), Block Two (2), Buswell Addition to the City of Hastings, Adams County, Nebraska according to the recorded plat thereof.

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

BE IT RESOLVED by the Mayor and City Council of the City of Hastings, Nebraska, that the amendment to the Campus Master Development Plan for The Mary Lanning Memorial Hospital Association to add property to such plan is hereby approved with said additional property to be added being described as follows:

The South Half of Lot Two (2), Block Three (3), Buswell Addition to Hastings Nebraska in the City of Hastings, Adams County, Nebraska,

and,

Lot Six (6) in Block Two (2), except the South 5 and one-half (5 ½) feet thereof in Cline's Addition to Hastings Nebraska in the City of Hastings, Adams County, Nebraska,

and,

The North Fifty (N 50) feet of Lot Sixteen (16), Block Two (2), Buswell Addition to the City of Hastings, Adams County, Nebraska according to the recorded plat thereof,

And

BE IT FURTHER RESOLVED by the Mayor and City Council of the City of Hastings, Nebraska that the Campus Master Development Plan for The Mary Lanning Memorial Hospital Association as adopted by Resolution 2020-64 shall be applicable to all real estate which is now covered by such Campus Master Development Plan.

PASSED AND APPROVED this 11th day of April, 2022.

Corey Stutte, Mayor

ATTEST:

Kimberly S. Jacobitz, City Clerk

(S E A L)

Approved as to form:

Clint Schukei, City Attorney

AGENDA ITEM SUMMARY SHEET

Description of Item:

Approval of request by Terry Heinrich for a fence height increase to be located at 157 E. 42nd Street.

Names of People/Business affected by this action:

The applicant, the public and the City of Hastings

Why Council action is required:

The height of any fence may be increased with the approval of the City Council. Hastings City Code 34-305(4)(c)(i)(4).

Type of action requested:

Motion

Suggested motion:

Motion to approve request by Terry Heinrich for a fence height increase to be located at 157 E. 42nd Street.

Deadlines associated with action:

Final approval of Zoning Development-Fence Permit.

Department head comments:

This request is to approve a greater fence height than City Code allows outright. This is a request is made by the new owner of this property, Mr. Terry Heinrich, who desires to install an 8-foot high wood opaque fence along the southern lot line of this property and adjacent to 42nd Street, as shown on the attached Site Plan. Hastings City Code 34-305(4)(c)(iii)(2) limits fence height in this location to 6 feet in height. Hastings City Code 34-305(4)(c)(i)(4) allows a greater height to be approved by the City Council if there is no interference with neighboring property owner's use of their property. Staff has reviewed the request and finds that there is no anticipated interference with the neighboring property owner's use of their property. In fact, the only immediate adjacent property to this parcel is to the east and this parcel is also owned by Mr. Heinrich. Therefore, the fence will not present a hazard to the public, neighbors or patrons. An increased fence height provides greater security, as it would be more difficult to climb, which is particularly important during events held at the Softball Complex to the south. The applicant understands that the fence must not interfere with sight triangle at the corner of 42nd Street and Tom Osborne Expressway and this will be a condition for approval of this permit.

City Administrator comments:

Recommend approval



Permit #: 20220309

Permit Date: 03/25/22

Permit Type:

Issue Date: 03/31/2022

Permit Type: Fence

Type of Work: New

Building Used As: Commercial

Basement:

Location of Work: 157 E 42nd

Secondary Location:

Applicant Name: Terry Heinrich

Applicant Address: 212 Island Dr

City: Doniphan

State: NE

Zip: 68832

Phone Number:

Email: heinrich.terry@gmail.com

Description of Work: New Privacy Fence

Fence Type:

Fence Materials:

Fence Height: 8'

of Gates: 0

Special Conditions:

Project Cost: 0

Square Feet: 0

Number of Stories: 0

Ground Area: 0

Total Fixtures: 0

Roof Type:

Insulation Type:

Sign Type:

Illuminated:

Sprinklers:

Air Conditioning: 0

Meter Needed:

Phase:

Voltage:

Amps:

Water Meter Quantity : 0

Water Meter:

Water Tap:

Sewer Tap:

Garage:

Geothermal Well:

Name: Terry R Heinrich

fee: 0.00

Primary Occupancy:

Status: Open

Assigned To: Trevor Terwey

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
010015520			KOHL, BRIAN A		

Plan Reviews

Date	Review Type	Description	Assigned To	Review Status
03/28/2022	Hastings Utilities		Brian Tran	Pass

Fees

Fee	Description	Notes	Amount
Fence Permit			\$30.00
Total			\$30.00

Payments

Date	Paid By	Description	Payment Type	Accepted By	Amount
03/25/2022	Terry R Heinrich	356389			\$30.00
Outstanding Balance					\$0.00

Notes

Date	Note	Created By:
03/25/2022	On March 25, 2022 the applicant, Terry Heinrich, requested an 8' fence on his property. I denied this request based zoning height restrictions.	Trevor Terwey

Uploaded Files

Date	File Name
03/25/2022	11112537-115 42nd.pdf

Clara McCully

From: Trevor Terwey
Sent: Tuesday, April 5, 2022 1:04 PM
To: Clara McCully; Lisa Parnell-Rowe
Subject: FW: 8' fence

-----Original Message-----

From: Terry Heinrich <heinrich.terry@gmail.com>
Sent: Tuesday, April 5, 2022 1:03 PM
To: Trevor Terwey <TTerwey@cityofhastings.org>
Subject: 8' fence

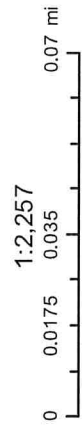
Good afternoon Trevor, after being denied the ability to put an 8' tall fence on the south side of the property on 115 East 42nd St. I wanted to reach out to you to request a special permit to the city council to implement the 8' fence. Main reasons would be for privacy / sound barrier and beautification since that truck route has so much traffic. The fence will be a shadowbox wood fence using galvanized steel post set in wet concrete mix due to the wind load. The gate will be custom built, it is an electric slide gate that is 24' long and 4' high. This will be the start of the beautification process for this property and cost of the fence and gate will be approximately \$30,000. Thanks for your time and best regards. Sincerely, Terry Heinrich



3/25/2022, 3:01:32 PM

- ☒ Limits
- ☒ OneMile
- ☒ TwoMile
- ☐ Subdivisions
- ☐ Easements
- ☐ LOTS
- ☐ BLOCKS

Addresses



Department: Engineering
Staff Contact: Lee Vrooman
Council Meeting Date: 4/11/2022

AGENDA ITEM SUMMARY SHEET

Description of Item:

Approval of Conservation Easement Application for Duane and Debroah Kristensen for Adams County, Section 20, Township 7N, Range 9W

Names of People/Business affected by this action:

City of Hastings, Duane and Deborah Kristensen

Why Council action is required:

Council Approval is required

Type of action requested:

Motion

Suggested motion:

Motion to approve Conservation Easement Application for Duane and Debroah Kristensen for Adams County, Section 20, Township 7N, Range 9W

Deadlines associated with action:

Department head comments:

The comprehensive Plan designates a majority of this area as Agriculture with a small portion of the north area as Industrial. With the subject piece being within the flood plain, it would be unsuitable for industrial or commercial development. The conservation easement will not conflict with the Comprehensive Plan and existing conditions of the property.

Recommend Approval

City Administrator comments:

Recommend approval

To be filed with
the Appropriate
Governing Body

Conservation Easement Application

Name and Address of Owner of the Land			Name and Address of Holder of the Conservation Easement		
Name Duane and Deborah Kristensen			Name United States of America c/o Bryan Euse, USDA NRCS		
Street or Other Mailing Address 1132 S Rd			Street or Other Mailing Address Federal Bldg., Rm 152, 100 Centennial Mall North		
City Minden	State NE	Zip Code 68959	City Lincoln	State NE	Zip Code 68508
Email Address		Phone Number 402-461-8867	Email Address bryan.euse@usda.gov		Phone Number 402-437-4048
County Name Adams County			Parcel ID Number 010003665		

Legal Description

Tract of land in the West 1/2 of the Northwest 1/4 of Section Twenty (20); Township Seven (7) North; Range Nine (9) West, Adams County, Nebraska: (please see attached Legal Boundary Survey - 1V07 - Kristensen). 7.81 acres.

Description of the Land and Conservation Easement Restrictions

Please see attached Draft WED - 1V07 - Kristensen2). Restrictions are listed in Part III. A Prohibitions, items 1 -13. Per Nebraska Department of Revenue, a fully executed warranty easement deed (WED) is not required by this application and a draft WED with the owner's name and address is sufficient for governing body review.

I request that the conservation easement described on this form be approved.

sign
here

Bryan Euse, Easement Programs Manager
Signature of Owner of the Land or the Holder of the Conservation Easement

2-8-22
Date

Appropriate Governing Body Member, Commissioner, or Chairperson Signature

Date

For the Appropriate Governing Body Use Only

Date Reviewed _____

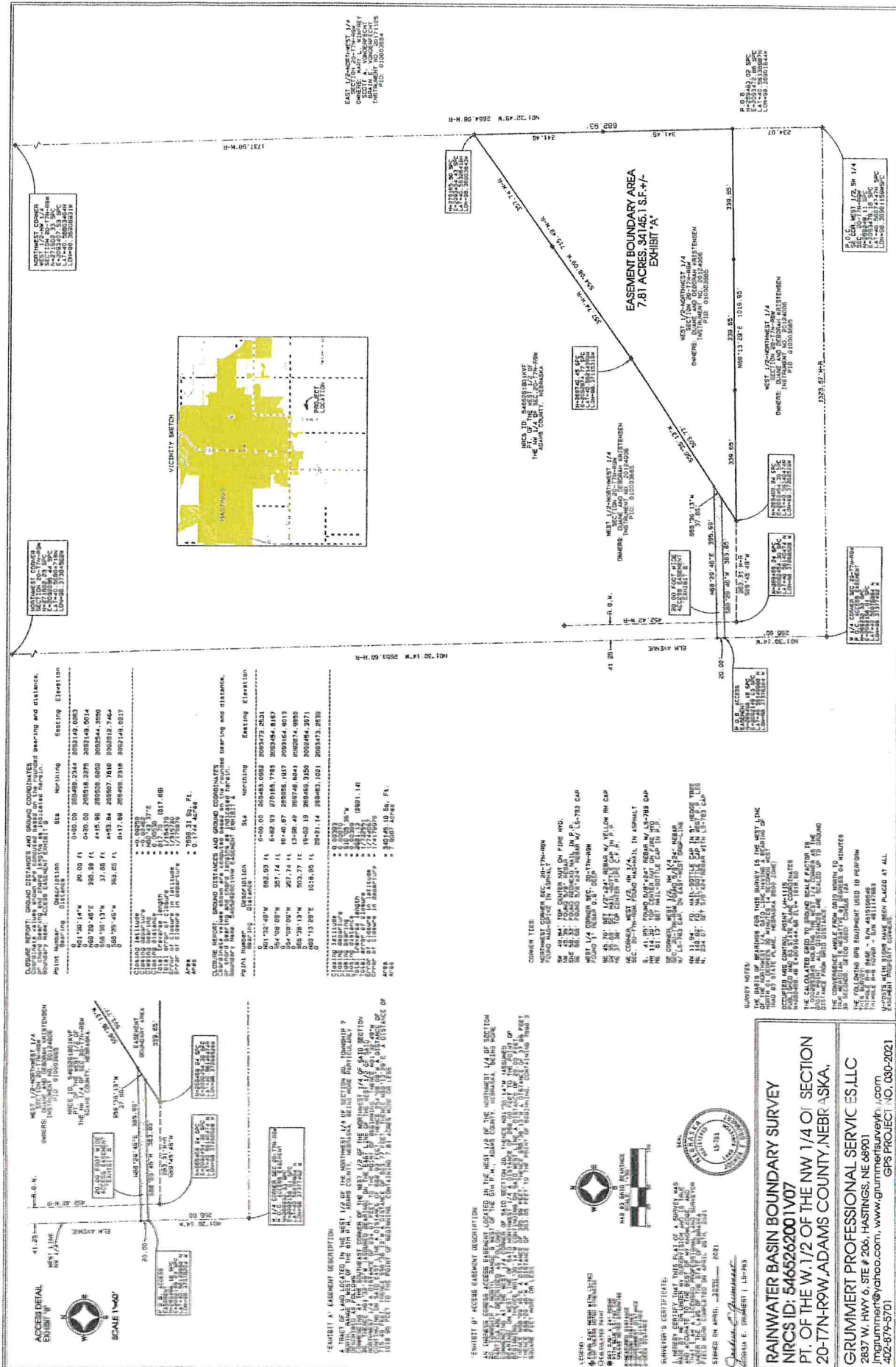
Reason for Approval/Denial:

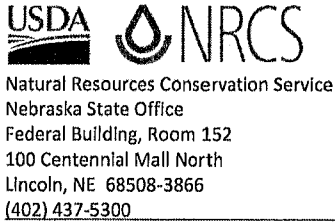
☐ Approved

☐ Denied

Appropriate Governing Body member, Commissioner, or Chairperson Signature

The Governing Body must electronically submit this completed form and conservation easement deed to the
Nebraska Department of Revenue, Property Assessment Division.
Please electronically submit to: pat.tech@nebraska.gov.





<http://www.ne.nrcs.usda.gov>

SENT VIA USPS ELECTRONIC SIGNATURE CONFIRMATION REQUIRED

February 8, 2022

Kim Jacobitz
City Clerk
220 N Hastings Ave.
Hastings, NE 68901

Conservation Easement Application for City Council Action

Dear Ms. Jacobitz:

Please add the enclosed conservation easement application for Duane and Deborah Kristensen on the agenda for City Council action. The enclosures include the application, draft warranty easement deed, and easement boundary. A similar package has been sent to the Adams County Board of Commissioners.

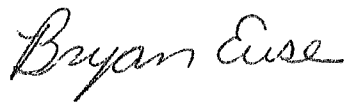
The enclosed conservation easement application is for Adams County, Section 20, Township 7N, Range 9W. A map of the proposed easement is enclosed as reference, along with the Assessor's Parcel ID Number, to aid in locating the property. A legal boundary survey has not yet been completed. The Nebraska Department of Revenue has advised NRCS that the legal boundary survey is not required to review this application, and that the boundary map provided is sufficient for governing body review.

Also enclosed is the draft warranty easement deed that describes the future restrictions on the property. These restrictions are found in Part III, A Prohibitions, items 1 through 13. The Nebraska Department of Revenue has advised NRCS that a signed warranty easement deed is not required to review this application, and that the draft copy with landowner name and address is sufficient for governing body review.

Under the Nebraska Conservation and Preservation Easements Act (Neb. Rev. Stat. 76-2,112, et seq.), local governing bodies shall review conservation easements to determine whether they conflict with land-use planning. Local governing authorities may only deny approval upon a finding that the easement is not in public interest when the easement is inconsistent with "(a) a comprehensive plan for the area which had been officially adopted and was in force at the time of the conveyance, (b) any national, state, regional, or local program furthering conservation or preservation, or (c) any known proposal by a governmental body for use of the land." Reference Neb. Rev. Stat. 76-2,112(3)(c).

Please contact Bryan Euse, at 402.437.4048 (bryan.euse@usda.gov), if you have questions, or want additional information.

Sincerely,

A handwritten signature in cursive script that reads "Bryan Euse".

BRYAN EUSE
Easement Program Manager

Enclosures

cc:

Tim Grosch, Area Easement Specialist, NRCS, Grand Island Office
Kristi Schleif, Area Easement Specialist, NRCS, Grand Island Office
Duane and Deborah Kristensen, 1132 S Rd, Minden, NE 68959

Instructions

A conservation or preservation easement is an interest in real property, created by an instrument (document) in which the purpose of the easement is clearly stated. The instrument is to be filed, duly recorded, and indexed in the Register of Deeds office in the county where the real property and conservation or preservation easement is located.

Who May File. This form is to be filed with the conservation easement deed by the owner of the land or the holder of the conservation easement.

When and Where to File. To minimize conflicts with land-use planning, this form and applicable deed should be filed with the appropriate governing body for approval prior to filing with the Register of Deeds.

Appropriate Governing Body. The appropriate governing body must first refer the proposed acquisition to and receive comments from the local planning commission that has jurisdiction over the subject property. The local planning commission has 60 days to provide comments; if no comments are received the proposed acquisition will be deemed approved.

The appropriate governing body depends on where the subject property is located as follows:

- The governing body of a city or village if the property is located partially or entirely within the boundaries or zoning jurisdiction of a city or village; or
- The county board if the property is located entirely outside the boundaries or zoning jurisdiction of any city or village; or
- Niobrara Council if the property is located in the Niobrara scenic river corridor and is not incorporated within the boundaries of a city or village, or
- The local planning commission if the easement holder is the state, or any state agency or political subdivision other than a city, village, or county.

Denial of proposed acquisition. Upon a finding of the appropriate governing body that the acquisition is not in the public interest when the easement is inconsistent with (a) a comprehensive plan for the area which had been officially adopted and in force at the time of the conveyance; (b) any national, state, or local program furthering conservation or preservation; or (c) any known proposal by a governmental body for use of the land.

Signature. This form must be signed by the owner of the land or the holder of the conservation easement.

Notice. This approved or denied Conservation Easement Application is to be sent by the Governing Body to the Owner of the Land and the Holder of the Conservation Easement within seven days of the Governing Body's decision regarding the application.



WARRANTY EASEMENT DEED IN PERPETUITY

AGRICULTURAL CONSERVATION EASEMENT PROGRAM - WETLAND RESERVE EASEMENT EASEMENT NO. 5465262001V07

THIS WARRANTY EASEMENT DEED is made by and between
Duane and Deborah Kristensen of
1132 S Road, Minden, NE 68959 hereafter referred to as the
"Landowner"), Grantor(s), and the UNITED STATES OF AMERICA and its assigns
(hereafter referred to as the "United States"), Grantee. The Landowner and the United States are
jointly referred to as the "Parties."

The United States of America is acquiring this property and through the Commodity Credit
Corporation (CCC) and the acquiring agency of the United States is the Natural Resources
Conservation Service (NRCS), United States Department of Agriculture.

Witness:

Purposes and Intent. The purpose of this easement is to restore, protect, manage,
maintain, and enhance the functional values of wetlands and other lands, and for the conservation
of natural values including fish and wildlife and their habitat, water quality improvement, flood
water retention, ground water recharge, open space, aesthetic values, and environmental
education. It is the intent of NRCS to give the Landowner the opportunity to participate in the
restoration and management activities on the Easement Area.

Authority. This easement deed acquisition is authorized by Subtitle H of Title XII of the
Food Security Act of 1985, as amended, for the Agricultural Conservation Easement Program -
Wetland Reserve Easement.

NOW THEREFORE, for and in consideration of the terms of these mutual obligations
and benefits recited herein to each party and the sum of _____

Dollars
(\$ _____), paid to Grantor(s) subject to commensurate
reduction under 7 CFR Part 1400, the receipt of which is hereby acknowledged, Grantor(s)
hereby grants and conveys with general warranty of title to the UNITED STATES OF
AMERICA and its assigns (Grantee), in perpetuity, the lands comprising the Easement Area
described in Part I and appurtenant rights of access to the Easement Area, but reserving to the

Landowner only those rights, title, and interest in the lands comprising the Easement Area expressly enumerated in Part II. It is the intention of the Landowner to convey and relinquish any and all other property rights not so reserved. This easement shall constitute a servitude upon the land so encumbered; shall run with the land for the duration of the easement; and shall bind the Grantor(s), their heirs, successors, assigns, lessees, and any other person claiming under them.

SUBJECT, however, to all valid rights of record, if any.

PART I. Description of the Easement Area. The lands encumbered by this easement deed, referred to hereafter as the Easement Area, are described on EXHIBIT A, which is appended to and made a part of this easement deed.

TOGETHER with a right of access for ingress and egress to the Easement Area across adjacent or other properties of the Landowner. Such a right-of-way for access purposes is described in EXHIBIT B, which is appended to and made a part of this easement deed.

PART II. Reservations in the Landowner on the Easement Area. Subject to the rights, title, and interest conveyed by this easement deed to the United States, including the restoration, protection, management, maintenance, enhancement, and monitoring of the wetland and other natural values of the Easement Area, the Landowner reserves:

- A. Title. Record title, along with the Landowner's right to convey, transfer, and otherwise alienate title to these reserved rights.
- B. Quiet Enjoyment. The right of the Landowner to enjoy the rights reserved on the Easement Area without interference from others.
- C. Control of Access. The right to prevent trespass and control access by the general public subject to the operation of State and Federal law.
- D. Recreational Uses. The right to undeveloped recreational uses, including undeveloped hunting and fishing and leasing of such rights for economic gain, pursuant to applicable State and Federal regulations that may be in effect at the time. Undeveloped recreational uses may include use of hunting or observation blinds that will accommodate no more than four people and are temporary, nonpermanent, and easily assembled, disassembled, and moved without heavy equipment. Undeveloped recreational uses must be consistent with the long-term protection and enhancement of the wetland and other natural values of the Easement Area.
- E. Subsurface Resources. The right to oil, gas, minerals, and geothermal resources underlying the Easement Area, provided that any drilling or mining activities are to be located outside the boundaries of the Easement Area, unless activities within the boundaries are specified in accordance with the terms and conditions of EXHIBIT C which is appended to and made a part of this easement deed, if applicable.

- F. Water Rights and Water Uses. The right to water uses and water rights identified as reserved to the Landowner in EXHIBIT D, which is appended to and made a part of this Easement Deed, if applicable.

PART III. Obligations of the Landowner. The Landowner shall comply with all terms and conditions of this Easement, including the following:

- A. Prohibitions. Without otherwise limiting the rights of the United States acquired hereunder, it is expressly understood that the rights to carry out the following activities and uses have been acquired by the United States and, unless authorized by the United States under Part IV, are prohibited on the Easement Area:
1. Haying, mowing, or seed harvesting for any reason;
 2. Altering of grassland, woodland, wildlife habitat, or other natural features by burning, digging, plowing, disking, cutting, or otherwise destroying the vegetative cover;
 3. Accumulating or dumping refuse, wastes, sewage, or other debris;
 4. Harvesting wood or sod products;
 5. Draining, dredging, channeling, filling, leveling, pumping, diking, impounding, or related activities, as well as altering or tampering with water control structures or devices, except as specifically set forth in EXHIBIT D, if applicable;
 6. Diverting or causing or permitting the diversion of surface or underground water into, within, or out of the Easement Area by any means, except as specifically set forth in EXHIBIT D, if applicable;
 7. Building, placing, or allowing to be placed structures on, under, or over the Easement Area, except for individual semi-permanent hunting or observation blinds for undeveloped recreational uses, the external dimensions of which will be no more than 60 square feet and 8 feet in height, with the number, locations, and features of blinds approved by NRCS under Part IV;
 8. Planting or harvesting any crop;
 9. Grazing or allowing livestock on the Easement Area;
 10. Disturbing or interfering with the nesting or brood-rearing activities of wildlife including migratory birds;
 11. Use of the Easement Area for developed recreation. These uses include but are not limited to, camping facilities, recreational vehicle trails and tracks, sporting clay operations, skeet shooting operations, firearm range operations, and the infrastructure to raise, stock, and release captive raised waterfowl, game birds and other wildlife for hunting or fishing;
 12. Any activities which adversely impact or degrade wildlife cover or other habitat benefits, water quality benefits, or other wetland functions and values of the Easement Area; and
 13. Any activities to be carried out on the Landowner's land that is immediately adjacent to, and functionally related to, the Easement Area if such activities will alter, degrade, or otherwise diminish the functional value of the Easement Area.

- B. Noxious Plants and Pests. The Landowner is responsible for noxious weed control and emergency control of pests as required by all Federal, State, and local laws. A plan to control noxious weeds and pests must be approved in writing by the NRCS prior to implementation by the Landowner.
- C. Fences. Except for establishment cost incurred by the United States and replacement cost not due to the Landowner's negligence or malfeasance, all other costs involved in maintenance of fences and similar facilities to exclude livestock are the responsibility of the Landowner. The installation or use of fences which have the effect of preventing wildlife access and use of the Easement Area are prohibited on the Easement Area, easement boundary, or on the Landowner's land that is immediately adjacent to, and functionally related to, the Easement Area.
- D. Restoration. The Landowner shall allow the restoration and management activities NRCS deems necessary for the Easement Area.
- E. Access Maintenance. The Landowner is responsible to maintain any non-public portions of the access route described in Exhibit B such that the access route can be traversed by a standard four-wheel all-terrain vehicle at least annually.
- F. Use of Water for Easement Purposes. The Landowner shall use water for easement purposes as set forth in EXHIBIT D, which is appended to and made a part of this Easement Deed, if applicable.
- G. Protection of Water Rights and Water Uses. As set forth in EXHIBIT D, if applicable, the Landowner shall undertake actions necessary to protect any water rights and water uses for easement purposes.
- H. Taxes. The Landowner shall pay any and all real property and other taxes and assessments, if any, which may be levied against the land.
- I. Reporting. The Landowner shall report to the NRCS any conditions or events which may adversely affect the wetland, wildlife, and other natural values of the Easement Area.
- J. Survival. Irrelevant of any violations by the Landowner of the terms of this Easement Deed, this easement survives and runs with the land for its duration.
- K. Subsequent Conveyances. The Landowner agrees to notify NRCS in writing of the names and addresses of any party to whom the property subject to this Easement Deed is to be transferred at or prior to the time the transfer is consummated. Landowner and its successors and assigns shall specifically refer to this Easement Deed in any subsequent lease, deed, or other instrument by which any interest in the property is conveyed.

PART IV. Compatible Uses by the Landowner.

- A. General. The United States may authorize, in writing and subject to such terms and conditions the NRCS may prescribe at its sole discretion, the temporary use of the Easement Area for compatible economic uses, including, but not limited to, managed timber harvest, periodic haying, or grazing.
- B. Limitations. Compatible use authorizations will only be made if, upon a determination by NRCS in the exercise of its sole discretion and rights, that the proposed use is consistent with the long-term protection and enhancement of the wetland and other natural values of the Easement Area. The NRCS shall prescribe the amount, method, timing, intensity, and duration of the compatible use. Compatible use authorizations do not vest any rights in the Landowner and can be revoked by NRCS at any time.

PART V. Rights of the United States. The rights of the United States include:

- A. Management Activities. The United States has the right to enter the Easement Area to undertake, on a cost-share basis with the Landowner or other entity as determined by the United States, any activities to restore, protect, manage, maintain, enhance, and monitor the wetland and other natural values of the Easement Area. The United States may apply to or impound additional waters, in accordance with State water law, on the Easement Area in order to maintain or improve wetland and other natural values.
- B. Access. The United States has a right of reasonable ingress and egress to the Easement Area over the Landowner's property, whether or not the property is adjacent or appurtenant to the Easement Area, for the exercise of any of the rights of the United States under this Easement Deed. The authorized representatives of the United States may utilize vehicles and other reasonable modes of transportation for access purposes. To the extent practical, the United States shall utilize the access identified in EXHIBIT A. The United States may, in its discretion, conduct maintenance activities on the access route identified in Exhibit B to obtain physical access to the Easement Area for the exercise of any of the rights of the United States under this Easement Deed. The United States also has the right of reasonable ingress and egress across the Easement Area to other adjacent or appurtenant property in which the United States holds real property rights acquired by and through NRCS.
- C. Easement Management. The Secretary of Agriculture, by and through the NRCS, may delegate all or part of the management, monitoring or enforcement responsibilities under this Easement Deed to any Federal or State agencies authorized by law that the NRCS determines to have the appropriate authority, expertise, and resources necessary to carry out such delegated responsibilities. State or Federal agencies may utilize their general statutory authorities in the administration of any

delegated management, monitoring or enforcement responsibilities for this easement. The authority to modify, subordinate, exchange, or terminate this easement under Subtitle H of Title XII of the Food Security Act of 1985 is reserved to the Secretary of Agriculture in accordance with applicable law. If the United States at some future time acquires the underlying fee title in the property, the interest conveyed by this Easement Deed will not merge with fee title but will continue to exist and be managed as a separate estate.

D. Violations and Remedies – Enforcement. The Parties, Successors, and Assigns, agree that the rights, title, interests, and prohibitions created by this Easement Deed constitute things of value to the United States and this Easement Deed may be introduced as evidence of same in any enforcement proceeding, administrative, civil or criminal, as the stipulation of the Parties hereto. If there is any failure of the Landowner to comply with any of the provisions of this Easement Deed, the United States or other delegated authority shall have any legal or equitable remedy provided by law and the right:

1. To enter upon the Easement Area to perform necessary work for prevention of or remediation of damage to wetland or other natural values; and,
2. To assess all expenses incurred by the United States (including any legal fees or attorney fees) against the Landowner, to be owed immediately to the United States.

PART VI. General Provisions.

- A. Successors in Interest. All rights granted to the United States shall accrue to any of its agents or assigns. All obligations of the Landowner under this Easement Deed shall also bind the Landowner's heirs, successors, agents, assigns, lessees, and any other persons claiming under them. All the Landowners who are parties to this Easement Deed shall be jointly and severally liable for compliance with its terms.
- B. Rules of Construction and Special Provisions. All rights in the Easement Area not reserved by the Landowner shall be deemed acquired by the United States. Any ambiguities in this Easement Deed shall be construed in favor of the United States to effect the wetland and conservation purposes for which this Easement Deed is being acquired. The property rights of the United States acquired under this easement shall be unaffected by any subsequent amendments or repeal of the Agricultural Conservation Easement Program. If the Landowner receives the consideration for this easement in installments, the Parties agree that the conveyance of this easement shall be totally effective upon the payment of the first installment.
- C. Environmental Warranty. "Environmental Law" or "Environmental Laws" means any and all Federal, State, local or municipal laws, orders, regulations, statutes,

ordinances, codes, guidelines, policies, or requirements of any governmental authority regulating or imposing standards of liability or standards of conduct (including common law) concerning air, water, solid waste, hazardous materials or substance, worker and community right-to-know, hazard communication, noise, radioactive material, resource protection, subdivision, inland wetlands and watercourses, health protection and similar environmental health, safety, building, and land use as may now or at any time hereafter be in effect.

"Hazardous Materials" means any petroleum, petroleum products, fuel oil, waste oils, explosives, reactive materials, ignitable materials, corrosive materials, hazardous chemicals, hazardous wastes, hazardous substances, extremely hazardous substances, toxic substances, toxic chemicals, radioactive materials, infectious materials, and any other element, compound, mixture, solution or substance which may pose a present or potential hazard to human health or the environment.

Landowner warrants that it is in compliance with, and shall remain in compliance with, all applicable Environmental Laws. Landowner warrants that there are no notices by any government authority of any violation or alleged violation of, non-compliance or alleged non-compliance with, or any liability under any Environmental Law relating to the operations or conditions of the Easement Area. Landowner further warrants that it has no actual knowledge of a release or threatened release of Hazardous Materials on, beneath, or from the Easement Area.

- D. General Indemnification. Landowner shall indemnify and hold harmless the United States, its employees, agents, and assigns for any and all liabilities, claims, demands, losses, expenses, damages, fines, fees, penalties, suits, proceedings, actions, and cost of actions, sanctions asserted by or on behalf of any person or government authority, and other liabilities (whether legal or equitable in nature and including, without limitation, court costs and reasonable attorneys' fees and attorneys' fees on appeal) to which the United States may be subject or incur relating to the Easement Area, which may arise from, but is not limited to, Landowner's negligent acts or omissions or Grantor's breach of any representation, warranty, covenant, or agreements contained in this Easement Deed, or violations of any Federal, State, local or municipal laws, including all Environmental Laws.

TO HAVE AND TO HOLD, this Warranty Easement Deed is granted to the United States of America and its assigns forever. The Landowner covenants that he, she, or they are vested with good title to the Easement Area and will warrant and defend the same on behalf of the United States against all claims and demands. The Landowner covenants to comply with the terms and conditions enumerated in this document for the use of the Easement Area and adjacent lands for access, and to refrain from any activity not specifically allowed or that is inconsistent with the purposes of this Easement Deed.

Dated this _____ day of _____, 2____.

Landowner(s): _____

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

On this _____ day of _____, 2____, before me, the undersigned, a Notary Public in and for said State, personally appeared _____, known or proved to me to be the person(s) described in and who executed the foregoing instrument, and acknowledged that _____ executed the same as _____ in fact and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

Notary Public for the State of _____
Residing at _____
My Commission Expires _____

ACCEPTANCE BY GRANTEE:

I _____ (name), _____ (title),
being the duly authorized representative of the United States Department of Agriculture Natural
Resources Conservation Service, do hereby accept this Warranty Easement Deed with respect to
the rights and duties of the United States of America, Grantee.

Dated this _____ day of _____, 2____.

Signature

Title

This instrument was drafted by the Office of General Counsel, U.S. Department of Agriculture,
Washington, DC 20250-1400.

NONDISCRIMINATION STATEMENT

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (1202) 720-2600 (voice and TDD). To file a complaint of discrimination write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, SW., Washington, DC 20250-9410 or call (800) 705-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

PRIVACY ACT STATEMENT

The above statements are made in accordance with the Privacy Act of 1974 (5 U.S.C. Section 522a). Furnishing this information is voluntary; however, failure to furnish correct, complete information will result in the withholding or withdrawal of such technical or financial assistance. The information may be furnished to other USDA agencies, the Internal Revenue Service, the Department of Justice, or other State or Federal law enforcement agencies, or in response to orders of a court, magistrate, or administrative tribunal.

EXHIBIT D

WATER USES AND WATER RIGHTS

Water Uses and Water Rights Reserved to the Grantor ("Landowner") (Reference Warranty Easement Deed Part II. F.)

- A. The Landowners-Grantors retain the right to allow center pivot irrigation systems to cross over the ACEP-WRE easement area (Exhibit A). The purpose is to allow the landowner flexibility when irrigating the surrounding cropland not enrolled in ACEP-WRE.
- B. To allow for the successful travel of center pivot irrigation systems through hydric soils, it is understood that minor modifications may be needed to the land directly around and within the center pivot track. It also may be necessary to alter the location of the center pivot within the ACEP-WRE easement to allow flexibility when irrigating the surrounding cropland. To minimize impacts to the easement area, reasonable modifications to the irrigation system itself shall be tried prior to land modifications.
- C. All land modifications (if necessary) will be addressed in the Wetlands Reserve Plan of Operations (WRPO) and approved by NRCS prior to implementation. NRCS staff and partners in conjunction with the landowner will provide site assessment and individual site recommendations when formulating the WRPO.
- D. Infrastructure and practices prohibited in order to protect the integrity of the easement area:
 - a. Elevated berms for pivot travel.
 - b. Raised center pivot tracks.
 - c. Chemigation within the ACEP-WRE easement boundary.
- E. The Landowners-Grantors are responsible for obtaining any necessary permits when exercising this right. No modification to the land will be allowed that would be in violation of Federal, State, or Local laws.

EXHIBIT D

WATER USES AND WATER RIGHTS

- I. Use of Water for Easement Purposes (Reference Warranty Easement Deed Part III. F.)
- a. The Landowner-Grantor retains all of the Water Rights¹ and Water Uses² for the Easement Area except those listed below. Landowner retains Water Rights, identify as applicable the water right number, priority date or date of appropriation, date of permit or adjudication, source, flow, volume, point of diversion, place of use, period of use, means of conveyance, and purpose of use.
 - b. For each Water Right or Water Use retained by Landowner-Grantor, the Landowner-Grantor retains the right to maintain, repair, and reconstruct any existing water facilities associated with the Water Right or Water Use unless that activity would adversely impact the conservation values of the easement, as determined by NRCS in its sole judgment. The Landowner-Grantor must obtain approval from NRCS prior to commencing any substantial maintenance, repair, or reconstruction³ of existing facilities.
 - c. Any Water Right or Water Use retained by the Landowner-Grantor or Water Right or Water Use retained and then changed by the Landowner-Grantor shall not be inconsistent with the purposes of the easement or the protection of the conservation values.
 - d. The Easement Area shall have remained irrigated cropland up until the point at which the Warranty Easement Deed was recorded.
 - e. The Landowner-Grantor is responsible for obtaining and maintaining any and all necessary permits for the retained Water Rights and Uses.

¹ For purposes of this exhibit, the term "Water Right" shall mean an instrument, filing, or document that is associated with a particular water use. The term "Water Right" may include, but is not limited to water permits, water shares or stock certificates, water reservations, water allotments, or water contracts.

² For purposes of this exhibit, the term "Water Use" shall mean activities that control water or the use of water instream or in situ. The term includes, but is not limited to, diverting water from its natural source; conveying water in canals, ditches, laterals, flumes, or pipelines; storing water in reservoirs, impoundments, or ponds; pumping or otherwise controlling groundwater; developing springs; and intentionally leaving a quantity of water instream or in situ for a particular purpose.

³ "Substantial maintenance, repair, or reconstruction" shall mean all activities that may adversely affect the purposes of the easement.

II. Encumbered Water Rights and Water Uses for Easement Purposes (Warranty Easement Deed, Part III.F.)

- a. Describe with specificity any Encumbered Water Rights and Water Uses that the NRCS determines is necessary to accomplish the purposes of the easement. No Water Rights will be encumbered.

- b. For each Encumbered Water Use stated in the paragraph above, identify any associated existing Encumbered Water Right or portion of Water Right that will be encumbered by the Warranty Easement Deed for easement purposes, together with any associated rights-of-way, water conveyance and diversion structures, and water use equipment. Specify details below of each Encumbered Water Right, or portion of a Water Right, including the Water Right number, priority date or date of appropriation, date of permit or adjudication, source, flow, volume, point of diversion, place of use, period of use, method of conveyance, and purpose of use.

III. Protection of Water Rights and Water Uses (Warranty Easement Deed Part III.G.)

The Landowner-Grantor shall protect any Water Right or Water Use not retained by Landowner-Grantor ("non-retained") or any Water Right or Water Use encumbered by NRCS ("encumbered") identified above by:

- a. For encumbered Water Rights and Water Uses, continuing to use the water for easement purposes so as to not abandon or forfeit any encumbered Water Rights or Water Uses by action or inaction
- b. For encumbered Water Rights and Water Uses, attempting to administratively prevent abandonment or forfeiture of such uses.
- c. For encumbered Water Rights and Water Uses, allowing NRCS to enter property to continue such rights and uses to prevent abandonment or forfeiture.

⁴ For the purposes of this exhibit, "Encumbered Water Use" shall mean any Water Use that the Landowner-Grantor must continue to operate or use to fulfill the purposes of the easement.

⁵ For the purposes of this exhibit, "Encumbered Water Right" shall mean any Water Right that the Landowner-Grantor must maintain in order to fulfill the purposes of the easement.

- d. Providing NRCS with any reports provided by or to state water officials of water diversions or evidence of use for the non-retained/encumbered Water Rights or Water Uses.
- e. Providing NRCS with any notice provided by or to state water officials for the non-retained/encumbered Water Rights or Water Uses.
- f. Never changing the non-retained/encumbered Water Rights or Water Uses to another use, including sale or transfer of such Water Rights or Water Uses, or conversion to another conservation use.

DRAFT

Department: Development Services
Staff Contact: Lisa Parnell-Rowe
Council Meeting Date: 4/11/2022

AGENDA ITEM SUMMARY SHEET

Description of Item:

Approval of contract award for a Comprehensive Plan, Zoning Ordinance and Subdivision regulations for the City of Hastings

Names of People/Business affected by this action:

The people of the City of Hastings.

Why Council action is required:

Council approval is required to award contracts.

Type of action requested:

Motion

Suggested motion:

Motion to approve the award of a contract for updates to the Comprehensive Plan, Zoning Ordinance and Subdivision regulations to Marvin Planning Consultants.

Deadlines associated with action:

Recommended consultant is prepared to begin once contract is executed.

Department head comments:

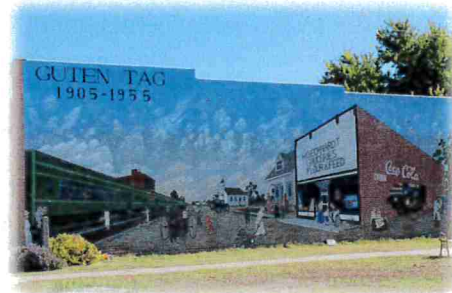
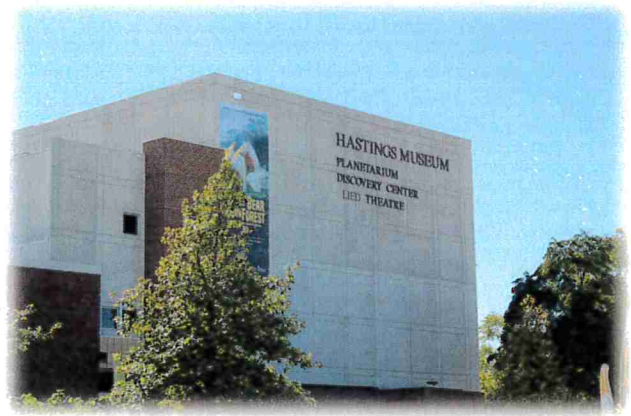
The City of Hastings originally put out a Request for Proposal (RFP) in October of 2021 to solicit consultants to bid for updating the *Imagine Hastings* Comprehensive Plan, as well as, to update zoning ordinance and subdivision regulations. Despite placing ads in the newspaper, there was only one response received. This response was received from Marvin Planning Consultants. The staff elected not to open this bid and re-accomplish the bid notice after the holidays in early 2022 to try and get more responses. This time, staff sent invitations for bids to consultants in both the local and surrounding states. The second RFP was re-posted in mid-January. This time we received five responses to the RFP with one response declining participation. The 5-person Selection Committee reviewed all proposal submissions and narrowed the pool to the top 3 firms, as stipulated in the RFP. This committee conducted follow-up interviews during the last 2 weeks in March 2022. The three respondents interviewed were Marvin Planning Consultants from David City, Nebraska; Confluence from Omaha, Nebraska (paired with JEO of Hastings, Nebraska); and RDG Planning & Design of Omaha, Nebraska. The Committee recommends awarding a contract to Marvin Planning Consultants. The recommended contract is for \$140,000.00 and includes all three updates with multiple facets of public engagement, both in-person and virtual. This

consultant will also include creation of an Affordable Housing Action Plan, which is a State-driven requirement that must be in place no later than January 1, 2024. The selection committee felt, based on the value-added and this proposal also being the lowest price, that this is the best consultant team to hire for these important updates and project initiatives.

City Administrator comments:

Recommend approval

Proposal for:
Hastings, Nebraska
Comprehensive Plan
/ Zoning Regulations







November 15, 2021

Ms. Lisa Parnell-Rowe
Director of Development Services
City of Hastings
220 North Hastings Avenue
Hastings, NE 68901

RE: Comprehensive Plan/Zoning and Subdivision Regulations
Hastings, NE

Dear Ms. Parnell-Rowe and Selection Committee;

First, I would like to say thank you for the opportunity to submit our proposal and qualifications to the City of Hastings. Included with this letter is MPC's background information as well as our proposal for developing a new comprehensive plan as well as an updated zoning and subdivision regulation.

Our team brings significant planning experience to the City, including the recently completed Hastings Housing Needs Assessment and three blighted and substandard studies. Our team is very familiar with the community. In light of this experience we have proposed a very detailed plan and update to the current codes, including an extensive and elaborate community engagement process.

Our team is made up of professionals with a significant number of years in the private sector as well as the public sector. We all bring different expertise to the project and all have worked well together on previous projects.

Keith Marvin of MPC will be the lead planner and primary point of contact during this project. Keith has worked with over 100 communities on multiple projects in six states, mostly in Nebraska. Our team has worked diligently over the years to make our Comprehensive Plans more user-friendly and more dynamic. Mason Herrman, with MPC, will be assisting on all components of this project. In addition, our team includes planners from Community Planning Insights and MSA Professional Services. One additional team member will be 281 Studios, which will assist our team and the City in getting the message out regarding the process and importance of the project to the community. All of our team members have adequate time in our schedules to work closely with City staff and the community during the proposed project.

As requested, we plan on incorporating all of the past studies into the overall plan and regulations, especially the transportation, housing and health assessment studies. All of these will be worked into the proposed project, however, key items of these may be vetted again through the public engagement process to ensure nothing has changed in the community.

As you review the proposal, please note the extensive community engagement process. We plan to use extensive face-to-face engagements, Zoom engagement where appropriate and needed, as well as, video education and MindMixer dialogue software. We will likely conduct the "town hall" meetings in a hybrid method of face-to-face as well as allowing residents to take part via Zoom. Our goal is to provide the community with as many ways to be part of the process.

Review of our proposal will indicate our team members have significant experience in communities of similar size to Hastings, including Hastings itself. MPC team members have worked in Hastings; Grand Island; North Platte; Gretna; La Vista; Wichita, KS; Kansas City, MO; Dubuque, IA, and Norwalk, IA. Also Aaron Sorrell AICP of CPI was the Planning Director in Dayton, OH for a number of years; he has worked on projects in Hastings; North Platte; Dayton; and Cleveland. Finally, MSA has worked in Norwalk, IA; Burlington, IA; Hastings, MN; David City, NE; and assisted MPC on the rewrite of the Hastings Blighted and Substandard Area #1.

Our team WILL provide Hastings with the experience and viewpoint to create a set of regulations addressing your current needs as well as issues in the future.

Marvin Planning Consultants, Inc.
382 North 4th Street
P.O. Box 410
David City, NE 68632
402.367.5031
402.606.6405



As you review the enclosed material with respect to the project objectives, you will see we are fully qualified to undertake this project due to a number of factors.

1. We bring four AICP planners to the team.
2. We bring approximately 100 years of combined experience in similar sized communities.
3. Our team members have a solid understanding of the dynamics and issues in Hastings.
4. Nearly 60% of MPC's current workload is repeat clients.
5. We bring a team of experts skilled in creative and unique solutions in both the planning aspects and zoning regulations.
6. We have developed an outreach approach that maximizes the amount of involvement in the process.
7. We stand behind our process and insure our clients the project will be completed to their satisfaction.

Again, thank you for the opportunity to present our qualifications. We are confident in our abilities and experience and are anxious to discuss this project further. If you have questions or comments, please contact me at 402.367.5031 or 402.606.6405.

For the Team,



Keith A. Marvin, AICP
President/Project Manager

Marvin Planning Consultants, Inc.

382 North 4th Street
P.O. Box 410
David City, NE 68632
402.367.5031
402.606.6405



Firm Profiles



Office Location

P.O. Box 410
David City, NE 68632
P: 402.367.5031
C: 402.606.6405
kmarvin@marvinplanning.com

Corporate Organization

Sub-Chapter S
Corporation

Company Founded

June 2009 as a sole-
proprietorship

Company incorporated in
August 2015

Marvin Planning Consultants, Inc.

Marvin Planning Consultants is a community planning firm organized for the purpose of providing cost-effective, common sense, yet innovative planning solutions to communities and counties.

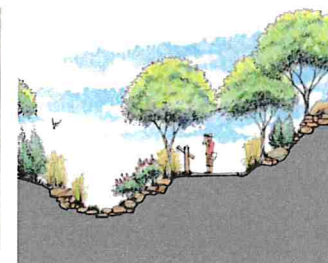
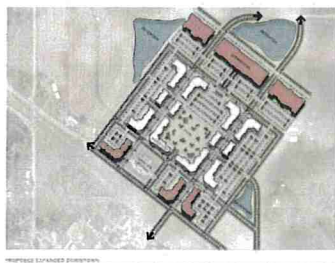
Keith Marvin AICP brings nearly 30 years of consulting experience in community and regional planning with communities similar to and including Hastings.

MPC includes a staff of two people, including Keith Marvin AICP. Keith has been working in counties and communities in the Midwest since 1992. This experience includes over 100 communities in six states.

Planning Is ALL We Do

City and County Planning

- Comprehensive Plans
- Zoning Ordinances
- Subdivision Regulations
- Planning Commissioner Training
- Zoning Assistance
- Historic Preservation Studies
- Facilitation
- Expert Witness



"Keith is a highly experienced planner who provides his municipal clients with well thought out, innovative, and creative plans and implementation strategies. His body of work speaks for itself and I would not think twice about hiring him again in the future."

- Michael Johnson AICP
Former Director of Planning and Building
Norwalk, Iowa

Regional and State Awards

MPC Staff have been involved in award winning projects since 1999



Hamilton County, NE
Comprehensive Plan
2020 Best Practices



North Platte/Lincoln County
Housing Needs Assessment
2019 Best Practices



Cozad, NE
Comprehensive Plan
2017 Daniel Burnham Award for
a Comprehensive Plan



Grand Island, NE
Downtown Revitalization Plan
2017 Implementation



Dubuque, IA
Unified Development Code
2010 Best Practices



Gretna, NE
Comprehensive Plan
2010 Best Practices



Woodbury County, IA
Comprehensive Plan
2003 Outstanding Planning
Award



La Vista, NE
Zoning Regulations
2002 NPZA Community Development
Award



Cass County, NE
Comprehensive Plan
1999 Sheldon D. Gerber Merit Award
for Excellence in Environmental
Planning

MPC is a Full Service Planning Firm PLANNING IS ALL WE DO!



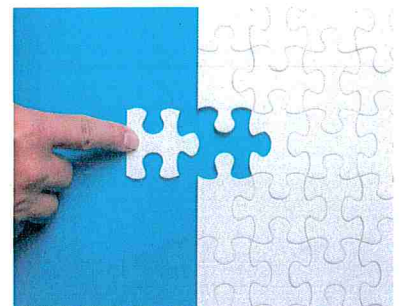
*Nearly 60% of
MPC's current
workload is
repeat business*

*Marvin Planning
Consultant's operating
philosophy centers on not
just working for clients but
building relationships with
our clients*



*Today's Hastings youth
are the future of the
community-Their thoughts
are important to the
process*

MPC has built **SOLID**
relationships with key
partners capable of
delivering quality Planning
Solutions!





COMMUNITY PLANNING INSIGHTS

128 McDaniel Street, Suite D, Dayton, OH 45405 | (937) 331-8333 | www.cpi-planning.com

Inspiring Visions | Achievable Strategies

Community Planning Insights is a planning firm located in Dayton, Ohio, specializing in community and neighborhood planning, housing policy, community engagement, and comprehensive planning for communities of all sizes. Community Planning Insights approaches each project individually based on the needs and resources of the community. We work collaboratively with staff, residents and community stakeholders to ensure the plans and strategies are achievable and meet the community's needs.

Aaron K. Sorrell, AICP principal and owner, has over 20 years of experience in the planning and community development profession. Aaron is a certified planner with the American Institute of Certified Planners and a certified Economic Development Professional by the National Development Council. Before founding Community Planning Insights, served in various roles, including planning and community development director for six years. During his tenure, he undertook and oversaw numerous neighborhood and community planning and revitalization efforts. Great communities don't happen - they are intended outcomes of visioning, planning and implementation. Community Planning Insights has the experience, talent and approach to assist clients and communities in their visioning and community engagement needs.

Our Services

- Comprehensive planning
- Community engagement and visioning
- Zoning and land use regulations
- Neighborhood and small area plans
- Fair housing assessments
- Community housing studies and strategies
- Interim and on-call staff services
- Community and neighborhood revitalization strategies
- Consolidated plans
- Community facility planning
- Digital mapping and spatial analysis

Where We Work

Community Planning Insights works across the country. Recent project locations include:

- Elkhart, Indiana
- Cleveland, Ohio
- Cincinnati, Ohio
- Jerome Township, Ohio
- Franklin Township, Ohio
- Harrison Township, Ohio
- Yellow Springs, Ohio
- Grand Rapids, Michigan
- Hastings, Nebraska
- Falls City, Nebraska
- North Platte, Nebraska
- Winston-Salem, North Carolina
- Collier County, Florida
- Brookhaven, Georgia

FIRM PROFILE

MSA Professional Services, Inc. (MSA) specializes in the sustainable development of communities. We achieve this by building honest, open relationships that go beyond the project to become a trusted source of expertise and support for immediate challenges and long-term goals. Big or small, we do whatever it takes to meet each need, working to make communities stronger in the process. **It's more than a project. It's a commitment.**

MSA's roots reach back to the 1930s. Once a rural land survey company, our firm now consists of over 380 engineers, architects, planners, funding experts, surveyors, GIS experts and environmental scientists. MSA excels at helping clients identify grant and funding sources and then delivering high-quality, cost-effective solutions.



63

INDUSTRY AWARDS
EARNED SINCE 2010

380+
TEAM MEMBERS



17 OFFICE
LOCATIONS

WE'RE PROUD TO BE 100%
EMPLOYEE-OWNED

\$500+ MILLION

GRANTS & LOW-INTEREST LOANS

We've helped our clients secure
to help offset the cost of
infrastructure projects



ENABLING PEOPLE TO
POSITIVELY IMPACT THE LIVES
OF OTHERS SINCE 1962

CLIENT EXPERIENCE

Percentage of clients who say MSA met or exceeded their expectations based on the following categories.

How does the Client Experience work in Proposals/SOQs?

As part of our ongoing quality assurance program, we periodically request feedback from clients and project stakeholders to create better project outcomes for you.

These easy-to-complete surveys offer you the opportunity to comment on several areas of our performance throughout the duration of your project, which in turn helps us adapt our processes to your unique needs. Your feedback is specific to your project, and is returned directly to the people working with you. We pledge to respond to any issues you identify as the project proceeds.

ACCURACY

98%



HELPFULNESS

96%



QUALITY

99%



SCOPE & FEES

97%



RESPONSIVENESS

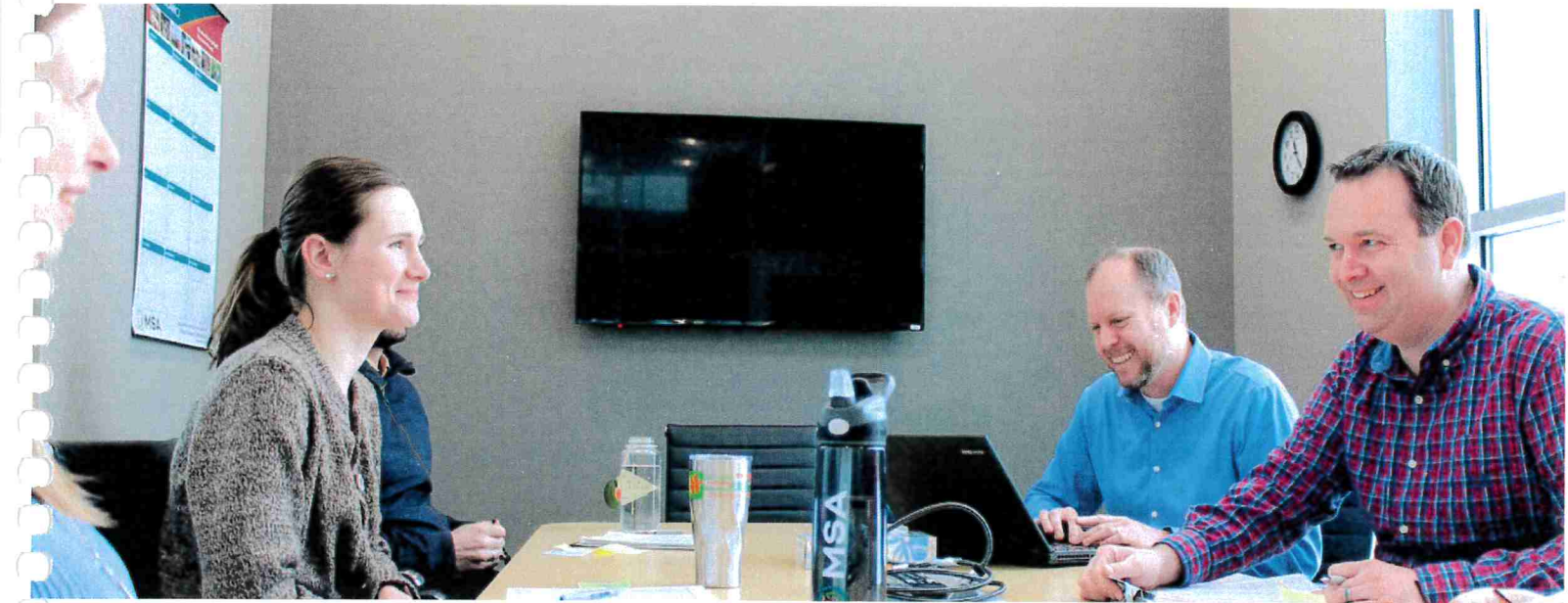
98%



SCHEDULE

98%





PLANNING AND DESIGN STUDIO

At MSA, we know that every project starts with a plan – a clear and consensus-driven vision for the future that can be realistically implemented. Our Planning + Design Studio consists of:

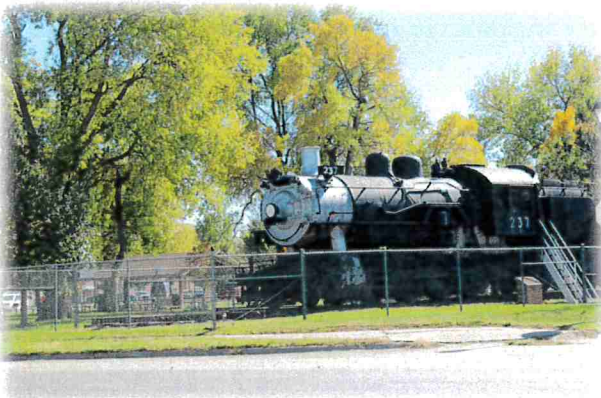
- 8 American Institute of Certified Planners (AICP)
- 2 Professional Landscape Architects (PLA)
- 2 Housing Specialists
- 1 Funding Expert
- 3 Planning Specialists

Members of our studio regularly give presentations on various planning topics at state and national conferences. The professional planners that comprise the Studio have helped hundreds of communities and private organizations define their vision, obtain funding, and implement the improvements they seek. And, because our planners are part of a multi-disciplinary firm, they are able to engage our professional engineers and architects in the planning processes to aid our clients in developing sustainable, implementable plans.

CORE SERVICES

Below is a sample of the services that MSA's Planning + Design Studio can offer.

- Capital Improvement and Strategic Plans
- **Comprehensive Plans**
- Zoning: Ordinance Creation, Code Rewrites, Development Regulations and Zoning Administration
- Community Blight Studies
- Cooperative Boundary Agreements
- Economic Development: Market Analysis, Tax Increment Financing, Feasibility Studies
- Funding: Grant Writing, Grant Administration, Fundraising
- Housing Studies: Analysis of Impediments to Fair Housing, Market Analysis
- Impact Fee Studies
- Landscape Architecture
- **Park and Recreation Planning: Park Master Plans, Comprehensive Outdoor Recreation Plans, ADA Studies**
- **Public Engagement**
- Redevelopment Studies: Downtown, Neighborhood, Corridor, and Site Planning
- **Transportation Planning: Bicycle + Pedestrian Plans, Safe Routes to Schools Plans, Access Management Studies**
- **Urban Design: Wayfinding, Streetscaping, and Design Standards**



Project Team



Keith Marvin AICP
Contracting Firm
Project Manager
Senior Community Planner



Mason Herman
Community Planner



Christopher Janson AICP
Senior Community Planner



Aaron Sorrell AICP
CEcD
Community Planner



Lohren Deeg
A.S.A.I.
Professional Illustrator



Shannon Gapp AICP
Community Planner



Jake Deaver PE
Civil Engineer
Engineering support

Team Summary

Keith Marvin AICP | Project Manager | Senior Planner

Keith will serve as Project Manager and will be the lead planner for the Hastings Comprehensive Plan and Zoning Updates. In addition, Keith will play a major role with all levels of the public engagement process.

Mason Herman | Community Planner

Mason will assist on all aspects of the Comprehensive Plan and Zoning Regulations. In addition, he will be involved in all forms of community engagement.

Lohren Deeg | A.S.A.I.

Lohren will assist with planning graphics, as well as providing key illustrations for the comprehensive plan.

Christopher Janson AICP | Senior Planner

Chris will assist MPC with community engagement and other issues relating to land use. Chris and Keith have worked on numerous projects together in Nebraska, Iowa, and Kansas.

Shannon Gapp AICP | Planner | Landscape Designer

Shannon will assist the team on all aspects of the Hastings project. Shannon brings a strong graphic background to the project.

Jake Deaver PE | Civil Engineer

Jake will provide engineering support on the Comprehensive Plan. Jake, prior to his employment with MSA, worked as a Civil Engineer in Olsson's Holdrege office. He also has family in the Hastings area.

Aaron Sorrell AICP | Senior Planner

Aaron will be responsible for completing the housing and economic development portions of the Comprehensive Plan as well as assisting with all community engagement. He brings extensive housing experience to the team and has worked with MPC on a number of housing studies throughout Nebraska. Finally, Aaron will assist the City, if desired, with developing their "Affordable Housing Coordinated Action Plan".

281 Studios

281 Studios role includes assisting in community education regarding the comprehensive planning and zoning process via video development. These videos will include short teasers educating why planning is important, why the public should be involved, and these will be accessible via the project website and the public access channel in Hastings.

Keith A. Marvin AICP

President/Project Manager

Qualifications

Keith has been involved professionally in community planning since 1992. His experience includes all facets of community planning, including comprehensive plans, zoning and subdivision regulations, public participation, land use, historic preservation, and economic development. Keith has been involved with projects in communities and counties ranging from 48 people to over 400,000. His experience includes the states of Nebraska, Kansas, Iowa, Missouri, Indiana, Michigan, and Illinois.

Keith believes the best plans and regulations are those developed through a partnership between the consulting team and the community. Plans must be supported locally by the residents and staff in order for them to be truly implemented. Implementing the community's vision is the only way a plan is ever successful.

Work History

2009 - Current *Marvin Planning Consultants, Inc.*
President/Community Planner

Relevant Project Experience

- Hastings, NE Housing Needs Assessment
- Hastings, NE - Solar Regulations
- Hastings, NE - Development Handbook
- Hastings, NE - Energy Element
- Hastings, NE Blight and Substandard Studies
Area 1 and 15
- Gretna, NE Comprehensive Plan/Zoning Regulation Updates
- Gretna, NE Highway 6/31 Corridor Study**
- North Platte, NE - Zoning Regulations
- North Platte, NE - Historic Preservation Guidelines
- North Platte, NE Housing Needs Assessment
- Grand Island, NE Blight and Substandard Studies
Areas 7 through 16, 18 through 36
- Grand Island, NE - Zoning Regulations*
- Valley, NE - Comprehensive Plan/Zoning Regulations
- Norwalk, IA - Comprehensive Plan
- Ankeny, IA - Comprehensive Plan**
- Charles City, IA - Unified Development Ordinance
- Falls City, NE - Comprehensive Plan/Zoning Regulations
- Falls City, NE - Housing Needs Assessment
- Cozad, NE - Comprehensive Plan/Zoning Regulations
- La Vista, NE - Zoning Regulations*
- Hickman, NE - Comprehensive Plan/Zoning Regulations*
- Gretna, NE Comprehensive Plan/Zoning Regulations*
- Henderson, NE - Comprehensive Plan/Zoning Regulations
- Humphrey, NE - Comprehensive Plan/Zoning Regulations
- Loup City, NE - Zoning Regulations
- Sabetha, KS - Zoning Regulations
- Grand Island, NE Downtown Housing Study**

* Complete during tenure as Senior Planner at JEO Consulting Group

** MPC is/was a subconsultant on this project

8 Marvin Planning Consultants, Inc.



Total Experience
30 years

Education
Masters of Community/Regional Planning
University of Nebraska - Lincoln

Bachelors of Science in Architectural Sciences
University of Nebraska - Lincoln

Professional Certifications
American Institute of Certified Planners

Honors and Awards
Mitsuo Kawamoto Excellence in Planning Award
Nebraska Planning and Zoning Association 2006

Memberships
American Planning Association
National
Nebraska Chapter
Iowa Chapter
Kansas Chapter
Small Town and Rural Planning Division (Chair)
County Planning Division
Sustainability Division
Private Practice Division
Community Development and Housing Division

American Institute of Certified Planners (AICP)

Nebraska Planning and Zoning Association

Former Chapter President

David City, NE Planning Commissioner (30 years) - Vice Chair

Mason A. Herrman

Community Planner

Qualifications

Mr. Herrman graduated with his Masters in Regional Community Planning from Kansas State University in 2019. Mason will assist on all aspects of the project including GIS mapping and community engagement. Mr. Herrman also has experience working with multiple funding agencies including the Community Development Block Grant program and is recently certified through the Department of Economic Development.

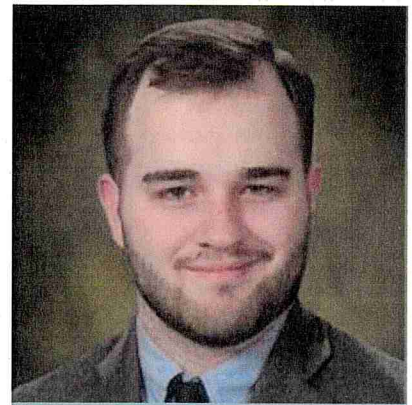
Work History

- June 2021 - **Marvin Planning Consultants, Inc.**
Community Planner
- 6/2019 - 2021 - **Miller and Associates**
Kearney, NE
Planning Assistant/Grant Administrator
- 1/2018 - 7/2018 - **Unified Government of Wyandotte County/
Kansas City, KS**
Intern

Project Experience

- Weeping Water, NE - Comprehensive Plan/Zoning Regulations
- Gretna, NE - Zoning Updates and Mapping
- Sabetha, KS - Zoning Updates
- Charles City, IA - Unified Development Ordinance
- Loup City, Nebraska - Downtown Revitalization Plan*
- Clay County, Kansas - Comprehensive Plan
- Ellsworth County, Kansas - Comprehensive Plan
- Lincoln County, Kansas - Comprehensive Plan
- Beaver City, Nebraska - Comprehensive Plan/Zoning & Housing Study*
- Shelby, Nebraska - Comprehensive Plan/Zoning Regulations*
- Loup City, Nebraska - Housing Needs Assessment

* Indicates work completed while employed by another firm.



Education

Kansas State University
Masters Regional &
Community Planning, 2019

Memberships

American Planning Association
National
Nebraska Chapter

Nebraska Planning and Zoning
Association (NPZA)



AARON K. SORRELL, AICP
OWNER AND PRINCIPAL
COMMUNITY PLANNING INSIGHTS

128 McDaniel Street, Suite D
Dayton, OH 45405
Phone: (937) 331-8333
E-mail: aaron.sorrell@cpi-planning.com

EDUCATION

2000

The Ohio State University
Master of City and Regional
Planning

1998

Wright State University
B.S. Urban Studies

CERTIFICATIONS

American Institute of Certified
Planners

Certified Economic
Development Professional by
The National Development
Council

EXPERTISE

Neighborhood Development
Strategies

Strategic Planning

Community Visioning and
Public Engagement

Comprehensive Plans

Zoning Code Development

Small Area and Neighborhood
Plans

MEMBERSHIPS

American Planning
Association

APA Ohio - Past President

Soaring Society Of America

10 CPI

Aaron has over 19 years of planning, zoning, and community development experience. He is owner and principal of Community Planning Insights, a small planning firm with experience in community and neighborhood planning, zoning, community visioning and public engagement, comprehensive planning, housing assessments and strategies, and public safety facility planning for communities of all sizes.

RECENT PROJECT EXPERIENCE:

CLEVELAND, OHIO

Developing the Clark-Fulton Target Area Plan that is focused on addressing affordable housing in a rapidly gentrifying neighborhood in central Cleveland.

HARRISON TWP, OH

Developed revitalization plans for the three neighborhoods that addressed issues such as infrastructure, crime, housing and economic development.

UNION COUNTY, OH

Developed a model zoning overlay for the US-35 corridor designed to ensure consistent, high-quality developments that span seven townships and two municipalities.

LINCOLN COUNTY, NE

Assisted in developing a comprehensive housing assessment and strategy for a 2,000 square mile county in central Nebraska. The plan won APA-Nebraska's 2019 Best Practice award

BUTLER COUNTY, NE

Assisting with comprehensive housing assessment and strategy for a 600 square mile county that contains one main city and 11 minor villages in eastern Nebraska.

WINSTON-SALEM, NC

Developed and facilitated the public engagement process for Winston-Salem and Forsyth County's 5-year HUD Consolidated Plan.

GREATER DAYTON PREMIER MANAGEMENT DAYTON, OH

Co-author of the \$1.5M HUD Choice Neighborhood Planning Grant and assisting in the development of the HUD Choice Neighborhood Implementation Grant and redevelopment strategy.



Christopher Janson, AICP

PROJECT PLANNER

Chris serves as a Team Leader and a Senior Planner for MSA's Planning and Design Studio. In these roles, he focuses on serving clients in the areas of project management, comprehensive planning, zoning administration, development review, funding administration, GIS mapping, and plan implementation. Chris has more than 13 years of experience as a land use planner with planning offices in Iowa, Illinois, Nebraska, Minnesota and Wisconsin.

SELECTED PROJECT EXPERTISE

COMPREHENSIVE PLAN | HASTINGS, MN

Led the planning team and process of creating the 2040 Hastings Comprehensive Plan.

COMPREHENSIVE PLAN UPDATE | BURLINGTON, IA

Facilitated all public and steering committee meetings for comprehensive planning effort.

COMPREHENSIVE PLAN | LEXINGTON, MN

Led the planning team and creation of the 2040 Lexington Comprehensive Plan.

COMPREHENSIVE PLAN UPDATE | ELLIS COUNTY, KS

Assisting Keith Marvin of MPC with GIS mapping and public engagement for the update of the Ellis County Comprehensive Plan.

COMPREHENSIVE PLAN | STORY COUNTY, IA

Led the planning team and public engagement process for the Story County Cornerstone to Capstone Plan.

DOWNTOWN MASTER PLAN | CLINTON, IA

Led the planning team that developed the Downtown Clinton Master Plan.

ARSENAL GATEWAY NEIGHBORHOOD REVITALIZATION PLAN | ROCK ISLAND, IL

Facilitated all public and advisory committee meetings and provided production support for planning documents and visioning.

COUNTYWIDE TRAIL AND RECREATION PLAN | WASHINGTON, IA

Managed the project and public engagement for the Washington County Regional Trails and Recreation Plan.

ZONING ORDINANCE UPDATE | ST. CROIX COUNTY, WI

Assisting with public engagement in the overhaul of St. Croix County's (MSP Metro Area) zoning ordinance and conversion to online code.

EDUCATION

B.S., Community and Regional Planning
Iowa State University

CERTIFICATIONS

- American Institute of Certified Planners, AICP
- Chapter Development Co-Chair on the Iowa Chapter of the American Planning Association Board of Directors
- Merle Hay Neighborhood Association Board Member

AREAS OF EXPERTISE

- Client Services Management
- Project Management and Coordination
- Comprehensive Planning
- Community Development and Financing
- Neighborhood Planning
- Grant Writing and Funding Administration



Claire Michelson

PROJECT PLANNER

Claire serves as a project planner for MSA's Planning and Design Studio and has worked on a variety of engineering- and planning-related projects. Claire has experience in facilitating public engagement activities, GIS map creation, and document creation and writing. She assists with planning projects in a variety of capacities and is passionate about community engagement and the connections that she makes with communities, helping them become better places to live, work and play.

SELECTED PROJECT EXPERTISE

COMPREHENSIVE PLAN | THOMSON, MN

Led the public engagement and development of Thomson's Township's 2040 Comprehensive Plan.

COMPREHENSIVE PLAN | HASTINGS, MN

Assisted with the development of the 2040 Hastings Comprehensive Plan.

COMPREHENSIVE PLAN | LEXINGTON, MN

Assisted with the development of the 2040 Lexington Comprehensive Plan.

COMPREHENSIVE PLAN | OAK GROVE, MN

Assisted with the development of the 2040 Oak Grove Comprehensive Plan.

DOWNTOWN MASTER PLAN | CLINTON, IA

Created a crowdsourcing mapping application for the public input portion of the project. Assisted with document creation and writing.

COUNTYWIDE TRAIL AND RECREATION PLAN | WASHINGTON, IA

Assisted with public engagement and the creation of Washington County's Trail and Recreation Plan.

2030 PARK VISION | HIAWATHA, IA

Assisting with the facilitation of stakeholder meetings, crowdsourcing mapping, community survey creation and committee meetings. Authored the plan document and assisting with writing, visioning, and research.

2030 PARK AND RECREATION VISION | DURANT, IA

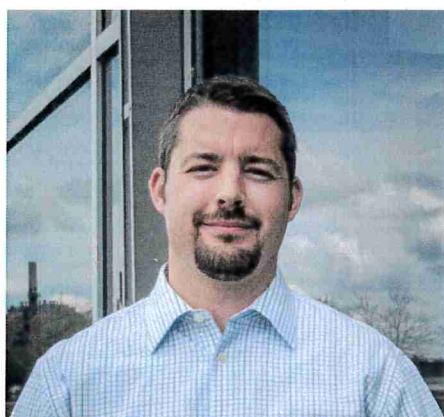
Created public engagement opportunities tailored to the community for the best outcome. Facilitated those events ranging from eye-catching banners, pop-up events, focus group interviews, and suggestion boxes in strategic places around town.

EDUCATION

B.S., Community and Regional Planning
Iowa State University

AREAS OF EXPERTISE

- Client Service Management
- Comprehensive Planning
- Zoning Ordinances
- Public Engagement



Jake Deaver, PE

PROJECT ENGINEER

Jake's experience as a project engineer include a wide variety of both public and private projects. His municipal public infrastructure experience includes drinking water distribution, drinking water production and treatment, sanitary sewer collection, sanitary sewer lift stations, wastewater land application, wastewater treatment, urban and rural drainage evaluations, and capital improvement planning. Jake's private experience includes commercial pad site and residential land development, as well as onsite wastewater treatment systems. Jake has experience throughout the entire project life cycle from exploring funding options, coordinating with funding agencies, writing Preliminary Engineering Reports and completing life cycle cost analysis all the way through final engineering design, public bidding materials testing, and construction administration.

EDUCATION

B.S., Civil Engineering
University of Nebraska-Lincoln

B.S., Mathematics and Physics
Doane College

REGISTRATIONS

Professional Engineer, IA, NE

AREAS OF EXPERTISE

- Municipal / Public Infrastructure Planning (Utilities & Streets)
- Drinking Water Distribution System
- Drinking Water Production
- Urban Roadway Design & Reconstruction
- Sanitary Sewer Collection System
- Sanitary Sewer Lift (Pump) Stations
- Storm Sewer Water Management
- Wastewater Land Application
- Onsite Wastewater Treatment
- Commercial Padsite and Residential Land Development

SELECTED PROJECT EXPERTISE

11TH AVENUE ROADWAY RECONSTRUCTION | HOLDREGE, NE*

KELLY OAK CONCEPTUAL PLAN | PEOSTA, IA

BURDS SEWER & WATER EXTENSIONS | PEOSTA, IA

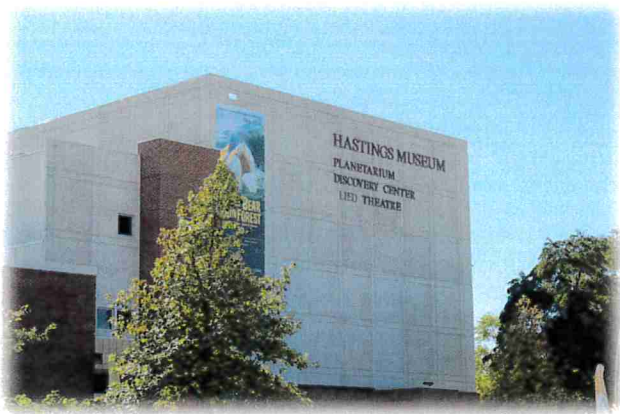
1ST AVENUE CORRIDOR ASSESSMENT & ROAD DIET | CASCADE, IA

GARFIELD STREET SW RECONSTRUCTION | CASCADE, IA

INDUSTRIAL PARK WASTEWATER PUMP STATION | FARLEY, IA

**Denotes experience prior to MSA.*

Project Component	Project Team						
							
	Keith Marvin AICP	Mason Herman	Aaron Sorrell AICP CEcD	Chris Janson AICP	Shannon Gapp AICP	Jake Deaver PE	Loren Deeg A.S.A.I.
281 Studios							
Project Management	●						
Quality Control	●		●				
Graphics/Mapping/Photography	●	●			●		●
Meeting Facilitator/Community Engagement	●	●	●	●	●		
Town Hall Meeting	●	●	●	●	●		
Focus groups	●	●	●	●	●		
Surveys	●	●	●	●			
Charette	●	●	●	●	●		●
MindMixer Idea Exchange	●						
Educational teasers and videos	●		●	●			●
Website		●					
Public Presentations	●		●	●			
Public Hearings	●		●	●			
Comprehensive Plan Components							
Demographics	●	●	●				
Population and Projections	●	●					
Housing and Needs Assessment including the "Affordable Housing Coordinated Action Plan"	●		●				
Economics and economic trends and forecasts	●	●	●				
Community Facilities	●	●		●			
Parks and Recreation	●	●		●	●		
Natural Resources and Stormwater Management	●					●	
Public Safety	●	●	●				
Hazards	●	●				●	
Land Use and Urban Design	●	●	●	●	●		●
Transportation	●					●	
Communications, Utilities, and Energy	●	●				●	
Livability and Health	●	●	●	●			
Annexation	●	●				●	
Implementation	●	●	●	●			
Zoning and Subdivision Regulations							
Phase I: Review and Analysis	●	●	●				
Phase II: Construction of New Regulations	●	●	●				



Project Approach



Project Understanding and Approach

Our team strongly believes extensive community engagement allows the better opportunities for solid community feedback will result in a plan meeting the community needs. Comprehensive Plans guide decision makers and the public regarding solid policy decisions during the planning period.

The Comprehensive Plan is a vision presented in text, graphics and tables representing the desires of the City and its residents for the future.

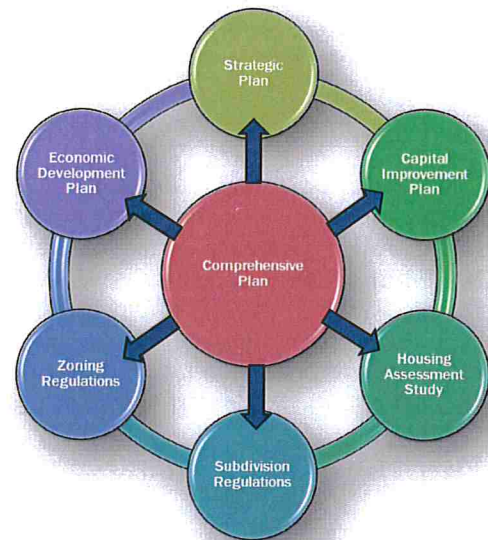
Community engagement, along with an understanding of the dynamics occurring in the Hastings provides a means to develop a plan that fosters growth.

A Comprehensive Plan outline proposed by our team for to Hastings is as follows:

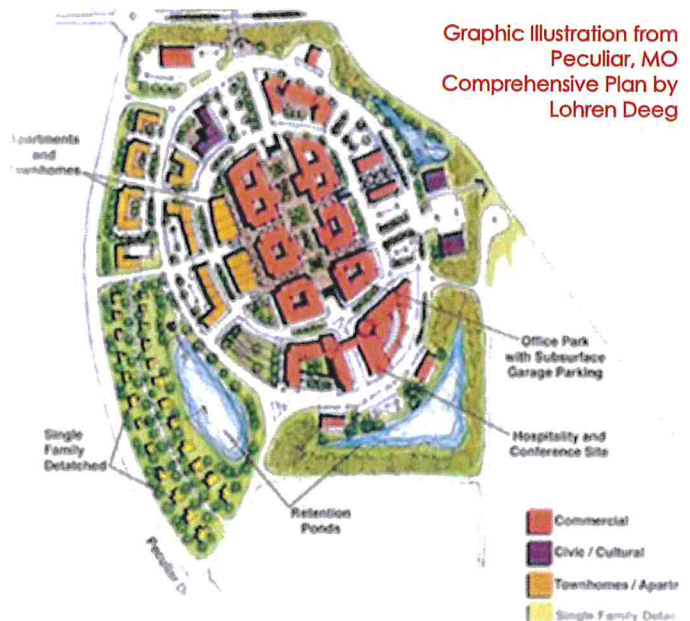
- Introduction
- Community Engagement Process
- Population
- Housing
- Economics and Economic Development
- Parks and Recreation
- Community Facilities
- Public Safety
- Public Health
- Communications, Utilities and Energy
- Livability and Health
- Natural Resources and Environment
- Hazards
- Land Use and Urban Design
- Transportation
- Implementation

Planned growth will make Hastings more effective in serving residents, more efficient in using resources, and able to meet the standard of living and quality of life every individual desires.

The comprehensive plan is the basis for all other planning documents and tools in a community. It is critical to leading and guiding the policies and vision of the future.



Graphic Illustration by Lohren Deeg



Graphic Illustration from Peculiar, MO Comprehensive Plan by Lohren Deeg

Community Assessment/Livability

Community assessment will focus on the perceptions of the community members regarding specific "quality of life" (QOL) issues such as housing, employment, health, public safety, and more.

Our baseline data regarding community assessment will start with different studies already completed such as the AARP Livability Index, and other to determine what other indices have found. These baseline data will be tested against the different opinions of the community. Our team will identify where these indices may have fallen short or what will need to be completed during the planning period to improve on these issues.

Community Engagement

Community engagement is critical to the entire project. The engagement process provides insight to where the community wishes to be in 10 to 20 years. The pages following this section outlines the different engagement techniques used in the process. In addition, it will discuss major highlights resulting from the various techniques. Community engagement will lead to the development of the long range goals, objectives and/or policies for the community.

Demographic/Socioeconomic Analysis

Population

Population examines the community's current conditions from the perspective of population; past populations, population by ethnicity, population change based upon natural and migration patterns, and population projections based upon past trends, migration patterns, and any targeted growth levels.

Housing

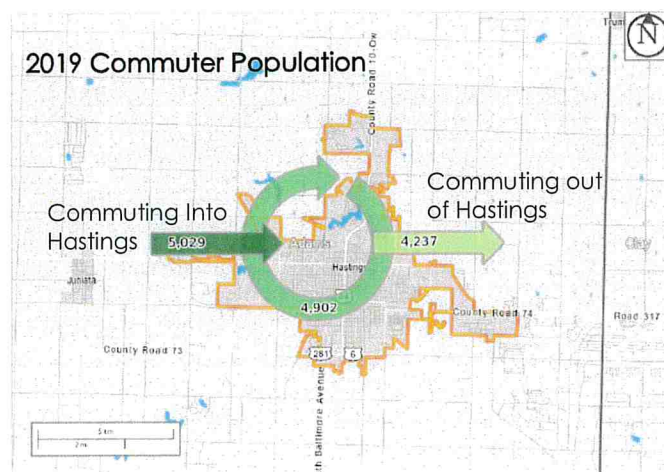
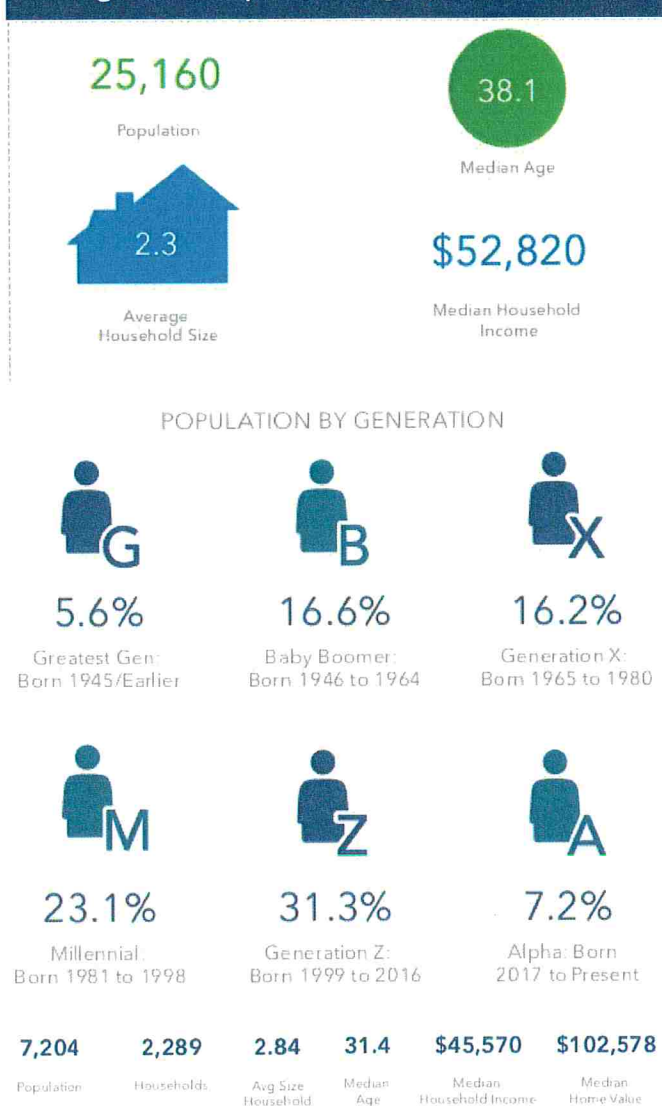
Housing is similar to population except it is focused on key housing trends and needs. We will examine future housing needs in a general capacity. The planning team will develop a *Hastings Housing Action Plan (as required by the State of Nebraska)* providing a roadmap for Hastings to address current and future needs.

Economic and Community Development Plan

The planning team will undertake an employment and economic development analysis which examines employment and jobs trends. This study will look at the current share of jobs by sector existing in Hastings, along with the jobs actually held by Hastings residents and their commuting habits. We will also forecast future employment scenarios based on third-party data and focus group interviews.

Our teams analysis will examine the diversified employment base of Hastings and the employment and commuting trends. The graphic to the right

Hastings, NE Sample Demographics





illustrates the commuter dynamics in Hastings as of 2019. In 2019, there were 5,029 people commuting into Hastings for employment; while, there were 4,237 leaving Hastings for points elsewhere. Finally, there were 4,902 people living in Hastings which stayed in town for their employment.

This data will serve as the background for an actionable economic development strategy including future employment projects, as well as future land use recommendations enabling Hastings to accommodate the anticipated growth in a thoughtful and economically sustainable manner.

In addition, MPC will develop economic development strategies and techniques along with future goals/objectives/policies.

Natural Resources and Environment

Natural resources and environmental issues will focus on the natural amenities of the Hastings area. This includes waterways, wetlands, floodplains, lakes, tree cover, natural drainage areas, slopes, etc.

These elements will be critical when developing the long-range growth management plan for Hastings. Mapping these natural resources will provide the team and the City the ideal areas for future development, while, identifying special criteria needed for a sustainable development pattern.



Community Facilities Chapter

This looks at key facilities such as City Hall and museums, etc. This chapter will also contain any goals/objectives/policies identified for public facilities. This Chapter will have its own set of goals and policies.

Communication/Utilities/Energy

This component examines and documents the different means for communication within Hastings (newspaper, television, etc.). In addition, this chapter is where our team will sit down with the public utilities and City Engineer to discuss existing conditions, planned upgrades, and needed improvements. This will aid significantly in helping to determine future growth areas of the community. Finally, our team will look at the different energy sources and needs in Hastings.



Parks and Recreation

Parks and recreation requires close collaboration with all stakeholders to identify goals and policies for park and recreational planning fulfilling the unique needs of the community. Throughout the analysis of the parks and recreation we will facilitate several meetings with key stakeholders (in association with other meetings), including city staff, board members,



advisory committees and residents. In Hastings, we'll utilize the Comprehensive Plan update's public engagement activities to explore stakeholder thoughts and needs on recreational opportunities. It is important all stakeholders are engaged to reflect a true community-based comprehensive plan.

Public Safety

This chapter looks at law enforcement at the city and county level including facilities and locations; plus it will also examine fire and rescue facilities and station locations within Hastings. It will also include information on Emergency Management and any other similar public safety component.

Livability and Health

This will be a summary of the information determined in the Quality of Life (QOL) review, the Livability Index, Access to Healthy Food, Access to Healthcare, Mobility and Active Transportation, Housing and Homelessness, and other items which may come up during the community engagement portion of the project.

Hazards

Hazards component of the plan will simply be a reiteration of key goals and policies from the most recent Hazard Mitigation Plan (HMP) in which the City was involved. As decision makers look to the comprehensive plan for guidance in the future, they may or may not be aware of or think of the HMP. This allows the key policies and projects from the HMP to become apart of the overall planning process. Note: Since most HMPs are updated every five-years, this material will need to be amended in order to stay current.

Land Use

Existing Land Use

The first critical step in any long-range land use section is having a solid knowledge of the existing uses throughout the community. Hastings has a vastly diversified land use pattern between Dutton-Lainson, Good Samaritan Village, Hastings College, Hastings Public Schools, the many other commercial and residential structures throughout the community. Understanding past development patterns are critical to understanding the community's history and growth patterns.

Community Character and Urban Design

Land use is more of a long-range development and redevelopment chapter. There are many sub-components involved including community character and urban design. Community character and urban design options are important to making a community interesting and desirable for future populations.



Graphic from Gretna, NE Comprehensive Plan - drawn by Lohren Deeg



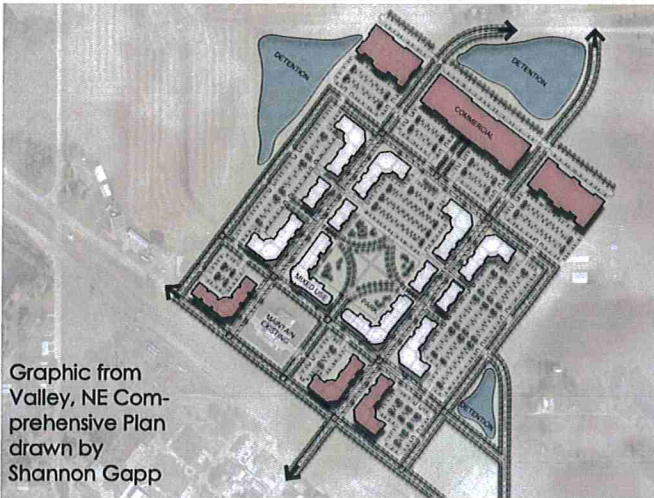
Our approach will examine:

- Density
- Design standards and guidelines
- Needed updates to the Zoning Regulations

Housing and Neighborhood Development and Redevelopment

Data collection and execution of the Land Use Plan will involve identifying key areas of the community/neighborhoods and specific characteristics associated within the areas. The steps will include an examination of housing affordability, diversity, density, and need. This includes examining the existing development patterns between the community and the Hastings College environs in order to determine key needs of the community and college. Development of smaller sub-area plans within the larger development strategy will aid in more detailed analysis and vision in parts of Hastings.

Land use plans tend to be very graphic in order to illustrate specific points. The saying goes "a picture paints a 1000 words"; the MPC team feels this is true with any comprehensive plan, especially the Land Use component.



Graphic from Valley, NE Comprehensive Plan drawn by Shannon Gapp

PROPOSED EXPANDED DOWNTOWN
VALLEY, NEBRASKA

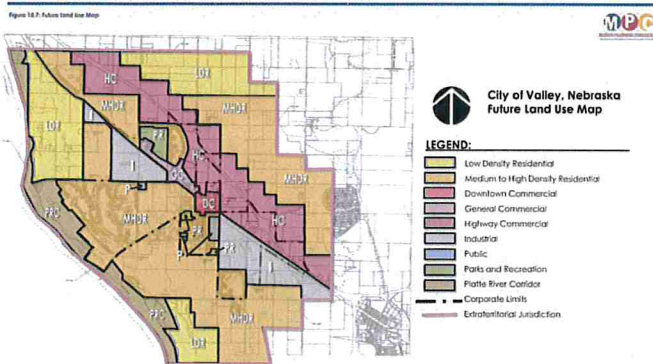
Future Land Use Plan and Strategy/Managed Growth

Future and long-range land uses are what is desired; however, managed growth is based on solid principles and guidelines; the key in the implementation of the strategies.

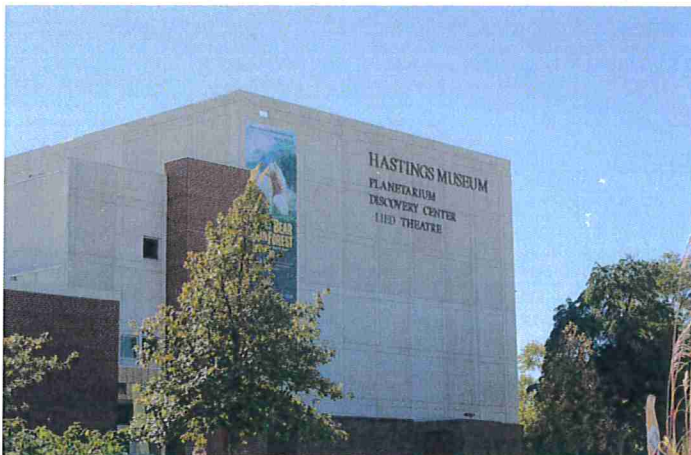
Hastings has the ability to grow in a structured manner. The community has two primary highways in the community, US Highway 281 and US Highway 6, as well as rail corridors for both major railroads. These transportation routes provide solid options for continued commercial and industrial growth, as well as, the downtown core of Hastings. However, transportation is one key to growth, water and sanitary sewer are also key to the development patterns.

Within the land use portion of the comprehensive plan, the team will examine future redevelopment and infill potential. Again, as much of this component as possible will be graphically shown on maps and/or graphics similar to ones on the right.

The land use component will provide an evaluation of zoning opportunities to address identified housing needs including, affordable housing options, increases in density, new concepts for smaller homes and building lots, options for "Missing Middle" Housing and any other housing types for developing quality workforce housing.



Valley, Nebraska Comprehensive Plan 2017



Annexation

The annexation component is fairly standard. State statutes require the community to identify any Sanitary Improvement Districts within the extraterritorial jurisdiction, as well as any properties subject to annexation at the time of the plan creation.

Transportation

Transportation examines the existing network for cars, pedestrians, transit, and bicycles. In addition, any nearby air and rail services.

During the transportation analysis, our team will also examine the future growth of Hastings. As a result concepts for updating the existing and future network will be examined and discussed.

Through the land use and transportation analysis, the team will also look at future land use policies to ensure newer developments are designed to be:

- Walkable
- Have proper right-of-way in place for future arterial development
- Identify existing street classifications
- Identify future street classifications and extensions
- Create proper alignment policies for future arterials to connect into other systems
- Develop any necessary corridor design standards for signs, structures, etc.

Other issues may emerge during the process. Again, key goals/objectives/policies are a part of this analysis.

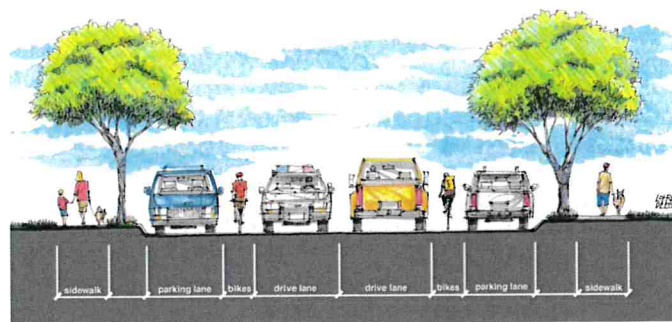
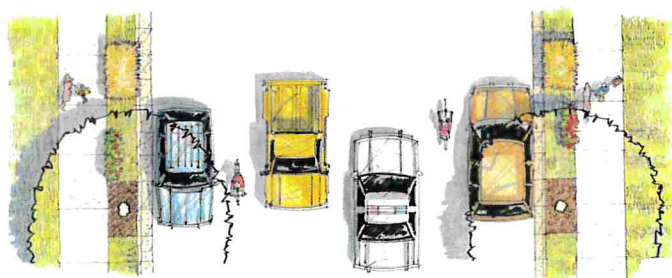
Implementation

Implementation is critical to the eventual enactment of the plan. Implementation includes all of the goals/objectives/policies developed for Hastings; plus, the zoning and subdivision regulations will be updated in order to bring the plan to fruition.

Zoning and Subdivision Regulations

The most important tool to implementing a comprehensive plan is the zoning and subdivision regulations. MPC's team will work very closely with staff to modify those parts of the regulations needing help. Our approach is one that focuses hard on creating a user-friendly document for both staff and the general public.

User-friendly brings key things together including graphics (drawings and photographs) to illustrate specific portions of the regulations including the definitions. Other keys is to minimize, where possible, the wordiness of the regulations without relaxing the desired enforcement needed in the community.



PROPOSED SCOPE OF SERVICES

TASK 1: PLAN KICK-OFF

PROCESS:

- A. Develop a public participation plan with City staff, designate a steering committee members
- B. Conduct Planning 101 meeting
- C. Develop video clips with City and 281 Studios
- D. Development of Crowdsourcing Map and participation.
- E. Develop proposed meeting schedule
- F. Identify and link applicable Social Media networks
- G. Set up MindMixer account and begin populating discussion questions
- H. Develop project website
- I. Develop the base maps
- J. Conduct kick-off meeting to discuss project

OUTCOME:

1. Proposed meeting schedule.
2. A total of one meeting with City staff to develop schedule.
3. Website developed
4. MindMixer site setup and question population begins
5. Social media pages established
6. Project teasers and educational material for Public Access and websites
7. Decision on Charrette process
8. A total of one public workshop meeting including Planning 101.
9. Establish online public engagement strategy and tools.

TASK 2: COMMUNITY ENGAGEMENT

PROCESS:

- A. **Three Town Hall Meetings** to establish preliminary input for the development of goals, objectives, and policies.
- B. Conduct up to 10 **focus group** meetings with groups/organizations determined by planning team and the City.
- C. Conduct a **focus group meeting** with youth in the community.
- D. Develop other necessary project surveys through SurveyMonkey and MindMixer including a youth survey.
- E. Continue Video teasers and educational material for websites and Public Access
- F. Prepare a summary report of key issues and strategies for the City's acceptance and modify as directed.
- G. Meetings, as possible, will be taped via Zoom or other product and shared on website and Public Access.
- H. Community Tour with team and key members of the community.

OUTCOME:

1. Surveys and MindMixer discussion and questions completed.
2. Completed Charrette process if City opts for this process.
3. Completed Focus Group Meetings

4. Completed Special Interviews
5. Completed Crowdsourcing Mapping exercise.

TASK 3: COMMUNITY PROFILE

PROCESS:

- A. Prepare population characteristics including:
 - Up-To-Date Historic Data
 - Age Cohort Analysis
 - Migration Analysis
 - Population Trends
 - Population Projections
- B. Basic Housing Analysis
 - Examine age of housing units
 - Examine substandard housing
 - Examine cost of housing
 - Develop "*Affordable Housing Coordinated Action Plan*" as per LB 866 (2000)
- C. Economic Analysis
 - Household and Per Capita Income
 - Employment by Industry
 - Economic gap analysis
 - Economic Trends
- D. Survey and evaluate existing and proposed City facilities, including:
 - Parks and recreation
 - Life safety (law enforcement, fire protection, emergency services, response rings/rates for fire and rescue)
 - Education facilities
 - Public facilities
 - Historic facilities
- E. Survey and evaluate existing communications and infrastructure, including:
 - Identify existing communications types and assets in the community
 - Identify existing water and sewer systems
 - Identify key areas in need of improvement within the water and sewer systems
 - Identify key areas where service extensions may occur in order to support future community expansion.
- F. Livability and Health
 - Existing Health facilities locally and regionally
 - Existing key places within Hastings contributing to the livability standards found within the community
- G. Evaluate existing natural resources and environment impacts on growth within the Hastings planning jurisdiction.
- H. Evaluate key Hazards and Hazard policies from the existing Hazard Mitigation Plan for the Hastings and Adams County area.
- I. Survey and prepare existing land uses and physical features information for the following use types:
 - Agricultural
 - Residential
 - Commercial
 - Industrial
 - Public and Quasi-Public
 - Parks and Open Spaces

- G. Evaluate transportation facilities including:
- Existing road systems and classifications
 - Projected road system needs.
 - Existing highway system
 - Existing trails system (locally and regionally)

OUTCOME:

1. Data supporting the individual chapters such as Population, Housing, Economics, Community Facilities, etc.
2. Survey of existing land uses and facilities throughout Hastings .
2. Document conditions by location and type of base maps.
3. Strategic Analysis Report including population, economic and land use trends and projections.
4. Evaluation of existing community facilities/ recommendations for future needs in Hastings .
5. A total of two meeting with planning commission and Steering Committee.

TASK 4: DRAFT COMPREHENSIVE PLAN

PROCESS:

- A. Completion of the various chapters including any recommendations, goals, objectives, and/or policies.
- B. Development of a future land use plan including maps (utilizing ArcGIS) addressing specific issues such as, but not limited to:
 - Growth management policies and priority growth areas
 - Commercial development cores and nodes
 - Historic Preservation
 - Community Character and Urban Design
 - Housing and Neighborhoods
 - Economic Development Chapter as discussed in outline
 - Parks, Open spaces and trails
- C. Conduct two Public Open Houses to present the alternative land use plans and receive feedback on the desirable options.
- C. Refine the land use plans as directed after completion of the Open Houses
- D. Develop Hazards Chapter.
- E. Develop Annexation Chapter.
- F. Develop new transportation plan based upon:
 - Public input collected during Hastings Vision Phase
 - Plans being considered by the City, Counties, and State
 - Observations of the planning team

OUTCOME:

1. Completed growth management plan
2. Completed future land use plan
3. Completed transportation plan.
4. A total of one Open House to present proposed land uses.
5. A total of two public workshop meetings with Steering Committee

Task 5: PLAN IMPLEMENTATION

PROCESS:

- A. Review draft of Hastings Action Plan - Implementation program for Comprehensive Plan.
- B. Identify key persons in the community who will need to be involved in the implementation of the Hastings Comprehensive Plan.
- C. Research and identify specific funding sources that can aid in the implementation of the Hastings Comprehensive Plan.

TASK 6: ZONING AND SUBDIVISION REGULATIONS

The following structure does not imply the work will be completed in a specific chronological order.

Phase I: Background Research/Analysis

- A. Collect existing documents, regulations and standards pertaining to the update of the zoning ordinances.
- B. Conduct analysis of the regulations and standards guiding development in the City of Hastings.
- C. Analyze and inventory the City of Hastings' existing development patterns to identify opportunities for revising the existing zoning regulations as well as other key sections such as sign regulations.
- D. Develop outline of specific issues (positive and negative) identified within the existing regulations.
- E. Evaluate past Zoning Board of Adjustment and Planning Commission cases to determine opportunities for revisions to the future regulations.
- F. Conduct analysis of all other existing development elements such as sign regulations, parking and landscaping and others.
- G. Review options for design review process, standards, and guidelines screening, setbacks, and visual impact of commercial and industrial developments, particularly for outdoor storage.
- H. Meet with City staff to discuss specific findings of the research and analysis.
- I. Meet with Steering Committee to present and discuss outline.
- J. Develop report of research and findings.

OUTCOME:

1. Compile existing documents, regulations and standards regarding the zoning and subdivision regulations.
2. Completed background research/analysis of existing regulations.
3. Completed outline of findings.
4. Completed report of research findings.
5. One meeting with City staff members.
6. One meeting with Steering Committee.

Phase II: Construction of new Regulations

- A. Use findings from Phase I to begin development of new zoning ordinance.
- B. Develop a working outline for this phase of the project with input from the Steering Committee listing the pertinent sections and scope of their coverage.
- C. Develop drafts of specific sections of the new regulations, including graphics and illustrations, based on analysis.

- D. Meet with Steering Committee to review and discuss specifics of drafts.
- E. Develop new zoning map to reflect new districts and district layouts.
- F. Meet with Steering Committee to present and review draft regulations

SUPPORT HASTINGS

- A. Provide technical support to City officials and staff through telephone and email consultation and brief reports during plan process.
- B. Review development plans that are submitted to the City during the planning process for consistency with the Plan
- C. Provide technical support after completion and adoption of the plan, by telephone.
- D. Attend meetings as needed at established hourly rates.

Public Participation Process includes Multiple Ways to Bring the Citizens into the Project

Planning 101: Education

- What is a Comprehensive Plan?
- How the plan is used?
- How does the plan impact me?
- A video version of the Planning 101 will also be available on the project website

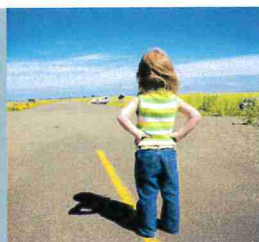


Project Website

- Home Base for ALL information
- Clearinghouse for Reports

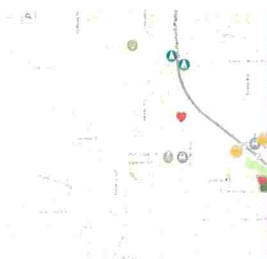
Youth Participation

- Bringing the future Hastings decision makers to the table
- In 20 years, they will be the ones living with the VISION



Community-wide Engagement Meetings

- Town hall meetings to collect input on issues and desired solutions
- Direct feedback and input
- Use of Idea Boards or Walls
- Set up booth at an annual event



Combined Community Engagement

- Surveys will be developed to gather input from the public on multiple topics.
- This places less pressure on the residents to answer multiple inputs formats.

Focus Group Meetings

- Specific interest groups: agricultural, economic development, housing, parks and recreation, etc.
- Tailored questions and answers
- Can be done in person or via Zoom or a combination of the two approaches



Public Participation Process includes Multiple Ways to Bring the Citizens into the Project cont.

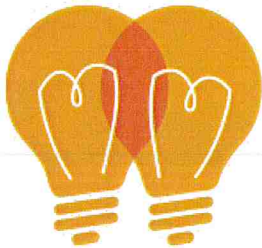
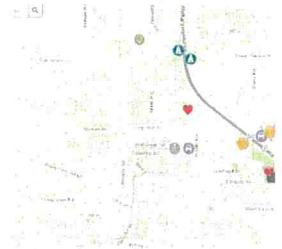


281 Studios

- Develop video education teasers to educate the general public on the process
- Develop video education teasers to educate general public on what a comprehensive plan is.
- Ongoing project promotion

Interactive Mapping

- Allows participants to identify on a digital map - positives of Hastings and areas needing attention including uploading pictures
- During face to face meetings, a hard copy of the map as well as a laptop will be setup in order to get additional feedback on the project.

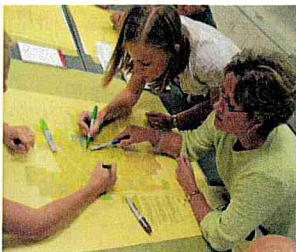
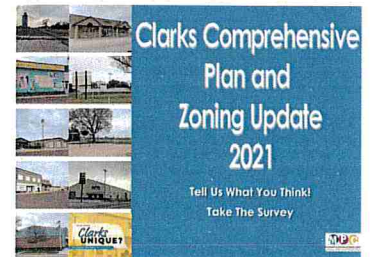


MindMixer

- MindMixer is a virtual town hall for community engagement
- MindMixer can be used as a standalone form of opinion and issue collection or in concert with general direct surveys developed via SurveyMonkey.
- MindMixer allows for a digital discussion to occur regarding
- A community needs a place to listen and everyone deserves to have their voice heard.

Postcards and Posters/Branding

- Postcards will be created in order to further get the word out regarding the project and engagement techniques.
- Posters will also be created and distributed (by steering committee members) to areas throughout the City.
- Both of these items, as well as, other promotional materials will be branded in a consistent manner.



Charrette

- The Charrette Process is an optional means to community engagement
- The Charrette Process will involve a 2 to 3 day event staged within a visible and accessible venue
- It includes a graphic intensive process with the public during the designated time period

Public Participation Process Methods

Process	Included – Planned in person	Planned Digital	Optional
Project Kickoff	●		
Website		●	
Youth Input	●		
Surveys (web-based and handouts) with Posters and Postcards		●	
Interactive Mapping (Crowdsourcing)		●	
Community-wide Engagement Meetings	●	●	
Focus Group Meetings	●	●	
Key Person Interviews	●	●	
Steering Committee Meetings	●	●	
Staff Meetings	●	●	
Mindmixer Engagement Platform		●	
Charrette			●
Video teasers with 281 Studios	●		
Confab Booths	●		
Community Tour	●		



Planned



Face to face or
Virtual



Optional



CONFAB BOOTHS



IDEA BOARDS OR WALLS



DESIGN CHARRETTE



COMMUNITY TOUR



All activities will be designed to be virtual as well as in-person due to potential COVID-19 DHM's.



Project Examples



Hastings, Nebraska

Housing Needs Assessments

The Hastings Community Redevelopment Authority in conjunction with the City of Hastings, Hastings Chamber of Commerce, and the Hastings Development Corporation began updating their local housing needs assessment which needed updating by late 2019.

The client selected the MPC team to complete the project. The completed project will provide the city of Hastings with specific data and projected housing needs in a manner that will provide interested parties a means to address their critical housing issues.

The MPC team, as part of the project, spent an entire week in Hastings, pre-COVID-19 discussing housing needs with key groups such as: builders, realtors, major employers, millennials, and others. The project consisted of an on-line survey via SurveyMonkey which generated 759 responses from across the community.

Key issues heard during the interviews and from the survey include:

- Need for better affordable housing
- Rental properties too expensive for the quality
- Have jobs but no where for new employees to live
- And many more.

Other key issues included:

- Poor housing quality
- Lack of available housing stock under \$200,000
- Rents too high for poor housing stock

Key team members on this project were Keith Marvin AICP and Aaron Sorrell AICP.

**Client Contact Person:**

David Ptak
City Administrator
402.461.2309
dptak@cityofhastings.org

Project Completed:

February 2021

Project Location Link:

https://issuu.com/kmarvin/docs/hastings_housing_study_final_draft_020821

Gretna, Nebraska

Comprehensive Plan and Zoning Regulations*

The City of Gretna, Nebraska lies southwest of Omaha and has seen extreme growth in the past two decades because of their location. Besides Omaha, Gretna is adjacent to Interstate 80 and is 20 miles west of Offutt Air Force Base.

The community had a population of 2,355 people in 2000. Currently, the population within the incorporated area of the community is between 4,000 and 5,000 people; with an additional 1,000 to 3,000 people living within two miles of Gretna.

Principal staff of MPC was involved with the City of Greta during their recent Comprehensive Plan update and during a previous Zoning Regulation Update.

Issues

- Proximity to Interstate 80.
- Translating ideas and desires into visual elements.
- Developing a community image that would create an identity for the future.
- Growth management strategies to address impacts from Omaha and neighboring portions of Sarpy County.



Nebraska Chapter Of American Planning Association
Chapter Award Winner 2010 Excellence Award for Best Practices

Note: Keith is currently under contract to assist in planning and zoning issues

Client Contact Person:

Dan Gittinger
Development Services Director
daniel@cityofgretna.com

Project Completed:

2009

* Keith was Lead Planner and Project Manager while with JEO Consulting Group.

North Platte, Nebraska

Zoning and Subdivision Regulation Update

Keith and Marvin Planning Consultants were hired to work on a complete revision of the North Platte Zoning Regulations. The regulations in place have been in effect for nearly 20 years. There have been several issues that have been allowed due to some vagueness in the language.

Besides tightening up the language, the new zoning regulations address key issues communities and counties have faced for the past five years or so, including:

- Updated adult entertainment regulations
- Update cellular communication regulations
- Modifications to the uses allowed in various zoning districts
- Creating a more user-friendly document
- Updated sign regulations
- Updated definitions
- Updated, plus, additional graphics included throughout

The project was a coordinated effort between MPC and the City Engineering Department; the Engineering Department's role is to produce all necessary maps for the project as directed by MPC staff.

Once completed, the City will have a more user-friendly document to give out to the community, as well as, enforce.

**Client Contact Person:**

Judy Clark, City Planner
211 West 3rd Street
North Platte, NE 69101
308.535.6724 ext. 244
clarkjm@ci.north-platte.ne.us

Plan Review Location:

https://issuu.com/kmarvin/docs/np_zoning_draft-desktop-itlclut

North Platte, Nebraska

Historic Preservation Ordinance/Guidebook

The team of MPC, including Mr. Larry Sommer, and Berggren Architects were hired to develop an updated Preservation Ordinance for the City of North Platte, primarily for the Downtown Area. The team will be working with City staff and the Preservation Commission to develop an ordinance meeting the needs of the community. Once the ordinance is developed, the team will then develop a graphic document following the Secretary of the Interior's Guidelines that may be used in directing developers and building owners, as well as the Preservation Commission in the future.

The downtown area in the late 1960's, early 1970's, working with the Urban Renewal Program added solid canopies along the front facades of the buildings along Dewey Street. The City is in the process of reversing this physical element.

The ordinance, once completed, will be incorporated into the overall zoning ordinance currently being developed by MPC for the City. The entire team is providing key input on all parts of this project.



North Platte/Lincoln County Housing Needs Assessments

The City of North Platte, in conjunction with Lincoln County, North Platte Economic Development/ Chamber of Commerce and Lincoln County Community Development Corporation began updating their local housing needs assessment which needed an update by 2018.

The client team solicited proposals from several firms and after interviewing three firms selected the MPC team to complete the project. The project, once, completed will provide the communities and county with data and projected housing needs in a manner that will provide interested parties a means to address their critical housing issues.

The MPC team, as part of the project, spent an entire week in North Platte discussing housing needs with key groups such as: builders, realtors, major employers, millennials, the Mayor's Housing Task Force, and others. The project consisted of an on-line survey via SurveyMonkey which generated 577 responses from across the county. Team members also attended the North Platte Homebuilders Show, in a booth, and pushed the project to the public in that setting.

Key issues heard during the interviews and from the survey include:

- Need for better affordable housing
- Rental properties too expensive for the quality
- Have jobs but no where for new employees to live
- And many more.

Key team members on this project were Keith Marvin AICP, Aaron Sorrell AICP, Jim Knotwell Ph.D., and Stephen Granger AIA.



**Nebraska Chapter Of American
Planning Association
Chapter Award Winner 2019
Best Practices Award**



Client Contact Person:

Gary Person
North Platte Area Chamber and Development
308.532.4966
gary@nparea.com

Project Completed:

October 2018

Project Location Link

https://issuu.com/kmarvin/docs/nplc_housing_study_final

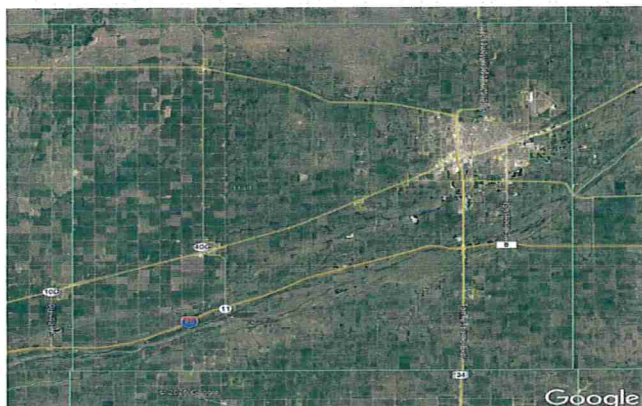
Grand Island/Hall County, Nebraska Comprehensive Plan/Zoning Regulations*

Grand Island is the county seat of Hall County and is situated in Central Nebraska along Interstate 80. The planning effort in late 2002 was a combined effort to complete a comprehensive plan and new zoning regulations for the Grand Island, Hall County, and four other communities within the county. In addition, Grand Island had a new transportation model created for the region. Grand Island's population at the time was approximately 40,000 people. The City of Grand Island began the first complete update to their Comprehensive Development Plan and Zoning Regulations since 1968. Keith Marvin was the overall Project Manager on this project while with his former employer. Besides being the overall project manager, Keith also led the planning efforts of both Grand Island and Hall County.

The project worked to develop policies coordinating growth along jurisdictional boundaries of the communities as well as protecting the agricultural economy of the county. In addition, another key was the development of policies and regulations that protected the Platte River corridor through the county.

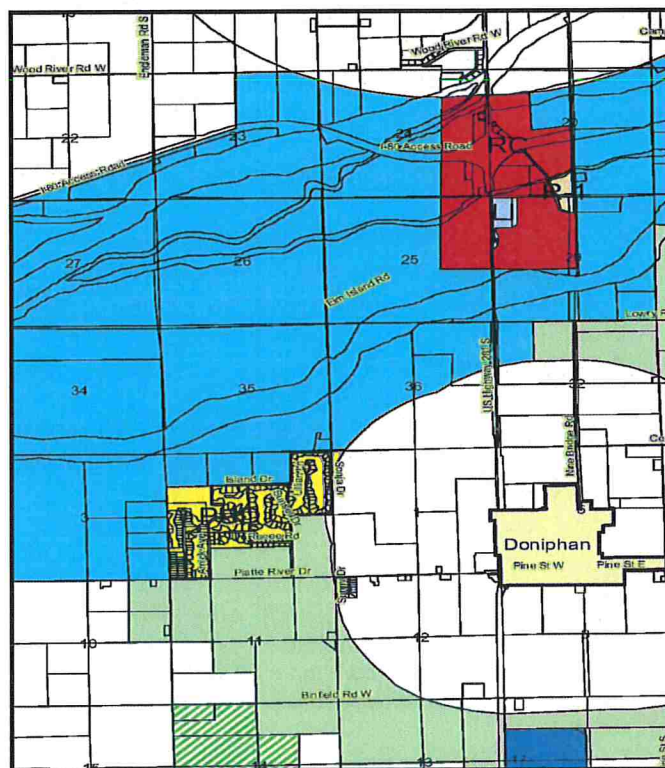
The Platte River corridor presented interesting land use issues, specifically regarding the use of the river for commercial purposes and conservation. During this process the planning team had discussions with key people involved in both areas and developed policies that best fit the county during the planning period.

This project is extremely similar to the project discussed in the Delaware County/Muncie Request for Proposals. However, the project consisted of four additional communities and a transportation model. The overall project had a \$225,000.00 budget in 2002. One major difference was each entity ended up with their own comprehensive plan and zoning regulations instead of one combined document.



Key Issues:

- Planning period will see Grand Island growing into an "Entitlement City" with a potential MPO designation.
- Land Use coordination with Hall County and Merrick County
- Design standards and aesthetics along the new stretch of South Locust
- Accommodating existing livestock uses within the City's two-mile extraterritorial jurisdiction
- Address Hazard Mitigation issues for the community
- Population base that is becoming more diversified
- Growth as a regional trade center in Central Nebraska
- Major transportation issues that center on the convergence of Interstate 80, US Highways 30, 34, and 281 as well as Nebraska Highway 2.
- Drainage and floodway/floodplain development
- Coordinated Land Use and Zoning policies along jurisdictional boundaries
- Protection of the Platte River Corridor
- Protection of the agricultural economy of the county
- Protection of sensitive soils (Valentine soils) in the county



Client Contact Person:
Chad Nabity AICP
Regional Planning Director
Hall County Planning Commission
Phone: 308.385.5240
cnabity@ci.grand-island.ne.us

Project Completed:
2005

*Work completed while a project planner with JECO

Valley, Nebraska

Comprehensive Plan/Zoning Regulation

The City of Valley, Nebraska is located on the western edge of the Omaha–Council Bluffs Metropolitan Area. The community has a population of 1,875 people. The community and its growth has a direct correlation to the population and employment dynamics of the Metropolitan Area.

Principal staff of MPC worked with the City of Valley to update their 10 year old Comprehensive Plan and the Zoning and Subdivision Regulations.

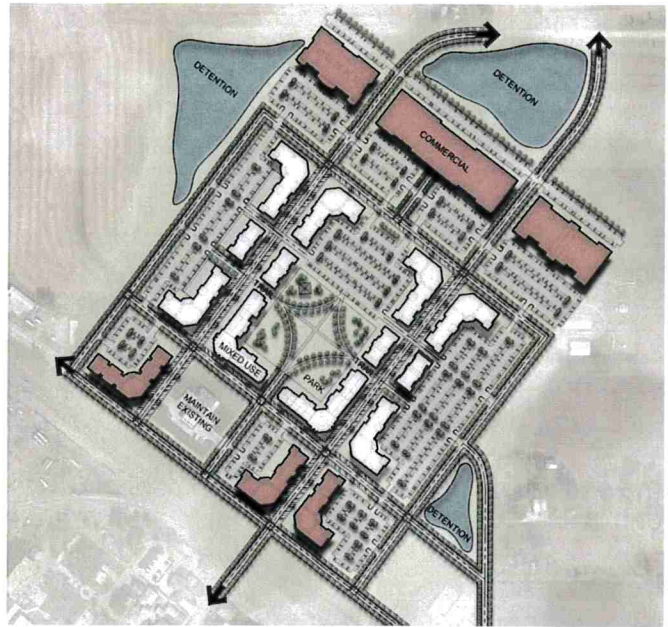
MPC is currently working with the city to update the previous plan which Keith was involved. Since the adoption of the 2005 Comprehensive Plan, the community has double in physical size through annexations. The development along US Highway 275 is beginning to occur and the land use policies need some fine-tuning. In addition, more residential, sand pit development is beginning to occur since the recession has ceased.

Items to Address:

- 4-lane expressway alignment on the edge of the community.
- Development potential near the new expressway.
- Expansion of existing downtown with a new Mixed-Use Development
- Development strategies within areas where flooding has occurred.
- Growth management strategies to address impacts from Omaha.

Note:

MPC was hired to update the plan completed by Keith and JEO Consulting Group while he was employed with the firm.



Client Contact Person:

City of Valley
402.359.2251 ext. 306
mburns@valleyne.org

Project Completed:

2017

Plan Review Location

https://issuu.com/kmarvin/docs/valley_comp_plan_final

Norwalk, Iowa Comprehensive Plan

The City of Norwalk is one of the fastest growing communities in Iowa. The community has seen its population grow by nearly 300% in the past 30 years. The city is located southwest of Des Moines and will likely be the next community to see major growth in the Metropolitan Area.

The new comprehensive plan looks to the future and vision of the community. In addition, the intention was to create a user-friendly guide for the next 20 years.

Public participation/input, implementation and the Iowa Smart Growth Initiative will be critical to the success of this project.

The project only included the development of a comprehensive development plan.

Items to Address:

- Major population growth
- Future transportation corridors
- Collaboration with the Norwalk Community Schools
- Urban Design standards
- Stormwater management
- Public participation
- Future commercial land use locations
- Long-range planning for local services

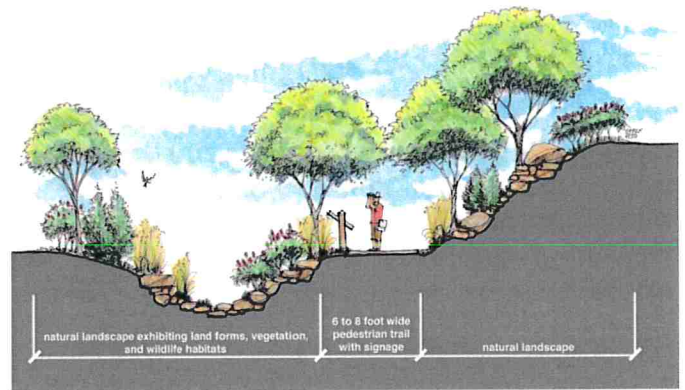


Illustration by Lohren Deeg A.S.A.,I



Iowa Smart Planning

Client Contact Person:

Mike Johnson AICP
Former City Planner - City of Norwalk
715.716.5744
mjohnson@ci.hudson.wi.us

Project Completed:

February 2013

Ankeny, Iowa Comprehensive Plan

Confluence and MPC were retained to lead a multi-disciplinary team in the creation of a new Comprehensive Plan to guide the growth and development of the City of Ankeny through the year 2040. The City's previous plan was completed in 2010 and since that time the City has experienced tremendous commercial and residential growth and a significant increase in population.

The new Comprehensive Plan addressed the following:

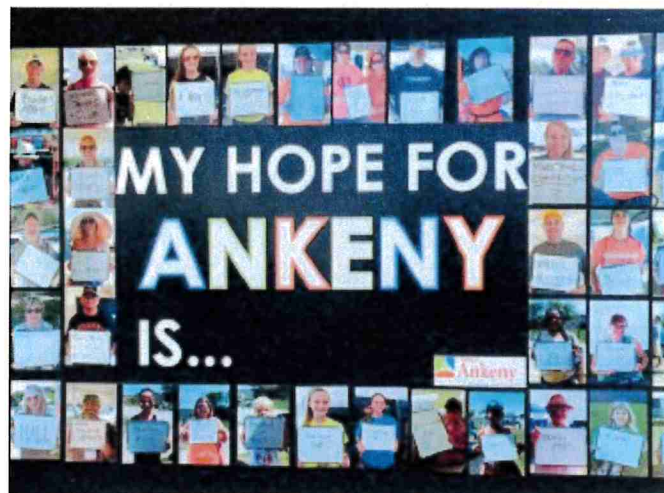
- Community Assessment
- Demographics/Economic Overview
- Employment/Economy
- Natural Resources and Stormwater Management
- Land Use
- Housing
- Transportation
- Parks & Recreation
- Utilities
- Public Facilities
- Implementation

As part of the process, Confluence is leading a robust public participation process employing numerous public engagement techniques to ensure an open public dialog throughout the development of the plan.

Features

- Stakeholder + Public Facilitation
- Comprehensive Planning
- Multi-Disciplinary Collaboration
- Economic Development and Market Analysis
- Strategic Planning
- Land Use and Transportation Planning

MPC was a Subconsultant to Confluence



Client Contact Person:

Eric Jensen AICP
Planning and Building Director
City of Ankeny
515.963.3550
EJensen@AnkenyIowa.gov

Project Completed:

April 2018



Zoning Code and Map Rewrite

City of Dayton, Ohio

PROJECT TYPE | YEAR

Zoning Code Updates | 2006

CLIENT

Completed project while working for the City of Dayton, Ohio

PROJECT DESCRIPTION

The City of Dayton, Ohio had not updated its zoning code in over 30 years and was operating with a suburban model zoning code forced onto a built out mature urban area. The code lacked good design standards and, in some cases, mandated ugly developments. Over the years, this resulted in the over reliance of Planned Developments and variances to circumvent an improperly designed code. In addition, many of the City's corridors were over zoned with commercial uses, creating corridors that lacked any real sense of place or retail centers. There was general dissatisfaction in the zoning code. Aaron undertook the management of the zoning rewrite and map update process and guided the code development over the next three years. During that time, he led internal and external steering committees, met with over 300 stakeholders and had

numerous focus groups and community meetings regarding the code update. The resulting zoning code was a hybrid between a form-based code and a traditional use-based zoning code. The new code has strong design standards and has resulted in less dependence on the PD process and variances to the development standards. The code and map were unanimously adopted with no opposition.





Village of Yellow Springs, Ohio
Comprehensive Land Use Plan
www.sustainableyellowsprings.com



PROJECT TYPE | YEAR

Comprehensive Plan | completion in 2020

CLIENT

Ms. Denise Swinger
Planning and Zoning Manager
Village of Yellow Springs, OH
Dswinger@vil.yellowsprings.oh.us
(937) 767-1702

PROJECT DESCRIPTION

The Village of Yellow Springs is an eclectic and highly engaged community in Ohio that prides itself on its long history of planning and thoughtful approach to sustainability and development. CPI was tasked with updating their 10-year comprehensive land use plan with an eye toward sustainability, equity, affordable housing development and economic growth.

The CPI team undertook a robust community engagement process that included a mixture of traditional public meetings and open houses, along with a project website, online surveys. Additionally, an interactive mapping application was developed that enabled residents to share their thoughts about the village future, and individual sites within the community. These tools allowed residents to provide input on their schedule, beyond transitional public events.

The CPI team also created site-specific development alternatives enabling the community to visualize future housing developments at a variety of densities. This process empowered stakeholders to provide valuable feedback on design preferences for future developments.

The Village also desired to maintain their comprehensive plan as a living document. To achieve that goal, the CPI team built the website to transform from a project website, to a website that serves as the comprehensive plan. This approach enables better access and to the comprehensive plan and serves as destination for the community to stay engaged and follow its implementation progress.



Clark-Fulton Target Area Plan
Cleveland, Ohio



PROJECT TYPE | YEAR

Neighborhood Plan | 2019

CLIENT

Katie Fallon, PhD
Director of Housing
Ohio Housing Finance Agency
Kfallon@ohiohome.org
(614) 387-1656

PROJECT DESCRIPTION

To celebrate the 50th anniversary of the Fair Housing Act In 2018, the Ohio Housing Finance Agency (OHFA) launched a new initiative to create mixed-income, diverse and accessible communities in Ohio's largest cities. Named in honor of the 50th anniversary of the Fair Housing Act, the Fair Housing Act 50 Building Opportunity Fund (FHAct50) is designed to build mixed income communities from the ground-up. . OHFA supported the cities in this process by providing a planning consultant to help facilitate a dialogue with their residents and craft a plan that meets their objectives. The planning team consisted of CPI, Arch City Development and MSP Design.

Clark-Fulton is a neighborhood on the west side of Cleveland. The community is home to 11,000 residents and is the most densely populated community in the city. Today, the neighborhood has one of the city's most diverse ethnic populations, including the highest concentration of Hispanics in the city.

The planning team undertook a robust community engagement process that included a mixture a traditional public meetings and open houses, along with a project website, online survey. These tools allowed residents to provide input on their schedule, beyond transitional public events.

The Clark-Fulton Target Area Plan is specifically designed to address the housing and community development needs of the neighborhood that has historically seen significant disinvestment in housing opportunities. As a result of the plan, two projects are currently under development: MetroHealth Gateway, as 72 unit apartment building, The Tappan, a 95 units apartment building, and the Northern Ohio Blanket Mill, an adaptive reuse of a historic manufacturing facility that will introduce 58 housing units and 35,000 square feet of commercial space.



COMPREHENSIVE PLAN

HASTINGS, MN

The City of Hastings, Minnesota, (pop. 22,700) is located in Dakota County, southeast of Saint Paul in the Minneapolis - Saint Paul Metropolitan Statistical Area. The City is along the Mississippi River and a Metropolitan Council-designated emerging suburban edge community that provides convenience for residents to easily commute to Minneapolis and Saint Paul and enjoy the community feel in Hastings.

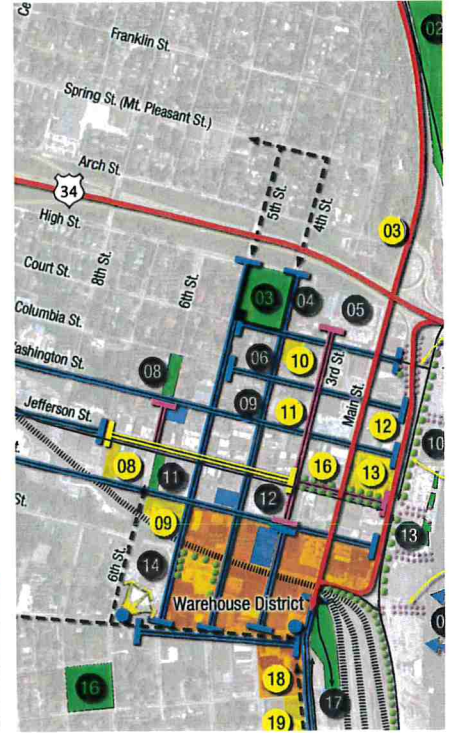
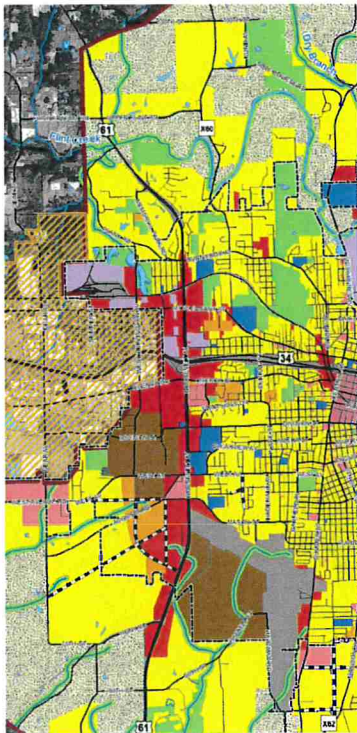
From 2000 to 2010, the City of Hastings population grew over 19 percent. The areas surrounding Hastings are mostly rural townships, which allows for opportunity for future growth, development and annexation for the City. Although the Metropolitan Council requires comprehensive plan updates due to the fast-changing metropolitan environment in the Twin Cities and surrounding areas, it was important to Hastings to update its comprehensive plan, which hadn't been updated since 2009/2010. In 2018, the City issued a Request for Proposals for planning services and MSA was selected over other qualified firms to assist the City with their comprehensive plan update.

Hastings officials had specific areas they wanted to focus on for the update of their plan with an emphasis on future development and growth. Through the planning process, MSA updated demographics and community stats, revised goals, created an implementation strategy, readdressed future land use and future growth areas, and assisted Hastings as they defined their community character and identified opportunities to thrive as a growing community.

The comprehensive plan process emphasized ten priority areas in which the community sought to focus future efforts: population and growth, transportation, housing, community design, economic competitiveness, public infrastructure and utilities, heritage preservation, parks, open space and trail, hazards, and the Mississippi River Corridor critical area. Within these specific chapters are individual goals and strategies based on citizen feedback and existing conditions, for the City to focus on and implement. This project began in 2018 and was approved by the Metropolitan Council and adopted by the City of Hastings in December 2020.

REFERENCE INFORMATION

Justin Fortney, City Planner
City of Hastings
101 4th Street East | Hastings, MN 55033
(651) 480-2381 || jfortney@hastingsmn.gov



COMPREHENSIVE PLAN

BURLINGTON, IA

Like so many regional centers across the Midwest, the City of Burlington is vibrant, threatened, and in transition. Originally built on rail-and-river commerce, and more recently sustained by the manufacturing sector, Burlington has now lost many of the manufacturing jobs its economic base once depended on. Efforts to diversify and grow the economy are affected by a mixed-bag of positive forces, such as trending public and private investment in the historic downtown area, and negative influences, such as property maintenance problems and concerns about crime. The City first addressed these circumstances by securing an Iowa Smart Planning Grant and working to renew its comprehensive plan, which hadn't been updated since 1997. The City selected a team led by MSA to help it prepare a full update.

REFERENCE INFORMATION

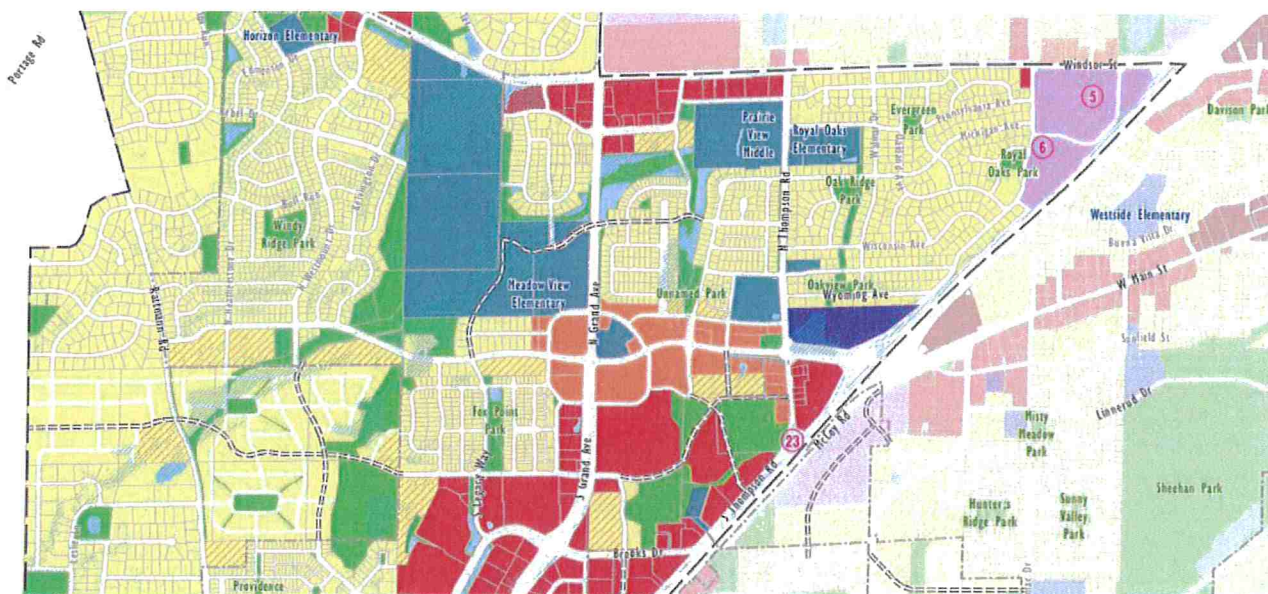
Eric Tysland, Community Development & Parks
Director

400 Washington Street | Burlington, IA 52601
(319) 753-8158 | tyslande@burlingtoniowa.org

MSA facilitated the planning process, which included:

- Key stakeholder interviews
- Issue-specific focus groups
- Public meetings
- Charrette-style workshops focused on regional collaboration and land use and design
- Online community surveys
- Monthly meetings with planning staff and a large Advisory Board.

MSA's completed comprehensive plan emphasizes five priority areas in which the community seeks excellence and identity: heritage preservation, recreation resources, health and wellness, employment base diversity and resilience, and education systems. This project began in October 2011 and was adopted by the City in November 2012.



COMPREHENSIVE PLAN

SUN PRAIRIE, WI

Once a farming-oriented community, the City has grown 250% since 1970 to 34,000 residents (as of 2019), and is projected to hit 40,000 residents in the next decade as regional growth continues. Many of the City's planning challenges are directly or indirectly related to this growth: community identity, neighborhood housing mix, urban design issues, bike and pedestrian and transit desires, housing affordability challenges, rapid school district growth, etc. With this plan update, the City tackled these important issues, in some cases identifying clear policy direction and in other cases prioritizing the need for additional, more focused plans.

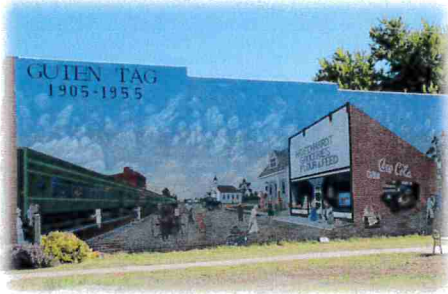
REFERENCE INFORMATION

Tim Semman, AICP, Waunakee Community Development Director and Former Sun Prairie Director of Planning
Village of Waunakee
500 West Main Street | Waunakee, WI 53597
(608) 850-8500 | tsemmann@waunakee.com

To ensure many community voices were heard throughout the planning process, there was a large public engagement component that included monthly meetings with a citizen steering committee, two series of community forums held at three separate venues (including a Saturday option in each round), a comprehensive community survey and 17 focus group discussions with residents and organizations. The process included targeted efforts to collect input from and understand the concerns of residents that are traditionally underrepresented in planning processes, including people of color, lower-income households, and renter households.

In order to get more involvement and buy-in from residents, the planning effort also had a deliberate neighborhood focus, which allowed people to comment and express concerns about the areas they live in and care most about. The community survey asked about various issues and preferences within neighborhoods, and the plan document features policies and actions specific to each neighborhood area.

The 2009 Comprehensive Plan was a lengthy and thorough document, though it did not include many implementation details. MSA worked with City planning staff and the steering committee to make the updated plan more concise —dropping more than 150 pages— while adding a more robust implementation section with over 100 actions to pursue over the next 20 years. The adopted Sun Prairie Comprehensive Plan 2019-2039 established a concise vision for the City, which is to seek balanced growth, safe and healthy neighborhoods, and opportunities for all residents to pursue their dreams and live full lives. The plan identifies the people and tools to guide the City in achieving this vision, utilizing forward-thinking policies and an array of big and small actions to budget for and implement over the next 5, 10 and 20 years.



150
1872-2022
HASTINGS



Proposed Fee & Schedule

Proposed Fee Breakdown

COMPREHENSIVE PLAN

PROJECT KICK-OFF AND ORGANIZATION
Total Fee: \$ 13,500.00

COMMUNITY PROFILE
Total Fee: \$ 25,500.00

ENVISION
Total Fee: \$ 35,000.00

DRAFT COMPREHENSIVE PLAN
Total Fee: \$ 24,500.00

IMPLEMENTATION PLAN
Total Fee: \$ 6,500.00

COMPREHENSIVE PLAN

Total Fee: \$105,000.00
Total Time frame: 9 - 12 months

ZONING AND SUBDIVISION REGULATION UPDATE

Total Fee: \$ 35,000.00
Total Time frame: 6 - 12 months

TOTAL FEES AND TIMEFRAME

Total Fee: \$140,000.00

The overall fee will be modified and adjusted based upon the final negotiated Scope of Services. Our team would welcome the opportunity to discuss the Scope of Services and Proposed Fee further. The fees are inclusive of all expenses including mileage, lodging, etc.

References

Chad Nabity, AICP

Planning Director
Grand Island/Hall Co. Regional Planning Commission
P.O. Box 1968
Grand Island, NE 68802-1968
402.385.5240
cnabity@ci.grand-island.ne.us

Dan Gittinger

Development Services Director
City of Gretna
PO Box 69
Gretna, NE 68028
402.332.3336
daniel@cityofgretna.com

Judy Clark

City Planner
City of North Platte
211 West 3rd Street
North Platte, NE 69101
308.535.6724 ext. 244

Examples of Previous Work by MPC's team

The following are links to digital examples of previous work complete by the MPC and MSA team members

Norwalk, Iowa Comprehensive Plan https://issuu.com/kmarvin/docs/norwalk_comp_plan_complete

Valley, NE Zoning Regulations https://issuu.com/kmarvin/docs/valley_zoning_final_draft-111217

North Platte Zoning Update (in progress) https://issuu.com/kmarvin/docs/np_zoning_draft-desktop-itlcjt

Dubuque, IA Unified Development Ordinance https://issuu.com/kmarvin/docs/dubuque_udc_final_8-19-2010

Valley, NE Comprehensive Plan https://issuu.com/kmarvin/docs/valley_comp_plan_final

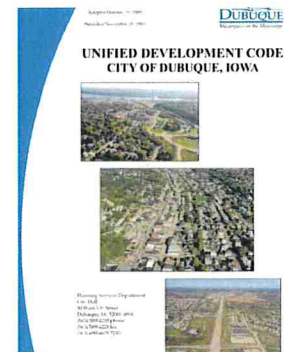
Ellis County, KS Comprehensive Plan https://issuu.com/kmarvin/docs/ellis_county_comprehensive_plan_final_022820

Hastings, MN Comprehensive Plan https://issuu.com/msaprofessionalservices/docs/hastings_2040_comprehensive_plan

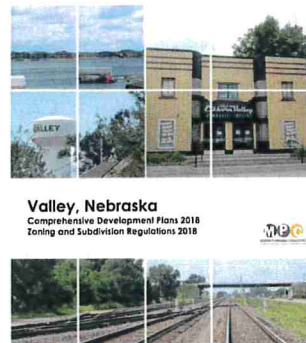
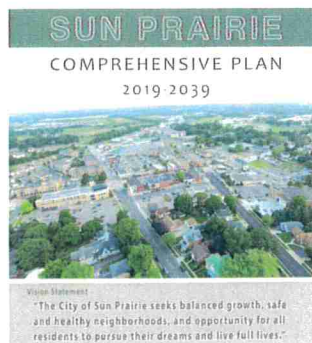
Burlington, IA Comprehensive Plan https://issuu.com/msaprofessionalservices/docs/hastings_2040_comprehensive_plan

Sun Prairie, WI Comprehensive Plan https://issuu.com/msaprofessionalservices/docs/36184_sp_compplan_exsummary_draft

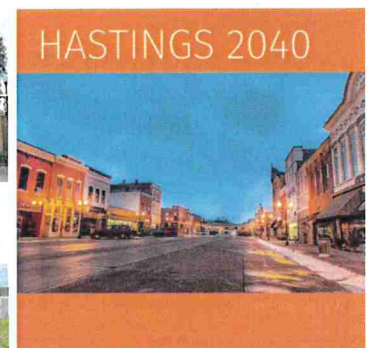
Yellow Springs, OH Comprehensive Plan <https://www.sustainableyellowsprings.com/draft-plan-elements>



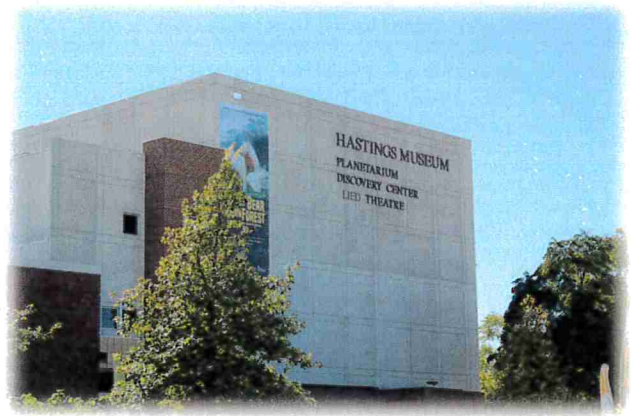
Ellis County, Kansas
Comprehensive Plan 2020
Zoning and Subdivision Regulations



Valley, Nebraska
Comprehensive Development Plans 2018
Zoning and Subdivision Regulations 2018



Proposal for:
Hastings, Nebraska
Comprehensive Plan
/ Zoning Regulations







November 15, 2021

Ms. Lisa Parnell-Rowe
Director of Development Services
City of Hastings
220 North Hastings Avenue
Hastings, NE 68901

RE: Comprehensive Plan/Zoning and Subdivision Regulations
Hastings, NE

Dear Ms. Parnell-Rowe and Selection Committee;

First, I would like to say thank you for the opportunity to submit our proposal and qualifications to the City of Hastings. Included with this letter is MPC's background information as well as our proposal for developing a new comprehensive plan as well as an updated zoning and subdivision regulation.

Our team brings significant planning experience to the City, including the recently completed Hastings Housing Needs Assessment and three blighted and substandard studies. Our team is very familiar with the community. In light of this experience we have proposed a very detailed plan and update to the current codes, including an extensive and elaborate community engagement process.

Our team is made up of professionals with a significant number of years in the private sector as well as the public sector. We all bring different expertise to the project and all have worked well together on previous projects.

Keith Marvin of MPC will be the lead planner and primary point of contact during this project. Keith has worked with over 100 communities on multiple projects in six states, mostly in Nebraska. Our team has worked diligently over the years to make our Comprehensive Plans more user-friendly and more dynamic. Mason Herrman, with MPC, will be assisting on all components of this project. In addition, our team includes planners from Community Planning Insights and MSA Professional Services. One additional team member will be 281 Studios, which will assist our team and the City in getting the message out regarding the process and importance of the project to the community. All of our team members have adequate time in our schedules to work closely with City staff and the community during the proposed project.

As requested, we plan on incorporating all of the past studies into the overall plan and regulations, especially the transportation, housing and health assessment studies. All of these will be worked into the proposed project, however, key items of these may be vetted again through the public engagement process to ensure nothing has changed in the community.

As you review the proposal, please note the extensive community engagement process. We plan to use extensive face-to-face engagements, Zoom engagement where appropriate and needed, as well as, video education and MindMixer dialogue software. We will likely conduct the "town hall" meetings in a hybrid method of face-to-face as well as allowing residents to take part via Zoom. Our goal is to provide the community with as many ways to be part of the process.

Review of our proposal will indicate our team members have significant experience in communities of similar size to Hastings, including Hastings itself. MPC team members have worked in Hastings; Grand Island; North Platte; Gretna; La Vista; Wichita, KS; Kansas City, MO; Dubuque, IA, and Norwalk, IA. Also Aaron Sorrell AICP of CPI was the Planning Director in Dayton, OH for a number of years; he has worked on projects in Hastings; North Platte; Dayton; and Cleveland. Finally, MSA has worked in Norwalk, IA; Burlington, IA; Hastings, MN; David City, NE; and assisted MPC on the rewrite of the Hastings Blighted and Substandard Area #1.

Our team WILL provide Hastings with the experience and viewpoint to create a set of regulations addressing your current needs as well as issues in the future.

Marvin Planning Consultants, Inc.
382 North 4th Street
P.O. Box 410
David City, NE 68632
402.367.5031
402.606.6405



As you review the enclosed material with respect to the project objectives, you will see we are fully qualified to undertake this project due to a number of factors.

1. We bring four AICP planners to the team.
2. We bring approximately 100 years of combined experience in similar sized communities.
3. Our team members have a solid understanding of the dynamics and issues in Hastings.
4. Nearly 60% of MPC's current workload is repeat clients.
5. We bring a team of experts skilled in creative and unique solutions in both the planning aspects and zoning regulations.
6. We have developed an outreach approach that maximizes the amount of involvement in the process.
7. We stand behind our process and insure our clients the project will be completed to their satisfaction.

Again, thank you for the opportunity to present our qualifications. We are confident in our abilities and experience and are anxious to discuss this project further. If you have questions or comments, please contact me at 402.367.5031 or 402.606.6405.

For the Team,



Keith A. Marvin, AICP
President/Project Manager

Marvin Planning Consultants, Inc.

382 North 4th Street
P.O. Box 410
David City, NE 68632
402.367.5031
402.606.6405



Firm Profiles



Office Location

P.O. Box 410
David City, NE 68632
P: 402.367.5031
C: 402.606.6405
kmarvin@marvinplanning.com

Corporate Organization

Sub-Chapter S
Corporation

Company Founded

June 2009 as a sole-
proprietorship

Company incorporated in
August 2015

Marvin Planning Consultants, Inc.

Marvin Planning Consultants is a community planning firm organized for the purpose of providing cost-effective, common sense, yet Innovative planning solutions to communities and counties.

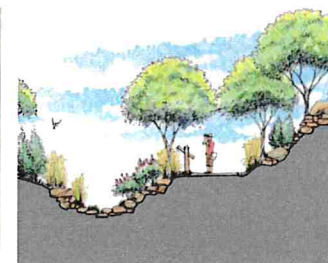
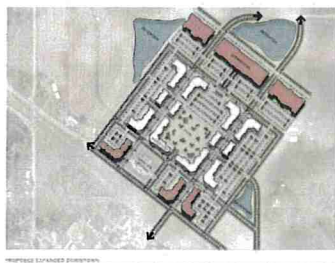
Keith Marvin AICP brings nearly 30 years of consulting experience in community and regional planning with communities similar to and including Hastings.

MPC includes a staff of two people, including Keith Marvin AICP. Keith has been working in counties and communities in the Midwest since 1992. This experience includes over 100 communities in six states.

Planning Is ALL We Do

City and County Planning

- Comprehensive Plans
- Zoning Ordinances
- Subdivision Regulations
- Planning Commissioner Training
- Zoning Assistance
- Historic Preservation Studies
- Facilitation
- Expert Witness



"Keith is a highly experienced planner who provides his municipal clients with well thought out, innovative, and creative plans and implementation strategies. His body of work speaks for itself and I would not think twice about hiring him again in the future."

- Michael Johnson AICP
Former Director of Planning and Building
Norwalk, Iowa

Regional and State Awards

MPC Staff have been involved in award winning projects since 1999



Hamilton County, NE
Comprehensive Plan
2020 Best Practices



North Platte/Lincoln County
Housing Needs Assessment
2019 Best Practices



Cozad, NE
Comprehensive Plan
2017 Daniel Burnham Award for
a Comprehensive Plan



Grand Island, NE
Downtown Revitalization Plan
2017 Implementation



Dubuque, IA
Unified Development Code
2010 Best Practices



Gretna, NE
Comprehensive Plan
2010 Best Practices



Woodbury County, IA
Comprehensive Plan
2003 Outstanding Planning
Award



La Vista, NE
Zoning Regulations
2002 NPZA Community Development
Award



Cass County, NE
Comprehensive Plan
1999 Sheldon D. Gerber Merit Award
for Excellence in Environmental
Planning

MPC is a Full Service Planning Firm PLANNING IS ALL WE DO!



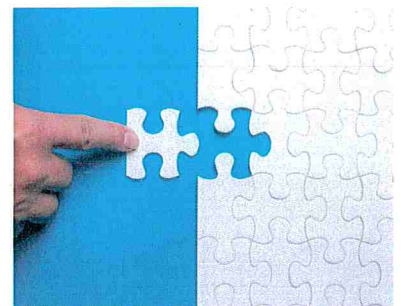
*Nearly 60% of
MPC's current
workload is
repeat business*

*Marvin Planning
Consultant's operating
philosophy centers on not
just working for clients but
building relationships with
our clients*



*Today's Hastings youth
are the future of the
community-Their thoughts
are important to the
process*

MPC has built **SOLID**
relationships with key
partners capable of
delivering quality Planning
Solutions!





COMMUNITY PLANNING INSIGHTS

128 McDaniel Street, Suite D, Dayton, OH 45405 | (937) 331-8333 | www.cpi-planning.com

Inspiring Visions | Achievable Strategies

Community Planning Insights is a planning firm located in Dayton, Ohio, specializing in community and neighborhood planning, housing policy, community engagement, and comprehensive planning for communities of all sizes. Community Planning Insights approaches each project individually based on the needs and resources of the community. We work collaboratively with staff, residents and community stakeholders to ensure the plans and strategies are achievable and meet the community's needs.

Aaron K. Sorrell, AICP principal and owner, has over 20 years of experience in the planning and community development profession. Aaron is a certified planner with the American Institute of Certified Planners and a certified Economic Development Professional by the National Development Council. Before founding Community Planning Insights, served in various roles, including planning and community development director for six years. During his tenure, he undertook and oversaw numerous neighborhood and community planning and revitalization efforts. Great communities don't happen - they are intended outcomes of visioning, planning and implementation. Community Planning Insights has the experience, talent and approach to assist clients and communities in their visioning and community engagement needs.

Our Services

- Comprehensive planning
- Community engagement and visioning
- Zoning and land use regulations
- Neighborhood and small area plans
- Fair housing assessments
- Community housing studies and strategies
- Interim and on-call staff services
- Community and neighborhood revitalization strategies
- Consolidated plans
- Community facility planning
- Digital mapping and spatial analysis

Where We Work

Community Planning Insights works across the country. Recent project locations include:

- Elkhart, Indiana
- Cleveland, Ohio
- Cincinnati, Ohio
- Jerome Township, Ohio
- Franklin Township, Ohio
- Harrison Township, Ohio
- Yellow Springs, Ohio
- Grand Rapids, Michigan
- Hastings, Nebraska
- Falls City, Nebraska
- North Platte, Nebraska
- Winston-Salem, North Carolina
- Collier County, Florida
- Brookhaven, Georgia

FIRM PROFILE

MSA Professional Services, Inc. (MSA) specializes in the sustainable development of communities. We achieve this by building honest, open relationships that go beyond the project to become a trusted source of expertise and support for immediate challenges and long-term goals. Big or small, we do whatever it takes to meet each need, working to make communities stronger in the process. **It's more than a project. It's a commitment.**

MSA's roots reach back to the 1930s. Once a rural land survey company, our firm now consists of over 380 engineers, architects, planners, funding experts, surveyors, GIS experts and environmental scientists. MSA excels at helping clients identify grant and funding sources and then delivering high-quality, cost-effective solutions.



63

INDUSTRY AWARDS
EARNED SINCE 2010

380+
TEAM MEMBERS



17 OFFICE
LOCATIONS

WE'RE PROUD TO BE 100%
EMPLOYEE-OWNED

\$500+ MILLION
GRANTS & LOW-INTEREST LOANS
We've helped our clients secure
to help offset the cost of
infrastructure projects



ENABLING PEOPLE TO
POSITIVELY IMPACT THE LIVES
OF OTHERS SINCE 1962

CLIENT EXPERIENCE

Percentage of clients who say MSA met or exceeded their expectations based on the following categories.

How does the Client Experience work in Proposals/SOQs?

As part of our ongoing quality assurance program, we periodically request feedback from clients and project stakeholders to create better project outcomes for you.

These easy-to-complete surveys offer you the opportunity to comment on several areas of our performance throughout the duration of your project, which in turn helps us adapt our processes to your unique needs. Your feedback is specific to your project, and is returned directly to the people working with you. We pledge to respond to any issues you identify as the project proceeds.

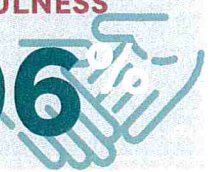
ACCURACY

98%



HELPFULNESS

96%



QUALITY

99%



SCOPE & FEES

97%



RESPONSIVENESS

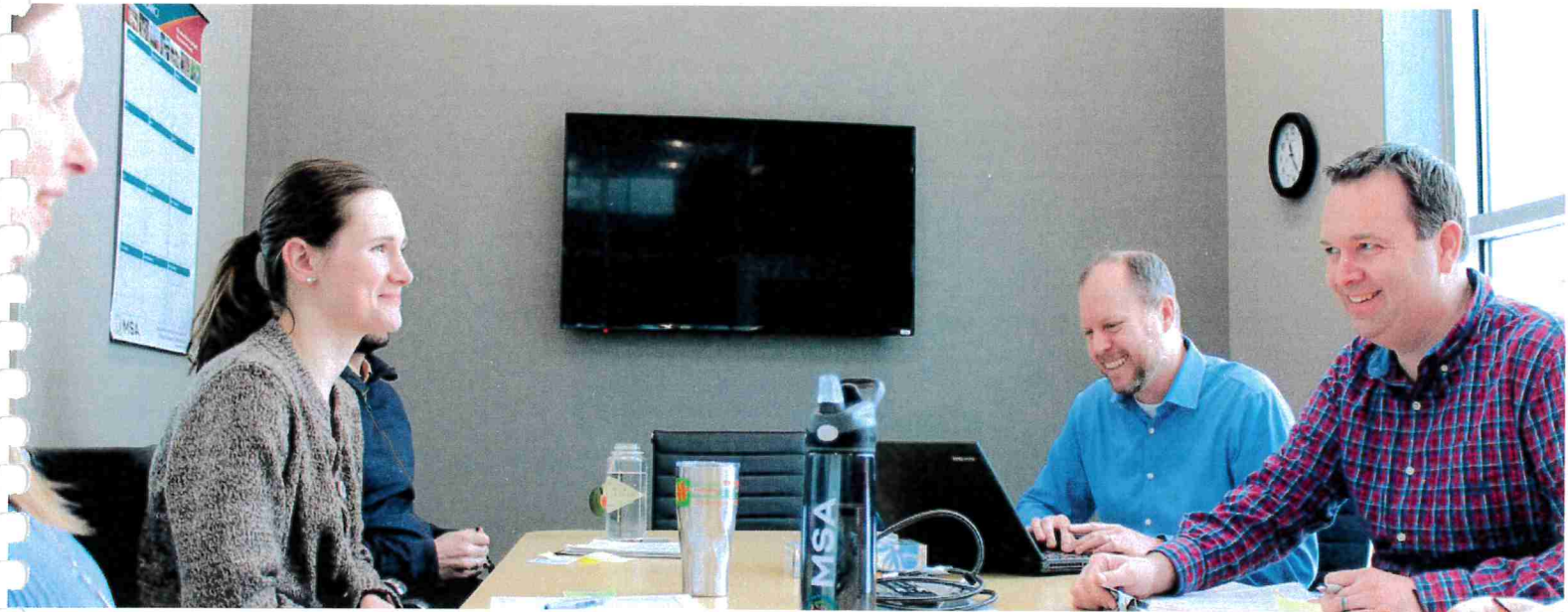
98%



SCHEDULE

98%





PLANNING AND DESIGN STUDIO

At MSA, we know that every project starts with a plan – a clear and consensus-driven vision for the future that can be realistically implemented. Our Planning + Design Studio consists of:

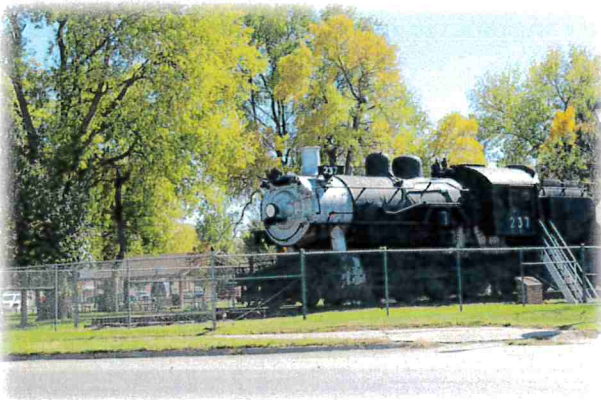
- 8 American Institute of Certified Planners (AICP)
- 2 Professional Landscape Architects (PLA)
- 2 Housing Specialists
- 1 Funding Expert
- 3 Planning Specialists

Members of our studio regularly give presentations on various planning topics at state and national conferences. The professional planners that comprise the Studio have helped hundreds of communities and private organizations define their vision, obtain funding, and implement the improvements they seek. And, because our planners are part of a multi-disciplinary firm, they are able to engage our professional engineers and architects in the planning processes to aid our clients in developing sustainable, implementable plans.

CORE SERVICES

Below is a sample of the services that MSA's Planning + Design Studio can offer.

- Capital Improvement and Strategic Plans
- **Comprehensive Plans**
- Zoning: Ordinance Creation, Code Rewrites, Development Regulations and Zoning Administration
- Community Blight Studies
- Cooperative Boundary Agreements
- Economic Development: Market Analysis, Tax Increment Financing, Feasibility Studies
- Funding: Grant Writing, Grant Administration, Fundraising
- Housing Studies: Analysis of Impediments to Fair Housing, Market Analysis
- Impact Fee Studies
- Landscape Architecture
- **Park and Recreation Planning: Park Master Plans, Comprehensive Outdoor Recreation Plans, ADA Studies**
- **Public Engagement**
- Redevelopment Studies: Downtown, Neighborhood, Corridor, and Site Planning
- **Transportation Planning: Bicycle + Pedestrian Plans, Safe Routes to Schools Plans, Access Management Studies**
- **Urban Design: Wayfinding, Streetscaping, and Design Standards**



Project Team



Keith Marvin AICP
Contracting Firm
Project Manager
Senior Community Planner



Mason Herman
Community Planner



Christopher Janson AICP
Senior Community Planner



Aaron Sorrell AICP
CEcD
Community Planner



Lohren Deeg
A.S.A.I.
Professional Illustrator



Shannon Gapp AICP
Community Planner



Jake Deaver PE
Civil Engineer
Engineering support

Team Summary

Keith Marvin AICP | Project Manager | Senior Planner

Keith will serve as Project Manager and will be the lead planner for the Hastings Comprehensive Plan and Zoning Updates. In addition, Keith will play a major role with all levels of the public engagement process.

Mason Herman | Community Planner

Mason will assist on all aspects of the Comprehensive Plan and Zoning Regulations. In addition, he will be involved in all forms of community engagement.

Lohren Deeg | A.S.A.I.

Lohren will assist with planning graphics, as well as providing key illustrations for the comprehensive plan.

Christopher Janson AICP | Senior Planner

Chris will assist MPC with community engagement and other issues relating to land use. Chris and Keith have worked on numerous projects together in Nebraska, Iowa, and Kansas.

Shannon Gapp AICP | Planner | Landscape Designer

Shannon will assist the team on all aspects of the Hastings project. Shannon brings a strong graphic background to the project.

Jake Deaver PE | Civil Engineer

Jake will provide engineering support on the Comprehensive Plan. Jake, prior to his employment with MSA, worked as a Civil Engineer in Olsson's Holdrege office. He also has family in the Hastings area.

Aaron Sorrell AICP | Senior Planner

Aaron will be responsible for completing the housing and economic development portions of the Comprehensive Plan as well as assisting with all community engagement. He brings extensive housing experience to the team and has worked with MPC on a number of housing studies throughout Nebraska. Finally, Aaron will assist the City, if desired, with developing their "Affordable Housing Coordinated Action Plan".

281 Studios

281 Studios role includes assisting in community education regarding the comprehensive planning and zoning process via video development. These videos will include short teasers educating why planning is important, why the public should be involved, and these will be accessible via the project website and the public access channel in Hastings.

Keith A. Marvin AICP

President/Project Manager

Qualifications

Keith has been involved professionally in community planning since 1992. His experience includes all facets of community planning, including comprehensive plans, zoning and subdivision regulations, public participation, land use, historic preservation, and economic development. Keith has been involved with projects in communities and counties ranging from 48 people to over 400,000. His experience includes the states of Nebraska, Kansas, Iowa, Missouri, Indiana, Michigan, and Illinois.

Keith believes the best plans and regulations are those developed through a partnership between the consulting team and the community. Plans must be supported locally by the residents and staff in order for them to be truly implemented. Implementing the community's vision is the only way a plan is ever successful.

Work History

2009 - Current *Marvin Planning Consultants, Inc.*
President/Community Planner

Relevant Project Experience

- Hastings, NE Housing Needs Assessment
- Hastings, NE - Solar Regulations
- Hastings, NE - Development Handbook
- Hastings, NE - Energy Element
- Hastings, NE Blight and Substandard Studies
Area 1 and 15
- Gretna, NE Comprehensive Plan/Zoning Regulation Updates
- Gretna, NE Highway 6/31 Corridor Study**
- North Platte, NE - Zoning Regulations
- North Platte, NE - Historic Preservation Guidelines
- North Platte, NE Housing Needs Assessment
- Grand Island, NE Blight and Substandard Studies
Areas 7 through 16, 18 through 36
- Grand Island, NE - Zoning Regulations*
- Valley, NE - Comprehensive Plan/Zoning Regulations
- Norwalk, IA - Comprehensive Plan
- Ankeny, IA - Comprehensive Plan**
- Charles City, IA - Unified Development Ordinance
- Falls City, NE - Comprehensive Plan/Zoning Regulations
- Falls City, NE - Housing Needs Assessment
- Cozad, NE - Comprehensive Plan/Zoning Regulations
- La Vista, NE - Zoning Regulations*
- Hickman, NE - Comprehensive Plan/Zoning Regulations*
- Gretna, NE Comprehensive Plan/Zoning Regulations*
- Henderson, NE - Comprehensive Plan/Zoning Regulations
- Humphrey, NE - Comprehensive Plan/Zoning Regulations
- Loup City, NE - Zoning Regulations
- Sabetha, KS - Zoning Regulations
- Grand Island, NE Downtown Housing Study**

* Complete during tenure as Senior Planner at JEO Consulting Group

** MPC is/was a subconsultant on this project

8 Marvin Planning Consultants, Inc.



Total Experience
30 years

Education
Masters of Community/Regional Planning
University of Nebraska - Lincoln

Bachelors of Science in Architectural Sciences
University of Nebraska - Lincoln

Professional Certifications
American Institute of Certified Planners

Honors and Awards
Mitsuo Kawamoto Excellence in Planning Award
Nebraska Planning and Zoning Association 2006

Memberships
American Planning Association
National
Nebraska Chapter
Iowa Chapter
Kansas Chapter
Small Town and Rural Planning Division (Chair)
County Planning Division
Sustainability Division
Private Practice Division
Community Development and Housing Division

American Institute of Certified Planners (AICP)

Nebraska Planning and Zoning Association

Former Chapter President

David City, NE Planning Commissioner (30 years) - Vice Chair

Mason A. Herrman

Community Planner

Qualifications

Mr. Herrman graduated with his Masters in Regional Community Planning from Kansas State University in 2019. Mason will assist on all aspects of the project including GIS mapping and community engagement. Mr. Herrman also has experience working with multiple funding agencies including the Community Development Block Grant program and is recently certified through the Department of Economic Development.

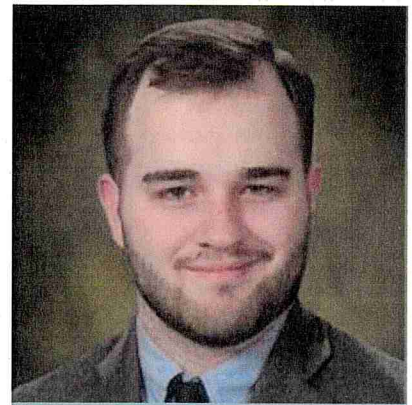
Work History

- June 2021 - **Marvin Planning Consultants, Inc.**
Community Planner
- 6/2019 - 2021 - **Miller and Associates**
Kearney, NE
Planning Assistant/Grant Administrator
- 1/2018 - 7/2018 - **Unified Government of Wyandotte County/
Kansas City, KS**
Intern

Project Experience

- Weeping Water, NE - Comprehensive Plan/Zoning Regulations
- Gretna, NE - Zoning Updates and Mapping
- Sabetha, KS - Zoning Updates
- Charles City, IA - Unified Development Ordinance
- Loup City, Nebraska - Downtown Revitalization Plan*
- Clay County, Kansas - Comprehensive Plan
- Ellsworth County, Kansas - Comprehensive Plan
- Lincoln County, Kansas - Comprehensive Plan
- Beaver City, Nebraska - Comprehensive Plan/Zoning & Housing Study*
- Shelby, Nebraska - Comprehensive Plan/Zoning Regulations*
- Loup City, Nebraska - Housing Needs Assessment

* Indicates work completed while employed by another firm.



Education

Kansas State University
Masters Regional &
Community Planning, 2019

Memberships

American Planning Association
National
Nebraska Chapter

Nebraska Planning and Zoning
Association (NPZA)



AARON K. SORRELL, AICP
OWNER AND PRINCIPAL
COMMUNITY PLANNING INSIGHTS

128 McDaniel Street, Suite D
Dayton, OH 45405
Phone: (937) 331-8333
E-mail: aaron.sorrell@cpi-planning.com

EDUCATION

2000

The Ohio State University
Master of City and Regional
Planning

1998

Wright State University
B.S. Urban Studies

CERTIFICATIONS

American Institute of Certified
Planners

Certified Economic
Development Professional by
The National Development
Council

EXPERTISE

Neighborhood Development
Strategies

Strategic Planning

Community Visioning and
Public Engagement

Comprehensive Plans

Zoning Code Development

Small Area and Neighborhood
Plans

MEMBERSHIPS

American Planning
Association

APA Ohio - Past President

Soaring Society Of America

10 CPI

Aaron has over 19 years of planning, zoning, and community development experience. He is owner and principal of Community Planning Insights, a small planning firm with experience in community and neighborhood planning, zoning, community visioning and public engagement, comprehensive planning, housing assessments and strategies, and public safety facility planning for communities of all sizes.

RECENT PROJECT EXPERIENCE:

CLEVELAND, OHIO

Developing the Clark-Fulton Target Area Plan that is focused on addressing affordable housing in a rapidly gentrifying neighborhood in central Cleveland.

HARRISON TWP, OH

Developed revitalization plans for the three neighborhoods that addressed issues such as infrastructure, crime, housing and economic development.

UNION COUNTY, OH

Developed a model zoning overlay for the US-35 corridor designed to ensure consistent, high-quality developments that span seven townships and two municipalities.

LINCOLN COUNTY, NE

Assisted in developing a comprehensive housing assessment and strategy for a 2,000 square mile county in central Nebraska. The plan won APA-Nebraska's 2019 Best Practice award

BUTLER COUNTY, NE

Assisting with comprehensive housing assessment and strategy for a 600 square mile county that contains one main city and 11 minor villages in eastern Nebraska.

WINSTON-SALEM, NC

Developed and facilitated the public engagement process for Winston-Salem and Forsyth County's 5-year HUD Consolidated Plan.

GREATER DAYTON PREMIER MANAGEMENT DAYTON, OH

Co-author of the \$1.5M HUD Choice Neighborhood Planning Grant and assisting in the development of the HUD Choice Neighborhood Implementation Grant and redevelopment strategy.



Christopher Janson, AICP

PROJECT PLANNER

Chris serves as a Team Leader and a Senior Planner for MSA's Planning and Design Studio. In these roles, he focuses on serving clients in the areas of project management, comprehensive planning, zoning administration, development review, funding administration, GIS mapping, and plan implementation. Chris has more than 13 years of experience as a land use planner with planning offices in Iowa, Illinois, Nebraska, Minnesota and Wisconsin.

SELECTED PROJECT EXPERTISE

COMPREHENSIVE PLAN | HASTINGS, MN

Led the planning team and process of creating the 2040 Hastings Comprehensive Plan.

COMPREHENSIVE PLAN UPDATE | BURLINGTON, IA

Facilitated all public and steering committee meetings for comprehensive planning effort.

COMPREHENSIVE PLAN | LEXINGTON, MN

Led the planning team and creation of the 2040 Lexington Comprehensive Plan.

COMPREHENSIVE PLAN UPDATE | ELLIS COUNTY, KS

Assisting Keith Marvin of MPC with GIS mapping and public engagement for the update of the Ellis County Comprehensive Plan.

COMPREHENSIVE PLAN | STORY COUNTY, IA

Led the planning team and public engagement process for the Story County Cornerstone to Capstone Plan.

DOWNTOWN MASTER PLAN | CLINTON, IA

Led the planning team that developed the Downtown Clinton Master Plan.

ARSENAL GATEWAY NEIGHBORHOOD REVITALIZATION PLAN | ROCK ISLAND, IL

Facilitated all public and advisory committee meetings and provided production support for planning documents and visioning.

COUNTYWIDE TRAIL AND RECREATION PLAN | WASHINGTON, IA

Managed the project and public engagement for the Washington County Regional Trails and Recreation Plan.

ZONING ORDINANCE UPDATE | ST. CROIX COUNTY, WI

Assisting with public engagement in the overhaul of St. Croix County's (MSP Metro Area) zoning ordinance and conversion to online code.

EDUCATION

B.S., Community and Regional Planning
Iowa State University

CERTIFICATIONS

- American Institute of Certified Planners, AICP
- Chapter Development Co-Chair on the Iowa Chapter of the American Planning Association Board of Directors
- Merle Hay Neighborhood Association Board Member

AREAS OF EXPERTISE

- Client Services Management
- Project Management and Coordination
- Comprehensive Planning
- Community Development and Financing
- Neighborhood Planning
- Grant Writing and Funding Administration



Claire Michelson

PROJECT PLANNER

Claire serves as a project planner for MSA's Planning and Design Studio and has worked on a variety of engineering- and planning-related projects. Claire has experience in facilitating public engagement activities, GIS map creation, and document creation and writing. She assists with planning projects in a variety of capacities and is passionate about community engagement and the connections that she makes with communities, helping them become better places to live, work and play.

SELECTED PROJECT EXPERTISE

COMPREHENSIVE PLAN | THOMSON, MN

Led the public engagement and development of Thomson's Township's 2040 Comprehensive Plan.

COMPREHENSIVE PLAN | HASTINGS, MN

Assisted with the development of the 2040 Hastings Comprehensive Plan.

COMPREHENSIVE PLAN | LEXINGTON, MN

Assisted with the development of the 2040 Lexington Comprehensive Plan.

COMPREHENSIVE PLAN | OAK GROVE, MN

Assisted with the development of the 2040 Oak Grove Comprehensive Plan.

DOWNTOWN MASTER PLAN | CLINTON, IA

Created a crowdsourcing mapping application for the public input portion of the project. Assisted with document creation and writing.

COUNTYWIDE TRAIL AND RECREATION PLAN | WASHINGTON, IA

Assisted with public engagement and the creation of Washington County's Trail and Recreation Plan.

2030 PARK VISION | HIAWATHA, IA

Assisting with the facilitation of stakeholder meetings, crowdsourcing mapping, community survey creation and committee meetings. Authored the plan document and assisting with writing, visioning, and research.

2030 PARK AND RECREATION VISION | DURANT, IA

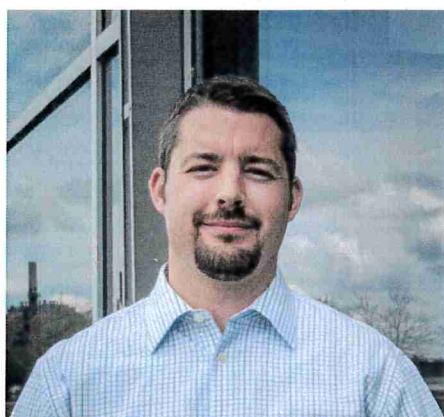
Created public engagement opportunities tailored to the community for the best outcome. Facilitated those events ranging from eye-catching banners, pop-up events, focus group interviews, and suggestion boxes in strategic places around town.

EDUCATION

B.S., Community and Regional Planning
Iowa State University

AREAS OF EXPERTISE

- Client Service Management
- Comprehensive Planning
- Zoning Ordinances
- Public Engagement



Jake Deaver, PE

PROJECT ENGINEER

Jake's experience as a project engineer include a wide variety of both public and private projects. His municipal public infrastructure experience includes drinking water distribution, drinking water production and treatment, sanitary sewer collection, sanitary sewer lift stations, wastewater land application, wastewater treatment, urban and rural drainage evaluations, and capital improvement planning. Jake's private experience includes commercial pad site and residential land development, as well as onsite wastewater treatment systems. Jake has experience throughout the entire project life cycle from exploring funding options, coordinating with funding agencies, writing Preliminary Engineering Reports and completing life cycle cost analysis all the way through final engineering design, public bidding materials testing, and construction administration.

EDUCATION

B.S., Civil Engineering
University of Nebraska-Lincoln

B.S., Mathematics and Physics
Doane College

REGISTRATIONS

Professional Engineer, IA, NE

AREAS OF EXPERTISE

- Municipal / Public Infrastructure Planning (Utilities & Streets)
- Drinking Water Distribution System
- Drinking Water Production
- Urban Roadway Design & Reconstruction
- Sanitary Sewer Collection System
- Sanitary Sewer Lift (Pump) Stations
- Storm Sewer Water Management
- Wastewater Land Application
- Onsite Wastewater Treatment
- Commercial Padsite and Residential Land Development

SELECTED PROJECT EXPERTISE

11TH AVENUE ROADWAY RECONSTRUCTION | HOLDREGE, NE*

KELLY OAK CONCEPTUAL PLAN | PEOSTA, IA

BURDS SEWER & WATER EXTENSIONS | PEOSTA, IA

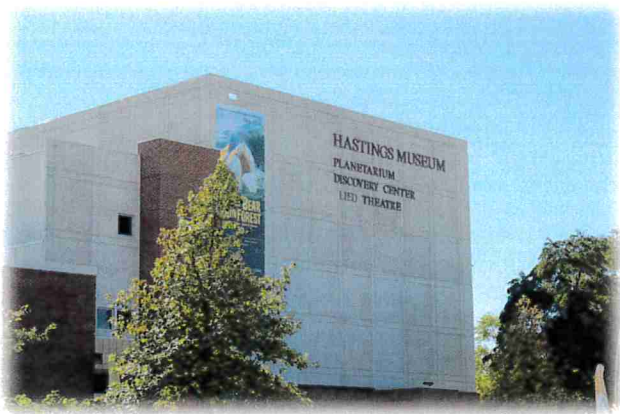
1ST AVENUE CORRIDOR ASSESSMENT & ROAD DIET | CASCADE, IA

GARFIELD STREET SW RECONSTRUCTION | CASCADE, IA

INDUSTRIAL PARK WASTEWATER PUMP STATION | FARLEY, IA

**Denotes experience prior to MSA.*

Project Component	Project Team						
							
	Keith Marvin AICP	Mason Herman	Aaron Sorrell AICP CEcD	Chris Janson AICP	Shannon Gapp AICP	Jake Deaver PE	Loren Deeg A.S.A.I.
Project Management							
Quality Control							
Graphics/Mapping/Photography							
Meeting Facilitator/Community Engagement							
Town Hall Meeting							
Focus groups							
Surveys							
Charette							
MindMixer Idea Exchange							
Educational teasers and videos							
Website							
Public Presentations							
Public Hearings							
Comprehensive Plan Components							
Demographics							
Population and Projections							
Housing and Needs Assessment including the "Affordable Housing Coordinated Action Plan"							
Economics and economic trends and forecasts							
Community Facilities							
Parks and Recreation							
Natural Resources and Stormwater Management							
Public Safety							
Hazards							
Land Use and Urban Design							
Transportation							
Communications, Utilities, and Energy							
Livability and Health							
Annexation							
Implementation							
Zoning and Subdivision Regulations							
Phase I: Review and Analysis							
Phase II: Construction of New Regulations							



Project Approach



Project Understanding and Approach

Our team strongly believes extensive community engagement allows the better opportunities for solid community feedback will result in a plan meeting the community needs. Comprehensive Plans guide decision makers and the public regarding solid policy decisions during the planning period.

The Comprehensive Plan is a vision presented in text, graphics and tables representing the desires of the City and its residents for the future.

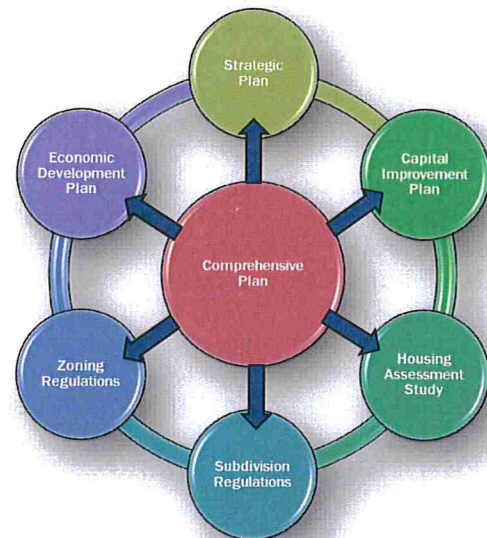
Community engagement, along with an understanding of the dynamics occurring in the Hastings provides a means to develop a plan that fosters growth.

A Comprehensive Plan outline proposed by our team for to Hastings is as follows:

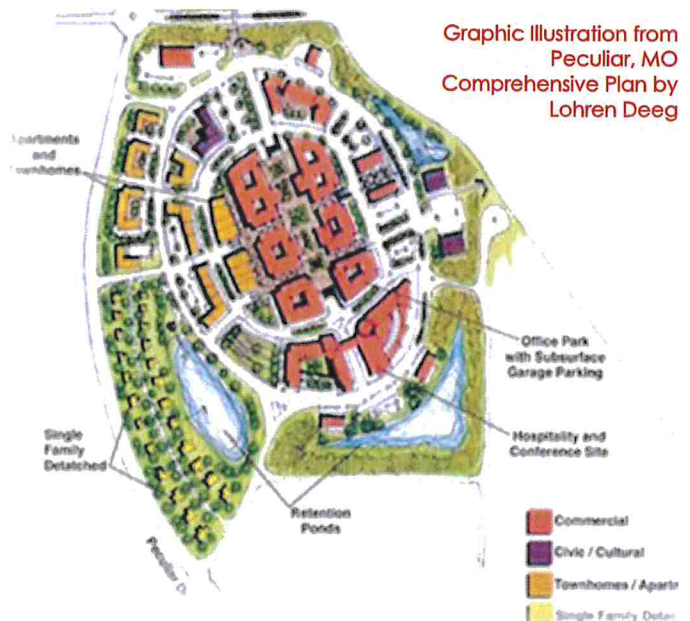
- Introduction
- Community Engagement Process
- Population
- Housing
- Economics and Economic Development
- Parks and Recreation
- Community Facilities
- Public Safety
- Public Health
- Communications, Utilities and Energy
- Livability and Health
- Natural Resources and Environment
- Hazards
- Land Use and Urban Design
- Transportation
- Implementation

Planned growth will make Hastings more effective in serving residents, more efficient in using resources, and able to meet the standard of living and quality of life every individual desires.

The comprehensive plan is the basis for all other planning documents and tools in a community. It is critical to leading and guiding the policies and vision of the future.



Graphic Illustration by Lohren Deeg



Graphic Illustration from Peculiar, MO Comprehensive Plan by Lohren Deeg

Community Assessment/Livability

Community assessment will focus on the perceptions of the community members regarding specific "quality of life" (QOL) issues such as housing, employment, health, public safety, and more.

Our baseline data regarding community assessment will start with different studies already completed such as the AARP Livability Index, and other to determine what other indices have found. These baseline data will be tested against the different opinions of the community. Our team will identify where these indices may have fallen short or what will need to be completed during the planning period to improve on these issues.

Community Engagement

Community engagement is critical to the entire project. The engagement process provides insight to where the community wishes to be in 10 to 20 years. The pages following this section outlines the different engagement techniques used in the process. In addition, it will discuss major highlights resulting from the various techniques. Community engagement will lead to the development of the long range goals, objectives and/or policies for the community.

Demographic/Socioeconomic Analysis

Population

Population examines the community's current conditions from the perspective of population; past populations, population by ethnicity, population change based upon natural and migration patterns, and population projections based upon past trends, migration patterns, and any targeted growth levels.

Housing

Housing is similar to population except it is focused on key housing trends and needs. We will examine future housing needs in a general capacity. The planning team will develop a *Hastings Housing Action Plan (as required by the State of Nebraska)* providing a roadmap for Hastings to address current and future needs.

Economic and Community Development Plan

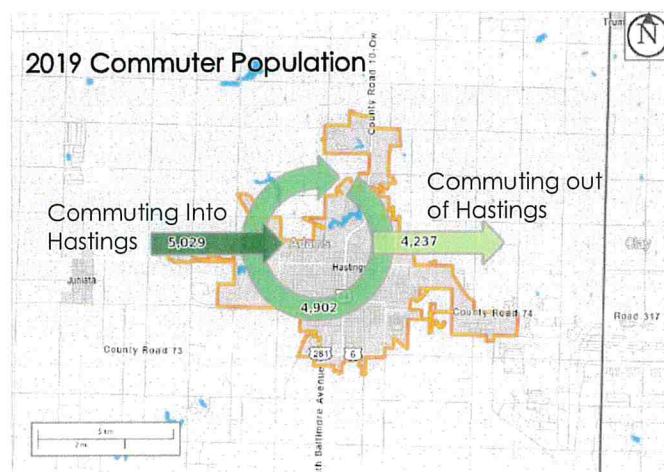
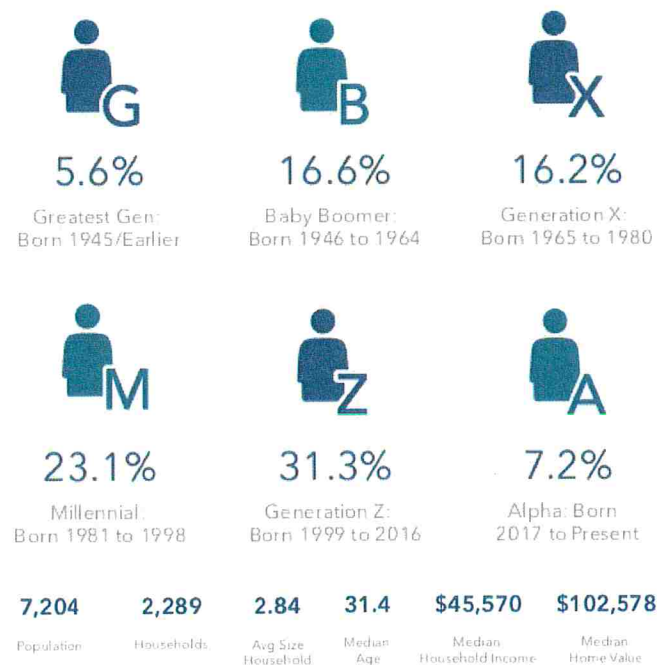
The planning team will undertake an employment and economic development analysis which examines employment and jobs trends. This study will look at the current share of jobs by sector existing in Hastings, along with the jobs actually held by Hastings residents and their commuting habits. We will also forecast future employment scenarios based on third-party data and focus group interviews.

Our teams analysis will examine the diversified employment base of Hastings and the employment and commuting trends. The graphic to the right

Hastings, NE Sample Demographics



POPULATION BY GENERATION





illustrates the commuter dynamics in Hastings as of 2019. In 2019, there were 5,029 people commuting into Hastings for employment; while, there were 4,237 leaving Hastings for points elsewhere. Finally, there were 4,902 people living in Hastings which stayed in town for their employment.

This data will serve as the background for an actionable economic development strategy including future employment projects, as well as future land use recommendations enabling Hastings to accommodate the anticipated growth in a thoughtful and economically sustainable manner.

In addition, MPC will develop economic development strategies and techniques along with future goals/objectives/policies.

Natural Resources and Environment

Natural resources and environmental issues will focus on the natural amenities of the Hastings area. This includes waterways, wetlands, floodplains, lakes, tree cover, natural drainage areas, slopes, etc.

These elements will be critical when developing the long-range growth management plan for Hastings. Mapping these natural resources will provide the team and the City the ideal areas for future development, while, identifying special criteria needed for a sustainable development pattern.



Community Facilities Chapter

This looks at key facilities such as City Hall and museums, etc. This chapter will also contain any goals/objectives/policies identified for public facilities. This Chapter will have its own set of goals and policies.

Communication/Utilities/Energy

This component examines and documents the different means for communication within Hastings (newspaper, television, etc.). In addition, this chapter is where our team will sit down with the public utilities and City Engineer to discuss existing conditions, planned upgrades, and needed improvements. This will aid significantly in helping to determine future growth areas of the community. Finally, our team will look at the different energy sources and needs in Hastings.



Parks and Recreation

Parks and recreation requires close collaboration with all stakeholders to identify goals and policies for park and recreational planning fulfilling the unique needs of the community. Throughout the analysis of the parks and recreation we will facilitate several meetings with key stakeholders (in association with other meetings), including city staff, board members,



advisory committees and residents. In Hastings, we'll utilize the Comprehensive Plan update's public engagement activities to explore stakeholder thoughts and needs on recreational opportunities. It is important all stakeholders are engaged to reflect a true community-based comprehensive plan.

Public Safety

This chapter looks at law enforcement at the city and county level including facilities and locations; plus it will also examine fire and rescue facilities and station locations within Hastings. It will also include information on Emergency Management and any other similar public safety component.

Livability and Health

This will be a summary of the information determined in the Quality of Life (QOL) review, the Livability Index, Access to Healthy Food, Access to Healthcare, Mobility and Active Transportation, Housing and Homelessness, and other items which may come up during the community engagement portion of the project.

Hazards

Hazards component of the plan will simply be a reiteration of key goals and policies from the most recent Hazard Mitigation Plan (HMP) in which the City was involved. As decision makers look to the comprehensive plan for guidance in the future, they may or may not be aware of or think of the HMP. This allows the key policies and projects from the HMP to become apart of the overall planning process. Note: Since most HMPs are updated every five-years, this material will need to be amended in order to stay current.

Land Use

Existing Land Use

The first critical step in any long-range land use section is having a solid knowledge of the existing uses throughout the community. Hastings has a vastly diversified land use pattern between Dutton-Lainson, Good Samaritan Village, Hastings College, Hastings Public Schools, the many other commercial and residential structures throughout the community. Understanding past development patterns are critical to understanding the community's history and growth patterns.

Community Character and Urban Design

Land use is more of a long-range development and redevelopment chapter. There are many sub-components involved including community character and urban design. Community character and urban design options are important to making a community interesting and desirable for future populations.



Graphic from Gretna, NE Comprehensive Plan - drawn by Lohren Deeg



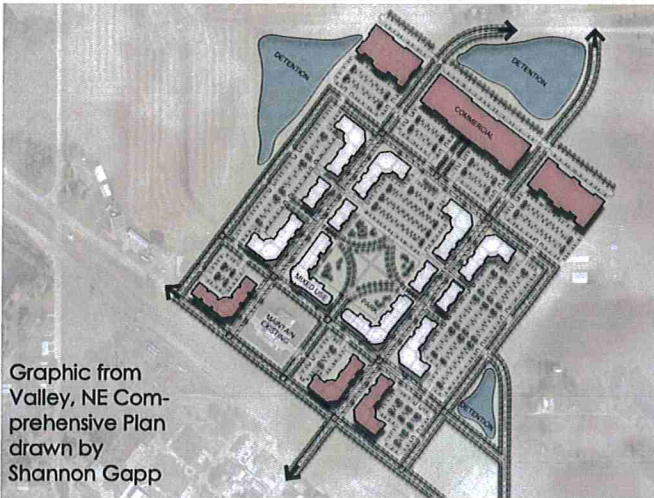
Our approach will examine:

- Density
- Design standards and guidelines
- Needed updates to the Zoning Regulations

Housing and Neighborhood Development and Redevelopment

Data collection and execution of the Land Use Plan will involve identifying key areas of the community/neighborhoods and specific characteristics associated within the areas. The steps will include an examination of housing affordability, diversity, density, and need. This includes examining the existing development patterns between the community and the Hastings College environs in order to determine key needs of the community and college. Development of smaller sub-area plans within the larger development strategy will aid in more detailed analysis and vision in parts of Hastings.

Land use plans tend to be very graphic in order to illustrate specific points. The saying goes "a picture paints a 1000 words"; the MPC team feels this is true with any comprehensive plan, especially the Land Use component.



Graphic from Valley, NE Comprehensive Plan drawn by Shannon Gapp

PROPOSED EXPANDED DOWNTOWN
VALLEY, NEBRASKA

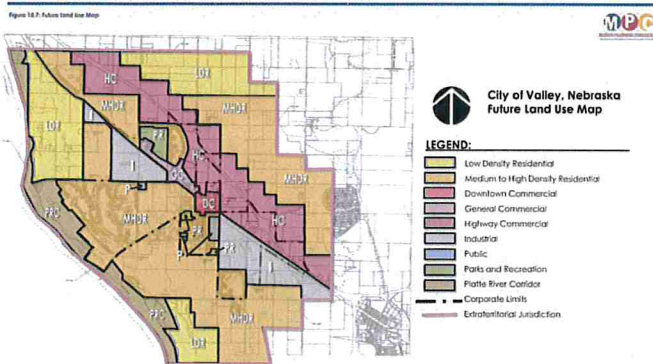
Future Land Use Plan and Strategy/Managed Growth

Future and long-range land uses are what is desired; however, managed growth is based on solid principles and guidelines; the key in the implementation of the strategies.

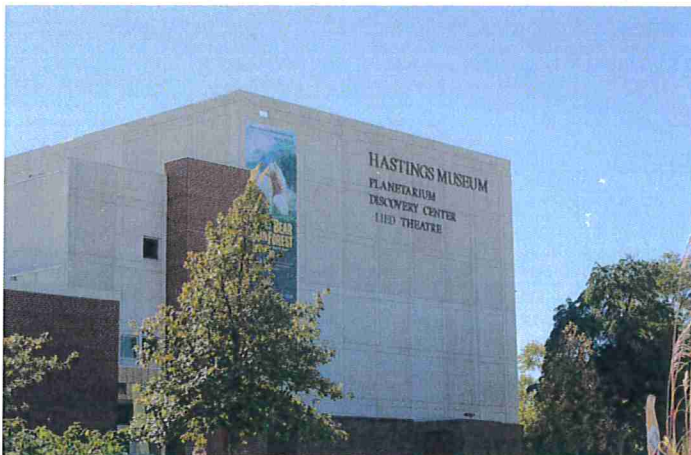
Hastings has the ability to grow in a structured manner. The community has two primary highways in the community, US Highway 281 and US Highway 6, as well as rail corridors for both major railroads. These transportation routes provide solid options for continued commercial and industrial growth, as well as, the downtown core of Hastings. However, transportation is one key to growth, water and sanitary sewer are also key to the development patterns.

Within the land use portion of the comprehensive plan, the team will examine future redevelopment and infill potential. Again, as much of this component as possible will be graphically shown on maps and/or graphics similar to ones on the right.

The land use component will provide an evaluation of zoning opportunities to address identified housing needs including, affordable housing options, increases in density, new concepts for smaller homes and building lots, options for "Missing Middle" Housing and any other housing types for developing quality workforce housing.



Valley, Nebraska Comprehensive Plan 2017



Annexation

The annexation component is fairly standard. State statutes require the community to identify any Sanitary Improvement Districts within the extraterritorial jurisdiction, as well as any properties subject to annexation at the time of the plan creation.

Transportation

Transportation examines the existing network for cars, pedestrians, transit, and bicycles. In addition, any nearby air and rail services.

During the transportation analysis, our team will also examine the future growth of Hastings. As a result concepts for updating the existing and future network will be examined and discussed.

Through the land use and transportation analysis, the team will also look at future land use policies to ensure newer developments are designed to be:

- Walkable
- Have proper right-of-way in place for future arterial development
- Identify existing street classifications
- Identify future street classifications and extensions
- Create proper alignment policies for future arterials to connect into other systems
- Develop any necessary corridor design standards for signs, structures, etc.

Other issues may emerge during the process. Again, key goals/objectives/policies are a part of this analysis.

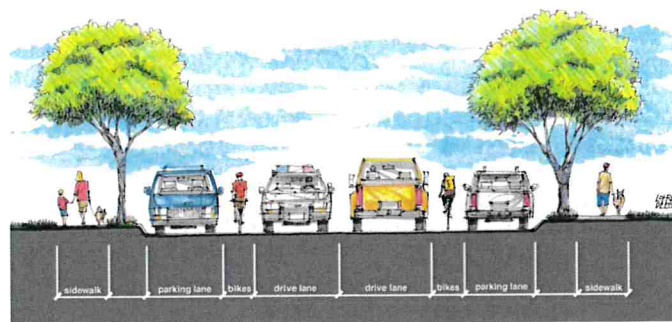
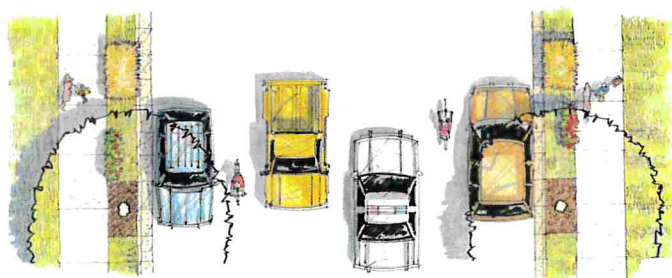
Implementation

Implementation is critical to the eventual enactment of the plan. Implementation includes all of the goals/objectives/policies developed for Hastings; plus, the zoning and subdivision regulations will be updated in order to bring the plan to fruition.

Zoning and Subdivision Regulations

The most important tool to implementing a comprehensive plan is the zoning and subdivision regulations. MPC's team will work very closely with staff to modify those parts of the regulations needing help. Our approach is one that focuses hard on creating a user-friendly document for both staff and the general public.

User-friendly brings key things together including graphics (drawings and photographs) to illustrate specific portions of the regulations including the definitions. Other keys is to minimize, where possible, the wordiness of the regulations without relaxing the desired enforcement needed in the community.



PROPOSED SCOPE OF SERVICES

TASK 1: PLAN KICK-OFF

PROCESS:

- A. Develop a public participation plan with City staff, designate a steering committee members
- B. Conduct Planning 101 meeting
- C. Develop video clips with City and 281 Studios
- D. Development of Crowdsourcing Map and participation.
- E. Develop proposed meeting schedule
- F. Identify and link applicable Social Media networks
- G. Set up MindMixer account and begin populating discussion questions
- H. Develop project website
- I. Develop the base maps
- J. Conduct kick-off meeting to discuss project

OUTCOME:

1. Proposed meeting schedule.
2. A total of one meeting with City staff to develop schedule.
3. Website developed
4. MindMixer site setup and question population begins
5. Social media pages established
6. Project teasers and educational material for Public Access and websites
7. Decision on Charrette process
8. A total of one public workshop meeting including Planning 101.
9. Establish online public engagement strategy and tools.

TASK 2: COMMUNITY ENGAGEMENT

PROCESS:

- A. **Three Town Hall Meetings** to establish preliminary input for the development of goals, objectives, and policies.
- B. Conduct up to 10 **focus group** meetings with groups/organizations determined by planning team and the City.
- C. Conduct a **focus group meeting** with youth in the community.
- D. Develop other necessary project surveys through SurveyMonkey and MindMixer including a youth survey.
- E. Continue Video teasers and educational material for websites and Public Access
- F. Prepare a summary report of key issues and strategies for the City's acceptance and modify as directed.
- G. Meetings, as possible, will be taped via Zoom or other product and shared on website and Public Access.
- H. Community Tour with team and key members of the community.

OUTCOME:

1. Surveys and MindMixer discussion and questions completed.
2. Completed Charrette process if City opts for this process.
3. Completed Focus Group Meetings

4. Completed Special Interviews
5. Completed Crowdsourcing Mapping exercise.

TASK 3: COMMUNITY PROFILE

PROCESS:

- A. Prepare population characteristics including:
 - Up-To-Date Historic Data
 - Age Cohort Analysis
 - Migration Analysis
 - Population Trends
 - Population Projections
- B. Basic Housing Analysis
 - Examine age of housing units
 - Examine substandard housing
 - Examine cost of housing
 - Develop "*Affordable Housing Coordinated Action Plan*" as per LB 866 (2000)
- C. Economic Analysis
 - Household and Per Capita Income
 - Employment by Industry
 - Economic gap analysis
 - Economic Trends
- D. Survey and evaluate existing and proposed City facilities, including:
 - Parks and recreation
 - Life safety (law enforcement, fire protection, emergency services, response rings/rates for fire and rescue)
 - Education facilities
 - Public facilities
 - Historic facilities
- E. Survey and evaluate existing communications and infrastructure, including:
 - Identify existing communications types and assets in the community
 - Identify existing water and sewer systems
 - Identify key areas in need of improvement within the water and sewer systems
 - Identify key areas where service extensions may occur in order to support future community expansion.
- F. Livability and Health
 - Existing Health facilities locally and regionally
 - Existing key places within Hastings contributing to the livability standards found within the community
- G. Evaluate existing natural resources and environment impacts on growth within the Hastings planning jurisdiction.
- H. Evaluate key Hazards and Hazard policies from the existing Hazard Mitigation Plan for the Hastings and Adams County area.
- I. Survey and prepare existing land uses and physical features information for the following use types:
 - Agricultural
 - Residential
 - Commercial
 - Industrial
 - Public and Quasi-Public
 - Parks and Open Spaces

- G. Evaluate transportation facilities including:
- Existing road systems and classifications
 - Projected road system needs.
 - Existing highway system
 - Existing trails system (locally and regionally)

OUTCOME:

1. Data supporting the individual chapters such as Population, Housing, Economics, Community Facilities, etc.
2. Survey of existing land uses and facilities throughout Hastings .
2. Document conditions by location and type of base maps.
3. Strategic Analysis Report including population, economic and land use trends and projections.
4. Evaluation of existing community facilities/ recommendations for future needs in Hastings .
5. A total of two meeting with planning commission and Steering Committee.

TASK 4: DRAFT COMPREHENSIVE PLAN

PROCESS:

- A. Completion of the various chapters including any recommendations, goals, objectives, and/or policies.
- B. Development of a future land use plan including maps (utilizing ArcGIS) addressing specific issues such as, but not limited to:
 - Growth management policies and priority growth areas
 - Commercial development cores and nodes
 - Historic Preservation
 - Community Character and Urban Design
 - Housing and Neighborhoods
 - Economic Development Chapter as discussed in outline
 - Parks, Open spaces and trails
- C. Conduct two Public Open Houses to present the alternative land use plans and receive feedback on the desirable options.
- C. Refine the land use plans as directed after completion of the Open Houses
- D. Develop Hazards Chapter.
- E. Develop Annexation Chapter.
- F. Develop new transportation plan based upon:
 - Public input collected during Hastings Vision Phase
 - Plans being considered by the City, Counties, and State
 - Observations of the planning team

OUTCOME:

1. Completed growth management plan
2. Completed future land use plan
3. Completed transportation plan.
4. A total of one Open House to present proposed land uses.
5. A total of two public workshop meetings with Steering Committee

Task 5: PLAN IMPLEMENTATION

PROCESS:

- A. Review draft of Hastings Action Plan - Implementation program for Comprehensive Plan.
- B. Identify key persons in the community who will need to be involved in the implementation of the Hastings Comprehensive Plan.
- C. Research and identify specific funding sources that can aid in the implementation of the Hastings Comprehensive Plan.

TASK 6: ZONING AND SUBDIVISION REGULATIONS

The following structure does not imply the work will be completed in a specific chronological order.

Phase I: Background Research/Analysis

- A. Collect existing documents, regulations and standards pertaining to the update of the zoning ordinances.
- B. Conduct analysis of the regulations and standards guiding development in the City of Hastings.
- C. Analyze and inventory the City of Hastings' existing development patterns to identify opportunities for revising the existing zoning regulations as well as other key sections such as sign regulations.
- D. Develop outline of specific issues (positive and negative) identified within the existing regulations.
- E. Evaluate past Zoning Board of Adjustment and Planning Commission cases to determine opportunities for revisions to the future regulations.
- F. Conduct analysis of all other existing development elements such as sign regulations, parking and landscaping and others.
- G. Review options for design review process, standards, and guidelines screening, setbacks, and visual impact of commercial and industrial developments, particularly for outdoor storage.
- H. Meet with City staff to discuss specific findings of the research and analysis.
- I. Meet with Steering Committee to present and discuss outline.
- J. Develop report of research and findings.

OUTCOME:

1. Compile existing documents, regulations and standards regarding the zoning and subdivision regulations.
2. Completed background research/analysis of existing regulations.
3. Completed outline of findings.
4. Completed report of research findings.
5. One meeting with City staff members.
6. One meeting with Steering Committee.

Phase II: Construction of new Regulations

- A. Use findings from Phase I to begin development of new zoning ordinance.
- B. Develop a working outline for this phase of the project with input from the Steering Committee listing the pertinent sections and scope of their coverage.
- C. Develop drafts of specific sections of the new regulations, including graphics and illustrations, based on analysis.

- D. Meet with Steering Committee to review and discuss specifics of drafts.
- E. Develop new zoning map to reflect new districts and district layouts.
- F. Meet with Steering Committee to present and review draft regulations

SUPPORT HASTINGS

- A. Provide technical support to City officials and staff through telephone and email consultation and brief reports during plan process.
- B. Review development plans that are submitted to the City during the planning process for consistency with the Plan
- C. Provide technical support after completion and adoption of the plan, by telephone.
- D. Attend meetings as needed at established hourly rates.

Public Participation Process includes Multiple Ways to Bring the Citizens into the Project

Planning 101: Education

- What is a Comprehensive Plan?
- How the plan is used?
- How does the plan impact me?
- A video version of the Planning 101 will also be available on the project website

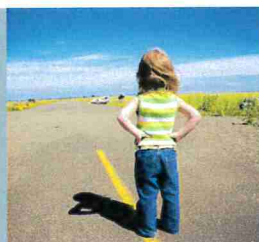


Project Website

- Home Base for ALL information
- Clearinghouse for Reports

Youth Participation

- Bringing the future Hastings decision makers to the table
- In 20 years, they will be the ones living with the VISION



Community-wide Engagement Meetings

- Town hall meetings to collect input on issues and desired solutions
- Direct feedback and input
- Use of Idea Boards or Walls
- Set up booth at an annual event



Combined Community Engagement

- Surveys will be developed to gather input from the public on multiple topics.
- This places less pressure on the residents to answer multiple inputs formats.

Focus Group Meetings

- Specific interest groups: agricultural, economic development, housing, parks and recreation, etc.
- Tailored questions and answers
- Can be done in person or via Zoom or a combination of the two approaches



Public Participation Process includes Multiple Ways to Bring the Citizens into the Project cont.

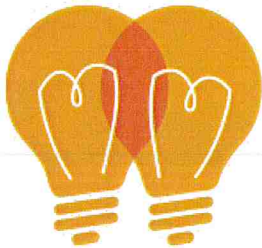
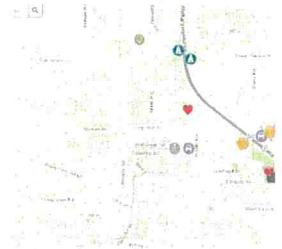


281 Studios

- Develop video education teasers to educate the general public on the process
- Develop video education teasers to educate general public on what a comprehensive plan is.
- Ongoing project promotion

Interactive Mapping

- Allows participants to identify on a digital map - positives of Hastings and areas needing attention including uploading pictures
- During face to face meetings, a hard copy of the map as well as a laptop will be setup in order to get additional feedback on the project.

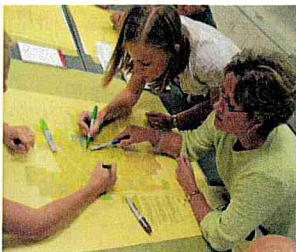
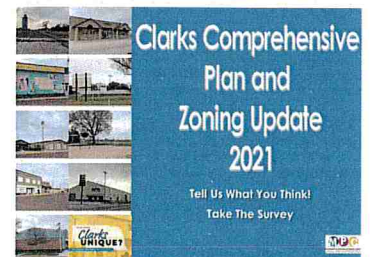


MindMixer

- MindMixer is a virtual town hall for community engagement
- MindMixer can be used as a standalone form of opinion and issue collection or in concert with general direct surveys developed via SurveyMonkey.
- MindMixer allows for a digital discussion to occur regarding
- A community needs a place to listen and everyone deserves to have their voice heard.

Postcards and Posters/Branding

- Postcards will be created in order to further get the word out regarding the project and engagement techniques.
- Posters will also be created and distributed (by steering committee members) to areas throughout the City.
- Both of these items, as well as, other promotional materials will be branded in a consistent manner.



Charrette

- The Charrette Process is an optional means to community engagement
- The Charrette Process will involve a 2 to 3 day event staged within a visible and accessible venue
- It includes a graphic intensive process with the public during the designated time period

Public Participation Process Methods

Process	Included – Planned in person	Planned Digital	Optional
Project Kickoff	●		
Website		●	
Youth Input	●		
Surveys (web-based and handouts) with Posters and Postcards		●	
Interactive Mapping (Crowdsourcing)		●	
Community-wide Engagement Meetings	●	●	
Focus Group Meetings	●	●	
Key Person Interviews	●	●	
Steering Committee Meetings	●	●	
Staff Meetings	●	●	
Mindmixer Engagement Platform		●	
Charrette			●
Video teasers with 281 Studios	●		
Confab Booths	●		
Community Tour	●		



Planned



Face to face or
Virtual



Optional



CONFAB BOOTHS



IDEA BOARDS OR WALLS



DESIGN CHARRETTE



COMMUNITY TOUR



All activities will be designed to be virtual as well as in-person due to potential COVID-19 DHM's.



Project Examples

Hastings, Nebraska

Housing Needs Assessments

The Hastings Community Redevelopment Authority in conjunction with the City of Hastings, Hastings Chamber of Commerce, and the Hastings Development Corporation began updating their local housing needs assessment which needed updating by late 2019.

The client selected the MPC team to complete the project. The completed project will provide the city of Hastings with specific data and projected housing needs in a manner that will provide interested parties a means to address their critical housing issues.

The MPC team, as part of the project, spent an entire week in Hastings, pre-COVID-19 discussing housing needs with key groups such as: builders, realtors, major employers, millennials, and others. The project consisted of an on-line survey via SurveyMonkey which generated 759 responses from across the community.

Key issues heard during the interviews and from the survey include:

- Need for better affordable housing
- Rental properties too expensive for the quality
- Have jobs but no where for new employees to live
- And many more.

Other key issues included:

- Poor housing quality
- Lack of available housing stock under \$200,000
- Rents too high for poor housing stock

Key team members on this project were Keith Marvin AICP and Aaron Sorrell AICP.

**Client Contact Person:**

David Ptak
City Administrator
402.461.2309
dptak@cityofhastings.org

Project Completed:

February 2021

Project Location Link:

https://issuu.com/kmarvin/docs/hastings_housing_study_final_draft_020821

Gretna, Nebraska

Comprehensive Plan and Zoning Regulations*

The City of Gretna, Nebraska lies southwest of Omaha and has seen extreme growth in the past two decades because of their location. Besides Omaha, Gretna is adjacent to Interstate 80 and is 20 miles west of Offutt Air Force Base.

The community had a population of 2,355 people in 2000. Currently, the population within the incorporated area of the community is between 4,000 and 5,000 people; with an additional 1,000 to 3,000 people living within two miles of Gretna.

Principal staff of MPC was involved with the City of Greta during their recent Comprehensive Plan update and during a previous Zoning Regulation Update.

Issues

- Proximity to Interstate 80.
- Translating ideas and desires into visual elements.
- Developing a community image that would create an identity for the future.
- Growth management strategies to address impacts from Omaha and neighboring portions of Sarpy County.



Nebraska Chapter Of American Planning Association
Chapter Award Winner 2010 Excellence Award for Best Practices

Note: Keith is currently under contract to assist in planning and zoning issues

Client Contact Person:

Dan Gittinger
Development Services Director
daniel@cityofgretna.com

Project Completed:

2009

* Keith was Lead Planner and Project Manager while with JEO Consulting Group.

North Platte, Nebraska

Zoning and Subdivision Regulation Update

Keith and Marvin Planning Consultants were hired to work on a complete revision of the North Platte Zoning Regulations. The regulations in place have been in effect for nearly 20 years. There have been several issues that have been allowed due to some vagueness in the language.

Besides tightening up the language, the new zoning regulations address key issues communities and counties have faced for the past five years or so, including:

- Updated adult entertainment regulations
- Update cellular communication regulations
- Modifications to the uses allowed in various zoning districts
- Creating a more user-friendly document
- Updated sign regulations
- Updated definitions
- Updated, plus, additional graphics included throughout

The project was a coordinated effort between MPC and the City Engineering Department; the Engineering Department's role is to produce all necessary maps for the project as directed by MPC staff.

Once completed, the City will have a more user-friendly document to give out to the community, as well as, enforce.

**Client Contact Person:**

Judy Clark, City Planner
211 West 3rd Street
North Platte, NE 69101
308.535.6724 ext. 244
clarkjm@ci.north-platte.ne.us

Plan Review Location:

https://issuu.com/kmarvin/docs/np_zoning_draft-desktop-itlclut

North Platte, Nebraska

Historic Preservation Ordinance/Guidebook

The team of MPC, including Mr. Larry Sommer, and Berggren Architects were hired to develop an updated Preservation Ordinance for the City of North Platte, primarily for the Downtown Area. The team will be working with City staff and the Preservation Commission to develop an ordinance meeting the needs of the community. Once the ordinance is developed, the team will then develop a graphic document following the Secretary of the Interior's Guidelines that may be used in directing developers and building owners, as well as the Preservation Commission in the future.

The downtown area in the late 1960's, early 1970's, working with the Urban Renewal Program added solid canopies along the front facades of the buildings along Dewey Street. The City is in the process of reversing this physical element.

The ordinance, once completed, will be incorporated into the overall zoning ordinance currently being developed by MPC for the City. The entire team is providing key input on all parts of this project.



North Platte/Lincoln County Housing Needs Assessments

The City of North Platte, in conjunction with Lincoln County, North Platte Economic Development/ Chamber of Commerce and Lincoln County Community Development Corporation began updating their local housing needs assessment which needed an update by 2018.

The client team solicited proposals from several firms and after interviewing three firms selected the MPC team to complete the project. The project, once, completed will provide the communities and county with data and projected housing needs in a manner that will provide interested parties a means to address their critical housing issues.

The MPC team, as part of the project, spent an entire week in North Platte discussing housing needs with key groups such as: builders, realtors, major employers, millennials, the Mayor's Housing Task Force, and others. The project consisted of an on-line survey via SurveyMonkey which generated 577 responses from across the county. Team members also attended the North Platte Homebuilders Show, in a booth, and pushed the project to the public in that setting.

Key issues heard during the interviews and from the survey include:

- Need for better affordable housing
- Rental properties too expensive for the quality
- Have jobs but no where for new employees to live
- And many more.

Key team members on this project were Keith Marvin AICP, Aaron Sorrell AICP, Jim Knotwell Ph.D., and Stephen Granger AIA.



**Nebraska Chapter Of American
Planning Association
Chapter Award Winner 2019
Best Practices Award**



Client Contact Person:

Gary Person
North Platte Area Chamber and Development
308.532.4966
gary@nparea.com

Project Completed:

October 2018

Project Location Link

https://issuu.com/kmarvin/docs/nplc_housing_study_final

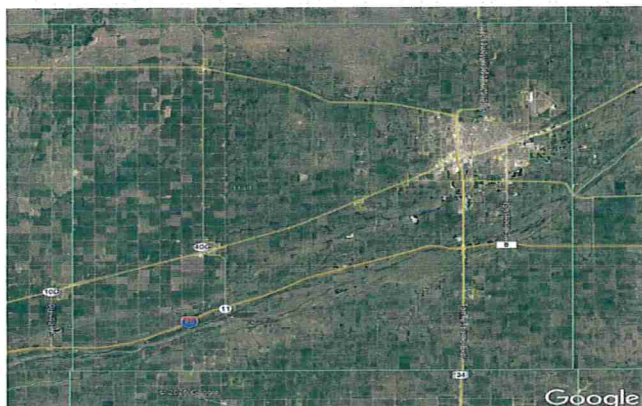
Grand Island/Hall County, Nebraska Comprehensive Plan/Zoning Regulations*

Grand Island is the county seat of Hall County and is situated in Central Nebraska along Interstate 80. The planning effort in late 2002 was a combined effort to complete a comprehensive plan and new zoning regulations for the Grand Island, Hall County, and four other communities within the county. In addition, Grand Island had a new transportation model created for the region. Grand Island's population at the time was approximately 40,000 people. The City of Grand Island began the first complete update to their Comprehensive Development Plan and Zoning Regulations since 1968. Keith Marvin was the overall Project Manager on this project while with his former employer. Besides being the overall project manager, Keith also led the planning efforts of both Grand Island and Hall County.

The project worked to develop policies coordinating growth along jurisdictional boundaries of the communities as well as protecting the agricultural economy of the county. In addition, another key was the development of policies and regulations that protected the Platte River corridor through the county.

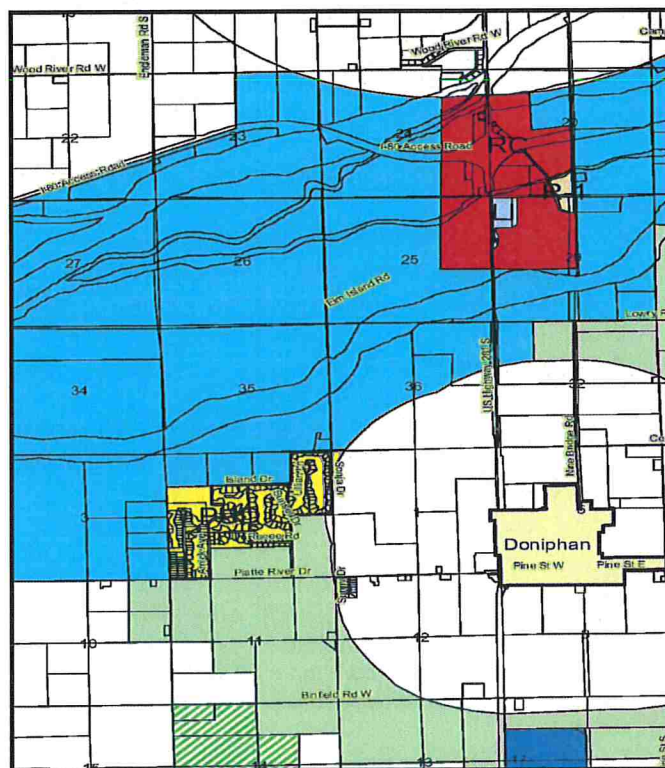
The Platte River corridor presented interesting land use issues, specifically regarding the use of the river for commercial purposes and conservation. During this process the planning team had discussions with key people involved in both areas and developed policies that best fit the county during the planning period.

This project is extremely similar to the project discussed in the Delaware County/Muncie Request for Proposals. However, the project consisted of four additional communities and a transportation model. The overall project had a \$225,000.00 budget in 2002. One major difference was each entity ended up with their own comprehensive plan and zoning regulations instead of one combined document.



Key Issues:

- Planning period will see Grand Island growing into an "Entitlement City" with a potential MPO designation.
- Land Use coordination with Hall County and Merrick County
- Design standards and aesthetics along the new stretch of South Locust
- Accommodating existing livestock uses within the City's two-mile extraterritorial jurisdiction
- Address Hazard Mitigation issues for the community
- Population base that is becoming more diversified
- Growth as a regional trade center in Central Nebraska
- Major transportation issues that center on the convergence of Interstate 80, US Highways 30, 34, and 281 as well as Nebraska Highway 2.
- Drainage and floodway/floodplain development
- Coordinated Land Use and Zoning policies along jurisdictional boundaries
- Protection of the Platte River Corridor
- Protection of the agricultural economy of the county
- Protection of sensitive soils (Valentine soils) in the county



Client Contact Person:
Chad Nabity AICP
Regional Planning Director
Hall County Planning Commission
Phone: 308.385.5240
cnabity@ci.grand-island.ne.us

Project Completed:
2005

*Work completed while a project planner with JECO

Valley, Nebraska

Comprehensive Plan/Zoning Regulation

The City of Valley, Nebraska is located on the western edge of the Omaha–Council Bluffs Metropolitan Area. The community has a population of 1,875 people. The community and its growth has a direct correlation to the population and employment dynamics of the Metropolitan Area.

Principal staff of MPC worked with the City of Valley to update their 10 year old Comprehensive Plan and the Zoning and Subdivision Regulations.

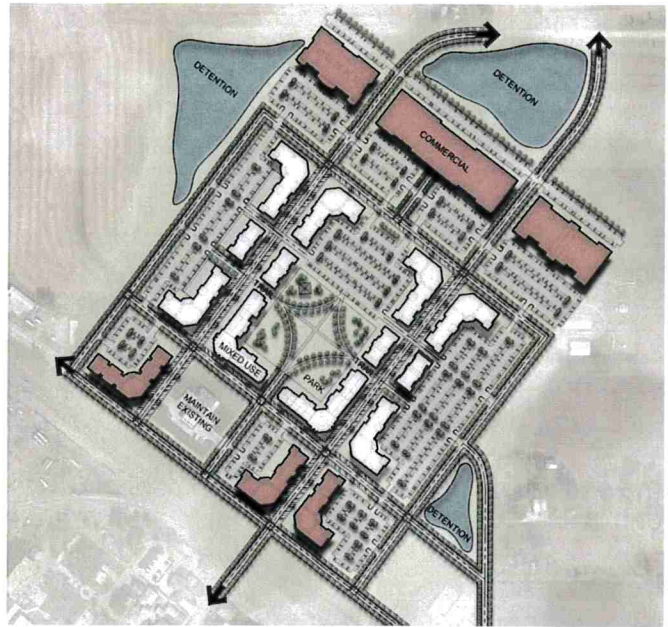
MPC is currently working with the city to update the previous plan which Keith was involved. Since the adoption of the 2005 Comprehensive Plan, the community has double in physical size through annexations. The development along US Highway 275 is beginning to occur and the land use policies need some fine-tuning. In addition, more residential, sand pit development is beginning to occur since the recession has ceased.

Items to Address:

- 4-lane expressway alignment on the edge of the community.
- Development potential near the new expressway.
- Expansion of existing downtown with a new Mixed-Use Development
- Development strategies within areas where flooding has occurred.
- Growth management strategies to address impacts from Omaha.

Note:

MPC was hired to update the plan completed by Keith and JEO Consulting Group while he was employed with the firm.



Client Contact Person:

City of Valley
402.359.2251 ext. 306
mburns@valleyne.org

Project Completed:

2017

Plan Review Location

https://issuu.com/kmarvin/docs/valley_comp_plan_final

Norwalk, Iowa Comprehensive Plan

The City of Norwalk is one of the fastest growing communities in Iowa. The community has seen its population grow by nearly 300% in the past 30 years. The city is located southwest of Des Moines and will likely be the next community to see major growth in the Metropolitan Area.

The new comprehensive plan looks to the future and vision of the community. In addition, the intention was to create a user-friendly guide for the next 20 years.

Public participation/input, implementation and the Iowa Smart Growth Initiative will be critical to the success of this project.

The project only included the development of a comprehensive development plan.

Items to Address:

- Major population growth
- Future transportation corridors
- Collaboration with the Norwalk Community Schools
- Urban Design standards
- Stormwater management
- Public participation
- Future commercial land use locations
- Long-range planning for local services

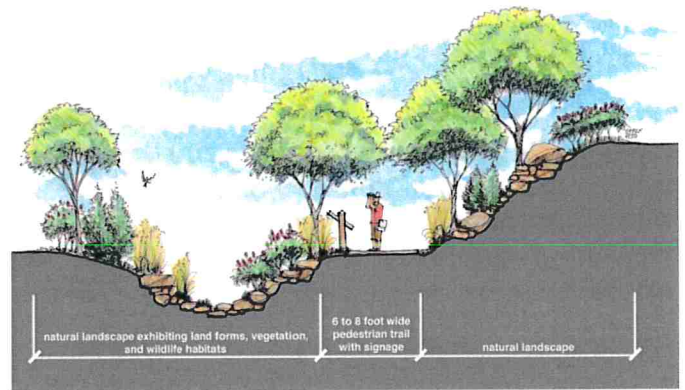


Illustration by Lohren Deeg A.S.A.,I



Iowa Smart Planning

Client Contact Person:

Mike Johnson AICP
Former City Planner - City of Norwalk
715.716.5744
mjohnson@ci.hudson.wi.us

Project Completed:

February 2013

Ankeny, Iowa Comprehensive Plan

Confluence and MPC were retained to lead a multi-disciplinary team in the creation of a new Comprehensive Plan to guide the growth and development of the City of Ankeny through the year 2040. The City's previous plan was completed in 2010 and since that time the City has experienced tremendous commercial and residential growth and a significant increase in population.

The new Comprehensive Plan addressed the following:

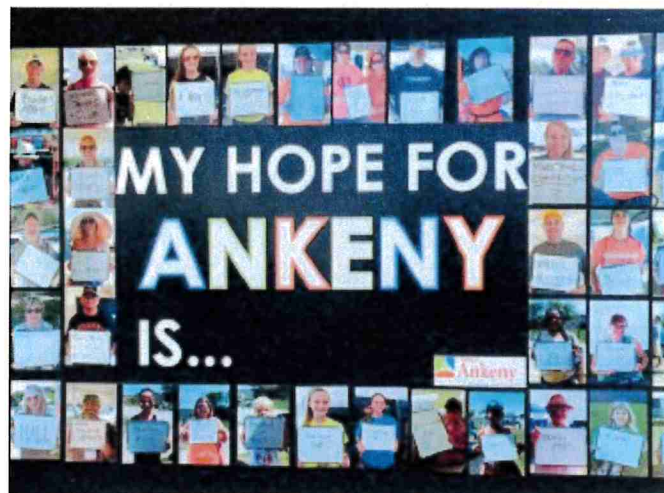
- Community Assessment
- Demographics/Economic Overview
- Employment/Economy
- Natural Resources and Stormwater Management
- Land Use
- Housing
- Transportation
- Parks & Recreation
- Utilities
- Public Facilities
- Implementation

As part of the process, Confluence is leading a robust public participation process employing numerous public engagement techniques to ensure an open public dialog throughout the development of the plan.

Features

- Stakeholder + Public Facilitation
- Comprehensive Planning
- Multi-Disciplinary Collaboration
- Economic Development and Market Analysis
- Strategic Planning
- Land Use and Transportation Planning

MPC was a Subconsultant to Confluence



Client Contact Person:

Eric Jensen AICP
Planning and Building Director
City of Ankeny
515.963.3550
EJensen@AnkenyIowa.gov

Project Completed:

April 2018



Zoning Code and Map Rewrite

City of Dayton, Ohio

PROJECT TYPE | YEAR

Zoning Code Updates | 2006

CLIENT

Completed project while working for the City of Dayton, Ohio

PROJECT DESCRIPTION

The City of Dayton, Ohio had not updated its zoning code in over 30 years and was operating with a suburban model zoning code forced onto a built out mature urban area. The code lacked good design standards and, in some cases, mandated ugly developments. Over the years, this resulted in the over reliance of Planned Developments and variances to circumvent an improperly designed code. In addition, many of the City's corridors were over zoned with commercial uses, creating corridors that lacked any real sense of place or retail centers. There was general dissatisfaction in the zoning code. Aaron undertook the management of the zoning rewrite and map update process and guided the code development over the next three years. During that time, he led internal and external steering committees, met with over 300 stakeholders and had

numerous focus groups and community meetings regarding the code update. The resulting zoning code was a hybrid between a form-based code and a traditional use-based zoning code. The new code has strong design standards and has resulted in less dependence on the PD process and variances to the development standards. The code and map were unanimously adopted with no opposition.





Village of Yellow Springs, Ohio
Comprehensive Land Use Plan
www.sustainableyellowsprings.com



PROJECT TYPE | YEAR

Comprehensive Plan | completion in 2020

CLIENT

Ms. Denise Swinger
Planning and Zoning Manager
Village of Yellow Springs, OH
Dswinger@vil.yellowsprings.oh.us
(937) 767-1702

PROJECT DESCRIPTION

The Village of Yellow Springs is an eclectic and highly engaged community in Ohio that prides itself on its long history of planning and thoughtful approach to sustainability and development. CPI was tasked with updating their 10-year comprehensive land use plan with an eye toward sustainability, equity, affordable housing development and economic growth.

The CPI team undertook a robust community engagement process that included a mixture of traditional public meetings and open houses, along with a project website, online surveys. Additionally, an interactive mapping application was developed that enabled residents to share their thoughts about the village future, and individual sites within the community. These tools allowed residents to provide input on their schedule, beyond transitional public events.

The CPI team also created site-specific development alternatives enabling the community to visualize future housing developments at a variety of densities. This process empowered stakeholders to provide valuable feedback on design preferences for future developments.

The Village also desired to maintain their comprehensive plan as a living document. To achieve that goal, the CPI team built the website to transform from a project website, to a website that serves as the comprehensive plan. This approach enables better access and to the comprehensive plan and serves as destination for the community to stay engaged and follow its implementation progress.



**Clark-Fulton Target Area Plan
Cleveland, Ohio**



PROJECT TYPE | YEAR

Neighborhood Plan | 2019

CLIENT

Katie Fallon, PhD
Director of Housing
Ohio Housing Finance Agency
Kfallon@ohiohome.org
(614) 387-1656

PROJECT DESCRIPTION

To celebrate the 50th anniversary of the Fair Housing Act In 2018, the Ohio Housing Finance Agency (OHFA) launched a new initiative to create mixed-income, diverse and accessible communities in Ohio's largest cities. Named in honor of the 50th anniversary of the Fair Housing Act, the Fair Housing Act 50 Building Opportunity Fund (FHAct50) is designed to build mixed income communities from the ground-up. . OHFA supported the cities in this process by providing a planning consultant to help facilitate a dialogue with their residents and craft a plan that meets their objectives. The planning team consisted of CPI, Arch City Development and MSP Design.

Clark-Fulton is a neighborhood on the west side of Cleveland. The community is home to 11,000 residents and is the most densely populated community in the city. Today, the neighborhood has one of the city's most diverse ethnic populations, including the highest concentration of Hispanics in the city.

The planning team undertook a robust community engagement process that included a mixture a traditional public meetings and open houses, along with a project website, online survey. These tools allowed residents to provide input on their schedule, beyond transitional public events.

The Clark-Fulton Target Area Plan is specifically designed to address the housing and community development needs of the neighborhood that has historically seen significant disinvestment in housing opportunities. As a result of the plan, two projects are currently under development: MetroHealth Gateway, as 72 unit apartment building, The Tappan, a 95 units apartment building, and the Northern Ohio Blanket Mill, an adaptive reuse of a historic manufacturing facility that will introduce 58 housing units and 35,000 square feet of commercial space.



COMPREHENSIVE PLAN

HASTINGS, MN

The City of Hastings, Minnesota, (pop. 22,700) is located in Dakota County, southeast of Saint Paul in the Minneapolis - Saint Paul Metropolitan Statistical Area. The City is along the Mississippi River and a Metropolitan Council-designated emerging suburban edge community that provides convenience for residents to easily commute to Minneapolis and Saint Paul and enjoy the community feel in Hastings.

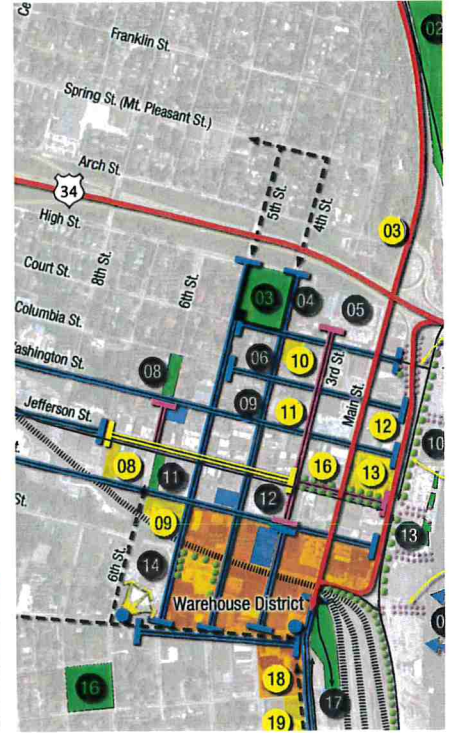
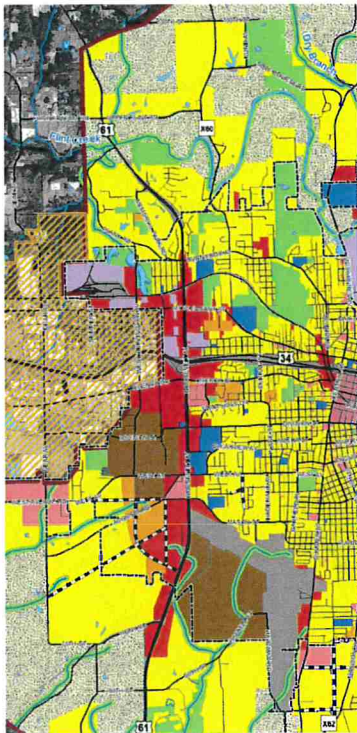
From 2000 to 2010, the City of Hastings population grew over 19 percent. The areas surrounding Hastings are mostly rural townships, which allows for opportunity for future growth, development and annexation for the City. Although the Metropolitan Council requires comprehensive plan updates due to the fast-changing metropolitan environment in the Twin Cities and surrounding areas, it was important to Hastings to update its comprehensive plan, which hadn't been updated since 2009/2010. In 2018, the City issued a Request for Proposals for planning services and MSA was selected over other qualified firms to assist the City with their comprehensive plan update.

Hastings officials had specific areas they wanted to focus on for the update of their plan with an emphasis on future development and growth. Through the planning process, MSA updated demographics and community stats, revised goals, created an implementation strategy, readdressed future land use and future growth areas, and assisted Hastings as they defined their community character and identified opportunities to thrive as a growing community.

The comprehensive plan process emphasized ten priority areas in which the community sought to focus future efforts: population and growth, transportation, housing, community design, economic competitiveness, public infrastructure and utilities, heritage preservation, parks, open space and trail, hazards, and the Mississippi River Corridor critical area. Within these specific chapters are individual goals and strategies based on citizen feedback and existing conditions, for the City to focus on and implement. This project began in 2018 and was approved by the Metropolitan Council and adopted by the City of Hastings in December 2020.

REFERENCE INFORMATION

Justin Fortney, City Planner
City of Hastings
101 4th Street East | Hastings, MN 55033
(651) 480-2381 || jfortney@hastingsmn.gov



COMPREHENSIVE PLAN

BURLINGTON, IA

Like so many regional centers across the Midwest, the City of Burlington is vibrant, threatened, and in transition. Originally built on rail-and-river commerce, and more recently sustained by the manufacturing sector, Burlington has now lost many of the manufacturing jobs its economic base once depended on. Efforts to diversify and grow the economy are affected by a mixed-bag of positive forces, such as trending public and private investment in the historic downtown area, and negative influences, such as property maintenance problems and concerns about crime. The City first addressed these circumstances by securing an Iowa Smart Planning Grant and working to renew its comprehensive plan, which hadn't been updated since 1997. The City selected a team led by MSA to help it prepare a full update.

REFERENCE INFORMATION

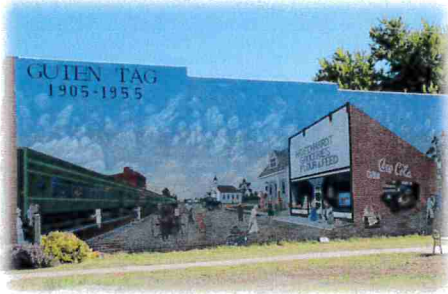
Eric Tysland, Community Development & Parks
Director

400 Washington Street | Burlington, IA 52601
(319) 753-8158 | tyslande@burlingtoniowa.org

MSA facilitated the planning process, which included:

- Key stakeholder interviews
- Issue-specific focus groups
- Public meetings
- Charrette-style workshops focused on regional collaboration and land use and design
- Online community surveys
- Monthly meetings with planning staff and a large Advisory Board.

MSA's completed comprehensive plan emphasizes five priority areas in which the community seeks excellence and identity: heritage preservation, recreation resources, health and wellness, employment base diversity and resilience, and education systems. This project began in October 2011 and was adopted by the City in November 2012.



150
1872-2022
HASTINGS



Proposed Fee & Schedule

Proposed Fee Breakdown

COMPREHENSIVE PLAN

PROJECT KICK-OFF AND ORGANIZATION
Total Fee: \$ 13,500.00

COMMUNITY PROFILE
Total Fee: \$ 25,500.00

ENVISION
Total Fee: \$ 35,000.00

DRAFT COMPREHENSIVE PLAN
Total Fee: \$ 24,500.00

IMPLEMENTATION PLAN
Total Fee: \$ 6,500.00

COMPREHENSIVE PLAN

Total Fee: \$105,000.00
Total Time frame: 9 - 12 months

ZONING AND SUBDIVISION REGULATION UPDATE

Total Fee: \$ 35,000.00
Total Time frame: 6 - 12 months

TOTAL FEES AND TIMEFRAME

Total Fee: \$140,000.00

The overall fee will be modified and adjusted based upon the final negotiated Scope of Services. Our team would welcome the opportunity to discuss the Scope of Services and Proposed Fee further. The fees are inclusive of all expenses including mileage, lodging, etc.

References

Chad Nabity, AICP

Planning Director
Grand Island/Hall Co. Regional Planning Commission
P.O. Box 1968
Grand Island, NE 68802-1968
402.385.5240
cnabity@ci.grand-island.ne.us

Dan Giffinger

Development Services Director
City of Gretna
PO Box 69
Gretna, NE 68028
402.332.3336
daniel@cityofgretna.com

Judy Clark

City Planner
City of North Platte
211 West 3rd Street
North Platte, NE 69101
308.535.6724 ext. 244

Examples of Previous Work by MPC's team

The following are links to digital examples of previous work complete by the MPC and MSA team members

Norwalk, Iowa Comprehensive Plan https://issuu.com/kmarvin/docs/norwalk_comp_plan_complete

Valley, NE Zoning Regulations https://issuu.com/kmarvin/docs/valley_zoning_final_draft-111217

North Platte Zoning Update (in progress) https://issuu.com/kmarvin/docs/np_zoning_draft-desktop-itlcjt

Dubuque, IA Unified Development Ordinance https://issuu.com/kmarvin/docs/dubuque_udc_final_8-19-2010

Valley, NE Comprehensive Plan https://issuu.com/kmarvin/docs/valley_comp_plan_final

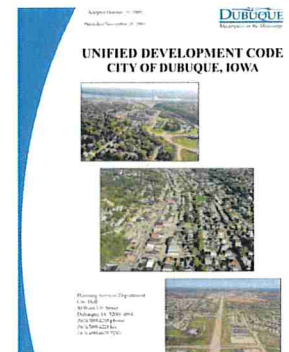
Ellis County, KS Comprehensive Plan https://issuu.com/kmarvin/docs/ellis_county_comprehensive_plan_final_022820

Hastings, MN Comprehensive Plan https://issuu.com/msaprofessionalservices/docs/hastings_2040_comprehensive_plan

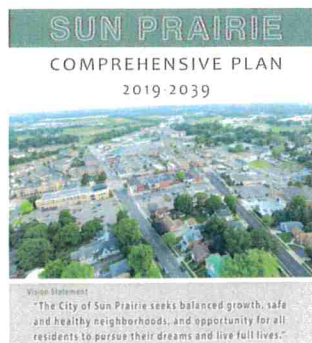
Burlington, IA Comprehensive Plan https://issuu.com/msaprofessionalservices/docs/hastings_2040_comprehensive_plan

Sun Prairie, WI Comprehensive Plan https://issuu.com/msaprofessionalservices/docs/36184_sp_compplan_exsummary_draft

Yellow Springs, OH Comprehensive Plan <https://www.sustainableyellowsprings.com/draft-plan-elements>



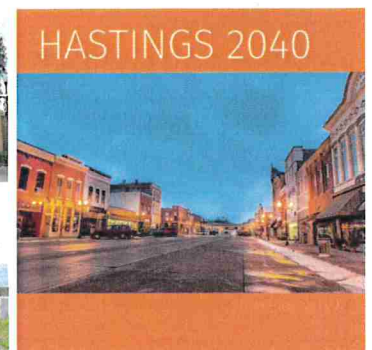
Ellis County, Kansas
Comprehensive Plan 2020
Zoning and Subdivision Regulations



Vision Statement
"The City of Sun Prairie seeks balanced growth, safe and healthy neighborhoods, and opportunity for all residents to pursue their dreams and live full lives."



Valley, Nebraska
Comprehensive Development Plans 2018
Zoning and Subdivision Regulations



ATTACHMENT A

SIGNATURE PAGE

The following signature page shall be utilized by each Submitter and appended to the end of its submittal:

"The undersigned Submitter, having examined the Request for Proposal and related documents and having full knowledge of the condition under which the work described herein must be performed, hereby proposes that she/he will fulfill the obligations contained herein in accordance with all instructions, terms, conditions, and specifications set forth in the Request for Proposal; and that she/he will furnish all required products/services and pay all incidental costs in strict conformity with these documents.

Submitting Firm: Marvin Planning Consultants, Inc
Address: 302. N 4th Street
City: David City State: NE Zip: 68632
Phone # 402.606.6405
Authorized Representative (print): Keith A. Marvin
Authorized Signature: [Signature]
Date: 2/14/22
Email: kmarvin@marvinplanning.com

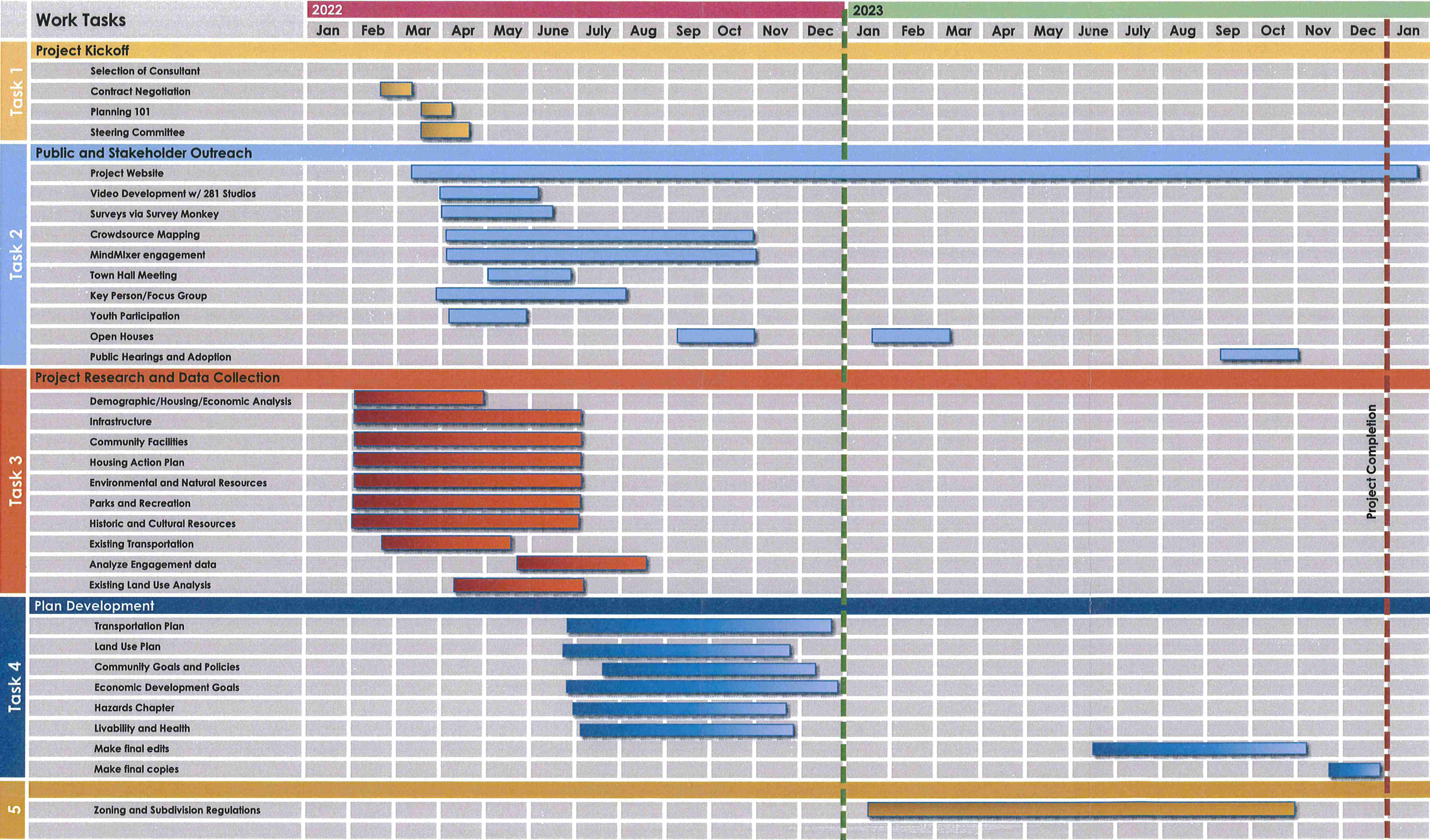
EXCEPTIONS/DEVIATIONS to this Request for Proposal shall be taken below. If adequate space is not provided for exceptions/deviations, please use a separate sheet of paper. If your company has no exceptions/deviations, please write "No Exceptions" in the space below.

None

FIRM PRICING - Offered prices shall remain firm for a minimum of 90 days after the due date of this solicitation unless indicated otherwise. Accepted prices shall remain firm for the duration of the Agreement.

Addenda Number: _____ Date: _____ Addenda Number: _____ Date: _____

Addenda Number: _____ Date: _____ Addenda Number: _____ Date: _____



All Public Meetings and Face-to-Face activities are dependent upon any and all Directed Health Measures due to COVID-19 or other subsequent National medical issues.

COST PROPOSAL

We pride ourselves on working closely with our clients to create projects that are designed to meet their unique needs. The scope and fee laid out in this proposal is the beginning of this process, and, therefore may be negotiated to better match the needs of Hastings.

Comprehensive Plan and Zoning Code Cost Estimate

Labor	Estimate
Task 1. Public Engagement	\$48,000
Task 2. Hastings Today	\$20,000
Task 3. Hastings Tomorrow - Future Land Use (including community studio)	\$25,000
Task 4: Hastings Tomorrow - Plan Elements	\$35,000
Task 5: Implementation & Approval (Begin of Zoning Code work)	\$10,000
Task 6: Zoning Discovery & Diagnosis	\$35,000
Expenses	
> Event Collateral and Material (printing): \$1,000	\$2,500
> Reimburseables: \$1,500	
TOTAL LUMP SUM, NOT-TO-EXCEED	\$175,500

Deliverables

Deliverables include a digital copy of the plan as a PDF and a packaged file of all the graphics and photos used in the plan. All copies of presentations, event collateral, photos, GIS files, and graphics will be provided to the City.

Payment Process

We bill our projects monthly in proportion to the percent of total project work completed. Total amount billed will not exceed the agreed upon fee as outlined in the contract at the start of the project. No additional hourly or other fees will be added without written approval for expanded scope requests.

COSTS PROPOSAL

We have developed our proposed work plan to stay within what we understand to be the City’s budget for completion of this project. Our cost proposal for providing the professional services as outlined in our proposal is detailed below and includes all website, meeting, and travel expenses as well as the costs for the meeting advertisement signs.

While this is our best approximation of the level of effort it will take to successfully complete this planning effort as outlined herein, our team remains flexible to review specific components of our approach, work plan, schedule, and fee to adjust if needed to best meet needs of the City of Hastings.

Phase 1: Project Kick-Off Research + Analysis	\$44,800
Phase 2: Vision, Input + Direction	\$34,300
Phase 3: Draft Plan + Evaluation	\$54,900
Phase 4: Final Plan + Adoption	\$16,000
Total Fee Estimate	\$150,000



CONTRACT FOR SERVICES

City of Hastings, Nebraska
Comprehensive Plan and Zoning Regulations

This agreement between City of Hastings (CITY) and Marvin Planning Consultants (MPC) is hereby entered into this ____ day of _____, 2022. This agreement shall consist of this document and such other drawings; conditions and stipulations as shall be mutually agreed to and attached hereto.

The purpose of this agreement is for the project entitled Hastings, NE Comprehensive Plan and Zoning Regulations. A scope of services to be performed under this agreement is contained in Section 1. Such work shall begin upon signing of this document and is estimated to be continuous until either party terminates said agreement.

SECTION 1 - Scope of Services

- A. MPC** shall provide the following services to the CITY:
See Attachment #1

MPC may combine reports listed above in order to facilitate review and comment. Additional services may be performed by MPC at the direction of the CITY and with modification to the contract amount in Section 2. Such services shall be mutually agreed to and attached to this document.

The standard of care for all professional services performed or furnished by MPC under this Agreement will be the care and skill ordinarily used by members of the MPC's profession practicing under similar conditions at the same time and in the same locality. MPC makes no warranties, expressed or implied, under this Agreement or otherwise, in connection with services provided.

All documents prepared or furnished by MPC pursuant to this Agreement are instruments of service developed exclusively for use of the CITY. These documents shall be considered public documents and MPC shall not be precluded from the use and marketing of said documents. Other reuse of any such documents by CITY shall be at CITY's sole risk; and CITY agrees to indemnify, and hold MPC harmless from all claims, damages, and expenses including attorney's fees arising out of such reuse of documents by CITY or by others acting through CITY.

- B. CITY** shall provide the following:

1. A project manager as a direct liaison with MPC to provide instruction and direction on behalf of the CITY.
2. As needed, copies of all existing base maps owned by or in the possession of the CITY.
3. Copies of all studies and data in its possession or that it may obtain that are relevant to the performance of this contract.
4. Reasonable assistance in contacting residents and agencies, scheduling activities and distributing information about the project.
5. Arrange for safe access to and make all provisions for MPC and MPC's Consultants to enter upon public and private property as required for MPC to perform services under this Agreement.
6. Examine all alternate solutions, studies, reports, sketches, drawings, specifications, proposals and other documents presented by MPC (including obtaining advice of an attorney and other consultants as CITY deems appropriate with respect to such examination) and render in writing decisions pertaining thereto.
7. Give prompt written notice to MPC whenever CITY observes or otherwise becomes aware of any development that affects the scope or time of performance or furnishing of MPC services, or any defect or nonconformance in MPC's services or in the work of any Subconsultant.

8. Review by City/County Attorney of documents and regulations for conformity with existing local, state and federal law and regulations.
9. MPC shall be entitled to use and rely upon all such information and services provided by CITY or others in performing services under this Agreement.

SECTION 2 - Contract Sum and Payment

The CITY shall pay MPC a fixed fee of \$140,000.00 for the performance of the scope of services in Section 1.

The CITY shall be billed monthly for services performed. All Invoices not paid within 30 days will be increased at the rate of 1.0% per month from said day; except as stated below. In addition, MPC may, after giving seven days written notice to CITY, suspend services under this Agreement until MPC has been paid in full all amounts due for services, expenses, and other related charges.

Additional services as may be agreed to and as may be added to Section 1.A above shall be billed in accordance with the agreement or addendum authorizing such service.

SECTION 3 - General Considerations

A. Controlling Law

This Agreement is to be governed by the law of the State of Nebraska.

B. Successors and Assigns

Neither party shall assign, sublet, or transfer its rights, interests or obligations under this Agreement without the express written consent of the other party.

C. Insurance

MPC shall provide CITY with a certificate of insurance showing MPC has professional liability insurance coverage in the amount of \$1,000,000 and an umbrella policy coverage in the amount of \$1,000,000. Said certificate of insurance shall name the City of Hastings as an additional insured and shall be on a primary and noncontributory basis."

D. Unless expressly provided otherwise in this Agreement:

1. Nothing in this Agreement shall be construed to create, impose or give rise to any duty owed by MPC to any Contractor, Subcontractor, Supplier, other person or entity, or to any surety for or employee of any of them, or give any rights in or benefits under this Agreement to anyone other than CITY and MPC.
2. All duties and responsibilities undertaken pursuant to this Agreement will be for the sole and exclusive benefit on CITY and MPC and not for the benefit of any other party.

E. Notices

Any notice required under this Agreement will be in writing, addressed to the appropriate party at the address which appears on the signature page to this Agreement and given personally, by registered or certified mail, return receipt requested, by facsimile, or by a nationally recognized overnight courier service. All notice shall be effective upon the date of receipt.

F. Severability and Waiver

Any provisions or part of the Agreement held to be void or unenforceable under any laws or regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon CITY and MPC, who agree that the Agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision. Non-enforcement of any provision by either party shall not constitute a waiver of that provision, nor shall it affect the enforceability of that provision or of the remainder of this Agreement.



G. Termination of Contract

Either party may at any time, upon seven days prior written notice to the other party, terminate this Agreement. Upon such termination, CITY shall pay to MPC all amounts owing to MPC under this Agreement, for all work performed up to the effective date of termination.

Signed this _____ day of _____, 2022.

City of Hastings, Nebraska

Mayor

Date

Marvin Planning Consultants, Inc

Keith A. Marvin AICP, President

Date

ATTACHMENT 1: PROPOSED SCOPE OF SERVICES

TASK 1: PLAN KICK-OFF

PROCESS:

- A. Develop a public participation plan with City staff, designate a steering committee members
- B. Conduct Planning 101 meeting
- C. Develop video clips with City and 281 Studios
- D. Development of Crowdsourcing Map and participation.
- E. Develop proposed meeting schedule
- F. Identify and link applicable Social Media networks
- G. Set up MindMixer account and begin populating discussion questions
- H. Develop project website
- I. Develop the base maps
- J. Conduct kick-off meeting to discuss project

OUTCOME:

1. Proposed meeting schedule.
2. A total of one meeting with City staff to develop schedule.
3. Website developed
4. MindMixer site setup and question population begins
5. Social media pages established
6. Project teasers and educational material for Public Access and websites
7. Decision on Charrette process
8. A total of one public workshop meeting including Planning 101.
9. Establish online public engagement strategy and tools.

TASK 2: COMMUNITY ENGAGEMENT

PROCESS:

- A. **Three Town Hall Meetings** to establish preliminary input for the development of goals, objectives, and policies.
- B. Conduct up to **10 focus group** meetings with groups/organizations determined by planning team and the City.
- C. Conduct a **focus group meeting** with youth in the community.
- D. Develop other necessary project surveys through SurveyMonkey and MindMixer including a youth survey.
- E. Continue Video teasers and educational material for websites and Public Access
- F. Prepare a summary report of key issues and strategies for the City's acceptance and modify as directed.
- G. Meetings, as possible, will be taped via Zoom or other product and shared on website and Public Access.
- H. Community Tour with team and key members of the community.

OUTCOME:

1. Surveys and MindMixer discussion and questions completed.
2. Completed Charrette process if City opts for this process.
3. Completed Focus Group Meetings

4. Completed Special Interviews
5. Completed Crowdsourcing Mapping exercise.

TASK 3: COMMUNITY PROFILE

PROCESS:

- A. Prepare population characteristics including:
 - Up-To-Date Historic Data
 - Age Cohort Analysis
 - Migration Analysis
 - Population Trends
 - Population Projections
- B. Basic Housing Analysis
 - Examine age of housing units
 - Examine substandard housing
 - Examine cost of housing
 - Develop "Affordable Housing Coordinated Action Plan" as per LB 866 (2000)
- C. Economic Analysis
 - Household and Per Capita Income
 - Employment by Industry
 - Economic gap analysis
 - Economic Trends
- D. Survey and evaluate existing and proposed City facilities, including:
 - Parks and recreation
 - Life safety (law enforcement, fire protection, emergency services, response rings/rates for fire and rescue)
 - Education facilities
 - Public facilities
 - Historic facilities
- E. Survey and evaluate existing communications and infrastructure, including:
 - Identify existing communications types and assets in the community
 - Identify existing water and sewer systems
 - Identify key areas in need of improvement within the water and sewer systems
 - Identify key areas where service extensions may occur in order to support future community expansion.
- F. Livability and Health
 - Existing Health facilities locally and regionally
 - Existing key places within Hastings contributing to the livability standards found within the community
- G. Evaluate existing natural resources and environment impacts on growth within the Hastings planning jurisdiction.
- H. Evaluate key Hazards and Hazard policies from the existing Hazard Mitigation Plan for the Hastings and Adams County area.
- I. Survey and prepare existing land uses and physical features information for the following use types:
 - Agricultural
 - Residential
 - Commercial
 - Industrial
 - Public and Quasi-Public
 - Parks and Open Spaces

- G. Evaluate transportation facilities including:
 - Existing road systems and classifications
 - Projected road system needs.
 - Existing highway system
 - Existing trails system (locally and regionally)

OUTCOME:

1. Data supporting the individual chapters such as Population, Housing, Economics, Community Facilities, etc.
2. Survey of existing land uses and facilities throughout Hastings .
2. Document conditions by location and type of base maps.
3. Strategic Analysis Report including population, economic and land use trends and projections.
4. Evaluation of existing community facilities/ recommendations for future needs in Hastings .
5. A total of two meeting with planning commission and Steering Committee.

TASK 4: DRAFT COMPREHENSIVE PLAN

PROCESS:

- A. Completion of the various chapters including any recommendations, goals, objectives, and/or policies.
- B. Development of a future land use plan including maps (utilizing ArcGIS) addressing specific issues such as, but not limited to:
 - Growth management policies and priority growth areas
 - Commercial development cores and nodes
 - Historic Preservation
 - Community Character and Urban Design
 - Housing and Neighborhoods
 - Economic Development Chapter as discussed in outline
 - Parks, Open spaces and trails
- B. Conduct two Public Open Houses to present the alternative land use plans and receive feedback on the desirable options.
- C. Refine the land use plans as directed after completion of the Open Houses
- D. Develop Hazards Chapter.
- E. Develop Annexation Chapter.
- F. Develop new transportation plan based upon:
 - Public input collected during Hastings Vision Phase
 - Plans being considered by the City, Counties, and State
 - Observations of the planning team

OUTCOME:

1. Completed growth management plan
2. Completed future land use plan
3. Completed transportation plan.
4. A total of **one Open House** to present proposed land uses.
5. A total of **two public workshop meetings** with Steering Committee

Task 5: PLAN IMPLEMENTATION

PROCESS:

- A. Review draft of Hastings Action Plan - Implementation program for Comprehensive Plan.
- B. Identify key persons in the community who will need to be involved in the implementation of the Hastings Comprehensive Plan.
- C. Research and identify specific funding sources that can aid in the implementation of the Hastings Comprehensive Plan.

TASK 6: ZONING AND SUBDIVISION REGULATIONS

The following structure does not imply the work will be completed in a specific chronological order.

Phase I: Background Research/Analysis

- A. Collect existing documents, regulations and standards pertaining to the update of the zoning and subdivision ordinances.
- B. Conduct analysis of the regulations and standards guiding development in the City of Hastings.
- C. Analyze and inventory the City of Hastings' existing development patterns to identify opportunities for revising the existing zoning and subdivision regulations as well as other key sections such as sign regulations.
- D. Develop outline of specific issues (positive and negative) identified within the existing regulations.
- E. Evaluate past Zoning Board of Adjustment and Planning Commission cases to determine opportunities for revisions to the future regulations.
- F. Conduct analysis of all other existing development elements such as sign regulations, parking and landscaping and others.
- G. Review options for design review process, standards, and guidelines screening, setbacks, and visual impact of commercial and industrial developments, particularly for outdoor storage.
- H. Meet with City staff to discuss specific findings of the research and analysis.
- I. Meet with Steering Committee to present and discuss outline.
- J. Develop report of research and findings.

OUTCOME:

1. Compile existing documents, regulations and standards regarding the zoning and subdivision regulations.
2. Completed background research/analysis of existing regulations.
3. Completed outline of findings.
4. Completed report of research findings.
5. One meeting with City staff members.
6. One meeting with Steering Committee.

Phase II: Construction of new Regulations

- A. Use findings from Phase I to begin development of new zoning and subdivision ordinance.
- B. Develop a working outline for this phase of the project with input from the Steering Committee listing the pertinent sections and scope of their coverage.
- C. Develop drafts of specific sections of the new regulations, including graphics and illustrations, based on analysis.

- D. Meet with Steering Committee to review and discuss specifics of drafts.
- E. Develop new zoning map to reflect new districts and district layouts.
- F. Meet with Steering Committee to present and review draft regulations

SUPPORT HASTINGS

- A. Provide technical support to City officials and staff through telephone and email consultation and brief reports during plan process.
- B. Review development plans that are submitted to the City during the planning process for consistency with the Plan
- C. Provide technical support after completion and adoption of the plan, by telephone.
- D. Attend meetings as needed at established hourly rates.

Proposed Fee Breakdown

COMPREHENSIVE PLAN

PROJECT KICK-OFF AND ORGANIZATION
Total Fee: \$ 13,500.00

COMMUNITY PROFILE
Total Fee: \$ 25,500.00

ENVISION
Total Fee: \$ 35,000.00

DRAFT COMPREHENSIVE PLAN
Total Fee: \$ 24,500.00

IMPLEMENTATION PLAN
Total Fee: \$ 6,500.00

COMPREHENSIVE PLAN

Total Fee: \$105,000.00
Total Time frame: 9 - 12 months

ZONING AND SUBDIVISION REGULATION UPDATE

Total Fee: \$ 35,000.00
Total Time frame: 6 - 12 months

TOTAL FEES AND TIMEFRAME

Total Fee: \$140,000.00

The overall fee will be modified and adjusted based upon the final negotiated Scope of Services. Our team would welcome the opportunity to discuss the Scope of Services and Proposed Fee further. The fees are inclusive of all expenses including mileage, lodging, etc.

Department: Engineering
Staff Contact: Lee Vrooman
Council Meeting Date: 4/11/2022

AGENDA ITEM SUMMARY SHEET

Description of Item:

Approval of request to purchase a Bobcat Compact Excavator for the Water & Sewer Department from Central Nebraska Bobcat in the amount of \$57,196.34.

Names of People/Business affected by this action:

City of Hastings

Why Council action is required:

Council approval is required

Type of action requested:

Motion

Suggested motion:

Motion to approve the request to purchase a Bobcat Compact Excavator for the Water & Sewer Department from Central Nebraska Bobcat in the amount of \$57,196.34

Deadlines associated with action:

Department head comments:

See attached recommendation letter.

Recommend Approval

City Administrator comments:

Recommend approval

Brandan Lubken, Water & Wastewater Superintendent

D: 402.462.3555 • C: 402.984.8277

E: blubken@hastingsutilities.com



Memo

To: Kevin Johnson

Date: 4-5-22

Re: Recommendation of Purchase: Directional Drill & Compact Excavator

Mr. Johnson,

It is my recommendation to you that Hastings Utilities Water & Sewer Department purchases the Directional Drill (Vermeer D10X15 Drill Package) as well as the Compact Excavator (Bobcat E35 33HP R2-Series) for the purpose of installing water service lines in conjunction with the annualized Water Main Replacement Program.

The Directional Drill & Trailer Package is \$175,217.88 and was locally quoted through Sourcewell. The Compact Excavator is \$57,196.34 and was locally quoted through Sourcewell. These costs will be absorbed in the Water Capital Budget with no additional funding requirements.

This equipment will be used daily by the new water service installation crew that was approved in the March 28th City Council Meeting.

AGREEMENT

THIS AGREEMENT, made and entered into this 11th day of April, 2022, by and between the City of Hastings, Party of the First Part, hereinafter called the "Purchaser" or "City", and Central Nebraska Bobcat, a Corporation of (town) Grand Island in the State of Nebraska, Party of the Second Part, hereinafter called the "Contractor".

WITNESSETH: THAT,

WHEREAS: The Purchaser has caused the necessary contract documents to be prepared for defining material, equipment, and/or labor to be supplied to the City of Hastings and delivered complete as specified in the accompanying contract documents.

WHEREAS: The Purchaser has advertised for bids from Contractors, has received said bids, analyzed same and duly awarded a contract to the "Contractor", "Party of the Second Part", for material, equipment, and/or labor as hereinafter set forth and as stated more in detail in the Proposal and related contract documents to wit; Notice to Bidders, Instructions to Bidders, Specifications; all of which documents are attached hereto and made a part of this Contract.

NOW, THEREFORE: It is hereby agreed that for the sum of fifty-seven thousand, one hundred ninety-six and 34/100 cents (\$57,196.34)

to be paid by the Purchaser, within Thirty (30) days after the acceptance of material, equipment, and/or labor by the Purchaser, to the Contractor, the Contractor agrees to furnish all materials, equipment, and/or labor as required by the accompanying specifications, and the aforesaid contract documents, for **E35 33HP R2-Series Bobcat Compact Excavator**

All materials, equipment, and/or labor shall be in accordance with the accompanying contract documents and specifications which are as much a part of this Agreement as if repeated verbatim herein.

It is further agreed that the Contractor will start work promptly, furnish the necessary drawings promptly and complete the work in the number of days set forth in the Proposal.

AGREEMENT

IN WITNESS WHEREOF: The Parties of the First and Second Parts have hereto set their hands and seals on the day and year above written.

CITY OF HASTINGS
Party of the First Part

By: _____

Date: _____

ATTEST:

City Clerk

SEAL

CONTRACTOR
Party of the Second Part

By: Rich. Shuff

Title: Sales Manager

Date: 4-5-22

APPROVED TO FORM:

City Attorney

Note: If executed by one other than President, Partner or the individual Owner, a Power-of-Attorney authorizing execution should accompany this Contract.



Bobcat

Product Quotation

Quotation Number: HMM-28742

Date: 2022-04-04 13:07:21

Customer Name/Address:	Bobcat Delivering Dealer	ORDER TO BE PLACED WITH: Contract Holder/Manufacturer
HASTINGS UTILITIES G3923 200 W 14th St Hastings, NE 68901-3111	Rick Central Nebraska Bobcat, Grand Island, NE 3809 WESTGATE ROAD GRAND ISLAND NE 68803-4927 Phone: (308) 384-9222 Fax: (308) 384-1491	Clark Equipment Co dba Bobcat Company 250 E Beaton Dr, West Fargo, ND 58078 Phone: 701-241-8719 Fax: 855-608-0681 Contact: Heather Messmer Heather.Messmer@doosan.com

Description	Part No	Qty	Price Ea.	Total
E35 33HP R2-Series Bobcat Compact Excavator	M3411	1	\$41,685.70	\$41,685.70

33 HP Tier 4

Auto Idle

Auto-Shift, 2-Speed Travel

Auxiliary Hydraulics, Selectable Flow with Arm

Mounted Flush Face Quick Couplers

Canopy

- Includes: Cup Holder, Retractable Seat Belt, Vinyl Suspension Seat
- Roll Over Protective Structure (ROPS)- Meets Requirements of ISO 12117-2: 2008
- Tip Over Protective Structure (TOPS) - Meets Requirements of ISO 12117: 2000
- Falling Object Protective Structure (FOPS) - Meets Requirements of ISO 10262:1998

Control Console Locks

Control Pattern Selector Valve (ISO/STD)

Dozer Blade with Float

Engine/Hydraulic Monitor with Shutdown

Fingertip Auxiliary Hydraulic Control

Fingertip Boom Swing Control

Horn

Hydraulic Joystick Controls

Keyed Ignition

LED Work Lights

Rubber Tracks

Spark Arrestor Exhaust System

Standard Instrument Panel

Turbocharged Tier 4 Diesel Engine, Non DPF

Vandalism Protection

X-Change (Attachment Mounting System)

Warranty: 2 years, or 2000 hours whichever occurs first

Zero Tail Swing

E42 Extendable Arm Package

Extendable Arm

Enclosed Cab with HVAC

Cloth Suspension Seat

M3411-P08-E42

1 \$8,372.00 \$8,372.00

Travel Motion Alarm

Radio

16" MX3 XCHG TEETH

7324830

1 \$883.12 \$883.12

30" MX3 XCHG TEETH

7323823

1 \$1,160.52 \$1,160.52

Total of Items Quoted

\$52,101.34

Dealer P.D.I.

\$200.00

Freight Charges

\$943.00

Dealer Assembly Charges

\$0.00

Other Charges: Material and Logistics

\$3,952.00

Quote Total - US dollars

\$57,196.34

Notes:

ORDER ACCEPTED BY:

SIGNATURE

DATE

PRINT NAME AND TITLE

PURCHASE ORDER NUMBER

DELIVERY ADDRESS: _____

BILLING ADDRESS (if different than Ship To): _____

TAX EXEMPT? _____ YES _____ NO

Exempt in the State of _____

Tax Exempt ID:

FEDERAL - _____

STATE - _____

Expiration Date: _____

**Prices per the Sourcewell Contract #040319-CEC.*

**Terms Net 60 Days. Credit cards accepted.*

**FOB Destination*

**State Sales Taxes apply. IF Tax Exempt, please include Tax Exempt Certificate with order.*

**TID# 38-0425350*

**Orders Must Be Placed with: Clark Equipment Company dba Bobcat Company, Govt Sales, 250 E Beaton Drive, West Fargo, ND 58078.*

**Quote valid for 30 days*

Department: Engineering
Staff Contact: Lee Vrooman
Council Meeting Date: 4/11/2022

AGENDA ITEM SUMMARY SHEET

Description of Item:

Approval of request to purchase a Directional Drill D10x15 Drill Package for the Water & Sewer Department from Vermeer High Plains for \$175,217.88

Names of People/Business affected by this action:

City of Hastings

Why Council action is required:

Council Approval is required

Type of action requested:

Motion

Suggested motion:

Motion to approve request to purchase a Directional Drill D10x15 Drill Package for the Water & Sewer Department from Vermeer High Plains for \$175,217.88

Deadlines associated with action:

Department head comments:

See attached recommendation letter.

Recommend Approval

City Administrator comments:

Recommend approval

Brandan Lubken, Water & Wastewater Superintendent

D: 402.462.3555 • C: 402.984.8277

E: blubken@hastingsutilities.com



Memo

To: Kevin Johnson

Date: 4-5-22

Re: Recommendation of Purchase: Directional Drill & Compact Excavator

Mr. Johnson,

It is my recommendation to you that Hastings Utilities Water & Sewer Department purchases the Directional Drill (Vermeer D10X15 Drill Package) as well as the Compact Excavator (Bobcat E35 33HP R2-Series) for the purpose of installing water service lines in conjunction with the annualized Water Main Replacement Program.

The Directional Drill & Trailer Package is \$175,217.88 and was locally quoted through Sourcewell. The Compact Excavator is \$57,196.34 and was locally quoted through Sourcewell. These costs will be absorbed in the Water Capital Budget with no additional funding requirements.

This equipment will be used daily by the new water service installation crew that was approved in the March 28th City Council Meeting.



Vermeer High Plains
605 Mars St. • Alda, NE 68810
308-675-1920
www.vermeerhp.com

Ship To: IN STORE PICKUP

Invoice To: CITY OF HASTINGS
EMAIL INVOICES
220 N HASTINGS AVENUE
HASTINGS NE 68901

Branch 05 - ALDA, NE		
Date 01/24/2022	Time 15:23:19 (O)	Page 1
Account No HASTI002	Phone No 4024612324	Inv No 01 Q00184
Ship Via		Purchase Order
Tax ID No		
MARSHALL ADAMS		Salesperson 190

EQUIPMENT QUOTE - NOT AN INVOICE

Description	** Q U O T E **	EXPIRY DATE: 02/20/2022	Amount
New VERMEER D10X15III BASE UNIT ****INCLUDING THE FOLLOWING OPTIONS**** D10X15III BASE UNIT W/DOM/INT'L REMOTE LOCKOUT ORF DEUTZ TIER IV FINAL ENGINE AUTO GREASER - 1 GALLON BUCKET BUNDLE OF 50 - 1.66 X 6' DRILL ROD 15 GPM PUMP W/FLOW METER PREMIUM 2.75" OD HOUSING w/QUICKFIRE 300			117386.23
New VERMEER MX125 MX125 VALUE PACKAGE W/300 GALLON TANK ****INCLUDING THE FOLLOWING OPTIONS**** MX125 VALUE PACKAGE W/300 GALLON TANK			9493.65
New DCI FALCON F2 Falcon F2 with AF8 ****INCLUDING THE FOLLOWING OPTIONS**** Falcon F2 with AF8 FT2 Wideband Transmitter			21720.00
New BEHNKE ENTERPRISES TBCT2216 SPLIT DECK TILT TRAILER ****INCLUDING THE FOLLOWING OPTIONS**** SPLIT DECK TILT TRAILER TOOLBOX MOUNTED TILTING DECK ON DRIVER'S SIDE DUAL FRAME TILT w/HEAVY DUTY PIVOT POINT 2-8,000 lbs. TORFLEX DEXTER AXLES ELECTRIC & FORWARD SELF-ADJUSTING BRAKES 4-215-75R-17.5 16-PLY TIRES PINTLE HITCH EXTRA HEAVY 1/8" FORMED FENDERS 20k SPRING LOADED DUAL PIN JACK FLUSH FLOOR 14" CUSHION CYLINDER w/DAMPENING CYLINDER TILT LATCH MECHANISM RUBBER MOUNTED LED LIGHTS			20975.00

Good for thirty (30) days from date of quote.

Thank You For Your Business!



Vermeer High Plains
605 Mars St. • Alda, NE 68810
308-675-1920
www.vermeerhp.com

Ship To: IN STORE PICKUP

Invoice To: CITY OF HASTINGS
EMAIL INVOICES
220 N HASTINGS AVENUE
HASTINGS NE 68901

Branch 05 - ALDA, NE		
Date 01/24/2022	Time 15:23:19 (O)	Page 2
Account No HASTI002	Phone No 4024612324	Inv No 01 Q00184
Ship Via		Purchase Order
Tax ID No		
MARSHALL ADAMS		Salesperson 190

EQUIPMENT QUOTE - NOT AN INVOICE

Description ** Q U O T E ** EXPIRY DATE: 02/20/2022 Amount

ZINC RICH PRIMED & POWDER COATED PAINT
****INCLUDING THE FOLLOWING OPTIONS****
SPLIT DECK TILT TRAILER
TOOLBOX MOUNTED

ADDITIONAL PARTS
=====

PREMIUM 2.75" O 296455068 Qty: 1 Price: 2053.00 2053.00

Miscellaneous Charges/Credits
=====

FREIGHT AND PREP Qty: 1 Price: 2195.00 2195.00
HOSE REEL W/100' OF 1.5" 1 1395.00 1395.00

Subtotal: 175217.88
Quote Total: 175217.88

Authorization: _____
SOURCEWELL CONTRACT #110421-VRM

Good for thirty (30) days from date of quote.

Thank You For Your Business!

AGREEMENT

THIS AGREEMENT, made and entered into this 11th day of April, 2022, by and between the City of Hastings, Nebraska, hereinafter called the "Purchaser" or "City", and Vermeer High Plains a Corporation of (town) Alda in the State of Nebraska, Party of the Second Part, hereinafter called the "Contractor".

WITNESSETH: THAT,

WHEREAS: The Purchaser has caused the necessary contract documents to be prepared for defining material, equipment, and/or labor to be supplied to the City of Hastings, Nebraska and delivered complete as specified in the accompanying contract documents.

WHEREAS: The Purchaser has requested proposals from Contractors, has received said proposals, analyzed same and duly awarded a contract to the "Contractor", "Party of the Second Part", for material, equipment, and/or labor as hereinafter set forth and as stated more in detail in the proposal and related contract documents to wit; Specifications and Supplemental Agreements; all of which documents are attached hereto and made a part of this Contract.

NOW, THEREFORE: It is hereby agreed that for the sum of one hundred seventy-five thousand, two hundred seventeen and 88/100 (\$175,217.88)

to be paid by the Purchaser, within Thirty (30) days after the acceptance of material, equipment, and/or labor by the Purchaser, to the Contractor, the Contractor agrees to furnish all materials, equipment, and/or labor as required by the accompanying specifications, and the aforesaid contract documents, for **D10x15 Drill Package**.

All materials, equipment, and/or labor shall be in accordance with the accompanying contract documents and specifications which are as much a part of this Agreement as if repeated verbatim herein.

AGREEMENT

IN WITNESS WHEREOF: The Parties of the First and Second Parts have hereto set their hands and seals on the day and year above written.

CITY OF HASTINGS

Party of the First Part

By: _____

Date: _____

ATTEST:

City Clerk

SEAL

CONTRACTOR

Party of the Second Part

Vermeer High Plains

By: _____
[Signature]

Title: VP

Date: 4/4/2022

APPROVED TO FORM:

City Attorney

Note: If executed by one other than President, Partner or the individual Owner, a Power-of-Attorney authorizing execution should accompany this Contract.

Department: Engineering
Staff Contact: Lee Vrooman
Council Meeting Date: 4/11/2022

AGENDA ITEM SUMMARY SHEET

Description of Item:

Approval of the request of Mary Lanning Healthcare to utilize the city streets for the Half Hastings Race on June 4, 2022

Names of People/Business affected by this action:

City of Hastings
State of Nebraska
Mary Lanning Healthcare
Race Participants

Why Council action is required:

Council approval is required

Type of action requested:

Motion

Suggested motion:

Motion to approve the request of Mary Lanning Healthcare to utilize the city streets for the Half Hastings Race on June 4, 2022

Deadlines associated with action:

Nebraska Department of Transportation requests notification 30 days prior to the race due to the closure of a portion of US Hwy 281.

Department head comments:

Recommend Approval

City Administrator comments:

Recommend approval

Section B: Event Agreement

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

Fees may be applicable.

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

Date(s) of Event: 06/04/2022 Event Name: HalfHastings Race
Contact Person: Mike FLOrek Phone: 402-519-0812
Address: 851 N Lincoln Ave, Hastings NE 68901
Email: mikef@gobusinessworld.com Daytime Phone: 402-463-9660
Name of Organization Hosting Event: Mary Lanning Healthcare
Type of Organization: ☒ Corporation ☐ LLC ☐ Other If Other, provide name: _____
Type of Event: Running Race
Example: Running, Biking, Parade, etc. (Held on City Property or Public Right-of-Way)

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

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

City fee for fencing is \$300 per event (as of 10/01/2021). Fencing fee payable to the City of Hastings Engineering Department, **prior** to event. Refer to Nebraska Liquor Control Rules and Regulations for fencing requirements.

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

Please describe activities included in this event:

This is a repeat of the event we have held over the past 6 years.

There is a half marathon starting at the Hastings Middle School and ending at the Hastings College Stadium, passing thru most of the cities parks and utilizing roads and trails. There is also a 5K run starting and ending at Hastings College utilizing streets as well as some trail.

We have monitors at most intersections. The police have helped direct traffic at 3rd street, 12th street, and Burlington, as the runners progress along the course.

Event Location: Much of the city

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

Event Start Time: 07:30am Start Time Needed to Set Up & Access Area (if applies): 04:00am

Event End Time: 12:00pm Ending Time Needed to Clean up Area (if applies): 12:00pm

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

Michael Florek

03/13/2022

Authorized Signature for Host Organization

Date

Official Office Use Only

Authorized Signature – City of Hastings

Date of Council Approval



MARYLAN-02

VWILLIAMS

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

3/1/2022

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

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

PRODUCER Ellerbrock-Norris Agency, Inc. P.O. Box 816 Hastings, NE 68902-0816	CONTACT NAME: Valerie Williams	
	PHONE (A/C, No, Ext): (402) 463-2461	FAX (A/C, No): (402) 463-2469
	E-MAIL ADDRESS: vwilliams@ellerbrock-norris.com	
INSURED Mary Lanning Healthcare 715 North St. Joseph Avenue Hastings, NE 68901	INSURER(S) AFFORDING COVERAGE	
	INSURER A: The MMIC Group	
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:	X	X	MHP000214	3/1/2022	3/1/2023	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000
							MED EXP (Any one person)	\$ 10,000
							PERSONAL & ADV INJURY	\$ 1,000,000
	GENERAL AGGREGATE	\$ 3,000,000						
	PRODUCTS - COMP/OP AGG	\$ 1,000,000						
	AGGREGATE DEDUC	\$ 50,000						
	AUTOMOBILE LIABILITY ☐ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident)	\$
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
A	☐ UMBRELLA LIAB ☒ EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$			MHP000214	3/1/2022	3/1/2023	EACH OCCURRENCE	\$ 5,000,000
							AGGREGATE	\$ 5,000,000
								\$
								\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				PER STATUTE	OTH-ER
							E.L. EACH ACCIDENT	\$
							E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$

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

The General Liability policy includes an automatic additional insured endorsement that provides additional insured status only when there is a written contract between the named insured and the certificate holder/entities that require such status prior to a loss. Coverage is provided on a Primary and noncontributory basis and only applies to the extent permitted by law. Waiver of Subrogation for the General Liability policy applies only if there is a written contract between the named insured and the certificate holder/entity(ies) that require such form language prior to a loss, and only to the extent permitted by law.

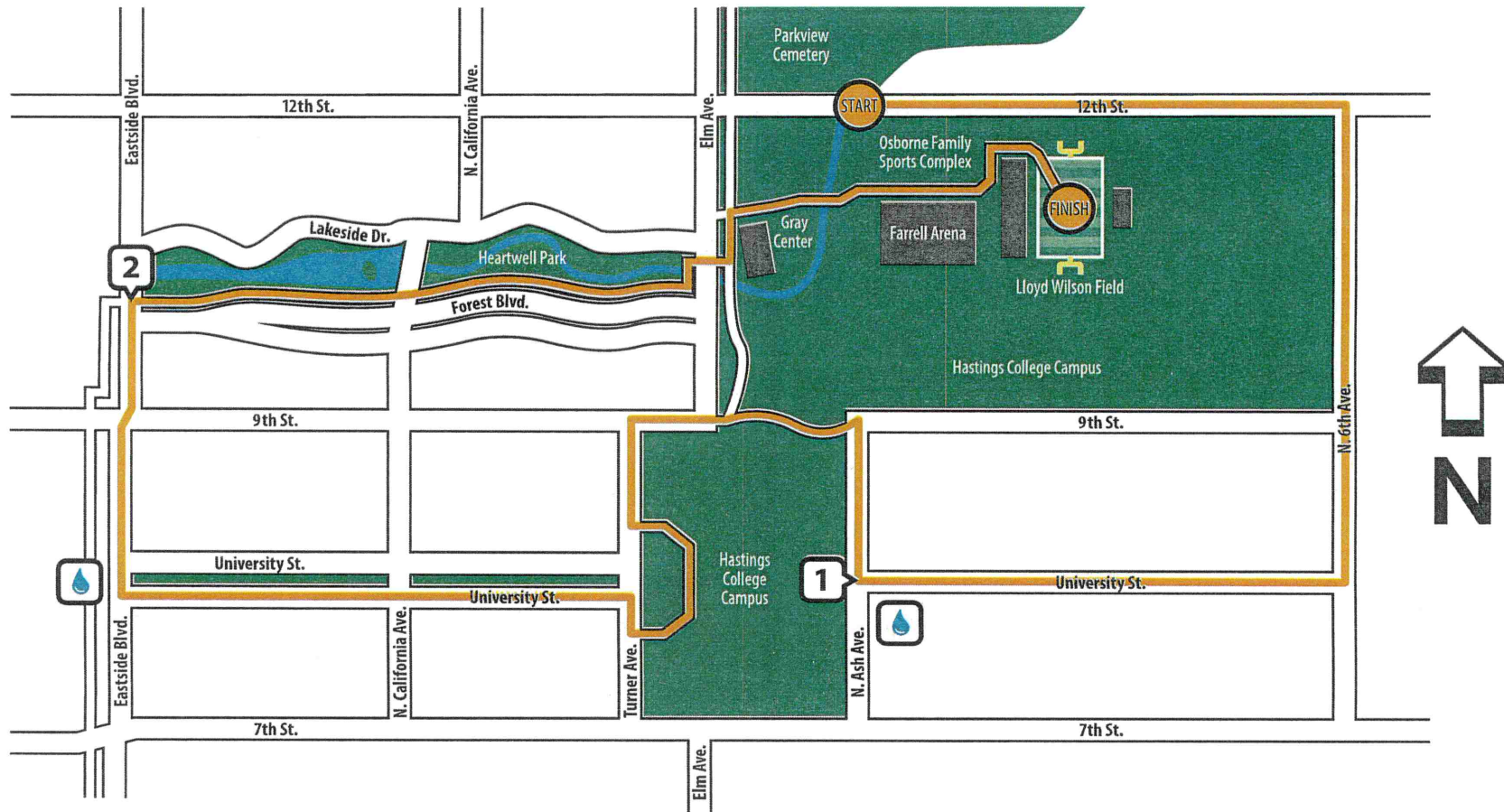
CERTIFICATE HOLDER

CANCELLATION

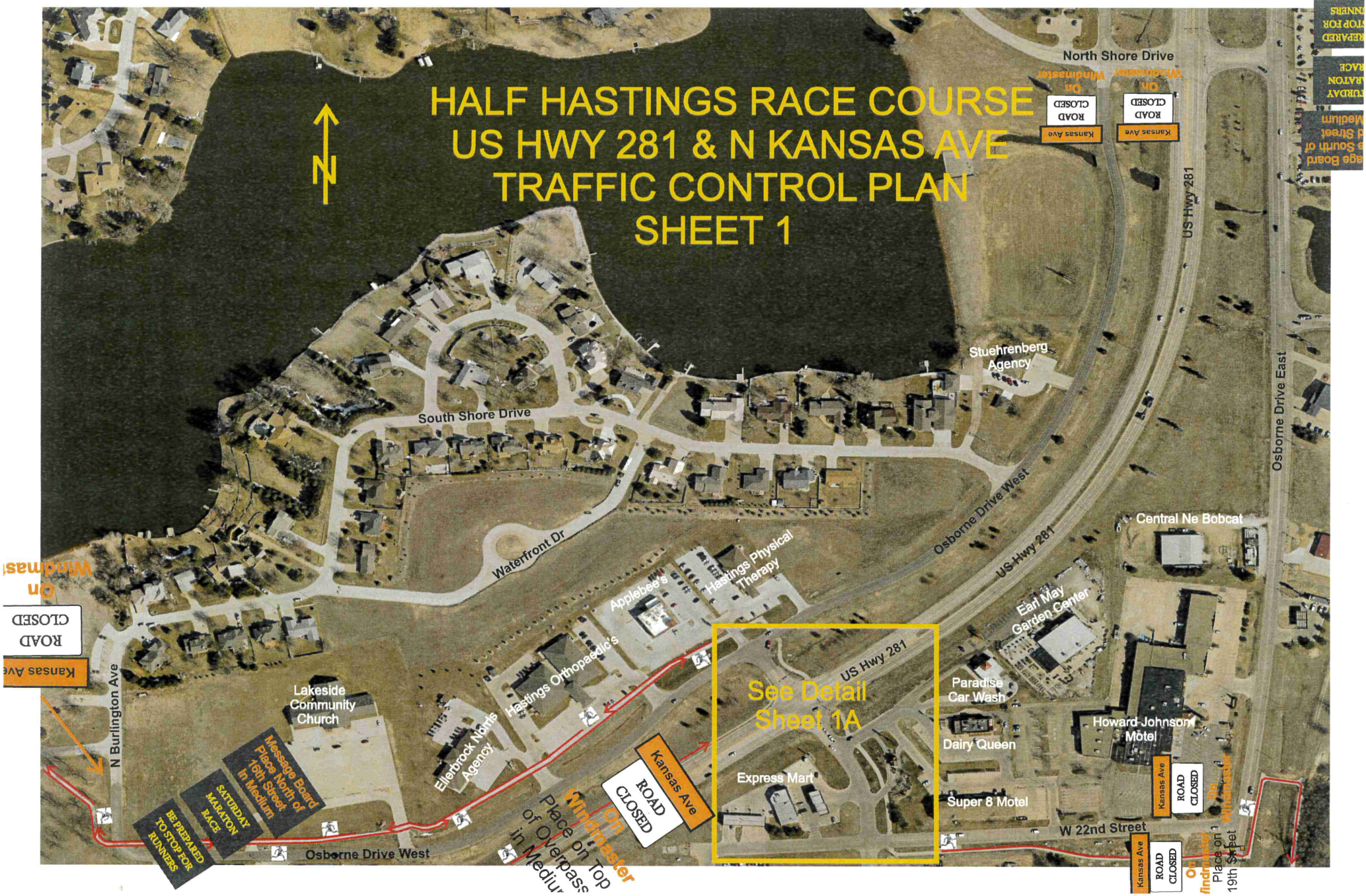
City of Hastings P. O. Box 1085 Hastings, NE 68902-1085	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE



5K ROUTE



HALF HASTINGS RACE COURSE US HWY 281 & N KANSAS AVE TRAFFIC CONTROL PLAN SHEET 1



On
Windmaster
ROAD
CLOSED
Kansas Ave

BE PREPARED
TO STOP FOR
RUNNERS
SATURDAY
MARATHON
RACE
Message Board
Place North of
16th Street
In Medium

On
Windmaster
Place on Top
of Overpass
in Medium

ROAD
CLOSED
Kansas Ave

See Detail
Sheet 1A

On
Windmaster
ROAD
CLOSED
Kansas Ave

On
Windmaster
ROAD
CLOSED
Kansas Ave

On
Windmaster
ROAD
CLOSED
Kansas Ave

On
Windmaster
ROAD
CLOSED
Kansas Ave

[illegible][illegible][illegible][illegible]

HASTINGS HALF RACES – ROAD PLAN FOR 2022

This is a guide as to where the race will plan to station live volunteers to assist at crossings and to give direction at corners.

START	We will assemble at the Hastings Middle School
POLICE	Crossing 2 nd Street and Marian Road at the start One (1) officer will be on site until the race passes thru Intersection (7:15 am – 7:40 am) (Leave to go to 281 and Kansas)
VOLUNTEER	At train crossing on Marian Road
VOLUNTEER	At gravel/paved point on South Street and Laird
VOLUNTEER	At Woodland – “D” Street corner
VOLUNTEER	At South Baltimore – “D” Street corner
VOLUNTEER	At Baltimore – “A” Street corner
VOLUNTEER	At “A” Street – Burlington corner
VOLUNTEER	At Burlington underpass and 1 st Street gate
VOLUNTEER	At Bellevue– 1 st Street corner
POLICE	Crossing 2 nd Street and Bellevue Police – 7:40am to 8:15 am Bellevue will be closed between 1 st Street and 2 nd Avenue Allen’s will allow us to close their East exit One (1) officer to assist volunteers at the streetlight Approx. 2.5-mile point last runners will be by Around 8:20 am – 8:30 am Police – 7:40 am to 8:05 am (Leave to 281 & Kansas)
VOLUNTEER	At Bellevue – 3 rd Street corner (several volunteers)
VOLUNTEER	Crossing Baltimore on 3 rd
VOLUNTEER	At Chautauqua Park to Crane
POLICE AND VOLUNTEER	Crossing 12 th Street on Crane Officer from start line could cover this Approx. 7:30 am to 9:00 am First runner approx. 7:55 am, last 8:45 am
VOLUNTEER	At Crane and 14 th Street corner
VOLUNTEER	Crossing Baltimore on 14 th Street
VOLUNTEER	At 14 th Street and Burlington corner
VOLUNTEER	At Burlington and Kansas corner to trail Extra volunteers to watch Medical traffic
VOLUNTEER	At South Shore Trail Crossing
VOLUNTEER	At furthest point on Trail

POLICE AND
VOLUNTEER

At Kansas and HWY 281 – **Protected until 9:30 am**

Access to and from HWY 281 on Kansas will be closed

City will bring barricades

First officer will arrive on own by 8:00 am

Officer from Bellevue arrives as soon as they can

Runners will arrive approx. 8:20 am

Last runner at approx. 9:15 am

Walker/Runners may go as late as 10:00 am

VOLUNTEER

At old 281 and 22nd direct to Trail

SEVERAL VOLUNTEERS DUE TO SPEED OF TRAFFIC

VOLUNTEER

At Elm and Trail

Discuss route and time with Butler Volland

VOLUNTEER

Crossing 12th on Elm

At least two (2) volunteers to monitor traffic – (NEW 2016)

VOLUNTEER

At Heartwell Park and Elm

Two (2) Volunteers – (NEW 2016)

VOLUNTEER

At Heartwell Park and East Side

VOLUNTEER

At 9th Street Trail Crossing

Two (2) Volunteers Minimum – (NEW 2016)

VOLUNTEER

At 7th Street Trail Crossing

Two (2) Volunteers Minimum – (NEW 2016)

VOLUNTEER

At 2nd Street Trail Crossing

VOLUNTEER

At 1st Street and Minnesota

Cone off one lane of 1st Street

We borrow cones from city, must set up in the morning

Barricade St Joseph at 1st Street

VOLUNTEER

At 1st Street and Denver

VOLUNTEER

At 2nd Street crossing on Denver

VOLUNTEER

At 3rd Street crossing on Denver

VOLUNTEER

At 5th Street and Denver corner

VOLUNTEER

At 5th Street and Kansas

VOLUNTEER

At 5th Street and Trail

Half Hastings 5K Route

Start on 12th Street – Running East
West of entrance to arena parking

Volunteers at 6th Avenue and 12th Street to stop all traffic for first rush of runners

Volunteers at 9th and 6th Avenue

Volunteers at corner of University and 6th Avenue

Volunteers at corner of Ash Avenue and University

Volunteers at 9th and Ash Avenue

Volunteers at 9th and Elm Avenue

Volunteers at corner of 9th and Turner

Volunteers at Turner and University

Volunteers at University and California

Volunteers at University and East Side Blvd

Volunteers already in place after this due to the Half Marathon route.

Cone spacing will be approximately 20 feet between cones

Volunteers directing, stopping, and monitoring traffic will have safety vests and hand gear (Stop Signs)

HALF HASTINGS RACES REQUIREMENTS

- Race organizer has provided City of Hastings with a certificate of liability insurance naming City of Hastings as an additional named insured
- Reader Board signage be deployed no later than Thursday, June 2, 2022, notifying public of the Marathon on Saturday, June 4, 2022. Copy on Reader Board to be determined at Pre-race meeting provided for later. Signage to be arranged by City and organizer to pick up and pay for
- Reader Board to be located at 33rd Street and 281 for southbound traffic and just north of 16th Street on Burlington for north bound traffic
- Police to be located on both directions (north and south) at intersection of Kansas and 281 starting at 7:45 a.m. on Saturday, June 4, 2022
- Police cruisers to be located in left turn lanes, 300 feet north and south of intersection of Kansas and 281 with light bar on starting at 7:45 a.m. on Saturday, June 4, 2022
- Police shall activate the traffic signals to flashing red at intersection of Kansas and 281 starting at 7:45 a.m. on Saturday, June 4, 2022
- Race cut-off time is 9:30 a.m. on Saturday, June 4, 2022 which means if runners have not passed the intersection of Kansas and 281 by 9:30 a.m., they become pedestrians and are no longer in the Marathon. Police to return traffic signals to normal function at 9:30 a.m.
- Barricade installation/responsibilities as follows:

Police will remain until 10:00 a.m. to direct traffic for runners on an occasional basis.

281 and Kansas Avenue intersection – City will be responsible for furnishing and placement of all barricades/cones as outlined in plans.

Downtown Area: West 1st Street, North Denver Avenue – City to furnish barricades and cones; Organizers to place cones/barricades in accordance with Downtown Segment Plan.

Organizers will be responsible for furnishing all other barricades/cones and placement along route as outlined in plans dated March 31, 2022.

- Organizer to recruit and train all volunteers with safety vests and hand gear to be used for Half Hastings Race. Training to occur June 1, 2022 at the Middle School.

- Police Officers and cruisers are to be placed at the following locations:
 - 2nd Street and Marian Road
 - 2nd Street and Bellevue
 - 12th Street and Crane Avenue
 - Kansas and US 281
- Organizer to provide advance notice to all residents along the Half Hastings Race route – notice by handbills, public service announcements, etc.
- Organizer and City to have a pre-Race meeting to review and follow-up on details necessary on or about May 18, 2022 @ 9:30 a.m.
- Organizer will be responsible for coning off the east-bound lane on 12th Street from Elm Avenue East to 6th Avenue for Race start
- Organizer to secure permission from Hastings College to utilize College property for the Half Hastings Races
- City and organizer reserve the right to amend or modify these requirements as needed to ensure the safety of participants and reduce the liability exposure of both the City and the organizer
- Follow adopted Half Hastings Races Road Plan dated March 31, 2022 and Route Map dated March 31, 2022

Department: Engineering
Staff Contact: Lee Vrooman
Council Meeting Date: 4/11/2022

AGENDA ITEM SUMMARY SHEET

Description of Item:

Resolution No. 2022-13 giving advance notice to the Nebraska Department of Transportation that the City of Hastings intends to conduct a special event, the Half Hastings Races, requiring the closing of a portion of the state highway system on June 4, 2022

Names of People/Business affected by this action:

City of Hastings
State of Nebraska
Mary Lanning Healthcare
Race Participants

Why Council action is required:

Approval of council is required to notify the state

Type of action requested:

Resolution

Suggested motion:

Motion to approve Resolution No. 2022-13 giving advance notice to the Nebraska Department of Transportation that the City of Hastings intends to conduct a special event, the Half Hastings Races, requiring the closing of a portion of the state highway system on June 4, 2022

Deadlines associated with action:

State requires notification 30 days prior the the event.

Department head comments:

Recommend Approval

City Administrator comments:

Recommend approval

RESOLUTION NO. 2022-13

WHEREAS, the City of Hastings, Nebraska (City) pursuant to Neb. Rev. Stat, § 13-1359 is desirous of obtaining the written consent of the Nebraska Department of Transportation (NDOT) to temporarily utilize a portion of the state highway system for a special event designated by the City of Hastings, Nebraska; and

WHEREAS, said special event is to be known as the “Half Hastings Races”, and

WHEREAS, the running course for said special event will require the temporary closing of U.S. Highway 281 between 16th Street and North Shore Drive located within the corporate limits and zoning jurisdiction of the City; and

WHEREAS, said “Half Hastings Races” is scheduled to be held on the 4th day of June, 2022, between the hours of 7:30 o’clock A.M. (the time the City will assume temporary control of the portion of the state highway system) and 9:30 o’clock A.M. (the time the City will relinquish control of the portion of the state highway system); and

WHEREAS, the City understands that the City shall have the legal duty to protect the highway property from any damages that may occur arising out of said special event and the State of Nebraska and the NDOT shall not have any such duty during the time the City is in control of the highway property; and

WHEREAS, the City understands that any existing statutory or common law duty of the State of Nebraska and the NDOT to protect the public from damage, injury, or death shall become the duty of the City, and the State of Nebraska and the NDOT shall not have such statutory or common law duty during the time the City is in control of the highway property; and

WHEREAS, this Resolution is being passed and adopted for the purpose of providing NDOT with thirty days’ advance written notice of said special event as provided by Neb. Rev. Stat §39-1359(3); and

WHEREAS, the City understands that the Nebraska Political Subdivision Tort Claims Act shall apply to any claim arising during the time specified in said notice;

NOW, THEREFORE, in consideration of the foregoing recitals, the Mayor and City Council of the City of Hastings, Nebraska, hereby passes and adopts the following Resolution:

BE IT RESOLVED by the Mayor and City Council of the City of Hastings, Nebraska, that:

1. The City hereby gives advance written notice to the NDOT that it intends to conduct a special event to be known as the “Half Hastings Races” requiring the closing of a portion of the state highway system, to wit: U.S. Highway 281 between 16th Street and North Shore Drive located within the corporate limits and zoning jurisdiction of the City on the 4th day of June, 2022, 7:30 o’ clock A.M. (the time the City will assume temporary control of that portion of the state highway system) and 9:30 o’clock A.M. (the time the City will relinquish control of the portion of that state highway system);

2. The City acknowledges that the City shall have the legal duty to protect the highway property from any damage that may occur arising out of said special event and the State of Nebraska and the NDOT shall not have any such duty during the time the City is in control of the highway property;

3. The City acknowledges that any existing statutory or common law duty of the State of Nebraska and the NDOT to protect the public from damage, injury, or death shall become the duty of the City, and the State of Nebraska and the NDOT shall not have such statutory or common law duty during the time the City is in control of the highway property;

4. The City acknowledges that the Nebraska Political Subdivisions Tort Claims Act shall apply to any claim arising during the time specified in said notice; and

5. The City acknowledges that the City accepts the duties set out in this Resolution, and if a claim is made against the State of Nebraska and/or NDOT, the City shall indemnify, defend, and hold harmless the State of Nebraska and NDOT from all claims, demands, actions, damages, and liability, including reasonable attorney's fees, that may arise as a result of said special event.

PASSED AND ADOPTED this 11th day of April, 2022

ATTEST

MAYOR

CITY CLERK

(SEAL)

Approved as to form: _____
CITY ATTORNEY

PROPOSED APPOINTMENTS

State statutes and the Hastings City Code require that the incumbent officeholder shall serve until they resign or

BOARD OR COMMISSION	APPOINTEE	DATES OF TERM	REPLACING OR REAPPOINTMENT
City Planning Commission	Ann Hinton	3/11/2022 to 3/11/2025	Reappointment
City Planning Commission	Shawn Rossi	3/11/2022 to 3/11/2025	Reappointment
Community Redevelopment Authority	Becky Sullivan	4/11/2022 to 11/1/2027	Replacement

a replacement is named and approved by the City Council.