HASTINGS CITY COUNCIL
AGENDA

Hastings Municipal Airport
3300 West 12th Street
June 10, 2024
5:30 PM

ROLL CALL:

PLEDGE OF ALLEGIANCE:

MOTION TO ADOPT CURRENT AGENDA for June 10, 2024 Regular Meeting.

PUBLIC NOTICE - Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, June 7, 2024. Pursuant to Nebraska Revised Statute Section 84-1412, the public is advised that a copy of today's agenda and all reproducible written material which will be discussed at today's meeting is available for public review and a current copy of the Nebraska Open Meetings Act is posted and accessible to members of the public.

COUNCIL COMMUNICATION:

Reports of Liaisons.

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

MAYOR'S COMMUNICATIONS:

Service Anniversaries.

CONSENT AGENDA:

1. All Consent Items.

   (a) Approval of the minutes of the Council Meeting of May 28, 2024

   (b) Approval of the minutes of the Annual Retreat of May 20, 2024

   (c) Approval of claims and payroll

   (d) Approval of the request of Hastings Unique Bicyclists to utilize city property for the Kool-Aid Classic Bicycle Tour on August 10, 2024

   (e) Approval of the request of the YWCA Adams County for the 4th of July Parade at Fisher Fountain/Hastings Utilities on July 4, 2024

   (f) Approval of the request of Hastings Public Schools to utilize city property for the Hit the Ground Running HPS Fun Run/Walk event on August 20, 2024

   (g) Approval of the request of First Street Brewing Co. to utilize city property for the Summer Sounds Concerts event on July 25, 2024

   (h) Approval of the request of No Coast Brewing, LLC dba First Street Brewing Company for a Special Designated Liquor License for the Summer Sounds Concerts event on North St. Joseph Avenue between 1st Street and 2nd Street on July 25, 2024

REGULAR AGENDA:

2. Unfinished Business of Preceding Meeting.

3. Public Hearings.

(a) Public hearing on the request of Griess Family Holdings for a Conditional Use Permit for self-service storage facilities for property commonly addressed as 100 West J Street

Resolution No. 2024-39 approving the request of Griess Family Holdings for a Conditional Use Permit for self-service storage facilities for property commonly addressed as 100 West J Street

(b) Public hearing on the request of the Community Redevelopment Authority regarding Plan Modification No. 2024-1 to Redevelopment Area Number #5 for the Fairview Villas Development generally located 400 feet to the south of the intersection of West F Street and Franklin Avenue

Resolution No. 2024-34 approving Plan Modification No. 2024-1 to Redevelopment Area Number #5 for the Fairview Villas Development generally located 400 feet to the south of the intersection of West F Street and Franklin Avenue

(c) Approval of the preliminary plat for Fairway Subdivision

(d) Public hearing on the request of the Community Redevelopment Authority to adopt the Redevelopment Plan for an approximate 100.7 acre area generally bounded by North Cedar Avenue, East 6th Street, North 2nd Avenue, and East 9th Street, known as Redevelopment Area #17

Resolution No. 2024-29 approving Redevelopment Plan for an approximate 100.7 acre area generally bounded by North Cedar Avenue, East 6th Street, North 2nd Avenue, and East 9th Street, known as Redevelopment Area #17

(e) Public hearing on the request of Hastings College to change zoning from R-3, Multiple-Family Residential District and R-2, Mixed-Density Residential District to CMP, Campus Institutional District for property commonly addressed as 710 N. Turner Avenue and to amend the Official Zoning District Map

Ordinance No. 4760 amending the Zoning District Map to change zoning from R-3, Multiple-Family Residential District and R-2, Mixed-Density Residential District to CMP, Campus Institutional District for property commonly addressed as 710 N. Turner Avenue

(f) Public hearing on the request of the Community Redevelopment Authority regarding Plan Modification No. 2024-2 to Redevelopment Area Number #17 for the Hastings College Dormitory Project generally located to the north of the intersection of Pine Knoll Road and East 9th Street

Resolution No. 2024-35 approving Plan Modification No. 2024-2 to Redevelopment Area Number #17 for the Hastings College Dormitory Project generally located to the north of the intersection of Pine Knoll Road and East 9th Street

(g) Approval of the preliminary plat for Hastings College Second Subdivision

(h) Ordinance No. 4762 vacating all of Pine Knoll Road extending from the north line of 9th Street platted right-of-way to the north line of Pine Knoll Place

(i) Public hearing on the request of the Community Redevelopment Authority to adopt the Redevelopment Plan for an approximate 161.57 acre area generally bounded by East 26th Street, Pioneer Spirit Trail, the Union Pacific Railroad, and North Elm Avenue, known as Redevelopment Area #18

Resolution No. 2024-30 approving Redevelopment Plan for an approximate 161.57 acre area generally bounded by East 26th Street, Pioneer Spirit Trail, the Union Pacific Railroad, and North Elm Avenue, known as Redevelopment Area #18

(j) Public hearing on the request of the Community Redevelopment Authority regarding Plan Modification No. 2024-3 to Redevelop Area Number #18 for the Elm 26 Residential Project generally located to the southwest of the intersection of East 26th Street and North Elm Street

Resolution No. 2024-36 approving Plan Modification No. 2024-3 to Redevelop Area Number #18 for the Elm 26 Residential Project generally located to the southwest of the intersection of East 26th Street and North Elm Street

(k) Approval of the preliminary plat for Elm 26 Subdivision

(l) Public hearing on the request of Innate Concepts to change zoning from R-1A, Single-Family Residential Large Lot to R-3, Multiple-Family Residential District for property generally located to the southwest of the intersection of East 26th Street and North Elm Street and to amend the Official Zoning District Map

Ordinance No. 4761 amending the Zoning District Map to change zoning from R-1A, Single-Family Residential Large Lot to R-3, Multiple-Family Residential District for property generally located to the southwest of the intersection of East 26th Street and North Elm Street and to amend the Official Zoning District Map

4. General Business.

(a) Approval of the final plat for Hoss Subdivision

(b) Approval of the agreement with Border States Industries, Inc. for North Denver Station Unit 5 480V Switchgear Replacement

5. Ordinances and Resolutions.

(a) Resolution No. 2024-38 approving City of Hastings Employee Handbook Revision 4

6. Final Passage of Ordinances.

7. Appointments.

8. Miscellaneous and Other Business.

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

ADJOURN:

Service Anniversaries

June 2024

Name	Department	Assignment	Anniversary	Years
Peshek, Scott A	Water	Water & Sewer Serviceman II	06/01/2024	25
Bren, Nathan J	Engineering	Electric Engineer	06/16/2024	10
Dooley, Ryan E	Fire	Training EMS Coordinator	06/19/2024	15
Lyon, Shane	WEC	Plant Operator	06/26/2024	5

CITY OF HASTINGS, NEBRASKA
MINUTES OF CITY COUNCIL REGULAR MEETING
Tuesday, May 28, 2024

Pursuant to due call and notice thereof, a Regular Meeting of the City Council of the City of Hastings, Nebraska was conducted at the Hastings Municipal Airport, 3300 West 12th Street, on May 28, 2024.

The meeting was called to order at 5:30 p.m. in Regular Session by Mayor Stutte with the following members present: Brad Consbruck, Jeniffer Beahm, Matt Fong, Shawn Hartmann, Joy Huffaker, Marc Rowan, Steve Huntley, Butch Eley. Absent: None.

The following City Officials were present: City Administrator, Shawn Metcalf; Asst. City Administrator, Mark Funkey; City Attorney, Jesse Oswald; City Clerk, Kimberly Jacobitz; Police Chief, Adam Story; Fire Chief, Brad Starling; Parks & Recreation Director, Jeff Hassenstab; Finance Director, Roger Nash; Information Technology Director, Erik Nielsen; Director of Engineering, Lee Vrooman; Director of Development Services, Chad Bunger; Environmental Engineering, Marty Stange; Public Information Manager, Tony Herrman; Safety Director, Trent Clark; Director of Energy Production & Supply, Derek Zeisler; Information Technology, Kirk Layton.

The Pledge of Allegiance to the Flag of the United States of America was recited.

Moved by Butch Eley seconded by Matt Fong to adopt current agenda for May 28, 2024, Regular Meeting. Roll Call: Ayes: Steve Huntley, Jeniffer Beahm, Brad Consbruck, Butch Eley, Joy Huffaker, Marc Rowan, Shawn Hartmann, Matt Fong. Nays: None. Absent: None. The motion carried.

PUBLIC NOTICE - Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, May 24, 2024. Pursuant to Nebraska Revised Statute Section 84-1412, the public is advised that a copy of today's agenda and all reproducible written material which will be discussed at today's meeting is available for public review and a current copy of the Nebraska Open Meetings Act is posted and accessible to members of the public.

COUNCIL COMMUNICATION:
Councilmember Eley reported that during the last storm a tree limb fell onto the road near his home. Two Allo trucks pulled up and cut the tree into pieces, and moved it out of the roadway. He thanked Allo for being community partners. Councilmember Fong echoed that community members stepped up to help with downed limbs. He also thanked city departments for their cleanup after the storm. He also reported on the D-Day 80th Anniversary Celebration planned for June 6th-9th. The Hastings Airport, Library, and Museum are coordinating the event. Councilmember Hartmann reported on the June 8th Open House from 8a.m. to 4p.m. at the Hastings Municipal Airport. Several military aircraft will be in town for the event, which will include a B25 Mitchell and C47. A re-dedication of the recently painted F-4 static exhibit will be held at 11a.m. during the Open House.

CITIZEN COMMUNICATIONS:
None.

MAYOR'S COMMUNICATIONS:
Mayor Stutte thanked all city staff involved in the storm cleanup around town on Friday and over the weekend.

CONSENT AGENDA:
1. All Consent Items.
Moved by Matt Fong seconded by Shawn Hartmann to approve all consent items, as presented. Roll Call: Ayes: Steve Huntley, Jeniffer Beahm, Brad Consbruck, Butch Eley, Joy Huffaker, Marc Rowan, Shawn Hartmann, Matt Fong. Nays: None. Absent: None. The motion carried.

(a) Approval of the minutes of the Council Meeting of May 13, 2024
(b) Approval of claims and payroll
(c) Approval of Work Order EL-282, installation of three-phase underground electric lines and padmount transformers for the new Fiber Building at Central Community College-Hastings Campus
(d) Approval of Work Order GA-381, new four inch medium pressure gas main for Central Community College Phase III
(e) Approval of Work Order SW-371, Maxon Lagoon, dredging the north half of the west lagoon

REGULAR AGENDA:
2. Unfinished Business of Preceding Meeting.
None.

3. Public Hearings.
None.

4. General Business.
(a) Moved by Shawn Hartmann seconded by Steve Huntley to approve the Addendum Agreement with Hastings Keno, Inc. to make Bullseye, Inc., located at 2017 West 2nd Street, a new Sales Outlet Location for Hastings Keno, Inc. Mike Nevrivy reported that this will be the sixth Keno location in town. He is expecting a June start date. Keno brings in extra revenue for the General Fund that can be used to support community projects. The estimated annual revenue for Keno is $180,000. Roll Call: Ayes: Steve Huntley, Jeniffer Beahm, Brad Consbruck, Butch Eley, Joy Huffaker, Marc Rowan, Shawn Hartmann, Matt Fong. Nays: None. Absent: None. The motion carried.

(b) Moved by Shawn Hartmann seconded by Butch Eley to approve the Landfill Gas Term Sheet with NewCarbon. Marty Stange reported that approval of the NewCarbon Landfill Gas Term Sheet is necessary to begin the process of funding and developing equipment to process the Hastings Landfill gas into a pipeline quality natural gas. The approval will provide the exclusive right of NewCarbon to the Hastings Landfill gas so that NewCarbon can secure marketing contracts for the methane. This is a one-year commitment to them. NewCarbon will be responsible for the development of the project, including all construction and operating costs. They will need 1–2 acres for the project. The Solid Waste department will be required to flare any landfill gas recovered that cannot be processed. NewCarbon has potential access to federal grant monies that need to be secured in a timely manner. Time is of the essence to get funding applications completed, marketing contracts developed, plans and specifications prepared, and to secure contractors and materials to begin construction by December 31, 2024.

Future permitting of a flare will be required to collect and process any methane that cannot be converted to pipeline quality. Upon successful completion of this project, it has the potential to save significant capital improvements for the Solid Waste Department. Currently, methane is being generated by the unlined landfill cell and allowed to escape into the vadose zone and ultimately into the air through passive vent wells. Future EPA and NDEE regulations are forthcoming that will require collection and control of methane gas generated by landfills. The project will beneficially use the methane by displacing the use of natural gas rather than simply flaring the methane.

Marty stated this is only for the marketing portion of the project. There will be additional agreements to come before the council after the design is completed. We will need to get an air permit for the project. There will most likely be minimal storage on the property. We will look at the design for safety issues. The new landfill property purchase made it more attractive to NewCarbon because of their close proximity to the railroad tracks.

Roll Call: Ayes: Steve Huntley, Jeniffer Beahm, Brad Consbruck, Butch Eley, Joy Huffaker, Marc Rowan, Shawn Hartmann, Matt Fong. Nays: None. Absent: None. The motion carried.

(c) Moved by Shawn Hartmann seconded by Butch Eley to support the Fire Department's request to seek Delegated Authority from the Nebraska State Fire Marshal as a pilot program. Fire Chief Brad Starling explained that State Statute allows the State Fire Marshal the ability to delegate their authority to local cities. This authority primarily includes reviewing building plans and performing fire safety inspections, with a few exceptions that cannot be delegated. Currently, owners and contractors have to coordinate with safety plans reviews and inspectors at both the state and local level. With delegated authority, the state would delegate its responsibility to local officials, making our local department a one-stop shop for both state and local reviews and inspections. This does not change code in any manner or remove checks and balances currently in place. It would make the process more efficient. This request for support to seek Delegated Authority is for a one-year pilot program. The State Fire Marshal allows us to have Delegated Authority and give it up whenever we choose. Brad explained that we issue violations and occasionally have to take parts of a business out of service for the time needed for repairs, but we do not shut down an entire business. There is a due process in place, which is the Board of Appeals. The Board of Appeals makes a decision and can make recommendations to council on any code changes. Shawn Metcalf stated that he will send the Fire Department's internal procedures to the City Council in this Friday's update. Shawn Metcalf stated that a way to track customer/contractor satisfaction over the year ahead would be through surveys. Brad Starling stated that working with code enforcement, there is a perception that we are trying to hurt businesses. He explained that the city has adopted an international series of codes. The International Code is a family of codes working together, which includes the IFC (International Fire Code). The state adopted the NFPA (National Fire Protection Association) and we cannot control that. He is confident if we continue doing what we are doing now, we will be able to keep up with delegated authority with the staffing level currently in place. Roll Call: Ayes: Jeniffer Beahm, Butch Eley, Joy Huffaker, Shawn Hartmann, Matt Fong. Nays: Steve Huntley, Brad Consbruck, Marc Rowan. Absent: None. The motion carried.

(d) Moved by Matt Fong seconded by Shawn Hartmann to approve the City of Hastings' new Strategic Plan. Shawn Metcalf spoke to this item. The City Council created a Strategic Planning Advisory Committee (SPAC) to better understand community priorities. The City also administered an annual Community Survey. SPAC analyzed the data from the focus groups and community survey and provided a recommendation to City Council on the areas the community wants City Council to focus on. City Council and Department Heads met together with a consultant to review the recommendations of SPAC and to perform their own strategic planning session. City Council validated the findings of SPAC and added some additional content. The proposed vision statement is: "Hastings is the most welcoming and desirable place to live, visit, and invest, where all people enjoy a high quality of life in a sustainable and innovative community." At the last work session, a new mission statement was proposed: "Creating a community that people are proud to call home." The group discussed that the plan is a living document and guides items for the future. The Strategic Plan will be incorporated into the budget process each year by identifying projects tied to the initiatives. The proposed directives include: Communication & Engagement, Economic Development & Housing, and Performance & Innovation. To consistently measure progress, it is recommended that the Community Survey be sent out annually. Roll Call: Ayes: Steve Huntley, Jeniffer Beahm, Brad Consbruck, Butch Eley, Joy Huffaker, Marc Rowan, Shawn Hartmann, Matt Fong. Nays: None. Absent: None. The motion carried.

5. Ordinances and Resolutions.

(a) Moved by Shawn Hartmann seconded by Steve Huntley to approve Resolution No. 2024-33 to request assistance from South Central Economic Development District, Inc. (SCEDD) in the completion of a Community Development Block Grant Application for a 2024 Public Works - Facilities Grant Application to support the Revive, Inc. Substances Abuse Rehabilitation Facility Chad Bunger introduced this item. Revive, Inc. has proposed to renovate the existing building at 2205 East Osborne Drive to create a continuum of care facility for substance abuse rehabilitation. To assist with the facilities improvements, they are seeking a partnership with the City to submit an application to the Nebraska Department of Economic Development for 2024 Community Development Block Grant(CDBG) - Public Works Facilities funding. The City would like to use the

services of the South Central Economic Development District, Inc. (SCEDD) to create the required application. A resolution is required to authorize SCEDD to proceed with the application creation on the City's behalf.

He turned over the discussion to Kristine Kasperbauer, Executive Director of Revive, Inc. Revive purchased the old Motel 6 a few weeks ago and they are looking to renovate the facility. They were approached last November and asked if Revive would take the initiative to open a substance abuse treatment detox, and short-term facility in Hastings. There are wait lists across Nebraska for substance abuse and mental health treatment. We are in Region 3, which includes twenty-two counties. We would have the ability to treat people throughout Nebraska. The facility would be a full continuum and comprehensive treatment center. Lori Ferguson, South Central Economic Development District (SCEDD) is assisting with the grant preparation. These funds would come from the Community Development Block Grant program. The federal source is Housing and Urban Development, funneled down as an appropriation to the Department of Economic Development. Currently, the maximum amount to apply for is up to $400,000, a 30% match is required. Kristine explained that funding without the grant would be tight, but they would continue to move forward with community, regional, and state support. There are multiple phases to their facility project. They are working with the city to get the building up to code. If the grant application is approved and funded, the funds will be passed through to the development project. Any required matching funds for the grant will be provided by Revive, Inc. If funded, it is the intent that SCEDD will administer the grant. Roll Call: Ayes: Steve Huntley, Jeniffer Beahm, Brad Consbruck, Butch Eley, Joy Huffaker, Marc Rowan, Shawn Hartmann, Matt Fong. Nays: None. Absent: None. The motion carried.

6. Final Passage of Ordinances.
None.

7. Appointments.
None.

8. Miscellaneous and Other Business.
None.

Moved by Butch Eley seconded by Steve Huntley there being no further business to come before the council to adjourn at 7:07 P.M. Roll Call: Ayes: Steve Huntley, Jeniffer Beahm, Brad Consbruck, Butch Eley, Joy Huffaker, Marc Rowan, Shawn Hartmann, Matt Fong. Nays: None. Absent: None. The motion carried.

APPROVED:

_____
Corey Stutte, Mayor

ATTEST:

_____
Kimberly S. Jacobitz, City Clerk

(S E A L)

CITY OF HASTINGS, NEBRASKA
MINUTES OF CITY COUNCIL ANNUAL RETREAT
Monday, May 20, 2024

Pursuant to due call and notice thereof, an Annual Retreat of the City Council of the City of Hastings, Nebraska was conducted at the Hastings Municipal Airport, 3300 W. 12th Street, on May 20, 2024.

The meeting was called to order at 5:30 p.m. by Council President Fong with the following members present: Steve Huntley, Jeniffer Beahm, Brad Consbruck, Butch Eley, Marc Rowan, Shawn Hartmann, Corey Stutte. Absent: Joy Huffaker.

The following City Officials were present: City Administrator, Shawn Metcalf; Asst. City Administrator, Mark Funkey; City Attorney, Jesse Oswald; Utility Manager, Kevin Johnson; City Clerk, Kimberly Jacobitz; Police Chief, Adam Story; Fire Chief, Brad Starling; Parks & Recreation Director, Jeff Hassenstab; Finance Director, Roger Nash; Information Technology Director, Erik Nielsen; Director of Engineering, Lee Vrooman; Director of Development Services, Chad Bunger; Director of Human Resources, Lori Hartman; Museum Director, Teresa Kreutzer-Hodson; Library Director, Amy Dissmeyer; Public Information Manager, Tony Herrman; Safety Director, Trent Clark; Director of Energy Production & Supply, Derek Zeisler; Environmental, Marty Stange; Information Technology, Kirk Layton.

The Pledge of Allegiance to the Flag of the United States of America was recited.

Moved by Butch Eley seconded by Shawn Hartmann to adopt current agenda for the May 20, 2024, Annual Retreat. Roll Call: Ayes: Steve Huntley, Jeniffer Beahm, Brad Consbruck, Butch Eley, Marc Rowan, Shawn Hartmann, Matt Fong. Nays: None. Absent: Joy Huffaker. The motion carried.

PUBLIC NOTICE - Official Notice of the Annual Retreat was published in the Hastings Tribune on Friday, May 17, 2024. Pursuant to Nebraska Revised Statute Section 84-1412, the public is advised that a copy of today's agenda and all reproducible written material which will be discussed at today's meeting is available for public review and a current copy of the Nebraska Open Meetings Act is posted and accessible to members of the public.

CITIZEN COMMUNICATIONS:
None.

DISCUSSION ITEMS

1. Strategic Plan.

Shawn Metcalf summarized the budget calendar and where we are in the process. He explained that Matt Dixon sent a summary of the process, which he forwarded to council. The purpose of the Strategic Planning is to align council goals and objectives with community vision. Another large part of planning is resource allocation. We made sure we are listening to what residents are saying. He read the vision statement the council drafted: Hastings is the most welcoming and desirable placet to live and visit, where all people enjoy a high quality of life in a sustainable and innovative community. There was one suggested change, adding the word invest. The council was agreeable to the change, so Shawn will make that change.

Shawn read the current mission statement and his suggestion for revising the mission

statement. Shawn suggested a new missing statement: To create a community that people are proud to call home. The council was agreeable with the new mission statement.

Shawn read directives decided on during the retreat: Communication & Engagement, Economic Development & Housing, Performance & Innovation. These are the key things we will work on over the next five years. The Performance & Innovation directive was explained as we want to deliver a quality service. We want to increase efficiencies to save on cost and doing things better. Huntley asked for the word technology to be removed. Mayor Stutte stated that with the investments the city has made with technology, it is important to keep technology in the directives. We have moved forward, but are not caught up with technology. Others agreed with Mayor Stutte to keep the word technology in the initiatives.

The plan is to bring the Strategic Plan to the City Council periodically to give updates on projects related to the initiatives. It was suggested to take the results back to the Strategic Planning Advisory Committee (SPAC). Shawn will reach out to the group and invite them to the meeting where the plan will be adopted.

2. Department Goals.

Shawn Metcalf stated that Department Heads have set goals for next year that tie directly to the directives in the Strategic Plan. We are interested in council feedback and direction for the budget. We want to make sure we are on track on next year's budget.

Department Heads presented their goals and accomplishments. (attached to minutes)
Mark Funkey, Asst. City Administrator: He was asked to work towards setting up how we handle disasters. Mark has held initial conversations with Ron Pugh (County Emergency Manager) and will continue to work in that direction for a plan.
Shawn Metcalf, City Administrator: He was asked to rethink the frequency and the way we perform the scientific surveys like the one completed in 2024. He explained the importance of keeping the questions consistent, so we determine if we are improving and the trends over the years.
Jesse Oswald, City Attorney: Recodification will be brought forward as a red-lined code, identifying conflicts and outdated information coming before council for approval. City ordinances will be gone through one at a time at a later date.
Kim Jacobitz, City Clerk: CivicClerk platform performance issues were discussed. We are looking at other meeting management platforms, but at this point are not moving away from this product.
Chad Bunger, Director Development Services: He mentioned that he would ask for two FTE (building code/property maintenance employees) in his budget request.
Lee Vrooman, Director Engineering: Hastings Southeast project will be bid in 2025 by the State. The utilities will be bid by the City. There was concern voiced about getting kids across the railroad tracks. He was asked to research funding for a pedestrian walkway.
Marty Stange, Director Environmental: He explained the changes to be made within his departments.
Roger Nash, Director Finance: The City will draft a Request for Proposals on banking services. We want to be efficient on our services and fees we are paying.
Brad Starling, Fire Chief: Fire Department is conversing with others about a central Safety Training Facility. They are looking for grant funding.
Lori Hartman, Director Human Resources: They are looking for improvements and re-evaluating processes.
Erik Nielsen, Director IT: They are working on website improvements. The current website host is Idea Bank.

Amy Dissmeyer, Director Library: Thanked council for a major accomplishment for the building maintenance department. The community has asked us to increase Sunday hours. They will request two part-time Library Assistants in order to add library hours on Sunday.
Museum (Mark Funkey spoke on behalf of the Museum): Jeniffer Beahm mentioned ongoing facility and maintenance needs with the aging structure, so she is happy they are working on preventative maintenance.
Jeff Hassenstab, Director Parks: They are looking to go out for bid for the southside trail as soon as the grant is approved.
Adam Story, Police Chief: We are requesting two Lieutenant positions. We are currently down eight police officers. We would staff street officers before filling the Lieutenant positions. Ideas on a plan for documenting nuisances was discussed. The incentive program is working. We do not have control of regionalization of 911 communications.
Tony Herrman, Public Information: He is planning for an intern beginning soon. This will be a shared position.
Trent Clark, Director Safety: Most city buildings have an Emergency Action Plan. His department is getting around to facilities and checking preventative maintenance.
Lee Vrooman (Streets): He spoke on the status of projects.
Derek Zeisler, Director of Energy Production & Supply: Street Lighting has been moved to the Utilities, so outage reports are online. The focus is on economics and reliability. There are opportunities, but incentives for companies to take advantage of for energy. Don Henry is a quick start unit. All other units take a considerable amount of time.
Shawn Metcalf asked for council input on staffing decisions moving forward for budget. Roger Nash stated there are two main revenue sources for the general fund: property and sales taxes. These additional positions will most likely cause us to dip into our cash reserves.

3. Personnel Requests, COLA and Comparability.

Lori Hartman explained that public employees are not permitted the ability to strike, per State Statute. They are guaranteed to be paid fairly and equitably compared to other people doing a similar job in another municipality or utility. We do a comparability study every three years. In order to match, it must be 70% job duties using the job description and have three matches. We must be between 98-102% of the mid-point of matches, which is the average between the mean and the median. This is governed by State Statute and the body over that is the Nebraska Commission of Industrial Relations (CIR). The comparability study has been done by Paul Essman. We have recently received the results of the study. Each position and benefits are compared.

The number and estimated cost of additional staff was discussed. The estimated total cost to the budget of all new positions would be approximately $500,000.

Lori Hartman stated that some cities already know what they are doing for wage increases. The average of other cities is 3.3% increase in wages, so we were going to recommend to the council a 3% general increase to wages. Shawn Metcalf asked for feedback on additional positions. City Council said it is difficult not having hard numbers to discuss. They wanted to hear about department priorities and what will happen if we do not add staff. Mayor Stutte asked that the data drive the process for those decisions.

Shawn Metcalf stated that we will bring more information back to the next worksession.

4. City Council Priorities.

Councilmembers Huntley and Beahm prioritized getting kids from the south side over the railroad tracks. We need to look for grants and funding. Councilmember Eley prioritized more discussion and communication on the budget.

Moved by Steve Huntley seconded by Butch Eley there being no further business to come before the City Council to adjourn at 7:58 P.M. Roll Call: Ayes: Steve Huntley, Jeniffer Beahm, Brad Consbruck, Butch Eley, Marc Rowan, Shawn Hartmann, Matt Fong. Nays: None. Absent: Joy Huffaker. The motion carried.

HASTINGS
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Department Head's FY24 Goals/Accomplishments and FY25 Goals

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Assistant City Administrator

FY24 Goals/Accomplishments

- Relationship building through the city.
    - Meet with each department head,
    - Attend meetings as able to meet and have employee engagement.
    - Work with external partners to build relationships and strengthen ties to the CoH.
    - Engage in civic discussion with citizens to hear concerns and work to provide support.
        - This work is being done and is ongoing. I have been able to find ways to support stakeholders internally and externally and to enhance existing relationships and to form new relationships for collaboration and growth.
- New Council (new, ongoing, mayor) - 101 & Training
    - Create handbook and training presentations.
        - council sign off that they read reading materials.
        - strongly encourage league meeting attendance
        - Who to contact document.
        - new council orientation document (One pager)
        - LOMN training manual
        - dept head relationship building (possible tours)
        - expectations from each dept
        - policy vs operational
        - Information gathering is being completed. Review of a number of city and other resources are being reviewed to create a unique CoH document for council procedures and expectations to create a council protocol manual.
        - Training documents will be created from the new protocol manual (late summer 2024)
- Calendar (ongoing education to council like the Police Chief on Strategic Planning) from each dept head administered by me, civic clerk, legal training, IT training/set up, etc.
    - The trainer calendar will be created alongside the training documents to build a plan for future trainings.
- Software for texting/outreach to citizens (Information – 311)
    - Who to contact guide for website (Website update/change?) (311)
        - Review of developer options and Demos are underway.
- Dept. head trainings
    - Make training available to all employees
    - IT record for future use
    - Trainings
    - Professional growth
    - Leadership
    - Council presentations

HASTINGS
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    - Policy and procedure
- Some information gathering has started, but this is just beginning.

FY25 Goals

Strategic Plan/Community Survey

- New Council (new, ongoing, mayor) 101 handbook & trainings (Communication/Engagement).
- Research and implement a Citizen's Academy (Communication/Engagement).
- Annual Leadership Hastings type of offering for citizens to learn about CoH (Communication/Engagement).
- Comprehensive Community Engagement and Communication Plan (Communication/Engagement).
- Work with county EMS to create a CoH Continuity of Operations Plan (COOP) (Communication/Engagement).

City Administrator

FY24 Goals/Accomplishments

Mayor and City Council

- Assist City Council in the development and implementation of their goals and objectives for the city via the City Council Retreat.
    - Crafted a new budget calendar specifically for City Council and added a couple extra weeks of budget review into the process. Made some changes to make the budget calendar easier to understand.
    - Crafted and facilitated the process, with all city departments, for Hasting's first Community Survey. The survey identified community priorities. Will continue to administer the Community Survey each year to measure progress based on Council's priorities.
    - Facilitated the strategic planning process with the Strategic Planning Advisory Committee (SPAC). Attended and assisted with 10+ focus groups of the 17 total focus groups. Facilitated approximately 8 collaborative meetings with SPAC.
    - Assisted SPAC with requested needs for their presentation of their findings to Council.
    - Facilitated the Strategic Planning Retreat on April 13th 2024. Outside facilitator, Matt Dixon, assisted Council with identifying a vision/mission, SWOT, Directives, Initiative, and Measures of Success according to community priorities.
    - Planned City Council Retreat for May 20th, 2024. Reviewed department head goals and collaborated with department heads in crafting strategic goals in alignment with City Council's priorities.
- Facilitate and participate in outreach efforts - the Behind-the-Scenes monthly report, surveys available to public, town hall meetings, interviews with media, various other media outreach efforts, etc.
    - Participated in many newspaper, radio, and TV interviews throughout the year.
    - Gave presentations at various events and meetings such as Hastings Young Professionals (Keynote), Rotary, YWCA, HEDC, and others.
    - Finished Behind-the-scenes reports and interviews.
    - Implemented EngageHastings, a city-wide citizen engagement effort.
    - Assisted Councilmembers by answering questions with them at Ward townhall meetings.
    - On occasion, assisted in the review and dissemination of public information press releases.
- Continue making efforts to attend board meetings, community events, conduct presentations when requested, social gatherings, etc, to represent the city in a positive light.
    - Regularly attend several City board meetings (i.e. Utilities, Dev. Services, etc.)
    - Appointed to the HEDC Executive Board.
    - Appointed to the LONM Policy Review Board.

    - Attended many community events.
- Continue providing "Weekly Updates" to keep the Mayor and City Council abreast of key city happenings and upcoming hot topics.
    - I continue to do this and added, "Thought of the week", "Opportunities", "Anticipated Issues" to the emails to provide more pertinent information to Council.
- Attend ICMA, League Of Nebraska Municipalities, and other meetings to advocate best practices for the City.
    - Attended ICMA remotely, LONM conferences, and webinars pertinent to legislative matters.
- Engage in the budgeting process to ensure proper prioritization and recommendation of City needs, including goals, capital projects, requested positions, etc.
    - Reviewed and vetted all city department goals, including requests for positions, capital projects, budgetary changes, etc.
    - Made final recommendations to City Council for adoption.
- Continue tracking complaints until successful completion.
    - I have a tracking process so that every complaint I receive remains in a 'pending' status until completion so that each complaint receives the attention required to see it through completion.
- Continue providing timely responses to City Council questions/needs.
    - When requests for Council assistance come to me, they become priority items in my tracking system until completion.
- Continue leading the City Hall Committee and other committees as may be assigned.
    - Facilitated the City Hall Committee process and provided recommendations to City Council.
    - City Council approved the 'Renovation' option, amongst a few choices, with an 8-0 vote.
    - Facilitated an open house for residents to indicate their preferred aesthetic designs for the interior and exterior of City Hall.
    - I continue to participate in bi-monthly meetings with Engineering, the Architect, and other participants to help the project continue forward.
- Provide a recommendation to Council on facility maintenance, custodial, and fleet personnel needs.
    - The City was highly criticized by the public for not maintaining City Hall. To solve this problem, I participated in the "pink card meeting" to have enough funding to set up a new maintenance division in the city to take better care of city facilities. The new division has been extremely busy with their new duties based on department's demand for their services. To illustrate this point, within a few months of establishment, the division received over 250 preventative maintenance requests from various departments.
    - It was decided not to make any changes to fleet services at this time.
    - Custodial services continue to be handled on a department-by-department basis.

Department Heads

- One annual performance review per direct report.
    - I have successfully implemented this goal.

- Minimally, meet quarterly with each direct report to see how their progress is coming on goals. Be available as needs arise.
    - I have successfully completed this goal. With the arrival of the Assistant City Administrator, I have switched from quarterly to monthly meetings.
    - I provide Department Heads with my weekly email to Council to keep them abreast of city happenings.
    - Department heads know that they can seek my assistance at any time needs arise.
- Bi-weekly Department Head collaboration meetings.
    - I have successfully completed this goal.
- Conduct one Department Head retreat per year.
    - I have not completed this goal. I have found our bi-weekly meetings to be sufficient opportunities to collaborate with one another at this time.
- Facilitate ongoing training program at department head meetings.
    - At each department head meeting a dept head provides a 20-minute training. We rotate through the group so we can collectively learn from one another.
    - Department heads let me know when they have a priority training that needs to be provided to our group, and I shift the training schedule to allow for those trainings.
- Hire a Development Services Director whose key goal is to provide a positive experience for developers.
    - Chad Bunger was hired and has been pro-actively making improvements for developers via processes, policies, outreach efforts, events, etc.

Employees

- "Be present" for employees. Attend meetings with various departments and collaborate with employees.
    - I spend time with a new group of employees every month. For example, I've spent time with the gas department, electrical department, HR, police, and others.
- Participate monthly in the Employee Committee meetings.
    - I have successfully completed this goal and plan to continue this effort.
    - I conducted a survey to gauge the effectiveness of the meeting and received feedback that employees found value in the meeting and wanted to see it continue.
- Write anniversary cards to all full-time employees annually.
    - I have successfully completed this goal and have had many employees' express appreciation for the gesture. I plan to continue this effort.

FY25 Goals

Strategic Plan/Community Survey

- Assist City Council in the development and implementation of their goals and objectives via the Strategic Planning Retreat, City Council Retreat, budgeting process, etc. (Performance/Innovation).
- Work with department heads to identify and implement projects throughout the year in alignment with Council's direction (Performance/Innovation).
- Administer the second annual Community Survey and provide an analysis to council (Performance/Innovation).
- Provide quarterly updates to City Council on strategic plan happenings. (Performance/Innovation).
- Continue participating in community outreach efforts, with an emphasis on sharing the strategic plan throughout the community – EngageHastings, surveys, town halls, open houses, events, presentations, interviews with the media, etc. (Communication/Engagement).
- Present the new strategic plan to various boards throughout the city to ensure city-wide understanding of Council priorities (Communication/Engagement).

Department

Mayor and City Council / Community

- Engage in the budgeting process to ensure budgetary requests align with council priorities.
- Continue providing weekly updates to keep the Council informed of key happenings and hot topics.
- Continue tracking citizen complaints until successful completion, including providing timely updates to Council.
- Serve on the HEDC's Executive Board.
- Serve on LONM's Policy Review Board.
- Attend ICMA, LONM, and other conferences to advocate best practices for the city.
- Continue to provide assistance and guidance on large projects such as City Hall.

Department Heads

- One annual performance review per direct report.
- Continue bi-weekly dept head collaboration meetings, including 20-minute training at each meeting. Continue to provide a safe environment where dept heads can freely share their thoughts and opinions.
- Continue monthly check-in meetings.
- Hire a new Utility Manager and City Clerk due to upcoming retirements.
- Work closely with Assistant City Administrator in development of educational documents & trainings.

Employees

- "Be present" for employees - continue once-per-month employee visits.
- Attend various department meetings.
- Provide employees with key updates and celebrate employee successes via a message in each month's Employee Newsletter.

- Encourage employee involvement in the strategic plan. Put the newly developed Strategic Plan on walls in city buildings so everyone can see City Council's focus.
- Participate in the monthly Employee Committee meetings.
- Continue to write work anniversary cards to all full-time (400+) employees annually.

City Attorney

FY24 Goals/Accomplishments

- Begin recodification of City Code through Municode.
    - Started recodification process. Project will continue into FY25.
- Develop and implement process for filing litigation and collecting delinquent special assessments.
    - Streamlined code enforcement process.
- Make changes to City Code as needed by staff.
    - Revised and/or repealed various city codes such as political signs, pedal pubs, and sexual predator residency.
- Enhanced support of staff regarding enforcement and prosecution of City Code violations.
    - Streamlined code enforcement process.
- Resolve City Building (220 N. Hastings Avenue) title issues.
    - Attained clear title on City Building.
- Per City code, reviewing annexation options with Planning and Zoning Committee
    - Completed annexation process.

FY25 Goals

Strategic Plan/Community Survey

- Support Development Services in updating zoning codes (Econ Dev/Housing).
- Complete recodification of City Code through Municode (Performance/Innovation).
- Review nuisance, animal, and sexually oriented business city codes and revise if needed (Performance/Innovation).

Department

- Continued support of staff and refinement regarding enforcement and prosecution of City Code violations.
- Establish process for collecting restitution.

City Clerk

FY24 Goals/Accomplishments

- Address safety and building concerns at City Hall
    - Asbestos removal complete, per Engineering Department.
- Work with City Safety Director to revive City Safety Committee
    - Safety Committee meets monthly.
- TEAMS training for Clerk's office
    - Improved collaboration between clerk's office and other departments.
- CivicClerk Usage on Additional Boards (Repeat Goal)
    - Transparency to citizens / Preservation of historical meetings
        - Airport Advisory Board is posting meetings online.
        - BID has started the process of posting meetings online.
        - Completed Office 365 migration of folder structure with IT and Envision.

FY25 Goals

Strategic Plan/Community Survey

- Transparency to Citizens / Preservation of historical meetings (Communication/Engagement).
    - Add Library Board to CivicClerk by 10/01/2024.
    - Add Museum Board to CivicClerk by 10/01/2024.
- Mayor & Council (Communication/Engagement).
    - After election – laptop & live meeting platform training

Department

- Document Processes
    - Workers Compensation claim submission & department reporting.
    - CivicClerk Live Meetings
    - Insurance claim submissions-all lines of coverage
- Retirement
    - Work with Administration on best utilization of City Clerk position.
    - Train replacement

Development Services

FY24 Goals/Accomplishments

- Support revisions to the City Code to clean up conflicting language.
    - The Department has amended certain sections in the Electrical Code (Chapter 29) and Plumbing and Gas Code (Chapter 30) to streamline the contractor licensing process.
    - The Department has begun reviewing the City's Zoning and Subdivision Regulations for needed changes. The Department has also met with business stakeholders, including Chamber members and Downtown businesses, to discuss updates to the Sign Code.
- Hire 1 new full-time Building Inspector.
    - Development Services hired Chris Olson in December 2023 as the new full-time Building Inspector. This hire brings the Department to full staff. Chris has completed his Plumbing I Inspector certification and has begun the Mechanical and Gas Inspector training. He has also begun reviewing plans and conducting building inspections on projects within his current training and experience.
- Comprehensive Plan Update.
    - The staff has been working with Marvin Planning Consultants to complete the draft of the 2024 Comprehensive Plan Update. The draft is to be completed by June and community review and discussions will begin shortly thereafter. It is anticipated that the Plan update will be completed in late summer of 2024.
- Create two new job descriptions (no new head count for this).
    - Building Inspector II – would be required to obtain B2, B3, M2, and P2 (commercial certifications) to be able to advance to this role.
    - Electrical Inspector II – would be required to obtain B1, M1, and P1 (residential certifications) to be able to advance to this role.
    - The Building Inspector II and Electrical Inspector II positions were created with the 2024 Budget to allow for current and future staff to work towards promotions. This is an attempt to create a well-trained inspection staff and to retain qualified and dedicated employees.
- In conjunction with the Planning Commission, propose areas for annexation. 2023 is the year per the City Code, to review areas for annexation and to present to the City Council no later than February of 2024.
    - As intended by the City Code, the Planning Commission and City staff identified 23 properties that would be eligible for annexation. In January 2024, this process was completed in January 2024 when the City Council approved annexing 16 properties.
- Regular collaboration meetings with HEDC/Chamber lead role to help spur development and streamline processes.
    - Development Services routinely meets with staff from HEDC/Chamber to discuss upcoming economic development projects and workforce housing issues. These meetings occur at regularly scheduled times with other members of City staff and on an as-needed basis to discuss strategy and projects.

FY25 Goals

Strategic Plan/Community Survey

- Implement a new permitting system (Econ Dev/Housing & Performance/Innovation).
- Program or financial support for affordable housing (Economic Development & Housing).
    - Manufactured home community support grant
    - Owner-occupied rehabilitation grant
    - Vacant structure registration
    - Micro-TIF funding to revitalize existing homes or build new housing.
    - HVAC replacement grant support
    - Home Energy/weatherizing
- Unified Development Code - Zoning and Subdivision Code Update (Econ Dev/Housing & Performance/Innovation).
- Expand Building Code Enforcement Officer to include property maintenance (majority of CSO roles). Seeking two FTEs (Econ Dev/Housing & Performance/Innovation).
- Building Code Update & Process Improvements (Econ Dev/Housing & Performance/Innovation).
    - Update all building codes to 2024 versions.
- Develop an Affordable Housing Toolkit with community partners (Econ Dev/Housing & Performance/Innovation).
- Design entrance signs (Econ Dev/Housing).
- Small Area Plans (Econ Dev/Housing).
    - Downtown (2025)
    - South Burlington Ave (2025)

Engineering

FY24 Goals/Accomplishments

- Have one standard set of front-end bidding documents and general specifications for all projects within the City.
    - Will be complete this summer.
- Have all infrastructure in place to support Heartwell Renewables biodiesel plant project
    - Design of all electrical feeders and substations is complete. Construction of the substation improvements will be completed in the fall of 2024. Construction of feeders should be completed in the spring of 2025.
- Finalize utility plans for NDOT Hastings Southeast project
    - NDOT/Olsson is finalizing plans and starting to work on ROW. We participated in a Utility Coordination meeting on April 18, 2024. Currently working on design of all utility infrastructure needing relocated.
- Finalize plans for BRIC projects – Hastings Lake dam, Pawnee Creek culvert – west 12th Street area, A Street area
    - On March 5, 2024, conducted an open house on these projects to gather property owner input.
    - Continue to work on solutions for each area that will be presented in an open house meeting in June/July.
    - If projects meet the benefit to cost ratio required for funding of final design, they will move to that phase.
- City Hall project
    - Asbestos removal and mold remediation is complete.
    - Will finish interior demolition this summer.
    - Will remove tunnel and foundation work this summer/fall.
    - Currently at 50% design completion
    - Scheduled to bid project in late July/early August.

FY25 Goals

Strategic Plan/Community Survey

- Hastings Southeast project (Econ Dev & Housing)
    - Finish all utility relocation design.
    - Complete utility relocation cost reimbursement agreement with NDOT. NDOT to reimburse 80% of qualified costs.
    - Project will be bid fall of 2025.
    - Construction is to start spring of 2026.

Department

- City hall construction to start fiscal year 2025.
- Continue to move ahead the Lake Hastings renovation project with implementation of BMPs (best management practices) that will be identified in the Lake Hastings Management Plan that will be completed this summer.
- Continue to move ahead final design of BRIC projects that meet the benefit to cost ratio.
- Continue to support all departments of the City with technical assistance on capital projects and operations/maintenance items.
    - For fiscal year 2024, over 140 capital projects have been or will be supported by the Engineering Department. 75% of these go to the Utility Department and 25% with the other City Departments.
        - This does not include the capital and O&M support provided for PPGA (WEC2)

Environmental Department

FY24 Goals/Accomplishments

The goal of the Environmental Staff has and continues to be to assist all departments with environmental compliance, permitting and reporting. The Environmental staff also provides support for other engineering and operational activities and related activities that benefit from the staff's experience and training. Environmental staff is engaged with environmental education for both the public and city employees.

- The Nebraska Hydrogen Hub initiative is being developed by various agencies and private companies. This effort is ongoing to gain federal monies for Hydrogen infrastructure. Hastings has the potential to be a supporting community in this effort. We will continue to follow the development of this project.
    - The Nebraska Hydrogen Hub initiative failed to gain Federal funding. However, Nebraska stakeholders are moving forward with a Nebraska Nuclear and Hydrogen Hub development. Currently I have been selected to serve on the Educational Working Group. This working Group is developing recommendations for the Nebraska Legislature to insure we have a competent work force to meet the future energy landscape. The Hastings energy industry and education system has the potential to be an important part of the future changes in our energy industry.
- Succession training has been and remains a major effort for all of the staff. We have made improvements in our reporting guidelines and instruction. Our goal is to have the process for reporting to NDEE and EPA sufficiently documented to allow for a transition in staff duties.
    - Succession training has been going well. Specifically, a biofilm training event was completed with Water Department Staff and Engineering to give them resources to address biofilm issues within the water system.
- We continue to conduct educational training and hold discussion events of interested city / utility / public on recycling, reuse, and reduction opportunities. We continue to be asked to provide presentations on different subjects. We also field questions from the public. Questions from the public are a good way to provide factual information. Working with public relations we have a goal to get the word out that we are a public resource.
    - We have provided tours, presentation, and information to the Natural Resource Districts, the Natural Resources Conservation Service, adjacent communities, University of Nebraska, and NDEE regarding several water, wastewater, solid waste, and air pollution issues. The work with the University of Nebraska, Natural Resource Districts, and the Natural Resources Conservation Services has provided a forum to show case our groundwater issues. We are encouraging these agencies and educational institutions to develop programs and investigations that could reduce groundwater pollution and to clean up the existing contamination.

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- The nitrate legacy issue remains a burden on the water system. With nearly $1,000,000 per year of operating and maintenance costs and $1,000,000 per year in future capital costs, the Aquifer Storage and Restoration Project (ASR) remains financial burden on the public. Our goal is to continue to work with NDEE, NRDs, NRCS, UNL and other agencies and groups to find ways and develop programs to reduce the nitrate contamination that continues to be allowed to enter the aquifer of the Hastings Well Field. With annual costs of $2,000,000 per year it is a worthy effort to find nitrate management improvements to reduce future expenditures. The goal is to support NDEE and UNL efforts to bring a focus to the nitrate issues in south central Nebraska. We are encouraged with the interest in our concerns. For example, UNL and University of Nebraska Medical Center (UNMC) continue to address potential health impacts of nitrates and uranium found in the groundwater. This is in part due to the nitrate and uranium investigations completed in Hastings. We are also participating in the NRCS plans to use Farm Bill monies to for Wellhead Protection. The Hastings Wellhead Protect Plan and Nitrate Legacy is a model for many of the ideas that we are developing.
    - The Nebraska Soil Health Coalition is starting up in central Nebraska to address Nitrate Contamination of our aquifer. Hastings Utilities and Environmental staff are engaging with this group. The goal is to find monies and promote better soil health. Soil health is an important project to protect the aquifer from future nitrate contamination. This initiative will coordinate with other best management practices. Their work will supplement efforts being made by the University of Nebraska – Extension, Natural Resources Districts, Nebraska Department of Environment and Energy and local Wellhead Protection Areas. Funding is always an obstacle. The group is working on funding to begin this program. They currently have secured $250,000 with another $250,000 being processed. Additional monies are being sought to help fund this activity for the next 5-years.
    - Our past efforts with the NRCS along with other stakeholders have focused NRCS Farm Bill appropriation for Wellhead Protection. The Hastings Wellhead Protect Plan and Nitrate Legacy are addressed by several of the programs. These programs will also support reduction of sediment flow into Lake Hastings.
- Environmental Staff continues to support the water department in the Aquifer Storage and Restoration Project. Water sampling of irrigation and domestic wells continue to be a high priority. Annually the Little Blue NRD, Upper Big Blue NRD and Hastings Utilities (Environmental Staff) discuss Wellhead Management activities. Last year we held a cooperative event with the NRD's to collect additional water samples from regional irrigation and domestic wells. The UBBNRD was able to finance a summer intern to assist with water sampling. This assistance not only benefited the City of Hastings but the NRD's as well. We will be looking into this assistance for future annual sampling efforts.
    - Water sampling of irrigation and domestic wells was completed in conjunction with the Little Blue NRD and Upper Big Blue NRD. Staff also sampled additional wells in the well head protection. This included sampling for the Institutional Control Area.

FY25 Goals

Strategic Plan/Community Survey

- Assist in communication of environmental regulations and issues. The communication will involve but not limited to, regulatory agencies, department heads, city council, industrial customers, educational institutions, and public (Communication/Engagement).
- Environmental compliance includes protecting the public health and safety, also it is vital for sustainability of the community to attract business to operate in Hastings. This also supports development of the appropriate workforce that want to live is a clean community (Econ Dev/Housing).

Department

The goal of the Environmental Staff has and continues to be to assist all departments with environmental compliance, permitting and reporting. The Environmental staff also provides support for other engineering and operational activities and related activities that benefit from staff's experience and training.

The following are goals are intended to address specific needs to foster communication with various city departments, address potential opportunities for environmental projects, and to develop opportunities for environmental education for both the public and employees.

- Several air and wastewater permits are being finalized in 2024. New air permit renewals are due in late 2024 and 2025. Compliance with all water, stormwater, wastewater, solid waste, and air permits is our top priority. This includes successful audits of applicable agencies with no violations.
- The completion of the Coal Combustion Residual Rule compliance is ongoing. Once final construction of dry fly ash system is completed at WEC1 then this project can be closed out.
- The Environmental Protection Agency (EPA) to has released a updated rule on the Carbon Dioxide (CO2) emissions from power plants. The final rule requires coal fired power plants install 90% carbon capture and storage (CCS), replace coal with hydrogen, or retire. The environmental department is assisting engineering and utilities in understanding the compliance options. We are also actively monitoring efforts to dispose of CO2 and the transportation of CO2 to disposal facilities. We are monitoring and learning about the use of Hydrogen. Hydrogen use may be accomplished by using ammonia. This rule will change the energy industry not only for the utilities but our energy producing manufactures in Hastings. It is imperative that we remain proactive with this issue. Our involvement in the Nebraska Nuclear and Hydrogen Hub efforts is one way to stay abreast of the evolving energy industry.
- We continue to monitor the regulatory development for the control, treatment, and financial responsibility for the Perflourooctanoic Acid (PFAS) and Perfluorooctane Sulfonic Acid (PFOS) within our water, wastewater, and landfill facilities. Future regulations may require treatment. EPA regulations may require financial responsibility for these chemicals that were and continue to be released by city operations. This includes discharge of wastewater, disposal of biosolids,

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leaking unlined landfills, and past use of aviation firefighting foam (AFFF). Currently EPA is working on how to control these chemicals and what levels of environmental cleanup will be required. We have completed initial monitoring of our facilities and have a high-level understanding of the sources and impact on our local soil and groundwater.

- The nitrate legacy remains a burden on the water system. Not only are nitrates costing the city of Hastings for treatment but also clouds our ability to assure the public we have a safe and reliable potable water system. Doubt and misinformation cost the consumer and hinders the city's efforts to gain new businesses. Environmental Staff continues to support the water department in the Aquifer Storage efforts and monitoring of the groundwater.
- We continue to conduct educational training and hold discussion events for the interested public. We remain an educational source to assist the public's understanding of environmental issues and compliance.
- Mentioned above are some of the specific environmental issues we our involved with. Our goal is to monitor all environmental issues and regulations that may impact the sustainability of the city. The sustainability is essential for the city of Hastings to remain a good place to work and live. Finding innovative solutions will be essential to controlling costs in protecting the safety and health of the public as we address existing and new environmental regulations.

Solid Waste Department

FY24 Goals/Accomplishments

The Solid Waste staff has spent the last several months adjusting to two major retirements. The majority of the staff individually have less than 9 years of experience. However, the staff is eager and have shown their desire to take ownership of the facilities. A key goal in 2023 and into 2024 will be training, defining succession activities, addressing methane emissions and remediation plans and the development of a landfill expansion plan.

Goals are developed to maintain compliance of regulatory issues. Provide continued and reliability service. Safe interaction with the public continues to be of the utmost importance to solid waste operations. The following goals are planned to meet these needs:

- A needed goal is to develop a lead position for the solid waste operators and scale house clerks. A lead position will allow for succession training and identification of responsible persons in the event the Superintendent or Solid Waste foreman is not available. The need for a lead person was made obvious by the current staff recommendations. Chiefly the concern is safety and allowing staff to complete / attend training. An additional full-time solid waste operator is being

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evaluated. The current staff has noted we have times that we have insufficient personnel available to safely receive the public. At times the landfill will be open and close the facility with only one person on site. This is a safety concern.

The lack of training by staff has been in part due to a shortage of personnel. This training is needed and requires periodic refresher training.

  - Changing work assignments and training of staff have gone well. A lead person has been assigned with backup to the lead person.
  - Staff have come up with ways to better utilize staff time. Much of this improvement is getting staff trained and learning new ideas from other landfills. The need to fill the open solid waste operator position is on hold currently.

- The Landfill is in need of a part-time Litter Control position to help maintain facility and the surrounding areas. This will be a great necessity as the current Landfill cell is filling up and eventually be above ground level.
  - Litter control remains a concern for day-to-day operations. Efforts are being made to educate the public on best practice on how to bring solid waste to the landfill. For example, adherence to tarping of loads coming to the landfill. This also includes getting the public to secure their trash in bags before being placed into a dumpster. This simple action minimizes the amount of blowing debris before it can be compacted into the landfill cell. A litter control intern was hired for the summer and was very successful in helping with the workload to control wind-blown debris.
- A grant application for Electronic Waste Collection Event, Used Tire event or other event will be developed provided sufficient personnel can be available to facilitate the event.
  - A tire recycling event was held with a grant from NDEE.
- Planning studies and efforts for future landfill expansion continue to occur. Staff has contacted the adjacent landowner for future landfill expansion. More discussions are expected. Researching “netting” for current landfill for the near future when going “up”.
  - The purchase of the adjacent property north of the landfill allows staff to work on detailed long-range planning. Efforts continue to secure agency approval of future landfill expansion. The Nebraska Department of Transportation – Aviation Division has completed its study of the air space and potential use of the property by the utilities and landfill. The recommendation by the Aviation Division indicated no “red flags”. Detailed plans will need to be submitted for final approval.
  - Netting is still a concern. Additional mobile netting has been constructed and is being utilized. This action has relieved some of the issues with wind-blown debris. More study work on netting or construction of new cell is needed the higher the fill extends above the ground surface.
- Maintenance of the facilities and heavy equipment operations is top priority to maintaining safe and reliable operations of the Solid Waste facilities. The solid waste grinder does not function well enough at this time to warrant the expenses for repairs. The grinder is being offered for sale / consignment. To replace the benefit of the grinder a new compactor is being considered.

This is in line with the planned replacement of the compactor. The size and function of the new compactor is being investigated at this time.

  - The new compactor has been delivered to the landfill. The grinder has been placed on the market for sale.

- Continued safety training and awareness of personnel of the solid waste operations. This includes the enforcement of public to comply with safety protocols and city ordinances while accessing the facility's operations. Several training events as well as individual web-based training will be completed by the staff. The training of the public is necessary to insure the public stays safe. Plans are to develop a message board to help educate the public while they are in line to way.
  - Changes in the way public access solid waste disposal services has helped with public safety. More work is needed at the active face of the landfill. Controlling conflicts with the public and the compactor continues to be a concern. No specific solution has been found but staff is committed to keep trying new ideas.
- A Spanish to English translator system will be purchased this year if budgets allow or be budget in the next budget cycle. Clear and understandable communication is essential to maintain safety. The availability of a translator is dependent upon the ability of access to reliable Wifi.
  - The Spanish translator will be provided using internet website once better phone / internet service is provided to the landfill.
- Landfills are prone to fires. The number of fires events have been greatly reduced in part by not taking in burnt debris until it is thoroughly extinguished. The current problem is the disposal of lithium cell phone batteries. If lithium batteries that are placed into the solid waste are damaged by the compacter the battery discharges a large blue colored spark and can ignite the solid waste. Public education can only do so much. Proper emergency action plans are needed to address fires. These procedures have been developed and work well. The plan is to augment the joint staff training with Hastings Fire Department. The issue of concern is the landfill does not have a municipal water line along the landfill property. Water must be trucked into the landfill. This delay is problematic in extinguishing a fire. It should be noted, even if a water main is located near the entrance of the landfill, water would have to be trucked. The issue is the travel time to supply the water. Utility staff have been contacted regarding the cost of getting a water main installed. The issue of who pays for the water main to service to city facilities like the landfill will need to be clarified.
  - With the purchase of the land adjacent to the existing landfill discussions with staff have begun on possible annexation and how city service can be provided to the landfill. This includes fire service, police service and utility service. A joint training meeting with Hastings Fire Department was completed.
- The Landfill is also looking into, if budget allows, a more updated "water tank hauler" for fire suppression purposes to have on site and to be "readily available" when needed.
  - A water tank has been constructed using existing landfill equipment. This helps with fires that occur at the landfill as well as dealing controlling fugitive emissions.

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FY25 Goals

Strategic Plan/Community Survey

- Investigate the feasibility of providing additional recycling of materials. This will include continued use of grants for recycling of electronic wastes and used tires (Performance/Innovation).
- Support the education of the public to properly dispose solid waste. The intent is to not only to provide for safe disposal but to provide information that may be a barrier to disposal of solid waste. The goal is to assist in getting unkept properties cleanup (Performance/Innovation).

Department

The Solid Waste staff is becoming a cohesive team. The leadership engagement with the employees will continue to be a top priority. Training will continue to be a priority. The goal is to provide skills so the staff does not need to rely upon outside consultants for tasks that can and should be done in-house.

Goals are developed to maintain compliance of regulatory issues. Provide continued and reliable service. Safe interaction with the public continues to be of the utmost importance to the solid waste operations. The following goals are planned to meet these needs:

- Efforts will be made to continue the education of the public to make their presence on the facility safe. This will include changes to how people access the different areas of the landfill, signage, and outreach via different media opportunities such as Engagement Hastings.
- Safety training and hazard awareness of staff continues to be a high priority. The general nature of solid waste means that chemicals, biological, and physical hazards found in solid waste pose a serious hazard for the staff.
- Methane gas generation and leakage into the vadose zone continue to increase as the solid waste in the first cell continues to decompose from biological activity. Methane removal and treatment may be required. Methane mitigation planning is ongoing. Research in treatment and control processes is a top priority for staff.
- Additional grant application for Electronic Waste Collection Event, Used Tire event or other event will be developed provided sufficient personnel can be available to facilitate the event.
- A part-time (summer) litter control position was used last summer and was very beneficial to optimize work for all staff. This position will continue to be utilized to support management of workload if it is deemed beneficial.
- The goal is to complete the expansion of the scale house. This project has been an ongoing project that is needed to address several issues of safety. This project will include updating of the current camera system with a new secure system.
- With recent land purchase staff are engaging city departments to address the potential of annexation. This would allow for the extension of potable water service to the landfill. Provide fire and law service by Hastings Departments in lieu of Adams County.

- The landfill staff will continue to keep an updated 10-year plan for equipment replacement and significant financial needs.
- Landfill staff will establish a regulatory monitoring plan to include landfill staff and / or staff from the Environmental Department as deemed necessary in lieu of outside consultants. This will include training and certification. This goal is an investment to save on future monitoring costs.

EPA Superfund

FY24 Goals/Accomplishments

The Superfund activities continue to require actions by staff, legal counsel, and consulting engineers to satisfy the requirements of USEPA and Nebraska Department of Environment and Energy.

- The South Landfill continues to discharge volatile organic compounds (VOCs) into the aquifer. A much-needed sampling event of the onsite monitoring wells and down gradient monitoring wells has been planned and waiting for EPA approval on the procedures to be utilized. Sampling should occur this summer and periodically into the future.
    - At this time the report and results have not been published. The report is expected this spring.
- The continued release of VOCs is in part due to insufficient phytocap growth and maintenance of the landfill cap. Historical mowing of the phytocap has hindered the plant growth. This is especially evident when the area was harvested for prairie hay. This removed much needed nutrients for plant growth. A restoration plan will be developed along with parks department assistance.
    - The Environmental Staff with the assistance of UNL Extension Service had completed a vegetation survey for the South Landfill and was accepted by EPA. This work then enabled a plan to be developed to increase the effectiveness of the phytocap. The plan and goals have been submitted to EPA and conditionally accepted until the water sampling results as note above are published.
- EPA supports our efforts to maintain the landfill as a dog park and pollinator habitat area. The main goal of the restoration plan is to improve the plant growth. The existing plant diversity is good. We had completed a plant inventory and found all 10 native grass species plant were present on the site. In addition, 50 additional native and other indigenous plant species were found. As such in preparation for spring we have completed over seeding of clover in the native grass areas. Clover has been added to the plant diversity as clover is a legume that naturally removes nitrogen from the atmosphere and places it into the soil. Natural fertilization will help

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improve native plant growth. The goal is to reduce infiltration of water into the landfill through the phytocap. Improve the landscape for the users of the dog park and to facilitate a viable pollinator habitat area. It is expected that trees will be planted, and additional plant grass and forb plant species introduced.

  - The Clover was planted last year but due to draught conditions the stand was hindered. Monitoring the plant diversity will continue and if needed additional overseeding will be completed as soil conditions allow. Trees are expected to be planted this spring. Water for these trees will be provided.
  - The frequency of the South Landfill mowing is being evaluated as conditions warrant. The goal is to limit mowing as much as possible to allow carbon in the soil to infiltrate the landfill thus increasing biological decomposition of the solid waste.

- A dog watering station is being proposed by staff. The dog water station will not address VOC contamination but is essential is maintaining this beneficial amenity for the public's use. Public education of the operations and maintenance of the dog park / landfill will be developed. The plan is to have the restoration plan available for public review and comment.
  - The water service to the dog park has been installed. The dog water station has been ordered and will be installed this spring.
- Environmental Staff continues to support the management of the Superfund activities. The Environmental Staff's goal is to provide as much engineering support as possible to reduce outside consulting fees. For example, the Environmental Staff intends to conduct future groundwater monitoring with staff. This will be in conjunction with existing Area Wide monitoring activities.
  - The sampling event was assisted by Environmental Staff thus reducing costs. Future water sampling will be conducted by Environmental Staff or in conjunction with a consultant as deemed appropriate.
- Future development a of compliance plan (labor and money) for conversion of Area Wide Operating Unit 19 to a final remedy. This may include a Remedial Investigation and Feasibility Study (RI/FS) to be completed. The schedule for this is based upon EPA.
  - No action has been requested by EPA. This work activity remains on hold.
- Provide Annual Area Wide Reports and monitoring of Institutional Control requirements. This includes well permit approval and monitoring of drilling actives.
  - The Area Wide Report has been submitted to the Potential Responsible Parties (PRPs) and governing agencies. All well permits are up to date.
- The goal is to have all historical superfund files scanned and archived. Most files have been scanned and archived. If new files are found, they will be scanned and archived.
  - This work is complete. New reports or old reports that are found are scanned and placed into a file.

FY25 Goals

Strategic Plan/Community Survey

- Compliance Superfund Regulations are costly and a significant financial burden on the city and its industrial customers. It is important and vital to find innovative ways to protect the environment and to clean up the aquifer. Several innovative projects like the Well D project and South Landfill phytocap are examples where significant cost savings and beneficial use of the contamination and resources can be realized (Performance/Innovation).
- Vital to the sustainability of the community is to ensure environmental compliance so as not to repeat past contamination of our soils and groundwater (Performance/Innovation).
- When applicable utilize Brownfield grants to support revitalization of blighted areas (Econ Dev/Housing).

Department Goals

The Superfund activities continue to require actions by staff, legal counsel, and consulting engineers to satisfy the requirements of EPA and NDEE.

- The ground water sampling report will guide EPA and staff on what will need to occur at the South Landfill with respect to additional groundwater sampling and operation of the phytocap. The goal is to find innovative options to control costs and to maintain the dog park for the public. The EPA supports our efforts to maintain the landfill as a dog park and pollinator habitat area. This bodes well for finding practical solutions.
- Environmental Staff continues to support the management of the Superfund activities. The Environmental Staff's goal is to provide as much engineering support as possible to reduce outside consulting fees. For example, the Environmental Staff intends to conduct future groundwater monitoring with staff. This will be in conjunction with existing Area Wide monitoring activities.
- Future development a of compliance plan (labor and money) for conversion of Area Wide Operating Unit 19 to a final remedy. This may include a Remedial Investigation and Feasibility Study (RI/FS) to be completed. The schedule for this is based upon EPA.
- Provide Annual Area Wide Reports and monitoring of Institutional Control requirements. This includes well permit approval and monitoring of drilling actives.

In Summary:

- No additional staff is required or requested.
- No additional specific capital improvements are required. Normal capital improvements and equipment replacement will be identified in the preparation of the Solid Waste Budget. This will include the normal replacement of heavy equipment as needed to keep the landfill operational.

Finance Department

FY24 Goals/Accomplishments

- Create a financial policies and procedures manual with cash reserve balance thresholds for major funds.
    - We have had some internal discussions, but this will continue to be an item that will be worked on as time permits. We will use benchmarks from peer cities and recommendations from the auditors on where we should target our cash reserve balances.
- Continue to configure and implement new modules in the ERP system.
    - HR went live on 10/1/23 with payroll, so we continue to work through processes to make sure the payroll folds into the GL properly. Capital assets have been entered for the utilities and changes made to the method of calculating depreciation. The assets are listed individually now instead of the group method. This is a continuing challenge to convert to a new system and change the process.
- Prepare a monthly and quarterly financial report for the city council.
    - We are sending a monthly and quarterly report on the city finances and are working on a similar type of report for the utility finances. Starting on Oct 23 Utilities is now receiving a new P&L statement that provides MTD and YTD comparisons to the previous year. Also, we introduced a "Seasonal" budget which reflects the seasonality of some of our utility departments. We also developed new balance sheet reports for Gas, Water, Sewer, and Admin. Previously these departments were combined in a combined balance sheet. The decision was made that managing these departments could be improved utilizing separate balance sheets for each department.
- Add the utilities department to the FY24 budget process in Munis.
    - The utilities FY24 budget is in Munis and will make the budget process easier going forward for those funds. The utility budget process was streamlined somewhat during the FY24 budget. We anticipate and have planned further improvements for FY25 budget including sharing the master document on TEAMS allowing for multiple users to update the document at the same time while improving our ability to track changes. We also plan to develop a better seasonal budget going forward. We have also built in the ability to develop cash reserve targets for each of the utilities during the budget process as well as compare proposed rate changes to an average customer, which allows Utility Management to gauge the impact of proposed rates.
- Move the city to one EIN by eliminating the utilities and museum federal EIN.
    - As final reports have been prepared for those EINs we have notified the proper agencies that we will have one EIN moving forward.
- Continue to cross train staff in Munis processes and procedures.
    - We continue to cross train as we add additional features to Munis to provide coverage in the case of absences.
- Hire Assistant Finance Director with a focus on utility accounting.

- We hired an Assistant Finance Director in May of 2023, and it has been very beneficial to the department to help move the utilities financial processes forward and become timelier.

FY25 Goals

Strategic Plan/Community Survey

- Create a financial policies and procedures manual with cash reserve balance thresholds for major funds (Communication/Engagement).
- Continue implementing new modules in the Munis software (Performance/Improvement).
  - Capital assets for city departments.
  - Continue to refine the fixed assets in the utilities departments.
- Add a monthly or quarterly utilities financial summary report for the city council (Communication/Engagement).
- Implement recommendations from the financial audit (Performance/Improvement).
- Revise the budget process to allow for more discussion and input from council (Performance/Improvement).

Department

- Go out to bid for banking services.
- Continue to cross train staff in Munis procedures to help in time of staff absences.

Hastings Fire and Rescue

FY24 Goals/Accomplishments

The FY 2023-24 strategic goals, and associated objectives, are as follows:

- Establish a 5-year strategic plan for Hastings Fire-Rescue.
    - Objectives:
        - Identify Key Performance Indicators (KPIs) and establish benchmarks
            - KPIs and benchmarks have been established for all areas of responsibility
        - Integrate KPI data into a real-time, Geographical Information Systems (GIS) based dashboard.
            - This has been placed on hold due to other more critical IT projects
        - Finalize the 5-year Hastings Fire-Rescue strategic plan and present to council.
            - This was also placed on hold in anticipation of completion of the City Strategic Plan, allowing us to align our plan with the overall city plan.
- Provide exceptional all-hazards service delivery commensurate with national standards and community expectations.
    - Objectives:
        - Hire for the open full-time Fire Inspector position (already funded in budget).
            - This position was hired in August of 2023 and the inspector has completed all initial training. He is continuing to work on advanced training in addition to regular job duties.
        - Working with community partners, establish funding to support an EMS Coordinator position to coordinate EMS risk reduction activities.
            - We continue to work with community partners and have had several meetings exploring options. We will continue to work towards this goal.
        - Increase the overtime budget to account for raises and use of personnel in non-operational roles (Community Risk Reduction).
            - The budget increase was approved by council
        - Replace rope rescue equipment that is damaged and/or no longer meets NFPA standards.
            - All affected rope rescue equipment has been replaced.
        - Increase ice rescue equipment cache to duplicate equipment at both stations.
            - This was put on hold after investigating alternative methods to provide the same or higher level of service without duplicating equipment.
        - Purchase Virtual Reality training equipment for EMS and fire prevention training.
            - Grant requests were not funded and the increase in cost has delayed this goal. Virtual reality training remains a desired option to decrease training setup/teardown time, decrease training risk, increase performance, and increase recruitment/retention. We will continue to explore grant funding options for this type of training.

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        - Initiate a Community Risk Reduction (CRR) Program and Community Risk Assessment (CRA).
            - Our Community Risk Reduction Officer is heading up this program. We have applied for several grants to cover the cost of a Community Risk Assessment. If grant funding is not received, we will continue to work on the assessment in-house, which will cause this project to take several years to complete.
        - Complete internal audit of Insurance Services Organization (ISO) preparedness.
            - Internal audit completed and initial meetings with ISO have been held. Our next ISO audit is scheduled for December of 2024. Given the results of the audit, we feel confident we will remain an ISO 2.
- Maintain a diverse workforce that is highly knowledgeable and skilled in all aspects of emergency services delivery, fire and life safety education, and fire prevention.
    - Objectives
        - Initiate work with a design company for a fire training facility.
            - We have had contact with multiple vendors and are collecting design costs. We have also had meetings with Hastings Police and Hastings Utilities, both of which are interested in the design of a multi-discipline public safety training site that would benefit multiple city departments, and could serve as a regional resource. So far, no county agencies have expressed an interest in being a part of a potential collaboration.
        - Present at least one recruiting event per quarter.
            - We have presented or hosted six recruiting events this fiscal year.
        - Participate in or sponsor one mutual aid training event each quarter.
            - We have participated or sponsored 8 mutual aid training events this fiscal year.
        - Send at least two personnel to Fire Department Instructors Conference (FDIC).
            - Two personnel attended FDIC in April and are currently preparing classes to share the knowledge they gained at the conference.
        - Schedule local deliveries of at least two nationally recognized fire, EMS, or leadership courses.
            - Frank Varone will be presenting at Hastings Library in May, this class is open to all city employees for free and to outside agencies for a minimal cost. We were additionally scheduled to host an Incident Safety Officer course delivered by the National Fire Academy in June.
        - Establish guidelines for HFR Special Operations.
            - This is currently in process as we look at programming and delegation of leadership responsibilities.
        - Implement a Knox Box maintenance program.
            - This program has been implemented. All frontline HFR units were equipped with a small tool bag that contains equipment needed to maintain a knox box. 38 occupancies have had maintenance done on them this fiscal year. This only includes occupancies that actually needed maintenance – not occupancies that were checked.
- Effectively and efficiently manage department resources.
    - Objectives
        - Conduct a re-organization of Office of Fire Marshal.

        - So far, we have updated the title of this to the Office of Community Risk Reduction, with the Risk Reduction Officer (formerly Fire Marshal) in charge, and one fire inspector reporting to him. We are working with Development Services to further re-define roles and responsibilities in areas that our departments overlap. Further re-org will occur after decisions such as Delegated Authority are made and we are able to evaluate workloads and effectiveness.
- Purchase vehicles from apparatus sinking fund to include: replacement staff vehicle, a new fire inspector vehicle, a rescue boat.
    - We completed the purchase of two department staff vehicles (½ ton pickups) and are currently preparing the replaced vehicle (2000 model year SUV) for auction. These two vehicles are used primarily during business hours for our training officer and fire inspector, and are available at all hours for use as a general utility vehicle or to transport students to out of town classes. We are finalizing an agreement for the replacement of the rescue boat, which will be a rescue hovercraft. This hovercraft will offer increased versatility over a boat, to include shallow floodwaters, ice rescue, and snow rescue, and launching directly from the trailer.
- Purchase the following equipment from the equipment replacement fund:
    - AED's - Six AEDs were purchased to replace expired models on staff vehicles and basic life support apparatus. AEDs are critical in the cardiac arrest "Chain of Survival".
    - 2 stretchers – two stretchers were purchased to replace models that were 10+ years old. The stretchers raise and lower by use of a battery powered motor, helping prevent employee injury. They are also rated to a higher capacity for our increasing amount of bariatric patients.
    - Hose – we purchased and replaced over 1000 feet of fire hose. Fire hose has a lifespan of no more than 20 years, and with over 10,000 feet of hose in our fleet we replace several hundred feet each year.
- Station 1 capital improvements: replace two overhead doors, phase 2 of upstairs remodel (lockers and desks), planning phase of basement/EOC remodel; planning phase of front office security remodel
    - Two overhead doors were replaced with heavier duty units that can better withstand the high frequency use.
    - All personal lockers have been installed upstairs of Station 1, and currently gear lockers are being installed in the PPE storage areas of both stations.
    - An architect has started drawing plans for a Station 1 remodel of the main office space for enhanced security.
    - Estimates are being received for the basement remodel.
- Station 2 capital improvements; update training/community room
    - This will be rolled over to the next fiscal year due to lack of time/resources to plan.
- Invest in and further leverage technology in the provision of services.
    - Station alerting - we are continuing to work with the dispatch center and CAD vendor to get the technology in place. The process requires our

CAD vendor and a third party vendor to develop programming that is taking time.

- Establish a Peer Support Team.
  - Supporting the mental health of our first responders remains a priority. We continue to provide training and it will take time to establish a full team, and this goal will remain until finished.
- Investigate and implement a process to monitor and track EMS supplies and reduce waste by at least 10%.
  - We have identified an EMS supply "vending machine" that can be used to better track supply usage and reduce waste. We are working with Mary Lanning to identify an area to keep the vending machine so our crews can re-stock with the most commonly used and/or critical supplies prior to leaving the hospital. We anticipate machine purchase in the next years budget.
- Implement a program to reduce false alarms.
  - Statistically, it does not appear that false alarms are an issue. We will continue to monitor the stats on false alarms and re-visit this if/when necessary.

- Continuously engage the community in fire and life safety initiatives.
  - Objectives
    - Conduct one home fire sprinkler demonstration each quarter
      - One per quarter may be a high goal to reach, as this is a resource intensive demonstration and requires a higher level of planning than a typical public relations event. We have only accomplished two this fiscal year and will probably not be able to meet the goal of one per quarter.
    - Increase the amount of public education events at least 5% over previous year
      - Continuing to work on this with our busiest time coming this summer.
    - Utilize social media to engage in at least one safety message per week
      - We have averaged over one message per week, however we need to shift focus to consistency.
    - Increase social media following by 10%
      - So far, we have increased our following by 5% for FY25.

FY25 Goals

Strategic Plan/Community Survey

Communication/Engagement

- Establish a 3-5-year strategic plan for Hastings Fire-Rescue that supports the City Strategic Plan
- Integrate KPI data into an online dashboard.
- Utilize Engage Hastings to communicate programs and garner feedback from the community on initiatives.
- Continue to offer at least two community open houses per year.
- Develop a complaint resolution and tracking process.

1. Risk Reduction
    - Conduct two home fire sprinkler demonstrations during the year.
    - Utilize social media to engage in one safety message per week.
    - Improve participation in school safety events such as active shooter drills, fire drillls, tornado drills, and life safety education events.

Performance/Innovation

- Maintain current levels of satisfaction on annual community survey.
    - Support Fire and EMS coverage for community events such as Fairfest, Kool-Aid Days, Hastings Half Marathon, and other economic drivers. Work with the Police Department and City Administration to determine indicators of programs that should be supported by city public safety departments.
    - Initiate a sinking fund for a Hastings Public Safety Training Center (Fire/EMS, Police, and Utilities)
    - Maintain emergency call response times and decrease dollar losses.
    - Maintain or increase cardiac arrest survival rates.
    - Decrease equipment out of service time.
- Implement innovative methods of service delivery that enhance value to the community.
    - Pilot a “Community Paramedicine Program” in coordination with Mary Lanning and other community non-profits.
- Maintain a diverse, highly skilled workforce.
    - Present at least one recruiting event per quarter.
    - Participate in quarterly mutual aid training.
    - Continue training for Peer Support Team.
- Staffing study to evaluate staffing levels and develop a long-term staffing plan.

Economic Development/Housing

- Utilize Delegated Authority to streamline the inspection process.
    - Complete all plans reviews within 15 business days 90% of the time.
    - Complete all plans review inspections within 5 days of request 90% of the time.
- Make determinations on equivalency requests within 3 business days 90% of the time.

Department Goals

- Purchase equipment from sinking fund to include:
    - Two new ambulance stretchers
    - Fire hose (approximately 1000 feet)
    - Two “Lucas” devices – used to perform cardiopulmonary resuscitation (CPR) during a cardiac arrest event.
- Station 1 Capital Improvements:
    - Replace portions of the parking lot/driveway that are experiencing severe concrete degradation.
    - Remodel of front entry for increased security and efficiency of space. (if quote received in time)
    - Removal of “carpeting” from basement walls (if 2.a. quote not received)
- Station 2 Capital Improvements:

    - Updating of technology and seating/tables in Training Room
    - Replacement of 2 garage doors (multi-year replacement plan, year 3 of 6)
- Grants
    - We will have just under $900,000 in grant requests out for 24-25, covering:
        - Three cardiac monitors (we will not ask for these if grant not received until FY 25-26 through the equipment sinking fund)
        - One stretcher (we would reduce our request by one if grant received)
        - Ambulance (we are not slated to replace until 2029, but started applying for grants now given a lead time of 2 years to receive)
        - Community Risk Reduction surveys (we will not request funding if grant not received)
        - Thermal Imaging Cameras (we will not request funding in FY24-25 if grant not received)
        - Fire Prevention Materials (we would request in budget if grant not received)
- Increase Efficiency
    - Purchase an EMS Vending Machine to decrease out of service time and decrease waste of supplies.
- Continue to work on a Community Risk Assessment (if not funded by grants)

Human Resources

FY24 Goals/Accomplishments

- ERP Implementation of the Payroll/HR module. This will be a humongous time commitment from all six members of the HR team. Go-live is scheduled for October 1 (Payroll period starting September 24th).
    - Successfully implemented the Payroll/HR module, going live on October 1. There were many challenges and hiccups, but overall it was successful, thanks to the dedication and commitment of the HR team to problem solve and initiate solutions. This was a huge undertaking and required many extra hours from all team members.
- Comparability study – early 2024
    - This is currently in progress.
- Process map various HR functions (New hire process, onboarding, offboarding, evaluations, applications, step increases, etc), to ensure steps are included and best practices are identified prior to ERP implementation.
    - All of these functions were process mapped prior to the ERP implementation. This enabled best practices to be utilized when creating step by step processes with the new system, eliminating waste.
- Update employee handbook, working with the Handbook Committee and City Administrator, with approval by the Council.
    - The Handbook committee met several times with updates, as did the Department heads. Currently additional items are under review and will be taken to Council at an upcoming meeting for approval.
- Assist departments in proactive succession planning and re-organization needs, according to the needs of the department.
    - Ongoing
- Ensure that all departments are supplied with current FLSA posters, including updated and upcoming minimum wage information.
    - All new posters were purchased and provided to all departments with updated minimum wage information, etc.
- Continue to streamline the hiring process; continue the goal of 42 days to fill on hourly positions and 74 days to fill on salaried positions. Continue to streamline the onboarding process.
    - We continue to meet key performance indicators for positions filled. The onboarding process also continues to be re-evaluated; Tara is new to our department and has a fresh set of eyes evaluating it.
    - Interviewed 270 people, filled 85 positions, in addition to approximately 180 seasonal employees. Provided first day onboarding training to all new hires.
- Provide training for HR staff in identified disciplines.
    - Most of the last year was spent in multiple training sessions for everyone in the department on Munis. In addition to this, training had to be provided for all end users.

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At the last minute, the Munis trainer could not attend, so Alisha stepped in and conducted train-the-trainer with all managers, supervisors, crew chiefs (approximately 90 people in all).

FY25 Goals

Strategic Plan/Community Survey

- Performance/Innovation
    - Evaluate the feasibility of utilizing the Munis application for the applicant/hiring process by January 1, 2025.
    - Evaluate the feasibility of utilizing the Munis application for benefits open enrollment by October 15, 2024. This will involve an active enrollment for all employees, as opposed to a passive enrollment, which is what we have done previously.
    - Provide training for all supervisors on the progressive discipline process, documentation requirements, steps to take, by May 1, 2025.
    - Re-evaluate the current onboarding process/system by January 1, 2025.
- Communication
    - Provide data to Public Information Manager regarding open positions, filled positions, etc. so this information can be relayed to citizens - ongoing.
    - Communicate the results of the Comparability study to all employees by July 1, 2024

Information Technology

FY24 Goals/Accomplishments

- Continue training IT staff.
- Finish restructuring network to a centralized city network.
    - Developed new certificate based authentication mode due to planned/current authentication mode being deprecated.
    - Deployed 7 new switches and moved 5 buildings to new network.
- Finish consolidating Access Control Systems.
    - Completed
- Finish consolidating Domains and Active Directory across the city to two domains.
    - Moved departments to new shares.
- Finish consolidating network and phone carriers to a single account and provider.
    - All city land-based numbers ported to single vendor.
- Consolidate printers
    - Expected ETA September 2024.
- Finish Human Resource (HR) module of the Enterprise Resource Planning Software (ERP) and begin next phase of Enterprise Asset Management (EAM).
    - HR module completed, Advanced Scheduling in progress, starting Utility Billing (UB) phase .
- Work with Utilities on the following projects:
    - Continue supporting the Advanced Metering Infrastructure (AMI) smart meter project.
        - IT now in general support mode for AMI.
    - Continue Itron Mobile reader implementation.
        - IT now in general support mode for Itron.
    - Deploy Outage Management System (OMS) / Interactive Voice Response (IVR) solution.
        - OMS delayed due to software issues. ETA OMS completion August 2024.
    - Finish Supervisory Control and Data Acquisition (SCADA) Backup and Directory Integration.
        - Project on hold due to other projects
    - Improve monitoring to the SCADA network
        - Security information and event management (SEIM) software being investigated.
    - mCare implementation and training
        - MCare went live in March 2024.
- Geo-Comm upgrade to cloud services
- Continue transition to laptop work environment
    - One more rotation until laptop deployments are complete.
- Deployed Engage Hastings Feb 2024.
- Deployed TBS Lab Software for Library May 2024.
- MaintainX software for Maintenance Department April 2024.
- Researched and deployed 2 3D printers for Library.
- Deployed Automatic Vehicle Location (AVL) snowplow mapping for website.

FY25 Goals

Strategic Plan/Community Survey

Communication/Engagement

- Work to enhance our digital communications to increase coverage and efficiency.
    - Website Review with a possible redesign.
    - Research new digital means of communication.
        - 311 system

Performance/Innovation

- Continue training IT staff.
- Finish restructuring network to a centralized city network.
- Finish consolidating Domains and Active Directory across the city to two domains.
- Continue Utility Billing portion of ERP.
- Finish Utility SCADA Backup and Directory Integration.
- Improve monitoring of Utility SCADA network.
- Improve monitoring of corporate network.
- Finish transition to laptop work environment.
- Improve IT Documentation and Project planning.
- Consolidate Camera Systems.

Hastings Public Library

FY24 Goals/Accomplishments

CONTINUED WORK

- Continue to support the City's efforts to centralize a facilities/maintenance department.
    - Completed. We continue to work with the building and maintenance department to revise procedures and practices to be as efficient and cost effective as possible – including staff utilization of our 3D printers to make replacement parts for other departments!

INTERNAL IMPROVEMENTS

- Gallup Strengths Coaching for Library Director and one supervisor
    - On hold due to other training and staff priorities.
- Implement strengths methodologies into all regular coaching sessions and have quarterly scheduled coaching sessions for each staff member.
    - Ongoing. Library staff all meet with their supervisor at minimum once/month for coaching visits. Supervisors utilize the Gallup Strengths as one of their coaching tools.
- Apply for accreditation/create community needs assessment.
    - In process. Accreditation application due October 1, 2024. The Hastings Community Survey and Engage Hastings took the place of much of our community needs assessment work.
- Improve and streamline materials ordering and processing.
    - Implement collection software options from Baker & Taylor book supplier to improve ordering, analysis, and management.
        - Completed and in refinement stage.
    - Sustainable Shelves program identifies books that we choose to remove from collection that Baker & Taylor will buy back or turn into credit towards future purchases.
        - Tested and determined to not be in our best interest.
    - Implement BTCat, Baker & Taylor's cataloging software to reduce dependence on another vendor for cataloging records, thereby reducing costs, redundancy, and staff time.
        - Completed and in refinement stage.

OUTDOOR SPACE

- Assemble Committee to oversee planning.
- Work with committee for community input, architect selection.
- Fundraising, grants ("Brownfield" property and/or EV charging stations).
    - In process. Committee assembled and draft of RFQ for architect/contractor completed.

BOOKMOBILE

- Continue to evaluate the future of Bookmobile and Outreach services.
    - In process – research into vehicle and conversations with partners continues.

PROGRAMMING

- Conduct the 1,000 Books Before for Kindergarten completion ceremony at least twice per year and have it become a recognizable symbol of early literacy within the Hastings and Adams County community.
    - Completed – ceremonies held in April 2023, October 2023 and April 2024.
- Research new software options for library event calendar, registrations, and room management.
    - Completed– completed April 2024.

PIXLAB MAKERSPACE

- Create new partnerships with IT department and other interested community entities to guide the future of the makerspace.
    - In process – IT assisted with planning and purchasing of new 3D equipment. Future development still underway.

PARTNERSHIPS

- Continue partnership with area Schools:
    - On hold. Library is exploring further software options before further assessment of school needs. We tested one partnership with area **public** libraries and found our current software to be insufficient for expansion.
- Continue further development of partnership with South Heartland District Health Department.
    - Ongoing - Library assisted with SHDHD diabetes public awareness campaign, installed a public information screen and continues to assist with the mental health subcommittee.
- Develop potential partnerships with Adams County Jail and Adams County Teen Diversion.
    - Ongoing - Donated materials to the Adams County Jail and will continue to explore this service after the completion of the new jail facility.

FY25 Goals

Strategic Plan/Community Survey

- Increase resident satisfaction with the library's “events for seniors”.

Communication/Engagement

- Increase resident satisfaction with the library as a “hub of community information” with programming around topics that interest and affect the community – such as development, government, mental health, public health, emergency preparedness, etc.

Performance & Innovation

- Hours
    - Budget for 2 PT Library Experience Assistants (20 hr/week) to accommodate the community’s request for additional evening and Sunday hours. Adding 6 additional hours to the weekly schedule requires a total of 24 assistant-level staff hours for coverage on a biweekly rotation.
- Collection
    - Budget collection increase for the following:
        - Update the juvenile non-fiction area of the library, which is severely outdated.
        - Add additional funds to digital collections which are in high demand.

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        - Add additional book sets to support community book clubs.
        - Ensure collection budget is 10% of total budget to be more on par with our peer libraries for accreditation purposes.
- Programming
    - Utilize Engage Hastings platform to gather community feedback and improve our offering of adult and senior programs.
    - Add additional programming for “new adults” ages 18-35.
    - Create workshops within the makerspace for new equipment.

Department

- Outdoor space
    - Budget for development of 302 N Denver outdoor programming space in partnership with Hastings Library Foundation.
- Bookmobile research
    - Continue research and develop plan for bookmobile replacement with smaller vehicle(s).
- Makerspace planning
    - Continued practice of capital budgeting for ongoing equipment replacement, repair and upgrades.

Hastings Museum

FY24 Goals/Accomplishments

Goal 1: Build Efficiency

Continue work on collections rehousing to better organize and document the holdings to make work centered on the collection more efficient. (Funding: ½ cent sales tax.)

- In FY 2022-23, 4,300 objects in the collection were cleaned, photographed, entered or updated in the database, rehoused (usually involved custom boxes or supports), and placed in compact storage units. Through April 2024, and additional 2,364 objects have processed in the same way. This is a long-term project over many years. We started with about 36,000 artifacts in the database but estimated we had near 100,000 in total. We currently have over 62,000 records of object an expect the total number of records to increase to 150,000 as we correct old records and enter everything into the database.
- Benefits- The collection is better preserved, they are more accessible for research and family inquires, the database is more accessible to all staff eliminating the need for the collection staff to do the leg work for every request, and history is being captured in one place. Ultimately, this increases staff efficiency when creating exhibits and programs.

Begin work to develop a Kool-Aid traveling exhibit for other museums across the country to rent. (Funding: City budget, Hastings Museum Foundation, and grants)

- This project has been tabled until the permanent exhibit is under construction.

Other accomplishments

- Boilers Replaced under the estimated cost by $8,000. (Funding: Capital Outlay)
- Reorganization of staff duties to increase efficiency in time and tasks.

Goal 2: Be Inclusive and Community-Oriented

Continue to encourage bilingual speakers to apply for open positions.

- Have not had many apply for open positions that are bilingual. One that did, could not work the hours needed/required.

Fill board vacancies with people who reflect our community's diversity.

- Will continue to do this as openings occur.

Look for partners in the community to develop programs or tour packages to increase viability, visitation, and awareness. (Grants, co-operative agreements, and city budget)

- Working on a plan to develop a community wide group to help promote WWII designation.

Other Accomplishments

- Branched out to advertising on the local Spanish radio station. (Funding: City budget)
- The amount of school kids is greater than other museums. Teachers feel there is quality to the school programs. Highest year for school programs to date.
- The diversity of people visiting is increasing. This means the Museum is seen as a safe and welcoming place.

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Goal 3: Increase Return Visits

Bid and begin construction of the new Kool-Aid exhibit. (Funding: ½ cent sales tax from FY2022-23 budget, grants, and Hastings Museum Foundation.)

- Waiting for completion of life safety updates (fire suppression and alarms).

Look for ways to diversify the use of the theater.

- Have been utilizing virtual programing to enhance cultural films such as Gather and Bones of Crows.
- Ability to adapt to the changing economic scene of movies over the past several years. Riding a wave we have no control over.

Promote facility rentals.

- Marketing money has been focused on promoting programs this year.

Develop new tour topics covering areas or topics central to our region's history.

- Grew adult focused programming and tours to include Adams County bus tours. They have created a community buzz that is positive. (Funding: City budget.)

Other accomplishments

- Store Merchandise expanded. (Funding: City budget.)
- Replaced I-80 billboards from the xiphactinus to the mountain lion. (Funding: City budget.)
- Increased environmental education and use of the outdoor classroom. Active in the Nebraska environmental education community. (Funding: City budget, grants, and Hastings Museum Foundation.)
- Volume of communication has increased to follow programing. The social media calendar is full of advertising these events without repeating more than twice in a month. The way we use social media has changed and improved. Increased digital email contact with mailing list.
- Donors to the Foundation have commented on the quality of the Museum. See the Museum as a community asset.

Goal 4: Be Professional and Community-Oriented

Expand fire suppression system to bring building up to code and to increase life safety measures. (Funding: Capital outlay request 2023-24.)

- Bidding will occur this summer with installation to follow.

Other accomplishments

- The number of collection objects reviewed and processed increased over last year.
- Produced our own planetarium show.

FY25 Goals

Strategic Plan/Community Survey

Communication/Engagement

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Education:

- Begin the planning process to replace the aged planetarium projector and computer equipment. The system is working but we have had to send it away for repairs a couple of times and it cannot be upgraded anymore. We will look for options in equipment and resources for funding to create a timeline for completion.
- Work with Nebraska Tribes to create new programming and events. Funded by Museum budget.
- Explore options of presenting at lease one Summer Fun class in Spanish. Funding Museum Budget.
- Explore options of bringing in live performances to the theatre as alternative uses for space. Funding grants and Museum budget.

Museum Store:

- Increase variety Kool-Aid merchandise, continue to seek unique merchandise related to other exhibits and films, and establish a cooperative with Pawnee, Ponca, Lakota, Ho 'Chunk, and Omaha artists. Funded from Museum budget.
- **General**: Complete the self-study and other documents for accreditation review in 2025-26. Funding from the Museum budget.
- Work with community to plan and initiate ways to recognize the World War II Heritage City Designation. Funding to be determined by projects and partners.

Performance/Innovation

Collections:

Convert the old Kool-Aid exhibit space into collections storage, completing the process of bringing all collection storage into one area of the building and creating efficient use of space and resources. Funded by ½ cent sales tax.

- Work with tribal communities to finish repatriating items covered under Native American Graves Protection and Repatriation Act. Funded by Museum budget and grants.

Exhibits:

- Begin the design process for renovation of the second floor to include the NAD and other local history. This would include working with Nebraska tribes to develop the stories. Funded by ½ cent sales tax, Hastings Museum Foundation, and grants.
- Create a standard donor recognition policy in conjunction with the Hastings Museum Foundation. No funding needed.
- Build new pedestals and cases for temporary exhibits. Current pedestals were built in the early 2000s and are starting to break, Plexi is becoming very scratched, and we need some lower cases to meet ADA requirements.

Facility Maintenance:

- Replace the roof on the original building and theatre addition that were installed in 1994. Funding from capital outlay and hail insurance.

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- Replace aged and stained sinks and counters in 2-4 restrooms dating from 1994 or older. Funding from Museum budget.
- Replace, repair, and add fire exit signs around the building. Funding from Museum budget.

Marketing:

- Partner with community businesses to create destination marketing. This would include information on the World War II Heritage City designation. Funding from Museum budget, CVB, and other partners.
- Continue to seek multiple voices in developing exhibits and programs. This will include utilizing Engage Hastings for projects feedback and surveys; hosting community conversations; and building friend advisory groups of community citizens, as well as the Pawnee and other Nebraska tribes and Latino population. Funding from Museum budget.

Parks and Recreation

FY24 Goals/Accomplishments

Recreation

- Apply for the Civic and Community Center financing fund for the Community Center expansion. ($750,000 grant, 1:1 match)
    - On Hold
- Install new EPDM roof on lower level of Community Center building
    - Under contract
- Implement new Recreation programs (Fly in Cinema, Touch a truck, 5K on the runway)
    - New Programs – Mario Party!, May the 4th be with you!, Instructional Pickleball
- Install ADA push buttons on doors at the community center.
    - Completed
- Budget for new A/C rooftop unit on Community Center
    - Completed

Aquacourt

- Budget to repaint Lazy River
    - Under contract
- Budget for R&M items. (Chemtrol, Pumps)
    - Completed
- Complete a break-even analysis of the pool operations after the 2023 season.
    - Completed

Auditorium

- Budget to refinish stage floor
    - Completed
- Budget to add projector on stage
    - Under contract
- Upgrade sound system & stage lighting
    - Under contract

Cemetery

- Complete Phase 4 resurfacing
    - Under construction
- Upgrade Mt. Sinai entrance with new brick columns, decorative fence, and landscape
    - Budget for next year
- Budget for Phase 5 & Mt. Sinai road resurfacing.

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    - Budget for next year
- Complete necessary hailstorm repairs
    - All necessary repairs completed.
- Continue with tree replacement plan where trees are being cut down due to the road resurfacing projects. Plant approximately 50 trees each year.
    - Under contract for Phase 4 roads.

Parks

- Make necessary hailstorm repairs ($1 million in repairs)
    - Completed
- Continue Emerald Ash Borer (EAB) education efforts to the community. (On going)
- Install new playground at Lincoln Park
    - Completed
- Install pre-fab restroom at Lincoln Park
    - Completed
- Install warm up bull pens at Smith Complex.
    - Completed
- Install new trail lighting around Lake Hastings
    - Completed
- Design & bid out Phase 4 of Pioneer Spirit Trail
    - Design is on going, Public meetings on going.
- Budget for trail that connects to YMCA project
    - Budgeting in FY24/FY25
- Apply for Nebraska Game & Parks Trails grant ($250,000)
    - Grant is secured
- Plant approximately 100 replacement trees in the Parks utilizing IRA funding.
    - Just received notice of the grant approval. Received $140,000
- Install new shelter on the island at Heartwell Park
    - Completed
- Budget for new ballfield lights at Carter Park & Oswego Park using insurance money
    - Project completed
- Hold public meetings for Lake Hastings watershed project
    - Completed
- Research adding a Parks storage garage at 310 East D Street
    - Design work under contract
- Research renovating Libs Park splash pad
    - New splash pad under contract

Airport

- Assist with terminal building improvements and the move of council meetings.
    - Completed
- Send out RFQ to prospective airport consultants. Interview and select consultant.
    - Completed
- Complete plans and bid out apron overlay and panel replacement.
    - Next FY 24 / F25
- Work with consultant to develop plans for runway lighting project.

    - Seeking federal funds FY 26/ FY 27
- Advertise private hangar opportunity to local pilots.
    - Completed
- Complete hailstorm repairs as needed.
    - Completed

Staff Development

- Jeff Hassenstab – CPRP (Certified Park & Recreation Professional) renewal
    - Completed

FY25 Goals

Strategic Plan/Community Survey

- Create a plan to look at renovating older Park restroom facilities (Performance/Innovation).
- Continue discussions on adding senior center addition to the Community Center & possible funding (Community Survey).
- Add hydration station and shade trees at the Dog Park (Community Survey).

Department Goals

Recreation

- Evaluate recreation offerings and implement new Recreation programs where feasible.
- Resurface Community Center parking lot.

Aquacourt

- Repaint Wave Pool
- Repair miscellaneous items (slides, recirculation pumps, concessions equipment)
- Research adding new lifeguard stands at the wave pool. Budget and install.
- Participate in pool fee survey with other Nebraska communities.
- Research replacing sand pool filter system with regenerative media filter system. Gather budget figures.

Auditorium

- Budget to replace the three front doors.
- Budget for portable wheel-chair lift.
- Replace kitchen refrigerator and freezer.

Cemetery

- Complete Phase 4 road resurfacing.
- Budget for Phase 5 and Mt. Sinai road resurfacing and go out for bid.
- Create a phased plan to add irrigation at the Cemetery and start to budget. Bid out if approved in budget.
- Plant 40 trees along the new section of Phase 4 roads.

Parks

- Bid out Phase 4A of bike trail and begin construction.
- Create a landscape plan for Phase 4A trail.
- Research renovating the skate park.
- Research adding multi-sport court at Westbrook Park.
- Research upgrading trail lights at North Park Commons.
- Implement IRA grant for park tree plantings and terrace tree plantings.
- Begin construction on Parks shop building.
- Plant replacement trees in Parks.
- Replace Libs Park splash pad.
- Reasearch grants and possibly apply for grants to further trail development.
- Research adding second dog park in the Community.
- Come up with budget figures to add green space at the park in North Park commons.
- Research adding a second splash pad in the community.

Airport

- Bid out FAA apron & taxiway project.
- Research building another hangar to house a jet on the field.
- Make landscape improvements to terminal drive entrance.
- Research hosting 5K on the runway event in 2025.
- Host Barnstormers tour next summer.
- Potentially start design on runway lighting project (federal grant pending).

Police Department

FY24 Goals/Accomplishments

- To complete an in-service training plan for the 911 Center and implement it.
    - Captain Haase and Director Sorensen began their roles fully mid-year 2023. This goal was a focus for them, and a formal in-service and training plan has been implemented. The current training plan has one 8 hour in-person training day once, a shorter self-study assignment, and a department meeting with all dispatchers present each quarter. The implementation of this plan allows dispatchers to meet their continuing education requirements for the year and collaborate with each other quarterly.
- Emergency Medical Dispatch Training. Identify dispatchers and certify them as instructors to teach all the dispatchers. Research and hire a vendor to teach this to our selected instructors. Complete training, processes, and implement this within our 911 Center.
    - This has been a multi-year goal that requires a significant time commitment from Hastings Fire and Rescue, Hastings 911 Center, an independent medical provider, and our CAD provided. Significant steps forward were made in 2023 to continue with the implementation of Emergency Medical Dispatching (EMD). Director Sorensen and Chief Starling have started working on EMD guide cards to continue to move this project forward. This goal will remain for 2024 and likely into 2025 before complete and final implementation is achieved.
- To finalize Critical Incident Dispatching with the Adams County Sheriff's Department for law enforcement calls outside of Hastings. Develop this process with the ACSO so Critical Incident Dispatching can be used with our 911 Center to their agency.
    - This goal was finalized and completed in March 2024. A Critical Incident SOP was created and finalized by both HPD and ACSO Administration. Both agencies then trained their staff on the SOP and processes.
- Crisis Negotiation training for all dispatchers of the 911 Center.
    - This was completed in September 2023 when all dispatchers completed an 8hr certificated course in Crisis Negotiations for Dispatchers hosted by APCO International, an industry leader in 911 Center training. Training on this topic will be implemented in the yearly training curriculum.
- To work with I.T. , Emergency Management and vendors for a backup 911 Center solution.
    - Meetings were conducted with Hastings I.T., Adams County Emergency Management, and the 911 Center's current vendors about various solutions for a backup center. Discussions and pre-liminary work have begun on a stand-alone backup center. This remains a goal for 2024.
- Conduct an external audit of the evidence room completed by an outside agency.
    - A vendor has been identified and vetted for this audit. Details and the exact scope of this audit are currently being planned and the audit is expected to take place in the 2nd quarter of 2024.
- Ensure we are getting the correct comparable wireless and wired rates for the 911 Center.

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    - The State of Nebraska now collects and distributes all wireless funds, and we are up to date with this distribution. All wired funding sources are currently being identified and the monthly rate is being evaluated.
- Continue formal meetings with our agency partners and formalize SOPs and MOUs with the agencies we provide 911 services for.
    - The Hastings Police Department has met with several of these agencies and has updated numerous SOP's and MOU's with only the fire districts within Adams County remaining.
- Complete a long-term equipment and program plan for the 911 Center.
    - This project has been started by visiting other 911 Centers in the State and identifying the longevity of the current equipment in the Hastings 911 Center. Pre-liminary ideas and research have started but no formal plan has been put in place. Hastings I.T. is working on identifying vendors and costs for many of these.
- Two fully equipped marked vehicles will be necessary to complete our fleet management. Approximate capital budget impact $160,000.
    - These two vehicles were ordered as soon as possible within the budget year, with fleet purchasing. We've taken every necessary step to have equipment ordered and ready for them when they arrive. We are currently waiting for delivery.
- CSO van addition for second full-time position. Approximate capital budget impact $50,000.
    - This vehicle was ordered locally but due to the Ford strike, this vehicle is currently unavailable, and we are on a waiting list. Other options are being sought to purchase the same vehicle from another source.
- Purchase a variety of ballistic shields, to include both handgun and rifle rated, to be able to equip all police vehicles.
    - This goal was completed with the purchase of three different types of shields. They were installed into patrol vehicles and available for all sworn staff to utilize. Not only did we purchase and equip vehicles with shields we completed multiple hours of training to properly integrate this equipment for functional use. Two department tacticians were certified as ballistic shield instructors. These are both in our marked and unmarked fleet for sworn officers.
- Implement RapidSOS for 911 and all Patrol Sergeants and Corporals. RapidSOS is a program that provides many details from a 911 Call. Even prior to the call being answered you can see the call details on our maps with critical information. When traditional 911 answering systems fail this system shows us needed information to respond to emergencies.
    - This goal was successfully completed, and all dispatchers utilize Rapid SOS each shift. Sergeants and Corporals also have access to this program and can monitor it at any time.

- Implement MACH and BOT for 911 Center and patrol vehicles. (Statewide law enforcement vehicle GPS and the ability to use NCIC –National Crime Information Center- in a patrol vehicle)
    - These systems were purchased through the Nebraska State Patrol and all staff were trained to properly use the systems.
- Continue to streamline hiring process and update necessary forms/waivers/info associated with HPD positions.
    - This has been completed but through every hiring process we still evaluate for needed change and implementation of new ideas. We have streamlined our hiring processes with predetermined dates. We take an upfront approach with every person applying to make personal contact with them and guide them through the process. We successfully

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completed our first open-house event for recruitment and continue to seek new ideas to draw more applicants. We recently received permission from HR to keep the police officer position as open until filled in order to accept applications at any time. We will still continue to implement our formal hiring process timelines to incorporate those applicants that applied outside the window. The hiring committee has attended and will attend more training on hiring/recruitment/retention best practices.

- Conduct a minimum of four Supervisor meetings.
    - This goal was completed. We continue to have quarterly supervisor meetings. These meetings are important to collaborate between all levels of leadership, get everyone on the same page with changes and expectations as well as be able to share ideas/concerns.
- Conduct regular 911 meetings after new Director and Captain positions are filled.
    - A schedule was developed to ensure quarterly staff meetings are held along with the newly implemented training program.
- Continue regular policy review to keep policies up-to-date with best practice.
    - The policy review committee continues to meet regularly to update and review policies. This will be a constant process to ensure all policies are current, best practice, and follow ever-changing legislative updates.
- Regular meetings for the hiring, retention and recruitment committee to identify areas of improvement and new ideas.
    - These meetings have been done as needed and a lot of changes implemented to keep our hiring practices streamlined. We also successfully implemented retention, hiring and recruitment bonuses for both sworn staff and 911.
- Working with city officials to address and find solutions for adding incentives for current staff and future hires. Our agency must address the hiring shortage of police officers and retention efforts through aggressive approaches to be competitive. This will be a budget impact.
    - Successful implementation of hiring bonuses to include monetary incentives, comp and sick time for new hires. This will need to be reviewed regularly to ensure HPD remains competitive with the Tri-City area. Any city employee can receive a recruitment bonus for police employees if the person they recruit is successfully hired. We provided retention bonuses with all but one employee participating due to their upcoming retirement. There is a necessity to continue or expand hiring/recruitment/retention bonuses due to staffing levels and lack of qualified applicants.
- Implement critical incident and OIS (Officer Involved Shooting) training for 911 staff.
    - The 911 Center staff have attended two virtual Critical Incident training courses with more scheduled for 2024/2025. OIS trainings have not been completed at this time.
- Reorganization of the server room to create more usable space for drone/robot program.
    - The server room was reorganized and cleaned up, creating the proper space for the drone and robot equipment to be properly housed in the server room.
- Completion of uniformity of equipment/set-up of all patrol vehicles.
    - All marked police units have been equipped with the same standardized equipment in a uniform method. Training was also provided for officers on how to use the same equipment. This includes breaching gear, tactical medical supplies, ballistic protection, in-car camera, evidence collection. The unmarked fleet was equipped with secure rifle mounts, tactical medical supplies, and ballistic protection.
- Identify and train new Drone pilots and purchase a second small Avata drone to have two available.

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    - New pilots have been selected and are working towards getting their Part 107 pilot licenses. We successfully purchased a second Avata drone. Pilots frequently carry these drones on patrol for emergency deployment.
- Identify and train robot operators.
    - Completed.
- Successfully fill the open position of 911 Director with a qualified applicant.
    - Anna Sorensen was hired in May 2023 to fill this position. Anna came to the Hastings 911 Center with 27 years of dispatching experience.
- Trade two unmarked sedans for two used SUVs. Budget impact of approximately $30,000.
    - Completed. We traded two unmarked sedans for used unmarked SUV's.
- Community Service Officer (CSO)/Paid Intern for summer with code enforcement. This would be a budget impact.
    - After completing extensive research on this idea, we learned that this is not attainable for our agency due to many logistical and security reasons.
- Complete the necessary maintenance and repairs to our building. Two large projects that will require working with engineering are, total window replacement within our building and roof replacement. The windows were a 2022-2023 Capital budgeted item that was postponed due to the 2022 hailstorm.
    - The 3rd floor classroom kitchen was completely remodeled and is now completely functional to host training and events. This remodel included new flooring, cabinets, countertops, some new electrical, and new paint. Most of the interior of the building has been repainted. The 911 Center kitchen and bathroom were remodeled, and the storage closet was completely cleaned out and organized, adding shelving for storage and computer equipment. The men's and women's locker rooms were completely outdated and virtually unused due to the layout and small size of the lockers. Both Locker rooms were remodeled with new lockers, countertops, and benches. The inoperative air conditioning units in the elevator tower were assessed for potential repair by two different local HVAC companies. There was no suitable repair option for these units due to the excessive costs. A local vendor was worked with to identify a suitable alternative to replacing the entire six-unit system with a two-unit system at significant cost savings. This was completed in October. Replacement of all windows in the building has been a focus and a Capital request has been granted for the 2023-2024 budget. We are waiting for the Engineering Dept. to complete specifications for the bidding of this project. We are waiting for the Engineering Dept. to complete specifications for the bidding of the roof replacement from the hailstorm. Two different areas in the parking lot of the department were identified as unused space and were converted to four additional parking spaces. A commercial exhaust fan was installed in the large evidence storage area to eliminate excessive odors of specific drug related items. We are now following best practice safety outline for the organization of our entire building.
    - Two new Cellebrite Operators were added to our cell phone download team. Cellebrite is a system which takes extensive training to download content from cellular phones. The team now consists of Detective Onken, Detective Beahm, Officer Scott and Evidence Technician Archibald. Cell phones are involved in most cases and the need for skilled forensic downloaders is imperative for our agency.
    - Formal MRAP (ballistic protection and rescue vehicle) training was conducted with all drivers. We also added new operators and are in the process of writing a Standard Operating Procedure (SOP) for operations. A formal maintenance plan was implemented, and all operators are required to require regular checks of the vehicle.

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- A new metal detector was purchased for the use of locating evidence and assisting with investigations. Detective Onken was sent to a training specific to the operations of this type of metal detector and is now proficient in its use.
- Department training had been decreased to avoid officer burnout, but still meet state mandated requirements. With current state laws, there are many mandated training topics and hours that we have to complete with our sworn staff. They mandate training hours are basic skill and meet minimum requirements, but our agency strives to have well trained officers. We conduct both internal and external training. Due to the size of our agency, it is necessary to have internal instructors to continually train our staff on many topics. It is also a necessity for specific skill sets and instructorships that our staff obtains external training. Due to the nature of police work, its necessary to include formal topics, such as leadership, officer wellness, and forms of de-escalation. A well-trained staff provides safer and higher quality police services to our community. We reduce the amount of liability, use of force incidents, and complaints thorough training. Specific skill set training enhances our abilities to investigate crimes with modern best practice. The department focuses on physical skill-based training for all officers in topics that are highly litigious or could cause injury. These skills are easily diminished over time without frequent review. Knowledge based topics are more focused for officers that will use them during their investigations and result in more reliable outcomes.
- Detective Onken was selected to be a part of the Federal Bureau of Investigations (FBI) Human Trafficking Task Force. He is now deputized by the FBI to work Federal trafficking related cases.
- The agency purchased Glock 43x handguns for the staff that did not already have one issued and conducted training for staff. These weapons can be utilized by sworn staff in multiple different circumstances.
- For many years it was a goal of the agency to implement service insignia bars for accomplishments, titles and special assignments. Careful consideration was taken in the selection and design of these insignias, and they have been ordered.
- Firearms and Fitness is an officer wellness program that was implemented to meet state mandated training requirements, as well as offer staff an opportunity to practice marksmanship skills. Officers are encouraged to attend training sessions at the firearms range where they exercise and perform shooting drills. Lifting and fitness equipment was purchased for this program.
- The Hastings Police Department shooting range is a necessity for the live fire and skills that we train at the facility. It has been the Department staff's responsibility to maintain and equip the facility. The range is not only used by the Department, but also the Nebraska State Patrol, Federal Bureau of Investigations, Homeland Security, Nebraska Game and Parks, and the Adams County Sheriff's Office. The firearms range was updated with a second Connex box for storage of equipment. Two antiquated mowers were traded for a new updated one. New paper targets, backers, and steel targets were purchased. A supply of ammunition was moved to the range and securely stored to increase Department accessibility. New yardage markers with a removable system were purchased along with new signage. Training vehicles were donated from Pat's Towing to provide realistic ballistic evaluation as well as high threat Close Quarters Battle training. A breaching wall was erected to house the breaching doors and provide a more reliable platform for tactics training.
- Researched and implemented the Prepared Live text/video to 911 program in the 911 Center and trained all dispatchers on the use of the program. This program provides a

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higher level of service to 911 callers with the ability to view their cameras during a 911 call with their permission.

- The vehicle maintenance reporting and tracking system was integrated into the Records Management System.

FY25 Goals

Strategic Plan/Community Survey

- Host a quarterly community event with HPD staff to allow community input, questions, and interaction with our staff (Communication/Engagement).
- Document community outreach in our monthly report to City Council and when staffing allows take opportunities to participate in community events with HPD staff (Communication/Engagement).
- Social media to inform our community. Provide a daily media report, community emergencies as necessary, certain agency community engagement, education, public interest events and critical incidents (Communication/Engagement).
- Mental Health response. Continue to follow the state law with emergency protective custody. Work with service providers to help people in crisis. Use Therapists available to our agency for crisis response to complete an evaluation and recommend help to those in need when it does not rise to the level of an emergency protective custody. This is only for those in crisis (Community Survey).
- Work with the Community Service Officers for agency and community needs. We have worked short with one Community Service Officer for a year and have two since 04-07-2024. Since the staff has doubled evaluate the needs for the agency and community and provide oversite in their duties (Econ Dev/Housing).

Department

- MRAP (ballistic protection and rescue vehicle) maintenance/training lead person.
- Hiring and retention practices for Police Officers (high priority).
- Implementation of section phones for the patrol division (slight budget impact).
- Department General Orders and SOP's.
- Implementation of officer wellness program (budget impact). We have focused on some training and physical fitness and need to expand with mental wellness.
- Purchase of 3 marked vehicles (Capitol budget impact and up to $15,000 grant for e-citation equipment). We removed 4 marked police vehicle from the fleet due to repairs exceeding the value of the vehicle.
- Replacement of Detective Sergeant vehicle.
- Promotion process for new Sergeant (October retirement).
- Training of new Sergeant and assignment of new Detective Sergeant.
- Admin update emails/newsletters to all our staff.
- Implementation of Lieutenant positions (x2) as watch commanders for the patrol division (see staffing request with data and information).

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- Implementation of another Officer position for a 3rd School Resource Officer (SRO) in future when staffing allows. HPS will fund half of the position (see staffing request with data and information).
- Implementation of Active Killer presentation for community several times throughout the year.
- Formal leadership training for all sworn staff.
- Inservice training goals, hosting goals, external training, HPD Training Academy.
- Increase of administrative time with subordinates/succession planning and leadership growth- this has been hard with staffing and workload levels.
- Weapon maintenance/replacement.
- Suppressors for TRT (Tactical Response Team) rifles.
- Development and implementation of sniper team (we already have the equipment) We must create a program, select two snipers and have them trained.
- Taser rotation and possible upgrade (capitol budget impact).
- Ballistic vest/helmet rotation (capitol budget impact/grant).
- All less lethal maintenance and evaluation of inventory/needs.
- Tac Med equipment- maintenance/inventory/needs.
- Assist public schools with reunification process/procedures in the event of a critical incident (planning, policies, teams, etc).
- Hiring and retention practices for 911 Dispatchers.
- Finalize and implement Emergency Medical Dispatching (EMD) in the 911 Center.
- Identify all wired providers and adjust the monthly service fee accordingly for wired 911 services.
- Continue working on a stand-alone backup 911 Center.
- Continue working on long-term equipment replacement in the 911 Center.
- Train all 911 Dispatchers in Officer Involved Shooting (OIS) processes and continue critical incident dispatch training.
- Evaluate yearly training needs to ensure all 911 Dispatchers meet State required continuing education requirements, best practice training, and Hastings 911 Center specific processes/programs.
- Host outside training for 911 Dispatchers to meet the needs of the shortage of 911 Dispatcher specific trainings in the mid-west.
- Work with I.T. Department on past projects which have been delayed. Examples are computer rotations, networking, and wireless access. Assess the future needs of technology or replacement of items out of date.
- Replace TRT van.
- Update the training room to have permanent floor and wall mats. Also reconfigure to better meet training needs (recess sprinkler heads, moving target track, etc.)
- Evaluate processes to go more paperless and reduce waste.
- Increase advertising budget to proactively address low staffing levels.

Police Positions Requests Narrative

- This document contains facts and data relating to the Hastings Police Department. This document will cover some items from the past which were considered within the budget for the Hastings Police Department and provide new information for

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budget considerations. The document is lengthy but there is a lot of information in it for the City Council to review.

- Currently we are allotted 43 full-time sworn officer positions. The current breakdown is as follows:
- 1 Chief of Police, 2 Captains, 1 Administrative Sergeant, 3 Criminal Investigators, 2 Drug Investigators, 1 Detective Sergeant, 4 Patrol Sergeants, 4 Patrol Corporals, 2 School Resource Officers, 1 K-9 Officer, and 22 Patrol Officers. Prior to the 2021-2022 budget year, we cannot find any data that indicates we have added to our sworn staffing level for over 25 years. In 2018, there were 3 Captain positions in which one was within the 911 Center budget. This position was eliminated. In the 2021-2022 budget year, we added 2 full time sworn officer positions, bringing the total to 41 and in the 2022-2023 budget we added 2 full time sworn positions, bringing the current total to 43 sworn positions.
- In recent years, we have dedicated two full-time patrol officers to fill the positions of School Resource Officers at the Hastings High School and the Hastings Middle School. This provides the needed coverage and presence at our Schools but removes those two staff members from patrol duties for a majority of each year. Hastings Public Schools does pay half of the wages and benefits for these positions.
- Although we only increased our allotted sworn staff numbers by four in the past 25+ years, our calls for service have continued to increase. Calls for service have increased by 47% since 2012. The following are the Hastings Police Department's calls for service since 2012:
- 2012- 15,594: 2013-15,077: 2014- 18,418: 2015- 19,400: 2016- 22,029: 2017- 22,718: 2018- 24,051: 2019- 25,191: 2020- 24,652: 2021- 25,249: 2022- 28,006: 2023- 33,086
- We have seen an average increase in calls for service over the years, with the very limited addition of sworn staff, there are factors outside of this that also need to be considered. There are numerous responsibilities internally, externally, and legally that are placed upon sworn staff and these continue to expand yearly.
- With an overall increased need for training, this intensifies our department's need for in-house instructors. To have officers certified in various training topics, as well as teach all sworn staff, takes away from patrol time. Not only is there a necessity for training in a wide array of topics, but there are also specific training hours and topics mandated by state law that must be completed each year. There is also an increase in tools and equipment needed and available to officers, which again increases training needs to stay proficient. Training hours, curriculum, and required topics continue to increase yearly through legislation. Our agency focuses highly upon providing the necessary tools and training needed for our staff, above and beyond what the state mandates. We do this to be able to provide the best services to our community, which they expect and deserve. We also do this to lessen potential liability upon the City. In 2023, our police staff completed 4,997.5 training hours. Training hours do not reflect the instructors' time to teach and prepare for instruction. Police officers handle many calls for service outside of law violations. When citizens need assistance and do not know who to call, they often call law

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enforcement. We are expected to be teachers, mental health professionals, mentors, mediators, crisis interventionists, counselors, and much more. Law enforcement is now responding to and assisting in a lot of calls for service outside of the investigation and enforcement of criminal law. With new problems, unique circumstances, and an ever-changing need for law enforcement response comes the responsibility of our agency to train our staff to be able to handle such calls for service. We have added instructors to our agency to include verbal de-escalation, anti-bias, Tac Med, Emergency Vehicle Operations, Field Training, Defensive Tactics, Firearms and more. With our agency having approximately 5,000 hours of training yearly, it is necessary to have a well-trained and professional staff. We have had to cut in-house training hours over the past year due to staff shortages, which can negatively impact the needed skills for our profession. An officer works an average of approximately 2080 normal hours a year (overtime not included) so necessary training removes over two full time positions from normal police duties.

- Our organization has sworn staff members that have been placed in positions to manage some technology such as Records Management Systems (RMS), Skills Manager (training management system), IAPro/Blue Team (internal investigations and use of force software), Body Worn and in-car cameras, drones, tasers, 3D scanner, forensic download/storage/retention, and various other technology driven assignments.
- With the increase in technology within our world, this makes a lot of law enforcement processes larger and take longer. With a need for transparency in law enforcement, our agency requires officers to wear body worn cameras and we have in-car cameras. Officers are responsible for making sure their recorded events are labeled correctly and placed with the correct incident.
- Technology has increased the amount of time officers spend investigating crimes, making them more complex. With almost every crime there is now an associated technology aspect, whether this be social media, cellular devices, Apps, computers, etc. Most cases require processing of electronic data, and they are very time consuming to complete. This includes search warrants, time to process digital evidence, extensive police reports, and the preparation of documents for court. In order to be able to access information stored on electronic devices or apps, we must have officers certified to complete these extractions as well as the equipment to do these tasks.
- Laws are constantly changing and mandating different roles and responsibilities to Law Enforcement. Mental health is an example of this. In the State of Nebraska, law enforcement is the only entity that can place a person in Emergency Protective Custody. This process requires a full investigation of every allegation that a person is mentally ill and dangerous to themselves or others. This process includes not only the investigation but proper documentation through police reports and affidavits, as well as court preparation and testifying at a civil hearing. When a person is placed into Emergency Protective Custody, they must be delivered to the nearest healthcare facility for acceptance. This process can take up to six hours and requires an officer to be present to maintain custody of the patient until accepted by the

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admitting facility, which in turn reduces the available number of officers patrolling or responding to calls for service.

- Significant changes in the juvenile justice system have placed a larger burden on law enforcement. Processes with victims and suspects have dramatically changed. State law now requires forensic child interviews to be conducted. These interviews are time sensitive and are done in Hastings or Kearney depending on the hours the interview needs to be conducted. The way law enforcement handles victims and suspects has shifted, and transportation of minors taken into custody typically falls upon law enforcement. With no juvenile detention facilities or juvenile psychological facilities in our area, typical transports are to Lincoln, Omaha, North Platte, Scotts Bluff or Madison. Again, this takes time away from proactive patrolling within the community.
- Sworn staff have to investigate every unattended death within our community. If there is anything suspicious with the death, it appears to be self-inflicted, or the cause of death is simply unknown, it requires a full investigation and an autopsy. All autopsies are typically done within 24 hours, our staff are required to attend them, and they take place in Omaha, Nebraska. The physical investigation of the scene, follow-up interviews, any technology pieces, documentation, and the autopsy take a substantial amount of time and many officers to complete.
- With the increasing need for safety within our schools, government buildings, retailers, factories, community events, etc. there is a necessity to have real-time threat assessment. When we receive any information of a possible threat towards others in our community, we assign the appropriate number of staff members to assess the situation and fully investigate. These types of incidents are labor intensive but a necessity to keep others safe and potentially prevent catastrophic events through intervention. While we cannot stop everything, we strive to make our community safe.
- Alcohol and drug related offenses are a priority for our agency. A realistic look at the root causes of most violent and/or property crimes, typically unveils an alcohol or drug related nexus. Keeping our streets safe from impaired drivers is a priority. DUI and drug related investigations are labor intensive and take a substantial amount of time for staff. Drug and alcohol related crimes are most successfully combated through proactive enforcement action versus reactive policing. With low staffing levels, high call volumes, lengthy investigations and other duties, it leaves patrol officers little time to conduct proactive policing to combat these crimes.
- There has been a need for police reform in our country, and we take opportunities at the Hastings Police Department to make changes before they become problematic. Approximately six years ago, our agency created and implemented a process with all complaints on employees and all uses of force. This includes complete documentation, investigation, and full review of each incident. This takes a substantial amount of time away from patrol, as different committees are formed with instructors and various levels of staff to ensure an accurate and accountable review for each incident.

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- With an increase in calls for service there becomes an increase in enforcement action through citations and arrest. Thus, there is an increase in court cases in which officers are required to testify. Technology has increased the complexity of investigations and requires additional staff for each investigation. Often times multiple officers are needed to testify for one criminal case. This is necessary for proper prosecution but takes time away from proactive patrol within the community.
- All officers must be certified in order to enforce the law. Legislation has more restrictions on when officers can begin working and in what capacity. Before our officers are allowed to patrol, investigate, or enforce the law, they must be certified at the Nebraska Law Enforcement Training Facility (NLETC). This basic academy certification course lasts for 16 weeks. Prior to attending the NLETC, officers participate in several weeks of training to familiarize them with department processes, personnel, skills, training and techniques. Upon successful completion of the basic academy, new officers then complete a 14-week field training program. They are taught and closely supervised by a training officer. Because of this, either the trainee is working and being evaluated, or the trainer is working and demonstrating. Once this process is finished, an officer is finally released to work on their own. As a result, a newly hired officer is not self-sufficient or able to work on their own until approximately eight-nine months after their initial date of hire. Once staffing levels become too low, officer burnout becomes more prevalent which can become a compounding problem. The exceptionally long time is takes to generate a self-sufficient new officer compounds this issue.

2022 Statistics:

- Staff completed 4,833 hours of training
- 28,006 calls for service
- 3,479 incident reports
- 672 accidents investigated
- 4,866 traffic stops
- 24 use of force incidents
- 32 complaints against employees
- 2,071 animal calls
- 462 animals impounded
- 912 code enforcement investigations
- 10,477 911 calls received
- 61,750 other calls received

2023 Statistics (January 1, 2023, to December 31, 2023)

- Staff completed 4,997.5 hours of training
- 33,068 calls for service

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- 3316 incident reports
- 880 accidents investigated
- 4,632 traffic stops
- 19 use of force incidents
- 25 complaints against employees
- 1882 animal calls
- 524 animals impounded
- 1192 code enforcement investigations
- 911 calls received (no accurate data for 2023 due to a switch in phone systems)
- other calls received (no accurate data for 2023 due to a switch in phone systems)

- Recruitment and retention are necessary for our agency and community. Currently out of the 43 sworn positions we are allocated within our budget we have 36 sworn officers in the agency. Out of the 36 sworn officers, 2 of them are in training and cannot work on their own yet.
- In November 2022, the Hastings City Council voted to pay retention bonuses for sworn staff of the Hastings Police Department. Some items that were considered were some agencies over a couple of years were paying bonuses and Hastings was not. The City of Hastings received 1.6 million dollars for COVID relief for First Responders. Some agencies, excluding Hastings, paid hazard bonuses or more wages from the funds they received to their sworn staff. There are some agencies that pay bonuses from ARPA funds. Some agencies pay longevity pay to their employees.
- Our staff works hard and there are many dedicated employees within our agency. During the time of the first round of bonuses the agency was 25% short on sworn staff. Retention bonuses did not impact the allotted budget as funds from unfilled sworn positions were used for this project.
- We do not want to work short staffed, and hiring has been an extreme challenge. Staff is working at minimum levels and many shifts get covered on overtime by calling in officers from other assigned shifts for coverage. Our minimum staffing for patrol is three officers and one supervisor to police the entire community, per shift. There are Detectives and School Resource Officers working during the weekdays. There are days it is necessary that we pull them from their primary job functions to work patrol and answer calls for service. Patrol is answering calls for service, doing the investigations, and typing their reports. This does not allow for proactive policing, time needed for investigations and community interaction. It hinders our ability to conduct important training. It does not allow for Sworn Officers to get breaks at times, and they are going from call to call with no change in pace. This is not sustainable policing, and we are working with all the staff to get through these times.
- During the first request for retention bonuses, we had 11 sworn positions open.
- We have worked with H.R. to streamline our hiring processes. There is a reality that hiring takes time and training is another aspect. Police Officers have a month of training when hired, 16 weeks at NLETC for certification and 14-16 weeks for field training. We work hard to get applicants and get very few qualified candidates for Police Officer. This is a trend seen amongst law enforcement Nation-wide and continuing.
- We are also only guaranteed two positions for each basis training at NLETC. We can only train so many sworn members at the same time so there are limitations with hiring and training as well.
- We do not want to lose good employees to morale issues from working short staffed for long

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periods of time. We cannot afford to lose any more good employees as they are what make this place run smoothly and they provide essential services to our community. These are necessary services to our community and not a choice. We are honored to serve and protect our community.

- I want to outline the people that have left the agency over the past couple of years and why they left.

- 05-03-2021 Police Corporal Retired
- 12-14-2021 Police Corporal Resigned to take another profession.
- 12-14-2021 Police Officer Terminated during training and should have not been hired.
- 07-12-2022 Police DetectiveResigned because his wife got accepted to medical school
- and he took a position with the Lincoln Police Department.
- 08-04-2022 Police Officer Resigned to become a teacher and taught one school year.
- Rehired at HPD June 2023 as an Officer.
- 08-16-2022 Police Officer Was being terminated and resigned in-leu of termination.
- 09-28-2022 Police Officer Resigned (academic failure NLETC). Was rehired on08-2023 and successfully graduated NLETC.
- 10-14-2022 Police Captain Internal Investigations, was being terminated and resigned in-leu of termination
- 04-06-2023 Police Corporal Internal Investigations, was being terminated and resigned
- in-leu of termination.
- 10-21-2023 Police Officer Resigned during Field Training due to family reasons and housing to work at another agency.
- 01-14-2024 Police Officer Resigned due to medical limitations and accepted a position as a Dispatcher
- 10—04-2024 Police Sergeant We will be losing our Detective Sergeant in October 2024 to a retirement after more than 40 years of service

- We do not want to lose good employees that we can retain, and we want the morale high within the agency. We would have a hard time going lower in sworn numbers with the functions of the agency and would have to stop providing services to our community.

- We paid retention bonuses in November 2022 and 2023 to sworn staff and it helped with retention and morale of the agency. The women and men of the agency work extremely hard and are dedicated, even when working short, but we cannot continue to work short for extended periods.
- In November of 2023 the retention bonuses were necessary again for our sworn staff. Along with the retention bonuses we implemented a recruitment bonus for any city employee and hiring bonus for new sworn staff and certified sworn staff being hired from other agencies.
- Within our budget (2022/2023), a new sworn officer was budgeted at $52,000.00 in wages and $27,000.00 in benefits. The cost to the agency to pay retention bonuses in 2023 was approximately $130,000.00. Being short an average of 8 sworn positions, there was an excess of over $600,000.00 of unspent funds that supported the bonuses. We do have a higher-than-average cost associated with overtime pay due to shift coverage. Many employees want a

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good work/life balance and do not want to work overtime, however sometimes we must make mandatory overtime assignments to be able to serve our community. We are also paying a higher hourly rate when an employee works overtime than if there was appropriate staffing paying a normal hourly rate.

- In wages and fees, it costs this agency approximately $35,000.00 or more to certify an officer and paying hiring bonuses is necessary for recruiting efforts. The City of Hastings should consider raising the amount for the hiring bonus of a certified officer.
- Our agency has some unique dynamics that many other agencies in our array do not have. The City of Hastings uses a different array for wage/benefits for the two Police Captains and Chief of Police than the Union Members (Police Officers, Police Corporals, and Police Sergeants).
- The study the City of Hastings conducts for the arrays is for wages and benefits. This does not take into account the full agency structure, assignments, workflow, duties of the positions, allocated time or any other consideration. This is simply comparing wages and benefits by city population size.
- The administration of our agency is compared to Columbus, Fremont, Grand Island, Kearney, Norfolk, North Platte and Scotts Bluff. The array for the Police Union (FOP Lodge #9) is Coumbus, Fremont, Grand Island, Norfolk, Scotts Bluff, and Kearney.
- Our agency has three non-union positions which are the Chief of Police, Operations Captain, and Administrative Captain. We have a union Administrative Sergeant. The focus of the Administrative Sergeant for the agency is training and equipment. Due to having a very small administration and other factors the Administrative Sergeant works outside of the norm and helps with policy, purchasing, hiring and many projects.
- The Operations Captain oversees the Patrol Division, Detective Bureau, and Community Service Officers. Within Operations the special divisions are School Resource Officers, Drug Task Force Detectives and Administrative Assistant, Patrol Service Dog Team, Drone Pilots, MRAP Operators, Robot Operators, Tactical Response Team and more.
- The Administrative Captain oversees the 911 Center (when fully staffed 13 employees), the Administrative Assistants within the front office, Police Chaplain, Evidence, budget, all the building needs, purchases and more.
- A majority of time from the Administrative Captain is needed within the 911 Center. This is for the employees in the center, training, updates, finances, technology upgrades, and more. Most of the time spent is on 911 Center employees and projects.
- Both Captains are responsible for being on call 24-7 for the agency for half the year. This is a true on-call or standby process with many restrictions.
- Out of either array provided (union and non-union) the only other police agencies with a 911 Center under their control is Norfolk Police.
- A majority of one police administrator's time (Administrative Captain) and sometime from all police administration (Chief of Police and Operations Captain) is spent overseeing a 911 Center. The 911 Center has its own budget and is essentially its own department within the Police Department. A majority of agencies in our array, excluding one, only focus on a police agency with their administration and we must focus on both police and a 911 Center. With the two budgets there are police services with our administrations paid out of our police budget to manage a 911 Center, which has its own budget.
- Another disproportionate item within our array includes the number of administrators or levels of administration in agencies. In most police agencies union employees are police officers, police corporals, and police sergeants. Non-union, or management employees, are lieutenants, captains, assistant chiefs and chiefs. There are also union support roles within agencies to

support the administration. In our arrays there are only two other agencies that have a similar rank structure like the Hastings Police Department. One is Columbus which has a chief, two captains, several sergeants and officers. The smallest agency in our array, Scotts Bluff, has a similar rank structure with one chief, two captains, several sergeants, corporals, and officers. Please note neither of these agencies manage a 911 Center and their sole function is police services.

- All the other agencies in our arrays have another layer of management which are lieutenants. One of the agencies in the array has a chief deputy that reports to the chief of police.
- Within the Hastings Police Department there is a shortage of police administration and for the current needs and future of the agency this must change. The agency needs to add two police lieutenants to the budget. This is to provide the daily management needs of the agency and community. As an administration, we lack community engagement and staff engagement. There are projects and assignments that get behind due to high workloads. The daily operations of the agency, without projects, consume most of the administration's time. We need more staff to focus on our community, employees, projects, succession planning and short- and long-term goals (strategic planning) instead of just day-to-day operations.
- As an administration, we need the ability to get out in the community to engage and determine what the citizens need. We need to lead within our community and with our staff, we cannot always lead from behind our desks. We also need to promote our agency within the community through interaction with the administration and the community.
- I know we have an array to compare wages and benefits, but we don't compare workload or other factors previously mentioned.
- Yearly, our staff voluntarily complete engagement surveys through our H.R. Department and they are administered by Mary Lanning. These surveys provide us with scores within our agency and staff are allowed to type comments. The scores and comments are anonymous and completed near the end of 2023 with the results provided on January 4, 2024.
- The following comments are made by members of the Hastings Police Department:
- "There is a serious threat of burnout within the remaining officers. Actively looking at relocating away from the City of Hastings. Current position is not conductive in allowing time to put towards creating a healthy and stable family environment."
- "We are overworked and doing the same amount of work with way less people. More officers will be leaving, just the matter of time."
- "Department head is often not visible to staff."
- "1)Understaffed 2) Mandatory Overtime 3) Mandatory Call Coverage for CSO Calls for Service."
- "Being underpaid compared to other department."
- "Short staffing and the length of time it takes from an application to final offer (primarily the background checks and other testing) after conditional offer."
- "Not finding quality candidates for open positions."
- "Sometimes the hours can be very long."
- "The lack of officers we have and how we are always running on minimum."
- "Not enough staff to support the community on a daily basis."
- Often times grants are available to our agency for projects or specific enforcement actions. Many times, we cannot take advantage of these grants for our agency and community due to staffing factors. One is administrative time to apply for the grants and two is staffing to complete the projects or enforcement efforts outside of normal assigned shifts.
- Our agency averages between 80 to 90 calls for service in a 24-hour period. Those are 80 to 90 distinctly different events our patrol staff completes. Again, that is only our patrol division. Our

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patrol division completes between 8 and 12 incident reports a day. Some of those reports are very lengthy and contain multiple supplemental reports within them that are not part of the statistics for incident reports. We post a daily media release which is the incident reports we take to include arrests and citations for criminal incidents. We post monthly statistics with certain criminal arrests, traffic stops, citations issued, incident reports taken and calls for service.

- The closest agency to ours is a sheriff's department. They have take-home vehicles for all their employees, which is a benefit, and they average 2.26 calls per service a day according to their media releases. They place all their calls for service in their media releases not just their incident reports for an average of 2.26 calls per day. Work volume and quality of work is always thought about and even discussed by many employees and should be considered with staffing.
- There is a reality that we have arrays, but we are really competing with Kearney and Grand Island (which are in our array) with hiring and other operational factors. We are not competing with the other agencies in the arrays for hiring and only our wages and benefits are considered through them.
- I will compare Hasting to both Kearney and Grand Island. This will be done on the basis of population, staffing and budgets.
- The Hastings Police Department has an operating 2023-2024 budget of $6,701.594.09. The population of Hastings in 2021 was 25,037 residents. Our residents invest $267.67 tax dollars per citizen, yearly, for police services.
- Within our budget we are allocated 43 sworn positions (2 SRO half paid by HPS), 2.5 administrative assistants (one is half paid by Adams County), one evidence technician, two community service officers, one part-time police chaplain, and one part-time maintenance worker. We are the home location for a city/count drug task force office and one full-time administrative assistant works in the task force.
- Hastings has a total allocation of 48 full-time positions and three part-time. That is one employee for every 505 citizens of Hastings. That is 1.97 employees per thousand citizens.
- The Kearney Police Department has a 2023-2024 budget of 12,763,027.00 and a population in 2021 of 33,959. They have an authorized sworn staff allocation in the budget of 60 sworn but run over those numbers with hiring at times.
- They have an administration consisting of chief of police, administrative coordinator/crime analyst, communication specialist, lieutenant of professional standards and public information, staff services sergeant, training coordinator, police officer training and recruitment, operations captain and support services division captain. They also have three lieutenants as commanders for the agency, two in patrol and one in investigations.
- Kearney's non-sworn staff consists of one police records supervisor, one police records lead technician, six police records technicians, one property and evidence supervisor, one property and evidence technician, one victim services director, one crime analyst, one administrative coordinator and 4 community service officers. Their community service officers only do animal complaints and vehicle complaints. Developmental services handle all residential complaints.
- They have a total allocation of 77 full-time positions. That is one employee for every 441 citizens. Kearney residents invest $375.83 dollars per resident for police services. The Kearney Police Department issues every officer a cell phone, computer and take-home vehicle which are all benefits. That is 2.26 police employees per thousand citizens.
- The Grand Island Police Department has a 2023-2024 budget of $16,713,228.00 and a population in 2021 of 52,335. The have an authorized allocation in their budget for 89 sworn. Within the police administration they have one chief of police, two captains, five lieutenants,

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and two sergeants. They have a non-sworn staff of one records supervisor, 7 records clerks, 3.5 evidence techs, 2 public safety apprentice, 5.5 community service officers, one crime analyst, one maintenance, 1.25 custodians, 1 victim witness coordinator, one victim wellness advocate.

- They are planning to add more administration, a specific traffic unit, and violent crime unit to their agency.
- They have a total allocation of 114.25 full-time positions. This is one employee for every 458 citizens. Grand Island residents invest $319.35 dollars per resident for police services. That is 2.18 police employees per thousand citizens.
- It is necessary for the Hastings Police Department to add two police lieutenants to the administration of the agency, working in operations as watch commanders. We also would request the addition of one sworn officer position to the agency to be a school resource officer. After these three additions we would have a sworn allocation of 46 and total allocation of 51 positions.
- The addition of a crime analyst for our agency and community would be a benefit. The crime analyst position for the agency would greatly benefit the detectives and patrol officers with assistance on their cases. The only issue with this position is it would be currently hard to research, advertise, hire, implement, train, and supervise with the current allocation of administration. This position would fall under the oversight of the Operations Captain and there currently is not enough time to make this position work, but this would be a consideration for the future in the agency.
- The budget impact to add one full-time sworn Police Officer position would be:
    - Officer wages, FICA, Medicare, Pension and Life Insurance: 62,946.00
    - Health Insurance Single: 13,511.00
    - Health Insurance Family: 27,518.00
    - Half all the wages and benefits would be paid by HPS.
    - The budget impact to add two full-time sworn Police Lieutenant positions would be:
    - The top pay of a Captain wages, Medicare, Pension and Life Insurance: $129,097.00
    - The top pay of a Sergeant wages, Medicare, Pension and Life Insurance: $113,007.00
    - The difference between the two positions would estimate a top paid Lieutenants position at $121.052.00
    - Health Insurance Single $11,606.00
    - Health Insurance Family $26,283.00
- The additional police officer position would be assigned as a school resource officer to focus on the elementary schools. Hastings Public Schools would pay half the wages and benefits for the position.
- With a total allocation of 46 sworn I feel it in the best interest of the agency to not fill the lieutenant positions until there are approximately 39 sworn positions filled or other circumstances dictate differently.
- It is in the best interest of the agency to continue to pay retention bonuses until we are 90 % staffed or 10% understaffed with current budget allocations. The cost of paying the bonuses will increase with more staff but are around a total payment of three full-time, newly budgeted, police positions. If our full-time allocation was 46 officers, we would stop paying the bonuses when we reach 40-41 officers.

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Public Information

FY24 Goals/Accomplishments

- Meet with all local media organizations (only have NTV left).
  - Accomplished June 27, 2023
- Be more intuitive about photo opportunities for newsletters, social media and website.
  - This is something that can always be done better, but improvements are made all the time, including coordinating with other departments and staff members for photos, when appropriate.
- Take more video to be available for media and social media.
- Continue strong use of press releases (15 press releases in March 2023 compared to eight in March 2022; eight in 12 weekdays of employment in February 2023 compared to seven in February 2022; six in five days in April 2023 compared to 12 in April 2021 because there was not a public information manager in April 2022).
  - Averaged 13.8 press releases per month for the last 10 months of 2023. Averaging 18.5 press releases per month through April 2024.
- Be better about posting news release information on website/social media pages.
  - This is very consistent.
- Be better about sending informational emails to city employees.
  - I think I'm doing all right, but I plan to send a separate communication survey to employees to receive feedback.
- Include more posts on Hastings Utilities social media. Research graphics to use in posts.
  - This is getting better, but there is a lot of room for improvement.
- Post more on all city department Twitter pages.
  - This is very consistent.
- Grow Twitter, Instagram and YouTube followings.
  - This is very consistent.
- Become proficient in all applicable aspects of the city website.
  - I'm getting better, but still have a lot to learn.
- Be more responsive to messages on social media.
  - This is consistent.
- Grow email list for newsletters.
  - This is not an issue at the moment, but when we eventually create an email-based newsletter this will become an emphasis.
- Increase posts and following on city YouTube page.
  - This has gone really well. See statistics below. with 23 videos, 2,943 views and 50 subscribers.

- Work with City Administrator and other department heads to help craft city message to the public.
    - This has gone well.
- Use the website, social media and media interviews to educate residents about city government and help gain trust and transparency.
    - This has gone well based on the growth of followers on social media (see below) and amount of news releases posted to the website, but has room for improvement.
- Conduct a public information survey before the end of the year.
    - This took a backseat to the city's community survey as part of the strategic planning process. However, I am putting together a communications survey to help me understand how to better serve the community through communications.
- Set up townhall discussions for the remaining three city council wards.
    - We held five townhall meetings: two for Ward 1 and one for each of the three other wards.
- Begin scheduling Behind the Scenes Facebook Live interview videos with department heads.
    - Shawn conducted three Behind the Scenes Facebook Live interview videos. Those videos are available on the City's YouTube channel.
- Figure out delivery method for semiannual City View newsletter.
    - Successfully sent out the spring/summer semiannual guide.
- Continue growing audiences on social media pages.
    - This has gone REALLY WELL for the city hall pages. See social media statistics.

Social Media Statistics

- City Hall Facebook
  March 2020: 0
  February 2021: 1,401
  February 2022: 2,501
  April 4 2023: 3,111
  Nov. 1 2023: 3,656 17.5% increase since April 4, 2023
  April 1, 2024: 4,162 33.8% increase

- Hastings Utilities Facebook
  March 2020: 1,877
  February 2021: 2,660
  February 2022: 2,909
  April 4, 2023: 3,338
  Nov. 1, 2023: 3,425 2.6% increase since April 4, 2023
  April 1, 2024: 3:488 4.5% increase

- Hastings Public Library Facebook
  March 2020: 3,790
  February 2021: 4,130
  February 2022: 4,342
  April 4, 2023: 4,642 followers

Nov. 1, 2023: 4,758 followers 2.5% increase since April 4, 2023
April 1, 2024: 4,881 5.1% increase

- Hastings Fire and Rescue Facebook
  March 2020: 3,650: 3,650
  February 2021: 4,147
  February 2022: 4,665
  April 4, 2023: 5,286 followers
  Nov. 1, 2023: 5,447 3% increase since April 4, 2023
  April 1, 2024: 5,593 5.8% increase

- Hastings Parks and Recreation Facebook
  March 2020: 3,021
  February 2021: 3,541
  February 2022: 4,164
  April 4, 2023: 5.2k followers
  Nov. 1, 2023: 5.7k followers 9.6% increase since April 4, 2023
  April 1, 2024: 6,103 17.3% increase

- City Hall Twitter
  March 2020: 0
  February 2021: 302
  February 2022: 417
  April 4, 2023: 468 followers
  Nov. 1, 2023: 515 followers 10% increase since April 4, 2023
  April 1, 2024: 549 followers 17.3% increase

- Hastings Utilities Twitter
  April 4, 2023: 320 followers
  Nov. 1, 2023: 343 followers 7.2% increase since April 4, 2023
  April 1, 2024: 364 followers 13.65% increase

- City Hall Instagram
  April 4, 2023: 206 followers
  Nov. 1, 2023: 261 followers 27% increase since April 4, 2023
  April 1, 2024: 332 followers 61.16% increase

- Local media Facebook followers
  Local 4: 43k followers
  NTV News: 311k followers
  Hastings Tribune: 9.3k followers
  News Channel Nebraska: 61k followers

- EngageHastings statistics Feb. 26.-May 10, 2024
  Visits: 3,718
  Contributions: 291 This number represents how many submissions, posts, comments, or reactions participants contributed to projects.
  Registrations: 226
  Engagement rate: 9.2%

- YouTube statics through May 10, 2024 (account created March 22, 2023)
  Subscribers: 50
  Videos: 23
  Views: 2,943

FY25 Goals

Strategic Plan/Community Survey

- Publish six non-Development Services projects on EngageHastings (Communication/Engagement).
- Average at least 14 news releases per month (Communication/Engagement).
- Increase following on each City Hall account by at least 15% (Communication/Engagement).
- Increase following on each Hastings Utilities account by 8% (Communication/Engagement).
- Update City Hall and Hastings Utilities social media cover photos (Communication/Engagement).
- Average 60 Facebook posts per month on the City Hall page, including shares. There were 59 posts in April. By comparison, the Grand Island city page had 31 posts and Kearney had 20 during the same month (Communication/Engagement).

Graphics and flyers that could be made by an intern (Communication/Engagement).

- Monthly calendar x 12
- Employee newsletter x 12
- Random flyers (made six in first four months of 2024)
- Semiannual activity guide (28 pages for spring and summer 2024)

Safety

FY24 Goals/Accomplishments

- Facility audits
  - Audit each building to address safety concerns.
  - Build on audits Year over year to monitor improvements.
- Establishing 5s and training on 5s
  - Working with departments to establish 5s.
- Assigning individuals in each department to inspect fire extinguishers.
  - Each department has a dedicated person to inspect fire extinguishers.
- Inspection tags on Heavy equipment
  - All equipment now has a pre inspection tag.
- Physical document for training records on equipment (e.g. skid steer, backhoe, etc.)
  - All heavy equipment has an individual training form signed by the employee, documenting training
- Establish a safety committee and hold monthly meetings.
  - Committee meets 3rd Thursday of every month.
- Updating HSI SDS's to be up to date.
  - Audited and updated in late 2023.
- Implementing quarterly ladder inspections and have a master log.
  - All ladders are inspected quarterly by safety and documented.
- Implementing annual fall protection inspections and have a master log.
  - All fall protection is inspected quarterly by safety and documented.
- Review and update Safety policies.
  - Policies updated 4th quarter 2023.
- Be involved in accident investigations and have supervisors contact me to aid in the investigation.
  - Ongoing. Safety involvement in investigations.
- Develop Emergency Evacuation procedures for each facility.
  - All facilities with maps have been completed. Landfill and Police need completed.
- Develop Severe Weather procedures for each facility.
  - All facilities with maps have been completed. Cemetary and Police need completed.
- Improve New Hire Orientation for safety.
  - New power point has been created to NHO for safety.
- Noise monitoring studies.
  - Dosimeter testing completed on departments with high noise levels.
- Safety fixes and award program implemented.
  - Safety awards and fixes to receive awards implemented.

HASTINGS
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- Hearing tests conducted for hearing conservation programs.
    - Baselines completed.
- Guide building maintenance programs to be established.
    - Maintain X software implemented.
    - Some PM's put in place. Continue to grow the PM list.
- FEMA level 100 and 200 ICS completion.
    - Complete
- Site specific active shooter training.
    - Josh Fink is working to set up times with individual departments.
- Training on conflict resolution for all employees.
    - Training Apr. 3rd and 4th 2024.
- MVR for all city drivers.
    - MVR's completed Feb.
- Leadership hastings.
    - Application submitted.
- Warehouse used for basic PPE for all the city employees.
    - Awaiting Kyle to build inventory.
- Implement a work order software for Maintenance.
    - Maintain X implemented.
- Apprentice electrical licenses for the Maintenance team.
    - completed.

FY25 Goals

Department

- 2025 Hearing tests
- Audit SDS's
- 2025 Facility audits
- 2025 (Feb.) MVR's
- Hazmat 40 hour
- Serve on a board or committee in 2025 (Example: Local Non-profit)
- Create and implement preventive maintenance for each facility.
- Provide training to members of the maintenance team.
    - CCC Training (Technical Diagrams, Mechanical systems, Electrical fundamentals, Electro Pneumatics, and Motor controls).
- Complete maintenance PM's 95% on time.
- 2025 Building maint. to assist with building maint. Budget #'s.

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Street Department

FY24 Goals/Accomplishments

Street Fund

- Continue on street maintenance activities
  - Regular maintenance of filling potholes, replacing concrete panels, patching asphalt.
- Storm sewer and drainage maintenance activities
  - Regular maintenance of checking inlet, cleaning and repairing as necessary and maintenance of ditches.
- Continue to upgrade Street Dept fleet and plan for future equipment purchases
  - Purchased small loader, ice breaker attachment, ¾ ton pickup, and compact track loader.
- Update of one-way to two-way conversion of downtown streets.
  - Working with Olsson to complete this study that will be presented to the City Council at a work session this summer.
- 12th Street Corridor study – Hastings Ave to west City Limits. Look at options for 3 lane section, turn lanes at major intersections and possible roundabouts at Marion and Adams Central intersections.
  - Completed and was presented to the City Council at the work session on November 20, 2023.

Street Sales Tax Fund

- 2023 asphalt resurfacing and concrete replacement projects
  - Will be bid out this summer with working taking place in fiscal year 2025.
- Quiet Crossings, Lincoln Ave. through Elm Ave. – all crossings but Elm Ave and Colorado Ave are under contract. Construction to start early summer.
  - The crossings at Hastings and Pine are complete. Construction is taking place on the crossings at Lincoln, Denver and California this year. Crossings at Colorado and Elm will be bid this fall with construction taking place in 2025.

BANS Fund

- Paving district projects – Laird 14th to Apache, Lakeview 10th Addition, M Street
  - Laird and Lakeview are complete.
  - M Street has been awarded to Diamond Engineering and is scheduled to be completed this summer.

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FY25 Goals

Strategic Plan/Community Survey

Performance/Innovation

- Laird and Crane Intersections modifications
    - Per the 12th Street Corridor Study, this project would add a left turn lane at each intersection improving the flow of traffic on 12th Street.
        - Flow of traffic on streets was listed as a "High Priority" in the Community Survey Report.
- Construction of a roundabout at the 12th and Marian intersection
    - Identified in the 12th Street Corridor Study
    - The roundabout would improve the flow of traffic at this intersection.
        - Flow of traffic on streets was listed as a "High Priority" in the Community Survey Report.
- 12th and Burlington intersection modifications and restriping to Baltimore Avenue
    - Identified in the 12th Street Corridor Study.
    - Dedicated left and right turn lanes along with a dedicated through lane at 12th and Burlington for westbound traffic.
    - Dedicated left turn lane and a shared through/right turn lane at 12th and Burlington for eastbound traffic.
    - Remove the outside (north) westbound lane between Bellevue and Burlington Avenues.
    - Restripe the roadway from Burlington to Baltimore to create a 3-lane roadway.
        - One travel lane in each direction with a center turn lane.
    - These changes will improve the flow of traffic and safety at the 12th and Burlington intersection.
        - Flow of traffic on streets was listed as a "High Priority" in the Community Survey Report.
- Develop a system for street conditions in GIS. This will allow for the use of data when determining priorities for street resurfacing/replacement.
- Put all of our storm sewer infrastructure in the GIS system including information on pipe/inlet condition.
- Reassess signage/markings around schools along with developing a plan to make them all consistent.
- Develop a plan for funding sidewalk improvements whether this is replacement of deteriorated sidewalk or filling in gaps where sidewalk does not currently exist.
    - Currently is the responsibility of the property owner per City Code.

Utilities

FY24 Goals/Accomplishments

Customer

- New Cost of Service Studies → Natural Gas '23; Electric '24
  - Natural Gas COS completed, Electric COS is ongoing and will be part of 24/25 budget
- AMI Rollout & SMART Metering
  - In-Progress, currently over 60% complete
- Solar Project Expansion Phase II
  - In-Progress, currently on-schedule to be online by Fall 2024
- New Systems Implementation
  - Outage Management ongoing, scheduled completion Fall 24
  - mCARe Service Order Processing complete, went live in Spring 24

Employee

- Staff Development & Training Continues
  - In progress and ongoing
- Employee & Community Safety & Safe Work Environment Focus Continues
  - In progress and ongoing
- Water Infrastructure Replacement w/New Crew
  - Complete-2 employees hired and dedicated to lead services- 1.5 miles per day

Strategic

- Integrated Resource Plan (IRP) Studies & Analytics Continues
  - In progress and ongoing
- WEC Regulatory Compliance – Bottom Ash Issues
  - Operational Spring 24
- Infrastructure Replacement Program – Water, Sewer Mains & Lead Services
  - Lead Replacement-2 years in on a 25-year plan. 17% complete (roughly 300 services out of 1700)
  - Water mains- 225 miles to be replaced. 1.5 miles per year; 3 miles completed so far
- Renewables, including Electrification Infrastructure Development
  - In progress and ongoing
- Capacity Market Opportunities Development & Analytics
  - In progress and ongoing, Capacity Marketed for 24, partially for 25-29
- Market Participant Transition to NextEra Energy
  - Complete

Operations & Critical Capital

- Tree Trimming – Contract Continuation Analysis
  - In-Progress - contract signed, starting this Summer 24
- Electric System Conversion (4160Y to 13800Y) Continues

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    - Moved to next year due to substation work/grant possibility.
- Primary Anaerobic Digester Upgrade & Maxon Lagoon Pump Station
    - Digester upgrade is complete and operating. Waiting on a ladder. Maxon Station done and in operation. Need to tie-in with Heartwell.
- New WEC substation and expansion of 7th Street and B Street substations
    - In progress – WEC on schedule to be complete by Summer 24
    - In progress – 7th Street and B Street on schedule to be complete by Summer 24
- Coal Transfer Tower electrical upgrade
    - Completed Fall 23
- Electrical feeders for Heartwell project
    - In progress - on schedule to be complete by Fall 24
- PPGA projects – Aux Boiler addition
    - In progress, bids are being awarded. Projected complete Spring 25

City-Wide Synergy

- Organizational Considerations & Planning
    - 3505 Yost Building (Development Services) Complete
- Future Options for Warehousing/Inventory & Equipment/Vehicle Maintenance Mergers
    - on-going (Should have Logo Vests for City by the end of the week/early next week) Some other supplies (safety glasses/gloves) have been bulked up for the additional demand.

FY25 Goals

Strategic Plan/Community Survey

Strategic

Operations – Underground

- Lead Water Service and Water Main Replacement Programs In-Progress (Performance/Innovation)
- Sewer Main Video Inspection and Relining Program In-Progress (Performance/Innovation)
- Electric and Gas Energy Supply Analyses on Landfill North Property In-Progress (Performance/Innovation)
- Cost Capture for Gas Assets, Updating Payment in Lieu of Taxes & Resolution 1344 for Affected Utilities In-Progress

Customer Service

- Continue to work with all departments to be aware of upcoming projects. (Use Billing Newsletters/Directed Mailings to Update the Community/Affected Addresses) (Communication).

Operations & Critical Capital

Operations – Underground

- Pollution Control Facility Commissioning of West Aeration Basin and Blower Upgrades In Progress (Economic Development).

Customer Service

- Again use directed mailing services through Infosend to notify affected addresses/customers

Operations – Electric

- Tree Trimming
- New WEC Substation- Should be Complete or very close. Heartwell and additional capacity. (Economic Development).
- Expansion of 7th St Substation- Should be Complete or very close. Heartwell and additional capacity (Economic Development).
- Capacity Upgrade "B" street Substation- Should be Complete or very close. Additional capacity in an aging Substation (Economic Development).
- Feeder 249 Tie from 7th to new WEC Substation- Should be Complete or very close (Economic Development).
- Fiber Optic Ring Upgrade. Continuing project to expand the capacity of the current fiber system (Communication).
- NDOR Hwy 6 widening Infrastructure Relocation. Better access from and to main hwy. (Economic Development).
- 4160/13.8 KV conversion East side. Improve System (Performance).
- Vehicle and Lifecyle Equipment Replacement. Keeping equipment and vehicles at maximum efficiency (Performance/Innovation).

Customer Focus

Customer Service

- Speed up the implementation of Tyler/Munis Utility Billing (UB) Module
- Continue to Implement and gain efficiencies through the use of mCARe (these improved processes will be utilized to guide the setup of UB) (Performance/Innovation).
- Gain an understanding of Bill Pay Support/Payment Plans being used by our peer utility providers and research if these would work in our system (Performance/Innovation).

Operations – Electric

- AMI (Automated Meter Infrastructure) Rollout & SMART Metering continues currently at 62%. Upgrading to new technology (Performance/Innovation).
- Solar Farm Expansion Phase II- Should be Complete or very Close. Green Energy and behind the meter (Performance/Innovation).
- Outage Management. Maximize Utilization of multiple systems to minimize outage times and improve reliability (Performance/Innovation).

Employee Development

Customer Service

HASTINGS
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- Continue providing Staff-Development & Training Opportunities. (Get Customer Service Staff into Leadership Training and attend Conferences (Performance/Innovation).

Safety

- Work on action plan from the survey once the items have been chosen.
- No accidents/injuries as the ultimate target
- Accidents/injuries trending lower in all categories.
- Safety engagement trending upward in bottom survey categories

City-Wide Consolidation

Customer Service

- Continue to work with Kyle and the Warehouse Staff to trial this PPE (personal protective equipment) purchasing/distribution and review if there are areas to improve/expand.

Electric Production

WEC 1: * MCC (motor control center) 1F and 1G rebuilds 2024-26.

* Bottom ash conveyor – Spring 2024

* Flyash storage silo – Fall 2024 (Performance/Innovation)

* Precipitator overhaul – 2024-26

WEC 2: * Burner Replacement – Fall 2024

* Cooling tower fill replacement – Fall of 2024-26

* New Auxiliary Boiler – 2025

NDS 4 & 5: * DCS (distributed control system) Evergreen upgrade – Spring – 2024

* NDS (North Denver) 5 boiler winterization – 2024-25 (Performance/Innovation)

DHPC: * DCS Recontrol – 2024-25

Energy Supply

- Electric Capacity evaluation in regard to new reserve limits from SPP (Southwest Power Pool) 24-25 (Economic Development)
- Cost of Service Study electric implementation 2024-25 (Economic Development)

Dispatching

- Implementation of SCADA Survalent OMS (Outage Mgmt System) (Performance/Innovation)
- NDS Control Room Remodel

GAS Marketing

- Evaluation of LNG (Liquid Natural Gas) Storage (Economic Development)

HASTINGS
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Fleet Maintenance

- Equipment replacement and Lifecyle Replacements in conjunction with the City.

FY25 Position Requests

Subject to decrease, pending review of FY25 revenue projections

Strategic Plan/Community Survey

- Code Enforcement (2 FT)
- Library Experience Assistants (2 PT)
- Public Information Intern (1 PT)

General Fund

- Lieutenants (2 FT)
- School Resource Officer (1 FT)

Extra Funding (crossover)

- 1 extra month Environmental
- 1 extra month City Clerk

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240520 05/20/2024
DUE DATE: 05/20/2024

CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
152	ADAMS COUNTY CONVENTI	0001		INV	05/01/2024	MARCH 2024			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 270 72306		MUSEUM	PROMO CVB		10,121.37			
							10,121.37		
						CHECK TOTAL	**10,121.37**		
715	ADAMS COUNTY REGISTER	0001		INV	05/30/2024	043024			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10001015 72305		CLERK	ADVERTISE		130.00			
							130.00		
						CHECK TOTAL	**130.00**		
437	ALLO COMMUNICATIONS	0001		INV	05/24/2024	1398929 042424			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003022 72620		PR-PARKS	TELEPHONE		360.42			
							360.42		
						CHECK TOTAL	**360.42**		
437	ALLO COMMUNICATIONS	0001		INV	05/24/2024	1728009 042424			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 720 73725		IT FUND	COMPT SOFT		4,219.36			
	2 720 73727		IT FUND	SFTW UTIL		3,452.20			
							7,671.56		
						CHECK TOTAL	**7,671.56**		
437	ALLO COMMUNICATIONS	0001		INV	05/24/2024	1617689 042424			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10004000 72620		LIBRARY	TELEPHONE		213.31			
							213.31		
						CHECK TOTAL	**213.31**		
437	ALLO COMMUNICATIONS	0001		INV	05/24/2024	911069 042424			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10008000 72620		AIRPORT	TELEPHONE		105.36			
							105.36		
						CHECK TOTAL	**105.36**		

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VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
402	AMAZON CAPITAL SERVIC	0001		INV	05/19/2024	16G3-1XCQ-9LH7			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003022 72750		PR-PARKS	RM-HEAVY		74.58			
							74.58		
402	AMAZON CAPITAL SERVIC	0001		INV	05/24/2024	1T9J-DLMT-KW39			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005031 73850		POLICE	FIELD EQ		359.27			
							359.27		
402	AMAZON CAPITAL SERVIC	0001		INV	05/25/2024	1M3T-HHVN-YV34			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003021 73001		PR-CEM	OFF SUPP		23.51			
							23.51		
402	AMAZON CAPITAL SERVIC	0001		INV	06/01/2024	1QNW-JNY1-XXF7			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005031 73850		POLICE	FIELD EQ		120.15			
							120.15		
402	AMAZON CAPITAL SERVIC	0001		INV	06/05/2024	1C19-LWYD-TK6X			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005031 73001		POLICE	OFF SUPP		25.16			
							25.16		
402	AMAZON CAPITAL SERVIC	0001		INV	06/02/2024	1PRN-LFQ1-4QRV			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005031 73001		POLICE	OFF SUPP		15.57			
							15.57		
402	AMAZON CAPITAL SERVIC	0001		INV	06/07/2024	1QT7-LN6W-4JJ4			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005031 73850		POLICE	FIELD EQ		24.72			
							24.72		
402	AMAZON CAPITAL SERVIC	0001		INV	05/28/2024	1NKV-JWDF-LGYF			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005031 73001		POLICE	OFF SUPP		21.43			
	2 10005030 72740		911	RM-COM EQ		55.00			
							76.43		
402	AMAZON CAPITAL SERVIC	0001		INV	05/16/2024	11X4-T1QW-GVP6			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003024 73001		PR-REC	OFF SUPP		177.30			
							177.30		

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402	AMAZON CAPITAL SERVIC	0001		INV	05/22/2024	1FHX-NM4N-1L9D			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003024 73001		PR-REC	OFF SUPP		139.52			
							139.52		
402	AMAZON CAPITAL SERVIC	0001		INV	05/15/2024	1HHR-QMMH-9J1J			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003024 73141		PR-REC	SUPP-ADULT		159.06			
	2 10003024 73144		PR-REC	SUPP-FAM		151.54			
							310.60		
402	AMAZON CAPITAL SERVIC	0001		CRM	06/12/2024	1VVR-FLG1-CN99			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005030 72740		911	RM-COM EQ		-55.00			
							-55.00		
402	AMAZON CAPITAL SERVIC	0001		INV	06/08/2024	179V-DD7V--9YVJ			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005031 73001		POLICE	OFF SUPP		62.88			
							62.88		
402	AMAZON CAPITAL SERVIC	0001		INV	06/02/2024	1LJG-FKV4-6PHJ			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005031 73850		POLICE	FIELD EQ		54.51			
							54.51		
						CHECK TOTAL	**1,409.20**		
709	BIG G ACE	0001		INV	06/13/2024	736462/1			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10008000 72780		AIRPORT	RM-VEH		56.95			
							56.95		
						CHECK TOTAL	**56.95**		
12	BLACK HILLS ENERGY	0001		INV	05/29/2024	8770 4669 50 240429			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 610 72610		LANDFILL	NAT GAS		185.05			
							185.05		
						CHECK TOTAL	**185.05**		
307	CATERPILLAR FINANCIAL	0001		INV	06/01/2024	35348632			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 610 74350		LANDFILL	HEAVY EQ		77,191.10			

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VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
							77,191.10		
						CHECK TOTAL	**77,191.10**		
673	CHARTER COMMUNICATION	0001		INV	05/31/2024	176221701050124			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005031 72620		POLICE	TELEPHONE		500.00			
							500.00		
						CHECK TOTAL	**500.00**		
673	CHARTER COMMUNICATION	0001		INV	05/31/2024	176221601050124			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005031 72620		POLICE	TELEPHONE		118.96			
							118.96		
						CHECK TOTAL	**118.96**		
673	CHARTER COMMUNICATION	0001		INV	05/31/2024	176221101050124			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003020 72620		PR-AUD	TELEPHONE		135.86			
							135.86		
						CHECK TOTAL	**135.86**		
673	CHARTER COMMUNICATION	0001		INV	06/08/2024	0008425050924			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003021 72620		PR-CEM	TELEPHONE		110.00			
							110.00		
						CHECK TOTAL	**110.00**		
36	CITY CLERK - PETTY CA	0001		INV	06/07/2024	050824			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005031 74380		POLICE	VEH		30.00			
							30.00		
36	CITY CLERK - PETTY CA	0001		INV	06/08/2024	PER DIEM SELL			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005030 72035		911	TRAIN/CONF		206.50			
							206.50		
						CHECK TOTAL	**236.50**		

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Detail Invoice List

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DUE DATE: 05/20/2024

CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
2204	ENERGY ENGINEERING &	0001	22400126	INV	06/13/2024	20240514A			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 260 74235		ARPA FUNDS	ARPA FUNDS		27,390.00			
							27,390.00		
						CHECK TOTAL	**27,390.00**		
191	GLENWOOD TELECOMMUNIC	0001		INV	05/31/2024	10909607			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005031 72620		POLICE	TELEPHONE		54.54			
							54.54		
						CHECK TOTAL	**54.54**		
212	HASTINGS PUBLIC ACCES	0001		INV	06/19/2024	CHARTER 052024			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 100 42410		GENERAL	CABLE FR		8,945.24			
							8,945.24		
212	HASTINGS PUBLIC ACCES	0001		INV	06/19/2024	ALLO 052024			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 100 42410		GENERAL	CABLE FR		2,597.10			
							2,597.10		
						CHECK TOTAL	**11,542.34**		
652	HASTINGS TRIBUNE	0001		INV	05/30/2024	300147188			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 610 72305		LANDFILL	ADVERTISE		395.00			
							395.00		
652	HASTINGS TRIBUNE	0001		INV	05/30/2024	300147637			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 610 72305		LANDFILL	ADVERTISE		280.00			
							280.00		
652	HASTINGS TRIBUNE	0001		INV	05/30/2024	228 04302024			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10001015 72305		CLERK	ADVERTISE		982.49			
							982.49		
						CHECK TOTAL	**1,657.49**		

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240520 05/20/2024
DUE DATE: 05/20/2024

CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
720	HASTINGS UTILITIES	0001		INV	05/23/2024	18690528-00 042324			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 211 72915		BID	OTHER		59.62			
							59.62		
720	HASTINGS UTILITIES	0001		INV	05/23/2024	18691700-00 042324			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 211 72915		BID	OTHER		59.91			
							59.91		
720	HASTINGS UTILITIES	0001		INV	05/23/2024	18690752-01 042324			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 211 72915		BID	OTHER		66.99			
							66.99		
720	HASTINGS UTILITIES	0001		INV	06/01/2024	02070932-00 050224			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10001010 72605		CITY ADMIN	ELECTRICIT		91.88			
							91.88		
720	HASTINGS UTILITIES	0001		INV	05/30/2024	1052 043024			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003020 72610		PR-AUD	NAT GAS		320.69			
	2 10003020 72605		PR-AUD	ELECTRICIT		1,704.89			
	3 10003020 72625		PR-AUD	WATER		141.51			
	4 10003020 72615		PR-AUD	SEWER		36.83			
	5 10003023 72605		PR-WP	ELECTRICIT		452.06			
	6 10003023 72610		PR-WP	NAT GAS		45.00			
	7 10003023 72625		PR-WP	WATER		533.82			
	8 10003024 72610		PR-REC	NAT GAS		338.70			
	9 10003024 72605		PR-REC	ELECTRICIT		424.49			
	10 10003024 72625		PR-REC	WATER		102.90			
	11 10003024 72615		PR-REC	SEWER		25.67			
	12 10003021 72610		PR-CEM	NAT GAS		145.53			
	13 10003021 72605		PR-CEM	ELECTRICIT		221.22			
	14 10003021 72625		PR-CEM	WATER		776.98			
	15 10003021 72615		PR-CEM	SEWER		34.60			
	16 10003022 72610		PR-PARKS	NAT GAS		185.49			
	17 10003022 72605		PR-PARKS	ELECTRICIT		4,286.10			
	18 10003022 72625		PR-PARKS	WATER		6,566.18			
	19 10003022 72615		PR-PARKS	SEWER		600.99			
							16,943.65		

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240520 05/20/2024
DUE DATE: 05/20/2024

CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
720	HASTINGS UTILITIES	0001		INV	06/01/2024	09340740-00 050224			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005031 72625		POLICE	WATER		178.64			
	2 10005031 72615		POLICE	SEWER		47.99			
	3 10005031 72610		POLICE	NAT GAS		1,682.80			
	4 10005031 72605		POLICE	ELECTRICIT		2,775.77			
							4,685.20		
720	HASTINGS UTILITIES	0001		INV	06/01/2024	22830504-00 050224			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005031 72605		POLICE	ELECTRICIT		34.16			
							34.16		
720	HASTINGS UTILITIES	0001		INV	06/01/2024	18721090-02 050224			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10004000 72610		LIBRARY	NAT GAS		323.76			
	2 10004000 72605		LIBRARY	ELECTRICIT		1,804.49			
	3 10004000 72625		LIBRARY	WATER		212.22			
	4 10004000 72615		LIBRARY	SEWER		42.41			
							2,382.88		
720	HASTINGS UTILITIES	0001		INV	06/02/2024	111627 043024			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10008000 72605		AIRPORT	ELECTRICIT		1,162.44			
	2 10008000 72610		AIRPORT	NAT GAS		386.19			
	3 10008000 72615		AIRPORT	SEWER		122.21			
	4 10008000 72625		AIRPORT	WATER		200.85			
							1,871.69		
						CHECK TOTAL	**26,195.98**		

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240520 05/20/2024
DUE DATE: 05/20/2024

CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
720	HASTINGS UTILITIES	0001		INV	11/30/2023	OCT 2023			

ACCOUNT DETAIL					LINE AMOUNT
1	10001010	72728	CITY ADMIN	BUILD SUPP	16.32
2	10008000	72728	AIRPORT	BUILD SUPP	62.67
3	10003020	72728	PR-AUD	BUILD SUPP	23.04
4	10003021	72728	PR-CEM	BUILD SUPP	4.27
5	10006040	72728	FIRE	BUILD SUPP	16.59
6	610	72728	LANDFILL	BUILD SUPP	6.76
7	10004000	72728	LIBRARY	BUILD SUPP	19.43
8	270	72728	MUSEUM	BUILD SUPP	59.60
9	10003022	72728	PR-PARKS	BUILD SUPP	53.78
10	10005031	72728	POLICE	BUILD SUPP	23.31
11	280	72728	STREET	BUILD SUPP	19.24
					305.01
				CHECK TOTAL	**305.01**

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
720	HASTINGS UTILITIES	0001		INV	12/30/2023	NOV 2023			

ACCOUNT DETAIL					LINE AMOUNT
1	10001010	72728	CITY ADMIN	BUILD SUPP	88.19
2	10008000	72728	AIRPORT	BUILD SUPP	338.76
3	10003020	72728	PR-AUD	BUILD SUPP	124.55
4	10003021	72728	PR-CEM	BUILD SUPP	23.10
5	10006040	72728	FIRE	BUILD SUPP	89.68
6	610	72728	LANDFILL	BUILD SUPP	36.54
7	10004000	72728	LIBRARY	BUILD SUPP	105.01
8	270	72728	MUSEUM	BUILD SUPP	322.17
9	10003022	72728	PR-PARKS	BUILD SUPP	290.67
10	10005031	72728	POLICE	BUILD SUPP	126.01
11	280	72728	STREET	BUILD SUPP	1,601.96
					3,146.64
				CHECK TOTAL	**3,146.64**

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240520 05/20/2024
DUE DATE: 05/20/2024

CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
720	HASTINGS UTILITIES	0001		INV	01/30/2024	DEC 2023			

ACCOUNT DETAIL					LINE AMOUNT
1	10001010	72728	CITY ADMIN	BUILD SUPP	38.91
2	10008000	72728	AIRPORT	BUILD SUPP	149.49
3	10003020	72728	PR-AUD	BUILD SUPP	54.96
4	10003021	72728	PR-CEM	BUILD SUPP	10.19
5	10006040	72728	FIRE	BUILD SUPP	39.57
6	610	72728	LANDFILL	BUILD SUPP	16.13
7	10004000	72728	LIBRARY	BUILD SUPP	46.34
8	270	72728	MUSEUM	BUILD SUPP	142.17
9	10003022	72728	PR-PARKS	BUILD SUPP	128.27
10	10005031	72728	POLICE	BUILD SUPP	55.61
11	280	72728	STREET	BUILD SUPP	45.88

727.52

CHECK TOTAL 727.52

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
720	HASTINGS UTILITIES	0001		INV	03/01/2024	JAN 2024			

ACCOUNT DETAIL					LINE AMOUNT
1	10001010	72728	CITY ADMIN	BUILD SUPP	410.65
2	10008000	72728	AIRPORT	BUILD SUPP	1,577.12
3	10003020	72728	PR-AUD	BUILD SUPP	2,765.44
4	10003021	72728	PR-CEM	BUILD SUPP	107.55
5	10006040	72728	FIRE	BUILD SUPP	417.50
6	610	72728	LANDFILL	BUILD SUPP	170.13
7	10004000	72728	LIBRARY	BUILD SUPP	488.88
8	270	72728	MUSEUM	BUILD SUPP	4,352.63
9	10003022	72728	PR-PARKS	BUILD SUPP	1,353.21
10	10005031	72728	POLICE	BUILD SUPP	586.65
11	280	72728	STREET	BUILD SUPP	1,575.39

13,805.15

CHECK TOTAL 13,805.15

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240520 05/20/2024
DUE DATE: 05/20/2024

CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
720	HASTINGS UTILITIES	0001		INV	03/30/2024	FEB 2024			

ACCOUNT DETAIL					LINE AMOUNT
1	10001010	72728	CITY ADMIN	BUILD SUPP	1,264.97
2	10008000	72728	AIRPORT	BUILD SUPP	4,858.14
3	10003020	72728	PR-AUD	BUILD SUPP	6,453.91
4	10003021	72728	PR-CEM	BUILD SUPP	331.31
5	10006040	72728	FIRE	BUILD SUPP	1,375.39
6	610	72728	LANDFILL	BUILD SUPP	524.07
7	10004000	72728	LIBRARY	BUILD SUPP	4,098.74
8	270	72728	MUSEUM	BUILD SUPP	8,789.73
9	10003022	72728	PR-PARKS	BUILD SUPP	4,560.03
10	10005031	72728	POLICE	BUILD SUPP	1,879.12
11	280	72728	STREET	BUILD SUPP	1,490.88
					35,626.29
				CHECK TOTAL	**35,626.29**

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
720	HASTINGS UTILITIES	0001		INV	03/30/2024	OCT-FEB 2024			

ACCOUNT DETAIL					LINE AMOUNT
1	283	74229	STREET ST	CAP IMP	12,155.50
2	285	74229	CONST PROJ	CAP IMP	4,311.64
3	280	73733	STREET	ENG SUPORT	139,509.45
4	280	72035	STREET	TRAIN/CONF	14,731.08
5	285	74229	CONST PROJ	CAP IMP	677.59
6	610	74229	LANDFILL	CAP IMP	1,907.88
7	260	74235	ARPA FUNDS	ARPA FUNDS	206.13
8	10009000	72015	OTHER-GOVT	CONT	69.65
9	10003021	74242	PR-CEM	DEPT CAP	103.06
10	260	74235	ARPA FUNDS	ARPA FUNDS	642.41
11	236	74229	PR SALES	CAP IMP	16,661.14
12	280	73733	STREET	ENG SUPORT	103,038.33
					294,013.86
				CHECK TOTAL	**294,013.86**

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
214	HIGHLAND PARK LAWN CO	0001		INV	06/13/2024	3379			

ACCOUNT DETAIL					LINE AMOUNT
1	10008000	72722	AIRPORT	RM-AIR	286.60
					286.60

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240520 05/20/2024
DUE DATE: 05/20/2024

CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
214	HIGHLAND PARK LAWN CO	0001		INV	06/14/2024	3447			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10008000 72030		AIRPORT	PROF SERV		744.20			
							744.20		
						CHECK TOTAL	**1,030.80**		
243	JAMESON PAINTING INC	0001	22400131	INV	06/01/2024	1715			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 240 74229		AQUATICS	CAP IMP		39,985.00			
							39,985.00		
						CHECK TOTAL	**39,985.00**		
573	LEAGUE OF NE MUNICIPA	0001		INV	06/06/2024	202406			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10001013 72035		FINANCE	TRAIN/CONF		425.00			
							425.00		
						CHECK TOTAL	**425.00**		
1700	MARVIN PLANNING CONSU	0001		INV	05/30/2024	1753			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10009000 72030		OTHER-GOVT	PROF SERV		1,950.00			
							1,950.00		
						CHECK TOTAL	**1,950.00**		
15	MATHESON TRIGAS-LINWE	0001		INV	01/06/2024	0028870796			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003021 73771		PR-CEM	SUPP-WELD		57.59			
							57.59		
						CHECK TOTAL	**57.59**		
601	MENARDS	0001		INV	06/01/2024	68657			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10008000 72770		AIRPORT	RM-TOOLS		35.93			
							35.93		
601	MENARDS	0001		INV	06/19/2024	69564			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10008000 72770		AIRPORT	RM-TOOLS		1,598.00			
							1,598.00		

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240520 05/20/2024
DUE DATE: 05/20/2024

CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
						CHECK TOTAL	**1,633.93**		
514	OPTUM BANK	0002		INV	06/13/2024	0001594773			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 710 72044		HEALTH INS	ADMIN FEE		341.00			
							341.00		
						CHECK TOTAL	**341.00**		
475	QTPOD	0001		INV	06/09/2024	0942-SP2024			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10008000 72030		AIRPORT	PROF SERV		1,675.00			
							1,675.00		
						CHECK TOTAL	**1,675.00**		
382	SCHINDLER ELEVATOR CO	0001		INV	10/31/2023	8106359539A			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10001015 72720		CLERK	RM-BLDG		158.97			
							158.97		
						CHECK TOTAL	**158.97**		
453	SOUTH CENTRAL ECONOMI	0001		INV	05/29/2024	1732			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 220 72039		CD	ADMIN		2,325.00			
							2,325.00		
						CHECK TOTAL	**2,325.00**		
574	SPRING FRESH CLEANING	0001		INV	06/01/2024	4111			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10008000 72030		AIRPORT	PROF SERV		425.00			
							425.00		
						CHECK TOTAL	**425.00**		
694	SUNSET LAWNS AND LAND	0001		INV	06/15/2024	81042-Q			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10008000 72722		AIRPORT	RM-AIR		1,591.66			
							1,591.66		
						CHECK TOTAL	**1,591.66**		

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240520 05/20/2024
DUE DATE: 05/20/2024

CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
95	TYLER TECHNOLOGIES, I	0001	22300355	INV	04/25/2024	045-461009			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10009000 74356		OTHER-GOVT	COMP SOFT		3,200.00			
							3,200.00		
						CHECK TOTAL	**3,200.00**		
294	US BANK	0001		INV	05/26/2024	FACEBK*5YZQR3CRN2			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003024 72305		PR-REC	ADVERTISE		20.58			
							20.58		
294	US BANK	0001		INV	05/26/2024	NDEQ			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003023 72035		PR-WP	TRAIN/CONF		40.00			
							40.00		
294	US BANK	0001		INV	05/18/2024	NE FLOODPLAIN #02402			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10007052 72905		SW MGMT	DUE/SUBS		35.00			
							35.00		
294	US BANK	0001		INV	05/17/2024	NE FLOODPLAIN #02401			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10007052 72905		SW MGMT	DUE/SUBS		35.00			
							35.00		
294	US BANK	0001		INV	05/25/2024	STAMPS & MORE			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003024 72105		PR-REC	POSTAGE		17.38			
							17.38		
294	US BANK	0001		INV	05/29/2024	CASEY'S #2730			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003022 73126		PR-PARKS	FUEL/OIL		55.63			
							55.63		
294	US BANK	0001		INV	05/22/2024	PSI SERVICES LLC			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005031 72035		POLICE	TRAIN/CONF		175.00			
							175.00		
294	US BANK	0001		INV	05/23/2024	FILL-N-CHILL			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005031 73126		POLICE	FUEL/OIL		51.50			
							51.50		

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240520 05/20/2024
DUE DATE: 05/20/2024

CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
294	US BANK	0001		INV	05/23/2024	HAMPTON INN			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005031 72035		POLICE	TRAIN/CONF		305.64			
							305.64		
294	US BANK	0001		INV	05/24/2024	NENA			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005030 72035		911	TRAIN/CONF		445.00			
							445.00		
294	US BANK	0001		INV	05/22/2024	THE 5TH SEASON INC			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005031 72030		POLICE	PROF SERV		541.57			
							541.57		
294	US BANK	0001		CRM	05/29/2024	AMERICAN RED CROSS			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003023 72035		PR-WP	TRAIN/CONF		-120.00			
							-120.00		
294	US BANK	0001		INV	05/30/2024	AMERICAN RED CROSS			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003023 72035		PR-WP	TRAIN/CONF		128.40			
							128.40		
294	US BANK	0001		INV	05/30/2024	NDEQ			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003023 72035		PR-WP	TRAIN/CONF		40.00			
							40.00		
294	US BANK	0001		INV	05/30/2024	NDEQ			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003023 72035		PR-WP	TRAIN/CONF		40.00			
							40.00		
294	US BANK	0001		INV	05/30/2024	NDEQ			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003023 72035		PR-WP	TRAIN/CONF		40.00			
							40.00		
294	US BANK	0001		INV	05/10/2024	NE SECRETARY OF STAT			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005031 72030		POLICE	PROF SERV		30.00			
							30.00		

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240520 05/20/2024
DUE DATE: 05/20/2024

CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
294	US BANK	0001		INV	06/02/2024	NORTHEAST COMM CLG			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005030 72035		911	TRAIN/CONF		400.00			
							400.00		
294	US BANK	0001		INV	06/01/2024	WHATTHEDICKENS			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 211 72311		BID	PI - PROMO		100.00			
							100.00		
294	US BANK	0001		INV	06/01/2024	FRAHM BAR			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 211 72311		BID	PI - PROMO		25.00			
							25.00		
294	US BANK	0001		INV	06/01/2024	BRYANTBOOKS			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 211 72311		BID	PI - PROMO		50.00			
							50.00		
294	US BANK	0001		INV	05/29/2024	VANDER HAAGS INC			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003022 72750		PR-PARKS	RM-HEAVY		137.00			
							137.00		
294	US BANK	0001		INV	05/30/2024	PHILLIPS 66			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005031 73126		POLICE	FUEL/OIL		64.00			
							64.00		
294	US BANK	0001		INV	05/30/2024	HAMPTON INN			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005031 72035		POLICE	TRAIN/CONF		289.17			
							289.17		
294	US BANK	0001		INV	05/30/2024	HAMPTON INN			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005031 72035		POLICE	TRAIN/CONF		289.17			
							289.17		
294	US BANK	0001		INV	05/30/2024	CASEYS			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005031 73126		POLICE	FUEL/OIL		60.61			
							60.61		

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240520 05/20/2024
DUE DATE: 05/20/2024

CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
294	US BANK	0001		INV	06/01/2024	PHILLIPS 66			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005031 73126		POLICE	FUEL/OIL		37.69			
							37.69		
294	US BANK	0001		INV	06/01/2024	PHILLIPS 66			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005031 73126		POLICE	FUEL/OIL		32.10			
							32.10		
294	US BANK	0001		INV	05/31/2024	USPS			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005031 72105		POLICE	POSTAGE		30.45			
							30.45		
294	US BANK	0001		INV	06/01/2024	EVIDENT			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005031 73850		POLICE	FIELD EQ		19.76			
							19.76		
294	US BANK	0001		INV	06/01/2024	EVIDENT			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005031 73850		POLICE	FIELD EQ		35.00			
							35.00		
294	US BANK	0001		INV	06/07/2024	PEAVEY CORP			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005031 73850		POLICE	FIELD EQ		275.85			
							275.85		
294	US BANK	0001		INV	06/08/2024	AMERICAN RED CROSS			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003023 72035		PR-WP	TRAIN/CONF		61.92			
							61.92		
294	US BANK	0001		INV	06/08/2024	TEXT MAGIC			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003024 72905		PR-REC	DUE/SUBS		20.00			
							20.00		
294	US BANK	0001		INV	06/09/2024	BUTTONMAKERS			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10004000 73005		LIBRARY	LIB MAKER		100.00			
							100.00		

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240520 05/20/2024
DUE DATE: 05/20/2024

CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
294	US BANK	0001		INV	05/31/2024	KEARNEYHUB			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10004000 73012		LIBRARY	LIB COLL		637.81			
							637.81		
294	US BANK	0001		INV	06/12/2024	ULINE SAFTEY HARNESS			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10008000 72770		AIRPORT	RM-TOOLS		616.24			
							616.24		
294	US BANK	0001		INV	05/24/2024	ULINE SAFETY CONES			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10008000 72770		AIRPORT	RM-TOOLS		914.07			
							914.07		
294	US BANK	0001		INV	05/23/2024	OFFROAD ALLINACE			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10008000 72780		AIRPORT	RM-VEH		114.66			
							114.66		
294	US BANK	0001		INV	05/24/2024	VICTORY STORE			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 260 74235		ARPA FUNDS	ARPA FUNDS		2,423.14			
							2,423.14		
294	US BANK	0001		INV	05/22/2024	AMAZON			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10009000 72015		OTHER-GOVT	CONT		85.57			
							85.57		
						CHECK TOTAL	**8,699.91**		

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240520 05/20/2024
DUE DATE: 05/20/2024

CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
725	VERIZON WIRELESS	0001		INV	06/05/2024	9963451788			

ACCOUNT DETAIL					LINE AMOUNT
1	10001010	72620	CITY ADMIN	TELEPHONE	85.72
2	10008000	72620	AIRPORT	TELEPHONE	42.86
3	10006041	72620	AMBULANCE	TELEPHONE	467.27
4	10006041	72620	AMBULANCE	TELEPHONE	120.03
5	10003021	72620	PR-CEM	TELEPHONE	42.86
6	10002000	72620	DS	TELEPHONE	122.88
7	10002000	72620	DS	TELEPHONE	346.48
8	280	72620	STREET	TELEPHONE	248.61
9	10006040	72620	FIRE	TELEPHONE	571.54
10	10006040	72620	FIRE	TELEPHONE	360.09
11	720	72620	IT FUND	TELEPHONE	80.08
12	610	72620	LANDFILL	TELEPHONE	172.91
13	10004000	72620	LIBRARY	TELEPHONE	185.81
14	10003022	72620	PR-PARKS	TELEPHONE	111.49
15	10003022	72620	PR-PARKS	TELEPHONE	25.77
16	280	72620	STREET	TELEPHONE	111.49

3,095.89

CHECK TOTAL **3,095.89**

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
176	VIAERO WIRELESS	0001		INV	06/09/2024	14809 051024			

ACCOUNT DETAIL					LINE AMOUNT
1	10003022	72620	PR-PARKS	TELEPHONE	4.71

4.71

CHECK TOTAL **4.71**

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
14	WINDSTREAM	0001		INV	05/22/2024	091989818 042224			

ACCOUNT DETAIL					LINE AMOUNT
1	10003022	72620	PR-PARKS	TELEPHONE	51.78

51.78

CHECK TOTAL **51.78**

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
14	WINDSTREAM	0001		INV	05/22/2024	090766033 042224			

ACCOUNT DETAIL					LINE AMOUNT
1	10003023	72620	PR-WP	TELEPHONE	64.00

64.00

CHECK TOTAL **64.00**

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240520 05/20/2024
DUE DATE: 05/20/2024

CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
14	WINDSTREAM	0001		INV	05/22/2024	091989819 042224			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003022 72620		PR-PARKS	TELEPHONE		48.34			
							48.34		
						CHECK TOTAL	**48.34**		
14	WINDSTREAM	0001		INV	06/06/2024	090212738 050724			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 760 72960		CANDO	CANDO		85.86			
							85.86		
						CHECK TOTAL	**85.86**		
14	WINDSTREAM	0001		INV	06/02/2024	090013968 050324			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005030 72620		911	TELEPHONE		1,890.61			
							1,890.61		
						CHECK TOTAL	**1,890.61**		
14	WINDSTREAM	0001		INV	06/06/2024	090212392 050724			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005030 72620		911	TELEPHONE		4,164.04			
	2 10003022 72620		PR-PARKS	TELEPHONE		0.07			
	3 10005031 72620		POLICE	TELEPHONE		0.64			
							4,164.75		
						CHECK TOTAL	**4,164.75**		
14	WINDSTREAM	0001		INV	06/06/2024	090229723 050724			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005030 72620		911	TELEPHONE		119.74			
							119.74		
						CHECK TOTAL	**119.74**		
14	WINDSTREAM	0001		INV	06/06/2024	090223890 050724			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005030 72620		911	TELEPHONE		16.83			
							16.83		
						CHECK TOTAL	**16.83**		

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240520 05/20/2024
DUE DATE: 05/20/2024

CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
14	WINDSTREAM	0001		INV	06/06/2024	090223889 050724			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005030 72620		911	TELEPHONE		16.83			
							16.83		
						CHECK TOTAL	**16.83**		
14	WINDSTREAM	0001		INV	06/06/2024	090223888 050724			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005030 72620		911	TELEPHONE		16.83			
							16.83		
						CHECK TOTAL	**16.83**		
14	WINDSTREAM	0001		INV	06/06/2024	090219386 050724			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005030 72620		911	TELEPHONE		98.50			
							98.50		
						CHECK TOTAL	**98.50**		
14	WINDSTREAM	0001		INV	06/06/2024	090229718 050724			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005030 72620		911	TELEPHONE		160.48			
							160.48		
						CHECK TOTAL	**160.48**		
14	WINDSTREAM	0001		INV	06/06/2024	090229721 050724			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005030 72620		911	TELEPHONE		116.98			
							116.98		
						CHECK TOTAL	**116.98**		
14	WINDSTREAM	0001		INV	06/06/2024	090239051 050724			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005030 72620		911	TELEPHONE		153.56			
							153.56		
						CHECK TOTAL	**153.56**		

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240520 05/20/2024
DUE DATE: 05/20/2024

CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
14	WINDSTREAM	0001		INV	06/06/2024	090212727 050724			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 760 72960		CANDO	CANDO		173.25			
							173.25		
						CHECK TOTAL	**173.25**		
14	WINDSTREAM	0001		INV	06/08/2024	090937657 050924			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10008000 72620		AIRPORT	TELEPHONE		104.96			
							104.96		
						CHECK TOTAL	**104.96**		
726	WOODWARD'S DISPOSAL S	0001		INV	05/28/2024	9191-1202			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 211 72915		BID	OTHER		30.00			
							30.00		
						CHECK TOTAL	**30.00**		
126	**INVOICES**					**WARRANT TOTAL**	**586,923.22**	**586,923.22**	
						CASH ACCOUNT BALANCE		**53,364,028.54**	

ACCOUNTS PAYABLE CHECK RUN REPORT

Check Run Summary

CHECK RUN: 240520 05/20/2024
DUE DATE: 05/20/2024

FUND	ORG		ACCOUNT		AMOUNT	AVLB BUDGET
100	100	GENERAL FUND	100-00-000-00-0000-00000-42410-	CABLE TV FRANCHISE	11,542.34	0.00
100	10001010	ADMIN - CITY ADMINIST	100-10-010-10-0000-00000-72605-	ELECTRICITY	91.88	494,741.75
100	10001010	ADMIN - CITY ADMINIST	100-10-010-10-0000-00000-72620-	TELEPHONE	85.72	494,741.75
100	10001010	ADMIN - CITY ADMINIST	100-10-010-10-0000-00000-72728-	BUILDING MAINTENANCE	1,819.04	494,741.75
100	10001013	ADMIN - FINANCE	100-10-010-13-0000-00000-72035-	TRAINING/CONFERENCES	425.00	413,313.76
100	10001015	ADMIN - CLERK	100-10-010-15-0000-00000-72305-	ADVERTISING	1,112.49	110,475.74
100	10001015	ADMIN - CLERK	100-10-010-15-0000-00000-72720-	R & M BUILDINGS	158.97	110,475.74
100	10002000	DEVELOPMENT SERVICES	100-10-020-00-0000-00000-72620-	TELEPHONE	469.36	568,772.12
100	10003020	PARKS & REC - AUDITOR	100-40-030-20-0000-00000-72605-	ELECTRICITY	1,704.89	43,022.93
100	10003020	PARKS & REC - AUDITOR	100-40-030-20-0000-00000-72610-	NATURAL GAS	320.69	43,022.93
100	10003020	PARKS & REC - AUDITOR	100-40-030-20-0000-00000-72615-	SEWER	36.83	43,022.93
100	10003020	PARKS & REC - AUDITOR	100-40-030-20-0000-00000-72620-	TELEPHONE	135.86	43,022.93
100	10003020	PARKS & REC - AUDITOR	100-40-030-20-0000-00000-72625-	WATER	141.51	43,022.93
100	10003020	PARKS & REC - AUDITOR	100-40-030-20-0000-00000-72728-	BUILDING MAINTENANCE	9,421.90	43,022.93
100	10003021	PARKS & REC - CEMETER	100-40-030-21-0000-00000-72605-	ELECTRICITY	221.22	816,632.59
100	10003021	PARKS & REC - CEMETER	100-40-030-21-0000-00000-72610-	NATURAL GAS	145.53	816,632.59
100	10003021	PARKS & REC - CEMETER	100-40-030-21-0000-00000-72615-	SEWER	34.60	816,632.59
100	10003021	PARKS & REC - CEMETER	100-40-030-21-0000-00000-72620-	TELEPHONE	152.86	816,632.59
100	10003021	PARKS & REC - CEMETER	100-40-030-21-0000-00000-72625-	WATER	776.98	816,632.59
100	10003021	PARKS & REC - CEMETER	100-40-030-21-0000-00000-72728-	BUILDING MAINTENANCE	476.42	816,632.59
100	10003021	PARKS & REC - CEMETER	100-40-030-21-0000-00000-73001-	OFFICE SUPPLIES	23.51	816,632.59
100	10003021	PARKS & REC - CEMETER	100-40-030-21-0000-00000-73771-	WELDING SUPPLIES	57.59	816,632.59
100	10003021	PARKS & REC - CEMETER	100-40-030-21-0000-00000-74242-	DEPARTMENTAL CAPITAL	103.06	816,632.59
100	10003022	PARKS & REC - PARKS	100-40-030-22-0000-00000-72605-	ELECTRICITY	4,286.10	1,689,990.88
100	10003022	PARKS & REC - PARKS	100-40-030-22-0000-00000-72610-	NATURAL GAS	185.49	1,689,990.88
100	10003022	PARKS & REC - PARKS	100-40-030-22-0000-00000-72615-	SEWER	600.99	1,689,990.88
100	10003022	PARKS & REC - PARKS	100-40-030-22-0000-00000-72620-	TELEPHONE	602.58	1,689,990.88
100	10003022	PARKS & REC - PARKS	100-40-030-22-0000-00000-72625-	WATER	6,566.18	1,689,990.88
100	10003022	PARKS & REC - PARKS	100-40-030-22-0000-00000-72728-	BUILDING MAINTENANCE	6,385.96	1,689,990.88
100	10003022	PARKS & REC - PARKS	100-40-030-22-0000-00000-72750-	R & M HEAVY MACHINERY	211.58	1,689,990.88
100	10003022	PARKS & REC - PARKS	100-40-030-22-0000-00000-73126-	FUEL & OIL	55.63	1,689,990.88
100	10003023	PARKS & REC - WATER P	100-40-030-23-0000-00000-72035-	TRAINING/CONFERENCES	230.32	440,483.86
100	10003023	PARKS & REC - WATER P	100-40-030-23-0000-00000-72605-	ELECTRICITY	452.06	440,483.86
100	10003023	PARKS & REC - WATER P	100-40-030-23-0000-00000-72610-	NATURAL GAS	45.00	440,483.86
100	10003023	PARKS & REC - WATER P	100-40-030-23-0000-00000-72620-	TELEPHONE	64.00	440,483.86
100	10003023	PARKS & REC - WATER P	100-40-030-23-0000-00000-72625-	WATER	533.82	440,483.86
100	10003024	PARKS & REC - RECREAT	100-40-030-24-0000-00000-72105-	POSTAGE	17.38	128,114.65
100	10003024	PARKS & REC - RECREAT	100-40-030-24-0000-00000-72305-	ADVERTISING	20.58	128,114.65
100	10003024	PARKS & REC - RECREAT	100-40-030-24-0000-00000-72605-	ELECTRICITY	424.49	128,114.65
100	10003024	PARKS & REC - RECREAT	100-40-030-24-0000-00000-72610-	NATURAL GAS	338.70	128,114.65

ACCOUNTS PAYABLE CHECK RUN REPORT

100	10003024	PARKS & REC - RECREAT	100-40-030-24-0000-00000-72615-	SEWER	25.67	128,114.65
100	10003024	PARKS & REC - RECREAT	100-40-030-24-0000-00000-72625-	WATER	102.90	128,114.65
100	10003024	PARKS & REC - RECREAT	100-40-030-24-0000-00000-72905-	DUES & SUBSCRIPTIONS	20.00	128,114.65
100	10003024	PARKS & REC - RECREAT	100-40-030-24-0000-00000-73001-	OFFICE SUPPLIES	316.82	128,114.65
100	10003024	PARKS & REC - RECREAT	100-40-030-24-0000-00000-73141-	ADULT REC SUPPLIES	159.06	128,114.65
100	10003024	PARKS & REC - RECREAT	100-40-030-24-0000-00000-73144-	ADULT-FAM. REC. SUPPL	151.54	128,114.65
100	10004000	LIBRARY	100-40-040-00-0000-00000-72605-	ELECTRICITY	1,804.49	745,935.13
100	10004000	LIBRARY	100-40-040-00-0000-00000-72610-	NATURAL GAS	323.76	745,935.13
100	10004000	LIBRARY	100-40-040-00-0000-00000-72615-	SEWER	42.41	745,935.13
100	10004000	LIBRARY	100-40-040-00-0000-00000-72620-	TELEPHONE	399.12	745,935.13
100	10004000	LIBRARY	100-40-040-00-0000-00000-72625-	WATER	212.22	745,935.13
100	10004000	LIBRARY	100-40-040-00-0000-00000-72728-	BUILDING MAINTENANCE	4,758.40	745,935.13
100	10004000	LIBRARY	100-40-040-00-0000-00000-73005-	LIBRARY MAKER SPACE S	100.00	745,935.13
100	10004000	LIBRARY	100-40-040-00-0000-00000-73012-	LIBRARY COLLECTION	637.81	745,935.13
100	10005030	POLICE - 911 CENTER	100-20-050-30-0000-00000-72035-	TRAINING/CONFERENCES	1,051.50	610,443.04
100	10005030	POLICE - 911 CENTER	100-20-050-30-0000-00000-72620-	TELEPHONE	6,754.40	610,443.04
100	10005030	POLICE - 911 CENTER	100-20-050-30-0000-00000-72740-	R & M COMMUNICATION E	0.00	610,443.04
100	10005031	POLICE	100-20-050-31-0000-00000-72030-	PROFESSIONAL SERVICES	571.57	3,016,610.32
100	10005031	POLICE	100-20-050-31-0000-00000-72035-	TRAINING/CONFERENCES	1,058.98	3,016,610.32
100	10005031	POLICE	100-20-050-31-0000-00000-72105-	POSTAGE	30.45	3,016,610.32
100	10005031	POLICE	100-20-050-31-0000-00000-72605-	ELECTRICITY	2,809.93	3,016,610.32
100	10005031	POLICE	100-20-050-31-0000-00000-72610-	NATURAL GAS	1,682.80	3,016,610.32
100	10005031	POLICE	100-20-050-31-0000-00000-72615-	SEWER	47.99	3,016,610.32
100	10005031	POLICE	100-20-050-31-0000-00000-72620-	TELEPHONE	674.14	3,016,610.32
100	10005031	POLICE	100-20-050-31-0000-00000-72625-	WATER	178.64	3,016,610.32
100	10005031	POLICE	100-20-050-31-0000-00000-72728-	BUILDING MAINTENANCE	2,670.70	3,016,610.32
100	10005031	POLICE	100-20-050-31-0000-00000-73001-	OFFICE SUPPLIES	125.04	3,016,610.32
100	10005031	POLICE	100-20-050-31-0000-00000-73126-	FUEL & OIL	245.90	3,016,610.32
100	10005031	POLICE	100-20-050-31-0000-00000-73850-	FIELD EQUIPMENT	889.26	3,016,610.32
100	10005031	POLICE	100-20-050-31-0000-00000-74380-	VEHICLES	30.00	3,016,610.32
100	10006040	FIRE	100-20-060-40-0000-00000-72620-	TELEPHONE	931.63	1,826,476.46
100	10006040	FIRE	100-20-060-40-0000-00000-72728-	BUILDING MAINTENANCE	1,938.73	1,826,476.46
100	10006041	FIRE - AMBULANCE	100-20-060-41-0000-00000-72620-	TELEPHONE	587.30	55,940.11
100	10007052	PW - STORM WATER MGMT	100-30-070-52-0000-00000-72905-	DUES & SUBSCRIPTIONS	70.00	23,941.24
100	10008000	AIRPORT	100-30-080-00-0000-00000-72030-	PROFESSIONAL SERVICES	2,844.20	247,139.66
100	10008000	AIRPORT	100-30-080-00-0000-00000-72605-	ELECTRICITY	1,162.44	247,139.66
100	10008000	AIRPORT	100-30-080-00-0000-00000-72610-	NATURAL GAS	386.19	247,139.66
100	10008000	AIRPORT	100-30-080-00-0000-00000-72615-	SEWER	122.21	247,139.66
100	10008000	AIRPORT	100-30-080-00-0000-00000-72620-	TELEPHONE	253.18	247,139.66
100	10008000	AIRPORT	100-30-080-00-0000-00000-72625-	WATER	200.85	247,139.66
100	10008000	AIRPORT	100-30-080-00-0000-00000-72722-	R & M AIRPORT	1,878.26	247,139.66
100	10008000	AIRPORT	100-30-080-00-0000-00000-72728-	BUILDING MAINTENANCE	6,986.18	247,139.66
100	10008000	AIRPORT	100-30-080-00-0000-00000-72770-	R & M TOOLS & MISC. E	3,164.24	247,139.66
100	10008000	AIRPORT	100-30-080-00-0000-00000-72780-	R & M VEHICLES	171.61	247,139.66
100	10009000	OTHER GOV'T ACCOUNTS	100-10-090-00-0000-00000-72015-	CONTINGENCY	155.22	2,343,710.98

100	10009000	OTHER GOV'T ACCOUNTS	100-10-090-00-0000-00000-72030-	PROFESSIONAL SERVICES	1,950.00	2,343,710.98
100	10009000	OTHER GOV'T ACCOUNTS	100-10-090-00-0000-00000-74356-	COMPUTER SOFTWARE	3,200.00	2,343,710.98
				FUND TOTAL	**104,356.85**	
CASH ACCOUNT	**999 11010**	**BALANCE**	**53,364,028.54**			
211	211	BUSINESS IMPROVEMENT	211-50-000-00-0000-00000-72311-	PUBLIC IMPROVEMENTS/P	175.00	37,343.66
211	211	BUSINESS IMPROVEMENT	211-50-000-00-0000-00000-72915-	OTHER	216.52	37,343.66
				FUND TOTAL	**391.52**	
CASH ACCOUNT	**999 11010**	**BALANCE**	**53,364,028.54**			
220	220	COMMUNITY DEVELOPMENT	220-50-000-00-0000-00000-72039-	ADMINISTRATION	2,325.00	941,756.06
				FUND TOTAL	**2,325.00**	
CASH ACCOUNT	**999 11010**	**BALANCE**	**53,364,028.54**			
236	236	PARKS/REC SALES TAX	236-40-000-00-0000-00000-74229-	CAPITAL IMPROVEMENTS/	16,661.14	1,424,344.28
				FUND TOTAL	**16,661.14**	
CASH ACCOUNT	**999 11010**	**BALANCE**	**53,364,028.54**			
240	240	AQUATICS CENTER	240-40-000-00-0000-00000-74229-	CAPITAL IMPROVEMENTS/	39,985.00	216,938.00
				FUND TOTAL	**39,985.00**	
CASH ACCOUNT	**999 11010**	**BALANCE**	**53,364,028.54**			
260	260	ARPA FUNDS	260-10-000-00-0000-00000-74235-	ARPA FUNDS PROJECTS	30,661.68	1,112,448.99
				FUND TOTAL	**30,661.68**	
CASH ACCOUNT	**999 11010**	**BALANCE**	**53,364,028.54**			
270	270	MUSEUM	270-40-000-00-0000-00000-72306-	PROMO SERVICES CVB	10,121.37	994,271.46
270	270	MUSEUM	270-40-000-00-0000-00000-72728-	BUILDING MAINTENANCE	13,666.30	994,271.46
				FUND TOTAL	**23,787.67**	
CASH ACCOUNT	**999 11010**	**BALANCE**	**53,364,028.54**			
280	280	STREET FUND	280-30-000-00-0000-00000-72035-	TRAINING/CONFERENCES	14,731.08	2,787,736.23
280	280	STREET FUND	280-30-000-00-0000-00000-72620-	TELEPHONE	360.10	2,787,736.23
280	280	STREET FUND	280-30-000-00-0000-00000-72728-	BUILDING MAINTENANCE	4,733.35	2,787,736.23
280	280	STREET FUND	280-30-000-00-0000-00000-73733-	ENGINEERING SUPPORT	242,547.78	2,787,736.23
				FUND TOTAL	**262,372.31**	
CASH ACCOUNT	**999 11010**	**BALANCE**	**53,364,028.54**			

ACCOUNTS PAYABLE CHECK RUN REPORT

283	283	STREET SALES TAX	283-30-000-00-0000-00000-74229-	CAPITAL IMPROVEMENTS/	12,155.50	892,525.94
				FUND TOTAL	**12,155.50**	
CASH ACCOUNT	**999 11010**	**BALANCE**	**53,364,028.54**			
285	285	CONSTRUCTION PROJECTS	285-30-000-00-0000-00000-74229-	CAPITAL IMPROVEMENTS/	4,989.23	3,085,351.21
				FUND TOTAL	**4,989.23**	
CASH ACCOUNT	**999 11010**	**BALANCE**	**53,364,028.54**			
610	610	LANDFILL FUND	610-60-000-00-0000-00000-72305-	ADVERTISING	675.00	1,054,713.19
610	610	LANDFILL FUND	610-60-000-00-0000-00000-72610-	NATURAL GAS	185.05	1,054,713.19
610	610	LANDFILL FUND	610-60-000-00-0000-00000-72620-	TELEPHONE	172.91	1,054,713.19
610	610	LANDFILL FUND	610-60-000-00-0000-00000-72728-	BUILDING MAINTENANCE	753.63	1,054,713.19
610	610	LANDFILL FUND	610-60-000-00-0000-00000-74229-	CAPITAL IMPROVEMENTS/	1,907.88	1,054,713.19
610	610	LANDFILL FUND	610-60-000-00-0000-00000-74350-	HEAVY MACHINERY & EQU	77,191.10	1,054,713.19
				FUND TOTAL	**80,885.57**	
CASH ACCOUNT	**999 11010**	**BALANCE**	**53,364,028.54**			
710	710	SELF INSURED HEALTH I	710-10-000-00-0000-00000-72044-	ADMINISTRATIVE FEES	341.00	3,843,114.17
				FUND TOTAL	**341.00**	
CASH ACCOUNT	**999 11010**	**BALANCE**	**53,364,028.54**			
720	720	IT FUND	720-10-000-00-0000-00000-72620-	TELEPHONE	80.08	2,157,807.23
720	720	IT FUND	720-10-000-00-0000-00000-73725-	COMPUTER SFTW/SVCS-CI	4,219.36	2,157,807.23
720	720	IT FUND	720-10-000-00-0000-00000-73727-	COMPUTER SFTW/SVCS-UT	3,452.20	2,157,807.23
				FUND TOTAL	**7,751.64**	
CASH ACCOUNT	**999 11010**	**BALANCE**	**53,364,028.54**			
760	760	CANDO FUND	760-20-000-00-0000-00000-72960-	CANDO PROJECT	259.11	106,733.21
				FUND TOTAL	**259.11**	
CASH ACCOUNT	**999 11010**	**BALANCE**	**53,364,028.54**			
				WARRANT SUMMARY TOTAL	**586,923.22**	
				GRAND TOTAL	**586,923.22**	

CITY OF HASTINGS

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VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
2324	911 TRAINING INSTITUT	0001		INV	06/03/2024	233			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005030 72035		911	TRAIN/CONF		758.00			
							758.00		
						CHECK TOTAL	**758.00**		
742	LONNIE ABBOTT	0001		INV	06/23/2024	052424			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003024 72051		PR-REC	CL-ADULT		60.00			
							60.00		
						CHECK TOTAL	**60.00**		
151	ACE AUTOMOTIVE, INC.	0001		INV	06/12/2024	52518			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005031 72770		POLICE	RM-TOOLS		251.28			
							251.28		
						CHECK TOTAL	**251.28**		
1429	ADDEPT MEDIA, LLC	0001		INV	06/07/2024	87176			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 270 72305		MUSEUM	ADVERTISE		60.00			
							60.00		
						CHECK TOTAL	**60.00**		
402	AMAZON CAPITAL SERVIC	0001		INV	06/16/2024	1TG4-PNQK-7JMH			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 230 72054		LIB GRANT	LIB PROG		46.68			
							46.68		
402	AMAZON CAPITAL SERVIC	0001		INV	06/19/2024	1XN6-VNF9-P17R			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 230 72054		LIB GRANT	LIB PROG		31.98			
							31.98		
402	AMAZON CAPITAL SERVIC	0001		INV	06/19/2024	1P41-3F7L-LM41			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 230 72054		LIB GRANT	LIB PROG		24.98			
							24.98		

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VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
402	AMAZON CAPITAL SERVIC	0001		INV	06/19/2024	1H79-WKVD-QDDH			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 230 72054		LIB GRANT	LIB PROG		62.97			
							62.97		
402	AMAZON CAPITAL SERVIC	0001		INV	06/19/2024	1P7G-4X4F-MKHK			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10004000 73012		LIBRARY	LIB COLL		21.51			
							21.51		
402	AMAZON CAPITAL SERVIC	0001		INV	06/20/2024	1WLL-DYXP-VX9F			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 230 72054		LIB GRANT	LIB PROG		17.78			
							17.78		
402	AMAZON CAPITAL SERVIC	0001		CRM	06/09/2024	1LKJ-VHNR-JLFP			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10004000 73012		LIBRARY	LIB COLL		-9.56			
							-9.56		
402	AMAZON CAPITAL SERVIC	0001		INV	06/09/2024	1PTP-J6Y1-L4YW			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10004000 73012		LIBRARY	LIB COLL		18.99			
							18.99		
402	AMAZON CAPITAL SERVIC	0001		INV	06/12/2024	19DH-FJC9-3J74			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 230 72054		LIB GRANT	LIB PROG		193.96			
							193.96		
402	AMAZON CAPITAL SERVIC	0001		INV	06/14/2024	1WRJ-KQX7-Q3CF			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10004000 73005		LIBRARY	LIB MAKER		12.59			
	2 10004000 73012		LIBRARY	LIB COLL		59.93			
							72.52		
402	AMAZON CAPITAL SERVIC	0001		INV	06/15/2024	1CM9-JM41-VQTN			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 230 72054		LIB GRANT	LIB PROG		58.92			
							58.92		
402	AMAZON CAPITAL SERVIC	0001		INV	06/16/2024	16D9-YY1J-7C7T			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005031 73850		POLICE	FIELD EQ		19.95			
							19.95		

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VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
402	AMAZON CAPITAL SERVIC	0001		INV	06/14/2024	13HN-GX6N-QPPJ			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 610 73001		LANDFILL	OFF SUPP		18.96			
							18.96		
402	AMAZON CAPITAL SERVIC	0001		INV	06/05/2024	1KFJ-4KXV-W4TK			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 270 73146		MUSEUM	ED EXP		367.80			
							367.80		
402	AMAZON CAPITAL SERVIC	0001		INV	06/16/2024	1D4P-9CDV-YWH6			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 270 73001		MUSEUM	OFF SUPP		45.96			
	2 270 72410		MUSEUM	FILM PRINT		9.96			
	3 270 73724		MUSEUM	EVENT EX		37.54			
							93.46		
402	AMAZON CAPITAL SERVIC	0001		INV	06/06/2024	1NLR-C466-6CTH			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 270 73146		MUSEUM	ED EXP		55.99			
							55.99		
402	AMAZON CAPITAL SERVIC	0001		INV	06/08/2024	1W7K-3T1V-DMM9			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 270 73146		MUSEUM	ED EXP		125.74			
							125.74		
402	AMAZON CAPITAL SERVIC	0001		INV	06/05/2024	14YR-NRN1-TMLL			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 270 73146		MUSEUM	ED EXP		14.94			
							14.94		
402	AMAZON CAPITAL SERVIC	0001		INV	06/01/2024	19TV-64XR-XYLH			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 270 73146		MUSEUM	ED EXP		1,073.79			
							1,073.79		
402	AMAZON CAPITAL SERVIC	0001		INV	06/11/2024	1937-LQ7C-Y9W7			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 720 74355		IT FUND	COMP EQ		364.68			
							364.68		
402	AMAZON CAPITAL SERVIC	0001		INV	06/15/2024	14PH-9KFW-XL7X			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 720 74355		IT FUND	COMP EQ		34.82			
							34.82		

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VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
402	AMAZON CAPITAL SERVIC	0001		INV	06/15/2024	1RW7-YRP4-Q9LF			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 720 73725		IT FUND	COMPT SOFT		8.79			
	2 720 73727		IT FUND	SFTW UTIL		7.20			
							15.99		
402	AMAZON CAPITAL SERVIC	0001		INV	06/16/2024	1PFH-PH4Q-61TQ			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 720 74355		IT FUND	COMP EQ		225.48			
							225.48		
402	AMAZON CAPITAL SERVIC	0001		INV	06/11/2024	1MCC-KHPK-YGDH			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 720 74357		IT FUND	EQUIP UTIL		23.97			
							23.97		
402	AMAZON CAPITAL SERVIC	0001		INV	06/12/2024	1J7R-7FHF-77VH			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 720 74357		IT FUND	EQUIP UTIL		21.87			
							21.87		
						CHECK TOTAL	**2,998.17**		
283	AQUA-CHEM INC	0001		INV	06/06/2024	00204967			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003023 73115		PR-WP	CHEMICAL		5,582.95			
							5,582.95		
						CHECK TOTAL	**5,582.95**		
707	AUTO VALUE PARTS STOR	0001		INV	05/30/2024	70NV118712			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 280 72780		STREET	RM-VEH		137.14			
							137.14		
707	AUTO VALUE PARTS STOR	0001		INV	06/01/2024	70NV118938			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 280 72780		STREET	RM-VEH		315.39			
	2 280 73772		STREET	SUPP-SHOP		133.92			
							449.31		
707	AUTO VALUE PARTS STOR	0001		INV	06/15/2024	70NV119904			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 280 72780		STREET	RM-VEH		16.57			
							16.57		

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VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
707	AUTO VALUE PARTS STOR	0001		INV	06/01/2024	70NV118862			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 280 72750		STREET	RM-HEAVY		10.75			
							10.75		
707	AUTO VALUE PARTS STOR	0001		INV	05/31/2024	70NV118724			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 280 72750		STREET	RM-HEAVY		25.40			
							25.40		
707	AUTO VALUE PARTS STOR	0001		INV	05/30/2024	70NV118698			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 280 72750		STREET	RM-HEAVY		5.82			
							5.82		
707	AUTO VALUE PARTS STOR	0001		INV	06/07/2024	70NV119328			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 280 72750		STREET	RM-HEAVY		219.38			
							219.38		
						CHECK TOTAL	**864.37**		
54	BAKER & TAYLOR, INC.	0001		INV	06/06/2024	2038275896			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10004000 73012		LIBRARY	LIB COLL		125.74			
							125.74		
54	BAKER & TAYLOR, INC.	0001		INV	06/06/2024	2038275900			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10004000 73012		LIBRARY	LIB COLL		79.15			
							79.15		
54	BAKER & TAYLOR, INC.	0001		INV	06/12/2024	2038290199			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10004000 73012		LIBRARY	LIB COLL		102.08			
							102.08		
54	BAKER & TAYLOR, INC.	0001		INV	06/13/2024	2038293327			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10004000 73012		LIBRARY	LIB COLL		23.05			
							23.05		
54	BAKER & TAYLOR, INC.	0001		INV	06/20/2024	2038309401			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10004000 73012		LIBRARY	LIB COLL		171.45			
							171.45		

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VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
54	BAKER & TAYLOR, INC.	0001		INV	06/21/2024	2038279883			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10004000 72914		LIBRARY	PROC FEE		100.90			
	2 10004000 73012		LIBRARY	LIB COLL		300.51			
							401.41		
54	BAKER & TAYLOR, INC.	0001		INV	06/16/2024	2038287988			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10004000 72914		LIBRARY	PROC FEE		93.85			
	2 10004000 73012		LIBRARY	LIB COLL		305.93			
							399.78		
54	BAKER & TAYLOR, INC.	0001		INV	06/21/2024	2038296643			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10004000 72914		LIBRARY	PROC FEE		44.55			
	2 10004000 73012		LIBRARY	LIB COLL		146.14			
							190.69		
54	BAKER & TAYLOR, INC.	0001		INV	06/21/2024	2038319438			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10004000 73012		LIBRARY	LIB COLL		43.70			
							43.70		
						CHECK TOTAL	**1,537.05**		
709	BIG G ACE	0001		INV	06/07/2024	736169/1			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10006040 73772		FIRE	SUPP-SHOP		22.46			
							22.46		
709	BIG G ACE	0001		INV	06/15/2024	736589/1			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10007052 73850		SW MGMT	FIELD EQ		19.31			
							19.31		
709	BIG G ACE	0001		INV	06/13/2024	736506/1			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 610 72750		LANDFILL	RM-HEAVY		39.97			
							39.97		
709	BIG G ACE	0001		INV	06/14/2024	736539/1			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003022 72720		PR-PARKS	RM-BLDG		22.55			
							22.55		

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VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
709	BIG G ACE	0001		INV	06/14/2024	736531/1			
	ACCOUNT DETAIL						**LINE AMOUNT**		
	1 10006040 73720		FIRE	SUPP-BM			8.39		
							8.39		
709	BIG G ACE	0001		INV	06/13/2024	736468/1			
	ACCOUNT DETAIL						**LINE AMOUNT**		
	1 10003022 72720		PR-PARKS	RM-BLDG			8.56		
							8.56		
709	BIG G ACE	0001		INV	06/13/2024	736469/1			
	ACCOUNT DETAIL						**LINE AMOUNT**		
	1 10003022 72720		PR-PARKS	RM-BLDG			1,163.16		
							1,163.16		
709	BIG G ACE	0001		INV	06/12/2024	736420/1			
	ACCOUNT DETAIL						**LINE AMOUNT**		
	1 10003022 72720		PR-PARKS	RM-BLDG			40.29		
							40.29		
709	BIG G ACE	0001		INV	05/22/2024	K35415/1			
	ACCOUNT DETAIL						**LINE AMOUNT**		
	1 10003022 72720		PR-PARKS	RM-BLDG			28.08		
							28.08		
709	BIG G ACE	0001		INV	06/16/2024	736695/1			
	ACCOUNT DETAIL						**LINE AMOUNT**		
	1 10003022 72720		PR-PARKS	RM-BLDG			36.43		
							36.43		
709	BIG G ACE	0001		INV	06/12/2024	736375/1			
	ACCOUNT DETAIL						**LINE AMOUNT**		
	1 280 73772		STREET	SUPP-SHOP			2.24		
							2.24		
709	BIG G ACE	0001		INV	06/07/2024	736145/1			
	ACCOUNT DETAIL						**LINE AMOUNT**		
	1 280 73772		STREET	SUPP-SHOP			6.37		
							6.37		
709	BIG G ACE	0001		INV	06/21/2024	736936/1			
	ACCOUNT DETAIL						**LINE AMOUNT**		
	1 10003024 73720		PR-REC	SUPP-BM			20.99		
							20.99		

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VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
709	BIG G ACE	0001		INV	06/13/2024	736467/1			
	ACCOUNT DETAIL						**LINE AMOUNT**		
	1 280 73160		STREET	SIGNS			59.30		
							59.30		
709	BIG G ACE	0001		INV	06/12/2024	736417/1			
	ACCOUNT DETAIL						**LINE AMOUNT**		
	1 270 73710		MUSEUM	LANDSCAPE			67.02		
							67.02		
709	BIG G ACE	0001		INV	06/09/2024	736284/1			
	ACCOUNT DETAIL						**LINE AMOUNT**		
	1 270 73772		MUSEUM	SUPP-SHOP			79.25		
							79.25		
709	BIG G ACE	0001		INV	06/19/2024	736775/1			
	ACCOUNT DETAIL						**LINE AMOUNT**		
	1 10003022 72720		PR-PARKS	RM-BLDG			25.73		
							25.73		
709	BIG G ACE	0001		INV	06/19/2024	736809/1			
	ACCOUNT DETAIL						**LINE AMOUNT**		
	1 10006040 73772		FIRE	SUPP-SHOP			30.22		
							30.22		
709	BIG G ACE	0001		INV	05/31/2024	735829/1			
	ACCOUNT DETAIL						**LINE AMOUNT**		
	1 10003020 72720		PR-AUD	RM-BLDG			29.39		
							29.39		
709	BIG G ACE	0001		INV	06/13/2024	736450/1			
	ACCOUNT DETAIL						**LINE AMOUNT**		
	1 10003023 73724		PR-WP	EVENT EX			41.52		
							41.52		
709	BIG G ACE	0001		INV	06/08/2024	736236/1			
	ACCOUNT DETAIL						**LINE AMOUNT**		
	1 10003023 72720		PR-WP	RM-BLDG			50.36		
							50.36		
709	BIG G ACE	0001		INV	06/14/2024	736544/1			
	ACCOUNT DETAIL						**LINE AMOUNT**		
	1 10003023 72720		PR-WP	RM-BLDG			57.31		
							57.31		

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240610 06/10/2024
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CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
709	BIG G ACE	0001		INV	06/07/2024	736162/1			
	ACCOUNT DETAIL						**LINE AMOUNT**		
	1 10003023 72720		PR-WP	RM-BLDG			48.70		
							48.70		
709	BIG G ACE	0001		INV	06/19/2024	736791/1			
	ACCOUNT DETAIL						**LINE AMOUNT**		
	1 10003023 72720		PR-WP	RM-BLDG			47.00		
							47.00		
						CHECK TOTAL	**1,954.60**		
888	BNSF RAILWAY COMPANY	0003		INV	06/19/2024	90262089			
	ACCOUNT DETAIL						**LINE AMOUNT**		
	1 283 74229		STREET ST	CAP IMP			19,322.24		
							19,322.24		
						CHECK TOTAL	**19,322.24**		
273	BOUND TREE MEDICAL LL	0001		INV	06/12/2024	85346248			
	ACCOUNT DETAIL						**LINE AMOUNT**		
	1 10006041 73135		AMBULANCE	MED SUPP			209.95		
							209.95		
273	BOUND TREE MEDICAL LL	0001		INV	06/15/2024	85350897			
	ACCOUNT DETAIL						**LINE AMOUNT**		
	1 10006041 73135		AMBULANCE	MED SUPP			147.02		
							147.02		
273	BOUND TREE MEDICAL LL	0001		INV	06/19/2024	85353782			
	ACCOUNT DETAIL						**LINE AMOUNT**		
	1 10006041 73135		AMBULANCE	MED SUPP			77.60		
							77.60		
273	BOUND TREE MEDICAL LL	0001		INV	06/20/2024	85355278			
	ACCOUNT DETAIL						**LINE AMOUNT**		
	1 10006041 73135		AMBULANCE	MED SUPP			126.23		
							126.23		
						CHECK TOTAL	**560.80**		
313	BSN SPORTS INC	0001		INV	06/08/2024	925705020			
	ACCOUNT DETAIL						**LINE AMOUNT**		
	1 10003023 73170		PR-WP	WEARING			96.00		
							96.00		

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Detail Invoice List

CHECK RUN: 240610 06/10/2024
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CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
						CHECK TOTAL	**96.00**		
615	BUSINESS WORLD PRODUC	0001		INV	06/21/2024	678532			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10002000 73001		DS	OFF SUPP		12.53			
							12.53		
615	BUSINESS WORLD PRODUC	0001		INV	06/23/2024	024253			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10004000 73001		LIBRARY	OFF SUPP		241.96			
							241.96		
						CHECK TOTAL	**254.49**		
2323	C&R COLLECTIBLES LLC	0001		INV	06/12/2024	6882			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005031 73850		POLICE	FIELD EQ		101.30			
							101.30		
						CHECK TOTAL	**101.30**		
673	CHARTER COMMUNICATION	0001		INV	05/31/2024	176219401050124			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10006040 72620		FIRE	TELEPHONE		39.53			
							39.53		
						CHECK TOTAL	**39.53**		
673	CHARTER COMMUNICATION	0001		INV	05/31/2024	176222701050124			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10006040 72620		FIRE	TELEPHONE		74.73			
							74.73		
						CHECK TOTAL	**74.73**		
673	CHARTER COMMUNICATION	0001		INV	05/31/2024	176221901050124			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003022 72620		PR-PARKS	TELEPHONE		29.91			
							29.91		
						CHECK TOTAL	**29.91**		

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240610 06/10/2024
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CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
161	CHRISTENSEN CONCRETE	0001		INV	06/05/2024	GI 51201			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 280 73105		STREET	ASP/CEMENT		967.40			
							967.40		
						CHECK TOTAL	**967.40**		
36	CITY CLERK - PETTY CA	0001		INV	06/09/2024	DMV PLATES, STEVE K			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 280 73140		STREET	OTHER SUPP		15.00			
							15.00		
						CHECK TOTAL	**15.00**		
645	CONSOLIDATED CONCRETE	0001		INV	06/13/2024	296579			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 280 73105		STREET	ASP/CEMENT		3,547.51			
							3,547.51		
645	CONSOLIDATED CONCRETE	0001		INV	06/14/2024	296597			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 280 73105		STREET	ASP/CEMENT		3,386.25			
							3,386.25		
645	CONSOLIDATED CONCRETE	0001		INV	06/09/2024	296470			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 280 73105		STREET	ASP/CEMENT		2,753.25			
							2,753.25		
645	CONSOLIDATED CONCRETE	0001		INV	06/16/2024	296671			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 280 73105		STREET	ASP/CEMENT		2,338.13			
							2,338.13		
645	CONSOLIDATED CONCRETE	0001		INV	06/15/2024	296642			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 280 73105		STREET	ASP/CEMENT		1,688.13			
							1,688.13		
						CHECK TOTAL	**13,713.27**		
314	CONSOLIDATED MANAGEME	0001		INV	06/07/2024	CMC-INV-2401705			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005031 72035		POLICE	TRAIN/CONF		121.05			
							121.05		

ACCOUNTS PAYABLE CHECK RUN REPORT

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CHECK RUN: 240610 06/10/2024
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CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
						CHECK TOTAL	**121.05**		
630	COOPERATIVE PRODUCERS	0001		INV	05/03/2024	140280			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003022 73720		PR-PARKS	SUPP-BM		146.85			
							146.85		
630	COOPERATIVE PRODUCERS	0001		INV	06/13/2024	J88053			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 610 72750		LANDFILL	RM-HEAVY		161.00			
							161.00		
630	COOPERATIVE PRODUCERS	0001		INV	06/19/2024	J88195			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 610 72750		LANDFILL	RM-HEAVY		47.50			
							47.50		
						CHECK TOTAL	**355.35**		
668	CORNHUSKER CLEANING S	0001		INV	06/08/2024	401606			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 280 73772		STREET	SUPP-SHOP		44.95			
							44.95		
668	CORNHUSKER CLEANING S	0001		INV	06/08/2024	401603			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 280 73772		STREET	SUPP-SHOP		26.28			
							26.28		
						CHECK TOTAL	**71.23**		
647	CORNHUSKER PRESS	0001		INV	06/14/2024	P202661			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 230 72054		LIB GRANT	LIB PROG		2,570.70			
							2,570.70		
						CHECK TOTAL	**2,570.70**		
1547	DAKOTA FLUID POWER, I	0001		INV	06/07/2024	7202774			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 280 72750		STREET	RM-HEAVY		31.36			
							31.36		

ACCOUNTS PAYABLE CHECK RUN REPORT

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CHECK RUN: 240610 06/10/2024
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CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
1547	DAKOTA FLUID POWER, I	0001		INV	06/13/2024	7205122			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 280 72750		STREET	RM-HEAVY		115.60			
							115.60		
						CHECK TOTAL	**146.96**		
2326	ANTHONY DELANCEY	0001		INV	06/16/2024	051724			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003024 72051		PR-REC	CL-ADULT		60.00			
							60.00		
						CHECK TOTAL	**60.00**		
653	DELL MARKETING L.P.	0001		INV	05/11/2024	10742414101			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 720 73725		IT FUND	COMPT SOFT		5,121.84			
	2 720 73727		IT FUND	SFTW UTIL		4,190.60			
							9,312.44		
						CHECK TOTAL	**9,312.44**		
2085	DELTA FIRE & SAFETY I	0001		INV	06/21/2024	INVTX23-4307			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10006040 73165		FIRE	UNIFORM		785.00			
							785.00		
2085	DELTA FIRE & SAFETY I	0001		INV	06/21/2024	INVTX23-4308			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10006040 73165		FIRE	UNIFORM		85.00			
							85.00		
						CHECK TOTAL	**870.00**		
55	DEMCO, INC.	0001		INV	06/05/2024	7479950			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10004000 73001		LIBRARY	OFF SUPP		108.47			
							108.47		
						CHECK TOTAL	**108.47**		
1413	DON RUTT PLUMBING & H	0001		INV	05/31/2024	10234			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 270 72720		MUSEUM	RM-BLDG		603.00			

ACCOUNTS PAYABLE CHECK RUN REPORT

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CHECK RUN: 240610 06/10/2024
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CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
							603.00		
						CHECK TOTAL	**603.00**		
560	DOSTALS CONSTRUCTION	0001		INV	06/16/2024	051724			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003022 72720		PR-PARKS	RM-BLDG		5,400.00			
							5,400.00		
						CHECK TOTAL	**5,400.00**		
648	DUTTON-LAINSON CO.	0001		INV	06/20/2024	S36586-1			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 270 73721		MUSEUM	SUPP-ELEC		79.11			
							79.11		
648	DUTTON-LAINSON CO.	0001		INV	06/21/2024	896679-1			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003022 72720		PR-PARKS	RM-BLDG		125.53			
							125.53		
648	DUTTON-LAINSON CO.	0001		INV	06/20/2024	896605-1			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003022 72720		PR-PARKS	RM-BLDG		157.08			
							157.08		
						CHECK TOTAL	**361.72**		
6	EAKES OFFICE SOLUTION	0001		INV	06/05/2024	INV551124			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10001010 72405		CITY ADMIN	PRINTING		13.17			
	2 10002000 72405		DS	PRINTING		13.16			
	3 10001013 72405		FINANCE	PRINTING		13.16			
							39.49		
6	EAKES OFFICE SOLUTION	0001		INV	06/12/2024	8937881-0			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003024 73720		PR-REC	SUPP-BM		185.22			
							185.22		
6	EAKES OFFICE SOLUTION	0001		INV	06/15/2024	INV553369			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 610 72760		LANDFILL	RM-OFFICE		39.87			
							39.87		

ACCOUNTS PAYABLE CHECK RUN REPORT

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CHECK RUN: 240610 06/10/2024
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CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
6	EAKES OFFICE SOLUTION	0001		INV	06/19/2024	INV554154			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 270 72405		MUSEUM	PRINTING		1,282.14			
							1,282.14		
6	EAKES OFFICE SOLUTION	0001		INV	06/19/2024	INV554155			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 270 72760		MUSEUM	RM-OFFICE		203.04			
							203.04		
6	EAKES OFFICE SOLUTION	0001		INV	05/29/2024	8929378-0			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003020 72720		PR-AUD	RM-BLDG		50.88			
							50.88		
6	EAKES OFFICE SOLUTION	0001		INV	06/13/2024	8939255-0			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10004000 73720		LIBRARY	SUPP-BM		137.92			
							137.92		
6	EAKES OFFICE SOLUTION	0001		CRM	06/13/2024	C8920328-0			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10004000 73720		LIBRARY	SUPP-BM		-23.32			
							-23.32		
						CHECK TOTAL	**1,915.24**		
979	ECHO ELECTRIC SUPPLY	0001		INV	06/16/2024	S010630922.001			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003023 72720		PR-WP	RM-BLDG		179.12			
							179.12		
						CHECK TOTAL	**179.12**		
2074	EPIC EVENTS	0001		INV	06/19/2024	05202024			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 211 72311		BID	PI - PROMO		1,800.00			
							1,800.00		
						CHECK TOTAL	**1,800.00**		
676	FAMILY MEDICAL CENTER	0001		INV	06/01/2024	CE5001LRFMCH			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10006040 72030		FIRE	PROF SERV		40.00			
							40.00		

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CHECK RUN: 240610 06/10/2024
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CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
676	FAMILY MEDICAL CENTER	0001		INV	06/01/2024	CE5001LSFMCH			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10006040 72030		FIRE	PROF SERV		40.00			
							40.00		
676	FAMILY MEDICAL CENTER	0001		INV	06/01/2024	CE5001LPFMCH			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10006040 72030		FIRE	PROF SERV		40.00			
							40.00		
676	FAMILY MEDICAL CENTER	0001		INV	06/01/2024	CE5001LQFMCH			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10006040 72030		FIRE	PROF SERV		40.00			
							40.00		
676	FAMILY MEDICAL CENTER	0001		INV	06/01/2024	CE5001LNFMCH			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10006040 72030		FIRE	PROF SERV		368.00			
							368.00		
676	FAMILY MEDICAL CENTER	0001		INV	06/01/2024	CE5001LOFMCH			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10006040 72030		FIRE	PROF SERV		40.00			
							40.00		
676	FAMILY MEDICAL CENTER	0001		INV	06/01/2024	CE5001LTFMCH			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10006040 72030		FIRE	PROF SERV		448.00			
							448.00		
676	FAMILY MEDICAL CENTER	0001		INV	06/06/2024	CE5001LUFMCH			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10006040 72030		FIRE	PROF SERV		310.00			
							310.00		
676	FAMILY MEDICAL CENTER	0001		INV	06/06/2024	CE50025ZFMCH			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10006040 72030		FIRE	PROF SERV		40.00			
							40.00		
676	FAMILY MEDICAL CENTER	0001		INV	09/22/2023	CE500263FMCH			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10006040 72030		FIRE	PROF SERV		350.00			
							350.00		

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CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
676	FAMILY MEDICAL CENTER	0001		INV	07/19/2023	C37001DRFMCH			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10006040 72030		FIRE	PROF SERV		18.00			
							18.00		
676	FAMILY MEDICAL CENTER	0001		INV	06/08/2024	CE50026PFMCH			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10006040 72030		FIRE	PROF SERV		328.00			
							328.00		
676	FAMILY MEDICAL CENTER	0001		INV	06/07/2024	CE50026OFMCH			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10006040 72030		FIRE	PROF SERV		248.00			
							248.00		
676	FAMILY MEDICAL CENTER	0001		INV	06/08/2024	CE50026MFMCH			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10006040 72030		FIRE	PROF SERV		328.00			
							328.00		
676	FAMILY MEDICAL CENTER	0001		INV	06/07/2024	CE50026NFMCH			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10006040 72030		FIRE	PROF SERV		230.00			
							230.00		
						CHECK TOTAL	**2,868.00**		
677	FARRIS CONSTRUCTION C	0001		INV	06/13/2024	23570			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10004000 72720		LIBRARY	RM-BLDG		1,922.00			
							1,922.00		
						CHECK TOTAL	**1,922.00**		
122	FILL-N-CHILL	0001		INV	06/08/2024	050924			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005031 72780		POLICE	RM-VEH		273.00			
							273.00		
						CHECK TOTAL	**273.00**		
646	FLOOD COMMUNICATIONS	0001		INV	05/30/2024	61808-1			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 610 72305		LANDFILL	ADVERTISE		300.00			
							300.00		

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CHECK RUN: 240610 06/10/2024
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CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
						CHECK TOTAL	**300.00**		
89	GALL'S, LLC	0001		INV	06/08/2024	027898568			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10006040 73165		FIRE	UNIFORM		49.40			
							49.40		
89	GALL'S, LLC	0001		INV	06/09/2024	027908759			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10006040 73165		FIRE	UNIFORM		49.40			
							49.40		
89	GALL'S, LLC	0001		INV	06/15/2024	027962780			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10006040 73165		FIRE	UNIFORM		122.34			
							122.34		
						CHECK TOTAL	**221.14**		
1026	JAMES GOLICK	0001		INV	06/18/2024	1307			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003022 72915		PR-PARKS	OTHER		175.00			
							175.00		
						CHECK TOTAL	**175.00**		
603	GRACE'S LOCKSMITH SER	0001		INV	06/13/2024	68208			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003022 72720		PR-PARKS	RM-BLDG		55.00			
							55.00		
603	GRACE'S LOCKSMITH SER	0001		INV	06/07/2024	68178			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 280 72720		STREET	RM-BLDG		7.50			
							7.50		
						CHECK TOTAL	**62.50**		
680	GSI ENGINEERING LLC	0001		INV	06/21/2024	0000000248			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003022 74120		PR-PARKS	BDLG IMP		3,143.00			
							3,143.00		
						CHECK TOTAL	**3,143.00**		

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CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
2325	SAMUEL HANSEN	0001		INV	06/16/2024	051724			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003024 72051		PR-REC	CL-ADULT		180.00			
							180.00		
2325	SAMUEL HANSEN	0001		INV	06/23/2024	052424			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003024 72051		PR-REC	CL-ADULT		120.00			
							120.00		
						CHECK TOTAL	**300.00**		
635	HASTINGS AREA CHAMBER	0001		INV	06/14/2024	718114			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 211 72405		BID	PRINTING		82.80			
							82.80		
						CHECK TOTAL	**82.80**		
597	HASTINGS FORD LINCOLN	0001		INV	06/13/2024	81695			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005031 72780		POLICE	RM-VEH		175.95			
							175.95		
597	HASTINGS FORD LINCOLN	0001		INV	06/20/2024	82067			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005031 72780		POLICE	RM-VEH		174.45			
							174.45		
						CHECK TOTAL	**350.40**		
623	HASTINGS OUTDOOR POWE	0001		INV	06/16/2024	47555			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 280 72750		STREET	RM-HEAVY		36.22			
							36.22		
623	HASTINGS OUTDOOR POWE	0001		INV	06/19/2024	47649			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 610 72750		LANDFILL	RM-HEAVY		60.00			
							60.00		
						CHECK TOTAL	**96.22**		

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240610 06/10/2024
DUE DATE: 06/10/2024

CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
652	HASTINGS TRIBUNE	0001		INV	01/26/2024	300144482			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10002000 72305		DS	ADVERTISE		8.59			
							8.59		
						CHECK TOTAL	**8.59**		
720	HASTINGS UTILITIES	0001		INV	05/01/2024	10152 043024			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 280 72606		STREET	TRAFF SIG		553.14			
							553.14		
720	HASTINGS UTILITIES	0001		INV	06/01/2024	08300215-00 050224			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 280 72605		STREET	ELECTRICIT		42.12			
							42.12		
720	HASTINGS UTILITIES	0001		INV	06/01/2024	09340668-00 050224			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 280 72605		STREET	ELECTRICIT		48.13			
							48.13		
720	HASTINGS UTILITIES	0001		INV	06/01/2024	10391125-00 050224			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 280 72605		STREET	ELECTRICIT		198.77			
							198.77		
720	HASTINGS UTILITIES	0001		INV	06/01/2024	09330010-00 050224			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 280 72605		STREET	ELECTRICIT		517.13			
	2 280 72610		STREET	NAT GAS		65.30			
	3 280 72625		STREET	WATER		45.01			
							627.44		
720	HASTINGS UTILITIES	0001		INV	06/01/2024	09330020-00 050224			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 280 72605		STREET	ELECTRICIT		228.95			
	2 280 72625		STREET	WATER		33.81			
	3 280 72615		STREET	SEWER		22.88			
	4 280 72610		STREET	NAT GAS		250.55			
							536.19		
720	HASTINGS UTILITIES	0001		INV	06/01/2024	22841912-00 050224			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 610 72605		LANDFILL	ELECTRICIT		514.50			

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240610 06/10/2024
DUE DATE: 06/10/2024

CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
							514.50		
720	HASTINGS UTILITIES	0001		INV	06/01/2024	18711790-00 050224			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10001015 72605		CLERK	ELECTRICIT		238.25			
	2 10001015 72610		CLERK	NAT GAS		50.86			
	3 10001015 72615		CLERK	SEWER		14.51			
	4 10001015 72625		CLERK	WATER		98.10			
							401.72		
720	HASTINGS UTILITIES	0001		INV	06/01/2024	02070920-00 050224			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10006040 72605		FIRE	ELECTRICIT		989.03			
	2 10006040 72610		FIRE	NAT GAS		183.32			
	3 10006040 72615		FIRE	SEWER		73.10			
	4 10006040 72625		FIRE	WATER		131.70			
							1,377.15		
720	HASTINGS UTILITIES	0001		INV	06/01/2024	20751290-00 050224			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10006040 72605		FIRE	ELECTRICIT		622.37			
	2 10006040 72610		FIRE	NAT GAS		148.96			
	3 10006040 72615		FIRE	SEWER		87.05			
	4 10006040 72625		FIRE	WATER		146.10			
							1,004.48		
						CHECK TOTAL	**5,303.64**		
222	HEARTLAND PET CONNECT	0001		INV	06/21/2024	JUNE 2024			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005031 72924		POLICE	PET AGREE		5,333.33			
							5,333.33		
						CHECK TOTAL	**5,333.33**		
1070	I E S COMMERCIAL, INC	0001		INV	06/14/2024	514045027-01			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 280 74371		STREET	TRAFF EQ		3,918.91			
							3,918.91		
						CHECK TOTAL	**3,918.91**		

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240610 06/10/2024
DUE DATE: 06/10/2024

CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
439	IMAX CORPORTATION	0001		INV	06/21/2024	90310009			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 270 72815		MUSEUM	FILM ROY		297.00			
							297.00		
						CHECK TOTAL	**297.00**		
684	KELLY SUPPLY COMPANY	0001		INV	05/22/2024	S15116349-0			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 280 72750		STREET	RM-HEAVY		65.36			
							65.36		
						CHECK TOTAL	**65.36**		
658	KULLY PIPE & STEEL CO	0001		INV	06/12/2024	810432			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003022 72720		PR-PARKS	RM-BLDG		55.91			
							55.91		
658	KULLY PIPE & STEEL CO	0001		INV	06/14/2024	810599			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 610 73710		LANDFILL	LANDSCAPE		9.45			
							9.45		
658	KULLY PIPE & STEEL CO	0001		INV	06/09/2024	810371			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003022 72720		PR-PARKS	RM-BLDG		42.42			
							42.42		
						CHECK TOTAL	**107.78**		
580	LAKESIDE AUTO BODY	0001		INV	06/08/2024	RO# 2135			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005031 72780		POLICE	RM-VEH		165.00			
							165.00		
						CHECK TOTAL	**165.00**		
328	LINCOLN AQUATICS	0001		INV	06/14/2024	D8853383			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003023 72720		PR-WP	RM-BLDG		55.11			
							55.11		

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240610 06/10/2024
DUE DATE: 06/10/2024

CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
328	LINCOLN AQUATICS	0001		INV	06/09/2024	38330638			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003023 72720		PR-WP	RM-BLDG		18.96			
							18.96		
328	LINCOLN AQUATICS	0001		INV	06/08/2024	21821914			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003023 72720		PR-WP	RM-BLDG		162.40			
							162.40		
328	LINCOLN AQUATICS	0001		INV	06/08/2024	38330576			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003023 72720		PR-WP	RM-BLDG		162.40			
							162.40		
328	LINCOLN AQUATICS	0001		INV	06/08/2024	02789969			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003023 72720		PR-WP	RM-BLDG		315.10			
							315.10		
328	LINCOLN AQUATICS	0001		INV	06/16/2024	D8853685			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003023 72720		PR-WP	RM-BLDG		480.32			
							480.32		
						CHECK TOTAL	**1,194.29**		
685	LOGAN CONTRACTORS SUP	0001		INV	06/13/2024	D87470			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 280 73105		STREET	ASP/CEMENT		3,337.60			
							3,337.60		
						CHECK TOTAL	**3,337.60**		
2212	LUMEN TECHNOLOGIES GR	0001		INV	06/15/2024	688641627			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005030 72620		911	TELEPHONE		1,218.68			
							1,218.68		
						CHECK TOTAL	**1,218.68**		
566	MACQUEEN EQUIPMENT, L	0001		INV	06/19/2024	INV-034021			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10006040 72770		FIRE	RM-TOOLS		224.00			
							224.00		

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240610 06/10/2024
DUE DATE: 06/10/2024

CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
566	MACQUEEN EQUIPMENT, L	0001		INV	06/20/2024	INV-034109			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10006040 72770		FIRE	RM-TOOLS		387.90			
							387.90		
						CHECK TOTAL	**611.90**		
540	MAINSAVER SOFTWARE	0001		INV	06/14/2024	12330			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 720 73727		IT FUND	SFTW UTIL		2,909.88			
							2,909.88		
						CHECK TOTAL	**2,909.88**		
589	MALOUF JR AND ASSOCIA	0001		INV	06/12/2024	IN-36852			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10006040 73720		FIRE	SUPP-BM		281.26			
							281.26		
589	MALOUF JR AND ASSOCIA	0001		INV	06/13/2024	IN-36853			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10006040 73720		FIRE	SUPP-BM		208.74			
							208.74		
						CHECK TOTAL	**490.00**		
15	MATHESON TRIGAS-LINWE	0001		INV	06/20/2024	0029720101			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10006041 73135		AMBULANCE	MED SUPP		558.93			
							558.93		
						CHECK TOTAL	**558.93**		
1679	RANDALL MCAMIS	0001		INV	06/16/2024	051724			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003024 72051		PR-REC	CL-ADULT		60.00			
							60.00		
						CHECK TOTAL	**60.00**		
29	DELMAR M MCCORD	0001		INV	05/16/2024	057931			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10006040 73130		FIRE	BADGES		166.00			
							166.00		

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240610 06/10/2024
DUE DATE: 06/10/2024

CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
						CHECK TOTAL	**166.00**		
601	MENARDS	0001		INV	06/09/2024	69067			
	ACCOUNT DETAIL						**LINE AMOUNT**		
	1 610 73710		LANDFILL	LANDSCAPE			55.84		
							55.84		
601	MENARDS	0001		INV	06/14/2024	69325			
	ACCOUNT DETAIL						**LINE AMOUNT**		
	1 610 73710		LANDFILL	LANDSCAPE			0.40		
							0.40		
601	MENARDS	0001		INV	06/13/2024	69285			
	ACCOUNT DETAIL						**LINE AMOUNT**		
	1 10006040 73720		FIRE	SUPP-BM			11.87		
							11.87		
601	MENARDS	0001		INV	06/13/2024	69274			
	ACCOUNT DETAIL						**LINE AMOUNT**		
	1 10006040 73720		FIRE	SUPP-BM			13.98		
							13.98		
601	MENARDS	0001		INV	06/14/2024	69332			
	ACCOUNT DETAIL						**LINE AMOUNT**		
	1 10006040 73720		FIRE	SUPP-BM			29.94		
							29.94		
601	MENARDS	0001		INV	06/14/2024	69326			
	ACCOUNT DETAIL						**LINE AMOUNT**		
	1 10006040 73720		FIRE	SUPP-BM			104.93		
							104.93		
601	MENARDS	0001		INV	06/09/2024	69100			
	ACCOUNT DETAIL						**LINE AMOUNT**		
	1 10003022 72720		PR-PARKS	RM-BLDG			1.96		
							1.96		
601	MENARDS	0001		INV	06/09/2024	69107			
	ACCOUNT DETAIL						**LINE AMOUNT**		
	1 10003022 72720		PR-PARKS	RM-BLDG			15.72		
							15.72		
601	MENARDS	0001		INV	06/09/2024	69087			
	ACCOUNT DETAIL						**LINE AMOUNT**		
	1 10005030 72030		911	PROF SERV			44.96		
							44.96		

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240610 06/10/2024
DUE DATE: 06/10/2024

CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
601	MENARDS	0001		INV	06/07/2024	68941			
	ACCOUNT DETAIL						**LINE AMOUNT**		
	1 280 72720		STREET	RM-BLDG			108.86		
							108.86		
601	MENARDS	0001		INV	06/07/2024	68964			
	ACCOUNT DETAIL						**LINE AMOUNT**		
	1 280 72720		STREET	RM-BLDG			54.21		
							54.21		
601	MENARDS	0001		INV	06/20/2024	69639			
	ACCOUNT DETAIL						**LINE AMOUNT**		
	1 280 72720		STREET	RM-BLDG			8.09		
							8.09		
601	MENARDS	0001		INV	06/12/2024	69201			
	ACCOUNT DETAIL						**LINE AMOUNT**		
	1 280 72915		STREET	OTHER			56.37		
							56.37		
601	MENARDS	0001		INV	06/22/2024	69733			
	ACCOUNT DETAIL						**LINE AMOUNT**		
	1 10007052 73850		SW MGMT	FIELD EQ			29.99		
							29.99		
601	MENARDS	0001		INV	06/12/2024	69217			
	ACCOUNT DETAIL						**LINE AMOUNT**		
	1 10006040 73772		FIRE	SUPP-SHOP			29.92		
							29.92		
601	MENARDS	0001		INV	06/20/2024	69645			
	ACCOUNT DETAIL						**LINE AMOUNT**		
	1 10006040 73772		FIRE	SUPP-SHOP			76.61		
							76.61		
601	MENARDS	0001		INV	06/20/2024	69612			
	ACCOUNT DETAIL						**LINE AMOUNT**		
	1 10006040 73772		FIRE	SUPP-SHOP			24.18		
							24.18		
601	MENARDS	0001		INV	06/12/2024	69216			
	ACCOUNT DETAIL						**LINE AMOUNT**		
	1 10003020 72720		PR-AUD	RM-BLDG			161.41		
							161.41		

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240610 06/10/2024
DUE DATE: 06/10/2024

CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
601	MENARDS	0001		INV	06/14/2024	69321			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003020 72720		PR-AUD	RM-BLDG		61.39			
							61.39		
601	MENARDS	0001		INV	06/14/2024	69329			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003020 72720		PR-AUD	RM-BLDG		53.67			
							53.67		
601	MENARDS	0001		INV	06/14/2024	69352			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003023 72720		PR-WP	RM-BLDG		22.37			
							22.37		
601	MENARDS	0001		INV	06/13/2024	69253			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10004000 73720		LIBRARY	SUPP-BM		24.98			
							24.98		
601	MENARDS	0001		INV	06/15/2024	69416			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10004000 73720		LIBRARY	SUPP-BM		2.00			
							2.00		
						CHECK TOTAL	**993.65**		
218	MIDWEST TAPE	0001		INV	06/13/2024	505474738			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10004000 73012		LIBRARY	LIB COLL		57.72			
	2 10004000 72914		LIBRARY	PROC FEE		6.75			
							64.47		
218	MIDWEST TAPE	0001		INV	06/20/2024	505509311			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10004000 73012		LIBRARY	LIB COLL		99.70			
	2 10004000 72914		LIBRARY	PROC FEE		13.90			
							113.60		
						CHECK TOTAL	**178.07**		
1992	MORTEN CONSTRUCTION,	0001		INV	06/22/2024	CH2023-09 EST #1			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003021 74242		PR-CEM	DEPT CAP		145,498.97			
							145,498.97		

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240610 06/10/2024
DUE DATE: 06/10/2024

CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
						CHECK TOTAL	**145,498.97**		
1849	MR. SPARKLES CLEANING	0001		INV	06/20/2024	36366			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005031 72720		POLICE	RM-BLDG		1,080.00			
							1,080.00		
						CHECK TOTAL	**1,080.00**		
688	NAPA AUTO PARTS	0001		INV	06/12/2024	267735			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 610 72750		LANDFILL	RM-HEAVY		67.98			
							67.98		
688	NAPA AUTO PARTS	0001		INV	06/09/2024	267367			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10006040 73772		FIRE	SUPP-SHOP		30.24			
							30.24		
688	NAPA AUTO PARTS	0001		CRM	06/12/2024	267662			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003022 72750		PR-PARKS	RM-HEAVY		-5.38			
							-5.38		
688	NAPA AUTO PARTS	0001		INV	06/12/2024	267648			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003022 72750		PR-PARKS	RM-HEAVY		174.69			
							174.69		
688	NAPA AUTO PARTS	0001		INV	05/29/2024	264917			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003022 72780		PR-PARKS	RM-VEH		119.94			
							119.94		
688	NAPA AUTO PARTS	0001		INV	05/26/2024	264478			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 280 72780		STREET	RM-VEH		50.03			
							50.03		
688	NAPA AUTO PARTS	0001		INV	05/26/2024	264556			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 280 72750		STREET	RM-HEAVY		24.96			
							24.96		

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CHECK RUN: 240610 06/10/2024
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CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
688	NAPA AUTO PARTS	0001		CRM	05/30/2024	265045			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 280 72750		STREET	RM-HEAVY		-1.63			
							-1.63		
688	NAPA AUTO PARTS	0001		INV	05/29/2024	264823			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 280 72750		STREET	RM-HEAVY		7.23			
							7.23		
688	NAPA AUTO PARTS	0001		INV	05/30/2024	265212			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 280 72750		STREET	RM-HEAVY		86.99			
							86.99		
688	NAPA AUTO PARTS	0001		INV	06/01/2024	265650			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 280 72750		STREET	RM-HEAVY		84.00			
							84.00		
688	NAPA AUTO PARTS	0001		INV	06/02/2024	265881			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 280 72750		STREET	RM-HEAVY		97.70			
							97.70		
688	NAPA AUTO PARTS	0001		INV	06/02/2024	265834			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 280 73772		STREET	SUPP-SHOP		18.87			
							18.87		
688	NAPA AUTO PARTS	0001		INV	06/05/2024	266253			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 280 72780		STREET	RM-VEH		32.67			
							32.67		
688	NAPA AUTO PARTS	0001		INV	06/06/2024	266558			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 280 72780		STREET	RM-VEH		35.21			
							35.21		
688	NAPA AUTO PARTS	0001		INV	06/07/2024	266833			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 280 72750		STREET	RM-HEAVY		55.28			
							55.28		

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Detail Invoice List

CHECK RUN: 240610 06/10/2024
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CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
688	NAPA AUTO PARTS	0001		INV	06/07/2024	266825			
	ACCOUNT DETAIL						**LINE AMOUNT**		
	1 280 72780		STREET	RM-VEH			135.75		
							135.75		
688	NAPA AUTO PARTS	0001		INV	06/07/2024	266699			
	ACCOUNT DETAIL						**LINE AMOUNT**		
	1 280 72780		STREET	RM-VEH			18.96		
							18.96		
688	NAPA AUTO PARTS	0001		INV	06/12/2024	267782			
	ACCOUNT DETAIL						**LINE AMOUNT**		
	1 280 72750		STREET	RM-HEAVY			3.68		
							3.68		
688	NAPA AUTO PARTS	0001		INV	06/12/2024	267651			
	ACCOUNT DETAIL						**LINE AMOUNT**		
	1 280 72750		STREET	RM-HEAVY			147.09		
							147.09		
688	NAPA AUTO PARTS	0001		INV	06/13/2024	267970			
	ACCOUNT DETAIL						**LINE AMOUNT**		
	1 280 72750		STREET	RM-HEAVY			178.57		
							178.57		
688	NAPA AUTO PARTS	0001		INV	06/14/2024	268126			
	ACCOUNT DETAIL						**LINE AMOUNT**		
	1 280 72750		STREET	RM-HEAVY			178.57		
							178.57		
688	NAPA AUTO PARTS	0001		INV	06/14/2024	268110			
	ACCOUNT DETAIL						**LINE AMOUNT**		
	1 280 72750		STREET	RM-HEAVY			108.89		
							108.89		
688	NAPA AUTO PARTS	0001		INV	06/16/2024	268774			
	ACCOUNT DETAIL						**LINE AMOUNT**		
	1 280 72750		STREET	RM-HEAVY			455.97		
							455.97		
688	NAPA AUTO PARTS	0001		INV	06/15/2024	268504			
	ACCOUNT DETAIL						**LINE AMOUNT**		
	1 10003022 72780		PR-PARKS	RM-VEH			57.81		
							57.81		
						CHECK TOTAL	**2,164.07**		

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240610 06/10/2024
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CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
59	NE LAW ENFORCEMENT TR	0001		INV	06/08/2024	13636			
	ACCOUNT DETAIL						**LINE AMOUNT**		
	1 10005031 72035		POLICE	TRAIN/CONF			320.00		
							320.00		
						CHECK TOTAL	**320.00**		
1180	NEBRASKA PUBLIC HEALT	0001		INV	06/13/2024	577463			
	ACCOUNT DETAIL						**LINE AMOUNT**		
	1 10005031 72030		POLICE	PROF SERV			525.00		
							525.00		
						CHECK TOTAL	**525.00**		
656	NEBRASKA MACHINERY CO	0001		INV	06/16/2024	INV643337			
	ACCOUNT DETAIL						**LINE AMOUNT**		
	1 610 72750		LANDFILL	RM-HEAVY			4,344.79		
							4,344.79		
656	NEBRASKA MACHINERY CO	0001		INV	05/23/2024	CUI1347088			
	ACCOUNT DETAIL						**LINE AMOUNT**		
	1 280 74350		STREET	HEAVY EQ			1,830.00		
							1,830.00		
						CHECK TOTAL	**6,174.79**		
2320	NEOTERIC HOVERCRAFT I	0001		INV	06/16/2024	11456			
	ACCOUNT DETAIL						**LINE AMOUNT**		
	1 420 74380		FIRE EQUIP	VEH			7,089.00		
							7,089.00		
2320	NEOTERIC HOVERCRAFT I	0001		INV	06/16/2024	11455			
	ACCOUNT DETAIL						**LINE AMOUNT**		
	1 420 74380		FIRE EQUIP	VEH			5,150.00		
							5,150.00		
2320	NEOTERIC HOVERCRAFT I	0001		INV	06/16/2024	11454			
	ACCOUNT DETAIL						**LINE AMOUNT**		
	1 420 74380		FIRE EQUIP	VEH			2,500.00		
							2,500.00		
2320	NEOTERIC HOVERCRAFT I	0001		INV	06/16/2024	11435			
	ACCOUNT DETAIL						**LINE AMOUNT**		
	1 420 74380		FIRE EQUIP	VEH			5,358.00		
							5,358.00		

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240610 06/10/2024
DUE DATE: 06/10/2024

CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
						CHECK TOTAL	**20,097.00**		
689	NUTRIEN AG SOLUTIONS	0001		INV	05/29/2024	53944951			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 280 73126		STREET	FUEL/OIL		31.58			
							31.58		
689	NUTRIEN AG SOLUTIONS	0001		INV	05/26/2024	53917667			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 280 73126		STREET	FUEL/OIL		39.47			
							39.47		
						CHECK TOTAL	**71.05**		
201	ODEYS, INC.	0001		INV	04/21/2024	124605			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003022 72720		PR-PARKS	RM-BLDG		4,130.00			
							4,130.00		
201	ODEYS, INC.	0001		INV	06/17/2024	124829			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003022 72750		PR-PARKS	RM-HEAVY		1,032.77			
							1,032.77		
						CHECK TOTAL	**5,162.77**		
690	OLSSON	0001		INV	05/19/2024	494341			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 610 72030		LANDFILL	PROF SERV		1,588.50			
							1,588.50		
690	OLSSON	0001		INV	06/22/2024	497787			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 280 72030		STREET	PROF SERV		166.50			
							166.50		
						CHECK TOTAL	**1,755.00**		
1400	ALEJANDRO GUERRERO	0000		INV	06/16/2024	20221392			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 100 42206		GENERAL	CERT OCC		250.00			
							250.00		
						CHECK TOTAL	**250.00**		

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240610 06/10/2024
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CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
1400	CENTRAL COMMUNITY COL	0000		INV	06/19/2024	20220440			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 100 42206		GENERAL	CERT OCC		250.00			
							250.00		
						CHECK TOTAL	**250.00**		
1400	CENTRAL COMMUNITY COL	0000		INV	06/19/2024	20220304			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 100 42206		GENERAL	CERT OCC		250.00			
							250.00		
						CHECK TOTAL	**250.00**		
1400	CHAD BUNGER	0000		INV	06/13/2024	REIMBURSEMENT			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10002000 72035		DS	TRAIN/CONF		148.20			
							148.20		
						CHECK TOTAL	**148.20**		
1400	DANNY STAROSTKA	0000		INV	06/16/2024	20231904			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 100 42206		GENERAL	CERT OCC		250.00			
							250.00		
						CHECK TOTAL	**250.00**		
1400	GUADALUPE ESPINOZA	0000		INV	06/16/2024	20231162			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 100 42206		GENERAL	CERT OCC		250.00			
							250.00		
						CHECK TOTAL	**250.00**		
1400	HASTINGS VENTURES	0000		INV	06/16/2024	20230766			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 100 42206		GENERAL	CERT OCC		250.00			
							250.00		
						CHECK TOTAL	**250.00**		

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240610 06/10/2024
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CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
1400	HASTINGS VENTURES LLC	0000		INV	06/16/2024	20231076			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 100 42206		GENERAL	CERT OCC		250.00			
							250.00		
						CHECK TOTAL	**250.00**		
1400	HASTINGS VENTURES LLC	0000		INV	06/16/2024	20231077			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 100 42206		GENERAL	CERT OCC		250.00			
							250.00		
						CHECK TOTAL	**250.00**		
1400	JESSE OSWALD	0000		INV	06/14/2024	05152024			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10001012 72035		ATTORNEY	TRAIN/CONF		15.71			
							15.71		
						CHECK TOTAL	**15.71**		
1400	JULAYNE BROWN	0000		INV	06/11/2024	BOOT REIMBURSEMENT			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 610 73170		LANDFILL	WEARING		32.25			
							32.25		
						CHECK TOTAL	**32.25**		
167	OUTDOOR RECREATION PR	0001		INV	06/08/2024	3754			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003022 72720		PR-PARKS	RM-BLDG		270.30			
							270.30		
						CHECK TOTAL	**270.30**		
569	PAVELKA TRUCK & TRAIL	0001		INV	06/16/2024	001-1003702			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 280 72750		STREET	RM-HEAVY		392.30			
							392.30		
						CHECK TOTAL	**392.30**		

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240610 06/10/2024
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CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
18	PEPSI-COLA BOTTLING C	0001		INV	06/13/2024	6100111077			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 270 73121		MUSEUM	CONC-RES		559.56			
							559.56		
						CHECK TOTAL	**559.56**		
24	PRESTO-X	0001		INV	06/06/2024	60398346			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10006040 72622		FIRE	PEST CONTR		53.58			
							53.58		
						CHECK TOTAL	**53.58**		
24	PRESTO-X	0001		INV	06/06/2024	60398347			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10006040 72622		FIRE	PEST CONTR		69.26			
							69.26		
						CHECK TOTAL	**69.26**		
24	PRESTO-X	0001		INV	06/06/2024	60398419			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10006040 72622		FIRE	PEST CONTR		72.49			
							72.49		
						CHECK TOTAL	**72.49**		
24	PRESTO-X	0001		INV	06/13/2024	60398337			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10004000 72720		LIBRARY	RM-BLDG		75.17			
							75.17		
						CHECK TOTAL	**75.17**		
712	PRIME SECURED	0002		INV	06/16/2024	90147			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 720 74355		IT FUND	COMP EQ		4,514.44			
							4,514.44		
						CHECK TOTAL	**4,514.44**		

ACCOUNTS PAYABLE CHECK RUN REPORT

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CHECK RUN: 240610 06/10/2024
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CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
318	PROFORMA	0001		INV	05/29/2024	BG16006610A			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005030 73170		911	WEARING		75.92			
							75.92		
						CHECK TOTAL	**75.92**		
378	REAL TIME TRANSLATION	0001		INV	06/20/2024	117867			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005031 72030		POLICE	PROF SERV		528.00			
							528.00		
						CHECK TOTAL	**528.00**		
2111	DANIEL ROTH	0001		INV	06/23/2024	052424			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003024 72051		PR-REC	CL-ADULT		60.00			
							60.00		
						CHECK TOTAL	**60.00**		
611	RUSS'S MARKET	0001		INV	06/14/2024	17035			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 230 72054		LIB GRANT	LIB PROG		13.99			
							13.99		
						CHECK TOTAL	**13.99**		
657	SAPP BROTHERS PETROLE	0001		INV	06/13/2024	IN4452057			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 610 73126		LANDFILL	FUEL/OIL		956.52			
							956.52		
657	SAPP BROTHERS PETROLE	0001		INV	06/07/2024	IN4447280			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003022 73126		PR-PARKS	FUEL/OIL		1,832.10			
							1,832.10		
657	SAPP BROTHERS PETROLE	0001		INV	05/29/2024	IN4441136			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 280 73126		STREET	FUEL/OIL		7,389.64			
							7,389.64		

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240610 06/10/2024
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CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
657	SAPP BROTHERS PETROLE	0001		INV	05/18/2024	IN4434195			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 280 73126		STREET	FUEL/OIL		2,036.58			
							2,036.58		
657	SAPP BROTHERS PETROLE	0001		INV	06/19/2024	IN4456060			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 610 73126		LANDFILL	FUEL/OIL		784.91			
							784.91		
						CHECK TOTAL	**12,999.75**		
21	SHERWIN-WILLIAMS	0001		INV	06/12/2024	1641-3			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10006040 73720		FIRE	SUPP-BM		45.49			
							45.49		
						CHECK TOTAL	**45.49**		
258	SOUTH HEARTLAND DIST	0001		INV	06/15/2024	2024			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10009000 72926		OTHER-GOVT	MM PROG		2,500.00			
							2,500.00		
						CHECK TOTAL	**2,500.00**		
125	STATE OF NE - DAS STA	0001		INV	06/21/2024	1428107			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005031 72620		POLICE	TELEPHONE		844.80			
							844.80		
						CHECK TOTAL	**844.80**		
848	STRONG TECHNICAL SERV	0001		INV	06/19/2024	SIN167954			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 270 72750		MUSEUM	RM-HEAVY		1,152.90			
							1,152.90		
						CHECK TOTAL	**1,152.90**		
614	TITAN MACHINERY-HASTI	0001		INV	06/16/2024	PS0307188-1			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 280 72750		STREET	RM-HEAVY		22.00			
							22.00		

ACCOUNTS PAYABLE CHECK RUN REPORT

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CHECK RUN: 240610 06/10/2024
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CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
						CHECK TOTAL	**22.00**		
342	TRADE WELL PALLET, IN	0001		INV	06/27/2024	8631			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003022 73710		PR-PARKS	LANDSCAPE		140.00			
							140.00		
						CHECK TOTAL	**140.00**		
1344	TRANSIT WORKS	0001	22400163	INV	03/15/2024	152119			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 720 73725		IT FUND	COMPT SOFT		7,154.13			
	2 720 73727		IT FUND	SFTW UTIL		5,853.37			
							13,007.50		
						CHECK TOTAL	**13,007.50**		
1389	TRAVELERS	0001		INV	06/19/2024	2262RA186 052024			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10009000 72505		OTHER-GOVT	NS		1,480.00			
							1,480.00		
						CHECK TOTAL	**1,480.00**		
294	US BANK	0001		INV	05/28/2024	AHASLIDES			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10006040 72905		FIRE	DUE/SUBS		59.40			
							59.40		
294	US BANK	0001		INV	06/08/2024	WEVIDEO.COM/CHARGE			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003024 72905		PR-REC	DUE/SUBS		9.99			
							9.99		
294	US BANK	0001		INV	06/09/2024	USPS PO 3040800390			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10006040 72105		FIRE	POSTAGE		8.73			
							8.73		
294	US BANK	0001		INV	06/14/2024	AMAZON			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10004000 73012		LIBRARY	LIB COLL		14.99			
							14.99		

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240610 06/10/2024
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CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
294	US BANK	0001		INV	06/15/2024	HOLIDAY INN EXPRESS			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005030 72035		911	TRAIN/CONF		462.44			
							462.44		
294	US BANK	0001		INV	06/15/2024	CASEY'S			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005031 73126		POLICE	FUEL/OIL		34.00			
							34.00		
294	US BANK	0001		INV	06/14/2024	AMAZON			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10004000 73012		LIBRARY	LIB COLL		14.99			
							14.99		
294	US BANK	0001		INV	06/14/2024	LOVES			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005031 73126		POLICE	FUEL/OIL		37.50			
							37.50		
294	US BANK	0001		INV	06/08/2024	YOUNG GUNS FIREARMS			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005031 73850		POLICE	FIELD EQ		4,750.00			
							4,750.00		
294	US BANK	0001		INV	06/12/2024	CENEX			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005031 73126		POLICE	FUEL/OIL		41.00			
							41.00		
294	US BANK	0001		INV	06/06/2024	KWIK STOP			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005031 73126		POLICE	FUEL/OIL		46.00			
							46.00		
294	US BANK	0001		INV	06/07/2024	THE MAG SHACK			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005031 73850		POLICE	FIELD EQ		879.68			
							879.68		
294	US BANK	0001		INV	06/06/2024	HAMPTON INN			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005031 72035		POLICE	TRAIN/CONF		361.16			
							361.16		

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Detail Invoice List

CHECK RUN: 240610 06/10/2024
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CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
294	US BANK	0001		INV	06/07/2024	REAL AVID			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005031 73850		POLICE	FIELD EQ		139.97			
							139.97		
294	US BANK	0001		INV	06/15/2024	BIG G ACE			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 230 72054		LIB GRANT	LIB PROG		8.55			
							8.55		
294	US BANK	0001		INV	06/05/2024	CITY OF KEARNEY PUBL			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10004000 73012		LIBRARY	LIB COLL		10.00			
							10.00		
294	US BANK	0001		INV	06/06/2024	RUSS IGA			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005031 72030		POLICE	PROF SERV		4.99			
							4.99		
294	US BANK	0001		INV	06/14/2024	CHICAGO BOOKS & JOUR			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 230 72054		LIB GRANT	LIB PROG		14.87			
							14.87		
294	US BANK	0001		INV	06/15/2024	E-COLLAR			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005031 73136		POLICE	K-9 UNIT		571.37			
							571.37		
294	US BANK	0001		INV	06/12/2024	EILEEN'S COOKIES			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 230 72735		LIB GRANT	GRANT EXP		19.50			
							19.50		
294	US BANK	0001		INV	06/13/2024	AMERICAN AED			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005030 72030		911	PROF SERV		1,179.00			
							1,179.00		
294	US BANK	0001		INV	06/08/2024	SAPP BROS			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005031 73126		POLICE	FUEL/OIL		36.00			
							36.00		

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CHECK RUN: 240610 06/10/2024
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VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
294	US BANK	0001		INV	06/21/2024	BOMGAARS			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 610 73126		LANDFILL	FUEL/OIL		199.99			
	2 610 72750		LANDFILL	RM-HEAVY		34.99			
							234.98		
294	US BANK	0001		INV	06/21/2024	ESRI			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10002000 72035		DS	TRAIN/CONF		299.00			
							299.00		
294	US BANK	0001		INV	06/15/2024	4TE BUELL MANUFACTUR			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10006041 72780		AMBULANCE	RM-VEH		150.68			
							150.68		
294	US BANK	0001		INV	06/20/2024	AEGISFIREBARRIER.COM			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10006040 72720		FIRE	RM-BLDG		44.10			
							44.10		
294	US BANK	0001		INV	06/19/2024	JONES & BARTLETT			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10006040 72035		FIRE	TRAIN/CONF		79.13			
							79.13		
294	US BANK	0001		INV	06/19/2024	JONES & BARTLETT			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10006040 72035		FIRE	TRAIN/CONF		78.06			
							78.06		
294	US BANK	0001		INV	06/19/2024	SIMSUSHARE.COM			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10006040 72035		FIRE	TRAIN/CONF		179.95			
							179.95		
294	US BANK	0001		INV	06/22/2024	ICMA			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10001010 73010		CITY ADMIN	BOOKS/MAP		74.65			
							74.65		
294	US BANK	0001		INV	06/22/2024	CERTIFIED MAIL			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10001010 72105		CITY ADMIN	POSTAGE		200.00			
							200.00		

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VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
294	US BANK	0001		INV	06/09/2024	MICROSOFT			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 720 73725		IT FUND	COMPT SOFT		16.39			
	2 720 73727		IT FUND	SFTW UTIL		13.41			
							29.80		
294	US BANK	0001		INV	06/12/2024	GOTOCCOM			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 720 73725		IT FUND	COMPT SOFT		52.38			
	2 720 73727		IT FUND	SFTW UTIL		42.86			
							95.24		
294	US BANK	0001		INV	06/14/2024	PADDLE.NET			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 720 73725		IT FUND	COMPT SOFT		5.89			
	2 720 73727		IT FUND	SFTW UTIL		4.81			
							10.70		
294	US BANK	0001		INV	06/16/2024	MSFT			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 720 73725		IT FUND	COMPT SOFT		12.38			
	2 720 73727		IT FUND	SFTW UTIL		10.12			
							22.50		
294	US BANK	0001		INV	06/16/2024	MSFT			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 720 73725		IT FUND	COMPT SOFT		9,068.40			
	2 720 73727		IT FUND	SFTW UTIL		7,419.60			
							16,488.00		
294	US BANK	0001		INV	06/16/2024	MSFT			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 720 73725		IT FUND	COMPT SOFT		120.00			
							120.00		
294	US BANK	0001		INV	06/16/2024	MSFT			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 720 73725		IT FUND	COMPT SOFT		42.68			
	2 720 73727		IT FUND	SFTW UTIL		34.92			
							77.60		
294	US BANK	0001		INV	06/16/2024	MSFT			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 720 73725		IT FUND	COMPT SOFT		104.50			
	2 720 73727		IT FUND	SFTW UTIL		85.50			

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240610 06/10/2024
DUE DATE: 06/10/2024

CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
							190.00		
294	US BANK	0001		INV	06/06/2024	BIG G 05.07.2024			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 270 73710		MUSEUM	LANDSCAPE		21.38			
							21.38		
294	US BANK	0001		INV	06/06/2024	KAWVALLEY 05.07.2024			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 270 73710		MUSEUM	LANDSCAPE		59.83			
							59.83		
294	US BANK	0001		INV	05/25/2024	SMARTPRESS 4.25.2024			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 270 72405		MUSEUM	PRINTING		1,164.69			
							1,164.69		
294	US BANK	0001		INV	06/20/2024	DRISIGNS			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 230 72735		LIB GRANT	GRANT EXP		386.63			
							386.63		
294	US BANK	0001		INV	06/15/2024	ADOBE 2765661570			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 270 72905		MUSEUM	DUE/SUBS		32.09			
							32.09		
						CHECK TOTAL	**28,743.14**		
354	VENUPLUS INC	0001		INV	05/30/2024	CI2402408			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 270 73123		MUSEUM	PENN PRESS		68.13			
							68.13		
						CHECK TOTAL	**68.13**		
725	VERIZON WIRELESS	0001		INV	06/09/2024	9963920398			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005031 72620		POLICE	TELEPHONE		2,256.51			
							2,256.51		
						CHECK TOTAL	**2,256.51**		

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240610 06/10/2024
DUE DATE: 06/10/2024

CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
2304	VESTIS	0001		INV	06/12/2024	6280356182			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 610 73170		LANDFILL	WEARING		6.15			
	2 610 72720		LANDFILL	RM-BLDG		24.24			
							30.39		
2304	VESTIS	0001		INV	06/19/2024	6280358994			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 610 73170		LANDFILL	WEARING		6.15			
	2 610 72720		LANDFILL	RM-BLDG		24.24			
							30.39		
						CHECK TOTAL	**60.78**		
2304	VESTIS	0001		INV	06/21/2024	6280360391			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005031 73720		POLICE	SUPP-BM		35.00			
							35.00		
						CHECK TOTAL	**35.00**		
179	WAL-MART COMMUNITY	0001		INV	06/21/2024	09758			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003023 72720		PR-WP	RM-BLDG		151.48			
							151.48		
179	WAL-MART COMMUNITY	0001		INV	06/20/2024	03014			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10003024 73143		PR-REC	SUPP-SE		9.88			
							9.88		
						CHECK TOTAL	**161.36**		
2319	WHEN THEN PROJECT, LL	0001		INV	06/07/2024	INV-0001135			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 10005031 73850		POLICE	FIELD EQ		1,857.60			
							1,857.60		
						CHECK TOTAL	**1,857.60**		
14	WINDSTREAM	0001		INV	06/06/2024	090231819 050724			
	ACCOUNT DETAIL					**LINE AMOUNT**			
	1 610 72620		LANDFILL	TELEPHONE		258.93			
							258.93		

CITY OF HASTINGS

ACCOUNTS PAYABLE CHECK RUN REPORT

Detail Invoice List

CHECK RUN: 240610 06/10/2024
DUE DATE: 06/10/2024

CASH ACCOUNT: 999 11010 CASH IN BANK - CITY

VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
					CHECK TOTAL	258.93		
340 INVOICES			WARRANT TOTAL		367,192.75	367,192.75		
			CASH ACCOUNT BALANCE			55,098,367.40		

ACCOUNTS PAYABLE CHECK RUN REPORT

Check Run Summary

CHECK RUN: 240610 06/10/2024
DUE DATE: 06/10/2024

FUND	ORG		ACCOUNT		AMOUNT	AVLB BUDGET
100	100	GENERAL FUND	100-00-000-00-0000-00000-42206-	CERT OF OCCUPANCY FEE	2,000.00	0.00
100	10001010	ADMIN - CITY ADMINIST	100-10-010-10-0000-00000-72105-	POSTAGE	200.00	467,976.60
100	10001010	ADMIN - CITY ADMINIST	100-10-010-10-0000-00000-72405-	PRINTING	13.17	467,976.60
100	10001010	ADMIN - CITY ADMINIST	100-10-010-10-0000-00000-73010-	BOOKS & MAPS	74.65	467,976.60
100	10001012	ADMIN - CITY ATTORNEY	100-10-010-12-0000-00000-72035-	TRAINING/CONFERENCES	15.71	70,690.05
100	10001013	ADMIN - FINANCE	100-10-010-13-0000-00000-72405-	PRINTING	13.16	370,253.88
100	10001015	ADMIN - CLERK	100-10-010-15-0000-00000-72605-	ELECTRICITY	238.25	101,270.73
100	10001015	ADMIN - CLERK	100-10-010-15-0000-00000-72610-	NATURAL GAS	50.86	101,270.73
100	10001015	ADMIN - CLERK	100-10-010-15-0000-00000-72615-	SEWER	14.51	101,270.73
100	10001015	ADMIN - CLERK	100-10-010-15-0000-00000-72625-	WATER	98.10	101,270.73
100	10002000	DEVELOPMENT SERVICES	100-10-020-00-0000-00000-72035-	TRAINING/CONFERENCES	447.20	531,507.52
100	10002000	DEVELOPMENT SERVICES	100-10-020-00-0000-00000-72305-	ADVERTISING	8.59	531,507.52
100	10002000	DEVELOPMENT SERVICES	100-10-020-00-0000-00000-72405-	PRINTING	13.16	531,507.52
100	10002000	DEVELOPMENT SERVICES	100-10-020-00-0000-00000-73001-	OFFICE SUPPLIES	12.53	531,507.52
100	10003020	PARKS & REC - AUDITOR	100-40-030-20-0000-00000-72720-	R & M BUILDINGS	356.74	42,550.49
100	10003021	PARKS & REC - CEMETER	100-40-030-21-0000-00000-74242-	DEPARTMENTAL CAPITAL	145,498.97	805,268.64
100	10003022	PARKS & REC - PARKS	100-40-030-22-0000-00000-72620-	TELEPHONE	29.91	1,610,198.58
100	10003022	PARKS & REC - PARKS	100-40-030-22-0000-00000-72720-	R & M BUILDINGS	11,578.72	1,610,198.58
100	10003022	PARKS & REC - PARKS	100-40-030-22-0000-00000-72750-	R & M HEAVY MACHINERY	1,202.08	1,610,198.58
100	10003022	PARKS & REC - PARKS	100-40-030-22-0000-00000-72780-	R & M VEHICLES	177.75	1,610,198.58
100	10003022	PARKS & REC - PARKS	100-40-030-22-0000-00000-72915-	OTHER	175.00	1,610,198.58
100	10003022	PARKS & REC - PARKS	100-40-030-22-0000-00000-73126-	FUEL & OIL	1,832.10	1,610,198.58
100	10003022	PARKS & REC - PARKS	100-40-030-22-0000-00000-73710-	LANDSCAPING SUPPLIES	140.00	1,610,198.58
100	10003022	PARKS & REC - PARKS	100-40-030-22-0000-00000-73720-	BUILDING MAINTENANCE	146.85	1,610,198.58
100	10003022	PARKS & REC - PARKS	100-40-030-22-0000-00000-74120-	BUILDING IMPROVEMENTS	3,143.00	1,610,198.58
100	10003023	PARKS & REC - WATER P	100-40-030-23-0000-00000-72720-	R & M BUILDINGS	1,750.63	432,557.33
100	10003023	PARKS & REC - WATER P	100-40-030-23-0000-00000-73115-	CHEMICALS	5,582.95	432,557.33
100	10003023	PARKS & REC - WATER P	100-40-030-23-0000-00000-73170-	WEARING APPAREL	96.00	432,557.33
100	10003023	PARKS & REC - WATER P	100-40-030-23-0000-00000-73724-	EVENT EXPENSES	41.52	432,557.33
100	10003024	PARKS & REC - RECREAT	100-40-030-24-0000-00000-72051-	ADULT ACT. CONTRACT L	540.00	123,954.85
100	10003024	PARKS & REC - RECREAT	100-40-030-24-0000-00000-72905-	DUES & SUBSCRIPTIONS	9.99	123,954.85
100	10003024	PARKS & REC - RECREAT	100-40-030-24-0000-00000-73143-	SPEC. EVENT SUPPLIES	9.88	123,954.85
100	10003024	PARKS & REC - RECREAT	100-40-030-24-0000-00000-73720-	BUILDING MAINTENANCE	206.21	123,954.85
100	10004000	LIBRARY	100-40-040-00-0000-00000-72720-	R & M BUILDINGS	1,997.17	703,572.52
100	10004000	LIBRARY	100-40-040-00-0000-00000-72914-	PROCESSING FEES	259.95	703,572.52
100	10004000	LIBRARY	100-40-040-00-0000-00000-73001-	OFFICE SUPPLIES	350.43	703,572.52
100	10004000	LIBRARY	100-40-040-00-0000-00000-73005-	LIBRARY MAKER SPACE S	12.59	703,572.52
100	10004000	LIBRARY	100-40-040-00-0000-00000-73012-	LIBRARY COLLECTION	1,586.02	703,572.52
100	10004000	LIBRARY	100-40-040-00-0000-00000-73720-	BUILDING MAINTENANCE	141.58	703,572.52
100	10005030	POLICE - 911 CENTER	100-20-050-30-0000-00000-72030-	PROFESSIONAL SERVICES	1,223.96	577,030.42

ACCOUNTS PAYABLE CHECK RUN REPORT

100	10005030	POLICE - 911 CENTER	100-20-050-30-0000-00000-72035-	TRAINING/CONFERENCES	1,220.44	577,030.42
100	10005030	POLICE - 911 CENTER	100-20-050-30-0000-00000-72620-	TELEPHONE	1,218.68	577,030.42
100	10005030	POLICE - 911 CENTER	100-20-050-30-0000-00000-73170-	WEARING APPAREL	75.92	577,030.42
100	10005031	POLICE	100-20-050-31-0000-00000-72030-	PROFESSIONAL SERVICES	1,057.99	2,814,265.47
100	10005031	POLICE	100-20-050-31-0000-00000-72035-	TRAINING/CONFERENCES	802.21	2,814,265.47
100	10005031	POLICE	100-20-050-31-0000-00000-72620-	TELEPHONE	3,101.31	2,814,265.47
100	10005031	POLICE	100-20-050-31-0000-00000-72720-	R & M BUILDINGS	1,080.00	2,814,265.47
100	10005031	POLICE	100-20-050-31-0000-00000-72770-	R & M TOOLS & MISC. E	251.28	2,814,265.47
100	10005031	POLICE	100-20-050-31-0000-00000-72780-	R & M VEHICLES	788.40	2,814,265.47
100	10005031	POLICE	100-20-050-31-0000-00000-72924-	HEARTLAND PET CONN. A	5,333.33	2,814,265.47
100	10005031	POLICE	100-20-050-31-0000-00000-73126-	FUEL & OIL	194.50	2,814,265.47
100	10005031	POLICE	100-20-050-31-0000-00000-73136-	K-9 UNIT	571.37	2,814,265.47
100	10005031	POLICE	100-20-050-31-0000-00000-73720-	BUILDING MAINTENANCE	35.00	2,814,265.47
100	10005031	POLICE	100-20-050-31-0000-00000-73850-	FIELD EQUIPMENT	7,748.50	2,814,265.47
100	10006040	FIRE	100-20-060-40-0000-00000-72030-	PROFESSIONAL SERVICES	2,868.00	1,677,802.28
100	10006040	FIRE	100-20-060-40-0000-00000-72035-	TRAINING/CONFERENCES	337.14	1,677,802.28
100	10006040	FIRE	100-20-060-40-0000-00000-72105-	POSTAGE	8.73	1,677,802.28
100	10006040	FIRE	100-20-060-40-0000-00000-72605-	ELECTRICITY	1,611.40	1,677,802.28
100	10006040	FIRE	100-20-060-40-0000-00000-72610-	NATURAL GAS	332.28	1,677,802.28
100	10006040	FIRE	100-20-060-40-0000-00000-72615-	SEWER	160.15	1,677,802.28
100	10006040	FIRE	100-20-060-40-0000-00000-72620-	TELEPHONE	114.26	1,677,802.28
100	10006040	FIRE	100-20-060-40-0000-00000-72622-	PEST CONTROL	195.33	1,677,802.28
100	10006040	FIRE	100-20-060-40-0000-00000-72625-	WATER	277.80	1,677,802.28
100	10006040	FIRE	100-20-060-40-0000-00000-72720-	R & M BUILDINGS	44.10	1,677,802.28
100	10006040	FIRE	100-20-060-40-0000-00000-72770-	R & M TOOLS & MISC. E	611.90	1,677,802.28
100	10006040	FIRE	100-20-060-40-0000-00000-72905-	DUES & SUBSCRIPTIONS	59.40	1,677,802.28
100	10006040	FIRE	100-20-060-40-0000-00000-73130-	BADGES	166.00	1,677,802.28
100	10006040	FIRE	100-20-060-40-0000-00000-73165-	UNIFORM ALLOWANCE	1,091.14	1,677,802.28
100	10006040	FIRE	100-20-060-40-0000-00000-73720-	BUILDING MAINTENANCE	704.60	1,677,802.28
100	10006040	FIRE	100-20-060-40-0000-00000-73772-	SHOP SUPPLIES	213.63	1,677,802.28
100	10006041	FIRE - AMBULANCE	100-20-060-41-0000-00000-72780-	R & M VEHICLES	150.68	55,026.67
100	10006041	FIRE - AMBULANCE	100-20-060-41-0000-00000-73135-	MEDICAL SUPPLIES	1,119.73	55,026.67
100	10007052	PW - STORM WATER MGMT	100-30-070-52-0000-00000-73850-	FIELD EQUIPMENT	49.30	21,047.25
100	10009000	OTHER GOV'T ACCOUNTS	100-10-090-00-0000-00000-72505-	INSURANCE	1,480.00	2,351,137.23
100	10009000	OTHER GOV'T ACCOUNTS	100-10-090-00-0000-00000-72926-	IMMUNIZATION PROGRAM	2,500.00	2,351,137.23
				FUND TOTAL	**218,864.39**	

CASH ACCOUNT 999 11010 BALANCE 55,098,367.40

211	211	BUSINESS IMPROVEMENT	211-50-000-00-0000-00000-72311-	PUBLIC IMPROVEMENTS/P	1,800.00	37,343.66
211	211	BUSINESS IMPROVEMENT	211-50-000-00-0000-00000-72405-	PRINTING	82.80	37,343.66
				FUND TOTAL	**1,882.80**	

CASH ACCOUNT 999 11010 BALANCE 55,098,367.40

230	230	LIBRARY GRANT	230-40-000-00-0000-00000-72054-	LIBRARY PROGRAMS	3,045.38	183,170.39
230	230	LIBRARY GRANT	230-40-000-00-0000-00000-72735-	GRANT EXPENSES	406.13	183,170.39
				FUND TOTAL	**3,451.51**	

CASH ACCOUNT 999 11010 BALANCE 55,098,367.40

270	270	MUSEUM	270-40-000-00-0000-00000-72305-	ADVERTISING	60.00	949,763.46
270	270	MUSEUM	270-40-000-00-0000-00000-72405-	PRINTING	2,446.83	949,763.46
270	270	MUSEUM	270-40-000-00-0000-00000-72410-	FILM PRINT COST	9.96	949,763.46
270	270	MUSEUM	270-40-000-00-0000-00000-72720-	R & M BUILDINGS	603.00	949,763.46
270	270	MUSEUM	270-40-000-00-0000-00000-72750-	R & M HEAVY MACHINERY	1,152.90	949,763.46
270	270	MUSEUM	270-40-000-00-0000-00000-72760-	R & M OFFICE EQUIPMEN	203.04	949,763.46
270	270	MUSEUM	270-40-000-00-0000-00000-72815-	FILM ROYALTY	297.00	949,763.46
270	270	MUSEUM	270-40-000-00-0000-00000-72905-	DUES & SUBSCRIPTIONS	32.09	949,763.46
270	270	MUSEUM	270-40-000-00-0000-00000-73001-	OFFICE SUPPLIES	45.96	949,763.46
270	270	MUSEUM	270-40-000-00-0000-00000-73121-	CONCESSIONS FOR RESAL	559.56	949,763.46
270	270	MUSEUM	270-40-000-00-0000-00000-73123-	PENNY PRESSER	68.13	949,763.46
270	270	MUSEUM	270-40-000-00-0000-00000-73146-	EDUCATIONAL EXPENSES	1,638.26	949,763.46
270	270	MUSEUM	270-40-000-00-0000-00000-73710-	LANDSCAPING SUPPLIES	148.23	949,763.46
270	270	MUSEUM	270-40-000-00-0000-00000-73721-	ELECTRICAL SUPPLIES	79.11	949,763.46
270	270	MUSEUM	270-40-000-00-0000-00000-73724-	EVENT EXPENSES	37.54	949,763.46
270	270	MUSEUM	270-40-000-00-0000-00000-73772-	SHOP SUPPLIES	79.25	949,763.46
				FUND TOTAL	**7,460.86**	

CASH ACCOUNT 999 11010 BALANCE 55,098,367.40

280	280	STREET FUND	280-30-000-00-0000-00000-72030-	PROFESSIONAL SERVICES	166.50	2,686,849.84
280	280	STREET FUND	280-30-000-00-0000-00000-72605-	ELECTRICITY	1,035.10	2,686,849.84
280	280	STREET FUND	280-30-000-00-0000-00000-72606-	TRAFFIC SIGNAL ENERGY	553.14	2,686,849.84
280	280	STREET FUND	280-30-000-00-0000-00000-72610-	NATURAL GAS	315.85	2,686,849.84
280	280	STREET FUND	280-30-000-00-0000-00000-72615-	SEWER	22.88	2,686,849.84
280	280	STREET FUND	280-30-000-00-0000-00000-72625-	WATER	78.82	2,686,849.84
280	280	STREET FUND	280-30-000-00-0000-00000-72720-	R & M BUILDINGS	178.66	2,686,849.84
280	280	STREET FUND	280-30-000-00-0000-00000-72750-	R & M HEAVY MACHINERY	2,351.49	2,686,849.84
280	280	STREET FUND	280-30-000-00-0000-00000-72780-	R & M VEHICLES	741.72	2,686,849.84
280	280	STREET FUND	280-30-000-00-0000-00000-72915-	OTHER	56.37	2,686,849.84
280	280	STREET FUND	280-30-000-00-0000-00000-73105-	ASPHALT & CEMENT	18,018.27	2,686,849.84
280	280	STREET FUND	280-30-000-00-0000-00000-73126-	FUEL & OIL	9,497.27	2,686,849.84
280	280	STREET FUND	280-30-000-00-0000-00000-73140-	OTHER SUPPLIES	15.00	2,686,849.84
280	280	STREET FUND	280-30-000-00-0000-00000-73160-	SIGNS	59.30	2,686,849.84
280	280	STREET FUND	280-30-000-00-0000-00000-73772-	SHOP SUPPLIES	232.63	2,686,849.84
280	280	STREET FUND	280-30-000-00-0000-00000-74350-	HEAVY MACHINERY & EQU	1,830.00	2,686,849.84
280	280	STREET FUND	280-30-000-00-0000-00000-74371-	TRAFFIC CONTROL EQUIP	3,918.91	2,686,849.84
				FUND TOTAL	**39,071.91**	

ACCOUNTS PAYABLE CHECK RUN REPORT

CASH ACCOUNT 999 11010 BALANCE 55,098,367.40

283	283	STREET SALES TAX	283-30-000-00-0000-00000-74229-	CAPITAL IMPROVEMENTS/	19,322.24	892,525.94
				FUND TOTAL	**19,322.24**	

CASH ACCOUNT 999 11010 BALANCE 55,098,367.40

420	420	FIRE EQUIPMENT SINKIN	420-20-000-00-0000-00000-74380-	VEHICLES	20,097.00	190,959.97
				FUND TOTAL	**20,097.00**	

CASH ACCOUNT 999 11010 BALANCE 55,098,367.40

610	610	LANDFILL FUND	610-60-000-00-0000-00000-72030-	PROFESSIONAL SERVICES	1,588.50	1,013,596.51
610	610	LANDFILL FUND	610-60-000-00-0000-00000-72305-	ADVERTISING	300.00	1,013,596.51
610	610	LANDFILL FUND	610-60-000-00-0000-00000-72605-	ELECTRICITY	514.50	1,013,596.51
610	610	LANDFILL FUND	610-60-000-00-0000-00000-72620-	TELEPHONE	258.93	1,013,596.51
610	610	LANDFILL FUND	610-60-000-00-0000-00000-72720-	R & M BUILDINGS	48.48	1,013,596.51
610	610	LANDFILL FUND	610-60-000-00-0000-00000-72750-	R & M HEAVY MACHINERY	4,756.23	1,013,596.51
610	610	LANDFILL FUND	610-60-000-00-0000-00000-72760-	R & M OFFICE EQUIPMEN	39.87	1,013,596.51
610	610	LANDFILL FUND	610-60-000-00-0000-00000-73001-	OFFICE SUPPLIES	18.96	1,013,596.51
610	610	LANDFILL FUND	610-60-000-00-0000-00000-73126-	FUEL & OIL	1,941.42	1,013,596.51
610	610	LANDFILL FUND	610-60-000-00-0000-00000-73170-	WEARING APPAREL	44.55	1,013,596.51
610	610	LANDFILL FUND	610-60-000-00-0000-00000-73710-	LANDSCAPING SUPPLIES	65.69	1,013,596.51
				FUND TOTAL	**9,577.13**	

CASH ACCOUNT 999 11010 BALANCE 55,098,367.40

720	720	IT FUND	720-10-000-00-0000-00000-73725-	COMPUTER SFTW/SVCS-CI	21,707.38	2,068,426.43
720	720	IT FUND	720-10-000-00-0000-00000-73727-	COMPUTER SFTW/SVCS-UT	20,572.27	2,068,426.43
720	720	IT FUND	720-10-000-00-0000-00000-74355-	COMPUTER EQUIPMENT-CI	5,139.42	2,068,426.43
720	720	IT FUND	720-10-000-00-0000-00000-74357-	COMPUTER EQUIPMENT-UT	45.84	2,068,426.43
				FUND TOTAL	**47,464.91**	

CASH ACCOUNT 999 11010 BALANCE 55,098,367.40

WARRANT SUMMARY TOTAL	**367,192.75**
GRAND TOTAL	**367,192.75**

Distribution Register by Check

From CK# 514724-514845 and ACH# 6053403-6053413

From Ck Date: 5/29/24-6/3/24

Check#	Vendor	Vendor Name	Invoice #	Invoice Description	ORG	OBJECT	Payment Amt
514724	888	BNSF RAILWAY COMPANY	24004991	SUBSTATION & FENCE BEHIND	52065402	59300	$962.83
				Total Vendor:			**$962.83**
514725	1411	HU - ONE TIME PAY	052224 HALL	CUSTOMER REFUND	56000184	18410	$66.88
				Total Vendor:			**$66.88**
514726	861	ADAMS COUNTY TREASURER	052424 ADAMS CO	2024 CHEVROLET EQUINOX EQ711	56100425	90008	$1,830.72
					56100405	92275	$15.00
				Total Vendor:			**$1,845.72**
514727	1901	ADVANCED ENGINEERED PUMP INC	23-00882	6X6X17 NSW BARE PUMP, CAST IRON CONSTRUCTION, CCW	54069404	57001	$31,755.00
				Total Vendor:			**$31,755.00**
514728	2210	HANSEN MANUFACTURING CORP	0000042713	SPROKET SEGMENT, SELF CLEANING TRAILER	52000416	41670	$6,588.96
				Total Vendor:			**$6,588.96**
514729	867	RS AMERICAS INC	9019393127	MISC 999 - FUSE	80700402	50370	$147.50
				Total Vendor:			**$147.50**
514730	1567	ALVINE & ASSOCIATES INC	61733	ENVIRONMENTAL OFFICE	56000100	54040	$5,450.00
				Total Vendor:			**$5,450.00**
514731	402	AMAZON CAPITAL SERVICES	1DLY-GHT9-KQ1W	MISC 999 - ELECTROLYTE POWDER	80700402	50600	$209.99
			1G79-LX1H-	KOOL-VUE DRIVER SIDE MIRROR	54068401	57031	$29.44
			1K13-KGMJ-	NOTE PADS, GEL PENS,	56100405	92100	$79.41
			1KRP-3KY6-	COMBINATION WRENCH, WRENCH	52062401	50640	$460.92
			1N1Y-7LFN-	MISC 999 - DUCT HOT WIRE	80800402	51300	$421.46
			1N4D-HKLL-	BULBS	52000405	93927	$67.99
			1T9P-4H9Q-	FLATHEAD SCREWDRIVER	52064401	56710	$13.52
			1WF4-HTJW-	PSB LIGHT BULB	52062402	51100	$12.29
				Total Vendor:			**$1,295.02**
514732	1636	TREU ANDERSON	051224	MISC 999 - WORKBOOT	80700402	92700	$82.93
				Total Vendor:			**$82.93**
514733	879	APPLIED INDUSTRIAL TECH.	7029654724	MISC 999 - FLEX WRAP, PREC	80900402	51260	$2,259.07
			7029654742	MISC 999 - CONTIENTAL	80900402	51260	$821.89
			9000523576	MISC 999 - CONTINENTAL	80900402	51260	($517.08)
			9000523591	MISC 999 - PULLEY CREDIT	80900402	51260	($834.44)
				Total Vendor:			**$1,729.44**
514734	887	AURORA COOPERATIVE	6245448	BALL BEARING, GEARS, SEAL, OIL	53000401	57002	$5,812.44
				Total Vendor:			**$5,812.44**
514735	891	BABCOCK & WILCOX CO.	13515	WEC UNIT 1 BOTTOM ASH SYSTEM	52000100	54040	$35,652.67
				Total Vendor:			**$35,652.67**
514736	898	BEARCOM	5731856	MISC 999 - RADIO REPAIR	80700402	51400	$180.93
				Total Vendor:			**$180.93**
514737	709	BIG G ACE	736755/1	BAKING SODA	52062402	51200	$19.81
				Total Vendor:			**$19.81**
514738	905	BLACK & VEATCH CORPORATION	1427464	WEC SUBSTATION HEARTWELL SWITCHGEAR	52000100	54040	$35.00
					52000100	54040	$315.00
			1427465	B STREET SWITCHGEAR	52000100	54040	$408.50
			45007	ADDITION OF SWITCHGEAR TO	52000100	54040	$2,227.95
					52000100	54040	$12,625.05
				Total Vendor:			**$15,611.50**
514739	1108	BORDER STATES	928307291	LKOUT RELAY	52000100	54040	$1,041.00
			928403915	CCA 183 CLASS	51000405	92200	$2,400.00
			928403927	CCA 183 CLASS	53000405	92200	$2,400.00

Distribution Register by Check

			928403940	CCA 183 CLASS	54000405	92200	*$2,400.00*
			928434635	REGULATOR	52061402	51205	*$2,928.39*
			928434646	MODEL TS873A0400B3AM5CNKAA	53000100	54040	*$19,416.22*
			928445692	MODEL# TS873A0100B1AE6FNKAA	54000100	54030	*$9,495.65*
			928445694	HUSKIE HT58DT	52064401	56710	*$157.88*
				Total Vendor:			***$40,239.14***
514740	2145	BUILDING CRAFTS INC	45392	AERATION BASIN EQUIPMENT	54000100	54040	*$34,341.30*
				Total Vendor:			***$34,341.30***
514741	2309	CARRIER VIBRATING EQUIPMENT INC	542114	SOCK INLET FORMED BLACK	52000416	41670	*$373.89*
				Total Vendor:			***$373.89***
514742	587	CENTRA CHEMICAL SERVICES	51116	FERTILIZER	56000156	15610	*$1,817.40*
				Total Vendor:			***$1,817.40***
514743	631	CENTRAL COMMUNITY COLLEGE	001991620	TRUCK DRIVER TRAINING FEES	51000405	92200	*$300.00*
				Total Vendor:			***$300.00***
514744	934	CINTAS CORPORATION	4193517555	MISC 999 - UNIFORM SERIVCES	80700402	92700	*$258.56*
			4193518051	UNIFORM SERVICE	52000405	92700	*$405.88*
					54000405	92700	*$76.49*
					56000405	92700	*$7.63*
				Total Vendor:			***$748.56***
514745	934	CINTAS CORPORATION	4192792056	MISC 999 - UNIFORM SERVICE	80700402	92700	*$264.01*
			4192792632	UNIFORM SERIVCE	52000405	92700	*$400.54*
					54000405	92700	*$76.48*
					56000405	92700	*$7.63*
				Total Vendor:			***$748.66***
514746	581	CITY OF HASTINGS	052824 01	HR EXPENSE	51000405	92030	*$44.74*
					51000405	92030	*$123.69*
					52000405	92030	*$196.85*
					52000405	92030	*$544.25*
					53000405	92030	*$55.07*
					53000405	92030	*$152.24*
					54000405	92030	*$47.49*
					54000405	92030	*$131.31*
			052824 02	IT EXPENSE	51000405	91900	*$354.66*
					51000405	91900	*$2,632.55*
					52000405	91900	*$172.90*
					52000405	91900	*$4,435.13*
					52062401	91900	*$1,132.88*
					52062401	91900	*$8,238.07*
					53000405	91900	*$338.53*
					53000405	91900	*$2,467.20*
					54000405	91900	*$274.05*
					54000405	91900	*$2,467.20*
					56000405	91870	*$96.72*
					56000405	91870	*$988.83*
					56000405	91900	*$1,096.20*
					56000405	91900	*$7,900.89*
					56100405	91900	*$564.22*
					56100405	91900	*$3,290.69*
			2301PPE	PPGA WAGES	80800405	91820	*$12,534.40*
			2405PPE	FINANCE WAGES & BENEFITS	51000405	92800	*$5,695.35*
					52000405	92800	*$25,059.52*
					53000405	92800	*$7,009.66*

Distribution Register by Check

					54000405	92800	$6,045.82
			2405PPE	HUMAN RESOURCES WAGES &	51000405	92030	$2,028.66
					52000405	92030	$8,926.12
					53000405	92030	$2,496.82
					54000405	92030	$2,153.50
			2405PPE	PUBLIC INFORMATION WAGES &	56000405	92000	$2,007.36
					56000405	92600	$246.16
			2405PPE	IT WAGES & BENEFITS	51000405	91900	$3,579.10
					52000405	91900	$6,053.53
					52062401	91900	$11,223.34
					53000405	91900	$3,358.16
					54000405	91900	$3,358.16
					56000405	91870	$1,325.59
					56000405	91900	$10,781.47
					56100405	91900	$4,507.01
				Total Vendor:			***$156,136.09***
514747	581	CITY OF HASTINGS	060124 IN LIEU	2024 IN LIEU OF TAXES - JUNE	51000408	90800	$44,817.10
					52000408	40800	$183,421.30
					53000408	90800	$33,577.00
					54000408	90800	$25,590.20
				Total Vendor:			***$287,405.60***
514748	1870	COMPLETE FUSION	1008	PIPE FUSION CERTIFICATION	51000405	92200	$255.00
				Total Vendor:			***$255.00***
514749	2156	COURTLAND WASTE HANDLING INC	01-36756	LOAD BRG HOUSING, LOAD MOTOR	54068401	57022	$149.84
				Total Vendor:			***$149.84***
514750	1547	DAKOTA FLUID POWER, INC	7204792	FEMALE COUPLER, MALE NIPPLE	51000405	92275	$63.45
				Total Vendor:			***$63.45***
514751	2239	DFC INDUSTRIAL LLC	24-116-HAS	WEC FUEL OIL STORAGE TANK	52062402	51100	$39,860.00
				Total Vendor:			***$39,860.00***
514752	1713	DRAKE TOOL & DESIGN, INC.	3983	FACE ROUND FLANGES	51000404	56500	$321.00
				Total Vendor:			***$321.00***
514753	648	DUTTON-LAINSON CO.	895788-1	VALVES AND ADAPTERS FOR	53000100	54040	$15,086.15
			896432-1	COVER	54068401	57010	$9.00
			S30122-3	ERG-5006-002 DLS GAS ERT	51000425	90012	$49,922.06
			S35223-5	METERS	52000425	90012	$35,952.00
			S35224-5	METERS	52000425	90012	$29,811.91
			S36833-1	MJ GATE VALVE	56000156	15610	$11,395.50
			S36836-1	DOMESTIC GLAND PACKS	53000404	57000	$577.80
				Total Vendor:			***$142,754.42***
514754	978	EAKES OFFICE EQUIPMENT	8938698-0	MARKER	56100405	92100	$22.38
			8938919-0	DISPLAY	56000405	90400	$52.42
			894025-0	FILE, TRAY, RUBBERBANDS,	56000405	90300	$203.36
			8942025-1	LETTER TRAY	56000405	90300	$83.44
			8942222-0	NAME SIGN	56100405	92100	$30.82
			8944155-0	PAPER	54000405	92100	$90.88
			INV555692	CONTRACT COPIES	54000405	92100	$268.27
			INV555923	MISC 999 - CONTRACT COPIES	80700402	50600	$893.80
				Total Vendor:			***$1,645.37***
514755	979	ECHO ELECTRIC SUPPLY	S010632786.00	BOLT ON, DIA CUT	54068401	57020	$660.22
				Total Vendor:			***$660.22***
514756	986	EXPERITEC, INC.	CD99156269	REPAIR KIT	52062402	51260	$891.86
				Total Vendor:			***$891.86***
514757	987	F C X PERFORMANCE	5268688	MISC 999 - VALVE	80900402	51260	$533.63

Distribution Register by Check

				Total Vendor:			***$533.63***
514758	677	FARRIS CONSTRUCTION CO.	23561	ADMIN SHEET ROCK REPAIR AND PAINT	54068401	57010	*$14,919.00*
			23562	WELL 6 CONCRETE PAVING	53000100	54040	*$25,998.12*
			23572	INSTALL R-19 INSULATION AT METAL BLDG NRS	52061402	51106	*$2,987.00*
			23573	WEC WELL C CONCRETE	52062402	51100	*$440.00*
				Total Vendor:			***$44,344.12***
514759	1001	FOUNTAIN PEOPLE INC	0081957-IN	SPLITTER, DRIVER CARD	56000405	92280	*$3,665.82*
				Total Vendor:			***$3,665.82***
514760	1004	FR FLOW CONTROL VALVES US BIDC	241008447	SHAFT	52062402	51200	*$8,628.00*
				Total Vendor:			***$8,628.00***
514761	126	FRIESEN CHEVROLET, INC.	31451	2024 CHEVORLET EQUINOX EQ711	56100425	90008	*$26,153.12*
				Total Vendor:			***$26,153.12***
514762	1012	GARRETT ENTERPRISES, INC.	2126309	MISC 999 - MOUNT SKID STEER TIRE	80900402	51260	*$12.00*
					80900402	51260	*$20.00*
				Total Vendor:			***$32.00***
514763	1009	GE POWER SERVICES	91292270	INSTALL SHAFT TO WORM GEAR.	52062402	51240	*$14,309.00*
				Total Vendor:			***$14,309.00***
514764	2005	GENPRO ENERGY SOLUTIONS LLC	45203	HASTINGS SOLAR FARM PHASE 2	52000100	54040	*$1,261,988.85*
				Total Vendor:			***$1,261,988.85***
514765	1021	GERARD CHIMNEY COMPANY	7700	STACK INSPECTION	52062402	51200	*$18,000.00*
				Total Vendor:			***$18,000.00***
514766	681	GRAINGER	9119427657	EXTENSION CORD	80800402	51300	*$3.03*
			9125356072	SAFETY WIRE TWIST, LOCKWIRE	51000404	56201	*$95.83*
			9125443193	BATTERY	56000405	93110	*$375.50*
				Total Vendor:			***$474.36***
514767	634	HASTINGS ECONOMIC DEVELOPMENT CORP	45329	HEDC UTILITY SERVICES	56000405	92300	*$14,580.00*
				Total Vendor:			***$14,580.00***
514768	1048	HASTINGS EQUITY MANUFACTURING	I18434	SEALING RING	52062402	51240	*$3,295.60*
			I18435	WHEEL ASSEMBLY	52062402	51240	*$930.90*
				Total Vendor:			***$4,226.50***
514769	189	HEARTLAND CONCRETE AND CONSTRUCTION INC.	052224	Contract Withholding: HU2023-103	520	21105	*$2,384.99*
					520	21105	*$4,286.77*
					520	21105	*$4,344.54*
					520	21105	*$12,158.07*
				Total Vendor:			***$23,174.37***
514770	1809	JACI HIGGINS	053024 HIGGINS	APPA- PER DIEM	56000405	92200	*$333.00*
				Total Vendor:			***$333.00***
514771	1060	HOST COFFEE	4615188	MEETING SUPPLIES	56000405	92100	*$89.63*
				Total Vendor:			***$89.63***
514772	1411	HU - ONE TIME PAY	05200608-27	CUSTOMER REFUND	56000184	18410	*$79.98*
				Total Vendor:			***$79.98***
514773	1411	HU - ONE TIME PAY	11441086-16	CUSTOMER REFUND	56000184	18410	*$100.00*
				Total Vendor:			***$100.00***
514774	1411	HU - ONE TIME PAY	22830240-00	CUSTOMER REFUND	56000184	18410	*$18.46*
				Total Vendor:			***$18.46***
514775	1411	HU - ONE TIME PAY	22831380-02	CUSTOMER REFUND	56000184	18410	*$610.90*
				Total Vendor:			***$610.90***
514776	1411	HU - ONE TIME PAY	20751026-00	CUSTOMER REFUND	56000184	18410	*$545.13*
				Total Vendor:			***$545.13***
514777	1411	HU - ONE TIME PAY	11420616-00	CUSTOMER REFUND	56000184	18410	*$275.00*

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				Total Vendor:			***$275.00***
514778	1411	HU - ONE TIME PAY	20775806-02	CUSTOMER REFUND	56000184	18410	*$135.77*
				Total Vendor:			***$135.77***
514779	1411	HU - ONE TIME PAY	09331065-02	CUSTOMER REFUND	56000184	18410	*$3,557.59*
				Total Vendor:			***$3,557.59***
514780	1411	HU - ONE TIME PAY	050624 PETERS	RAIN SENSOR REIMB	53000404	58995	*$75.00*
				Total Vendor:			***$75.00***
514781	1411	HU - ONE TIME PAY	02080270-04	CUSTOMER REFUND	56000184	18410	*$808.47*
				Total Vendor:			***$808.47***
514782	1411	HU - ONE TIME PAY	22820661-00	CUSTOMER REFUND	56000184	18410	*$950.00*
				Total Vendor:			***$950.00***
514783	1411	HU - ONE TIME PAY	23860620-13	CUSTOMER REFUND	56000184	18410	*$462.87*
				Total Vendor:			***$462.87***
514784	1411	HU - ONE TIME PAY	050624	CUST INCENT - HEAT PUMP	52000405	58995	*$800.00*
				Total Vendor:			***$800.00***
514785	1411	HU - ONE TIME PAY	22833790-01	CUSTOMER REFUND	56000184	18410	*$237.44*
				Total Vendor:			***$237.44***
514786	1411	HU - ONE TIME PAY	02061464-26	CUSTOMER REFUND	56000184	18410	*$98.75*
				Total Vendor:			***$98.75***
514787	1411	HU - ONE TIME PAY	06221425-58	CUSTOMER REFUND	56000184	18410	*$62.41*
				Total Vendor:			***$62.41***
514788	1411	HU - ONE TIME PAY	11441086-16	CUSTOMER REFUND	56000184	18410	*$153.69*
				Total Vendor:			***$153.69***
514789	1411	HU - ONE TIME PAY	15580900-00	CUSTOMER REFUND	56000184	18410	*$21.48*
				Total Vendor:			***$21.48***
514790	1064	HUPP ELECTRIC MOTORS	819078	REWIND NDS EXCITER	52061402	51304	*$57,797.83*
				Total Vendor:			***$57,797.83***
514791	628	HYDRAULIC EQUIPMENT SERVICE	64688FS	TRUCK INSPECTION	52000405	93927	*$1,010.00*
			64689FS	TRUCK INSPECTION	52000405	93927	*$1,010.00*
			64690FS	TRUCK INSPECTION	52000405	93927	*$1,150.00*
			64691FS	TRUCK INSPECTION	52000405	93927	*$1,125.00*
			64692FS	TRUCK INSPECTION	52000405	93927	*$1,150.00*
			64693FS	TRUCK INSPECTION	52000405	93927	*$1,165.00*
			64695FS	TRUCK INSPECTION	52000405	93927	*$1,025.00*
			64696FS	TRUCK INSPECTION	52000405	93927	*$1,000.00*
			64697FS	TRUCK INSPECTION	52000405	93927	*$1,140.00*
				Total Vendor:			***$9,775.00***
514792	1070	I E S COMMERCIAL, INC.	45020	SUBSTATION CONSTRUCTION AT 3 LOCATIONS	52000100	54040	*$11,468.43*
			45021	SUBSTATION CONSTRUCTION AT 3 LOCATIONS	52000100	54040	*$12,017.66*
			45022	SUBSTATION CONSTRUCTION AT 3 LOCATIONS	52000100	54040	*$35,733.40*
				Total Vendor:			***$59,219.49***
514793	2329	INDUSTRIAL CHEM LABS & SERVICES INC	393346	ROOT BEGONE	54069404	57001	*$124.23*
				Total Vendor:			***$124.23***
514794	2035	INFOSEND INC	261344	DATA PROCESSING, PRINT & MAIL SERVICES	56000405	90300	*$2,187.59*
					56000405	90600	*$861.83*
					56000405	91655	*$7,463.70*
				Total Vendor:			***$10,513.12***
514795	1078	INTERSTATE CHEMICAL CO. INC.	575202	CAUSTIC SODA, SULFURIC ACID	52061401	50206	*$1,605.84*
				Total Vendor:			***$1,605.84***
514796	2024	INTERSTATES INC	1019649	RELOCATE ASH PLC CABINET	52000100	54040	*$20,562.51*
			1019650	BOTTOM ASH CONVEYOR ELECTRICAL INSTALL	52000100	54040	*$82,767.00*
				Total Vendor:			***$103,329.51***

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514797	1080	IRBY ELECTRICAL DISTRIBUTOR	S013931865.002	ELBOW	56000156	15610	$345.30
				Total Vendor:			***$345.30***
514798	1080	IRBY ELECTRICAL DISTRIBUTOR	S013931865.001	COUPLING	56000156	15610	$103.04
				Total Vendor:			***$103.04***
514799	684	KELLY SUPPLY COMPANY	S15116734-0	BUSHING, FLEX FLANGE	54068401	57022	$416.71
			S15116734-1	FELX FLANGE	54068401	57022	$187.55
				Total Vendor:			***$604.26***
514800	1100	KIMBALL MIDWEST	102243846	HOSE, MEC	56000405	92275	$1,430.59
				Total Vendor:			***$1,430.59***
514801	658	KULLY PIPE & STEEL CORP.	810071	MISC 999 - 12 WELD CAP, FLAIRED END PIECE	80900402	50150	$567.38
			810360	PVC BUSH SXF	54069404	57001	$3.60
			810817	BLACK PIPE	51000404	56500	$245.52
			810820	NIPPLE, ELBOW, TEE, PLUG, UNION, CAPS	56000156	15610	$3,270.13
			810821	ELBOW, CAP, BOTTLE EMPTY, WATER PUMP, FOLDING RULE	56000156	15610	$302.28
					56000405	93110	$497.88
				Total Vendor:			***$4,886.79***
514802	1116	LINCOLN WINWATER CO.	101616 02	HYD REP KIT	56000156	15610	$742.50
			102169 01	MJ TEE, MJ GLAND	56000156	15610	$602.08
			102335 01	BALL VALVE MINN	53000100	54040	$3,257.59
				Total Vendor:			***$4,602.17***
514803	1125	M S C INDUSTRIAL SUPPLY CO INC	74746318	MISC 999 - LOCK & KEYS	80700402	50600	$40.67
				Total Vendor:			***$40.67***
514804	1127	MARY LANNING MEMORIAL HOSPITAL	3102704496 HU	EMPLOYEE DRUG TESTING	51000405	93000	$125.00
					53000405	93000	$145.00
					56200405	95628	$25.00
					80700406	93020	$70.00
				Total Vendor:			***$365.00***
514805	2240	MASE ENTERPRISES	23519	ELECTRIC WORK ORDER EL-000000	52000100	54040	$39,900.00
				Total Vendor:			***$39,900.00***
514806	15	MATHESON TRIGAS-LINWELD	002970076	WELDER LIN K34851	51000425	90007	$22,321.27
			0029708598	HYDROGEN	52061401	50506	$409.44
			0029757020	MISC 999 - HYDROGEN	80700402	50500	$1,621.61
			0029761919	HELIUM	51000404	57000	$220.32
				Total Vendor:			***$24,572.64***
514807	1132	MDM PEST & TERMITE CONTROL LLC	31569	PEST CONTROL - PEAK SHAVERS	51000404	56200	$36.11
			31569A	PEST CONTROL - PCF	54068401	57029	$421.88
			31569C	MISC 999 - PEST CONTROL - WEC	80700402	57050	$59.34
			31569D	PEST CONTROL - NDS	56000405	92280	$451.41
			31569E	PEST CONTROL - DON HENRY	52063402	55200	$24.08
			31569F	PEST CONTROL - YOST	56000405	92281	$117.70
			31569G	PEST CONTROL - ASR	53000403	57010	$90.95
			315769B	PEST CONTROL - WAREHOUSE	56000405	90400	$180.56
				Total Vendor:			***$1,382.03***
514808	601	MENARDS	68202	UNIVER REPLACEMENT MOTOR	54068401	57025	$123.96
				Total Vendor:			***$123.96***
514809	1146	MIDLAND SCIENTIFIC, INC.	6811267	LAB SUPPLIES	54068401	58001	$3,207.12
				Total Vendor:			***$3,207.12***
514810	1157	MOTION INDUSTRIES, INC.	NE05-00456156	ROLLER CHAIN	52062402	51240	$597.60
				Total Vendor:			***$597.60***
514811	640	MUNICIPAL SUPPLY, INC. OF NE	0907522-IN	CORP STOP CC	53000100	54040	$2,869.97

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			0907536-IN	CURB BOX ARCH NO ROD, CURB BOX BASE	53000404	57500	$119.97
			0907537-IN	SS REPAIR CLAMP	53000404	57000	$506.43
			0907538-IN	PROBE ROD, TIP PACK	53000404	58000	$149.74
			0908375-IN	SGL SPHERE EPDM	53000403	57003	$831.82
				Total Vendor:			**$4,477.93**
514812	1558	MURPHY TRACTOR & EQUIPMENT CO	2235991	DIRT PACKING ATTCH	51000404	58000	$7,541.37
				Total Vendor:			**$7,541.37**
514813	688	NAPA AUTO PARTS	261275	HYDRUALIC SPIN-ON	53000405	92275	$44.48
			265427	PANEL AIR ELEMENT	53000405	92275	$234.26
			265619	SILENTGUARD KIT, BRAKE ROTOR, BRK PADS	56100405	92275	$320.97
			266559	CABIN AIR FILTER	51000405	92275	$21.43
			266682	FUEL INJECTION HOSE, HOSE CLAMP	53000405	92275	$130.63
			266700	FUEL ELEMENT, OUTER AIR ELEMENT	53000405	92275	$134.44
			266808	FUEL WATER SEP, LUBE SPIN-ON, AIR ELEM, FUEL FILTE	51000405	92275	$26.89
					52000405	93927	$82.06
					53000405	92275	$159.94
					56000405	92275	$80.76
			267082	TIE ROD END, CAP SEAL	56000405	92275	$150.68
			267093	RADIAL SEAL AIR ELEM	53000405	92275	$14.94
			267193	REMAN RACK AND PINIO, CORE DEPOSIT	51000405	92275	$561.86
			267262	HANDLE, SYN GEAR OIL, NAPA OIL SEAL	51000405	92275	$81.98
			268491	ROCKER LED BLK BLUE	56100405	92275	$22.47
			268709	3MO WTY BATTERY, CORE DEPOSIT	53000405	92275	$213.88
			268748	OXYGEN SENSOR, CONDENSER	51000405	92275	$231.14
				Total Vendor:			**$2,512.81**
514814	662	NDEE - FISCAL SERVICES	9788	SRF# C317930 PAYMENT	53000221	22190	$68,932.36
					53000237	23740	$5,176.51
					53000405	92300	$5,176.51
				Total Vendor:			**$79,285.38**
514815	1180	NEBRASKA PUBLIC HEALTH ENVIRONMENTAL LABORATORY	577496	WATER TESTING	53000404	59100	$608.00
				Total Vendor:			**$608.00**
514816	588	NEBRASKA STATE FIRE MARSHAL	131048	ANNUAL BOILER CET, PRESSURE VESSEL CERT	52062402	51200	$72.00
				Total Vendor:			**$72.00**
514817	1189	DALLAS NICHOLS	052924 NICHOLS	HYDRANT PAINTING	53000404	57755	$440.00
				Total Vendor:			**$440.00**
514818	1192	NORTH AMERICAN ELECTRIC	30886	2024 3RD QUATER ASSEMENT	52000405	92300	$7,676.28
				Total Vendor:			**$7,676.28**
514819	1193	NORTHWEST ELECTRIC LLC	224046	BLOWER MTR, RUN CAP OVAL	53000401	57002	$141.98
				Total Vendor:			**$141.98**
514820	689	NUTRIEN AG SOLUTIONS INC	54228321	PROPANE	56000405	90400	$43.90
				Total Vendor:			**$43.90**
514821	690	OLSSON ASSOCIATES	497026	WEC UNIT 1 PIPING NDT, NDS PIPING NDT	52062402	51200	$1,292.50
					52061402	51206	$1,700.00
				Total Vendor:			**$2,992.50**
514822	1209	ONKEN FARMS TRUCKING	1741	POND ASH TRUCKING	52062401	50150	$968.12
			1742	POND ASH LOADING	52062401	50150	$819.96
				Total Vendor:			**$1,788.08**
514823	638	PROTEX CENTRAL, INC.	152558	FIRE ALARM SERVICE	52062402	51400	$116.05
				Total Vendor:			**$116.05**
514824	1618	NMC INDUSTRIAL SERVICES LLC	51471-0003	MISC 999 - WATER TRUCK RENTAL	80900402	50600	$2,784.15
				Total Vendor:			**$2,784.15**

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514825	2121	CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	8542216-01	400-DC2K, NYLON 4-8 MM	53000401	57002	$90.22
			8542216-02	PG9STRT-NYLON 4-8MM	53000401	57002	$34.90
				Total Vendor:			**$125.12**
514826	185	ROAD BUILDERS	S17395	REPAIR HOSES ON DOZER	80900402	51460	$41,997.64
				Total Vendor:			**$41,997.64**
514827	564	RUTT'S HEATING & AC	52254	SERVICE CALL	56000405	92280	$125.00
			6402	REPLACE HEATING ELEMENT ASSEMBLY ON MAU 1	54068401	57025	$1,520.00
				Total Vendor:			**$1,645.00**
514828	1275	SALVATION ARMY	053024 - 1 SALV ARMY	SHARE SOME WARMTH - APRIL	56000232	23280	$932.00
			053024 - 2 SALV ARMY	SHARE SOME WARMTH - MAY	56000232	23280	$382.00
				Total Vendor:			**$1,314.00**
514829	2196	SCHENCK PROCESS HOLDING NORTH AMERICA INC	1160535377	THRUST PLATE	52062402	51240	$3,025.74
				Total Vendor:			**$3,025.74**
514830	2332	NATE SCHROCK	052824 SCHROCK	CDL PERMIT - REIMBURSEMENT	53000405	93000	$15.00
				Total Vendor:			**$15.00**
514831	1286	SERVI-TECH, INC.	H-990088	WATER TESTING	54068401	58001	$178.60
			H-990109	WATER TESTING	54068401	58001	$178.60
			H-990133	WATER TESTING	52062401	50500	$212.80
			H-990134	WATER TESTING	54068401	58001	$178.60
			H-990142	WATER TESTING	53000404	59100	$6.30
			H-990174	WATER TESTING	54068401	58001	$178.60
			H-990184	WATER TESTING	54068401	58001	$178.60
				Total Vendor:			**$1,112.10**
514832	1291	SICK, INC	6000749937	GATEWAY MODULE, POWER SUPPLY MODULE	52062402	51280	$5,519.65
			6000750389	MISC 999 - CALIBR SOLUTION	80700402	51280	$1,614.00
				Total Vendor:			**$7,133.65**
514833	1299	SOUCIE FARMS	052424 SOUCIE	TRANSPORT BIOSOLIDS	54068401	56002	$3,100.00
			052924 SOUCIE	TRANSPORT BIOSOLIDS	54068401	56002	$1,150.00
				Total Vendor:			**$4,250.00**
514834	574	SPRING FRESH CLEANING SVCS LLC	4115	JANITORIAL SERVICES - MAY	56000405	92280	$5,495.52
					56000405	92281	$813.20
				Total Vendor:			**$6,308.72**
514835	756	STAROSTKA GROUP UNLIMITED, INC	050624-1	CUST INCENT - HEAT PUMP	52000405	58995	$800.00
			050624-2	CUST INCENT - HEAT PUMP	52000405	58995	$800.00
			050624-3	CUST INCENT - HEAT PUMP	52000405	58995	$800.00
				Total Vendor:			**$2,400.00**
514836	1557	BRANDON AGUILAR	00001987	SERVICE CALL	54068401	57010	$750.00
				Total Vendor:			**$750.00**
514837	620	THOMSEN OIL CO	315700	UNLEADED	51000405	92275	$116.89
			315816	DIESEL	54069404	57001	$301.18
			316396	MISC 999 - DIESEL/DYED FUEL	80900402	50150	$4,755.59
			316400	UNLEADED	56000151	15110	$4,620.00
			316407	MISC 999 - DIESEL/DYED FUEL	80900402	50150	$4,100.20
			316413	MISC 999 - DIESEL/DYED FUEL	80900402	50150	$4,073.84
				Total Vendor:			**$17,967.70**
514838	725	VERIZON WIRELESS	9963876714	ROVER SERVICE	56100405	92300	$105.08
				Total Vendor:			**$105.08**
514839	699	VERMEER HIGH PLAINS	W0126505	SERIVCE ON DIRECTIONAL DRILL	51000405	92275	$4,122.80
				Total Vendor:			**$4,122.80**
514840	2304	VESTIS GROUP INC	6280358459	RUGS & LAUNDRY SERVICE - PCF	54068401	57010	$25.14

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			6280359000	RUGS & LAUNDRY SERVICE - NDS	56000405	92280	$204.82
			6280359001	RUGS & LAUNDRY SERVICE -	56000405	90400	$41.36
			6280359004	RUGS & LAUNDRY SERVICE -	56000405	92275	$20.02
					56000405	92281	$33.33
			6280359600	RUGS & LAUNDRY SERVICE - WEC	52062401	50600	$201.00
			6280361462	RUGS & LAUNDRY SERVICE - PCF	54068401	57010	$25.14
			6280361991	RUGS & LAUNDRY SERVICE -	56000405	90400	$41.36
				Total Vendor:			**$592.17**
514841	1755	WAL-MART VISION CENTER	053024 WAL-	PRESCRIPTION SAFETY GLASSES -	56000405	92275	$389.00
				Total Vendor:			**$389.00**
514842	1374	WESCO RECEIVABLES CORP	373964	POLY PULL LINE, COUPLING	52000156	15610	$638.79
				Total Vendor:			**$638.79**
514843	726	WOODWARD'S DISPOSAL SERVICE	9199-291	GARBAGE DISPOSAL	52063401	54900	$20.00
					56000405	90300	$25.00
					56000405	91870	$25.00
					56000405	92100	$25.00
					56000405	92280	$307.00
					56000405	92281	$97.50
			9199-292	GARBAGE DISPOSAL	54068401	56001	$1,475.00
			9199-293	MISC 999 - GARBAGE DISPOSAL	80700402	50600	$812.87
			9199-294	GARBAGE DISPOSAL	56000405	90400	$371.70
				Total Vendor:			**$3,159.07**
514844	1386	YELLOW VAN CLEANING SERVICES	24-0281-WRT	SERVICES	54068401	57010	$6,754.53
				Total Vendor:			**$6,754.53**
514845	1387	ZEISLER, DEREK	053024	APPA - PER DIEM	56000405	92200	$333.00
				Total Vendor:			**$333.00**
6053403	889	B P ENERGY	21338751	GAS PURCHASES	51000232	23210	$89,055.09
				Total Vendor:			**$89,055.09**
6053404	1053	HERITAGE BANK	053124	INTERNET FEES	56000405	92100	$15.00
				Total Vendor:			**$15.00**
6053405	1188	QUADIENT FINANCE USA INC	052924	POSTAGE	56000405	91655	$1,000.00
				Total Vendor:			**$1,000.00**
6053406	1188	QUADIENT FINANCE USA INC	Q1315415	MAIL MACHINE LEASE	56000405	91655	$882.13
				Total Vendor:			**$882.13**
6053407	1322	TALLGRASS INTERSTATE GT, LLC	TIG042024504916	GAS PIPELINE TRANSPORATION	51000232	23210	$90,237.11
				Total Vendor:			**$90,237.11**
6053408	1351	UNITED PARCEL SERVICE	00006838E9204	DELIVERY SERVICE	52062401	50150	$30.88
					52062401	50500	$278.28
					56000405	90400	$32.90
				Total Vendor:			**$342.06**
6053409	1351	UNITED PARCEL SERVICE	00006838E9214	DELIVERY SERIVCE	52062402	51200	$12.44
					56000405	90400	$32.90
					56000408	90842	$14.50
					56000405	92700	$31.88
					80700402	51400	$15.84
					80800402	50200	$13.74
					80900402	50150	$36.82
				Total Vendor:			**$158.12**
6053410	1375	WESTERN AREA POWER ADMIN.	BFPB000950424	POWER PURCHASES	52000232	23220	$89,870.06
				Total Vendor:			**$89,870.06**
6053411	1348	US BANK - UTILITIES	00198444	ARROW ELECTRONICS-SNAP	52062402	51300	$43.44
				EBAY-METER PEDESTAL	52000100	54040	$1,369.60

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	MENARDS-CONDUIT EXPANSION/URQLTS	53000100	54040	$48.94
00199153	RENAISSANCE WORTHINGTON LIGHTI	52000405	92200	$1,280.24
00202134	MENARDS-STEEL WOOL DUCT SEAL	53000401	57002	$15.96
	KULLY-ASR PVC CEMENT	53000403	57003	$20.39
	MENARDS-NITRILE GLOVES	53000404	57755	$24.98
	SHERWIN WILLIAMS-ORANGE PAINT	53000404	57755	$98.00
	BIG G-PAINT RED GREEN/WIRE BRUSH	53000404	57755	$155.70
	BOMGAARS-GLOVES	53000404	58000	$10.69
	MENARDS-TIE DOWN STRAPS	53000404	58000	$79.27
	BOMGAARS-OVERSHOES	53000404	58000	$85.47
	KULLY-HAMMER DRILL BATTERY	53000404	58000	$298.53
	SP RAMS-TABLET MOUNT FOR TRUCK	53000404	58000	$410.75
	SUBWAY-WORKING LUNCH S. ST & LINCOLN	54067404	56005	$30.99
00203174	RUNZA-WEC LEAK WORKING LUNCH	52062402	51100	$76.33
	ARBYS-WORKING LUNCH SEWER TAP	53000100	54040	$22.25
	GRACES LOCKSMITH-SERVICE CALL	53000100	54040	$60.00
	USABLUEBOOK - SWIVEL ADAPTER	53000404	56755	$124.95
	DUTTON-BACKFLOW PARTS	53000404	56755	$2,168.95
	BIG G-PAINT BRUSHES FIRE HYDRANTS	53000404	57755	$36.90
	BIG G-SOCKET AND SCREWS	53000404	58000	$9.24
	MENARDS-TOOL BAG	53000404	58000	$13.90
	KULLY-HOLE SAW	53000404	58000	$17.75
	BIG G-GLASSES/GLOVES	53000404	58000	$19.02
	BIG G-NON PRESCRIPTION SAFETY GLASSES	53000404	58000	$48.77
	SP SAFETY-HIVIS VESTS	53000404	58000	$63.01
	DUNHAMS-HIP WADERS/BOOTS/GLOVES	53000404	58000	$197.92
	FULL SOURCE LLC-HIVIS SHIRTS	53000404	58000	$497.11
00204405	MENARDS-MEASURING WHEEL	52064401	56710	$69.52
	CENTRAL NEBR EQUIP-2 SPOIL VAC NOZZLES	52064401	56710	$244.40
	KULLY PIPE-2 GRINDER/PLATTERS	52064401	56710	$298.53
	MCDONALDS-WORKING LUNCH	52065402	59300	$22.18
00205411	QUIZNOS-WORKING LUNCH-A & BURLINGTON	52000416	41600	$72.00
	MENARDS-RATCHET WRENCH/SOCKET ADAPTER	52064401	56710	$38.50
	WENDYS-WORKING LUNCH-STORM	52065402	59300	$72.36
00208874	MENARDS-SURGE PROTECTOR	51000404	58000	$18.06
	WALMART- PLASTIC TARPS/OFFICE MAKEOVER	51000404	58000	$28.63
	TECH SCHOOL-RECTIFIER SOLDERING	51000405	92200	$300.00
		51000405	92200	$300.00
	AMPP-MEMBERSHIP DUES	51000405	93000	$188.00
00220783	TAX990-ELECTRONIC FILING OF FORM 990 OR	80800405	92100	$80.85
02575052	MISC 999-ZORO-GLOVES (WAREHOUSE)	52000156	15610	$780.35
	MISC 999-NAPA-PRYBAR	52062401	50640	$7.75
	MISC 999-TOOFAST SUPPLY-TOOL REPAIR PARTS	52062401	50640	$70.63
	MISC 999-NAPA-CRIMPER TOOL	52062401	50640	$73.82
	MISC 999-NAPA-BATTERY	52062402	51100	$133.74
	MISC 999-FASTENAL-BOLTS	52062402	51200	$14.37
	MISC 999-KULLY-EXPANDED SHEET METAL	52062402	51200	$62.41
	MISC 999-MCMASTER CARR-BOLTS	52062402	51200	$222.85
		52062402	51200	$419.29
	MISC 999-MCMASTER CARR-GASKETS	52061402	51204	$54.56
	MISC 999-WEAMCO-BASKET STRAINER (NPS)	52061402	51204	$316.33
	MISC 999-KELLY SUPPLY-HOSES	52000100	54040	$1,460.94
	MISC 999-MENARDS-LYNCH PINS	80700402	50600	$3.28
	MISC 999-DUTTON-ELECTRICAL TAPE	80700402	50600	$4.49

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MISC 999-LANDMARK IMP-MOWER PARTS	80700402	50600	$4.69
MISC 999-GRACES LOCKSMITH-KEYS MADE	80700402	50600	$5.35
MISC 999-MENARDS-SOAP	80700402	50600	$9.61
MISC 999-BIG G-WASHERS	80700402	50600	$11.41
MISC 999-NUTRIEN AG-PROPANE	80700402	50600	$17.09
MISC 999-MENARDS-KWIKWELD	80700402	50600	$25.62
MISC 999-MCMASTER CARR-BRASS BAR	80700402	50600	$26.01
MISC 999-BUSINESS WORLD-POST IT NOTES	80700402	50600	$32.33
MISC 999-BUSINESS WORLD-CORRECTION TAPE	80700402	50600	$37.85
MISC 999-BIG G-BRUSHES & BROOMS	80700402	50600	$38.27
MISC 999-KELLY-HOSE REPAIR	80700402	50600	$41.12
MISC 999-BIG G-BUCKETS & SOAP	80700402	50600	$46.57
MISC 999-BIG G-WIRE WHEELS	80700402	50600	$48.44
MISC 999-POWER TOOL REPAIR-TOOL PARTS	80700402	50600	$47.28
MISC 999-TOOFAST SUPPLY-VACUUM ACCESSORIES	80700402	50600	$64.48
MISC 999-BUSINESS WORLD-COPY PAPER	80700402	50600	$65.02
MISC 999-AIRGAS-CUT OFF WHEELS	80700402	50600	$63.70
MISC 999-BIG G-FILTERS	80700402	50600	$86.58
MISC 999-BIG G-VAC BAGS /PAINT	80700402	50600	$87.34
MISC 999-NAPA-HOSES	80700402	50600	$89.69
MISC 999-MYSAFETYSIGN-FLOOR SIGNS	80700402	50600	$90.29
MISC 999-FASTENAL-CAUTION TAPE	80700402	50600	$100.86
MISC 999-LINWELD-WELDING TIPS	80700402	50600	$132.33
MISC 999-MCMASTER CARR-LIFTING EYES	80700402	50600	$145.08
MISC 999-KELLY-AIR HOSE	80700402	50600	$190.12
MISC 999-BIG G-TRASH CANS & BRUSHES	80700402	50600	$208.80
MISC 999 LINWELD-WELDER REPAIR	80700402	50600	$242.24
MISC 999-ISLAND SUPPLY-CUT OFF WHEELS	80700402	50600	$247.46
MISC 999-MCMASTER CARR-MACHINING PARTS	80700402	50600	$261.99
MISC 999-LANDMARK IMP-MOWER PARTS	80700402	50600	$265.64
	80700402	50600	$268.54
MISC 999-KELLY SUPPLY-RTV RED SILICONE	80700402	50600	$296.40
MISC 999-LINWELD-REGULATORS	80700402	50600	$335.27
MISC 999-LINWELD-BAND SAW BLADES	80700402	50600	$346.96
MISC 999-ZORO-SILICONE SEALANT	80700402	50600	$400.35
MISC 999-BIG G-WATER	80700402	50600	$489.30
MISC 999-BIG G-FILTERS & BRUSH	80700402	51100	$86.46
MISC 999-FASTENAL-NUTS & WASHERS	80700402	51200	$43.35
MISC 999-FASTENAL-BOLTS	80700402	51200	$97.18
MISC 999-KULLY-PIPE FITTINGS	80700402	51200	$156.35
MISC 999-MENARDS-STEEL PLATE	80700402	51200	$201.12
MISC 999-FASTENAL-BOLTS	80700402	51200	$379.07
MISC 999-MCMASTER CARR-SHIMS	80700402	51200	$1,218.38
MISC 999-LINWELD-WELDING JACKET	80700402	92700	$35.15
MISC 999-LINWELD-GLOVES	80700402	92700	$87.01
MISC 999-BOMGAARS-MUCK BOOTS	80700402	92700	$123.04
MISC 999-LINWELD-DUST MASKS	80700402	92700	$132.23
MISC 999-LINWELD-GLOVES	80700402	92700	$214.48
MISC 999-DUTTON-DISCONNECT SWITCH (PPGA)	80800402	51100	$141.78
MISC 999-MCMASTER CARR-HINGES (PPGA)	80800402	51200	$60.60
MISC 999-FASTENAL-BOLTS & WASHERS (PPGA)	80800402	51200	$259.85
MISC 999-NAPA-FILTERS (PPGA)	80800402	51260	$64.27
	80800402	51260	$226.90
MISC 999-FASTENAL-U BOLT	80900402	50600	$4.64

Distribution Register by Check

	MISC 999-POWERHOUSE MOTORS-	80900402	50600	$16.03
	MISC 999 MENARDS-TRASH CAN	80900402	50600	$21.39
	MISC 999-ZORO-CLAMPS	80900402	50600	$29.44
	MISC 999-GARRET TIRE-TIRE	80900402	50600	$29.00
	MISC 999-BIG G-TRASH CAN	80900402	50600	$50.28
	MISC 999-DUTTON-BEAM CLAMPS	80900402	50600	$62.96
	MISC 999-NE TRUCK CENTER-	80900402	50600	$71.26
	MISC 999-NAPA-AIR HOSE	80900402	50600	$78.09
	MISC 999-MENARDS-2 WHEEL	80900402	50600	$106.99
	MISC 999-SAFETYSIGN-SIGNAGE	80900402	50600	$218.37
	MISC 999-MCMASTER CARR-	80900402	50600	$268.57
	MISC 999-ZORO-CLOTHING RACK	80900402	50600	$705.11
	MISC 999-GRACES LS-DOOR	80900402	51100	$18.19
	MISC 999-BIG G-WEED KILLER	80900402	51100	$22.81
	MISC 999-NAPA-FILTERS &	80900402	51260	$102.09
		80900402	51260	$139.56
	MISC 999-NE TRUCK CENTER-AIR	80900402	51260	$173.96
	MISC 999-NAPA-FILTERS & OIL	80900402	51460	$176.42
02941411	BIG G-TOGGLE SWITCH WALL	56000405	92280	$2.68
	GRACES LOCKSMITH-5 KEYS TO	56000405	92280	$13.38
	MENARDS-THERMOSTAT	56000405	92280	$30.75
	DUTTONS-1 1/2 BALL VALVE	56000405	92280	$81.58
	CENTRAL NEBR EQUIPMENT-	56000405	92280	$101.85
	JACKSON GLASS-REPAIR DOOR	56000405	92280	$118.89
	DUTTONS-FAUCET	56000405	92280	$119.96
	MENARDS-HOSE AND SPRAYER	56000405	92280	$233.22
	ALAN WITTE SALES-CHEMICAL	56000405	92280	$321.00
	KULLY PIPE & STEEL-PEX JAWS	56000405	92280	$521.82
	RAYNOR-SVC CALL - ADJUST	56000405	92281	$103.00
03060492	MISC 999-ECHO-PIPE/FITTINGS	52062401	50500	$386.04
	MISC 999-MCMASTER-DRILL BIT	52062401	50640	$125.37
	MISC 999-RIGGING WAREHOUSE-	52062401	50640	$162.39
	MISC 999-TRI-STATE-CHAIN HOIST	52062401	50640	$228.98
	MISC 999-RIGGING WAREHOUSE-	52062401	50640	$508.45
	MISC 999-MENARDS-BREAKER	52062402	51100	$16.85
	MISC 999-ECHO-SEAL TITE	52062402	51100	$507.94
	MISC 999-TRI-STATE-PENDANT	52062402	51240	$47.94
	MISC 999-ZORO-HOUR METER	52062402	51300	$109.48
	MISC 999-ZORO-REGULATOR	52062402	51300	$120.68
	MISC 999-RADWELL-CONTACTOR	52062402	51300	$264.13
	MISC 999-ZORO-POWER SUPPLY	52062402	51400	$94.20
	MISC 999-NUTRIEN-PROPANE	80700402	50600	$20.89
	MISC 999-MCMASTER-DRUM	80700402	50600	$64.94
	MISC 999-MCMASTER-WIND SOCK	80700402	50600	$168.89
	MISC 999-MCMASTER-FIRE HOSE	80700402	51200	$429.30
	MISC 999-FLEETPRIDE-	80800402	51260	$55.78
	MISC 999-FLEETPRIDE-SPRING	80800402	51260	$98.94
	MISC 999-NAPA-AIR POD	80800402	51260	$170.91
	MISC 999-MADDOX-	80800402	51300	$758.59
	MISC 999-MENARDS-TIDE	80900402	50600	$88.10
	MISC 999-MENARDS-NIPPLE	80900402	51100	$3.91
	MISC 999-TRACTOR SUPPLY-	80900402	51100	$59.99
03309345	MENARDS-LANDSCAPE FABRIC-	53000100	54040	$51.34
	HOWELL GAS & TOOL-VALVE BOX	53000404	58000	$174.00

Distribution Register by Check

05700345	APPA NATIONAL CONF AIRFARE	56000405	92200	$669.20
	APPA NATIONAL CONF AIRFARE	56000405	92200	$669.20
05726753	PAYPAL PRESTIGE PAPER-ELEC	52000405	92100	$114.45
05742479	APNGA - SAFETY COURSE	56100405	92200	$35.00
05742503	MENARDS-CLEANING SUPPLIES	52061401	50606	$11.20
	EAKES-OFFICE CHAIR	52061401	50606	$1,215.36
	BIG G ACE-FITTINGS	52061402	51104	$32.41
	KULLY PIPE-STRAP WRENCH	52061402	51104	$92.06
	MENARDS-ADHESIVE FOR	52061402	51106	$29.92
	BIG G ACE-PAINT	52061402	51106	$39.99
	INDUSTRIAL POWER-OVERHEAD	52061402	51106	$50.41
	BIG G ACE-WINDOW GLAZING	52061402	51106	$61.91
	ECHO ELECTRIC SUPPLY-LIGHT	52061402	51106	$225.45
	MENARDS-HOSE WASHERS	52061402	51206	$3.20
	BIG G ACE-SPRINKLERS FOR #5	52061402	51206	$30.06
	MENARDS-LIGHT FIXTURE	52061402	51206	$85.59
05742511	RIGHT SIZE PLUS-SEATBELT	54000405	92275	$70.95
	ROCK AUTO-COVER & SEALS	56000405	92275	$143.75
05746298	RADWELL-PWR DIST BLOCK WELL	53000100	54040	$371.80
	WALMART-WELL 8 SD CARD	53000401	57002	$19.24
	MENARDS-VFD PAD MATERIALS	53000401	57002	$295.98
	MENARDS-ADMIN CEILING TILES	54068401	57010	$178.48
	MENARDS-1 1/2 BALL VALVES	54068401	57020	$79.98
	MENARDS-GRIT HVAC RESET	54068401	57025	$4.49
	MENARDS-CHISEL TIPS	54068401	58000	$58.75
	MENARDS-STOCK ITEMS	54068401	58000	$196.75
	HFX HONDA-HONDA GENERATOR	54068401	58000	$1,199.00
	STAMPS AND MORE-PRINT	54000405	92100	$31.92
	CITY OF HASTINGS-LIC CARD FEE	54000405	93000	$2.00
		54000405	93000	$2.00
	CITY OF HASTINGS-ELECT LIC	54000405	93000	$10.00
	CITY OF HASTINGS-ELECT LIC	54000405	93000	$35.00
	ASPECT LED-FOUNTAIN LTS	56000405	92280	$30.09
05746314	AURORA COOP- DEF-480	54068401	57022	$14.05
		54068401	57022	$30.40
	AURORA COOP - DEF-480	54068401	57022	$35.36
	AURORA COOP - FUEL - 480	54068401	57022	$325.00
	AURORA COOP-FUEL-480	54068401	57022	$359.00
	AURORA COOP - FUEL - 480	54068401	57022	$374.10
		54068401	57022	$374.11
		54068401	57022	$378.04
	MENARDS - STARTING FLUID	54068401	58000	$11.97
	C.C.C. - BACK FLOW CLASS	54000405	92200	$85.00
05920398	AMERICAN AIRLINES-SEAT	80800402	92200	$23.97
		80800402	92200	$23.97
	ETAPRO-TOSHIBA USERS GRP	80800402	92200	$430.00
	ETAPRO-TOSHIBA USERS GRP	80800402	92200	$430.00
	ETAPRO-TOSHIBA USERS GRP	80800402	92200	$430.00
	AMERICAN AIRLINES - BRUCE	80800402	92200	$599.21
	AMERICAN AIRLINES - CLIFF	80800402	92200	$599.21
	AMERICAN AIRLINES - DEREK	80800402	92200	$599.21
05984998	MAYHEW ENVIRONMENTAL -	56000405	91873	$180.00
06678292	ALPINE POWER SYSTEMS-	52062402	51300	$311.53
	LARSON COMMUNICATIONS-	52065402	59300	$57.24

Distribution Register by Check

		06678342	EBAY - METER PEDESTALS	52000100	54040	$1,767.78
			MENARDS-WALL PLUG/PLATE/BOX	56000405	92280	$13.25
		06701565	QUIZNOS-LUNCH LEAK 510 S	53000100	54040	$38.32
			MENARDS-SAW BLADES	53000404	58000	$42.01
			FASTENAL-GLOVES	53000404	58000	$42.77
				53000404	58000	$47.69
			KULLY PIPE-CUT OFF	53000404	58000	$51.92
			MENARDS-DUCT TAPE/SPRAY	53000404	58000	$64.77
			AMAZON-BOOKS FOR PLUMBING	53000405	92200	$35.30
				53000405	92200	$83.36
			PEARSON VUE-MASTER	53000405	92200	$115.00
		06871335	QUIZNOS LUNCH - A &	52000416	41600	$73.18
			GRAINGER - ACCU-LUBE	52000100	54040	$27.97
			MENARDS - TARPS	52064401	56710	$19.22
			KULLY PIPE - ALUM FLAT	52064401	56710	$20.04
			MENARDS - USB CHARGERS	52064401	56710	$64.15
			MENARDS - RATCHET	52064401	56710	$64.18
			KULLY PIPE - MULTI TOOL/BLADE	52064401	56710	$293.40
			KULLY PIPE - 2	52064401	56710	$298.53
			J HARLEN - 4 RATCHET	52064401	56710	$597.46
			J HARLEN - 8 FT FIBERGLASS	52064401	56710	$609.90
			JIMMY JOHNS - LUNCH	52065402	59300	$31.08
		07132810	BIG G ACE - KNIFE	52064401	56710	$17.60
		07633031	HASTINGS OUTDOOR POWER -	51000404	58000	$13.91
			AMAZON - MONTHLY MEMBERSHIP	51000404	58000	$16.04
			KULLY PIPE - HAMMERDRILL BIT	51000404	58000	$48.76
			DUTTON - PARTS TRAY FOR	51000404	58000	$51.64
			DAKOTA FLUID POWER - PARTS	51000404	58000	$84.64
			KULLY PIPE - PIPECUTTER	51000404	58000	$235.60
			VERMEER - VAC HOSE/SPRAY	51000404	58000	$1,130.34
			MATHESON TRIGAS - SAFETY	51000405	92700	$34.41
		07809714	WALMART-ROTARY CUTTER FOR	56200405	95628	$21.36
			MENARDS-KNOCKOUT CUTTER	56200405	95628	$35.30
			MENARDS-STEP DRILL BIT FOR	56200405	95628	$58.84
			MENARDS-TOOLS FOR RICH	56200405	95628	$84.22
			MENARDS-STEP LADDER & WIRE	56200405	95628	$134.01
			Total Vendor:			***$47,880.42***
6053412	1203 OMAHA PUBLIC POWER DISTRICT	CSB000874	TRANSMISSION AGREEMENT	52000405	92300	$22,672.00
			Total Vendor:			***$22,672.00***
6053413	1245 RAILROAD MGMT. CO. III, LLC	500311	POWERLINE OVERCROSSING	52065402	59300	$379.14
		500330	GAS PIPLINE ENCROACHMENTS	51000404	57000	$11,430.76
			Total Vendor:			***$11,809.90***
						3,138,506.39
						$3,138,506.39

FUND	PAYMENT AMOUNT	LESS VOID CHECKS	
Total Gas:	***341,458.76***		341,458.76
Total Water:	***214,308.18***		214,308.18
Total Sewer:	***158,705.68***		158,705.68
Total Admin:	***109,166.04***	166.88	108,999.16
Total Maint & Building:	***358.73***		358.73

Distribution Register by Check

Total Engineering:	***36,976.89***		36,976.89
Total Electric:	***2,277,532.11***		2,277,532.11
Total:	***$3,138,506.39***		3,138,339.51

Section B: Event Agreement

This application must be filed with the Hastings City Clerk
at least 60 days prior to the date of the event.
Fees may be applicable.

Date(s) of Event: 08/10/2024 Event Name: Kool-Aid Classic Bicycle Tour
Contact Person: Bruce Sandahl Phone: 402-4631138
Address: 3010 Wendell Drive
Email: absandahl@windstream.net Daytime Phone: 402-463-1138
Name of Organization Hosting Event: Hastings Unique Bicyclists
Type of Organization: __ Corporation __ LLC ● Other If Other, provide name: Unincorporated Association
Type of Event: Biking
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.)

Will tents over 400 sq. ft. and/or mobile food vendors be set up at this event? ___ Yes ● No
If yes, please contact Hastings Fire & Rescue (402) 462-7157 for spacing and permitting requirements.

Please describe activities included in this event:
Registration/Check-In and then bike tour over routes of 20, 30 and 60 miles.

Event Location: See Inset Portion of Attached Course Map

- 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
- For events with over 1,000 in attendance: One trained crowd manager to be provided for every 250 persons or fraction thereof. Contact Hastings Fire & Rescue (402) 462-7157 with questions.

Event Start Time: 08:00 am *** Start Time Needed to Set Up & Access Area (if applies):** N/A
Event End Time: 02:00 pm *** Ending Time Needed to Clean up Area (if applies):** N/A
***If alcohol is being served, please make sure state alcohol permit times are consistent with actual event times.**

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.

eSigned via SeamlessDocs.com
Bruce E Sandahl
Key: da16dad2-fe93-4831-b039-94fd9dce1735

Authorized Signature for Host Organization — Date: 05-23-2024

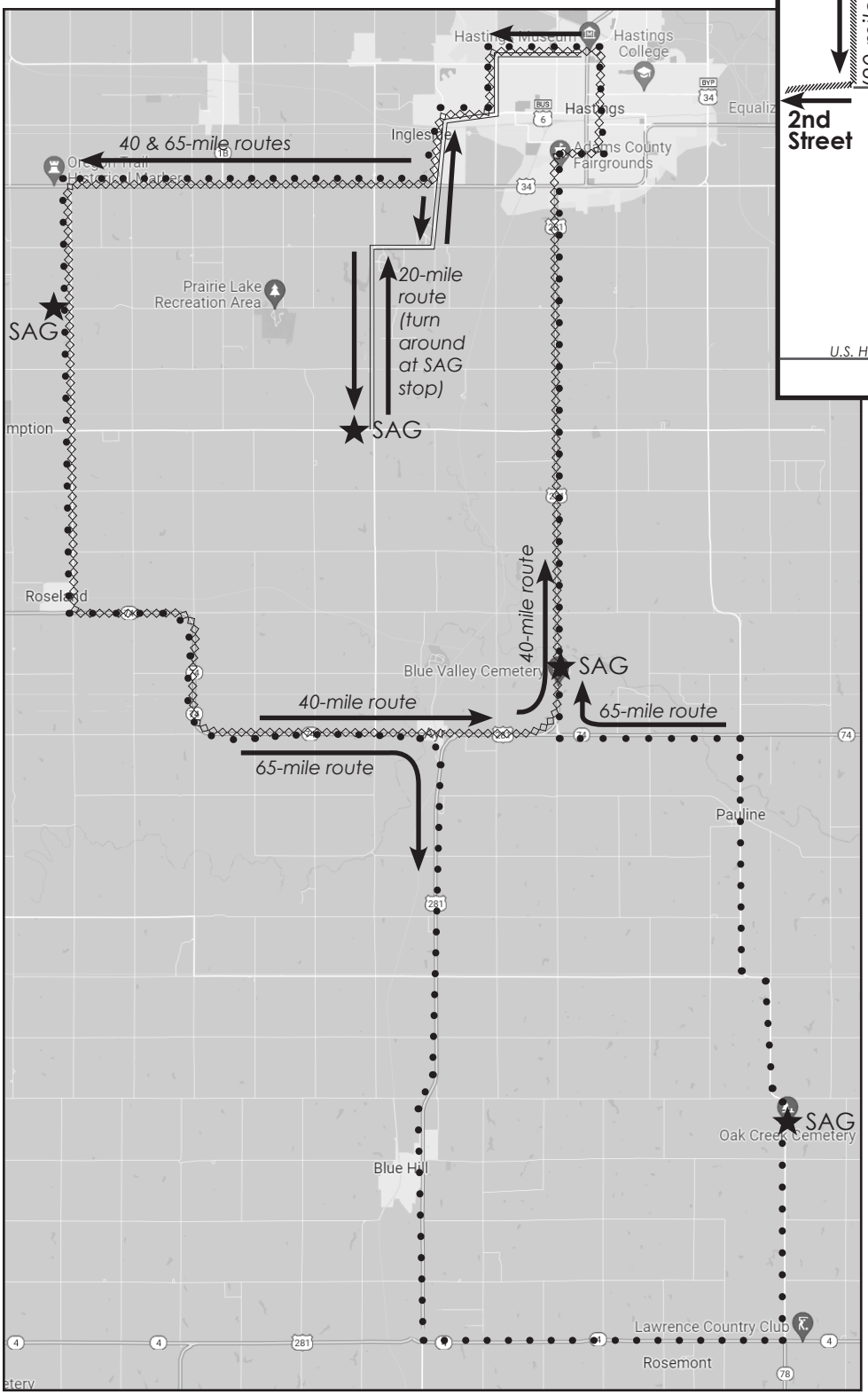
****

Official Office Use Only

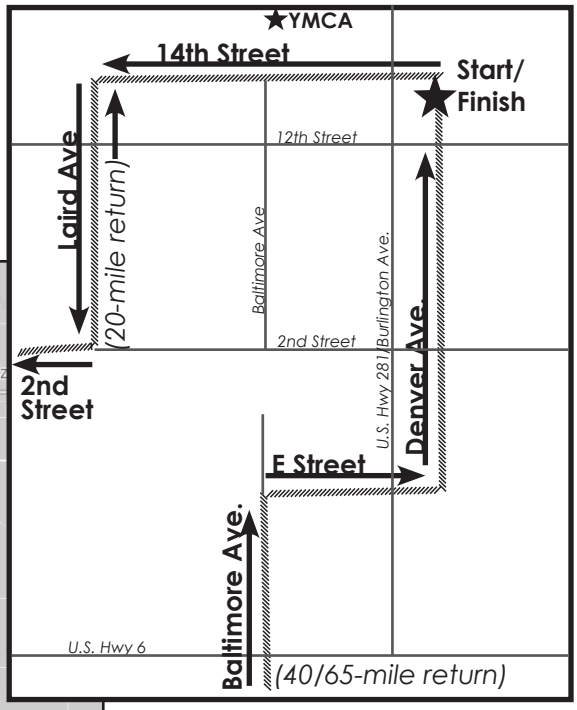
Authorized Signature – City of Hastings

Date of Council Approval

Kool-Aid CLASSIC BICYCLE TOUR



Start/Finish



Start/Finish
Highland Park
(Behind Hastings Museum)
14th & Hastings St.

Showers
YMCA
1220 W 18th Street

Route Maps

Gravel Route

20-Mile Route

40-Mile Route

65-Mile Route

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 05/23/2024

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	CONTACT NAME:	
American Specialty Insurance & Risk Services, Inc. 7609 W. Jefferson Blvd., Suite 100 Fort Wayne IN 46804	PHONE (A/C, No, Ext):	FAX (A/C, No):
	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Arch Insurance Company	11150
INSURED League of American Wheelmen dba League of American Bicyclists 1612 K Street NW, Suite 1102 Washington DC 20006	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** 1002245288 **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	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [ ] PRO-JECT [ ] LOC [X] OTHER: OTHER	Y	Y	SBCGL0054507	02/01/2024	02/01/2025	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 1,000,000
							MED EXP (Any one person)	$ Excluded
							PERSONAL & ADV INJURY	$ 1,000,000
							GENERAL AGGREGATE	$ 5,000,000
							PRODUCTS - COMP/OP AGG	$ 5,000,000
								$
	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 ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N [ ] (Mandatory in NH) 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)

- Coverage applies to HASTINGS UNIQUE BICYCLISTS, 3010 WENDELL DRIVE, HASTINGS, NE 68901.

- The Certificate Holder shall be an Additional Insured, but only with respect to the operations of the Named Insured, and subject to the provisions and limitations of Form CG 2026 Additional Insured - Designated Person or Organization, but only with respect to KOOL-AID CLASSIC BICYCLE TOUR on August 10, 2024.

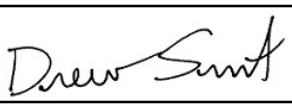
CERTIFICATE HOLDER

City of Hastings
220 N. Hastings Avenue
Hastings NE 68901

CANCELLATION

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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AGENCY CUSTOMER ID: _____

LOC #: _____

ADDITIONAL REMARKS SCHEDULE

AGENCY		NAMED INSURED
American Specialty Insurance & Risk Services, Inc.		League of American Wheelmen dba League of American Bicyclists 1612 K Street NW, Suite 1102 Washington, DC 20006
POLICY NUMBER SBCGL0054507		
CARRIER Arch Insurance Company	NAIC CODE 11150	EFFECTIVE DATE: 02/01/2024

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: ACORD 25 **FORM TITLE:** CERTIFICATE OF LIABILITY INSURANCE - Certificate #1002245288

- The General Liability policy is primary and non-contributory per Form CG 2001.
- Waiver of Subrogation applies as per Form CG 2404 Waiver of Transfer of Rights of Recovery Against Others to Us.
- Coverage available under Policy #SR2014DC-P-050467 is on file with the policyholder. Accident Medical Coverage, $10,000 per person per accident excess of a $500 per claim deductible and excess of any other valid and collectible insurance. Accidental Death & Dismemberment, $5,000 per person per accident.

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Section B: Event Agreement

This application must be filed with the Hastings City Clerk
at least 60 days prior to the date of the event.
Fees may be applicable.

Date(s) of Event: 07/04/2024 Event Name: 4th of July Parade
Contact Person: Laura Stutte Phone: 402-462-8821
Address: 2525 W 2nd St
Email: lstutte@ywcaadamscounty.org Daytime Phone: 4024628821
Name of Organization Hosting Event: YWCA Adams County
Type of Organization: __ Corporation __ LLC _● Other If Other, provide name: 501c3
Type of Event: Children's Activities and Parade
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.)

Will tents over 400 sq. ft. and/or mobile food vendors be set up at this event? ___ Yes _● No
If yes, please contact Hastings Fire & Rescue (402) 462-7157 for spacing and permitting requirements.

Please describe activities included in this event:
We offer free activities in the yard surrounding Fisher Fountain. The parade starts at noon. The line up starts on
12th Street and wraps around Hastings Ave. We sell food and have raffle prizes to raise money for the YWCA.
Setup begins around 8:30am and clean up finishes by 2pm.
Electricity will be needed for food warmers and speaker system. We also have a blow up slide donated by Pediatric

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
- For events with over 1,000 in attendance: One trained crowd manager to be provided for every 250 persons or fraction thereof. Contact Hastings Fire & Rescue (402) 462-7157 with questions.

Event Start Time: 10:00am *** Start Time Needed to Set Up & Access Area (if applies):** 8:00am
Event End Time: 1:00pm *** Ending Time Needed to Clean up Area (if applies):** 2:00pm
***If alcohol is being served, please make sure state alcohol permit times are consistent with actual event times.**

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.

eSigned via SeamlessDocs.com
Laura Stutte
Key: da16dad2-fe93-4831-b039-94fd9dce1735

Authorized Signature for Host Organization — Date: 05-29-2024

****

Official Office Use Only

Authorized Signature – City of Hastings — Date of Council Approval

Hastings Utilities

N Hastings Ave

N St Joseph Ave

N Denver Ave

Utilities Park

W 12th St

N Hastings Ave

N Denver Ave

N St Joseph Ave

YWCAOFA-01 WBUHR

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 12/19/2023

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	CONTACT NAME: Wendy Buhr, CISR	
Ellerbrock-Norris Agency, Inc. P.O. Box 816 Hastings, NE 68902-0816	PHONE (A/C, No, Ext): (402) 519-4881	FAX (A/C, No):
	E-MAIL ADDRESS: wbuhr@ellerbrock-norris.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Convelo Insurance Group	
INSURED	INSURER B :	
Young Women's Christian Association of Adams County, Nebraska DBA YWCA of Adams County 2525 W. 2nd St Ste. 110 Hastings, NE 68901	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	X COMMERCIAL GENERAL LIABILITY			0435111 25-683719	11/30/2023	11/30/2024	EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 1,000,000
							MED EXP (Any one person)	$ 10,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	X POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
A	AUTOMOBILE LIABILITY			0435111 09-683726	11/30/2023	11/30/2024	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						PER STATUTE / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	N / A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						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

City of Hastings
220 North Hastings Avenue
P.O. Box 1085

CANCELLATION

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 least 60 days prior to the date of the event.
Fees may be applicable.

Date(s) of Event: 08/20/2024 Event Name: Hit the Ground Running HPS Fun Run/Walk
Contact Person: Terry Julian Phone: 402-461-7602
Address: 1515 W 8th St
Email: terry.julian@hpstigers.org Daytime Phone: 402-984-1544
Name of Organization Hosting Event: Hastings Public Schools
Type of Organization: __ Corporation __ LLC __ Other If Other, provide name: School District
Type of Event: Running and Walking
Example: Running, Biking, Parade, etc. (Held on City Property or Public Right-of-Way)

Will alcohol be served at this event? ___ Yes _●_ No If yes, license agreement is required.
Please review City Code Section 8-107 for alcohol consumption restrictions on property owned by city.
City fee for fencing is $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.)

Will tents over 400 sq. ft. and/or mobile food vendors be set up at this event? ___ Yes _●_ No
If yes, please contact Hastings Fire & Rescue (402) 462-7157 for spacing and permitting requirements.

Please describe activities included in this event:
Participants will either walk or run on our designated route(s).

Event Location: Hastings Senior High School

- 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
- For events with over 1,000 in attendance: One trained crowd manager to be provided for every 250 persons or fraction thereof. Contact Hastings Fire & Rescue (402) 462-7157 with questions.

Event Start Time: 05:15 p.m. *** Start Time Needed to Set Up & Access Area (if applies):** _____
Event End Time: 07:00 p.m. *** Ending Time Needed to Clean up Area (if applies):** _____
***If alcohol is being served, please make sure state alcohol permit times are consistent with actual event times.**

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.

eSigned via SeamlessDocs.com
Theresa C Julian
Key: da16dad2-fe93-4831-b039-94fd9dce1735

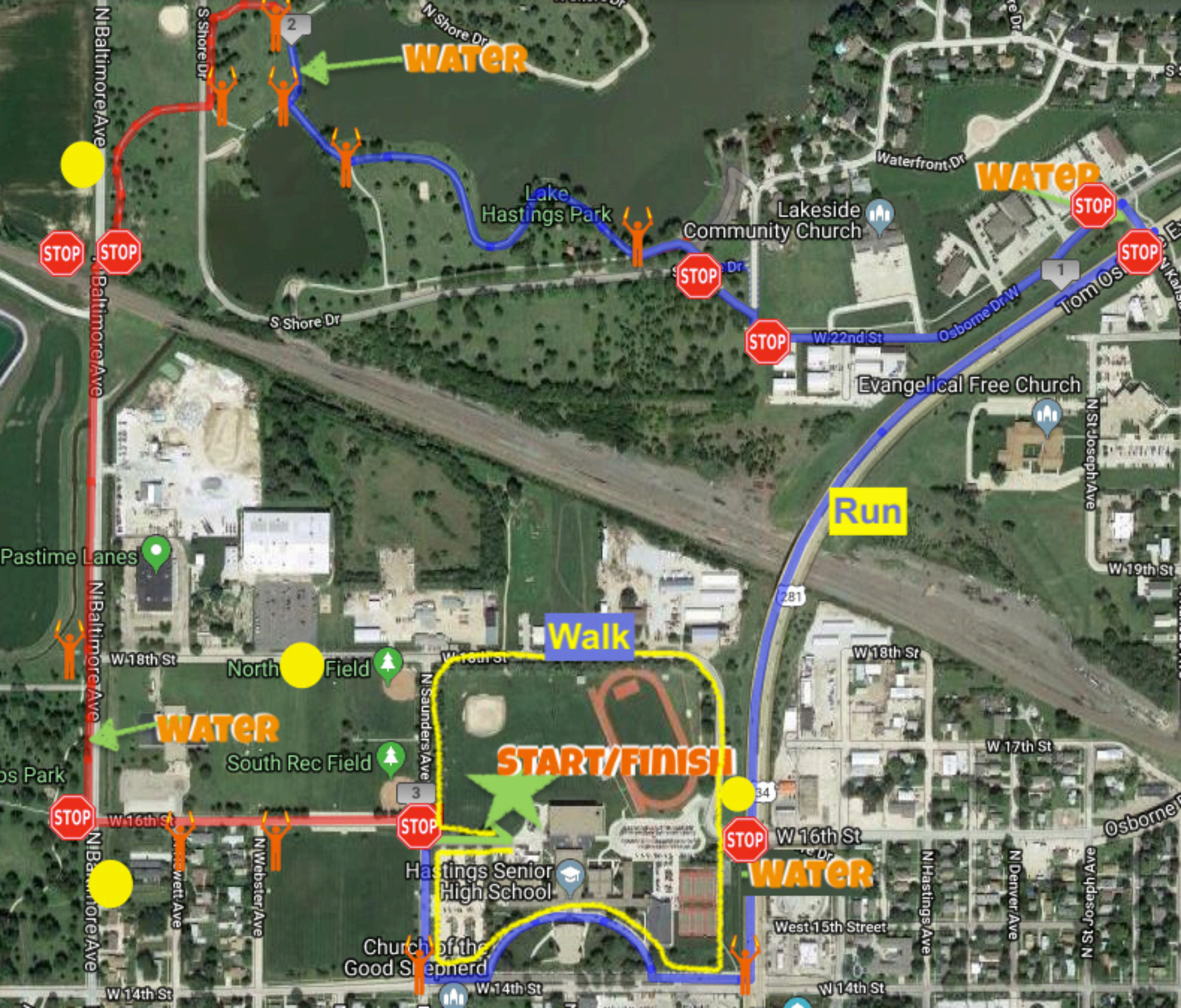
Authorized Signature for Host Organization — Date: 05-30-2024

****

Official Office Use Only

Authorized Signature – City of Hastings

Date of Council Approval


WATER
STOP
STOP
STOP
STOP
STOP
STOP
Lake Hastings Park
Lakeside Community Church
Evangelical Free Church
Pastime Lanes
North Field
South Rec Field
Walk
Run
START/FINISH
WATER
WATER
WATER
Hastings Senior High School
Church of the Good Shepherd
N Baltimore Ave
S Shore Dr
N Shore Dr
Waterfront Dr
Osborne Dr W
W 22nd St
W 19th St
W 18th St
W 17th St
W 16th St
West 15th Street
W 14th St
N Saunders Ave
N Webster Ave
N Hastings Ave
N Denver Ave
N St Joseph Ave
281

OP ID: DS

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
05/22/2024

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	CONTACT NAME: Sheri Shonka	
Public Risk Management 3528 Dodge Street Omaha, NE 68131 Sheri Shonka	PHONE: 877-649-4612	FAX: 402-399-2785
	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : ALICAP	
INSURED Hastings Public Schools 1515 W 8th Street 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	X COMMERCIAL GENERAL LIABILITY							
	CLAIMS-MADE X OCCUR			PK1016523	09/01/2023	09/01/2024	EACH OCCURRENCE	$ 5,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 5,000,000
	POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 5,000,000
	OTHER:							$
A	AUTOMOBILE LIABILITY							
	X ANY AUTO			PK1016523	09/01/2023	09/01/2024	COMBINED SINGLE LIMIT (Ea accident)	$ 5,000,000
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per person)	$
	X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY						BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N			PK1016523	09/01/2023	09/01/2024	PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	N / A					E.L. EACH ACCIDENT	$ 3,350,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 3,350,000
							E.L. DISEASE - POLICY LIMIT	$ 3,350,000

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

For Fun Run/Walk on August 20, 2024 - Certificate holder is an additional insured if required by written contract executed prior to loss. Primary & noncontributory status if governed by the terms & conditions of the insurance policies of all parties to the contract. Waiver of subrogation applies for the general liability if required by written contract prior to l

CERTIFICATE HOLDER

CITYHA2

City of Hastings
220 North Hastings Ave
Hastings, NE 68901

CANCELLATION

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
Sheri Shonka

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Section B: Event Agreement

This application must be filed with the Hastings City Clerk
at least 60 days prior to the date of the event.
Fees may be applicable.

Date(s) of Event: 07252024 Event Name: Summer Sounds Concerts
Contact Person: Jessi Hoeft Phone: 402.469.2828
Address: 119 N Saint Joseph Ave
Email: jessi@firststreetbrewing.com Daytime Phone: 402.469.2828
Name of Organization Hosting Event: First Street Brewing Co
Type of Organization: __ Corporation ● LLC __ Other If Other, provide name: _____
Type of Event: Outdoor concert and beer garden
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.)

Will tents over 400 sq. ft. and/or mobile food vendors be set up at this event? ● Yes ___ No
If yes, please contact Hastings Fire & Rescue (402) 462-7157 for spacing and permitting requirements.

Please describe activities included in this event:
In conjuction with the downtown farmers market we will extend our Thursday hours and offer a free concert and beer garden outside our building. Market vendors will extend their hours to 9pm that evening. Food trucks and street games will be available.
Rain location will be inside our building for concert.

Note our insurance with GTA renews the 1st week in July. We will send a copy of our new COI over to the city
Event Location: 119 N Saint Joseph Aave

- 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
- For events with over 1,000 in attendance: One trained crowd manager to be provided for every 250 persons or fraction thereof. Contact Hastings Fire & Rescue (402) 462-7157 with questions.

Event Start Time: 5pm *** Start Time Needed to Set Up & Access Area (if applies):** 3pm
Event End Time: 11pm *** Ending Time Needed to Clean up Area (if applies):** 11:59am
***If alcohol is being served, please make sure state alcohol permit times are consistent with actual event times.**

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.

eSigned via SeamlessDocs.com
Jessi R Hoeft
Key: da16dad2-fe93-4831-b039-94fd9dce1735

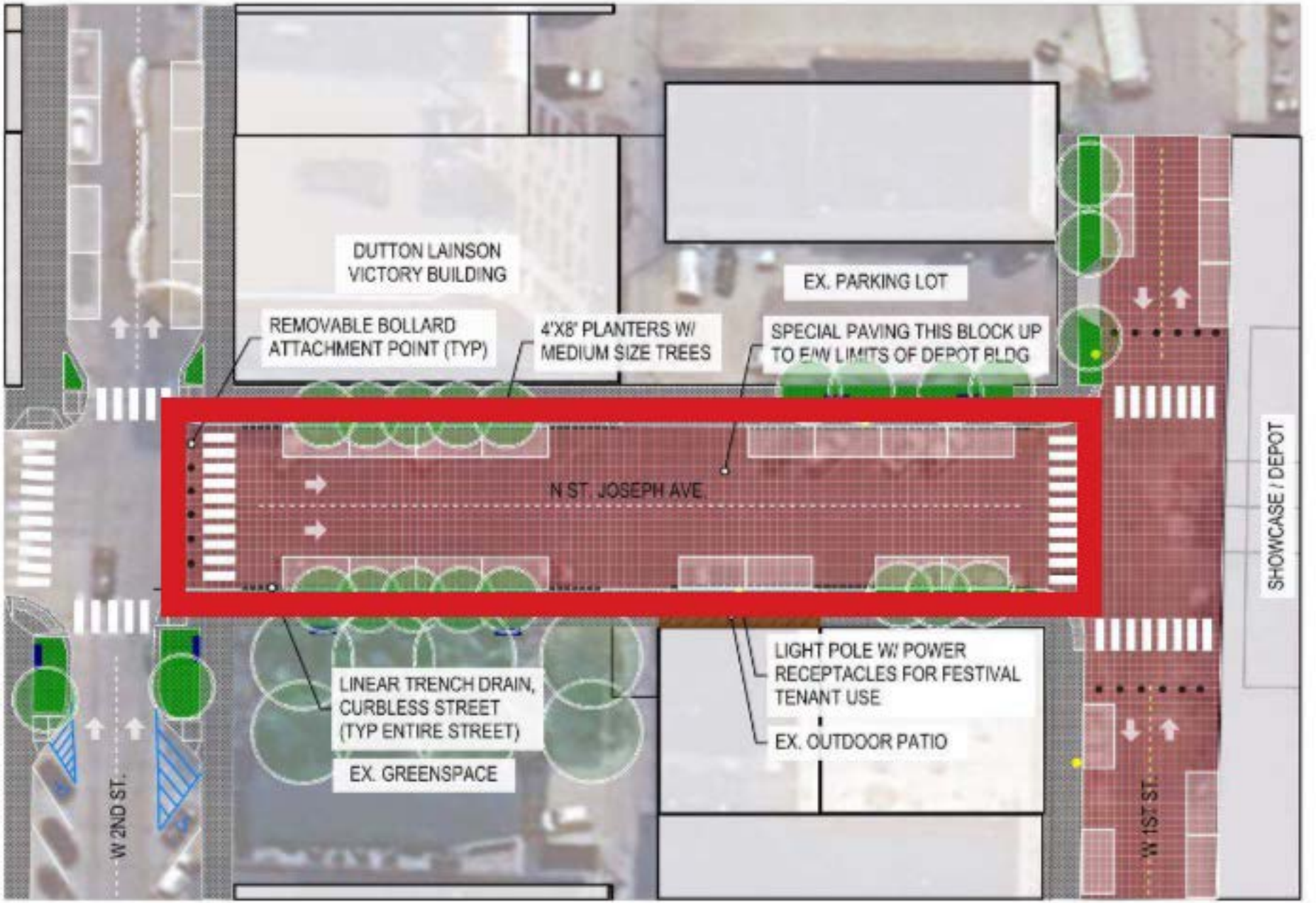
05-17-2024

Authorized Signature for Host Organization Date

****

Official Office Use Only

Authorized Signature – City of Hastings Date of Council Approval


DUTTON LAINSON
VICTORY BUILDING
EX. PARKING LOT
REMOVABLE BOLLARD
ATTACHMENT POINT (TYP)
4'X8' PLANTERS W/
MEDIUM SIZE TREES
SPECIAL PAVING THIS BLOCK UP
TO E/W LIMITS OF DEPOT BLDG
N ST. JOSEPH AVE
SHOWCASE / DEPOT
LINEAR TRENCH DRAIN,
CURBLESS STREET
(TYP ENTIRE STREET)
EX. GREENSPACE
LIGHT POLE W/ POWER
RECEPTACLES FOR FESTIVAL
TENANT USE
EX. OUTDOOR PATIO
W 2ND ST.
W 1ST ST.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 07/06/2023

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	CONTACT NAME: Lisa Glass	
GTA Insurance Group 3606 Cimarron Plaza, Ste 280 Hastings NE 68901	PHONE (A/C, No, Ext): (402) 463-0596	FAX (A/C, No): (402) 463-2143
	E-MAIL ADDRESS: lisag@gtagroup.com	

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : United Fire Group	13021
INSURER B : Auto-Owners Insurance	18988
INSURER C : Owners Company	32700
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
NO COAST BREWING LLC DBA FIRST STREET BREWING CO
NO COAST BREWING LLC DBA ENSIGN BEVERAGE CO
PO BOX 811
HASTINGS NE 68902-0811

COVERAGES **CERTIFICATE NUMBER:** 23-24 Master Cert **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	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR [X] Liquor Liability Included GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:	Y	Y	60505701	07/06/2023	07/06/2024	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$ 1,000,000 $ 300,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
B	AUTOMOBILE LIABILITY [X] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY	Y	Y	5294672702	07/06/2023	07/06/2024	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$ 1,000,000 $ $ $ $
C	[X] UMBRELLA LIAB [X] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [X] RETENTION $ 10,000			5294672701	07/06/2023	07/06/2024	EACH OCCURRENCE AGGREGATE $	$ 1,000,000 $ 1,000,000 $
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N: Y If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		60505701	07/06/2023	07/06/2024	[X] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 500,000 $ 500,000 $ 500,000

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

Applies to all events for the insured.

Certificate holder has automatic additional insured status on the general liability, liquor liability & auto when required by written contract.

Blanket waiver of subrogation on the general liability, liquor liability & auto when required by written contract.

General liability, liquor liability & auto are on a primary & non-contributory basis.

CERTIFICATE HOLDER

City of Hastings
220 N. Hastings Ave.
Hastings NE 68901

CANCELLATION

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

Lisa Glass

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SDL – LOCAL RECOMMENDATION

NEBRASKA LIQUOR CONTROL COMMISSION
301 CENTENNIAL MALL SOUTH
PO BOX 95046
LINCOLN, NE 68509-5046
PHONE: (402) 471-2571
FAX: (402) 471-2814
EMAIL: lcc.sdl.licensing@nebraska.gov
WEBSITE: www.lcc.nebraska.gov

CK-121079 (License #) — No Coast Brewing (Licensee Name/Non-Profit Organization)

Event location name: First Street Brewing Co

Event address/location: 119 N Saint Joseph Ave Hastings NE 68901

Event date(s): 07/25/2024

Event start time(s): 5pm

Event end time(s): 11:59pm

Indoor area to be licensed in length & width: _____ X _____

Outdoor area to be licensed in length & width: 350 X 75 (Must submit a diagram)

Estimated number of attendees: 300

Alternate dates/times: None

Alternate location name/location: None

Type of alcohol to be served: Beer X Wine X Distilled Spirits X

Event contact name: Jessi Hoeft Event contact phone number: 402.469.2828

Event contact Email: jessi@firststreetbrewing.com

*Signature Authorized Representative: Jessi Hoeft

Local Governing Body completes below:

The local governing body for the City of Hastings OR
County of _____ approves the issuance of a Special Designated License as requested above.

_____ _____
Local Governing Body Authorized Signature Date

LICENSE AGREEMENT FOR USE OF A PORTION OF PUBLIC STREET

THIS AGREEMENT, made and entered into this _____ day of _____, 2024, by and between the City of Hastings, Nebraska, a municipal corporation, hereinafter referred to as "City", and No Coast Brewing, L.L.C., a Nebraska Limited Liability Company, d/b/a "First Street Brewing Company" an "Ensign Beverage Company", hereinafter referred to as "First Street", WITNESSETH:

WHEREAS, First Street has applied for a Special Designated Liquor License with the Nebraska Liquor Control Commission to be able to serve alcohol, beer and wine between the hours of 5:00 p.m. to 11:59 p.m. within the public street right-of-way of North Saint Joseph Avenue between 1st Street 2nd Street, located within the City of Hastings, Nebraska, on Thursday, July 25, 2024, in conjunction with an event to be known as "Summer Sounds Concerts"; and

WHEREAS, Section 8-107 of the Hastings City Code provides that alcoholic beverages may be served during community sponsored events on a portion of public streets within the downtown area subject to this issuance of a Special Designated License therefor issued by the Nebraska Liquor Control Commission and with a license agreement to do so with the City; and

WHEREAS, "Summer Sounds Concerts" is an event sponsored by First Street; and

WHEREAS, First Street is currently the holder of a Class "CK" liquor license, License #CK-121079, within the City of Hastings, Nebraska, and desires to serve alcohol, wine and beer as a beer garden activity during the "Summer Sounds Concerts" event as set forth above;

NOW, THEREFORE, in consideration of the foregoing recitals and the terms and conditions hereinafter set forth, the parties hereto agree as follows:

1. City hereby grants First Street a license to occupy that portion of the public street on North Saint Joseph Avenue between 1st Street and 2nd Street as shown on the attached Exhibit "A" for the purpose of having a concert, food trucks, street games, and to serve alcohol, wine and beer between the hours of 5:00 p.m. and 11:59 p.m. on Thursday, July 25, 2024, subject to the following conditions:

A. First Street obtains a Special Designated License from the Nebraska Liquor Control Commission for the portion of North Saint Joseph Avenue on the date and for the times set forth above prior to July 25, 2024.

B. First Street provides and erects double fencing or other acceptable barriers as required by the Nebraska Liquor Control Commission across North Saint Joseph Avenue at 1st Street and 2nd Street and across North Saint Joseph Avenue at the east-west alley dividing the block between 1st Street and 2nd Street, for the "Summer Sounds Concerts" event.

C. First Street shall be responsible for the removal of said fencing or barriers at the conclusion of the time set forth in the Special Designated License and repairing any damage as a result of the erection of the fencing or barriers.

D. First Street at the conclusion of the "Summer Sounds Concerts" event shall be responsible for the removal of all tables and chairs or benches used in conjunction with the event, and for the removal of all litter, waste and garbage from the area of the event.

2. In consideration of City granting the aforementioned license, First Street agrees to provide City with a certificate of liability insurance in the minimum amount of a combined single limit of Two Million Dollars ($2,000,000.00) with City named as an additional named insured at the time First Street obtains its Special Designated Permit prior to July 25, 2024. General liability insurance shall be primary and noncontributing and include a waiver of subrogation. The policy issued shall cover all activities sponsored by

First Street for the event and shall include liquor liability coverage. In the event said certificate of insurance is not received by City prior to July 25, 2024, the license granted hereunder shall be null and void and without force or effect. In addition, First Street agrees to indemnify and hold City harmless for any and all liability associated with or arising out of First Street's conduct and operation of the "Summer Sounds Concerts" event and alcohol services as provided for herein and the related closure of the street, including set up and removal activities related to the event.

3. First Street agrees and understands that the license granted by this Agreement is only for July 25, 2024, between the hours of 5:00 p.m. and 11:59 p.m., and shall immediately expire and be no longer valid as of 12:00 a.m. on July 26, 2024.

4. First Street further agrees and understands that the license granted by City hereunder is purely a personal right granted to First Street and to First Street alone and may not be assigned or transferred to any third party.

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

City of Hastings, Nebraska, a municipal corporation

By _____
Corey Stutte, Mayor

ATTEST:

_____
Kimberly S. Jacobitz, City Clerk

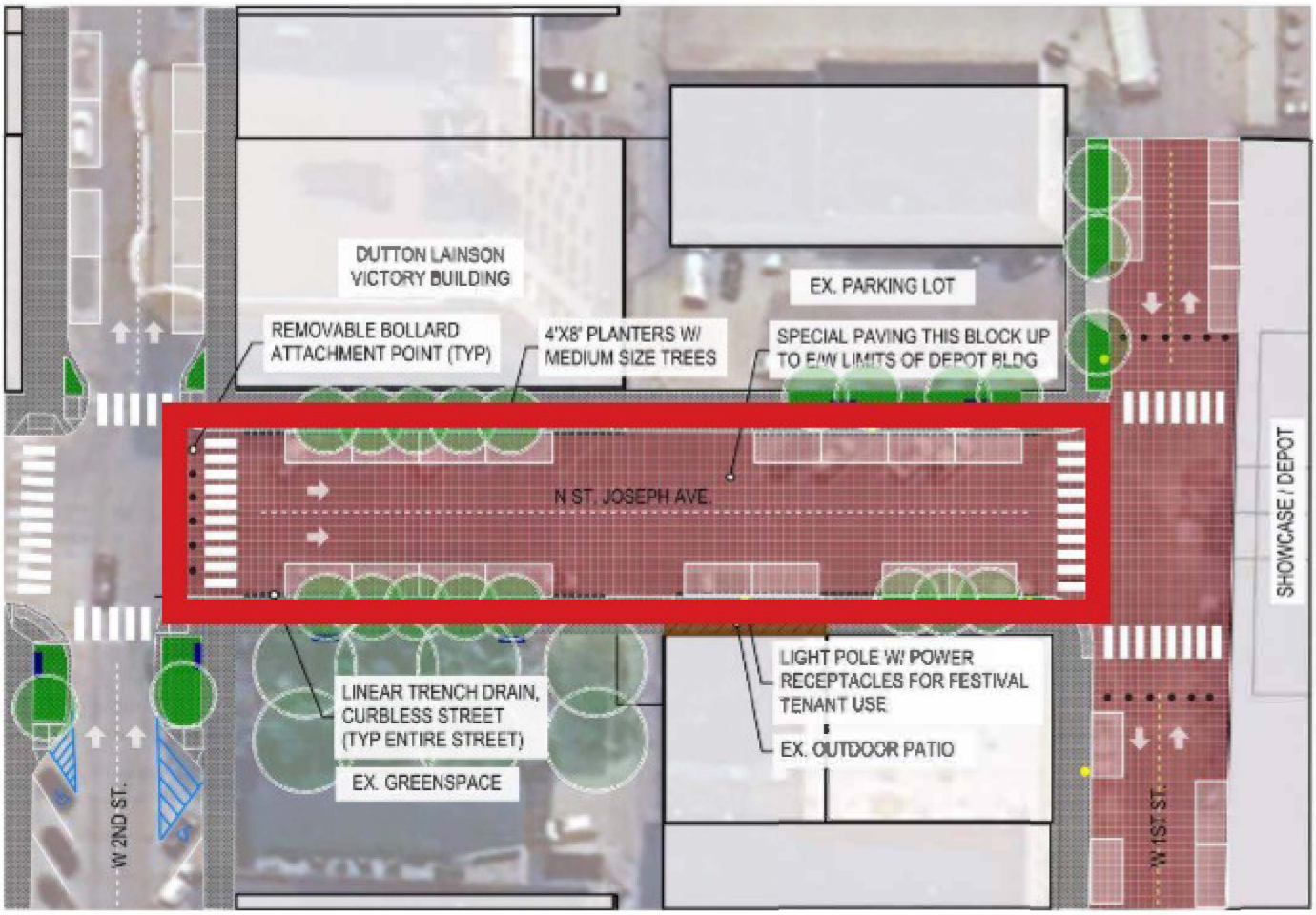
(S E A L)

Approved as to form: _____
Jesse Oswald, City Attorney

No Coast Brewing, L.L.C., a Nebraska Limited Liability Company, d/b/a "First Street Brewing Company"

By_____
Managing Member

Exhibit "A"


DUTTON LAINSON
VICTORY BUILDING
EX. PARKING LOT
REMOVABLE BOLLARD
ATTACHMENT POINT (TYP)
4'X8' PLANTERS W/
MEDIUM SIZE TREES
SPECIAL PAVING THIS BLOCK UP
TO E/W LIMITS OF DEPOT BLDG
N ST. JOSEPH AVE.
SHOWCASE / DEPOT
LIGHT POLE W/ POWER
RECEPTACLES FOR FESTIVAL
TENANT USE
EX. OUTDOOR PATIO
LINEAR TRENCH DRAIN,
CURBLESS STREET
(TYP ENTIRE STREET)
EX. GREENSPACE
W 2ND ST.
W 1ST ST.

Department: Development Services
Staff Contact: Ember Batelaan
Council Meeting Date: 6/10/2024

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing to consider the request from Griess Family Holdings for a conditional use permit for self-service storage facilities for property commonly addressed as 100 W J Street.

Names of People/Business affected by this action:

The applicant, the people of Hastings, and the City

Why Council action is required:

Sec. 34-401:

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

Type of action requested:

Motion
Resolution

Suggested motion:

Motion to approve Resolution 2024-39 for a conditional use permit for the development of self-service storage units at 100 West J Street.

Deadlines associated with action:

Department head comments:

Development Services staff has reviewed the application for the Conditional Use Permit for the proposed self-service storage units on the property. The complete details of the staff review and recommendation are in the attached staff report.

City Administrator comments:

We recently purchased Parcel number 010014145, which consists of a steel commercial building that is leased to Fastenal. On the north side of this lot, there is .25 acres that is not being utilized. We would like to build a small row of storage units to utilize this property to its fullest extent. We would be looking at roughly 24, 10'x20' units.

Statement

In terms of the company providing the site plan, as long as they can show the location and measurements of the storage units, landscaping, paving (including material), and fencing then that would be great.

-Below is a site plan map showing the area the Conex Units will cover with the Measurements Labeled on it.
- We are also requesting another entrance from Wabash Ave marked with the red lines.
-There will be white rock covering the entire area for the ability to drive on all accessible sides of the Units.
- Grading will be done to raise the elevation level of the Conex units and to ensure that all precipitation runs to Wabash Ave
-There will be no paving, landscaping, or fencing for this project.



In terms of the other requirements, the natural resources map (https://gis.adamscounty.org/map/natres/) is where you will be able to find the contours for your site. Since you mentioned that not much would change in terms of the site, it would be fine if you just provided a statement that talks about the contours not changing and that the storage units would be slab-on-grade. Just make sure that your drainage is addressed and would preferably flow towards Wabash, as to not cause a negative effect on neighbors. The statement should describe what will happen on the site and if nothing changes for the items mentioned in the list below then just address that.

-The contours on this property will not change other than confirming grading that ensures precipitation will run to Wabash Ave. We will use Mid Nebraska Land developers to laser the property to ensure that grade is correct for proper water run off.

For the elevations that are required, it would be acceptable to provide pictures of what the storage containers would look like with dimensions.
-Below is a picture of a Conex Unit. All units will be new and will be the same color. Still need confirmation on color, but they will most likely all be a tan color. This shows the dimensions of them. We will be primarily using 20' units with a few 40' units as well. The yard will all stay uniform in the way they are set.



-This is a more accurate picture on the colors of the Conex units when they come in New.



-There will also be no Utilities for this project. It will be a very basic layout. We will only be adding rock and these units.

130.296 Feet
40.104 Feet
40.111 Feet
130.309 Feet

City of Hastings Planning Commission

HASTINGS
DEVELOPMENT SERVICES

STAFF REPORT

Request for Conditional Use Permit:	**Conditional Use Permit for the development of self-service storage facilities**
File No.	2024-65
Applicant	Griess Family Holdings
Property Location:	100 W. J Street
Lot Size:	0.93 acres
Date of Public Hearing:	May 21, 2024
Zoning	C-3, Commercial Business District
Adjacent Zoning:	North: C-3, Commercial Business District
	East: C-3, Commercial Business District
	South: I-1, Light Industrial District
	West: C-3, Commercial Business District



SECTION AND REQUIREMENT OF HASTINGS CODE OF ORDINANCE ALLOWING FOR CONDITIONAL USE:

- **Sec. 34-200. Uses and District Table: Service Uses –** Self storage, storage areas

DESCRIPTON OF CONDITIONAL USE REQUESTED:

The applicant, Griess Family Holdings, is requesting a conditional use permit to develop 24 self-service storage units on the property. These units would be 10'x20' storage containers which are intended to be placed on the north side of the lot. The area will be covered with white rock to access the proposed units and the applicants are requesting another entrance off of Wabash Avenue. There will not be any paving, landscaping, or fencing done for this project and minimal grading to ensure proper drainage.

Property description:

The property currently contains one steel commercial building, which is leased to Fastenal. A paved parking lot, accommodating 14 vehicles, is located south of that commercial building. This parking lot gains access from West J Street. A secondary means of access to the site is provided off of Wabash Avenue. There is 0.25 acres on the north side of the lot that is currently not being utilized. This is the area where the applicant would like to develop the self-service storage units.

STANDARDS FOR CONDITONAL USE PERMITS:

The provisions of Article IV are appliable to all uses that are designated as "conditional" as set out in Sec. 34-200. The designation of a conditional use means that it is only allowed in a proposed location if all of the conditions applicable to the use, as set out in Sec. 34-404, as may be amended, and if all of the other applicable requirements of this Chapter or conditions of the Hastings City Council and Planning Commission are met.

Pursuant to Sec. 34-402 of the City Code of Ordinance, the City Council, by recommendation from the City Planning Commission, will base its decision on the following:

(a) Pedestrian and vehicular traffic circulation and safety.

The business use and site layout of the commercial use will not change and will not influence traffic circulation and safety. With the development of the storage units, the applicant is requesting an additional point of access off of Wabash Avenue. The proposed storage units will cause a minimal increase in vehicular traffic, however this would not negatively impact the area.

The site currently does not have sidewalks and this is consistent with the other developments in the area. Requiring a new sidewalk on the site would provide minimal improvement. A larger community effort is needed to address the deficiencies for pedestrian safety in the area.

(b) Reasonable and economic extension of public utilities and facilities.

This standard does not apply to the proposed Conditional Use Permit. Extension of public utilities and facilities has already been completed to serve the site. No new services are being requested for the proposed use.

(c) Noise, fumes, dust or other environmental pollution.

This standard has minimal impact on the Area. The surrounding area can be classified as commercial or industrial businesses. These businesses have similar impacts to the area and are the predominant characteristic of the area.

The new self-storage use should not create any added noise, fumes, or dust.

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

As previously stated, the surrounding areas have been developed with commercial or industrial businesses with similar uses. The development of storage units would fit into this development pattern.

(e) The maintenance of property values in accordance with established and permitted land use.

The presence of storage units, which are already present on the property to the north, has not appeared to directly impact property values on the surrounding properties. These properties have had their values increase regardless of those storage units.

STAFF COMMENTS: Staff recommends the Planning Commission recommend **APPROVAL** of the **CONDITIONAL USE PERMIT APPLICATION** to City Council for the use at 100 W. J Street, in the C-3, Commercial Business District, as self-service storage facilities.

PREPARED BY: Ember Batelaan

DATE: 05/02/2024

ATTACHMENTS:

1. Statement
2. Narrative

5-29-24 Revision:

Please note that the staff report originally listed Gibraltar Development LLC as the applicant. This was an error and has been corrected to show Griess Family Holdings as the applicant.

RESOLUTION NO. 2024-39

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

WHEREAS, applicant Griess Family Holdings, LLC, a Nebraska Limited Liability Company has submitted an application for the approval of a Conditional Use Permit to construct self-service storage units, for property which property described as:

> *Lot 4, R & H Timm Subdivision, a subdivision to the City of Hastings, Adams County, Nebraska EXCEPT*
>
> *A tract of land located in Lot 4, R & H Timm Subdivision as platted to the City of Hastings, Section 13, Township 7 North, Range 10 West of the sixth principle meridian, Adams County, Nebraska, described as follows:*
>
> *Referring to the Southwest corner of said Lot 4 thence easterly a distance of 104.15 feet along the North right of way line of U.S. Highway No. 6 to the point of beginning; then northeasterly deflecting 015 degrees 42 minutes 39 seconds left a distance of 6.42 feet; thence southerly deflecting 105 degrees 43 minutes 38 seconds right a distance of 1.23 feet to the North right of way line of U.S. Highway No. 6; thence southwesterly on a curve to the right, deflection to the initial tangent being 080 degrees 50 minutes 34 seconds right, said curve being nontangent with the last described line, having an arc distance of 6.21 feet, a central angle of 008 degrees 53 minute 50 seconds and a radius length of 40.00 foot, the chord of said curve deflects 085 degrees 17 minutes 29 seconds right from the prolongation of the last described line a distance of 6.21 feet along the North right of way line of U.S. Highway No. 6 to the point of beginning containing 4.31 square feet more or less.*

said property is located at 100 West J Street, Hastings, Nebraska; and

WHEREAS, the Planning Commission held a public hearing on May 21, 2024 as required by law. Following said hearing, the Planning Commission recommended approval of the CUP to allow self-storage units on the property.

WHEREAS, the City Council conducted public hearings on June 10, 2024, as required by law to consider the CUP application; and

NOW THEREFORE, in consideration of the foregoing recitals, the Mayor and City Council of the City of Hastings, Nebraska, hereby approve the granting of a CUP to Griess Family Holdings, LLC and further do hereby adopt the following resolution:

BE IT RESOLVED by the Mayor and City Council of the City of Hastings, Nebraska, does hereby approve the granting of a Conditional Use Permit to Griess Family Holdings, LLC to allow the construction of self-storage facilities for property addressed at 100 West J Street in the City of Hastings, Adams County, Nebraska, and as described above.

PASSED AND APPROVED this 10th day of June, 2024.

_____
Corey Stutte, Mayor

ATTEST:

_____
Kimberly S. Jacobitz, City Clerk

(S E A L)

Approved as to form: _____
Jesse Oswald, City Attorney

Department: Development Services
Staff Contact: Chad Bunger
Council Meeting Date: 6/10/2024

AGENDA ITEM SUMMARY SHEET

Description of Item:

The Hastings Community Redevelopment Authority and the developer, Mesner Development have applied for a Redevelopment Plan Modification 2024-1 in Area #5 for the Fairview Villas Development. The Redevelopment Plan Modification is to create a 14-lot subdivision to construct 28 semi-attached (duplex) homes generally 400 feet to the south of the intersection of West F Street and Franklin Avenue, on the east side of Franklin Avenue.

The developer has requested the use of tax increment financing (TIF) to pay for eligible expenses for the development, which can include acquisition, site preparation, water and sanitary sewer infrastructure installation, and paving.

Names of People/Business affected by this action:

The applicant, the people of Hastings, the Community Redevelopment Authority, and the City.

Why Council action is required:

Prior to recommending a redevelopment plan to the governing body for approval, an authority shall submit such plan to the planning commission or board of the city in which the redevelopment project area is located for review and recommendations as to its conformity with the general plan for the development of the city as a whole. The planning commission or board shall submit its written recommendations with respect to the proposed redevelopment plan to the authority within thirty days after receipt of the plan for review. Upon receipt of the recommendations of the planning commission or board or, if no recommendations are received within such thirty days, then without such recommendations, an authority may recommend the redevelopment plan to the governing body of the city for approval (N.R.S. 18-2112).

Type of action requested:

Motion
Resolution

Suggested motion:

Motion to approve Resolution No. 2024-34 for Plan Modification No. 2024-1 to Redevelop Area Number #5, Fairview Villas Development. The area of redevelopment is approximately 3.89 acres and is generally 400 feet to the south of the intersection of West F Street and Franklin Avenue in the City of Hastings, Adams County, Nebraska.

Deadlines associated with action:

Department head comments:

Development Services staff have reviewed the application for the Fairview Villas Development and Redevelopment Plan Modification of Area #5. The complete details of the staff review and recommendation are in the attached staff report.

At their May 21, 2024 meeting, the Planning Commission voted 7-0 to forward a recommendation to the City Council to approve the proposed Redevelopment Plan Modification.

Please note: The Fairway Subdivision Preliminary Plat application is associated with this request. The complete details of the Preliminary Plat are provided in this agenda item.

City Administrator comments:

This Plan Modification was recommended for approval by the Planning Commission with a 7-0 vote. This, along with other proposed development plans, will go a long ways towards providing the needs of the community for additional housing.

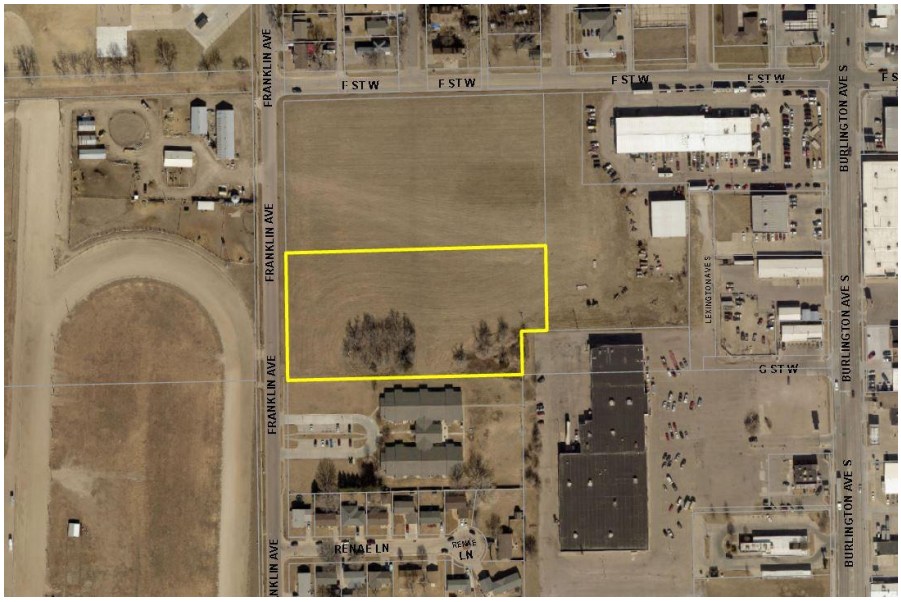
Recommond approval.

City of Hastings Planning Commission

HASTINGS
DEVELOPMENT SERVICES

STAFF REPORT

Request to Modify Redevelopment Plan:	**Fairview Villas Redevelopment Plan (Plan Modification No. 2024-1)**
Case No.	2024-62
Applicant	Hastings Community Redevelopment Authority, on behalf of the developer, Fairview Villas, LLC
Property Location:	Approximately 400 feet to the south of the intersection of West F Street and Franklin Avenue, on the east side of Franklin Avenue.
Lot Size:	3.89 acres
Date of Public Hearing:	May 21, 2024
Current Zoning	C-3, Commercial Business District
Adjacent Zoning:	North: C-3 District and R-1, Urban Single-Family Residential District
	East: C-3 District
	South: R-3, Multiple-Family Residential District and R-2, Mixed Density Neighborhood District
	West: C-3 District



DESCRIPTION OF PROPOSED REDEVELOPMENT PLAN MODIFICATION REQUESTS:

The Hastings Community Redevelopment Authority (CRA) has made an application for the Redevelopment Plan Modification of Area #5 for a semi-attached dwelling (duplex) development in the C-3, Commercial Business District. The developer is Fairview Villas, LLC. The developer has requested the use of tax increment financing (TIF) to pay for eligible expenses for the development, which can include acquisition, site preparation, water and sanitary sewer infrastructure installation, and paving.

The property is within Redevelopment Area #5. The Blight and Substandard Determination and General Redevelopment Plan was approved in May 1992 (see attached). The redevelopment plan, which begins on page 50 of the attached document, proposes the following planning and redevelopment actions:

- An official reclassification of both land use and zoning districts to produce an appropriate, acceptable land use pattern, whereby each land use composition is complementary and is not detrimental to the next;
- Systematic removal of substandard and dilapidated structures within the area;
- Rehabilitation of both owner and renter occupied single-family structures in areas experiencing stable, low density residential conditions;
- Consideration for planned open space, in the form of small scale neighborhood parks;
- Improved, planned off-street parking;
- Scattered street development and improvements within the area, accompanied with storm sewer, curbing, street lighting and sidewalk improvements;
- Public assemblage of land to allow for both planned multi-family residential and commercial development;
- Increased density development for residential areas
- Consideration for screening and/or buffering of commercial areas from residential uses;
- Improve planned streetscapes within the areas; and
- Code enforcement program for the clean up of areas in violation and detrimental to the health, safety, and general welfare of the community.
- Public assemblage of the Union Pacific Rail Line proposed for abandonment for the development of passive recreation area.

The proposed development, named Fairview Villas Redevelopment Project, would construct 14 new single-story structures, each built as a semi-attached (duplex) style, for a total of 28 new homes. A new street, West G Street, and needed infrastructures will be installed to support the new homes.

Of the 28 homes, 22 homes will be income-restricted for individuals earning 60% of the Area Median Income or less. The monthly rent should range from $575 to $685 per month. The other six units will be market-rate units anticipated to rent for approximately $1,000 per month. The rent will include services such as snow removal, trash removal, and lawn care. The development plans to have a targeted tenant that is 55+ years of age.

Construction of the development is slated to begin as soon as the approvals are completed. Completion of the project is planned for the end of 2025.

An application for the preliminary plat for the proposed development, titled Fairway Subdivision, has been submitted. The preliminary plat provides the details of the roadway and infrastructure intended to serve the residential development.

Property Description:

The property generally slopes from the north to the south. It is currently vacant land with grassland cover. The property has been vacant for over 10 years.

The CRA acquired the land in 2022 to encourage residential development on the land using the financial incentive available to the redevelopment authority.

STANDARDS TO PROPOSED REDEVELOPMENT PLAN MODIFICATION:

The provisions of N.R.E 18-2116 regulate the process of modifying a redevelopment plan within the City and its extraterritorial jurisdiction for a proposed development.

The City Council, by recommendation from the City Planning Commission, will base its decision on the following:

a) **Is the proposed redevelopment plan modification feasible and in conformity with the Comprehensive Plan (general plan) for the development of the City of Hastings, as a whole, and is in conformity with the legislation declarations and determinations?**
   Based on the application materials provided by the Hastings CRA, the proposed redevelopment project appears to be feasible. The developer has a track record of developing these types of projects within Hastings and the surrounding communities.

   The proforma documented in the application appears to be reasonable, using appropriate expenses and revenue for the development.

   The City of Hastings “Imagine Hastings” Comprehensive Plan, adopted in 2009, shows the site as the Urban Residential land use category. The policy statement for this use designation is:

The urban residential category allows higher density residential development, typically in the 4 to 10 units per acre range with lots ranging in size from 7,000 to 10,750 square feet in size. The original development areas of the city consisting of smaller lots and blocks, defined by a gridded street network, are good examples of this type of residential development. This category may include a mixture of housing styles and types including single family, duplexes, townhomes and multi-family of both rental and ownership types. Such residential uses may be integrated into neighborhoods or neighborhood centers, community centers, and regional centers per specified location guidelines outlined. To maintain the viability of these types of neighborhoods community services such as churches, schools and parks are also allowed in this land use category.

The existing zoning of the property is C-3, Commercial Business District, which permits, by right, residential uses, including the proposed semi-attached (duplex) dwellings.

Based on the City staff's review, the proposed redevelopment plan modification is feasible and conforms with the City's Comprehensive Plan.

b) If the proposed redevelopment plan is to use tax increment financing (TIF):

i. Would the redevelopment project in the plan be economically feasible without the use of tax-increment financing?

Based on the information in the Fairview Villas Project Redevelopment Plan Modification application materials, the proposed development would not be economically feasible without the use of tax-increment financing.

The developer's project financial plan shows the total expenses to be $7,051,057. The sources of funds used to pay for the project include deferred developer fees and bank financing ($903,500), and Federal and State Tax Credits, and State HOME Funds ($5,987,557). The total of these funds is $6,891,057.

The developer is seeking $160,000 in TIF funding, which will be in the form of a loan amortized over 15 years. These funds will cover the gap in financing and other funding sources for the development.

As stated in the Proforma Operating statement on page 8 of the plan modification documents, "In order to qualify for Low Income Housing Tax Credits, the projects Debt Service Coverage Ratio must be 1.205% or greater." Without TIF financing, the proforma shows a 1.0884% - 1.111% Debt Service Coverage Ratio. With TIF financing, the ratio is 1.3089% – 1.3361%.

ii. **Would the redevelopment project not occur in the community redevelopment area without the use of tax-increment financing?**
The property has been vacant since at least 2011. The CRA purchased the property with hopes of incentivizing development that meets the community's affordable housing needs.

As previously stated, the proposed development, which will provide 22 single-family homes for households that make 60% or below the Area Median Income, needs the financial support from TIF to make the development feasible.

Based on the amount of time that the property has remained vacant and the financial plans, it appears that without the tax-increment financing, the proposed development project would not occur.

iii. **Is the costs and benefits of the redevelopment project, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services in the long-term best interest of the community impacted by the redevelopment project?**
Based on the information in the redevelopment plan modification documentation, the proposed development will be in the long-term best interest of the community.

The proposed development will provide 22 new houses for low-income households, which is an identified need in the community. Additionally, the proposed development will not displace any current residents or require additional public investments in infrastructure or services, such as fire or police protection. Because the target tenant is 55+ years old and has a relatively small number of homes, the public schools should not be adversely impacted by an unsustainable increase in enrollment.

The current real estate property taxes for the site are $2,199.70. This tax revenue will continue to be paid to the existing taxing entities (Adams County, City of Hastings, Hastings Public School District, etc.). It is anticipated that the new assessed value will increase to $819,000, upon completion of the project. This will increase tax revenue by $17,700 per year (based on the current tax rate). These taxing entities will receive this added revenue once the TIF bond is paid, which is intended to be 15 years.

c) **Is the proposed redevelopment plan within a designated enhanced employment area? If so, will the new investments proposed with the redevelopment plan modification increase employment in the area by five new employees and new investment of $250,000?** This standard does not apply, as the area is not in a designated enhanced employment area.

STAFF COMMENTS: Staff recommends the Planning Commission recommend **APPROVAL** to the City Council for the request for a **REDEVELOPMENT PLAN MODIFICATION** for the Fairview Villas Redevelopment Project, generally located approximately 400 feet to the south of the intersection of West F Street and Franklin Avenue, on the east side of Franklin Avenue, based on the findings in the staff report and the Redevelopment Plan Modification materials.

PREPARED BY: Chad Bunger, AICP, CFM Director of Development Services

DATE: May 6, 2024

ATTACHMENTS:

1. Redevelopment Plan Modification materials
2. Proposed Fairway Subdivision Preliminary Plat
3. 2009 Imagine Hastings Future Land Use Map
4. 1992 Redevelopment Area Number 5 Blight and Substandard Determination Study and Redevelopment Plan

HASTINGS
Nebraska

Zoning Application

Date: 04/26/2024

Project

Permit Type:	Plan Modification	Existing Zoning:	C-3, General Business
Project Name:	Fairview Villas Redevelopment Project	Proposed Zoning:	C-3, General Business
		Comprehensive Plan:	C-3
Project Address:	Franklin Avenue 350' south of F Street	Gross Area:	188179
		# of Lots:	1
City, State, Zip:	HASTINGS, NE 68901	Proposed Use:	Multi family residential
In City Limits:	Yes		
Legal:			

Reason for Request: Modify existing Redevelopment Plan for Area #5

Applicant / Owner

Applicant Name:	Randal Chick	Owner Name:	COMMUNITY REDEVELOPMENT AUTHORITY
Company:	Community Redevelopment Authority of the City of Hastings	Address:	301 S BURLINGTON
Address:	301 S Burlington Ave	City, State, Zip:	HASTINGS, NE 68901-0000
City, State, Zip:	Hastings, NE 68901	Phone:	
Phone:	402-461-8415	Email:	
Email:	cra@redevelophastings.com		

Key Contact

Key Contact:	Ashley Solt	Address:	1415 16th Street
Company:	Mesner Development	City, State, Zip:	Central City, NE 68826
Phone:	402-889-0678	Email:	Ashley@mesnerlaw.com

I do hereby certify that the information contained herein is true and correct.

Randal A Chick	04/26/2024
Applicant	Date
	04/26/2024
Owner	Date

REDEVELOPMENT PLAN #5
PLAN MODIFICATION NO. 2024-1
(Fairview Villas Redevelopment Project)

The Community Redevelopment Authority (CRA) of the City of Hastings intends to amend the Redevelopment Plan for Area #5 within the city, pursuant to the Nebraska Community Development Law (the "Act") and provide for the financing of a specific redevelopment related project in Area #5.

Executive Summary:

Project Description
THE PROJECT CONSISTS OF THE REDEVELOPMENT OF LAND 350 FEET SOUTH OF "F" STREET AND EAST OF FRANKLIN AVENUE LOCATED IN THE SOUTHWEST SECTION OF THE CITY. THE DEVELOPER INTENDS TO ACQUIRE THE PROPERTY, PREPARE THE SITE FOR INFRASTRUCTURE INCLUDING, STREETS, WATER AND SEWER. THE PROJECT WILL BE A MIXED INCOME HOUSING PROJECT BUILT IN DUPLEX DESIGN AND CONSIST OF 28 SINGLE FAMILY RENTAL UNITS.

Fairview Villas, LLC will utilize Tax Increment Financing to pay for acquisition, site preparation, water, sewer and paving and other TIF eligible expenses associated with the development of the site. The use of Tax Increment Financing is an integral part of the development plan and necessary to make this project economically feasible. The project will result in the construction of 28 single story, two-bedroom homes built in duplex style. Twenty-two (22) of the units will be income restricted for individuals earning 60% of the Area Median Income or less and the monthly rent range will be from $575 to $685 per month. Six (6) of the units will be market rate units anticipated to rent for approximately $1,000 per month. The monthly rent on all units will include snow removal, trash service and lawn care. The addition of affordable housing and market rate housing is consistent with the 2021 Hastings Housing Needs Assessment Study and this project would not be possible without the use of TIF.

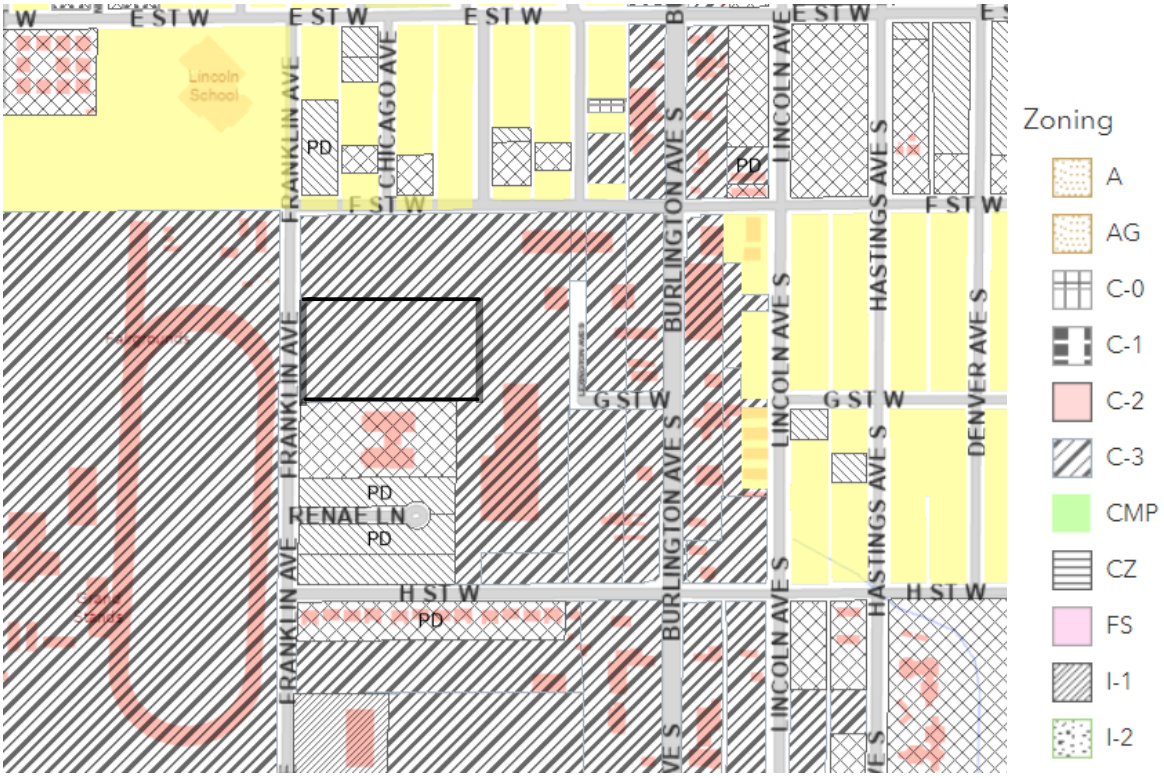
TAX INCREMENT FINANCING TO PAY FOR TIF ELIGIBLE EXPENSES INCLUDING THE INSTALLATION OF SEWER, WATER AND PAVING ON THE PROPERTY WILL COME FROM THE FOLLOWING REAL PROPERTY:

Property Description (the "Redevelopment Project Area")

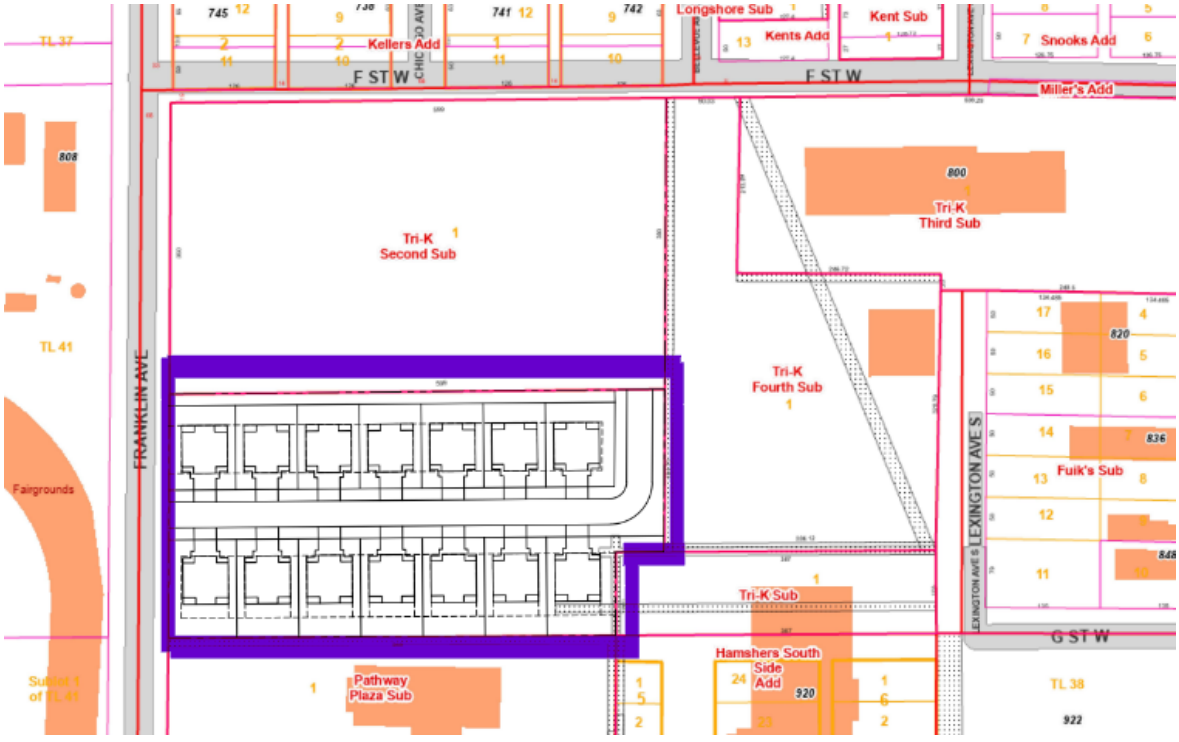
Legal Description: Lot 1, Tri-K Second Subdivision to the Southeast corner of Lot 1, Tri-K Second Subdivision which is also on the West line of Lot 1, Tri-K Fourth Subdivision; thence S00°26'09"W along the West line of Lot 1, Tri-K Fourth Subdivision a distance of 191.73 Feet to the Southwest corner of Lot 1, Tri-K Fourth Subdivision which is also the North line of Lot 1, Tri-K Subdivision; thence S89°50'37"W along the North line of Lot 1, Tri-K Subdivision a distance of 50.53 Feet to the Northwest corner of Lot 1, Tri-K Subdivision; thence S00°31'06"W along the West line of Lot 1, Tri-K Subdivision a distance of 100 Feet to the Southwest corner of Lot 1, Tri-K Subdivision; thence S89°47'05"W a distance of 548.47 Feet along the North line of Lot 1, Pathway Plaza Subdivision to a point on the East Right-of-Way line of Franklin Avenue; thence N00°16'05"E a distance of 291.88 Feet to the Southwest corner of Lot 1, Tri-K Second Subdivision, that also being the point of beginning in Hastings, Adams County, Nebraska.

Fairview Villas, LLC will utilize Tax Increment Financing to aid in TIF eligible costs including acquisition, site preparation, sewer, water and paving, architectural, engineering and planning costs, capitalized interest, and legal fees, and any other eligible public improvements essential for public uses in accordance with the Redevelopment Plan.

Map of Existing Land Use and Proposed Redevelopment Site



Proposed Redevelopment Site



The real property ad valorem taxes on the current valuation will continue to be paid to the normal taxing entities. The increase in value will come from the construction of up to 28 single family homes in duplex style buildings as permitted in the C-3 Commercial Business Zoning District. The tax increment will be captured for the tax years 2025 through 2039 inclusive. Provided, however, if there is no increase in valuation for the 2025 tax year, the increment will be captured beginning in the year when an increase in value is available for capture and ending fifteen years later.

Project costs for the acquisition, preparation of the site and the installation of water, sewer and paving are estimated to be in excess of $511,000. The developer intends to construct 28 single family homes built in a duplex style. When site improvements and the 28 single family homes are completed the total project costs are anticipated to be $7,051,057. The project valuation when completed is estimated to be $925,000 and the developer projects an incremental valuation increase of approximately $819,000. The final assessed value is significantly less than the construction cost which is due to the way County Assessors are required to value Low Income Housing Tax Credit (LIHTC) projects. By statute, the county assessor is required to value these types of housing projects by the income method rather than cost or sales comparison approach to value.

Statutory Pledge of Taxes.

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

a) That portion of the ad valorem tax which is produced by levy at the rate fixed each year by or for each public body upon the redevelopment project valuation shall be paid into the funds, of each such public body in the same proportion as all other taxes collected by or for the bodies; and

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

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

Redevelopment Plan Amendment Complies with the Act:

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

1. **The Redevelopment Project Area was first declared blighted and substandard by action of the Hastings City Council on the 27th of May, 1992. Such declaration was made after a public hearing with full compliance with the public notice requirements of §18-2115 of the Act.**

2. Conformation to the General Plan for the Municipality as a whole.

Hastings adopted a Comprehensive Plan on February 24, 2009. This redevelopment plan amendment and project are consistent with the Comprehensive Development Plan, in that no changes in the Comprehensive Development Plan elements are intended. This plan merely provides funding for the developer to construct affordable housing for residential uses on this property as defined by the current and effective zoning regulations. The Hastings Planning Commission held a public hearing at their meeting on May 21, 2024 and approved Plan Modification No. 2024-1 to Redevelopment Area #5 confirming that this project is consistent with the Comprehensive Development Plan for the City of Hastings.

3. The Redevelopment Plan must be sufficiently complete to address the following items:

a. Land Acquisition:

The Redevelopment Plan for Area #5 provides for real property acquisition and this plan amendment does not prohibit such acquisition. The Community Redevelopment Authority is the current owner of the property on which the Project will be constructed and the developer plans to acquire the property.

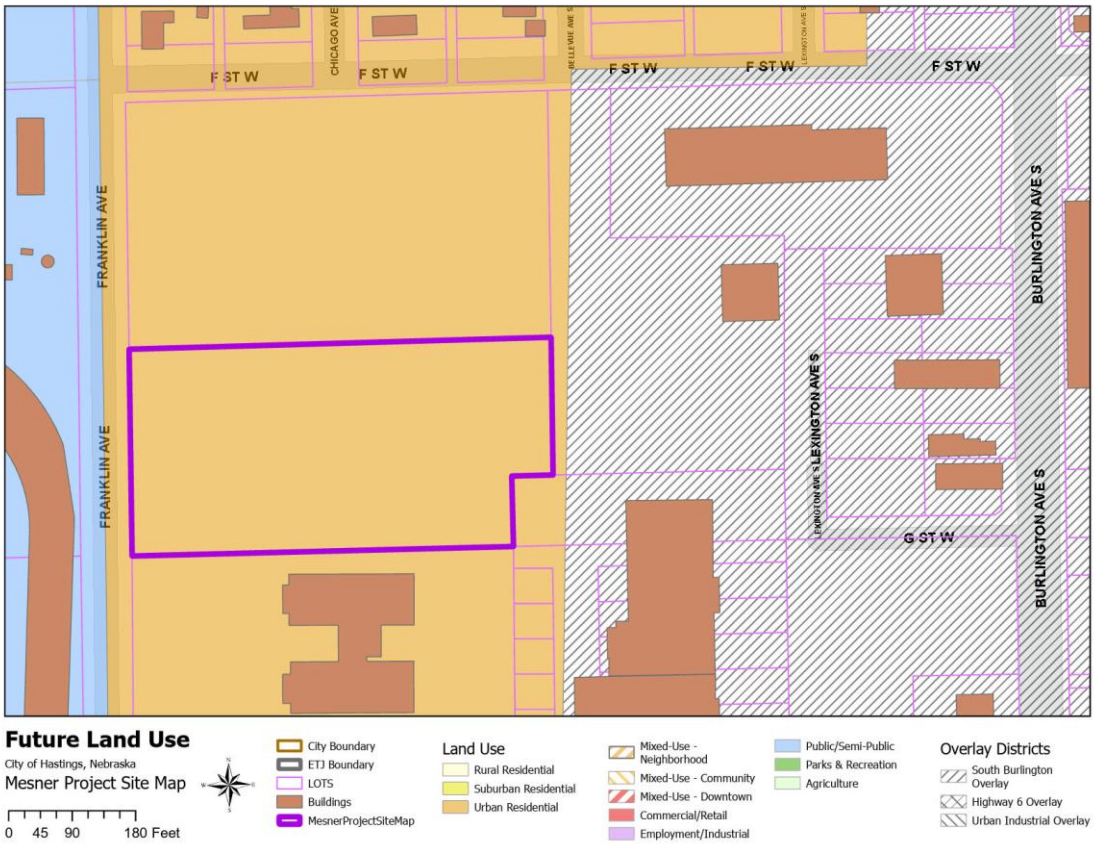
b. Demolition and Removal of Structures:

The project to be implemented will not require demolition or removal of any structures as the land is vacant.

c. Future Land Use Plan

See the attached map from the 2009 Hastings Comprehensive Development Plan. The area to the north of the project site is owned by the Community Redevelopment Authority and is planned for residential development. The balance of the area around the site is in private and public ownership and is planned for housing and commercial development. The attached map also is an accurate site plan of the area after redevelopment.

Map of Future Land Use



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

This area is currently zoned C-3 Commercial Business and no zoning changes are anticipated with this project as this existing zoning district allows for a wide range of residential development including single-family detached, duplexes (semi-attached dwellings) and multi-family housing, including triplexes (attached dwellings). The property will be graded and a new street will be constructed in conjunction with a final plat to be approved and filed with the City of Hastings. No changes are anticipated in building codes or ordinances, nor are any other planning changes contemplated.

e. Site Coverage and Intensity of Use

The developer is proposing to construct up to 28 single family homes in a duplex style and plans to meet the applicable regulations regarding site coverage and intensity of use.

f. Additional Public Facilities or Utilities

Sewer, water and paving will be installed by the developer to support this development. Sufficient electric utilities and gas lines will also be installed by the developer for the proposed construction of these single-family, duplex style homes. The developer will be responsible for installing any sidewalks required for the project. No other utilities would be impacted by the development.

4. **The Act requires a Redevelopment Plan provide for relocation of individuals and families displaced as a result of plan implementation.** This property is vacant land with no structures on the site and no relocation is necessary.

5. **No member of the Authority, nor any employee thereof holds any interest in any property in this Redevelopment Project Area.** No members of the authority or staff of the CRA have any interest in this property.

6. **Section 18-2114 of the Act requires that the Authority consider:**

    1. **Method and cost of acquisition and preparation for redevelopment and estimated proceeds from disposal to redevelopers.**

The developer intends to purchase the property from the Authority for $100,000 and acquisition is part of the request for tax increment financing. The CRA has been asked to provide $160,000 in TIF funding to this project to offset the cost of TIF eligible expenditures. The CRA has identified the following TIF eligible expenses for the developers' proposed improvements;

a) site acquisition - $100,000
b) site preparation - $20,000
c) infrastructure including sewer, water and paving - $230,000
d) planning related & engineering services - $161,000

The total TIF eligible expenses for this project are $511,000. The property will be transferred to the redevelopers by the Authority and the developer will provide and secure all necessary financing.

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

Financing for the construction of the 28 single-family homes for rent will be secured by the developer and is anticipated to be in the form of tax credit equity, state and federal grants, TIF funding and a permanent conventional loan. Based on current projections, the Developer is seeking $160,000 in TIF to make the Project economically viable and the project is not feasible without the assistance of TIF. The Authority will assist the project by providing $160,000 from the proceeds of tax increment financing which after TIF loan interest is paid will result in approximately $262,900 of direct aid to the project. This indebtedness will be repaid from the Tax Increment Revenues generated from the project. TIF revenues shall be made available to repay the original debt and associated interest after January 2025 provided, however, if there is no increase in valuation for the 2025 tax year, TIF Revenues will be available beginning twelve months after the year in which an increase in value is available for capture.

    3. **Statement of feasible method of relocating displaced families.**

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

7. **Section 18-2113 of the Act requires:**

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

recurrence of insanitary or unsafe dwelling accommodations or conditions of blight.
The Authority has considered these elements in proposing this Plan Amendment. This amendment, in and of itself will promote consistency with the Hastings Comprehensive Development Plan and the 2021 Hastings Housing Needs Assessment by providing quality housing that will help meet the needs of 55+ families within the community and those moving into the community.

8. Time Frame for Development

Development of this project is anticipated to be completed between June of 2024 and December of 2025. Excess valuation should be available for this project for 15 years beginning with the 2025 tax year, provided, however, if there is no increase in valuation for the 2025 tax year, the excess valuation will be available beginning in the year when an increase in value is available for capture.

9. Justification of Project

Extension of utilities, site grading and installation of streets are necessary to facilitate redevelopment of this site. The redevelopment of this property will result in increased housing opportunities and increased sales tax and is another step in the creation of housing opportunities for the Hastings community. The Community Redevelopment Authority and the Hastings City Council have made it clear with previous decisions that they support development that will increase additional housing opportunities.

10. Cost Benefit Analysis

Section 18-2113 of the Act, further requires the Authority conduct a cost benefit analysis of the plan amendment in the event that Tax Increment Financing will be used. This analysis must address specific statutory issues.

As authorized in the Nebraska Community Development Law, §18-2147, Neb. Rev. Stat. (2012), the City of Hastings has analyzed the costs and benefits of the proposed Redevelopment Project, including:

Project Sources and Uses.

Approximately $160,000 in public funds from tax increment financing will be provided by the Hastings Community Redevelopment Authority. This investment by the Authority and the City will leverage $7,051,057 in private/public sector financing; a private investment of $44.07 for every public/TIF dollar of investment.

USE OF FUNDS			SOURCES OF FUNDS	
Description				
Site Acquistion	$ 100,000		Federal Tax Credit	$ 3,704,158
Site Prep	$ 20,000		State Tax Credit	$ 1,633,399
Sewer, water & paving	$ 230,000		HOME Funds	$ 650,000
Engineering & Architecture	$ 161,000		Deferred Developer Fee	$ 113,500
Construction costs	$ 6,540,057		TIF	$ 160,000
			First Mortgage Loan	$ 790,000
TOTALS	**$ 7,051,057**			**$ 7,051,057**

Tax Revenue. The property to be redeveloped has a January 1, 2024, valuation of $106,604. Based on the 2024 levy of 0.0217 this would result in real property taxes of approximately $2,199.70 which will continue to be paid out to all the existing taxing entities. It is anticipated that the assessed value

will increase by $819,000 upon full completion, as a result of the construction of 28 single family homes. This development will result in an additional estimated tax increase of over $17,770 annually. This tax increment gained from the Redevelopment Project Area would not be available for use as city general tax revenues, for a period of 15 years, or such shorter time as may be required to amortize the TIF bond, but would be used for eligible redevelopment costs to enable this project to be realized.

2024 assessed value:	$106,604
Estimated value after completion	$925,000
Increment value	$819,000
Annual TIF generated (estimated)	$17,770
TIF bond issue	$160,000

Statement Identifying Financial Gap and Necessity for use of Tax Increment Financing for proposed Project:

A large financial gap exists on this project after conventional financing, tax credits and other state incentives are utilized. A combination of federal and state incentives and TIF are needed to make the project feasible. The developer is contributing a deferred developer fee of $113,500, bank financing of $790,000 and TIF funding of $160,000 is intended to fill the remaining gap, making this project feasible. The project is asking for $160,000 in a TIF loan amortized over 15 years. Without the availability of TIF funding for the project it would not be feasible for the developer to proceed with this redevelopment. Without the availability of TIF funding for the project, it would not be feasible for the developer to proceed with this redevelopment. In order to qualify for Low Income Housing Tax Credits, the projects Debt Service Coverage Ratio must be 1.205% or greater. Please see the table below which shows the **debt coverage ratios are below the required amount without TIF funding.**

Proforma Operating Statement w/o TIF				
	Year 1	**Year 2**	**Year 3**	**Year 4**
Rent Revenue	223,848	$ 228,324	$ 232,891	$ 237,549
Expenses	-139,202	$ (143,066)	$ (147,045)	$ (151,144)
NOI Without TIF	84,646	$ 85,258	$ 85,846	$ 86,405
Debt Service	-77,768	$ (77,768)	$ (77,768)	$ (77,768)
Cash Flow Without TIF	6,878	$ 7,490	$ 8,078	$ 8,637
Debt Service Coverage Ratio	1.0884	1.0963	1.1039	1.1111

Proforma Operating Statement with TIF				
	Year 1	**Year 2**	**Year 3**	**Year 4**
Rent Revenue	$ 223,848	$ 228,324	$ 232,891	$ 237,549
Expenses	$ (139,202)	$ (143,066)	$ (147,045)	$ (151,144)
Net Operating Income	$ 84,646	$ 85,258	$ 85,846	$ 86,405
Debt Service	$ (64,670)	$ (64,670)	$ (64,670)	$ (64,670)
Cash Flow With TIF	$ 19,976	$ 20,588	$ 21,176	$ 21,735
Debt Service Coverage Ratio	**1.3089**	**1.3184**	**1.3274**	**1.3361**

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

The redevelopment project area currently has an estimated valuation of $106,604. The proposed redevelopment will create additional valuation of $819,000. No tax shifts are anticipated from the project. The project creates new valuation from the construction of 28 single family affordable rentals for those age 55+.

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

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

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

This project will not have a negative impact on employers and employees of firms locating within the boundaries of the redevelopment area. The project will provide additional opportunities for affordable housing which should have a positive impact on local employers.

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

This project will have a positive impact on local employers as many local companies have indicated that over 50% of their workforce lives outside the city and commutes daily from surrounding communities. The addition of 55+ housing should open up other housing in the community and be a benefit to local employees by providing more housing options.

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

This development will not have an impact on the Hastings school system as the target tenant for this project is 55+. The Community Redevelopment Authority has reviewed this development with local school superintendents and school officials are in support of the project.

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

This project is consistent with the goals of the City Council, and the Community Redevelopment Authority to create additional housing units. The project will create additional housing opportunities for Hastings' area residents. This project is consistent with the goals of the City's Comprehensive Plan, and the Hastings Housing Needs Assessment Study of 2021.

Time Frame for Development

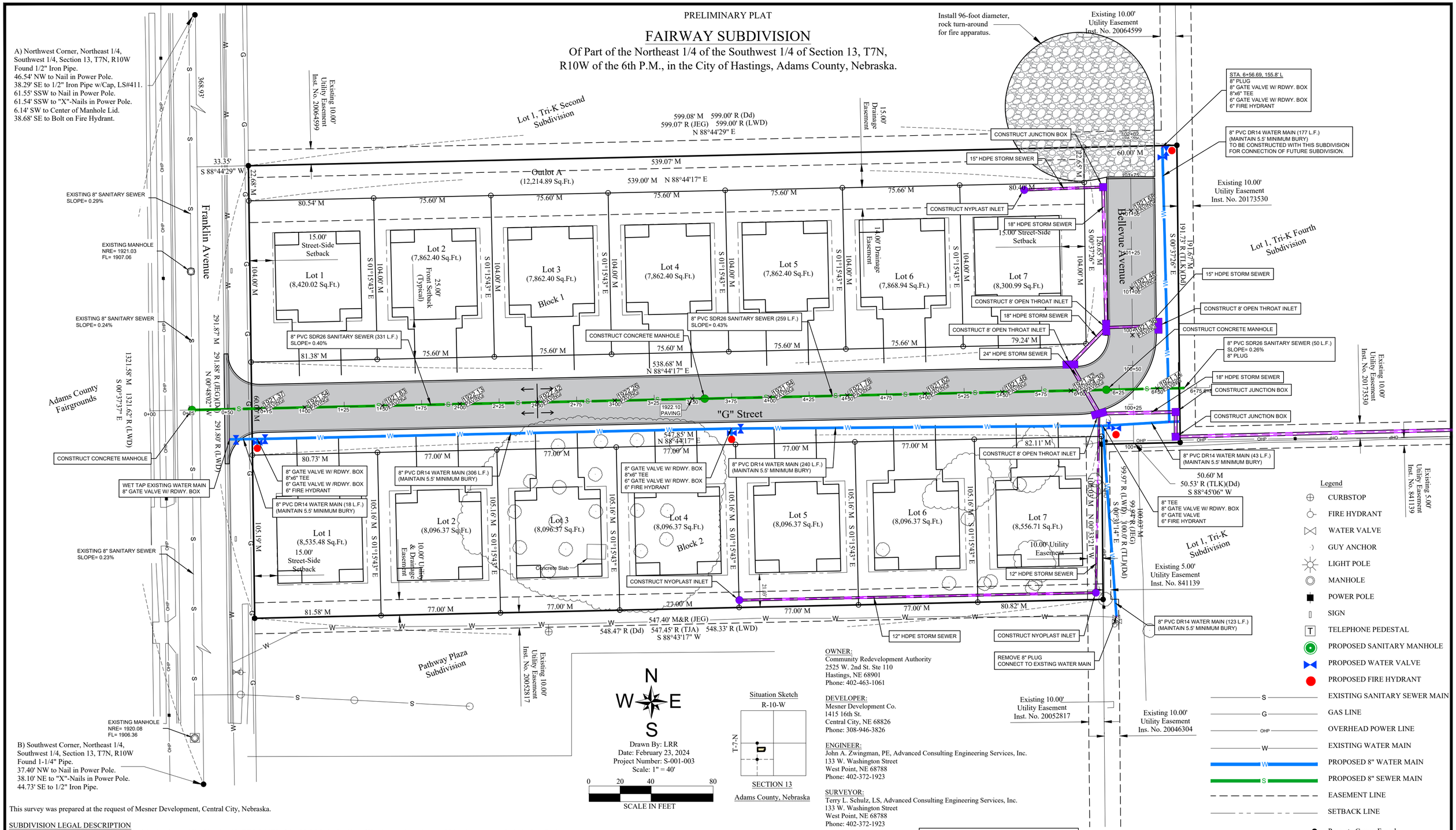
Development of this project is anticipated to be completed between June of 2024 and December of 2025. The base tax year should be calculated on the value of the property as of January 1, 2024. Excess valuation should be available for this project for 15 years beginning in 2025 with taxes due in 2026. Excess valuation will be used to pay the TIF Indebtedness issued by the CRA per the contract between the CRA and the developer for a period not to exceed 15 years on an amount not to exceed $160,000, the projected amount of increment based upon the anticipated value of the project and

current tax rate. Excess valuation should be available for this project for 15 years beginning with the 2025 tax year, provided, however, if there is no increase in valuation for the 2025 tax year, the excess valuation will be available beginning in the year when an increase in value is available for capture.

PRELIMINARY PLAT

FAIRWAY SUBDIVISION

Of Part of the Northeast 1/4 of the Southwest 1/4 of Section 13, T7N, R10W of the 6th P.M., in the City of Hastings, Adams County, Nebraska.



N
W E
S

Drawn By: LRR
Date: February 23, 2024
Project Number: S-001-003
Scale: 1" = 40'

0 20 40 80
SCALE IN FEET

Situation Sketch
R-10-W
T-7-N
SECTION 13
Adams County, Nebraska

This survey was prepared at the request of Mesner Development, Central City, Nebraska.

SUBDIVISION LEGAL DESCRIPTION

A tract of land located in the Northeast 1/4 of the Southwest 1/4 of Section 13, T7N, R10W of the 6th P.M., in the City of Hastings, Adams County, Nebraska, more particularly described as follows:

Beginning at the Southwest corner of Lot 1, Tri-K Second Subdivision to the City of Hastings, Adams County, Nebraska; thence N 88°44'29" E on the South line of said Lot 1, Tri-K Second Subdivision, 599.08 feet to the Southeast corner of said Lot 1, Tri-K Second Subdivision, said Southeast corner being on the West line of Lot 1, Tri-K Fourth Subdivision to the City of Hastings, Adams County, Nebraska; thence S 00°37'26" E on said West line of Lot 1, Tri-K Fourth Subdivision, 191.67 feet to the Southwest corner of said Lot 1, Tri-K Fourth Subdivision, said Southwest corner being on the North line of Lot 1, Tri-K Subdivision to the City of Hastings, Adams County, Nebraska; thence S 88°45'06" W on said North line, 50.60 feet to the Northwest corner of said Lot 1, Tri-K Subdivision; thence S 00°31'14" E on the West line of said Lot 1, Tri-K Subdivision, 100.03 feet to the Northeast corner of Pathway Plaza Subdivision to the City of Hastings, Adams County, Nebraska; thence S 88°43'17" W on the North line of said Pathway Plaza Subdivision, 547.40 feet to the Northwest corner of said Pathway Plaza Subdivision; thence N 00°48'02" W on the East Right-of-Way line of Franklin Avenue, 291.87 feet to the Point of Beginning, containing 3.89 acres more or less.

OUTLOT A LEGAL DESCRIPTION

A tract of land located in the Northeast 1/4 of the Southwest 1/4 of Section 13, T7N, R10W of the 6th P.M., in the City of Hastings, Adams County, Nebraska, more particularly described as follows:

Beginning at the Southwest corner of Lot 1, Tri-K Second Subdivision to the City of Hastings, Adams County, Nebraska; thence N 88°44'29" E on the South line of said Lot 1, Tri-K Second Subdivision, 539.07 feet to a point on the West Right-of-Way line of Bellevue Avenue; thence S 00°37'26" E on said West Right-of-Way line, 26.65 feet to the Northeast corner of Lot 7, Block 1, Fairview Subdivision to the City of Hastings, Adams County, Nebraska; thence S 88°44'17" W, 538.99 feet to a point on the East Right-of-Way line of Franklin Avenue; thence N 00°48'02" W on said East Right-of-Way line, 26.68 feet to the Point of Beginning, containing 14,374.38 square feet, more or less.

SURVEYOR'S CERTIFICATE

I, Terry L. Schulz, Nebraska Registered Land Surveyor No. 550, duly registered under the Land Surveyor's Regulation Act, do hereby state that I have performed a survey of the land depicted on the accompanying plat; that said plat is a true delineation of said survey performed personally or under my direct supervision; that said survey was made with reference to known and recorded monuments marked as shown, and to the best of my knowledge and belief is true, correct, and in accordance with the Land Surveyors Regulation Act in effect at the time of this survey.

NEBRASKA REGISTERED LS-550 LAND SURVEYOR TERRY L. SCHULTZ

Terry L. Schulz, Nebraska Registered LS #550 Date

OWNER:
Community Redevelopment Authority
2525 W. 2nd St. Ste 110
Hastings, NE 68901
Phone: 402-463-1061

DEVELOPER:
Mesner Development Co.
1415 16th St.
Central City, NE 68826
Phone: 308-946-3826

ENGINEER:
John A. Zwingman, PE, Advanced Consulting Engineering Services, Inc.
133 W. Washington Street
West Point, NE 68788
Phone: 402-372-1923

SURVEYOR:
Terry L. Schulz, LS, Advanced Consulting Engineering Services, Inc.
133 W. Washington Street
West Point, NE 68788
Phone: 402-372-1923

OWNER'S CERTIFICATE

Know all men by these present, that Community Redevelopment Authority of the City of Hastings, Nebraska, owner of the record of the land shown on the plat and described in the legal description hereon, has caused the same to be surveyed, subdivided, platted, and designated as FAIRWAY SUBDIVISION, in the City of Hastings, Adams County, Nebraska, and that said surveying, subdividing, platting and designation was done with the free consent and in accordance with the desires and wishes of the undersigned owner(s). Be it further known, that said owner does hereby dedicate all streets and easements shown on this plat to the City of Hastings, Adams County, Nebraska.

Signed this _____ day of _____ , 2024.

_____
Representative,
Community Redevelopment Authority of the City of Hastings, Nebraska

ACKNOWLEDGEMENT
State of Nebraska)
) SS
County of Adams)

The foregoing instrument was acknowledged before me on the ____ day of _____ , 2024 by _____, Representative of Community Redevelopment Authority of the City of Hastings, Nebraska.

My Commission expires the ____ day of _____ , 20_____

_____
Notary

Existing Zone C3
- Front Setback: 25'
- Street Side Setback: 15'
- Interior Side Setback: 10% Lot Width, > 7', < 25'
- Rear Setback: 20% Lot Depth, < 30'

Note
On-Street parking shall be limited to one side only to allow for a minimum unobstructed width of 20 feet for fire apparatus as per 13-101 (2018 IFC 503.2.1).

HASTINGS, NEBRASKA PLANNING COMMISSION
This Preliminary Plat of FAIRWAY SUBDIVISION to the City of Hastings, Nebraska

approved by the Planning Commission on this _____day of _____ , 2024.

_____
Chairman

HASTINGS, NEBRASKA CITY COUNCIL
This Preliminary Plat of FAIRWAY SUBDIVISION to the City of Hastings, Nebraska

approved by the City Council on this _____ day of _____ , 2024.

_____ _____
Mayor City Clerk

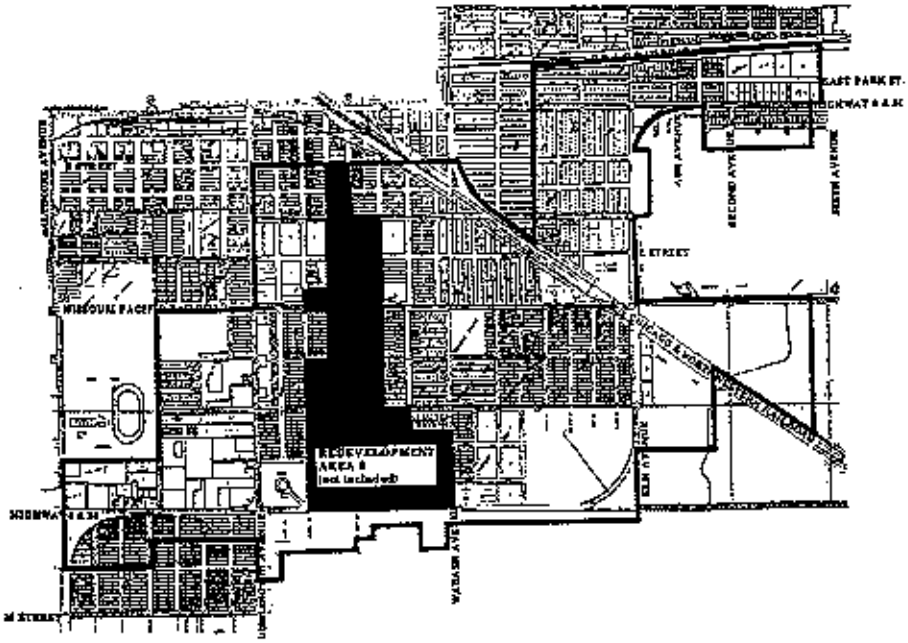
ADVANCED CONSULTING ENGINEERING SERVICES
West Point & Columbus
Phone: (402) 372-1923

HASTINGS
REDEVELOPMENT AREA NUMBER 5

BLIGHT AND SUBSTANDARD

DETERMINATION STUDY

MAY 1992



HANNA:KEELAN ASSOCIATES, P.C.

HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH

PRINCIPALS:

Becky J. Hanna
Timothy M. Keelan

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COMPREHENSIVE PLANNING & ZONING • STRATEGIC PLANNING • HOUSING MARKET STUDIES • HOUSING DEVELOPMENT
ECONOMIC DEVELOPMENT RESEARCH & ANALYSIS • PUBLIC FACILITY PLANNING & IMPLEMENTATION
HUMAN RESOURCE PLANNING • STATE & FEDERAL GRANT WRITING & ADMINISTRATION

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BLIGHT AND SUBSTANDARD DETERMINATION STUDY

EXECUTIVE SUMMARY

Purpose of Study/Conclusion

The purpose of this Study is to determine whether all or part of the designated project area in Hastings, Nebraska qualifies as a blighted and substandard area within the definition set forth in the Nebraska Community Development Law, Section 18-2103.

The findings presented in this Study are based on surveys and analysis conducted for an area referred to as the "Study Area" bounded as follows: North on Baltimore Avenue from "L" Street approximately 610 feet north of Highway 6/34; East to Franklin Avenue; thence North to "F" Street; East on "F" Street to Burlington Avenue; thence North to "B" Street; thence East on "B" Street to approximately Wabash Avenue; thence Southeasterly to California Avenue; North on California Avenue to the Southern edge of the Burlington Northern Railroad Right-of-Way; thence East along the B.N.R.R. to Sixth Avenue; South on Sixth Avenue to Highway 6/34; thence West to Fifth Avenue; South on Fifth Avenue to "B" Street; thence West on "B" Street to First Avenue; North on First Avenue to Highway 6/34; thence West to Southwesterly along Highway 6/34 to "B" Street; thence East approximately 250 feet; South to "D" Street; thence West to Highway 6/34 (Elm Street); South on Highway 6/34 (Elm Street) to "F" Street; thence East approximately 2,681 feet; thence South to the Union Pacific Railroad Right-of-Way; Northwesterly along the U.P.R.R. approximately 1,600 feet; thence South approximately 1,050 feet; thence West to Highway 6/34 (Elm Street) to Corporate Limits; thence Westerly along the Corporate Limits to Burlington Avenue; North on Burlington Avenue to "K" Street; thence West on "K" Street to Garfield Avenue; South on Garfield Avenue to "L" Street; and West on "L" Street to Baltimore Avenue.

Substandard Area

As set forth in the Nebraska legislation, a substandard area shall mean one which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which by reason of:

1. Dilapidated/deterioration;

2. Age or obsolescence;

3. Inadequate provision for ventilation, light, air, sanitation, or open spaces;

4. (a) High density of population and overcrowding; or
   (b) The existence of conditions which endanger life or property by fire and other causes; or
   (c) Any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, and is detrimental to the public health, safety, morals or welfare.

This evaluation included a detailed exterior structural survey of 909 structures within the Study Area; a parcel-by-parcel land use inventory; a field reconnaissance of the entire area, conversations with city department staff members and a review of pertinent reports and documents containing information which could substantiate the existence of blight and substandard conditions.

Blighted Area

As set forth in the Section 18-2103 (11) Nebraska Revised Statutes (reissue 1991), a blighted area shall mean "an area, which by reason of the presence of:

1. A substantial number of deteriorated or deteriorating structures;
2. Existence of defective or inadequate street layout;
3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
4. Insanitary or unsafe conditions;
5. Deterioration of site or other improvements;
6. Diversity of ownership;
7. Tax or special assessment delinquency exceeding the fair value of the land;
8. Defective or unusual conditions of title;
9. Improper subdivision or obsolete platting;
10. The existence of conditions which endanger life or property by fire or other causes;

11. Any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or constitutes an economic or social liability;

is detrimental to the public health, safety, morals, or welfare in its present condition and use; and in which there is at least one or more of the following conditions;

1. Unemployment in the study or designated blighted area is at least one hundred twenty percent of the state or national average;

2. The average age of the residential or commercial units in the area is at least forty years;

3. More than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time;

4. The per capita income of the study or designated blighted area is lower than the average per capita income of the city or village in which the area is designated; or

5. The area has had either stable or decreasing population based on the last two decennial censuses."

The mere presence of a majority of the stated factors may be sufficient to make a finding of blighted and substandard, however, this evaluation was made on the basis existing blighted and substandard factors must be present to an extent which would lead reasonable persons to conclude public intervention is appropriate or necessary to assist with any redevelopment activities. Secondly, the distribution of blighted and substandard factors throughout the Study Area must be reasonable so basically good areas are not arbitrarily found to be blighted simply because of proximity to areas which are blighted.

On the basis of this approach, the Study Area is found to be eligible as "blighted" and "substandard" within the definition set forth in the legislation. Specifically:

Substandard Factors

Of the four factors set forth in the Nebraska Community Development, one (1) is present to a significant/predominant extent and three (3) are present to a reasonable, but more limited extent.

The substandard factors which are present are reasonably distributed throughout the Study Area. The significant/predominant factor is the existence of conditions which endanger life or property by fire and other causes.

Strong Presence of Factor

The conditions which endanger life or property by fire and other causes were strong in presence and were sufficiently distributed throughout the Study Area to warrant a classification as a predominant factor.

The prevailing conditions evident in the buildings from the field survey included:

1. Inadequate provisions for or lack of means of egress;
2. Excessive debris;
3. Frame buildings; and
4. Vacant and partially vacant buildings.

Reasonable Presence of Factor

Age and obsolescence is prevalent throughout the Study Area. A total of 75.4 percent of the structures were built over twenty (20) years ago, and of these structures 67.5 percent were built over forty (40) years ago.

Dilapidated and deteriorating structures were present to a reasonable extent throughout the Study Area. A total of 16.8 percent of the structures were deteriorating with major deficiencies and 4.7 percent were deteriorated/dilapidated.

The conditions which provide inadequate provisions for ventilation, light, air, sanitation, or open spaces were present to a reasonable extent throughout the Study Area. The prevailing conditions evident during the field survey indicated over 21 percent of the structures were dilapidated or deteriorating.

Blighted Factors

Of the twelve factors set forth in the Nebraska Community Development Law, five (5) are present to a significant extent and five (5) are present to a reasonable, but more limited extent. The factors, tax or special assessment exceeding the fair value of land and defective or unusual condition of title had little or no presence.

The blighting factors which are present are reasonably distributed throughout the Study Area.

Strong Presence of Factor

Deteriorating or deteriorated structures are evident to a significant extent throughout the Study Area. A total of 87.1 percent of the structures inspected were found to be blighted and substandard.

Existence of defective or inadequate street layout is present to a significant extent throughout the Study Area. The street system presently limits the development potential of the available land. The remainder of the land is "land locked", devoted to streets and railroad right-of-ways. This condition limits development for commercial, industrial and residential land uses.

Diversity of ownership is present throughout the Study Area. This condition complicates land assembly and can substantially arrest potential for sound growth and development. The total number of owners in the Study Area is 453, more or less.

Improper subdivision or obsolete platting is strongly present throughout the Study Area. Conditions contributing to this factor include: resubdivided lots, lots of irregular size and lot sizes incompatible to desired land uses.

Conditions which endanger life or property by fire and other causes are present to some extent throughout the Study Area. Conditions contributing to this factor include: lack of adequate egress, excessive debris, inappropriate frame construction (buildings) and vacant/partially vacant buildings.

Reasonable Presence of Factor

Faulty lot layout exists to a reasonable extent throughout the Study Area. Conditions contributing to the presence of this factor include: underutilization of land and lack of accessibility/usefulness.

Insanitary and unsafe conditions exist throughout the Study Area. Conditions contributing to this factor include: vacant buildings, surface of parking lots, excessive debris, and evidence of vagrants.

Deterioration of site improvements is present to a reasonable extent throughout the Study Area. Contributing conditions include: absence of sidewalks, excessive debris, and unpaved and poorly maintained parking lots.

The Nebraska Community Development Law includes in its statement of purpose[1] an additional criterion for a finding of blight, viz., "economically or socially undesirable land-uses". Conditions which are considered to be economically and/or socially undesirable include (a) functional obsolescence, (b) economic obsolescence, (c) incompatible uses or mixed-use relationships, and (d) excessive dwelling unit density. Economically and/or socially undesirable land-uses are present to a significant extent throughout the Study Area.

In addition, one (1) of the required five (5) additional blight factors has a reasonable presence in the Study Area.

Conclusion

It is the conclusion of the Consultant retained by the City of Hastings C.R.A., the number, degree and distribution of blighting factors as documented in this report are beyond remedy and control solely by regulatory processes in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids provided in the Nebraska Community Development Law. It is also the opinion of the Consultant, the findings of this Blight and Substandard Determination Study warrant designating the Study Area both "substandard" and "blighted".

The conclusions presented in this report are those of the Consultant to examine whether conditions of blight/substandard exist. The local governing body should review this report and, if satisfied with the summary of findings contained herein, may adopt a resolution making a finding of blight/substandard and this report a part of the public record.

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[1] Community Development Law, Nebraska Revised Statutes Reissue, 1991 Section 18-2101.

TABLE 1
CITY OF HASTINGS
SUBSTANDARD FACTORS
COMMUNITY REDEVELOPMENT AUTHORITY
STUDY AREA

SUBSTANDARD FACTORS

1. Dilapidated/deterioration. ◘
2. Age or obsolescence. ◘
3. Inadequate provision for ventilation, light, air, sanitation, or open spaces. ◘
4. Existence of conditions which endanger life or property by fire and other causes. ■

Strong Presence of Factor ■
Reasonable Presence of Factor ◘
No Presence of Factor o

TABLE 2
CITY OF HASTINGS
BLIGHT FACTORS
COMMUNITY REDEVELOPMENT AUTHORITY
STUDY AREA

BLIGHT FACTORS

1.	A substantial number of deteriorated or deteriorating structures.	■
2.	Existence of defective or inadequate layout.	■
3.	Faulty lot layout in relation to size, adequacy, accessibility or usefulness.	◘
4.	Insanitary or unsafe conditions.	◘
5.	Deterioration of site or other improvements.	◘
6.	Diversity of Ownership.	■
7.	Tax or special assessment exceeding the fair value of land.	○
8.	Defective or unusual condition of title.	○
9.	Improper subdivision or obsolete platting.	■
10.	The existence of conditions which endanger life or property by fire or other causes.	■
11.	Other environmental and blighting factors.	◘
12.	One of the other five conditions.	◘

Strong Presence of Factor ■
Reasonable Presence of Factor ◘
No Presence of Factor ○

1. BASIS FOR REDEVELOPMENT

For a project in Hastings to be eligible for redevelopment under the Nebraska Community Development Law, the area must first qualify as a "substandard area" or as a "blighted area" within the definition set forth in the law. This study has been undertaken to determine whether conditions exist which would warrant designation of the Study Area as a "blighted and substandard area" in accordance with provisions of the law.

As set forth in Section 18-2103 (10) Neb. Rev. Stat. (reissue 1991), substandard area shall mean an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which by reason of the following:

1. Dilapidation/deterioration;

2. Age or obsolescence;

3. Inadequate provision for ventilation, light, air, sanitation, or open spaces;

4. (a) High density of population and overcrowding; or
   (b) The existence of conditions which endanger life or property by fire and other causes; or
   (c) Any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime;

is detrimental to the public health, safety, morales or welfare.

As set forth in the Nebraska legislation, a blighted area shall mean an area, which by reason of the presence of:

1. A substantial number of deteriorated or deteriorating structures;

2. Existence of defective or inadequate street layout;

3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;

4. Insanitary or unsafe conditions;

5. Deterioration of site or other improvements;

6. Diversity of ownership;

7. Tax or special assessment delinquency exceeding the fair value of the land;

8. Defective or unusual conditions of title;

9. Improper subdivision or obsolete platting;

10. The existence of conditions which endanger life or property by fire or other causes;

11. Any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or constitutes an economic or social liability;

is detrimental to the public health, safety, morals, or welfare in its present condition and use; and in which there is at least one of the following conditions:

1. Unemployment in the designated blighted area is at least one hundred twenty percent of the state or national average;

2. The average age of the residential or commercial units in the area is at least forty years;

3. More than half of the plotted and subdivided property in the area is unimproved land that has been within the city for forty years and has remained unimproved during that time;

4. The per capita income of the designated blighted area is lower than the average per capita income of the city or village in which the area is designated; or

5. The area has had either stable or decreasing population based on the last two decennial censuses."

The Consultant for the Hastings Redevelopment Area Five Blight and Substandard Determination Study was guided by the premise a finding of blight and substandard must be defensible and sufficient evidence of the presence of blighting factors should exist so members of the Hastings City Council (local governing body), acting as reasonable and prudent persons, could conclude public intervention is necessary or appropriate. Therefore, each factor was evaluated in the context of the extent of its presence, and the collective impact of all factors found to be present.

Also, these deficiencies should be reasonably distributed throughout the Study Area. Such a "reasonable distribution of deficiencies test" would preclude localities from taking concentrated areas of blight and expanding them arbitrarily into non-blighted areas for planning or other reasons. The only exception which should be made to this rule is where projects must be brought to a logical boundary to accommodate new

development and ensure accessibility, but even in this instance, inclusion of such areas should be minimal and related to an area otherwise meeting the reasonable distribution of deficiencies test.

2. THE STUDY AREA

The blight and substandard determination Study Area is comprised of 719.93 acres, more or less. As identified in Illustration 1 (Location Map), the Study Area is bounded as follows: North on Baltimore Avenue from "L" Street approximately 610 feet north of Highway 6/34; East to Franklin Avenue; thence North to "F" Street; East on "F" Street to Burlington Avenue; thence North to "B" Street; thence East on "B" Street to approximately Wabash Avenue; thence Southeasterly to California Avenue; North on California Avenue to the Southern edge of the Burlington Northern Railroad Right-of-Way; thence East along the B.N.R.R. to Sixth Avenue; South on Sixth Avenue to Highway 6/34; thence West to Fifth Avenue; South on Fifth Avenue to "B" Street; thence West on "B" Street to First Avenue; North on First Avenue to Highway 6/34; thence West to Southwesterly along Highway 6/34 to "B" Street; thence East approximately 250 feet; South to "D" Street; thence West to Highway 6/34 (Elm Street); South on Highway 6/34 (Elm Street) to "F" Street; thence East approximately 2,681 feet; thence South to the Union Pacific Railroad Right-of-Way; Northwesterly along the U.P.R.R. approximately 1,600 feet; thence South approximately 1,050 feet; thence West to Highway 6/34 (Elm Street); South on Highway 6/34 (Elm Street) to Corporate Limits; thence Westerly along the Corporate Limits to Burlington Avenue; North on Burlington Avenue to "K" Street; thence West on "K" Street to Garfield Avenue; South on Garfield Avenue to "L" Street; and West on "L" Street to Baltimore Avenue.

Illustration 2 identifies the existing land uses within the Study Area. The Study Area consist of five land uses: residential, commercial, industrial, public/semi-public, and vacant land. The most predominant uses are vacant and residential land.

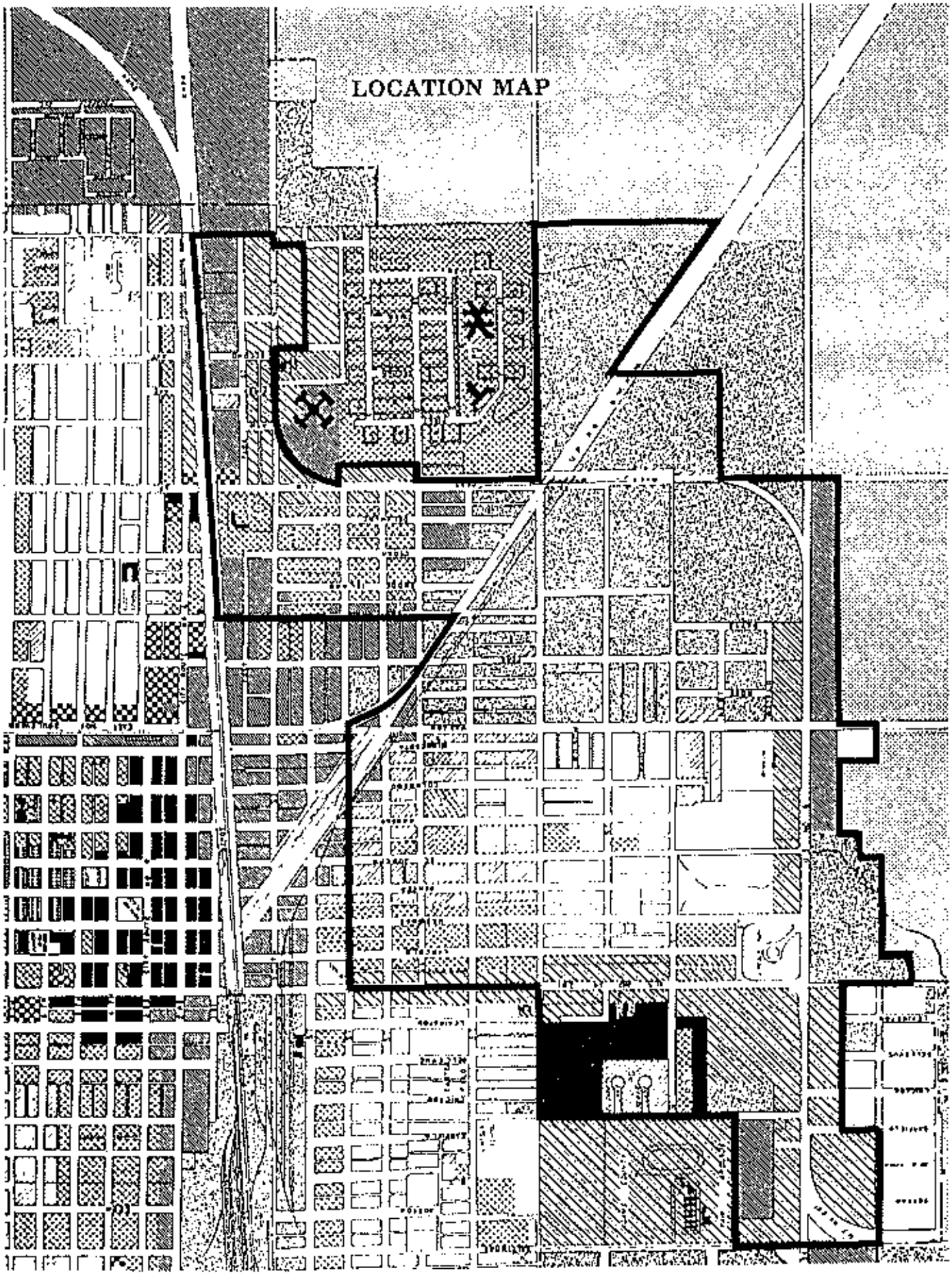


ILLUSTRATION 1

ILLUSTRATION 2

Residential land usage, as identified in Illustration 2, is located throughout the Study Area. The residential properties are predominantly single family. The housing stock is comprised of masonry, brick, and frame construction, with the majority of structures ranging in age from 40 to 100 years.

The commercial land use and building types, as identified in Illustration 2, exists primarily along both sides of Highway 6-34 and Burlington Avenue. These commercial uses tend to be the type of use associated with Highway Commercial Districts. The commercial buildings are predominantly over 20 years of age (72.2%) and are constructed from brick, steel and frame.

Industrial land use and building types exist on either side of the Railroad Right-of-Ways and along Highway 6-34 located in the southern portion of the Study Area. Over 73.9 percent of these buildings are over 20 years of age.

The Study Area contains both new and refurbished buildings. A high percentage of the structures in the Study Area (30.9%) have major structural deficiencies, functional and economic obsolescence and problems difficult to correct related to current code requirements.

Table 3 statistically identifies the existing land use patterns within the Study Area, in terms of number of acres and percentage of total for all existing land uses.

TABLE 3
CITY OF HASTINGS
EXISTING LAND USE
COMMUNITY REDEVELOPMENT AUTHORITY
STUDY AREA

Land Use	Acres/Percent
Residential	164.96/22.9%
Commercial	78.87/11.0%
Industrial	53.73/7.5%
Public/Quasi Public	10.44/1.5%
Streets and Alleys	171.51/23.8%
Total Developed	479.51/66.6%
Vacant	240.42/33.4%
Total Acreage	719.93/100.0%

Source: Hanna:Keelan Associates, P.C., 1991

Illustration 3 identifies the existing zoning districts within the Study Area. The present zoning classification is compatible to existing uses.

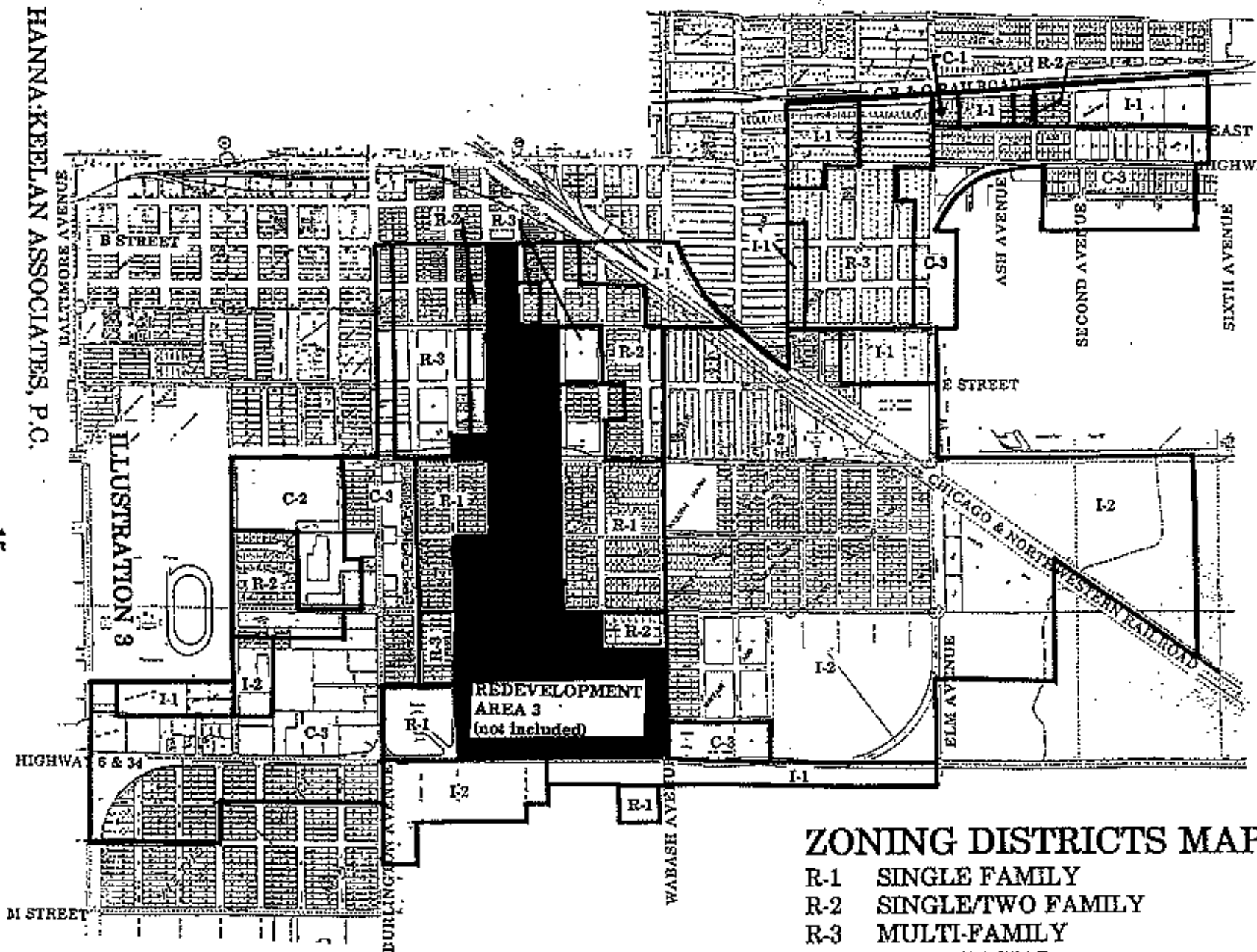


ILLUSTRATION 3

ZONING DISTRICTS MAP

R-1	SINGLE FAMILY
R-2	SINGLE/TWO FAMILY
R-3	MULTI-FAMILY
C-1	COMMERCIAL
C-2	COMMERCIAL
C-3	COMMERCIAL
I-1	INDUSTRIAL
I-2	INDUSTRIAL

3. THE RESEARCH APPROACH

The research approach implemented for the Hastings Redevelopment Area Five Blight and Substandard Determination Study included an assessment of the blight and substandard determination factors identified in the Nebraska Community Development Law. In brief, factors which were general in nature and existed in a continuous fashion, area wide, such as streets, alleys, sidewalks, driveways and other transportation systems, open spaces, parking areas, exterior structural condition, individual structures and properties and property ownership were investigated on an area-wide basis. Taxation status was investigated on a random-sampling basis excluding tax exempt properties.

The assessment of the aforementioned factors, excluding taxation status, was implemented utilizing an area-wide examination process as opposed to a random-sampling process, in an attempt to reduce errors associated with conducting a random-sampling method. In addition, an area-wide assessment provides the consultant with a more accurate understanding of the Study Area and allows for more informed conclusions and recommendations about the area.

4. ELIGIBILITY SURVEY AND ANALYSIS FINDINGS

An analysis was made of each of the blighted and substandard factors listed in the legislation to determine whether each or any are present in the Study Area, and if so, to what extent and in what locations.

The following represents a summary evaluation of each blight and substandard factor presented in the order of their listing in the law.

SUBSTANDARD FACTORS

(1) Dilapidation/Deterioration of Structures

The rating of building conditions is a critical step in determining the eligibility of a substandard area for redevelopment. The system for classifying buildings must be based on established evaluation standards and criteria and result in an accurate and consistent description of existing conditions.

This section summarizes the process used for assessing building conditions in the Study Area, the standards and criteria used for evaluation, and the findings as to the existence of dilapidation/deterioration of structures.

The building condition analysis is based on exterior inspections of all 909 structures within the Study Area, to note structural deficiencies in individual buildings and to identify related environmental deficiencies for individual sites or parcels within the Study Area. The Structural Site Condition Survey Form is identified in Appendix 1.

1. Building Components Evaluated

   During the field survey, each component of a subject building was examined to determine whether it was in sound condition or had minor, major, or critical defects. Building components examined were of two types:

   Primary Components. These include the basic elements of any building: foundation walls and girders, load bearing walls and columns, roof and roof structure, and floor structure.

   Secondary Components. These are components generally added to the primary structural components and are necessary parts of the building, including exterior curtain walls, non-bearing walls and ceilings, interior stairs, porches and steps, fire escapes, etc.

2. Criteria for Classifying Defects for Building Components

   Primary and secondary components were evaluated separately as a basis for determining the overall condition of individual structures. This evaluation considered the relative importance of specific components on the exterior of the building, and the effect that deficiencies in components will have on the remainder of the structure.

3. Building Component Classifications

The four categories used in classifying building components and systems and the criteria used in evaluating structural deficiencies are described below.

Sound. Building components which contain no defects, are adequately maintained, and require no treatment outside of normal ongoing maintenance.

Minor - Requiring Minor Repair. Building components which contain defects (loose or missing material or holes and cracks over a limited area) which often can be corrected through the course of normal maintenance. Minor defects have no real effects on either structural or architectural components and the correction of such defects may be accomplished by the owner or occupants, such as pointing masonry joints over a limited area or replacement of less complicated components. Minor defects are not considered in rating a building as structurally substandard.

Major - Requiring Major Repair (Deteriorating). Building components which contain major defects over a widespread area and would be difficult to correct through normal maintenance. Buildings in the major deficient category would require replacement or rebuilding of components by people skilled in the building trades.

Substandard (Dilapidated/Deteriorated). Building components which contain major defects (bowing, sagging, or settling to any or all exterior components causing the structure to be out-of-plumb, or broken, loose or missing material and deterioration over a widespread area) so extensive the cost of repairs would be excessive in relation to the value returned on the investment.

4. Final Building Rating

After completion of the building condition surveys, each individual building was placed in one of four categories based on the combination of defects found in various structural and architectural building components, each final rating is described below.

Sound. Sound buildings can be kept in a standard condition with normal maintenance. Buildings so classified have less than four minor defects.

Deficient-Minor. Buildings classified as deficient - requiring minor repairs- have more than three minor defects, but less than one critical defect.

Deficient-Major (Deteriorating). Buildings classified as deficient - requiring major repairs - have at least one critical defect, but less than two critical defects.

Substandard (Dilapidated/Deteriorated). Structurally substandard buildings contain defects which are so serious and so extensive the building must be removed. Buildings classified as structurally substandard have two or more critical defects. Critical defects are as follows:

> Structural. Each of four primary structural components can receive a rating of one critical defect. Two primary structural components, each receiving a rating of major defects, equals one critical defect.
>
> Building Systems. Two building systems, each receiving a rating of a major defect, equals one critical defect.
>
> Architectural. Four architectural components, each receiving a rating of a major defect, equals one critical defect.

The following combinations of major defects is equivalent to one critical defect.

> One major defect in the structural components plus one major defect in the building systems equals one critical defect.
>
> Two major defects in the architectural components plus one major defect in either structural components or the building systems equals one critical defect.

Major deficient buildings are considered to be the same as deteriorating buildings as referenced in the Nebraska legislation; substandard buildings are the same as dilapidated buildings. The words building and structure are presumed to be interchangeable.

5. Field Survey Conclusions

The condition of the 909 primary buildings within the Study Area was determined based on the findings of detailed surveys. These surveys indicated the following:

- Ninety-eight (98) structures are classified as structurally sound;
- Six Hundred and Fifteen (615) structures are classified as minor defects;
- One Hundred and Fifty-Three (153) structures are classified as deteriorating major defects; and
- Forty-Three (43) structures are classified as substandard, dilapidated/deteriorated critical defects.

The survey indicates 196 (21.6%) of the 909 structures in the Study Area are either deteriorating or dilapidated.

Conclusion

The results of the structural condition survey for the study indicates deteriorating structures are present to a reasonable extent throughout the Study Area. Table 4 identifies the results of the structural rating process per building type.

TABLE 4
CITY OF HASTINGS
EXTERIOR SURVEY FINDINGS
COMMUNITY REDEVELOPMENT AUTHORITY
STUDY AREA

		Structural Rating				
Activity	Sound	Deficient (Minor)	Deficient Deteriorating (Major)	Sub standard Dilapidated	Structures	Substandard
Residential	72	512	129	27	740	156/21.1%
Commercial	21	77	13	3	114	16/14.0%
Public/Semi Public	2	6	2	0	10	2/20.0%
Industrial	3	20	9	13	45	22/48.9%
Total	98	615	153	43	909	196/21.6%
Percent	10.8%	67.7%	16.8%	4.7%	100.0%	

Source: Hanna:Keelan Associates, P.C., 1991

(2) Age or Obsolescence

According to the field survey conducted by the Consultant in November and December of 1991, 71.1 percent of the structures within the Study Area were built over twenty (20) years ago. Of these structures 45.9 percent were built over forty (40) years ago.

Conclusion

The result of the field surveys indicated the age and obsolescence of the structures in the Study Area is reasonably sufficient to constitute a substandard factor.

(3) Inadequate Provision for Ventilation, Light, Air, Sanitation or Open Spaces

The results from the exterior structural survey, along with other field data, provided the basis for the identification of insanitary and unsafe conditions. Factors contributing to insanitary and unsafe conditions are discussed below.

Over twenty-one percent (21%) of the structures in the Study Area are deteriorating or dilapidated. When not adequately maintained or upgraded to present day occupancy standards, buildings which are deteriorating or dilapidated pose special safety and sanitary problems. There is a significant number (156) of wood framed single and two-story residential buildings which are in need of structural repair or fire protection. The field analysis indicated thirty-eight (38) commercial and industrial buildings or 23.9 percent were substandard.

Within the Study Area, there are forty (40) parking lots on commercial, industrial and public/semi-public land parcels which are unpaved. These are characterized by irregular gravel and dirt surfaces with many depressions. The lack of maintenance and the ambient dust conditions of these areas are detrimental to abutting properties and represent an insanitary and unsafe condition.

Evidence of vagrants was found in 117 (11.8%) of the 992 land parcels in the Study Area, especially in areas in close proximity to railroads or industrial docks. Vagrants have created problems through vandalism, breaking into vacant structures and leaving debris strewn about.

Conclusion

The inadequate provision for ventilation, light, air, sanitation or open spaces is predominantly distributed throughout the Study Area.

(4) The Existence of Conditions Which Endanger Life or Property by Fire and Other Causes

1. Inadequate Provisions for or Lack of Means of Egress.

   Potential life threatening conditions exist in some buildings which lack adequate means of egress.

2. Excessive Debris.

   Debris located on several sites poses as a fire hazard as well as an area to harbor pest which are detrimental to the public's safety.

3. Frame Buildings.

   There are wood framed buildings throughout the Study Area which are in need of structural repair or fire protection. In several cases, industrial and commercial building framing has been left exposed and should be protected by a sprinkler system or covered with proper fire-resistive materials. There are significant wood framed single and two-story residential buildings which are in need of structural repair or fire protection. These buildings have been determined to be deteriorating or dilapidated.

4. Vacant Buildings and Partially Vacant Buildings.

   The Study Area contains a minimal amount of vacant and partially vacant buildings as determined by the visual field inspection. Many of the conditions cited in this section are prevalent in these structures. These structures also promote vandalism, vermin, insect infestation, and other hazards which, because of the lack of proper maintenance, endanger adjacent properties.

Conclusion

The conditions which endanger life or property by fire and other causes, while strong in presence, is predominantly distributed throughout the Study Area.

BLIGHT FACTORS

(1) Deteriorated or Deteriorating Structures

The rating of building conditions is a critical step in determining the eligibility of an area for redevelopment. It is important the system for classifying buildings be based on established evaluation standards and criteria, and result in an accurate and consistent description of existing conditions.

This section summarizes the process used for assessing building conditions in the Study Area, the standards and criteria used for evaluation, and the findings as to the existence of deteriorating or deteriorated structures.

The building condition analysis is based on the exterior inspections of 909 structures within the Study Area, to note structural deficiencies in individual buildings and to identify related environmental deficiencies for individual sites or parcels within the Study Area. The Structural Site Conditions Survey Form is identified in Appendix I.

1. Building Components Evaluated

Each component of a subject building was examined to determine whether it was in sound condition or had minor, major, or critical defects. Building components examined were of two types:

Primary Components. These include the basic elements of any building: foundation walls and girders, load bearing walls and columns, roof and roof structure, and floor structure.

Secondary Components. These are components generally added to the primary structural components and are necessary parts of the building, including exterior curtain walls, non-bearing walls and ceilings, interior stairs, porches and steps, fire escapes, etc.

2. Criteria for Classifying Defects for Building Components

Primary and secondary components were evaluated separately as a basis for determining the overall condition of individual structures. This evaluation considered the relative importance of specific components on the exterior of the building, and the effect that deficiencies in components will have on the remainder of the structure.

3. Building Component Classifications

The four categories used in classifying building components and systems and the criteria used in evaluating structural deficiencies are described below.

Sound. Building components which contain no defects, are adequately maintained, and require no treatment outside of normal ongoing maintenance.

Minor - Requiring Minor Repair. Building components which contain defects (loose or missing material or holes and cracks over a limited area) which often can be corrected through the course of normal maintenance. Minor defects have no real effects on either structural or architectural components and the correction of such defects may be accomplished by the owner or occupants, such as pointing masonry joints over a limited area or replacement of less complicated components. Minor defects are not considered in rating a building as structurally substandard.

Major - Requiring Major Repair. Building components which contain major defects over a widespread area and would be difficult to correct through normal maintenance. Buildings in the major deficient category would require replacement or rebuilding of components by people skilled in the building trades.

Substandard - (Dilapidated/Deteriorated). Building components which contain major defects (bowing, sagging, or settling to any or all exterior components causing the structure to be out-of-plumb, or broken, loose or missing material and deterioration over a widespread area) so extensive the cost of repairs would be excessive in relation to the value returned on the investment.

4. Final Building Rating

After completion of the building condition surveys, each individual building was placed in one of four categories based on the combination of defects found in various structural and architectural building components, each final rating is described below.

Sound. Sound buildings can be kept in a standard condition with normal maintenance. Buildings so classified have less than four minor defects.

Deficient-Minor. Buildings classified as deficient - requiring minor repairs - have more than three minor defects, but less than one critical defect.

Deficient-Major. Buildings classified as deficient - requiring major repairs - have at least one critical defect, but less than two critical defects.

Substandard. Structurally substandard buildings contain defects which are so serious and so extensive the building must be removed. Buildings classified as structurally substandard have two or more critical defects. Critical defects are as follows:

> Structural. Each of four primary structural components can receive a rating of one critical defect. Two primary structural components, each receiving a rating of major defects, equals one critical defect.
>
> Building Systems. Two building systems, each receiving a rating of a major defect, equals one critical defect.
>
> Architectural. Four architectural components, each receiving a rating of a major defect, equals one critical defect.

The following combinations of major defects is equivalent to one critical defect.

> One major defect in the structural components plus one major defect in the building systems equals one critical defect.
>
> Two major defects in the architectural components plus one major defect in either structural components or the building systems equals one critical defect.

Minor deficient and major deficient buildings are considered to be the same as deteriorating buildings as referenced in the Nebraska legislation; substandard buildings are the same as deteriorated buildings. The words building and structure are presumed to be interchangeable.

5. Field Survey Conclusions

The condition of the 909 primary buildings within the Study Area was determined based on the findings of detailed survey of each building. These surveys indicated the following:

- Ninety-Eight (98) structures are classified as structurally sound;
- Six Hundred Fifteen (615) structures are classified as deteriorating minor defects;
- One Hundred Fifty Three (153) structures are classified as deteriorating major defects; and
- Forty-Three (43) structures are classified as substandard, dilapidated/deteriorated critical defects.

The survey clearly indicates 811 of 909 (89.2%), of the structures throughout the Study Area are either deteriorating or dilapidated.

Conclusion

The results of the structural condition survey indicates deteriorating or deteriorated structures are evident to a significant extent throughout the Study Area. Table 5 identifies the results of the structural rating process per building type.

TABLE 5
CITY OF HASTINGS
EXTERIOR SURVEY FINDINGS
COMMUNITY REDEVELOPMENT AUTHORITY
STUDY AREA

		Structural Rating			
Activity	Sound	Deficient (Minor)	Deficient Deteriorating (Major)	Sub standard Dilapidated	Structures	Blighted
Residential	75	512	129	27	740	668/90.3%
Commercial	21	77	13	3	114	93/81.6%
Public/Semi Public	2	6	2	0	10	8/80.0%
Industrial	3	20	9	13	45	42/93.3%
Total	98	615	153	43	909	811/89.2%
Percent	10.8%	67.7%	16.8%	4.7%	100.0%	

Source: Hanna:Keelan Associates, P.C., 1991

(2) Existence of Defective or Inadequate Street Layout

The street pattern within the Study Area consists of a grid system which is used throughout the City of Hastings. Street Right-of-Way widths range from 60 to 80 feet within and bordering the Study Area.

Existing streets provide a high level of accessibility to the majority of the Study Area. However, problem conditions exist in the Study Area. The western and southwestern portions of the Study Area lack appropriate access and street development. Basic problem conditions include:

1. Limited Vehicular Accessibility

The principle vehicular circulation system linkage of the Study Area with the majority of other points in Hastings are Baltimore Avenue, Burlington Avenue, Wabash Avenue and Elm Street all of which are north-south arterials dissecting the Study Area from west to east. In addition, Highway 6-34 traffic travels through the southern and eastern areas of the Study Area. Other streets in the Study Area provide less direct linkages to other parts of the City due to existing barriers.

The northeast portion of the Study Area is bisected by railroad lines in an east and west alignment and a southeast and northwest alignment. The existence of these rail lines creates a hazard for vehicular and pedestrian traffic in the Study Area while also disrupting the grid street system used for vehicular circulation throughout Hastings. The existing street layout in this Study Area limits vehicular movement, north and south bound traffic is interrupted periodically by railroad traffic. Two uninterrupted crossings are easily accessed from streets within the Study Area, the Burlington Avenue underpass and the Highway 6-34 (Elm Street) overpass.

An uninterrupted grid street system provides ready access from all directions to specific locations within the City. However, as is evident in the Study Area, where built barriers interrupt the continuity of the grid, or where restrictions are placed upon the direction of traffic flows, accessibility to locations in the vicinity of these constraints can be seriously impaired. Good vehicular accessibility is important for most commercial and industrial enterprises and is desirable for residential development.

The railroad right-of-ways are located approximately 30 feet both sides of the railroad tracks. These railroad right-of-ways serve at least two purposes: (1) act as a safety mechanism; and (2) act as a sound buffer zone to adjacent sites.

Throughout the Study Area, the composition of the railroad right-of-way was considered to be in "fair" to "poor" condition. This area is utilized in several ways, including storage, warehousing and also a place for excessive debris to collect, including numerous abandoned cars.

There appears to be minimal enforcement of the municipal code provisions in these railroad right-of-ways within the industrial districts of the project area.

2. Inadequate Provision of Pedestrian Movement

Sidewalks to provide for pedestrian flow throughout the Study Area are lacking. Since a large portion of land in the Study Area is vacant, sidewalks have not been developed. According to the field survey conducted by the consultant, an estimated 557 (56.1%) land parcels did not have sidewalks. Approximately 269 (27.1%) of the land parcels in the Study Area had sidewalks which were in "excellent" or "good" condition.

3. Lack of Adequate Parking

With the increased use of the automobile as a mode of transportation, a strain has been placed on the urban infrastructure to accommodate not only car movement, but car parking as well. Because street layout and block development in the Study Area preceded this trend toward widespread use of the private automobile, an adequate provision for parking is a major concern, not only for the present time, but also for the future, sound growth of the area.

Available on and off street parking areas are inadequately defined and subject to inconsistent public use.

Conclusion

One or more of the discussed conditions are strongly present throughout the Study Area.

(3) Faulty Lot Layout in Relation to Size, Adequacy, Accessibility, or Usefulness

Building use and condition surveys, property ownership and sub-division records and field surveys have resulted in the identification of several problem conditions associated with faulty lot layout in relation to size, adequacy, accessibility, or usefulness of land within the Study Area. The size and arrangement of lots within the Study Area has resulted in conditions which adversely affect the sound growth and development of the area. These problem conditions include:

1. Underutilization of land.

   There are numerous large vacant land parcels in the Study Area as indicated in Illustration 2, existing land use. The vacant land parcels comprise 33.4 percent of the total land area. The underutilization of vacant land does little to contribute to the viability of the Study Area and surrounding areas. In fact, such conditions can result in making the area a liability to the overall economic and social well-being of the entire community.

2. Lack of Accessibility/Usefulness.

   The current lot layout and lack of the development has left large vacant parcels "landlocked". Other vacant lots lack interior street systems to provide access throughout the land parcel. Land which is "landlocked" is deprived of economic potential since no reasonable vehicular access is obtainable.

3. Lack of Planned Open Space.

   With a shift in land use in portions of the area towards office, commercial and both high and low density residential uses, planning of open space becomes a concern. Because of excessive land use and lot coverage, courtyards, plazas and mini-parks are generally lacking in the area. These spaces provide a retreat from the normal work environment during lunch hours and break periods, and are generally a welcome attraction in the urban environment. Modern planning generally requires certain amounts of open space, addressing both current and future use.

Conclusion

Problems relating to faulty lot layout are present to a reasonable extent in the majority of the Study Area.

(4) Insanitary and Unsafe Conditions

The results of the field survey (structural condition analysis, along with other field data) provided the basis for this identification of insanitary and unsafe conditions in the Study Area. Factors contributing to insanitary and unsafe conditions are discussed below.

1. Residential Buildings.

   Over 36.0 percent of the single family residential buildings are 40 to 100 years of age. This results in sub-standard living units in need of rehabilitation services.

2. Commercial and Industrial Buildings.

   The majority (64.1%) of the commercial and industrial buildings in the Study Area are over 20 years of age, 31.4 percent are between 40 to 100 years of age. Problem conditions found to exists include lack of egress, natural ventilation and lack of adequate storage of materials. In some cases the lack of maintenance has posed safety hazards for occupants.

3. Vacant Buildings.

   Vacant or partially vacant structures exist to a minimal degree throughout the Study Area. Apart from the many structural deficiencies prevalent in the vacant buildings, these properties evidence neglect and deferred maintenance.

   Insanitary and unsafe conditions associated with vacant structures are found to exist, including improper means of lack of egress from upper floors; widespread infestation of pigeons and associated debris; and general lack of maintenance. These conditions impact occupied floors of partially vacant buildings due to water seepage, rodents or insects, and dust and dirt accumulation.

4. Surface parking lots.

   Within the Study Area there are forty (40) parking lots on commercial, industrial and public/semi-public land parcels which are unpaved. These are characterized by irregular shaped gravel and dirt surfaces with many depressions. The lack of maintenance and the ambient dust conditions of these areas are detrimental to abutting properties and represent an insanitary and unsafe condition.

5. Excessive Debris.

Debris is present in the form of discarded materials in the commercial and industrial areas and abandoned cars along the U.P.R.R. Right-of-Way. The vacant land and other structures contain litter to a lesser degree. The debris is not only unsightly, but also promotes certain safety hazards.

6. Vagrants.

The evidence of vagrants was found in portions of the Study Area, especially in areas in close proximity to railroads or industrial docks. Vagrants have created problems through vandalism, breaking into vacant structures and leaving debris at the properties.

Conclusion

Insanitary and unsafe conditions are present to a reasonable extent in the majority of the Study Area.

(5) Deterioration of Site Improvements

Field observations were performed to determine the condition of site improvements within the Study Area, including streets, alleys, sidewalks, curbs and gutters, traffic control devices and off-street parking. Appendix 2 documents the present condition of these improvements.

There are several unpaved streets in the blocks which are adjacent the north side of the east-west railroad alignment. These streets exists in areas where warehousing and industrial uses are predominate, however, residential areas are interspersed among these uses in areas with unpaved streets. A total of 17.8 percent of the parcels in the Study Area have unpaved and/or substandard or major deficient streets.

The absence of sidewalks contributes significantly to the blighted conditions of the Study Area. The absence of sidewalks is evident throughout the Study Area. The total percentage of parcels within the Study Area having no sidewalks is 56.1 percent.

The total percentage of parcels having debris within the Study Area is 47.1 percent.

A total of four hundred and fourteen (414) or 57.3 percent of the parcels within the Study Area received an overall site condition rating of "fair" or "poor", as per the results of the field survey.

Conclusion

Deterioration of site improvements is present to a reasonable extent in the majority of the Study Area.

(6) Diversity of Ownership

The majority of the Study Area contains blocks which have been platted into smaller lots to originally accommodate residential development. The areas to the southeastern and southwestern portions of the Study Area have been platted into larger lots to accommodate commercial and industrial development.

This diversity of ownership makes redevelopment difficult. The assemblage of larger sites is difficult to accomplish when a number of property owners are involved.

The total number of owners in the Study Area is estimated to be 453. The situation is excaberated by the fact several of those blocks with only one or two owners are public or institutional users, or are owned by and utilized for activities associated with the railroad systems. The remaining properties, which are privately held and which would be the most likely candidates for redevelopment, rarely have fewer than four owners in one block.

The blocks with unusually large numbers of owners are scattered throughout the residential districts of the Study Area. The majority of the one and two ownerships are generally located within the industrial and commercial district areas adjacent Highway 6-34.

Land assemblage is a necessity for major redevelopment. Without it, only small, individual renovation activities of existing buildings is possible. In order for the kinds of redevelopment to occur which are currently desirable, economically feasible, which will attract financial support and public patronage required to repay such financial support; it is necessary to assemble larger parcels of property. Such assemblage is most difficult without public intervention and constitutes one of the greatest deterrents to significant redevelopment within the Study Area.

Conclusion

Diversity of Ownership in the Study Area is strongly present as a Blight Factor.

(7) Tax or Special Assessment Delinquency Exceeding the Fair Value of the Land

A random sampling of public records was undertaken to determine the status of real estate taxes of properties located within the Study Area.

1. Delinquent Taxes.
   Public records have been examined for the purpose of determining the extent of delinquent taxes currently outstanding on parcels within the Study Area. Approximately 9 of 102 (8.8%) of the properties examined had delinquent taxes.

2. Real Estate Taxes.
   The tax values within the Study Area generally appear to be appropriate in relation to market values of the properties.

   Of the 909 parcels studied, it is estimated 54, or 5.9% are exempt from taxation. The majority of the tax exempt properties are owned by governmental subdivisions.

Conclusion

There are some indications of problems, however, financial burdens upon properties in the overall Study Area would not appear to be sufficient to constitute a blighted factor.

(8) Defective or Unusual Condition of Title

Examination of individual deeds and encumbrances has been undertaken as part of this blight and substandard determination study. The study of property ownership data did not provide any basis for identifying any defective or unusual conditions of title.

Conclusion

Defective or unusually condition of title is not found to be prevalent as a blighting factor within the Study Area.

(9) Improper Subdivision or Obsolete Platting

Improper subdivision and obsolete platting is a constraint throughout the Study Area.

The majority of blocks in the Study Area have experienced some degree of subdividing, since original platting. The present platting of lots or lack of, in these blocks, can be considered improper and obsolete for the type of commercial, industrial and residential land uses desired.

Efforts to overcome problems of inadequate subdivision and obsolete platting and to secure sites of reasonably adequate size and shape for modern development purposes, require the assemblage of adjacent parcels. This assemblage of parcels is complicated due to the numerous subdivisions and property owners within the Study Area. Improper subdivision or obsolete platting exist throughout the Study Area.

Conclusion

Improper subdivision or obsolete platting inhibits sound growth and development in the Study Area. There exists a strong presence of improper subdivision or obsolete platting throughout the Study Area.

(10) The Existence of Conditions Which Endanger Life or Property by Fire and Other Causes

1. Inadequate Provisions for or Lack of Means of Egress.

   Potential life threatening conditions exist in some buildings which lack adequate means of egress.

2. Excessive Debris.

   Debris located on several sites poses as a fire hazard as well as an area to harbor pest which are detrimental to the public's safety.

3. Frame Buildings.

   Some of the commercial, industrial and retail buildings within the area are of wood frame or partial wood frame construction. In many cases, the framing should be protected by a sprinkler system or covered with proper fire-resistive materials. There are significant wood framed single and two-story residential buildings which are in need of structural repair or fire protection, as well. These buildings have been determined to be deficient or substandard, in all instances.

4. Vacant Buildings and Partially Vacant Buildings.

   The Study Area contains a minimal amount of vacant and partially vacant buildings as determined by the visual field inspection. Many of the conditions cited in this section are prevalent in these structures. These structures also promote vandalism, vermin, insect infestation, and other hazards which, because of the lack of proper maintenance, endanger adjacent properties.

Conclusion

The conditions which endanger life or property by fire and other causes is strong in presence throughout the Study Area.

(11) Other Environmental and Blighting Factors

The Nebraska Community Development Law includes in its statement of purpose an additional criterion for identifying blight, viz., "economically or socially undesirable land uses." Conditions which are considered to be economically and/or socially undesirable include: (a) incompatible uses or mixed-use relationships, (b) economic obsolescence, and (c) functional obsolescence. For purpose of this analysis, functional obsolescence relates to the physical utility of a structure and economic obsolescence relates to a property's ability to compete in the market place. These two definitions are interrelated and complement each other.

Substantial public improvements have occurred throughout the Study Area over the last ten plus years. A few of these include street and sidewalk improvement, commercial and industrial development and residential development. Private development has been undertaken on a piecemeal basis. The opportunity for redevelopment capable of carrying its own financial weight has already been accomplished within the Study Area. Without some type of public assistance and coordination of effort, a difficult challenge will be rendered for future private projects to be successful ventures. Numerous problems or obstacles exist for comprehensive redevelopment efforts by the private sector in the project area; problems that only public assistance programs can help remedy. These include removal of dilapidated structures, excessive debris and upgrading or development of streets, sidewalks and railroad crossings. These types of programs are proven stimulants to the creation of successful private developments.

1. Incompatible Uses or Mixed Use Relations.

   The Study Area is divided into eight (8) zoning districts. These include three (3) residential districts, R-1, R-2, R-3, three (3) commercial districts, C-1, C-2, C-3, and two (2) industrial districts, I-1, I-2.

   Within the Study Area, conditions exist in which structures and sites have uses that are incompatible with the zoning district in which they are located. For example, residential zones adjacent industrial zones. This type of incompatible land use is apparent throughout the Study Area.

   The Study Area in its entirety contains mixed and incompatible land uses and undesirable mixed uses. The industrial districts include non-compatible commercial establishments and residential properties, whereas the commercial districts include non-compatible industrial and residential uses. This is particularly evident of properties east of Wabash Avenue

2. Economic and Functional Obsolescence

The Study Area contains a significant amount of vacant land as indicated in Illustration 2, Existing Land Use. A total of approximately 33.4 percent of the Study Area consist of vacant land. Vacant land is one of the indications of both functional and economic obsolescence.

Conclusion

Other Environmental, Blighted Factors are present to a reasonable extent throughout the Study Area.

(12) Additional Blighting Conditions

According to the definition set forth in the Nebraska Community Development Law, Section 18-2102, in order for an area to be determined "blighted" it must (1) meet the eleven criteria by reason of presence and (2) contain at least one of the five conditions identified below:

1. Unemployment in the designated blighted and substandard area is at least one hundred twenty percent of the state or national average;

2. The average age of the residential or commercial units in the area is at least forty years;

3. More than half of the plotted and subdivided property in the area is unimproved land that has been within the City for forty years and has remained unimproved during that time;

4. The per capita income of the designated blighted and substandard area is lower than the average per capita income of the City or Village in which the area is designated; or

5. The area has had either stable or decreasing population based on the last two decennial censuses.

One of the aforementioned criteria is prevalent within the designated blighted area.

A. The average age of the residential or commercial units in the area is at least forty (40) years.

According to the field survey conducted by the consultant in November and December of 1991, 34.6 percent of the residential structures within the Study Area were identified as being built prior to 1950.

An age estimation for all structures in the study area revealed 71.7 percent of the structures were constructed 20+ years ago and of these 46.0 percent were built 40+ years ago.

The average age of the residential and commercial structures within the Study Area meets and exceeds the forty (40) years average age requirement set forth for blight determination eligibility.

Conclusion

One of the five blight determination criteria is prevalent within the Study Area.

5. DETERMINATION OF STUDY AREA ELIGIBILITY

The Study Area meets the requirements of the Nebraska Community Development Law for designation as both a "blighted and substandard area". There is a reasonable distribution of at least ten of the twelve factors present in the 720 acre Study Area to constitute a blighted area and a predominance of one of the four factors to constitute substandard.

Substandard Factors

1. Inadequate provision for ventilation, light, air, sanitation, or open spaces; and

2. Existence of conditions which endanger life or property by fire and other causes.

Blighted Factors

1. A substantial number of deteriorated or deteriorating structures;

2. Existence of defective or inadequate street layout;

3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;

4. Insanitary or unsafe conditions;

5. Deterioration of site or other improvements;

6. Diversity of ownership;

7. Improper subdivision or obsolete platting;

8. Existence of conditions which endanger life or property by fire or other causes;

9. Other environmental and blighting factors; and

10. The average age of the residential and commercial units in the area is at least forty years.

Although all of the previously listed factors are reasonably present within the Study Area, the conclusion of the Consultant is the substantial number and distribution of deteriorated and deteriorating structures and the average age of buildings, as documented in this report, is in itself a sufficient basis for designation of the area as a blighted and substandard area.

In addition to the above, other environmental, blighting and substandard factors were found to be present throughout the 720 acre Study Area.

The extent of blight and substandard for each of the factors addressed in this study are presented in Tables 1 and 2. The eligibility findings indicate the Study Area is in need of revitalization and strengthening to ensure it will contribute to the physical, economic and social well-being of the City of Hastings. Indications are, the area, on the whole, has not been subject to comprehensive, sufficient growth and development through investment by the private sector nor would the areas be reasonably anticipated to be developed without public action or public intervention.

It is also the conclusion of the Consultant, after careful study of the Study Area, the entire area is appropriate for inclusion into one continuous area contiguous with other approved blighted and substandard areas.

APPENDICES I AND II

APPENDIX I

Parcel # _____

Address _____

_____

STRUCTURAL/SITE CONDITIONS SURVEY FORM

Section I:

1. Type of Unit: _____SF _____MF _____Mixed Use _____Duplex _____No. of Units
2. Unit: _____Under construction/rehab _____For Sale _____Both
3. Vacant Unit: _____Inhabitable _____Uninhabitable
4. Vacant Parcel: _____Developable _____Undevelopable
5. Non-residential Use: _____Commercial _____Industrial _____Public
   _____Other/Specify _____

Section II: Structural Components

Primary Components	(Substandard) Critical	(Major) Substandard	Minor	None (sound)
1. Roof	C	S	M	N
2. Wall Foundation	C	S	M	N
3. Foundation	C	S	M	N

_____Concrete _____Stone _____Rolled Asphalt _____Brick _____Other

Secondary Components	Critical	Substandard	Minor	None (sound)
4. Roof	C	S	M	N
5. Chimney	C	S	M	N
6. Gutters, Downspouts	C	S	M	N
7. Wall Surface	C	S	M	N
8. Paint	C	S	M	N
9. Doors	C	S	M	N
10. Windows	C	S	M	N
11. Porches, Steps, Fire Escapes	C	S	M	N
12. Driveway, Side Condition	C	S	M	N

_____Asphalt Shingles _____Rolled Asphalt _____Cedar _____Combination _____Other

_____Frame _____Masonry _____Siding _____Combination _____Stucco _____Other

Final Rating

_____Sound _____Deficient-Minor _____Deficient-Major _____Substandard

Built Within: _____1 year _____1-5 years _____5-10 years _____10-20 years _____20-40years _____40-100 years _____100+ years

Section III: Revitalization Area

1. Adjacent Land Usage _____
2. Street Surface Type _____
3. Street Condition _____E _____G _____F _____P
4. Sidewalk Condition _____N _____E _____G _____F _____P
5. Parking (Off-Street) _____N _____# of Spaces _____Surface
6. Railroad Track/Right-of-Way Composition _____N _____E _____G _____F _____P
7. Existance of Debris _____MA _____MI _____N
8. Existance of Vagrants _____MA _____MI _____N
9. Overall Site Condition _____E _____G _____F _____P

NOTE: E=Excellent, G=Good, F=Fair, P=Poor, N=None or No, Y=Yes, MA=Major, MI=Minor

Appendix II

CITY OF HASTINGS
FIELD SURVEY RESULTS
COMMUNITY REDEVELOPMENT AUTHORITY STUDY AREA

	Total	Residential*	Commercial	Industrial	Public/ Quasi-Public	Vacant
Age of Structure						
1 - 5 years	12	7	2	2	1	NA
5 - 10 years	50	34	15	1	0	NA
10 - 20 years	201	166	24	9	2	NA
20 - 40 years	349	288	44	13	4	NA
40 - 100 years	290	238	29	21	2	NA
100+ years	7	7	0	0	0	NA
Final Structural Rating						
Sound	918	72	21	3	2	NA
Deficient Minor	615	512	77	20	6	NA
Deficient Major	153	129	13	9	2	NA
Sub-Standard	43	27	3	13	0	NA
Street Condition						
None	0	0	0	0	0	0
Excellent	66	39	16	6	0	5
Good	536	402	61	20	7	46
Fair	265	198	31	11	2	23
Poor	119	101	3	7	1	7
Sidewalk Condition						
None	583	416	67	35	5	60
Excellent	87	73	2	1	0	11
Good	163	119	30	4	3	7
Fair	132	113	11	4	2	2
Poor	22	19	2	0	0	1
Debris						
Major	141	93	12	22	0	14
Minor	459	377	42	16	1	23
None	389	270	60	6	9	44
Vagrants						
Yes	31	14	2	7	0	8
Probable	86	50	7	19	0	10
No	875	680	105	17	10	62
Overall Site Condition						
Excellent	49	26	0	0	2	21
Good	256	156	58	6	4	32
Fair	502	426	41	15	4	16
Poor	181	131	15	23	0	12
Developable (Vacant Only)						80
Nondevelopable (Vacant Only)						3
Parking Spaces (Ranges)		0-70	1-150	0-20	5-15	NA

*Includes Multi-Family Residential

Source: Hanna:Keelan Associates, P.C., Field Survey, 1992

REDEVELOPMENT PLAN

EXECUTIVE SUMMARY

Purpose of Plan/Conclusion

The purpose of this Plan is to serve as a redevelopment guide for implementation, by the Community Redevelopment Authority (CRA), of the previously designated Study Area. All Community Development Law State Statutes, 18-2101 thru 18-2154, and any to follow in this general section, should be utilized to promote the general welfare, the enhancement of the tax base, the economic and social well being, the development of any public activities and promotion of public events in the Study Area, along with any and all other purposes, as outlined in the Community Development Law.

A CRA Redevelopment Plan must contain the general planning elements required by Nebraska State Revised Statues, Section 18-211 re-issue 1991 items (1) through (6). A description of these items are as follows:

(1) The boundaries of the redevelopment project area, with a map showing the existing uses and condition of the real property therein; (2) a land-use plan showing proposed uses of the area; (3) information showing the standards of population densities, land coverage, and building intensities in the area after redevelopment; (4) a statement of the proposed changes, if any, in zoning ordinances or maps, street layouts, street levels or grades, or building codes and ordinances; (5) a site plan of the area; and (6) a statement as to the kind and number of additional public facilities or utilities which will be required to support the new land uses in the area after redevelopment.

Furthermore, the CRA redevelopment plan must further address the items required under Section 18-2113,"Plan; considerations", which the CRA must consider prior to recommending a redevelopment plan to the City Council for adoption. These "considerations" are defined as follows:

"... whether the proposed land uses and building requirements in the redevelopment project area are designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted, and harmonious development of the city and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development; including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provision for light and air, the

promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewage, and other public utilities, schools, parks, recreational and community facilities and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of insanitary or unsafe dwelling accommodations, or conditions of blight."

Conclusion

The planning process for the CRA Study Area has resulted in a comprehensive listing of planning recommendations. As previously discussed in the blight and substandard determination study, there are many existing land uses, structural and substandard conditions which are nonconforming in nature, detrimental to the health, safety and general welfare of the community and generally obsolete in respective to the development and living environment norms of today's Nebraska community and the City of Hastings. To eliminate these conditions and enhance private development activities within the Study Area, the City of Hastings will need to consider the following planning and redevelopment actions:

* an official reclassification of both land use and zoning districts to produce an appropriate, acceptable land use pattern, whereby each land use composition is complementary and is not detrimental to the next;

* systematic removal of substandard and dilapidated structures within the area;

* rehabilitation of both owner and renter occupied single family structures in areas experiencing stable, low density residential conditions;

* consideration for planned open space, in the form of small scale neighborhood parks;

* improved, planned off-street parking;

* scattered street development and improvements within the area, accompanied with storm sewer, curbing, street lighting and sidewalk improvements;

* public assemblage of land to allow for both planned multi-family residential and commercial development;

* increased density development for residential areas;

* consideration for screening and/or buffering of commercial areas from residential uses;

* improved planned streetscapes within the area; and

* code enforcement program for the clean up of areas in violation and detrimental to the health, safety and general welfare of the community.

* public assemblage of the Union Pacific Rail Line proposed for abandonment for the development of passive recreation uses.

Both a timeline and budget should be developed for the Redevelopment Plan. Each of these processes should be designed in conformance with the resources and time available with the City. A reasonable timeline to complete those redevelopment activities identified in the plan would be seven (7) to ten (10) years.

Various funding sources exist for the preparation and implementation of a capital improvement budget designed to meet the funding needs of proposed redevelopment activities. These include, in addition to city and federal funds commonly utilized to finance street improvement funding, community development grant funding, special assessments and general obligation bonds.

1. Future Land Use Patterns

The existing land use patterns within the Study Area were described in detail in the blight and substandard determination study portion of this document. In general, the 720 acre Study Area, more or less, consists of five (5) land uses. The primary land uses are streets and alleys, vacant land, industrial, commercial and residential. It appeared from the field survey incompatible land uses exist in the Study Area.

Illustration 4, Future Land Use, represents a long term effort to remedy the problem of incompatible land uses within the Study Area as well as provide for future business and residential opportunities of the area.

It can be observed in Illustration 4, primary medium density residential land uses are reserved generally for the following areas: an area between Burlington and Pine Avenue and Highway 6/34 and "B" Street, this area excluding previous redevelopment area 3; area between the Union Pacific and Burlington Rail Lines between California and Second Avenue; and a small area adjacent to the east of the Adams County Fairgrounds. The existing residential types in these areas is predominately single family homes and multiple family structures generally less than 8 units. High density residential areas are between the Burlington Rail Line and "B" Street and approximately 2nd and 6th Avenues, a block bounded by Cedar and Elm Avenues and "E" and "D" Streets and an area generally bounded by Wabash and Rhode Island Avenues and "F" and "H" Streets. These areas are predominately vacant land and mobile home parks. It is recommended these areas be developed through a transitional process to produce higher density residential uses. In some areas this transitional process can occur as development demand necessitates, in other areas a gradual transition of the area may have to occur for several years. Public involvement by the City of Hastings, assembling and offering the redevelopment, vacant properties and properties having vacant/dilapidated housing and infrastructure development can be first steps in this transitional process. These high density residential areas in close proximity to commercial and industrial nodes of the city including the central business district, where pertinent services exist, should to the public's best interest be developed for high density residential uses.

Future commercial land uses are identified in Illustration 4 as being in close proximity to Highway 6/34 (Elm Street) and Burlington Avenue, arterial streets. The commercial land uses can serve as a buffer between residential and industrial land uses. Special attention should be given for commercial land uses along Elm Street as the U.P.R.R. Rail Line is abandoned and Highway 6/34 west of Burlington Avenue. Commercial redevelopment efforts along Burlington Avenue should focus on improved streetscape, attracting general retail instead of highway commercial/light industry typical uses and creating a corridor commercial plan to facilitate development.

Within the commercial areas, it is recommended, the existing single family dwellings in poor condition be razed and reverted to commercial land uses. This would allow for opportunities of expansion of existing commercial uses as well as the assemblage and offering of land by the City of Hastings for commercial development.

Future industrial land usage within the Study Area should be concentrated in areas adjacent to Highway 6/34. The proposed abandoning of the U.P.R.R. Rail Line which dissects the area, will have a significant influence on the type of future industrial uses which will locate in the area. In comparison to the existing land use pattern, Illustration 4 identifies some future industrial land use areas presently occupied by residential use or vacant properties. The City should give careful consideration to facilitating transitional land use activities in these areas, by assembling properties in capacity large enough in scale to accommodate future industrial park development.

The abandonment of the U.P.R.R. Rail Line in the Study Area creates an opportunity for the City of Hastings to expand recreational activities. The purchase and assemblage of the abandoned railroad is essential for redevelopment and coordination of a long-range recreational trail system in Hastings.

The greatest overall use of the trails facility is for recreational purposes with the majority of its users including walkers, joggers, runners and bicyclists of all ages. The primary function of trail use is to promote recreation and public health while adding to the network of greenspace in Hastings. This is a direct benefit to all citizens. Trails park space is for the enjoyment and education of all users and adds to the general quality of life in Hastings.

Future street usage is discussed in detail in Sections 3 and 4 of the Redevelopment Plan.

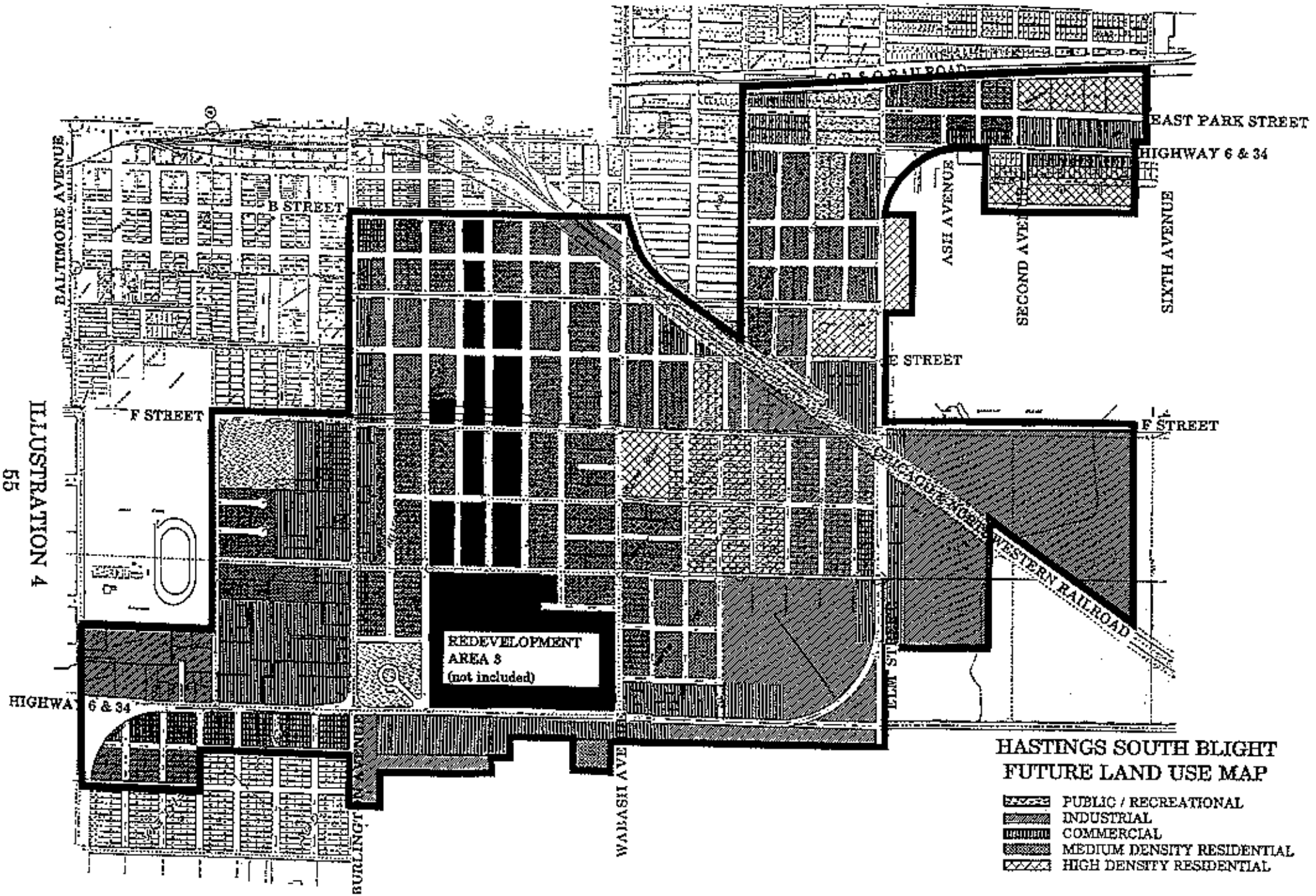


ILLUSTRATION 4

2. Future Zoning Districts

Future zoning districts for the Study Area are identified in Illustration 5. The Consultant utilized the current zoning district classifications available with the City of Hastings in designing future zoning districts. In turn, the permitted uses and development density allowed within the proposed future zoning districts are the same as those currently permitted in the respective zoning classifications identified in the City's official zoning ordinance. In general, future zoning districts overlay related future land use districts.

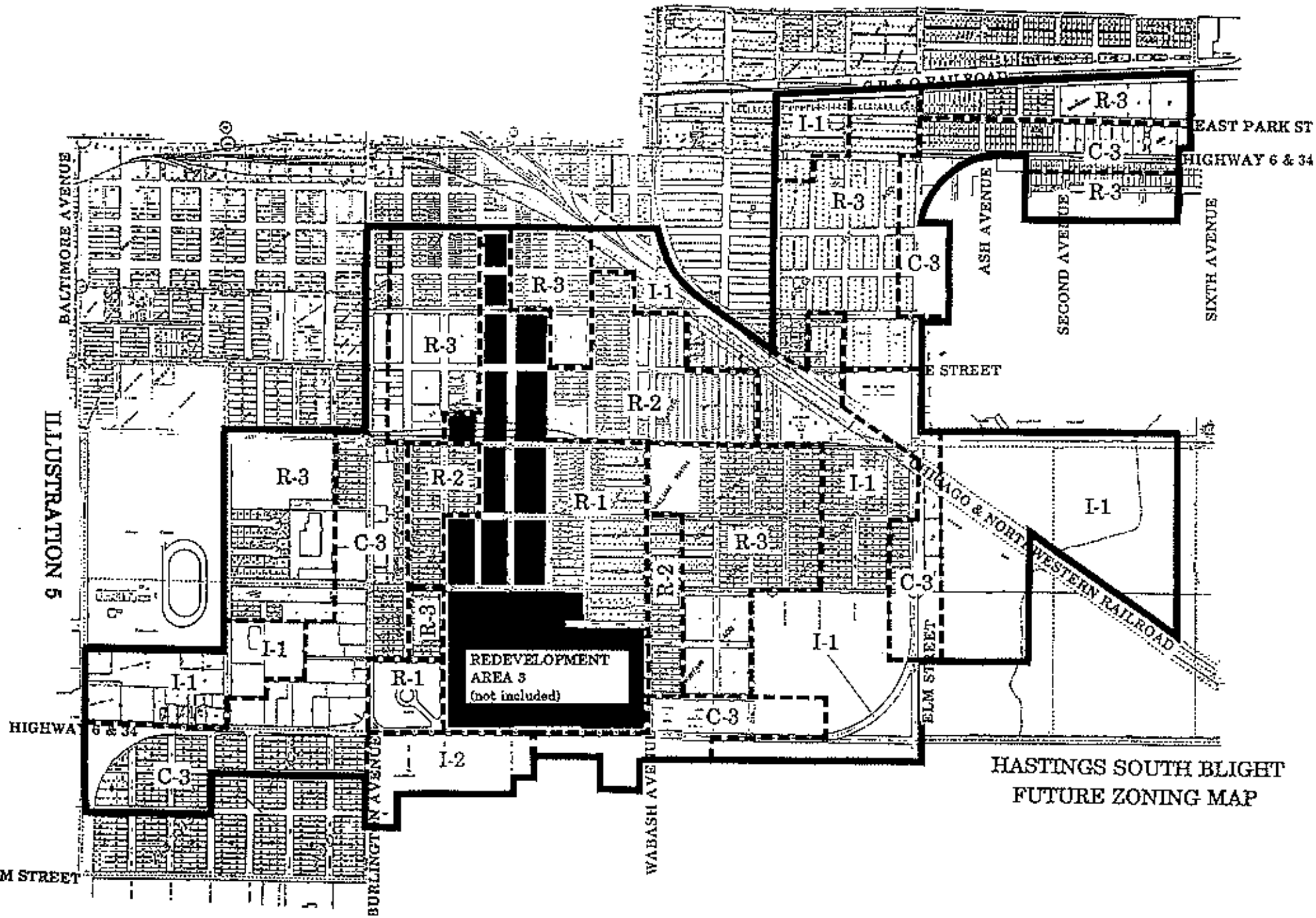
High density residential development has been designated for three parcels which are currently predominantly vacant land. The first parcel is bounded by "D" and "E" Streets and Elm and Cedar Streets, this is almost entirely vacant land. The third parcel is located between "F" and "H" Streets and adjacent to the east of the Adams County Fairgrounds. This parcel is predominately vacant, a few single family residences and multi-family dwellings exist in the southern portion of this area. The Consultant recommends development of multi-family dwellings be limited to the north side of "H" Street as the larger open space to the north should be reserved for recreational purposes. There are several additional high density residential districts throughout the Study Area. These districts represent mobile home parks and primarily high density uses.

The remainder of the residential districts (R-1 and R-2) overlay future residential land uses. The majority of the residential districts in the Study Area exemplify medium density development of vacant lots in established residential areas.

Commercial zoning districts are located on both sides of Highway 6/34, Elm Street and Burlington Avenue. A number of parcels in the C-3 zoning district are in transition. The areas in transition should remain or become commercial uses. The C-3 zoning district does provide a buffer for residential districts from a major arterial as well as including existing commercial uses and providing ample room for future commercial uses.

The proposed industrial zones in the study area reflect what currently exists except for a transition of I-2 industrial uses to a less extensive industrial zoning district of I-1. The majority of the I-1 zoning districts parallel the Union Pacific Rail Line and are located in the southeast and southwest portions of the Study Area. The industrial districts do have ample space for future industrial development.

Special attention was given to increasing the density of residential land usage, providing additional commercial areas and the buffering of proposed graduated land uses when determining future zoning districts for the Study Area. Overall, an estimated sixty-five (65%) of the Study Area has been recommended for a change in zoning classification.



HASTINGS SOUTH BLIGHT
FUTURE ZONING MAP

HANNA:KEELAN ASSOCIATES, P.C.

3. Recommended Public Improvements

The primary purpose for the creation of a Redevelopment Plan, accompanied with the preceding blight and substandard determination study, is to allow for the injection of public intervention into a specific area. This public intervention is planned and implemented to serve as a "first step" for redevelopment and encourage private development within the area. The most common form of public intervention is the improvement of the public infrastructure, specifically streets, water and sewer systems and sidewalks. Illustration 6 identifies the recommended public improvements for the area. The following narrative describes these improvements.

A. Relocation of Union Pacific Rail Line - The Union Pacific Railroad has proposed to construct a new rail line around Hastings, Nebraska and to abandon the present rail line through the city. A portion of the line to be abandoned is located in this redevelopment area. The line is located in the northeast portion of this Study Area. The relocation of this line will result in a net savings of 2 "at grade" crossings of the Union Pacific Mainline located at Pine and Wabash Avenues.

   The removal of the railline provides several options for the future use of the right-of-way. An appropriate use which would benefit the citizens of Hastings is the development of a trails system.

B. Grade Separation Removal - The relocation of the Union Pacific Rail Line will make the Elm Street overpass obsolete. The overpass is in need of repair. An option which will become available is the removal of the overpass. The removal of the overpass will benefit future improvements to Elm Street/Highway 6/34 for heavy traffic design capacities. The future "on grade" crossing of the abandoned railroad right-of-way will allow for access to land which previously was "land locked" due to the overpass.

C. Widening and Resurfacing of Elm Street to three lanes between Highway 6/34.

D. Resurfacing of Highway 6/34 between Sixth Avenue and Elm Street.

E. Development of interior street network for commercial and industrial uses located between Burlington and Baltimore Avenues and north of Highway 6/34.

F. Development of east-west local street east of Highway 6/34, "F" Street.

G. Continuation and Paving Development of grid street system between Wabash and Cedar Avenues and Highway 6/34 and "G" Street.

H. Resurfacing of Lincoln Avenue from "B" to "E" Street.

I. Resurfacing of Hastings Avenue from "B" to "F" Street.

J. Resurfacing of South Street from California Street to Elm Avenue.

K. Gap Paving of East Park Street from First Avenue to Sixth Avenue.

L. Gap Paving of Second Avenue from East Park Street to Highway 6/34.

M. Gap Paving of Rhode Island Street south from "D" Street to the railroad right-of-way.

N. Gap Paving of Ross Street from "F" to "E" Streets.

O. Gap Paving of "K" Street from Garfield to Burlington Avenues.

P. Paving Construction of street, curb and gutter of Wabash Avenue from Highway 6 to Kent Street.

Q. The development and repair of sidewalks in existing residential areas and areas adjacent arterial streets.

Each proposed resurfacing and paving proposal should include the improvement/ creation of curbs and gutter, drainage structures, sidewalks and public lighting.

ILLUSTRATION 6

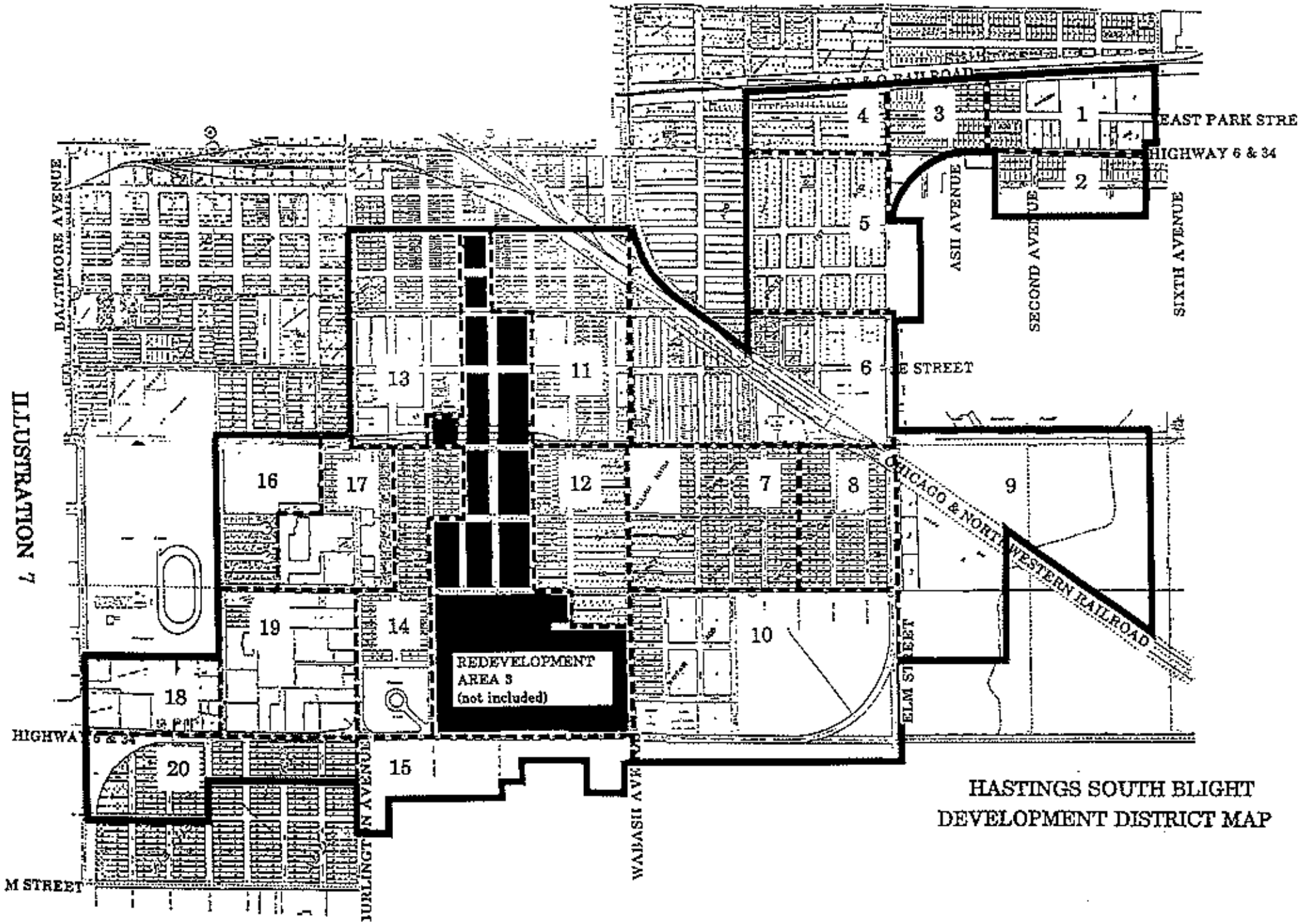


ILLUSTRATION 7

HASTINGS SOUTH BLIGHT DEVELOPMENT DISTRICT MAP

HANNA:KEELAN ASSOCIATES, P.C.

- District 10 - District should be reserved for mixed commercial and industrial uses and medium to high density residential uses. Currently the district is primarily vacant land. The northwest portion of the district which includes Wayfair Addition should be developed as medium to high residential uses. This would require further development of the adjacent street grid network. The areas adjacent Highway 6/34 should be developed into highway commercial areas to provide services for motorists who will travel Highways 6/34. Consideration should be given to keep ingress and egress locations at a minimum along the highway to reduce traffic hazards created by vehicles turning into and out of the commercial area. Between this district and the residential areas north and northwest, consideration should be given to non-retail uses. Special attention should be given the proper design of the site to allow for adequate off-street parking and screening (vegetation, earth berms, fencing) of the area from adjacent residential land uses.

- District 11 - District should be reserved for medium density residential development. Community development efforts should continue in the area to improve sidewalk network. The City should continue its effort of removing dilapidated structures, provide financial assistance in rehabilitation of homes, and general clean-up activities in the district. A concentrated effort should be made to plat individual lots for residential development consistent with surrounding residential land use. Light industrial uses should continue near the railroad line, the clean-up of debris in these areas is strongly encouraged.

- District 12 - District should be reserved for low to medium density residential development. Community efforts should continue to complete the sidewalk network in the district. The residential units in the southeast portion of the Study Area are relatively new and require few improvements. The City should continue its effort of removing dilapidated structures and general clean-up activities in the district.

  A concentrated effort should be made to infill the existing vacant lots with single and two family residential units.

- District 13 - District should be reserved for medium density residential uses and strip commercial development along Burlington Avenue. The city should continue its effort of removing dilapidated structures, provide financial assistance in rehabilitation of homes and general clean-up activities in the district. A concentrated effort should be made to plat individual lots for residential development consistent with surrounding residential land use. Residential uses along Burlington Avenue should be removed as residences become substandard. The residential uses should be replaced with commercial uses. Future public improvement efforts in the district include resurfacing of Lincoln Avenue from "E" to "B" Street and Hastings Avenue from "F" to "B" Street.

- District 14 - District should be reserved for medium density residential development, mixed commercial and industrial uses and Taylor Park. The mixed commercial and industrial uses should be located adjacent Burlington Avenue and provide off-street parking for vehicles to increase safety by reducing blind spots and limiting pedestrian and motor vehicle interaction, especially adjacent Taylor Park. Residential areas exist throughout the area. The city should continue its efforts of removing dilapidated structures and general clean-up activities in the district. Community development efforts should include continual maintenance and upgrading of facilities in Taylor Park, general clean-up activities, removal of dilapidated structures and continual improvement of streets and sidewalks.

- District 15 - District should remain commercial and light industry. The City should encourage the paving of driveways and parking lots and general clean-up of the existing uses.

- District 16 - This district should be reserved for medium density residential uses and park space. Residential development should occur on platted lots. The development of the north cul-de-sac would open up several more developable lots. The large open space to the north would make an excellent location for playing fields and other recreational facilities if land assemblage can be accomplished.

- District 17 - District should be transitioned into future strip commercial uses. The City should make a concentrated effort to relocate existing residential uses and assemblage of the land for commercial redevelopment. Special attention should be given the proper design of the sites to allow for adequate off-street parking and buffering of the area from adjacent industrial and residential land usage. Public improvement efforts should encourage the proper circulation system for maximum safety along Burlington Avenue.

- District 18 - District should remain commercial to industrial with future emphasis on light industrial land usage. The opportunity exists for the City to systematically acquire vacant and dilapidated properties for assemblage and resale for appropriate redevelopment. The district is in need of clean-up of debris and the removal of substandard buildings. Consideration should also be given the planned development of off-street parking areas and hard-surfaced streets to improve vehicular accessibility in the district;

- District 19 - District should remain commercial to industrial land uses. The opportunity exists for the city to systematically acquire vacant land for assemblage and resale for appropriate redevelopment. The district is in need of an interior street system, off-street parking, landscaping and general clean-up of debris. These public improvements will provide greater accessibility and increase usage of the property.

- District 20 - This area should be reserved for future commercial development. The City should concentrate on the securement, assemblage of vacant properties in the area for the resale of properties for commercial development. Consideration should be given to keep ingress and egress locations at a minimum along the highway to reduce traffic hazards created by vehicles turning into and out of commercial areas. Recommended public improvements would include hard surfacing of local streets as the area develops.

APPENDIX III

AUTHORIZATION

1. Purpose of Plan. This Redevelopment Plan has been adopted for the purpose of promoting the general welfare, the economic and social well being of the Hastings community, the development of any public activities and public events in the Hastings community, the enhancement of the tax base, and for any and all other purposes as otherwise described in this plan, and in the community development laws of the State of Nebraska, Neb, Rev. Stat. Sec. 18-2101 et seq., as amended from time to time.

2. Powers of Authority. In order to carry out the purposes and goals of this Redevelopment Plan, the Authority shall have the specific authority within the Community Redevelopment Area to clear areas and install public improvements, sell or retain land for public use, dispose of both real and personal property for fair value, acquire real property, and rehabilitate and resell it for dwelling purposes, and to provide grants, loans, or other means of financing to public or private parties in order to accomplish the rehabilitation or redevelopment in accordance with this Redevelopment Plan, subject however, to the provisions of Paragraph 4 which follows.

3. Activities Consistent With Plan. Any of the activities described in this Plan, when undertaken within the boundaries of the Community Redevelopment Area, and for one or more of the purposes set forth in this Plan, shall be deemed to be in accordance with the Redevelopment Plan notwithstanding the fact that the activities may not be entirely consistent with the Redevelopment Plan description of activities for any particular redevelopment project area. It is the understanding and intention of the Authority that the detailed description of activities in the Redevelopment Plan is included for the purpose of indicating the types of activities which are considered appropriate within the entire Community Redevelopment Area. The detail in the Redevelopment Plan description is conceptual only, and is not intended to establish or fix the specific type of redevelopment activities for any particular redevelopment project area. Accordingly, all powers afforded to community redevelopment authorities under Neb. Rev. Stat. Sec. 18-2101 et seq., as amended from time to time, may be exercised by the Authority without further amendment to the Redevelopment Plan, so long as the exercise of those powers is carried on within the Community Redevelopment Area, and is consistent with the concepts for redevelopment as shown in the Redevelopment Plan, subject however, to the provisions of Paragraph 4. The specific type of redevelopment activities for any particular redevelopment project area shall be established in the redevelopment contract between the Authority and the Redeveloper, or where there is no contract, then such specific activities shall be described in a resolution adopted by the Authority.

4. The powers of the CRA described herein are subject to the following:

a) Prior to incurring any debt, the CRA shall furnish details of the transaction to the City Administrator for review.

If such debt will be considered as "qualified tax exempt obligations" under Section 265(b)(3)(B)(i)(III) of the Internal Revenue Code of 1986, as amended, the CRA shall also submit to the City the following:

(i) a request for allocation of qualified tax exempt obligation pursuant to Section 148(f)(4)(C)(iv) of the Internal Revenue Code stating the principal amount of said qualified tax exempt obligation, and the calendar year the transaction will be accomplished; and

(ii) Any and all documentation requested by the governing body, the City Administrator, or the City Attorney pertaining to said transaction.

The CRA will incur no qualified tax exempt obligations without first obtaining the approval of the Hastings City Council, and the City's allocation of the obligation pursuant to Section 148(f)(4)(C)(iv) of the Internal Revenue Code.

b) The CRA will not enter into any transaction or group of transactions with respect to a redevelopment project, totaling $125,000.00 in the aggregate, or more, without first obtaining the approval of the Hastings City Council. For the purposes of this subparagraph, the term "transaction" shall mean any purchase, sale or lease of real or personal property by the CRA; any grant, loan or other means of financing provided by the CRA to a public or private party; or expenditure of any CRA funds for improvements to be made upon any property owned by the City; provided, the limitations of this subsection (b) shall apply only to transactions to the extent they are funded by revenues derived by the CRA's certification of a tax levy pursuant to Neb. Rev. Stat. § 18-2107(11).

5. In order to expedite the City's consideration of any requests made pursuant to paragraph 4 above, all staff reviews and City Council meetings shall be conducted as soon as its practical, and the City Council will call special meetings where appropriate.

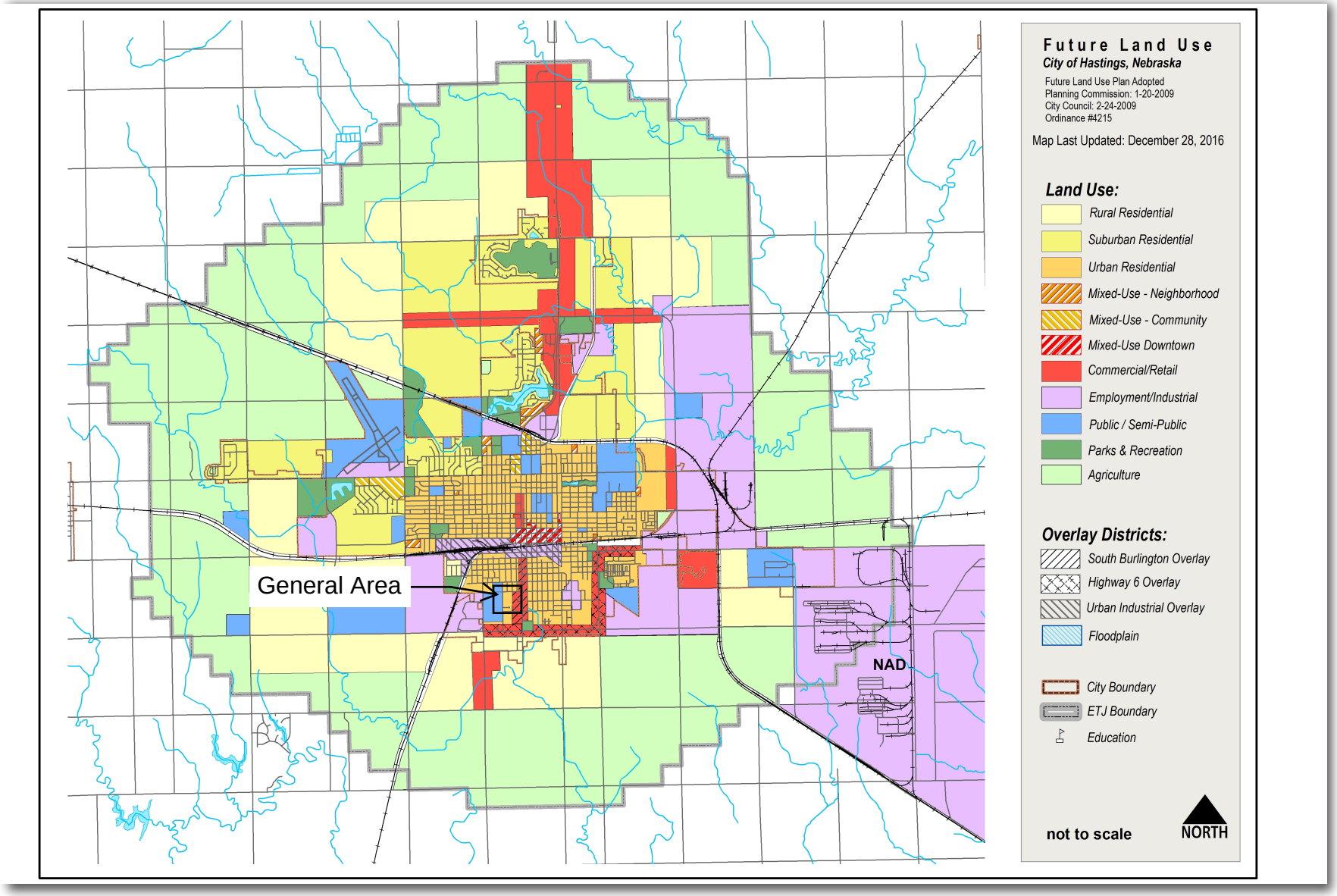


Figure 2.2: Future Land Use Plan


HASTINGS
Nebraska

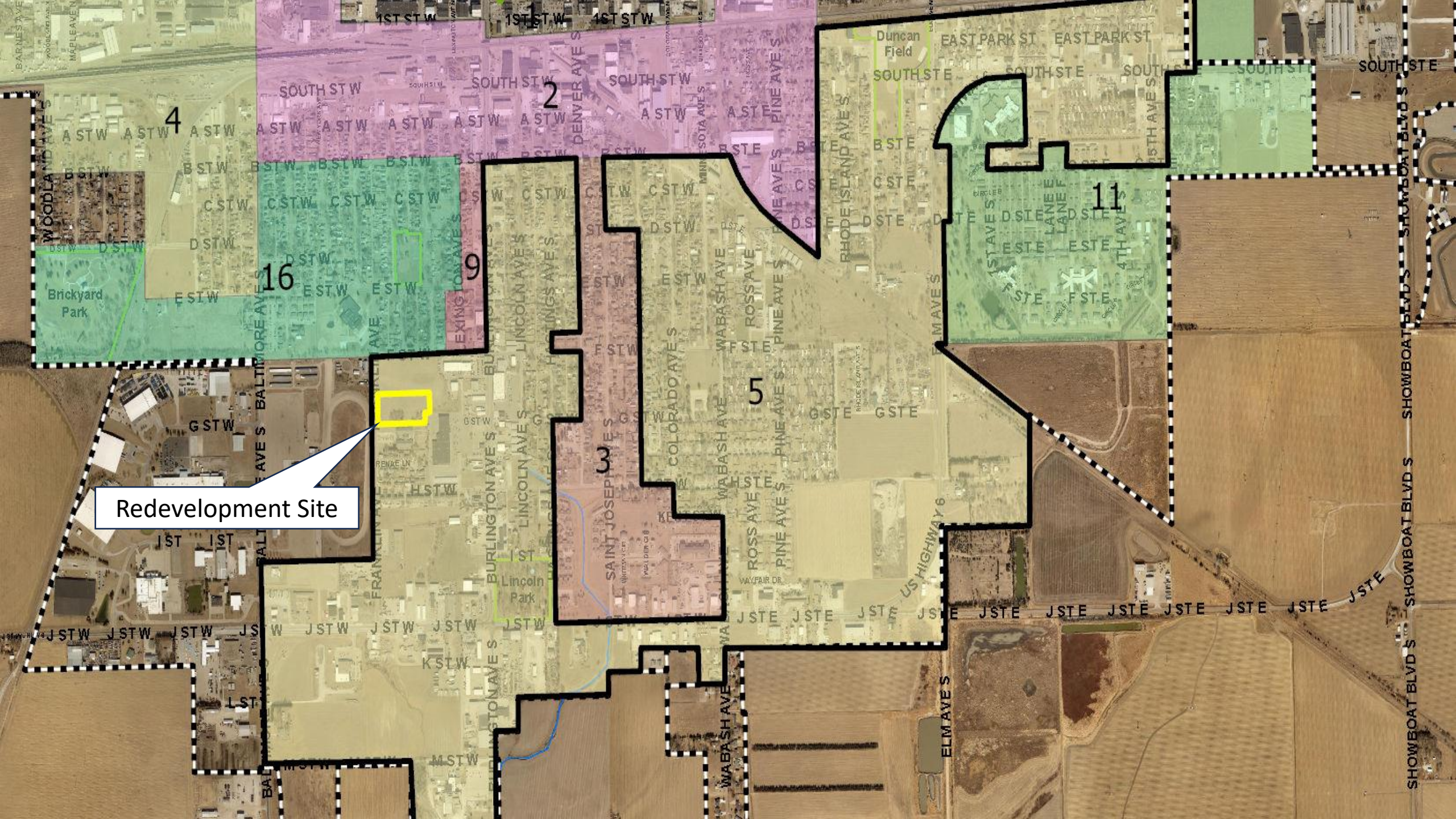
File Nos. 2024-62 and 2024-68

Projects <u>Fairview Villas Project</u>

- A public hearing to consider a request for a Plan Modification No. 2024-1 to Redevelopment Area #5 for the Fairview Villas development.
- Preliminary Plat of the Fairview Subdivision

Applicant Mesner Development

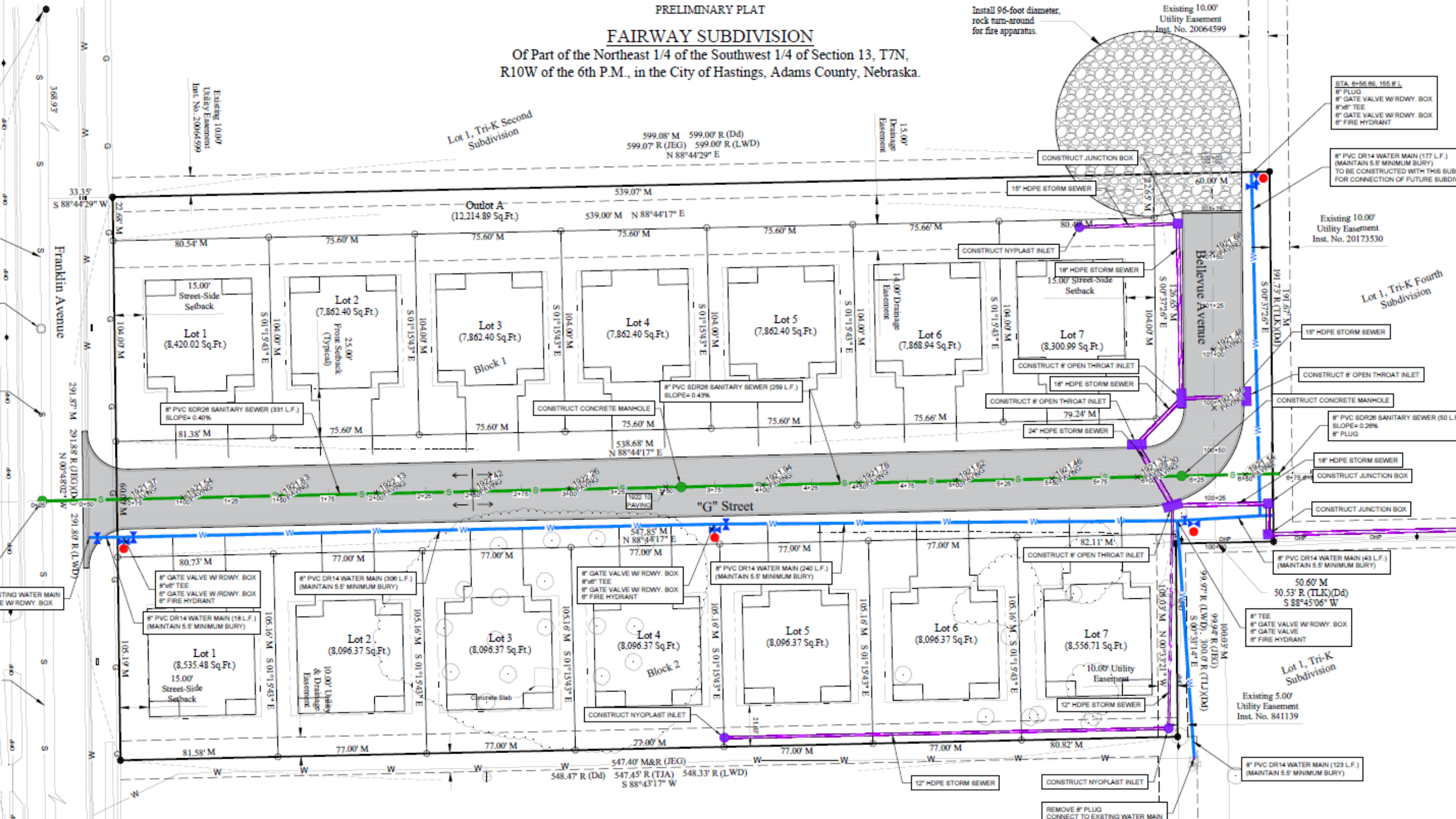

FRANKLIN AVE
FRANKLIN AVE
FRANKLIN
F ST W
F ST W
F ST W
LEXINGTON AVE S
C ST W
F ST W
BURLINGTON AVE S
BURLINGTON AVE S

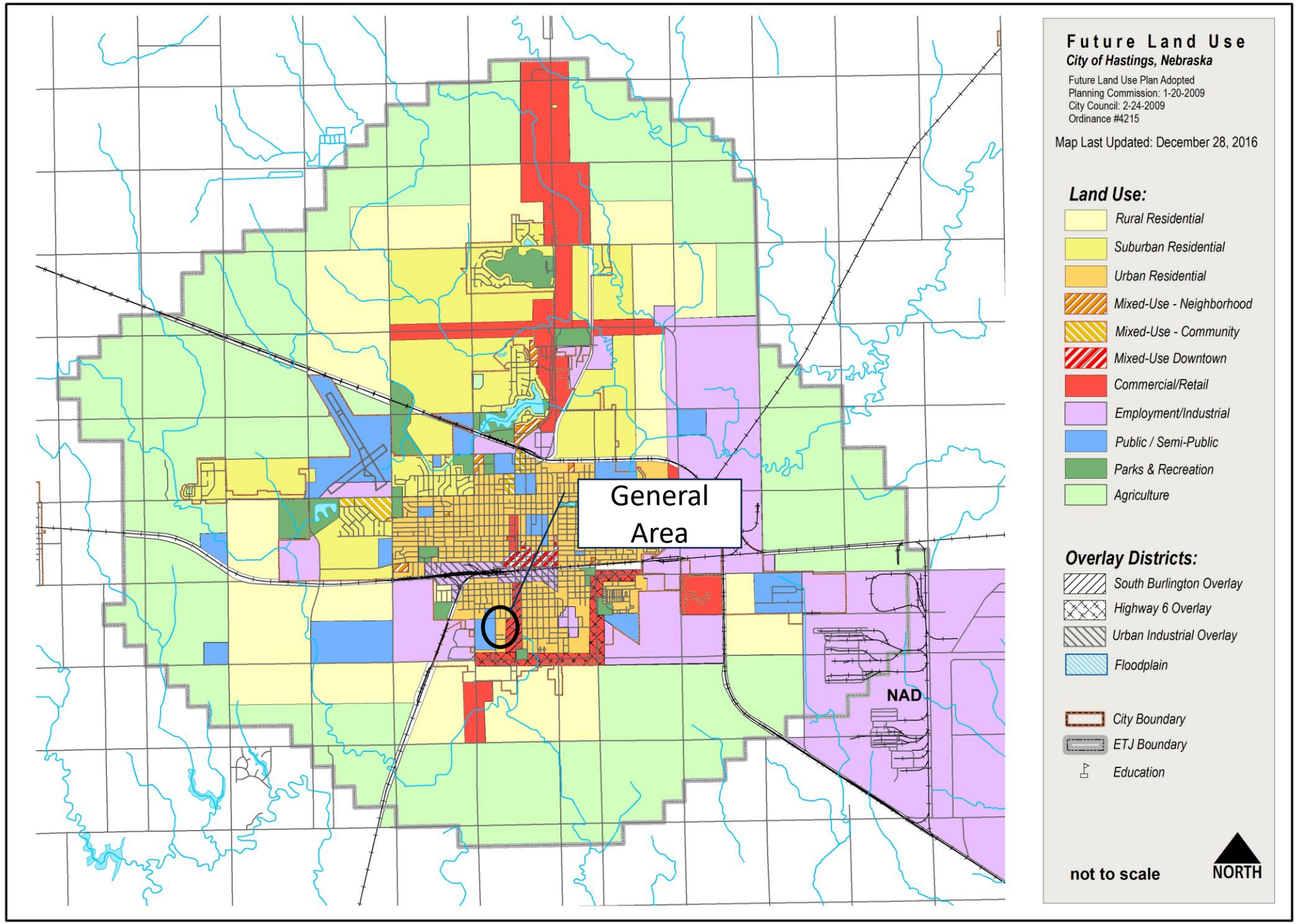

Redevelopment Site
1
2
3
4
5
9
11
16
Brickyard Park
Lincoln Park
Duncan Field
1ST ST W
SOUTH ST W
SOUTH ST E
EAST PARK ST
WOODLAND AVE S
DENVER AVE S
MINNESOTA AVE S
PINE AVE S
RHODE ISLAND AVE S
1ST AVE S
4TH AVE S
5TH AVE S
LANE E
EXINGTON AVE S
BALTIMORE AVE S
FRANKLIN AVE S
BURLINGTON AVE S
LINCOLN AVE S
HOLLINGS AVE S
SAINT JOSEPH AVE S
COLORADO AVE S
WABASH AVE
ROSS AVE
WAYFAIR DR
US HIGHWAY 6
ELM AVE S
SHOWBOAT BLVD S
RENAE LN

PRELIMINARY PLAT

FAIRWAY SUBDIVISION

Of Part of the Northeast 1/4 of the Southwest 1/4 of Section 13, T7N, R10W of the 6th P.M., in the City of Hastings, Adams County, Nebraska.




General Area
NAD
Future Land Use
City of Hastings, Nebraska
Future Land Use Plan Adopted
Planning Commission: 1-20-2009
City Council: 2-24-2009
Ordinance #4215
Map Last Updated: December 28, 2016
Land Use:
Rural Residential
Suburban Residential
Urban Residential
Mixed-Use - Neighborhood
Mixed-Use - Community
Mixed-Use Downtown
Commercial/Retail
Employment/Industrial
Public / Semi-Public
Parks & Recreation
Agriculture
Overlay Districts:
South Burlington Overlay
Highway 6 Overlay
Urban Industrial Overlay
Floodplain
City Boundary
ETJ Boundary
Education
not to scale
NORTH


FRANKLIN AVE
CHICAGO AVE
BELLEVUE AVE S
LEXINGTON AVE S
BURLINGTON AVE S
LINCOLN AVE S
HASTINGS AVE S
DENVER AVE S
F ST W
G ST W
H ST W
RENAE LN
PD

Project Costs and Funding Sources

USE OF FUNDS			SOURCES OF FUNDS	
Description				
Site Acquistion	$	100,000	Federal Tax Credit	$ 3,704,158
Site Prep	$	20,000	State Tax Credit	$ 1,633,399
Sewer, water & paving	$	230,000	HOME Funds	$ 650,000
Engineering & Architecture	$	161,000	Deferred Developer Fee	$ 113,500
Construction costs	$	6,540,057	TIF	$ 160,000
			First Mortgage Loan	$ 790,000
TOTALS	**$**	**7,051,057**		**$ 7,051,057**

Anticipated TIF Funding

2024 assessed value:	$106,604
Estimated value after completion	$925,000
Increment value	$819,000
Annual TIF generated (estimated)	$17,770
TIF bond issue	$160,000

Project Proforma

Proforma Operating Statement w/o TIF					
		Year 1	Year 2	Year 3	Year 4
Rent Revenue		223,848	$ 228,324	$ 232,891	$ 237,549
Expenses		-139,202	$ (143,066)	$ (147,045)	$ (151,144)
NOI Without TIF		84,646	$ 85,258	$ 85,846	$ 86,405
Debt Service		-77,768	$ (77,768)	$ (77,768)	$ (77,768)
Cash Flow Without TIF		6,878	$ 7,490	$ 8,078	$ 8,637
Debt Service Coverage Ratio		1.0884	1.0963	1.1039	1.1111

Tax Credit funding qualification requires 1.205%+

Proforma Operating Statement with TIF					
		Year 1	Year 2	Year 3	Year 4
Rent Revenue		$ 223,848	$ 228,324	$ 232,891	$ 237,549
Expenses		$ (139,202)	$ (143,066)	$ (147,045)	$ (151,144)
Net Operating Income		$ 84,646	$ 85,258	$ 85,846	$ 86,405
Debt Service		$ (64,670)	$ (64,670)	$ (64,670)	$ (64,670)
Cash Flow With TIF		$ 19,976	$ 20,588	$ 21,176	$ 21,735
Debt Service Coverage Ratio		**1.3089**	**1.3184**	**1.3274**	**1.3361**


Looking East into the Site
at Franklin Ave
NOTICE


Looking Southeast
at Franklin Ave


Looking Northeast
at Franklin Ave
EMERGENCY
SNOW
ROUTE

Staff Findings Summary for Plan Modification

- The project is feasible and conforms with the Comprehensive Plan
- The project would not be economically feasible without the use of TIF funding. A significant portion of the funding is low-income housing tax credits, which require a certain % of Debt Service Coverage Ratio. Without TIF funding, the project is infeasible.
- Because of the infeasibility of the project without TIF funding, which market target is low/moderate-income households, the project would most likely not happen without the use of the TIF tool.
- The cost/benefit of the project is in the long-term best interest of the community. The project provides for low/moderate income housing, does not displace current residents or adversely impact public services,

Planning Commission Recommendation

The Planning Commission recommend **APPROVAL** to the City Council for the request for a **REDEVELOPMENT PLAN MODIFICATION** for the Fairview Villas Redevelopment Project, generally located approximately 400 feet to the south of the intersection of West F Street and Franklin Avenue, on the east side of Franklin Avenue, based on the findings in the staff report and the Redevelopment Plan Modification materials.

The Planning Commission voted 7-0 on the recommendation.

Staff Findings Summary for Preliminary Plat

- The request conforms with the 2009 Comprehensive Plan. The proposed design and density conform with the Urban Residential policies.
- The Preliminary Plat design conforms to the applicable zoning regulations. The property is zoned C-3, which permits semi-attached (duplex) use. Each lot conforms to the regulations.
- Adequate and Appropriate access is provided. The new G Street roadway will be constructed and a temporary fire access turnaround will be provided.
- The design of the public infrastructure meets the City's minimum standards.

Planning Commission Recommendation

The Planning Commission recommend **APPROVAL** to the City Council for the **PRELIMINARY PLAT** of the Fairway Subdivision, generally located approximately 400 feet to the south of the intersection of West F Street and Franklin Avenue, on the east side of Franklin Avenue, with the following conditions:

1. A sidewalk along Franklin Avenue will be required to be installed by the developer.
2. Sidewalks along both sides of West G Street will be required to be installed.

The Planning Commission voted 7-0 on the recommendation.


HASTINGS
Nebraska

RESOLUTION NO. 2024-34

WHEREAS, the Area #5 Redevelopment Plan prepared by the Community Redevelopment Authority of the City of Hastings, Nebraska has previously been approved by the Mayor and City Council of the City of Hastings; and

WHEREAS, the Community Redevelopment Authority of the City of Hastings, Nebraska has prepared Redevelopment Plan Modification No. 2024-1 for Redevelopment Area #5; and

WHEREAS, the Community Redevelopment Authority forwarded said Plan Modification to the Hastings City Planning Commission for its review and recommendations as to the consistency with the Redevelopment Plan and development objectives for Redevelopment Area #5 and also its conformity with the Comprehensive Development Plan of the City of Hastings; and

WHEREAS, the Hastings City Planning Commission conducted a review of Plan Modification No. 2024-1 and held a public hearing on May 21, 2024 to solicit testimony from the community regarding said plan modification and at the conclusion thereof determined it was consistent with the general plan and development objectives for Redevelopment Area #5, and also consistent with the goals, policies, and objectives of the Comprehensive Development Plan of the City, and took action recommending approval of the Plan Modification to the Community Redevelopment Authority of the City of Hastings; and

WHEREAS, the Community Redevelopment Authority of the City of Hastings, Nebraska, considered the recommendation of the Plan Modification by the Hastings City Planning Commission and, on May 22, 2024 approved forwarding the Plan Modification to the Mayor and City Council for approval.

NOW THEREFORE, in consideration of the foregoing recitals, the Mayor and City 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 Redevelopment Plan Modification No. 2024-1 for the Fairview Villas Residential Development Project, generally located 400 feet to the south of the intersection of West F Street and Franklin Avenue in Redevelopment Area #5 as provided herein, be and the same is hereby approved and a copy of said Redevelopment Plan Modification is attached hereto, marked as “Exhibit A”, and

incorporated herein by this reference.

PASSED AND APPROVED this 10th day of June, 2024.

_____
Corey Stutte, Mayor

ATTEST:

_____
Kimberly S. Jacobitz, City Clerk

(S E A L)

Approved as to form:

_____
Jesse Oswald, City Attorney

REDEVELOPMENT PLAN #5
PLAN MODIFICATION NO. 2024-1
(Fairview Villas Redevelopment Project)

The Community Redevelopment Authority (CRA) of the City of Hastings intends to amend the Redevelopment Plan for Area #5 within the city, pursuant to the Nebraska Community Development Law (the "Act") and provide for the financing of a specific redevelopment related project in Area #5.

Executive Summary:

Project Description
THE PROJECT CONSISTS OF THE REDEVELOPMENT OF LAND 350 FEET SOUTH OF "F" STREET AND EAST OF FRANKLIN AVENUE LOCATED IN THE SOUTHWEST SECTION OF THE CITY. THE DEVELOPER INTENDS TO ACQUIRE THE PROPERTY, PREPARE THE SITE FOR INFRASTRUCTURE INCLUDING, STREETS, WATER AND SEWER. THE PROJECT WILL BE A MIXED INCOME HOUSING PROJECT BUILT IN DUPLEX DESIGN AND CONSIST OF 28 SINGLE FAMILY RENTAL UNITS.

Fairview Villas, LLC will utilize Tax Increment Financing to pay for acquisition, site preparation, water, sewer and paving and other TIF eligible expenses associated with the development of the site. The use of Tax Increment Financing is an integral part of the development plan and necessary to make this project economically feasible. The project will result in the construction of 28 single story, two-bedroom homes built in duplex style. Twenty-two (22) of the units will be income restricted for individuals earning 60% of the Area Median Income or less and the monthly rent range will be from $575 to $685 per month. Six (6) of the units will be market rate units anticipated to rent for approximately $1,000 per month. The monthly rent on all units will include snow removal, trash service and lawn care. The addition of affordable housing and market rate housing is consistent with the 2021 Hastings Housing Needs Assessment Study and this project would not be possible without the use of TIF.

TAX INCREMENT FINANCING TO PAY FOR TIF ELIGIBLE EXPENSES INCLUDING THE INSTALLATION OF SEWER, WATER AND PAVING ON THE PROPERTY WILL COME FROM THE FOLLOWING REAL PROPERTY:

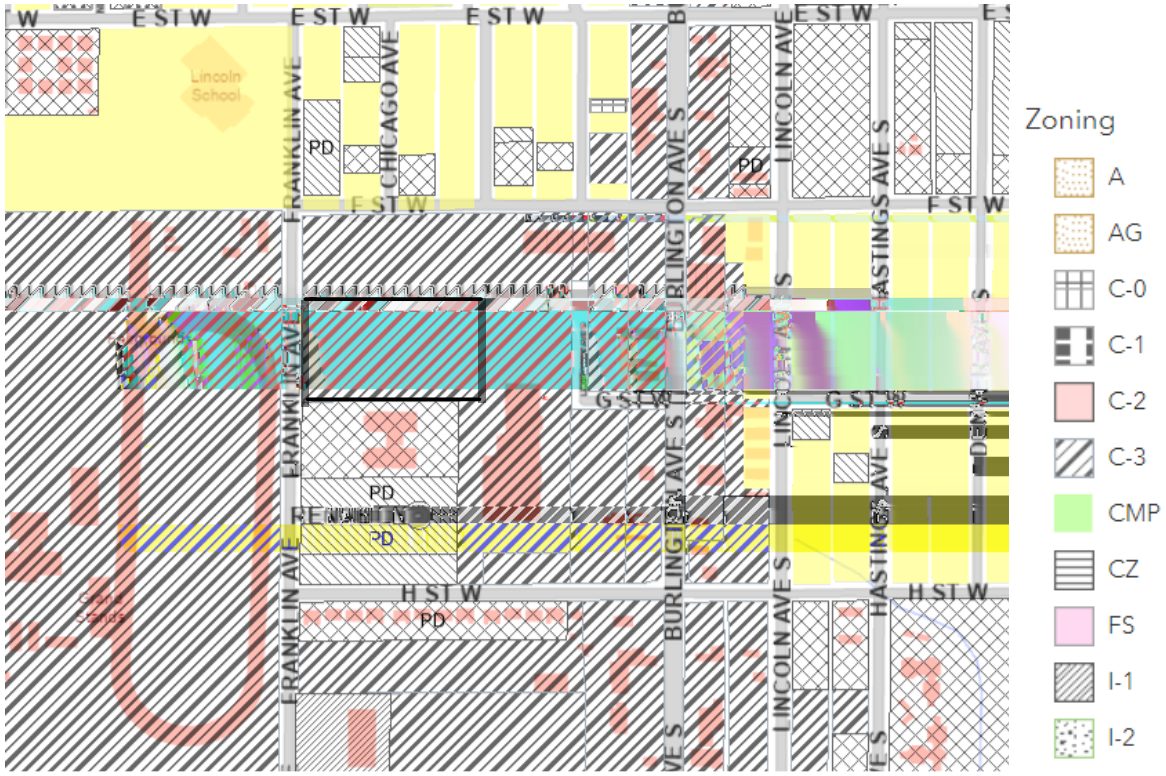
Property Description (the "Redevelopment Project Area")

Legal Description: Lot 1, Tri-K Second Subdivision to the Southeast corner of Lot 1, Tri-K Second Subdivision which is also on the West line of Lot 1, Tri-K Fourth Subdivision; thence S00°26'09"W along the West line of Lot 1, Tri-K Fourth Subdivision a distance of 191.73 Feet to the Southwest corner of Lot 1, Tri-K Fourth Subdivision which is also the North line of Lot 1, Tri-K Subdivision; thence S89°50'37"W along the North line of Lot 1, Tri-K Subdivision a distance of 50.53 Feet to the Northwest corner of Lot 1, Tri-K Subdivision; thence S00°31'06"W along the West line of Lot 1, Tri-K Subdivision a distance of 100 Feet to the Southwest corner of Lot 1, Tri-K Subdivision; thence S89°47'05"W a distance of 548.47 Feet along the North line of Lot 1, Pathway Plaza Subdivision to a point on the East Right-of-Way line of Franklin Avenue; thence N00°16'05"E a distance of 291.88

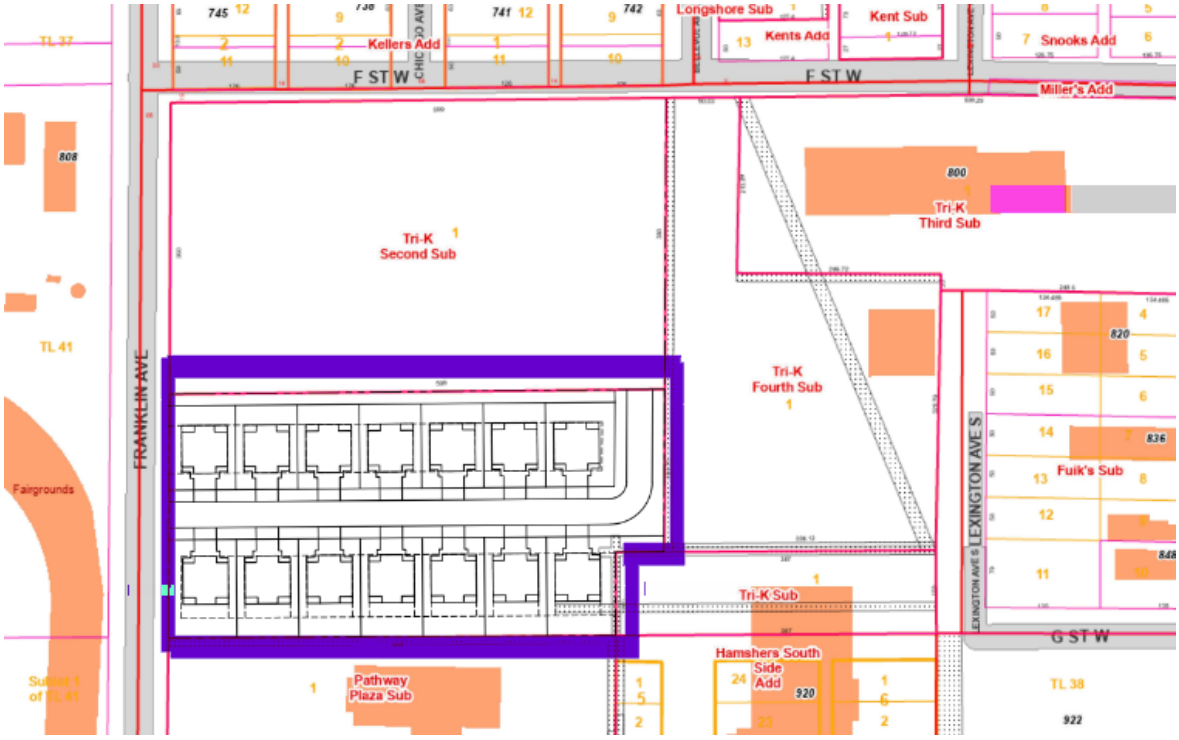
Feet to the Southwest corner of Lot 1, Tri-K Second Subdivision, that also being the point of beginning in Hastings, Adams County, Nebraska.

Fairview Villas, LLC will utilize Tax Increment Financing to aid in TIF eligible costs including acquisition, site preparation, sewer, water and paving, architectural, engineering and planning costs, capitalized interest, and legal fees, and any other eligible public improvements essential for public uses in accordance with the Redevelopment Plan.

Map of Existing Land Use and Proposed Redevelopment Site



Proposed Redevelopment Site



The real property ad valorem taxes on the current valuation will continue to be paid to the normal taxing entities. The increase in value will come from the construction of up to 28 single family homes in duplex style buildings as permitted in the C-3 Commercial Business Zoning District. The tax increment will be captured for the tax years 2025 through 2039 inclusive. Provided, however, if there is no increase in valuation for the 2025 tax year, the increment will be captured beginning in the year when an increase in value is available for capture and ending fifteen years later.

Project costs for the acquisition, preparation of the site and the installation of water, sewer and paving are estimated to be in excess of $511,000. The developer intends to construct 28 single family homes built in a duplex style. When site improvements and the 28 single family homes are completed the total project costs are anticipated to be $7,051,057. The project valuation when completed is estimated to be $925,000 and the developer projects an incremental valuation increase of approximately $819,000. The final assessed value is significantly less than the construction cost which is due to the way County Assessors are required to value Low Income Housing Tax Credit (LIHTC) projects. By statute, the county assessor is required to value these types of housing projects by the income method rather than cost or sales comparison approach to value.

Statutory Pledge of Taxes.

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

a) That portion of the ad valorem tax which is produced by levy at the rate fixed each year by or for each public body upon the redevelopment project valuation shall be paid into the funds, of each such public body in the same proportion as all other taxes collected by or for the bodies; and

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

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

Redevelopment Plan Amendment Complies with the Act:

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

1. **The Redevelopment Project Area was first declared blighted and substandard by action of the Hastings City Council on the 27th of May, 1992. Such declaration was made after a public hearing with full compliance with the public notice requirements of §18-2115 of the Act.**
2. **Conformation to the General Plan for the Municipality as a whole.**

Hastings adopted a Comprehensive Plan on February 24, 2009. This redevelopment plan amendment and project are consistent with the Comprehensive Development Plan, in that no changes in the Comprehensive Development Plan elements are intended. This plan merely provides funding for the developer to construct affordable housing for residential uses on this property as defined by the current and effective zoning regulations. The Hastings Planning Commission held a public hearing at their meeting on May 21, 2024 and approved Plan Modification No. 2024-1 to Redevelopment Area #5 confirming that this project is consistent with the Comprehensive Development Plan for the City of Hastings.

3. **The Redevelopment Plan must be sufficiently complete to address the following items:**

    a. **Land Acquisition:**

The Redevelopment Plan for Area #5 provides for real property acquisition and this plan amendment does not prohibit such acquisition. The Community Redevelopment Authority is the current owner of the property on which the Project will be constructed and the developer plans to acquire the property.

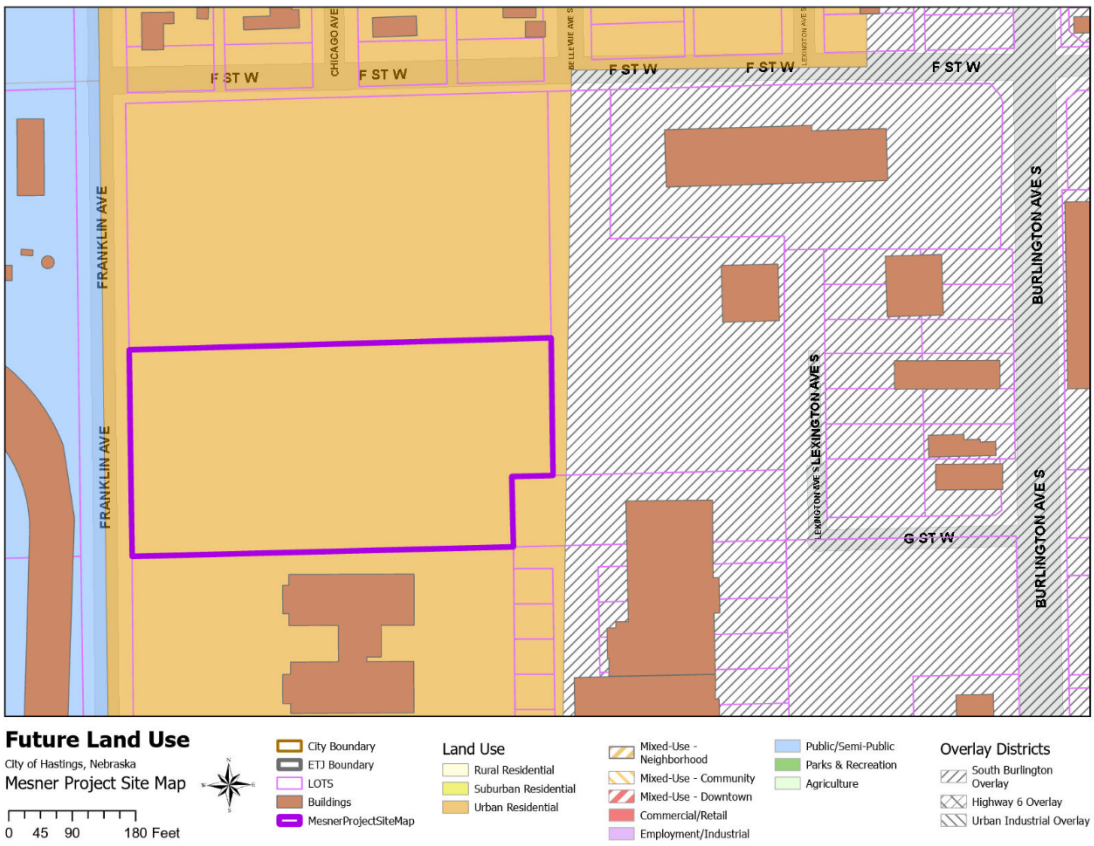
    b. **Demolition and Removal of Structures:**

The project to be implemented will not require demolition or removal of any structures as the land is vacant.

c. Future Land Use Plan

See the attached map from the 2009 Hastings Comprehensive Development Plan. The area to the north of the project site is owned by the Community Redevelopment Authority and is planned for residential development. The balance of the area around the site is in private and public ownership and is planned for housing and commercial development. The attached map also is an accurate site plan of the area after redevelopment.

Map of Future Land Use



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

This area is currently zoned C-3 Commercial Business and no zoning changes are anticipated with this project as this existing zoning district allows for a wide range of residential development including single-family detached, duplexes (semi-attached dwellings) and multi-family housing, including triplexes (attached dwellings). The property will be graded and a new street will be constructed in conjunction with a final plat to be approved and filed with the City of Hastings. No changes are anticipated in building codes or ordinances, nor are any other planning changes contemplated.

e. Site Coverage and Intensity of Use

The developer is proposing to construct up to 28 single family homes in a duplex style and plans to meet the applicable regulations regarding site coverage and intensity of use.

f. Additional Public Facilities or Utilities

Sewer, water and paving will be installed by the developer to support this development. Sufficient electric utilities and gas lines will also be installed by the developer for the proposed construction of these single-family, duplex style homes. The developer will be responsible for installing any sidewalks required for the project. No other utilities would be impacted by the development.

4. **The Act requires a Redevelopment Plan provide for relocation of individuals and families displaced as a result of plan implementation.** This property is vacant land with no structures on the site and no relocation is necessary.

5. **No member of the Authority, nor any employee thereof holds any interest in any property in this Redevelopment Project Area.** No members of the authority or staff of the CRA have any interest in this property.

6. **Section 18-2114 of the Act requires that the Authority consider:**

    1. **Method and cost of acquisition and preparation for redevelopment and estimated proceeds from disposal to redevelopers.**

The developer intends to purchase the property from the Authority for $100,000 and acquisition is part of the request for tax increment financing. The CRA has been asked to provide $160,000 in TIF funding to this project to offset the cost of TIF eligible expenditures. The CRA has identified the following TIF eligible expenses for the developers' proposed improvements;

a) site acquisition - $100,000
b) site preparation - $20,000
c) infrastructure including sewer, water and paving - $230,000
d) planning related & engineering services - $161,000

The total TIF eligible expenses for this project are $511,000. The property will be transferred to the redevelopers by the Authority and the developer will provide and secure all necessary financing.

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

Financing for the construction of the 28 single-family homes for rent will be secured by the developer and is anticipated to be in the form of tax credit equity, state and federal grants, TIF funding and a permanent conventional loan. Based on current projections, the Developer is seeking $160,000 in TIF to make the Project economically viable and the project is not feasible without the assistance of TIF. The Authority will assist the project by providing $160,000 from the proceeds of tax increment financing which after TIF loan interest is paid will result in approximately $262,900 of direct aid to the project. This indebtedness will be repaid from the Tax Increment Revenues generated from the project. TIF revenues shall be made available to repay the original debt and associated interest after January 2025 provided, however, if there is no increase in valuation for the 2025 tax year, TIF Revenues will be available beginning twelve months after the year in which an increase in value is available for capture.

    3. **Statement of feasible method of relocating displaced families.**

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

7. **Section 18-2113 of the Act requires:**

Prior to recommending a redevelopment plan to the governing body for approval, an authority shall consider whether the proposed land uses and building requirements in the redevelopment project area are designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted, and harmonious development of the city and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development, including, among other things, adequate

provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and community facilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of insanitary or unsafe dwelling accommodations or conditions of blight.
The Authority has considered these elements in proposing this Plan Amendment. This amendment, in and of itself will promote consistency with the Hastings Comprehensive Development Plan and the 2021 Hastings Housing Needs Assessment by providing quality housing that will help meet the needs of 55+ families within the community and those moving into the community.

8. Time Frame for Development

Development of this project is anticipated to be completed between June of 2024 and December of 2025. Excess valuation should be available for this project for 15 years beginning with the 2025 tax year, provided, however, if there is no increase in valuation for the 2025 tax year, the excess valuation will be available beginning in the year when an increase in value is available for capture.

9. Justification of Project

Extension of utilities, site grading and installation of streets are necessary to facilitate redevelopment of this site. The redevelopment of this property will result in increased housing opportunities and increased sales tax and is another step in the creation of housing opportunities for the Hastings community. The Community Redevelopment Authority and the Hastings City Council have made it clear with previous decisions that they support development that will increase additional housing opportunities.

10. **Cost Benefit Analysis**

Section 18-2113 of the Act, further requires the Authority conduct a cost benefit analysis of the plan amendment in the event that Tax Increment Financing will be used. This analysis must address specific statutory issues.

As authorized in the Nebraska Community Development Law, §18-2147, Neb. Rev. Stat. (2012), the City of Hastings has analyzed the costs and benefits of the proposed Redevelopment Project, including:

Project Sources and Uses.

Approximately $160,000 in public funds from tax increment financing will be provided by the Hastings Community Redevelopment Authority. This investment by the Authority and the City will leverage $7,051,057 in private/public sector financing; a private investment of $44.07 for every public/TIF dollar of investment.

USE OF FUNDS			SOURCES OF FUNDS	
Description				
Site Acquistion	$ 100,000		Federal Tax Credit	$ 3,704,158
Site Prep	$ 20,000		State Tax Credit	$ 1,633,399
Sewer, water & paving	$ 230,000		HOME Funds	$ 650,000
Engineering & Architecture	$ 161,000		Deferred Developer Fee	$ 113,500
Construction costs	$ 6,540,057		TIF	$ 160,000
			First Mortgage Loan	$ 790,000
TOTALS	**$ 7,051,057**			**$ 7,051,057**

Tax Revenue. The property to be redeveloped has a January 1, 2024, valuation of $106,604. Based on the 2024 levy of 0.0217 this would result in real property taxes of approximately $2,199.70 which will continue to be paid out to all the existing taxing entities. It is anticipated that the assessed value will increase by $819,000 upon full completion, as a result of the construction of 28 single family homes. This development will result in an additional estimated tax increase of over $17,770 annually. This tax increment gained from the Redevelopment Project Area would not be available for use as city general tax revenues, for a period of 15 years, or such shorter time as may be required to amortize the TIF bond, but would be used for eligible redevelopment costs to enable this project to berealized.

2024 assessed value:	$106,604
Estimated value after completion	$925,000
Increment value	$819,000
Annual TIF generated (estimated)	$17,770
TIF bond issue	$160,000

Statement Identifying Financial Gap and Necessity for use of Tax Increment Financing for proposed Project:

A large financial gap exists on this project after conventional financing, tax credits and other state incentives are utilized. A combination of federal and state incentives and TIF are needed to make the project feasible. The developer is contributing a deferred developer fee of $113,500, bank financing of $790,000 and TIF funding of $160,000 is intended to fill the remaining gap, making this project feasible. The project is asking for $160,000 in a TIF loan amortized over 15 years. Without the availability of TIF funding for the project it would not be feasible for the developer to proceed with this redevelopment. Without the availability of TIF funding for the project, it would not be feasible for the developer to proceed with this redevelopment. In order to qualify for Low Income Housing Tax Credits, the projects Debt Service Coverage Ratio must be 1.205% or greater. Please see the table below which shows the **debt coverage ratios are below the required amount without TIF funding.**

Proforma Operating Statement w/o TIF				
	Year 1	Year 2	Year 3	Year 4
Rent Revenue	223,848	$ 228,324	$ 232,891	$ 237,549
Expenses	-139,202	$ (143,066)	$ (147,045)	$ (151,144)
NOI Without TIF	84,646	$ 85,258	$ 85,846	$ 86,405
Debt Service	-77,768	$ (77,768)	$ (77,768)	$ (77,768)
Cash Flow Without TIF	6,878	$ 7,490	$ 8,078	$ 8,637
Debt Service Coverage Ratio	1.0884	1.0963	1.1039	1.1111

Proforma Operating Statement with TIF				
	Year 1	Year 2	Year 3	Year 4
Rent Revenue	$ 223,848	$ 228,324	$ 232,891	$ 237,549
Expenses	$ (139,202)	$ (143,066)	$ (147,045)	$ (151,144)
Net Operating Income	$ 84,646	$ 85,258	$ 85,846	$ 86,405
Debt Service	$ (64,670)	$ (64,670)	$ (64,670)	$ (64,670)
Cash Flow With TIF	$ 19,976	$ 20,588	$ 21,176	$ 21,735
Debt Service Coverage Ratio	**1.3089**	**1.3184**	**1.3274**	**1.3361**

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

The redevelopment project area currently has an estimated valuation of $106,604. The proposed redevelopment will create additional valuation of $819,000. No tax shifts are anticipated from the project. The project creates new valuation from the construction of 28 single family affordable rentals for those age 55+.

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

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

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

This project will not have a negative impact on employers and employees of firms locating within the boundaries of the redevelopment area. The project will provide additional opportunities for affordable housing which should have a positive impact on local employers.

(d) ***Impacts on other employers and employees within the city or village and the immediate area that***

are located outside of the boundaries of the area of the redevelopment project; and

This project will have a positive impact on local employers as many local companies have indicated that over 50% of their workforce lives outside the city and commutes daily from surrounding communities. The addition of 55+ housing should open up other housing in the community and be a benefit to local employees by providing more housing options.

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

This development will not have an impact on the Hastings school system as the target tenant for this project is 55+. The Community Redevelopment Authority has reviewed this development with local school superintendents and school officials are in support of the project.

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

This project is consistent with the goals of the City Council, and the Community Redevelopment Authority to create additional housing units. The project will create additional housing opportunities for Hastings' area residents. This project is consistent with the goals of the City's Comprehensive Plan, and the Hastings Housing Needs Assessment Study of 2021.

Time Frame for Development

Development of this project is anticipated to be completed between June of 2024 and December of 2025. The base tax year should be calculated on the value of the property as of January 1, 2024. Excess valuation should be available for this project for 15 years beginning in 2025 with taxes due in 2026. Excess valuation will be used to pay the TIF Indebtedness issued by the CRA per the contract between the CRA and the developer for a period not to exceed 15 years on an amount not to exceed $160,000, the projected amount of increment based upon the anticipated value of the project and current tax rate. Excess valuation should be available for this project for 15 years beginning with the 2025 tax year, provided, however, if there is no increase in valuation for the 2025 tax year, the excess valuation will be available beginning in the year when an increase in value is available for capture.

Department: Development Services
Staff Contact: Chad Bunger
Council Meeting Date: 6/10/2024

AGENDA ITEM SUMMARY SHEET

Description of Item:

The proposed Fairway Subdivision Preliminary Plat is to subdivide the vacant, unplatted tract into 14 lots designed for semi-attached (duplex) homes. A total of 28 homes are planned for this development. Separate Outlot A is to be platted as a reserve for future development to the north, as well as for drainage and utility easements.

Names of People/Business affected by this action:

The applicant, the City of Hastings and Adams County.

Why Council action is required:

Neb. Rev. Stat. 19-929 states that city council shall not take final action on subdivision development matters without the recommendation of the Planning Commission.

Type of action requested:

Motion

Suggested motion:

Motion to approve the Preliminary Plat of the Fairway Subdivision, in the Northeast Quarter of Southwest One-Third of Section 13, Township 7 North, Range 10 West of the 6th P.M., in the City of Hastings, Adams County, Nebraska.

Deadlines associated with action:

The Preliminary Plat is scheduled to be reviewed by the City Council on June 10, 2024

Department head comments:

The Development Department and Plat Track review teams (to include County officials) have reviewed this subdivision plat and the applicant has incorporated all recommendations found to be relevant with subdivision design standards and regulations in City Code Section 38-203. All related utility easement locations have been reviewed and approved by the Utilities Coordinator as part of this plat process.

The Planning Commission reviewed the Preliminary Plat at their May 21, 2024 meeting. The Planning Commission recommended approval to the City Council by a vote of 7-0.

Please note: This item is associated with the Fairview Villas Redevelopment Plan Modification. Supporting material, such as staff summary presentations, are provided in the plan modification agenda item.

City Administrator comments:

City of Hastings Planning Commission

HASTINGS
DEVELOPMENT SERVICES

STAFF REPORT

Preliminary Plat:	**Fairway Subdivision**
Case No.	2024-68
Applicant	Fairview Villas, LLC
Property Location:	Approximately 400 feet to the south of the intersection of West F Street and Franklin Avenue, on the east side of Franklin Avenue.
Lot Size:	3.89 acres
Date of Public Hearing:	May 21, 2024
Zoning	C-3, Commercial Business District
Adjacent Zoning:	North: C-3 District and R-1, Urban Single-Family Residential District
	East: C-3 District
	South: R-3, Multiple-Family Residential District and R-2, Mixed Density Neighborhood District
	West: C-3 District



SECTION AND REQUIREMENT OF HASTINGS CODE OF ORDINANCE CONSIDERATION OF A PRELIMINARY PLAT:

- **Sec. 38-201. – Approval of subdivision plats**
- **Sec. 38-202. – Preliminary Plat:** describes intent, submittal requirements and approval limitations.
- **Chapter 28, Article III. – Planning and Community Design Standards:** describes various plat, lot, and site design requirements.
- **Chapter 28, Article IV. – Engineering and Technical Standards:** describes technical standards of public infrastructure and other improvements.

DESCRIPTION OF PRELIMINARY PLAT REQUESTED:
The proposed preliminary plat application is part of the Fairview Villas Redevelopment Project in Redevelopment Area #5. The Preliminary Plat name is Fairway Subdivision and is designed to subdivide the vacant, unplatted tract into 14 lots designed for semi-attached (duplex) homes. A total of 28 homes are planned for this development. Separate Outlot A is to be platted as a reserve for future development to the north, as well as for drainage and utility easements.

Of the 28 homes, 22 homes will be income restricted. The target tenant is to be 55+ years of age. More specifics on the development plan can be found in the Fairview Villas Redevelopment Staff Report.

Property Description:
The property generally slopes from the north to the south. It is currently vacant land with grassland cover. The property has been vacant for over 10 years.

The CRA acquired the land in 2022 to encourage residential development on the land using the financial incentive available to the redevelopment authority.

CONSIDERATIONS OF THE PRELIMINARY PLAT:
Subsection 38-201(1). – Approval of subdivision plats states no plat or instruments effecting the subdivision of real property shall be recorded or have any force and effect unless the same be approved by the City Council, subject however, to the exceptions outlined in Section 34-106 of this code. The City Council shall hold no public meeting, nor take any action upon any plat or instrument affecting a subdivision until it has received the recommendation of the Hastings Planning Commission.

City staff reviews the following topics to ensure that the proposed preliminary plat conforms to the minimum standards of Chapter 28, Article III. – Planning and Community Design Standards and Chapter 38, Article IV. – Engineering and Technical Standards and to provide a recommendation to the City of Hastings Planning Commission and Hastings City Council.

Pursuant to Sec. 34-402 of the City Code of Ordinance, the City Council, by recommendation from the City Planning Commission, will base its decision on the following:

1. **Conformance to the Comprehensive Plan**
   The City of Hastings "Imagine Hastings" Comprehensive Plan, adopted in 2009, shows the site as the Urban Residential land use category. The policy statement for this use designation is:

   The urban residential category allows higher density residential development, typically in the 4 to 10 units per acre range with lots ranging in size from 7,000 to 10,750 square feet in size. The original development areas of the city consisting of smaller lots and blocks, defined by a gridded street network, are good examples of this type of residential development. This category may include a mixture of housing styles and types including single family, duplexes, townhomes and multi-family of both rental and ownership types. Such residential uses may be integrated into neighborhoods or neighborhood centers, community centers, and regional centers per specified location guidelines outlined. To maintain the viability of these types of neighborhoods community services such as churches, schools and parks are also allowed in this land use category.

   The proposed development is for 14 semi-attached (duplex) homes, which is an intended use in the Urban Residential land use Category. The development would create 28 dwellings on the 3.89 acre of land, which equates to a residential density of 7.2 dwellings per acre.

   The proposed Preliminary Plat conforms to the City's Comprehensive Plan.

2. **Conformance with the Applicable Zoning Regulations**
   The property is zoned C-3, Commercial Business District. The proposed use is permitted. Each lot meets the minimum lot area and the required setbacks. Other zoning requirements, such as off-street parking, screening, and landscaping will be addressed at the time of building permits. The proposed development is in conformance with the applicable zoning regulations.

3. **Adequate and Appropriate Access**
   The homes will gain access from a new public street, West G Street, that will intersect with Franklin Avenue. The road right-of-way will be 60 feet wide. Within that right-of-way, the roadway will be 31 feet wide. West G turns north to provide access to the adjacent vacant land, which is owned by the Hastings Community Redevelopment Authority. This will provide for future access to the property to the north.

A gravel turnaround is located to the north, on the CRA land, to provide for adequate fire apparatus and other large vehicle turnaround. This turnaround is required to be graded and compacted to the Hastings Fire Department specification.

There are sidewalks on both sides of Franklin Avenue along the properties that have been developed. This project will need to provide a similar sidewalk along Franklin Avenue. Also, sidewalks are required on both sides of West G Street to provide pedestrian access.

Franklin Avenue is a paved road designed to serve the adjacent commercial and residential zoned properties. This roadway is sufficient to handle the current traffic and future traffic.

Adequate and appropriate access will be provided.

4. **Design of Public Infrastructure**
    a. **Access to public right-of-way**
    As stated above, a new road is to be constructed to serve the lots. The roadway will provide legal access to each lot.

    b. **Public utilities**
    Public utilities are present in the immediate area. Sanitary sewer and water will be extended into the development to serve each lot.

    c. **Floodplain and stormwater management**
    The development will connect to existing stormwater infrastructure that is present to the east of the site or along Franklin Avenue. The site will be graded so that stormwater will flow either to the street where the curb and gutter system will direct the water to the stormwater infrastructure, or the stormwater will flow to the rear of the lots to detention bioswales to slow the flow and direct it to the underground infrastructure. The City's Engineering Department has reviewed the planned stormwater management for the development and agrees with the planned design.

STAFF COMMENTS: Staff recommends the Planning Commission recommend **APPROVAL** to the City Council for the **PRELIMINARY PLAT** of the Fairway Subdivision, generally located approximately 400 feet to the south of the intersection of West F Street and Franklin Avenue, on the east side of Franklin Avenue, with the following conditions:

1. A sidewalk along Franklin Avenue will be required to be installed by the developer.
2. Sidewalks along both sides of West G Street will be required to be installed.

PREPARED BY: Chad Bunger, AICP, CFM, Director of Development Services

DATE: May 6, 2024

ATTACHMENTS:

1. Fairway Subdivision Preliminary Plat
2. Application Materials
3. 2009 Imagine Hastings Future Land Use Map

HASTINGS
Nebraska

PRELIMINARY/FINAL PLAT – SUBMITTAL REQUIREMENTS

CHECK LIST

City of Hastings

Chapter 38-202 & 38-203 of the Zoning Code

38-202 (1): Intent. Preliminary plat procedures are intended to determine whether the proposed division of land will comply with the long-range comprehensive development plan for the City, will meet the design standards of the subdivision regulations, and will result in buildable lots capable of meeting the existing or proposed zoning standards, and any other policies and laws that may relate to development specific property that are contained in other applicable laws or regulations.

38-203 (1): Intent. Final plat procedures are intended to create an accurate public record for the sale of lots, to guarantee construction of all public improvements according to the standards in the subdivision regulations, and to ensure that all lots are buildable lots according to the appropriate zoning prior to recording.

The Preliminary/Final Plat and application shall include the following information (please check completed boxes). This completed form MUST be submitted with the General Application.

Applicant	City	Submittal Requirement
☑	☐	**Complete Application.** A completed application for Preliminary/Final plat review using forms supplied by the Planning Department.
☐	☐	**Application Fee.** See fee sheet available in City Planning or on City website under Planning/Fee Schedule.
☑	☐	**Warranty Deed or Title Policy.** A report of title given by an abstracter or attorney licensed to do business in the State of Nebraska certified to the date of the original consideration of the final plat by the Hastings City Council, specifying the names and addresses of all persons or entities owning or having any interest in the real estate included in the proposed plat, as shown in the records at the Adams County Courthouse. For the purposes of this subsection, the term "owner" shall include any ownership interest arising by virtue of a deed, lease, contract, lien, mortgage, deed of trust, court order, or other similar instrument, or arising by operation of law.
☑	☐	**Reference Chapter 34, Zoning.** The Commission shall not recommend the platting of a residential subdivision or an individual lot with a front foot width and square foot land area less than the requirements of Chapter 34, Zoning Ordinance.
☑	☐	**Chapter 38, Subdivision (make sure it meets definition):** Division of lot, tract, parcel or acreage into two (2) or more sites, or other divisions…except land shall not be considered a subdivision when the smallest parcel of land created is more than 10 acres in area or was previously subdivided.
☑	☐	**Plans:** A PDF submitted online with application
☑	☐	• All figures and letters shown shall be plain, distinct, and of sufficient size to be easily read, and shall be of sufficient density to make a lasting and permanent record.

☑	☐	• When more than one sheet is used, a key map, showing the entire subdivision at smaller scale with block numbers and street names, shall be shown on one of the sheets, or on a separate sheet of the same size.
☑	☐	• Drawn at a scale no smaller than one hundred (100) feet to the inch, unless otherwise specified. NOTE: Prefer projected in accordance with Nebraska State Plan NAD 88 coordinate system.
Preliminary/Final Plat. The Preliminary/Final Plat shall contain the following information		
☑	☐	a) Proposed subdivision name and names of adjacent subdivisions, and the legal description.
☑	☐	b) The names of the owner and the engineer, surveyor responsible for the survey and design.
☑	☐	c) Planning Commission and City Council approval block / signature block.
☑	☐	d) The names of streets (to conform wherever possible to existing street names), and the numbers of lots and blocks, in accordance with a systematic arrangement. NOTE: All public streets should state they are dedicated.
☑	☐	e) 38-202 - The location of boundary lines and their relation to established section lines and legal description of the parcel to be subdivided or fractional lines
☑	☐	f) An accurate boundary survey of the property with bearings and distances referenced to section or fractional section corner, and showing (in dotted lines) the lines of immediately adjacent streets and alleys with their width and names.
☑	☐	g) Location and width of existing & proposed easement of lots, streets, sidewalks, public highways, alleys, parks, trails and other features, with accurate dimensions in feet and decimals of feet, with the length and radii of all curves, and with all other information necessary to duplicate the plat on the ground.
☑	☐	h) 38-202 - A topographic survey showing physical features of the property, including watercourses, ravines, bridges, culverts, present structures and other features of importance to lot and street layout. The approximate acreage of the property shall be indicated. Topography of the tract may be required if deemed essential to the design of the subdivision and the location, method and system of surface water drainage. Sanitary sewer facilities and water distribution system shall be identified, including sewer and water pipe sizing to be identified on the preliminary plat.
☑	☐	i) Location and dimension of utility or other easements (new & existing).
☑	☐	j) Certification by a registered land surveyor to the effect that the plan represents a survey made by him, and that all the necessary boundary survey monuments are correctly shown thereon.
☑	☐	k) 38-202 - Designation of the proposed uses of land within the subdivision, whether for residential, commercial, industrial or public use, such as parks, schools, fire stations, churches, etc., plus zoning of adjacent tracts.

☐	☐	l) All plats when being submitted to the Planning Department shall bear the signatures of the individuals listed in the Warranty Deed or Title Report (submittal requirement). Said plats shall also bear the signatures of the Adams County Treasurer and the Hastings City Treasurer. The applicant shall at the time the plat is submitted advance to the Planning Department, the funds necessary to file the plat with the Adams County Register of Deeds.
☐	☐	m) Dedication of all streets, public highways, alleys, parks and other land intended for public use, signed by the owner, and by all other parties who have a mortgage or lien interest in the property, together with any restrictions or protective covenants which are to apply to lots, it being noted that restrictions or protective covenants exceeding zoning or subdividing standards are for the benefit of the subdivision and home owners. Compliance is therefore a responsibility of the subdivision ownership.
☐	☐	n) 38-202 - A landscape plan
☐	☐	o) A waiver of claim by the applicant for damages occasioned by the establishment of grades or the alteration of the surface of any portion of the streets, and alleys to conform to the grades as established.
☑	☐	p) North arrow, scale and date
☑	☐	q) Plat shall show an outline of adjacent properties for a distance of at least 200 feet and how streets, alleys, highways with connection to adjacent properties.
☑	☐	r) The location of building lines on front and side streets (not required for pre-application meeting but must be on final approved plat)
☑	☐	t) A grading plan identifying: • Grades of all lots and improvements in the subdivision. • The internal subdivision drainage and resulting runoff. • The drainage area and resulting runoff from land outside the subdivision area which discharges water into or through the subdivision. • Proposal as to how the computed quantities of surface water runoff will be handled, and detention areas. • A map showing internal drainage areas and resulting runoff. A copy of drainage calculations.
Supplemental Material. The Preliminary Plat shall be accompanied by the following supplemental material:		
☐	☐	A. A letter of intent addressed to the City Council and Planning Commission containing the following:
☐	☐	1. Purpose of subdivision, be it immediate or future. Is it for ownership reasons or building development?
☐	☐	2. A brief description of the tract, (i.e., general location, physical features of the land, total acreage). Proposed number of building sites and typical lot size, if applicable.

☐	☐	3. Proposed structures, if applicable.
☐	☐	4. A statement detailing how and when the sub-divider proposes to provide and install all required sewers, water mains, pavement, sidewalks, drainage ways, and other utilities, i.e., electric, gas, telephone, as required.
☐	☐	5. Any proposed variances from the subdivision regulations.
☐	☐	6. Any additional information deemed necessary by City Staff.
Final Steps. Any plat approved by the Hastings City Council shall be delivered to the Planning Director at the time of approval. The Planning Director shall there upon file the plat with the Adams County Register of Deeds		

PLEASE SEE THE NEXT PAGE FOR CONTINUATION OF THE SUBMITTAL REQUIREMENTS

Preliminary/Final Plat Checklist

The below items must be depicted on the submitted plat. All items will be reviewed after submittal for completeness and accuracy. Any items missing or inaccurate will be a requested revision.

Applicant	City	Submittal Requirement
☑	☐	The description "Preliminary/Final Plat" in the Title Block
☑	☐	Vicinity Map
☑	☐	North Arrow, Scale, Legend
☐	☐	Floodplain Statement
☑	☐	New Plat Outline must be bolder than lot lines
☑	☐	Location of lots, streets, sidewalks, public highways, alleys, parks, trails and other features, with accurate, bearings, dimensions in feet and decimals of feet, with the length and radii of all curves, and with all other information necessary to duplicate the plat on the ground
☑	☐	Street names may be proposed by the applicant. However, all Street Names shall be reviewed and approved by City staff in order to maintain conformity with current streets and to eliminate redundancy or conflicts for Emergency Services.
☐	☐	Plat utilizes State Plan Coordinate (NAD 83) System – Recommend not Required
☑	☐	Must depict existing platted/recorded measurements and lot numbers, and existing lot lines in a dashed line or different line type than the new lot lines and easements
☑	☐	Location and dimension of utility or other new easements *(If the easement does not follow the existing or new lot lines than the measurements/bearings should also be outlined)*
☑	☐	Any existing easements must be shown with width, type of easement, instrument number, and the word "Existing". *(If the easement does not follow the existing or new lot lines than the measurements/bearings should also be outlined)*
☑	☐	Any existing adjacent ROW should be outlined with the name and width
☑	☐	Existing Structures should be depicted
☑	☐	The plat shall show an outline of adjacent properties for a distance of at least 200 feet, and how the streets, alleys, sidewalks or highways in the proposed subdivision will connect with those adjacent, which are of record.
☑	☐	Consistent Font Style and Sizing across the plat and signature blocks
☑	☐	Ensure there is adequate spacing for all signatures, dates, seals and stamps to be placed at appropriate locations
☑	☐	New Plat Name is depicted the same in the following: • Title • Legal Description • Owner's Certificate • Lienholder's Consent • City Engineer's Approval • City Planning Commission Recommendation • Mayor and City Council Action • Any mention on the drawing of the plat
☑	☐	Owner's Name(s) is depicted as shown on the provided Title Report in the following: • Owner's Certificate & Acknowledgement • Waiver for Street Grades • Any mention on the drawing of the plat
☑	☐	Legal Description Block
☑	☐	Surveyor's Certificate Block

☑	☐	**Owner's Certificate Block – as shown on current Title Report – Per Below Outline** • *Ensure each owner is listed with the marital status OR Business Member and title* • *Each person shall have his or her own signature line.* • *There should be a different acknowledgement for each group of owner(s)* • *If outside city limits please update "IN THE CITY OF HASTINGS," to "WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HASTINGS,"* OWNER'S CERTIFICATE KNOW ALL MEN BY THESE PRESENT, THAT ***OWNER NAME(S), OWNER STATUS(S)***, OWNER(S) OF RECORD OF THE LAND SHOWN ON THE PLAT AND DESCRIBED IN THE LEGAL DESCRIPTION HEREON, HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED, AND DESIGNATED AS ***PLAT NAME***, IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, AND THAT SAID SURVEYING, SUBDIVIDING, PLATTING AND DESIGNATION WAS DONE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNER(S). BE IT FURTHER KNOWN, THAT SAID OWNER(S) DOES HEREBY DEDICATE ALL STREETS AND EASEMENTS SHOWN ON THIS PLAT TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA. SIGNED THIS _____ DAY OF _____ 20__ _____ ***OWNER NAME, OWNER STATUS*** ACKNOWLEDGEMENT STATE OF NEBRASKA)) SS COUNTY OF ADAMS) THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____ 20__ BY ***OWNER NAME, OWNER STATUS*** MY COMMISSION EXPIRES THE _____ DAY OF _____ 20__ _____ NOTARY

☐	☐	**Lienholders Consent Block– as shown on current Title Report – Per Below Outline** • *If no Lienholder is present then this can be omitted* • *If Lienholder is not located in Adams County, NE, then update Acknowledgement County and State* CONSENT OF LIENHOLDER I, _____(PRINT NAME), _____ (TITLE) OF ***LIENHOLDER NAME,*** BEING LIENHOLDER OF THE DESCRIBED TRACT OF LAND, HEREBY APPROVE AND AGREE TO THE PLATTING OF THE ***PLAT NAME*** IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, ON THIS _____ DAY OF _____ 20__ ON BEHALF OF ***LIENHOLDER NAME.*** _____ (SIGNATURE) _____(PRINT NAME AND TITLE) ACKNOWLEDGEMENT STATE OF NEBRASKA)) SS COUNTY OF ADAMS) THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ___ DAY OF _____ 20 __ , BY _____ ON BEHALF OF ***LIENHOLDER NAME.*** MY COMMISSION EXPIRES THE ____ DAY OF _____, 20 __. _____ NOTARY
☐	☐	**City Treasurer's Certificate Block – Per Below Outline** CITY TREASURER'S CERTIFICATE I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO SPECIAL ASSESSMENTS ARE DUE OR DELINQUENT UPON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THIS PLAT AS OF THIS _____DAY OF _____, 20 ___. _____ CITY OF HASTINGS TREASURER
☐	☐	**County Treasurer's Certificate Block – Per Below Outline** COUNTY TREASURER'S CERTIFICATE I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES ARE DUE OR DELINQUENT UPON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THIS PLAT AS OF THIS _____ DAY OF _____, 20 ___. _____ ADAMS COUNTY TREASURER

☐	☐	**Waiver for Street Grades Block – Per Below Outline** • *If multiple owners than, each owner shall have a signature line* WAIVER FOR STREET GRADES APPLICANT(S) HEREBY WAIVE(S) ANY AND ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE STREETS AND ALLEYS TO CONFORM TO SAID GRADES AS ESTABLISHED. SIGNED THIS ___ DAY OF _____, 20__. _____ ***OWNER NAME***
☐	☐	**City Engineer's Approval Block – Per Below Outline** • *If outside city limits please update "IN THE CITY OF HASTINGS," to "WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HASTINGS,"* CITY ENGINEER'S APPROVAL THIS PLAT OF ***PLAT NAME***, IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA HAS BEEN RECEIVED AND REVIEWED BY ME AND IS IN COMPLIANCE WITH THE PROVISIONS OF CHAPTER 38 OF THE CITY CODE FOR THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, PROVIDING FOR THE APPROVAL OF SUBDIVISIONS AND PLATS BY THE CITY ENGINEER UNDER CERTAIN CIRCUMSTANCES. APPROVED THIS _____DAY OF _____, 20__. _____ CITY ENGINEER
☐	☐	**City Planning Commission Recommendation Block – Per Below Outline** • *If outside city limits please update "IN THE CITY OF HASTINGS," to "WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HASTINGS,"* CITY PLANNING COMMISSION RECOMMENDATION THIS PLAT OF ***PLAT NAME***, IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, HAS BEEN SUBMITTED TO AND REVIEWED BY THE CITY PLANNING COMMISSION FOR APPROVAL AND IS HEREBY TRANSMITTED TO THE GOVERNING BODY OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA WITH THE RECOMMENDATION THAT SAID PLAT BE APPROVED THIS _____DAY OF _____, 20__. _____ _____ CHAIRMAN DIRECTOR
☐	☐	**Mayor and City Council Action Block – Per Below Outline** • *If outside city limits please update "IN THE CITY OF HASTINGS," to "WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HASTINGS,"* MAYOR AND CITY COUNCIL ACTION THIS PLAT OF ***PLAT NAME***, IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA IS HEREBY APPROVED THIS _____DAY OF _____, 20__. _____ _____ MAYOR CLERK

☐	☐	**Register of Deeds Certificate – Per Below Outline** REGISTER OF DEEDS CERTIFICATE STATE OF NEBRASKA)) SS COUNTY OF ADAMS) THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE OF ADAMS COUNTY, NEBRASKA. DATE:_____TIME: _____ INSTRUMENT NO:_____ _____ REGISTER OF DEEDS

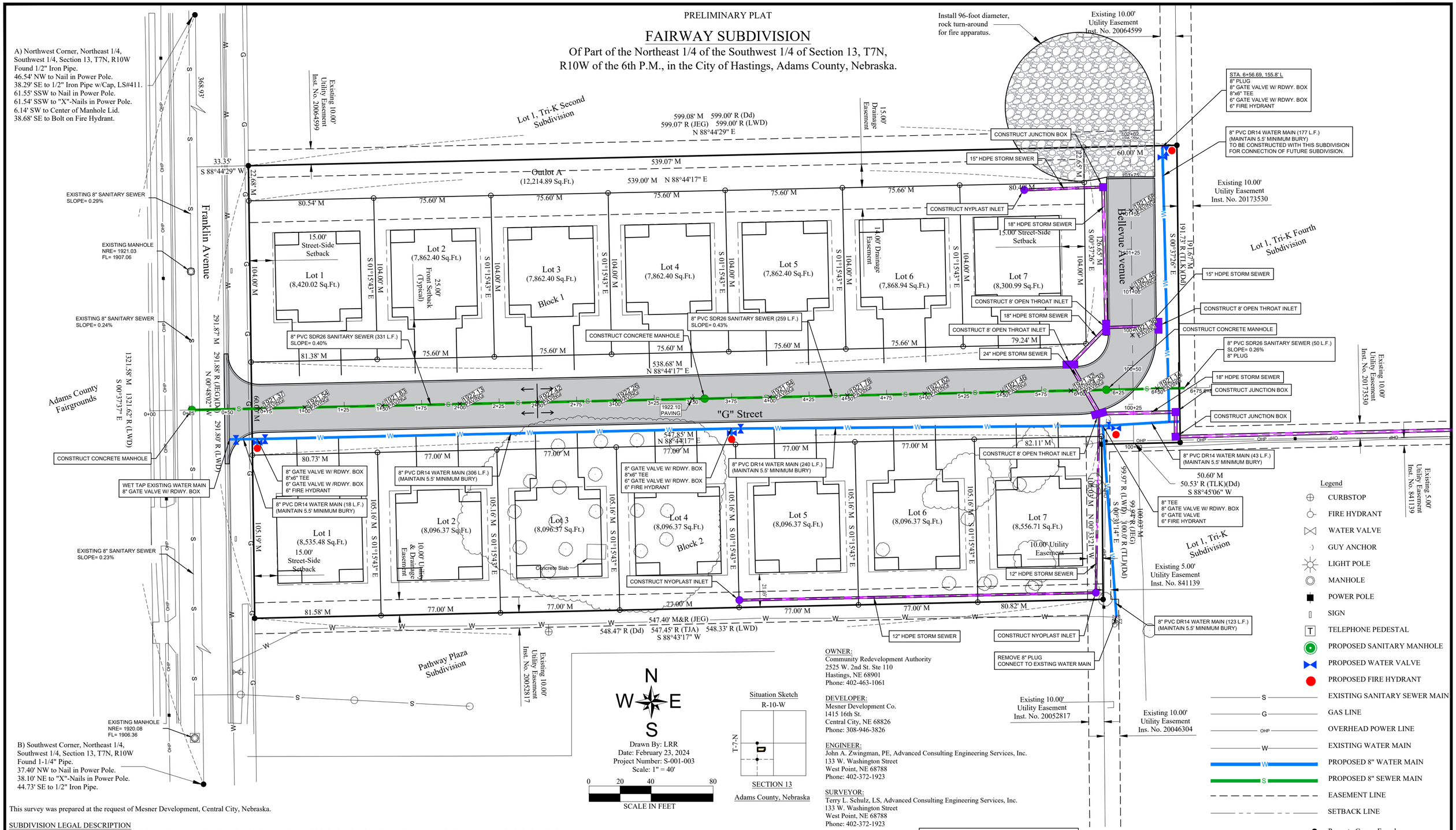
APPLICANT SIGNATURE: Jeanne K Ritter DATE: 4-17-24

PLANNING DIRECTOR SIGNATURE: _____ DATE: _____

PRELIMINARY PLAT

FAIRWAY SUBDIVISION

Of Part of the Northeast 1/4 of the Southwest 1/4 of Section 13, T7N, R10W of the 6th P.M., in the City of Hastings, Adams County, Nebraska.



N
W E
S

Drawn By: LRR
Date: February 23, 2024
Project Number: S-001-003
Scale: 1" = 40'

0 20 40 80
SCALE IN FEET

Situation Sketch
R-10-W
T-7-N
SECTION 13
Adams County, Nebraska

This survey was prepared at the request of Mesner Development, Central City, Nebraska.

SUBDIVISION LEGAL DESCRIPTION

A tract of land located in the Northeast 1/4 of the Southwest 1/4 of Section 13, T7N, R10W of the 6th P.M., in the City of Hastings, Adams County, Nebraska, more particularly described as follows:

Beginning at the Southwest corner of Lot 1, Tri-K Second Subdivision to the City of Hastings, Adams County, Nebraska; thence N 88°44'29" E on the South line of said Lot 1, Tri-K Second Subdivision, 599.08 feet to the Southeast corner of said Lot 1, Tri-K Second Subdivision, said Southeast corner being on the West line of Lot 1, Tri-K Fourth Subdivision to the City of Hastings, Adams County, Nebraska; thence S 00°37'26" E on said West line of Lot 1, Tri-K Fourth Subdivision, 191.67 feet to the Southwest corner of said Lot 1, Tri-K Fourth Subdivision, said Southwest corner being on the North line of Lot 1, Tri-K Subdivision to the City of Hastings, Adams County, Nebraska; thence S 88°45'06" W on said North line, 50.60 feet to the Northwest corner of said Lot 1, Tri-K Subdivision; thence S 00°31'14" E on the West line of said Lot 1, Tri-K Subdivision, 100.03 feet to the Northeast corner of Pathway Plaza Subdivision to the City of Hastings, Adams County, Nebraska; thence S 88°43'17" W on the North line of said Pathway Plaza Subdivision, 547.40 feet to the Northwest corner of said Pathway Plaza Subdivision; thence N 00°48'02" W on the East Right-of-Way line of Franklin Avenue, 291.87 feet to the Point of Beginning, containing 3.89 acres more or less.

OUTLOT A LEGAL DESCRIPTION

A tract of land located in the Northeast 1/4 of the Southwest 1/4 of Section 13, T7N, R10W of the 6th P.M., in the City of Hastings, Adams County, Nebraska, more particularly described as follows:

Beginning at the Southwest corner of Lot 1, Tri-K Second Subdivision to the City of Hastings, Adams County, Nebraska; thence N 88°44'29" E on the South line of said Lot 1, Tri-K Second Subdivision, 539.07 feet to a point on the West Right-of-Way line of Bellevue Avenue; thence S 00°37'26" E on said West Right-of-Way line, 26.65 feet to the Northeast corner of Lot 7, Block 1, Fairview Subdivision to the City of Hastings, Adams County, Nebraska; thence S 88°44'17" W, 538.99 feet to a point on the East Right-of-Way line of Franklin Avenue; thence N 00°48'02" W on said East Right-of-Way line, 26.68 feet to the Point of Beginning, containing 14,374.38 square feet, more or less.

SURVEYOR'S CERTIFICATE

I, Terry L. Schulz, Nebraska Registered Land Surveyor No. 550, duly registered under the Land Surveyor's Regulation Act, do hereby state that I have performed a survey of the land depicted on the accompanying plat; that said plat is a true delineation of said survey performed personally or under my direct supervision; that said survey was made with reference to known and recorded monuments marked as shown, and to the best of my knowledge and belief is true, correct, and in accordance with the Land Surveyors Regulation Act in effect at the time of this survey.

NEBRASKA REGISTERED LS-550 LAND SURVEYOR TERRY L. SCHULTZ

Terry L. Schulz, Nebraska Registered LS #550 Date

OWNER:
Community Redevelopment Authority
2525 W. 2nd St. Ste 110
Hastings, NE 68901
Phone: 402-463-1061

DEVELOPER:
Mesner Development Co.
1415 16th St.
Central City, NE 68826
Phone: 308-946-3826

ENGINEER:
John A. Zwingman, PE, Advanced Consulting Engineering Services, Inc.
133 W. Washington Street
West Point, NE 68788
Phone: 402-372-1923

SURVEYOR:
Terry L. Schulz, LS, Advanced Consulting Engineering Services, Inc.
133 W. Washington Street
West Point, NE 68788
Phone: 402-372-1923

OWNER'S CERTIFICATE

Know all men by these present, that Community Redevelopment Authority of the City of Hastings, Nebraska, owner of the record of the land shown on the plat and described in the legal description hereon, has caused the same to be surveyed, subdivided, platted, and designated as FAIRWAY SUBDIVISION, in the City of Hastings, Adams County, Nebraska, and that said surveying, subdividing, platting and designation was done with the free consent and in accordance with the desires and wishes of the undersigned owner(s). Be it further known, that said owner does hereby dedicate all streets and easements shown on this plat to the City of Hastings, Adams County, Nebraska.

Signed this _____ day of _____ , 2024.

_____
Representative,
Community Redevelopment Authority of the City of Hastings, Nebraska

ACKNOWLEDGEMENT
State of Nebraska)
) SS
County of Adams)

The foregoing instrument was acknowledged before me on the ____ day of _____ , 2024 by _____, Representative of Community Redevelopment Authority of the City of Hastings, Nebraska.

My Commission expires the ____ day of _____ , 20_____

_____
Notary

Existing Zone C3
- Front Setback: 25'
- Street Side Setback: 15'
- Interior Side Setback: 10% Lot Width, > 7', < 25'
- Rear Setback: 20% Lot Depth, < 30'

Note
On-Street parking shall be limited to one side only to allow for a minimum unobstructed width of 20 feet for fire apparatus as per 13-101 (2018 IFC 503.2.1).

HASTINGS, NEBRASKA PLANNING COMMISSION
This Preliminary Plat of FAIRWAY SUBDIVISION to the City of Hastings, Nebraska

approved by the Planning Commission on this _____day of _____ , 2024.

_____
Chairman

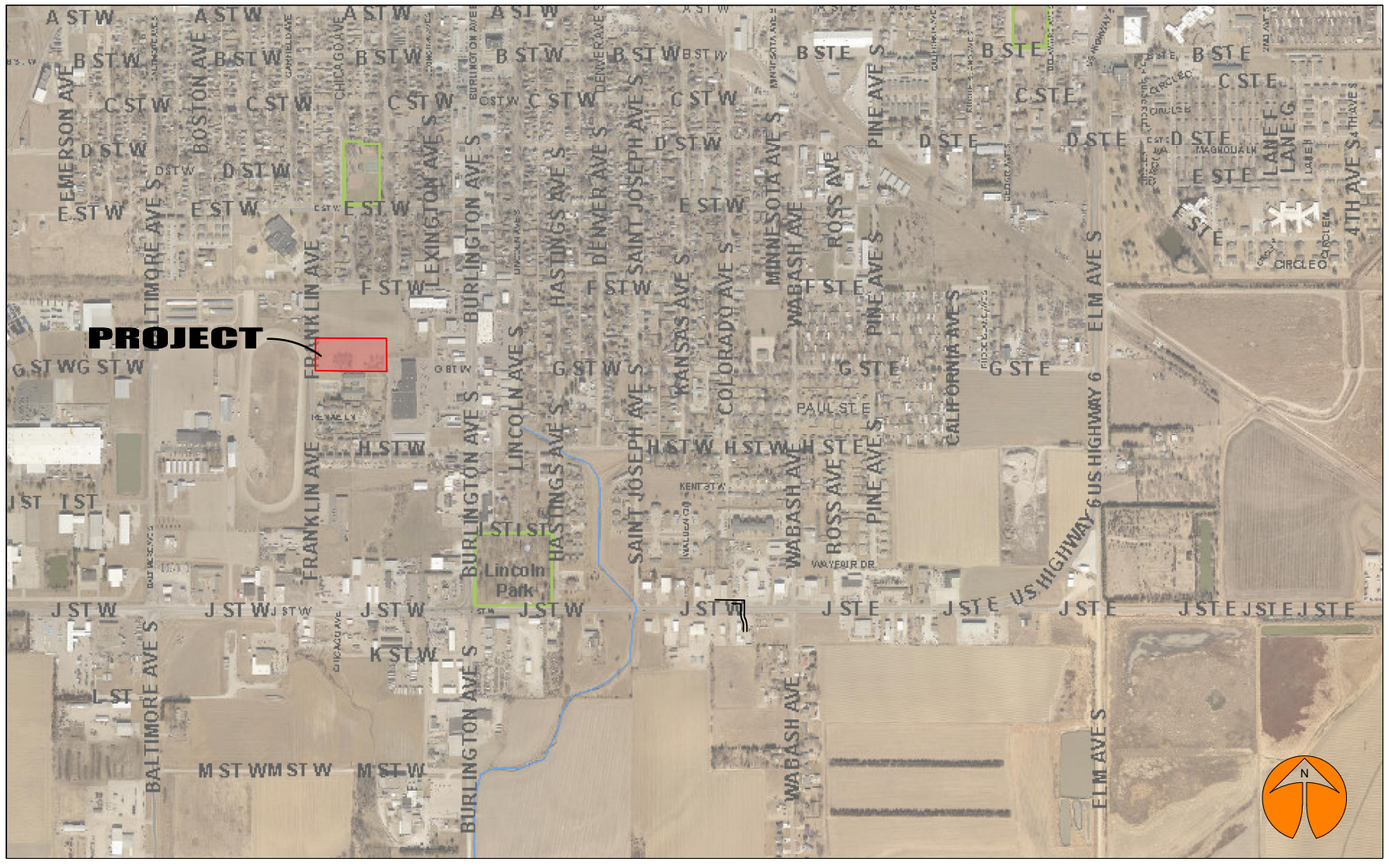
HASTINGS, NEBRASKA CITY COUNCIL
This Preliminary Plat of FAIRWAY SUBDIVISION to the City of Hastings, Nebraska

approved by the City Council on this _____ day of _____ , 2024.

_____ _____
Mayor City Clerk

ADVANCED CONSULTING ENGINEERING SERVICES
West Point & Columbus
Phone: (402) 372-1923

FAIRVIEW ADDITION
CITY OF HASTINGS, NEBRASKA
2024



ADVANCED CONSULTING ENGINEERING SERVICES
West Point & Columbus
Phone: (402) 372-1923

ENGINEER'S CERTIFICATE

I, JOHN A. ZWINGMAN HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF NEBRASKA.

PROFESSIONAL CIVIL ENGINEER
JOHN A. ZWINGMAN
E-9608
STATE OF NEBRASKA

JOHN A. ZWINGMAN, NEBRASKA PE NO. E-9608 DATE

EXISTING CONTOURS SHOWN THUS

PROPOSED CONTOURS SHOWN THUS

CLEAR & REMOVE ALL TREES AND SHRUBS (0.40 ACRES)

"G" STREET

FRANKLIN AVENUE

BELLEVUE AVENUE

ASPHALT

CONCRETE SURFACE

PRELIMINARY - FOR REVIEW ONLY

NO.	DATE	REVISIONS

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COMMENTS:

DIGGERS HOTLINE OF NEBRASKA: 1-800-331-5666

ADVANCED CONSULTING ENGINEERING SERVICES
West Point & Columbus
Phone: (402) 372-1923

DRAWN BY: LRR
DATE: MARCH 22, 2024
SCALE: 1"=40'

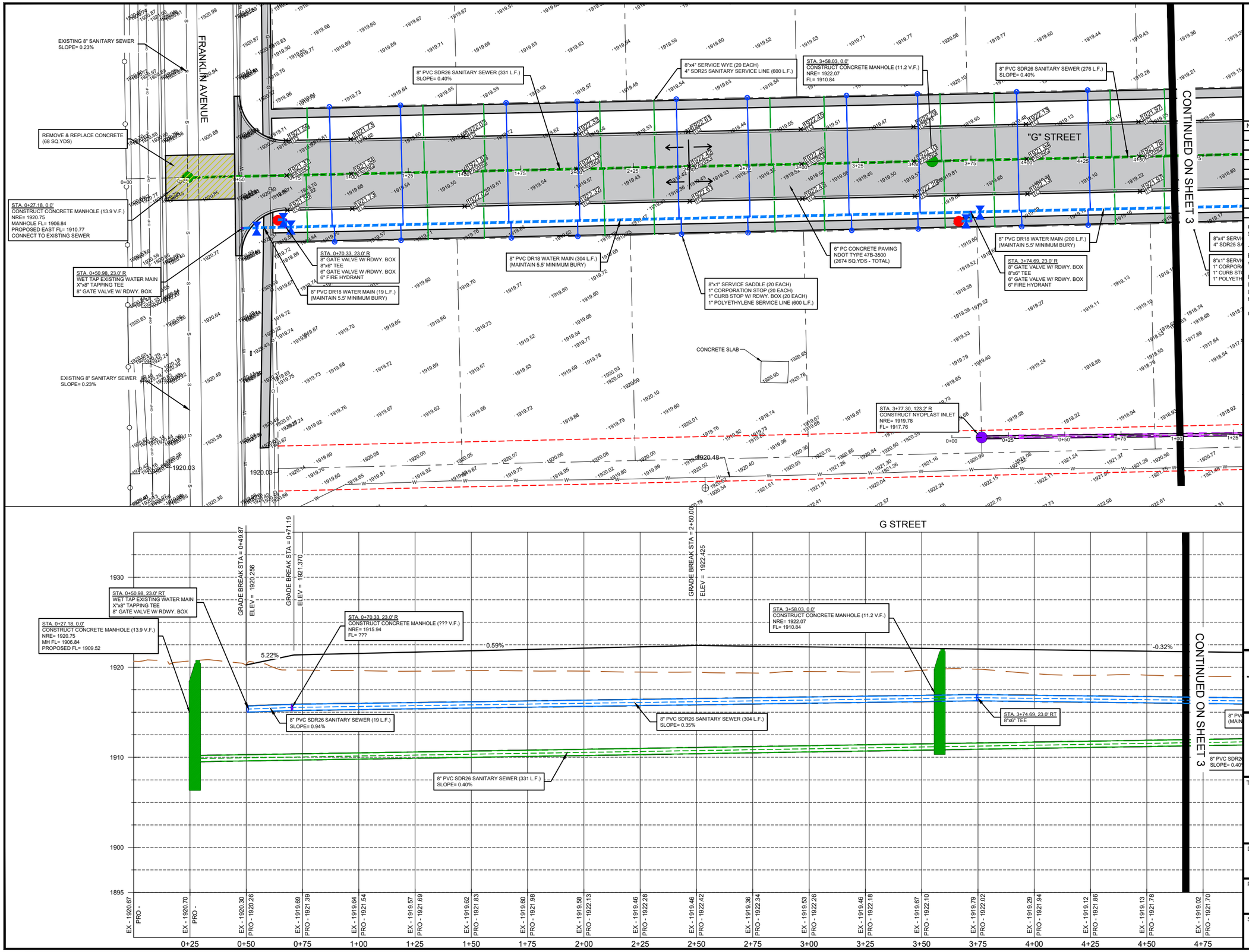
0 20 40 80

TITLE/LOCATION
FAIRVIEW ADDITION
CITY OF HASTINGS, NEBRASKA

DESCRIPTION
GRADING PLAN

PROJECT NO.
330-001

SHEET NO.
1 OF 9



PRELIMINARY - FOR REVIEW ONLY

NO.	DATE	REVISIONS

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COMMENTS:

DIGGERS HOTLINE OF NEBRASKA: 1-800-331-5666

ADVANCED CONSULTING ENGINEERING SERVICES
West Point & Columbus
Phone: (402) 372-1923

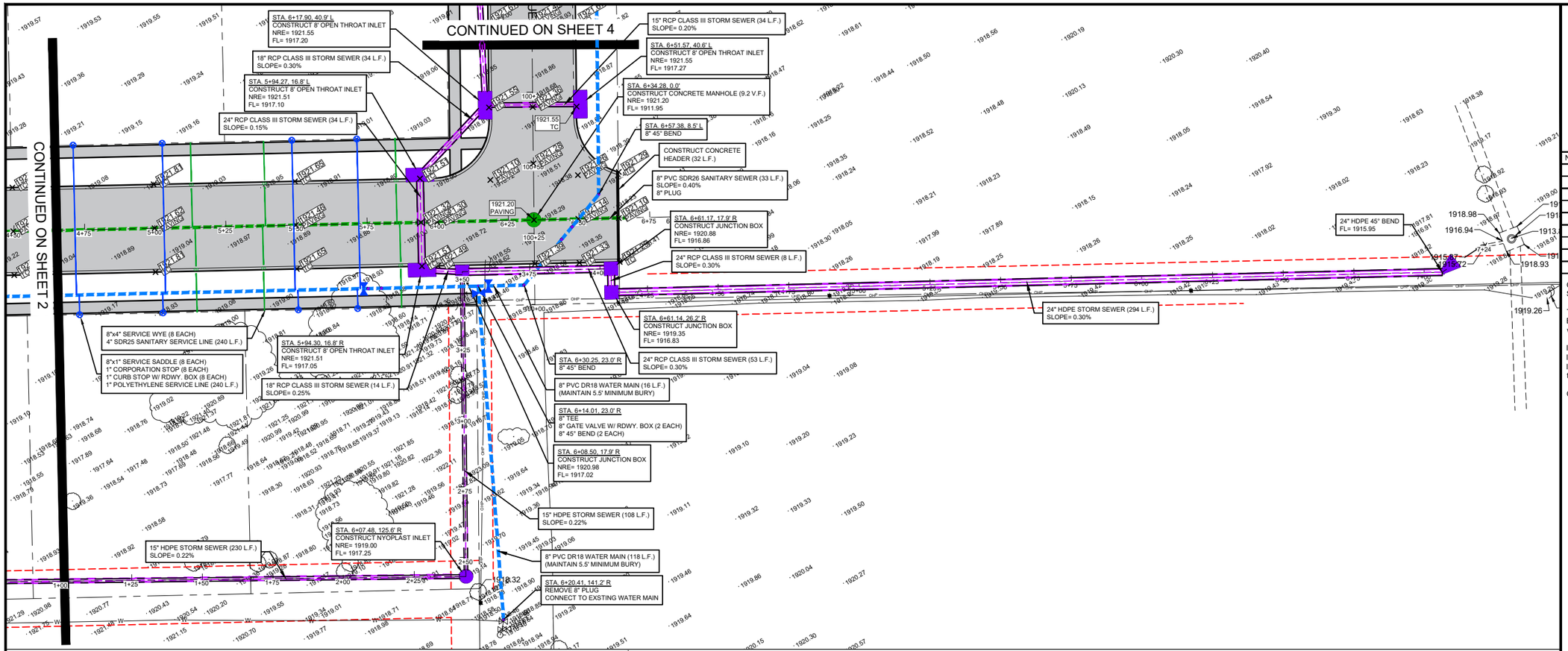
DRAWN BY: LRR
DATE: MARCH 22, 2024
SCALE: 1"=40'
0 20 40 80

TITLE/LOCATION
FAIRVIEW ADDITION
CITY OF HASTINGS, NEBRASKA

DESCRIPTION
PLAN & PROFILE

PROJECT NO.
330-001

SHEET NO.
2 OF 9



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Phone: (402) 372-1923

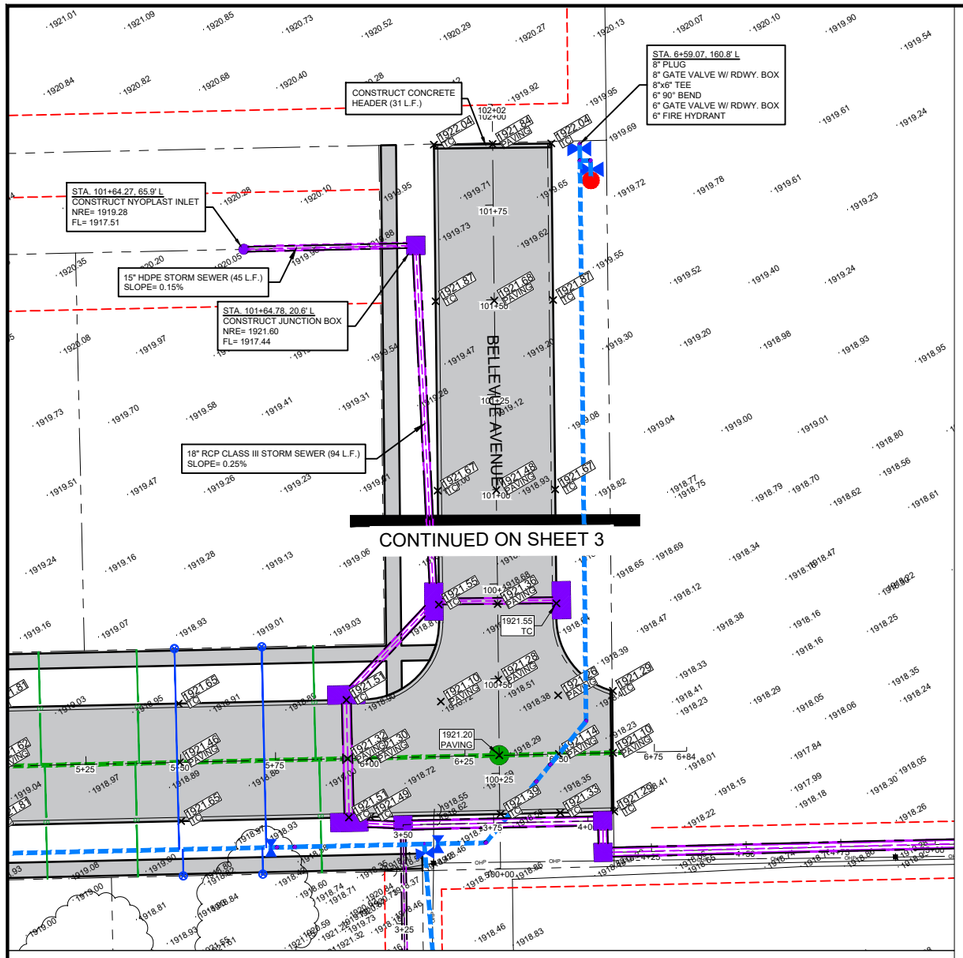
DRAWN BY: LRR
DATE: MARCH 22, 2024
SCALE: 1"=40'
0 20 40 80

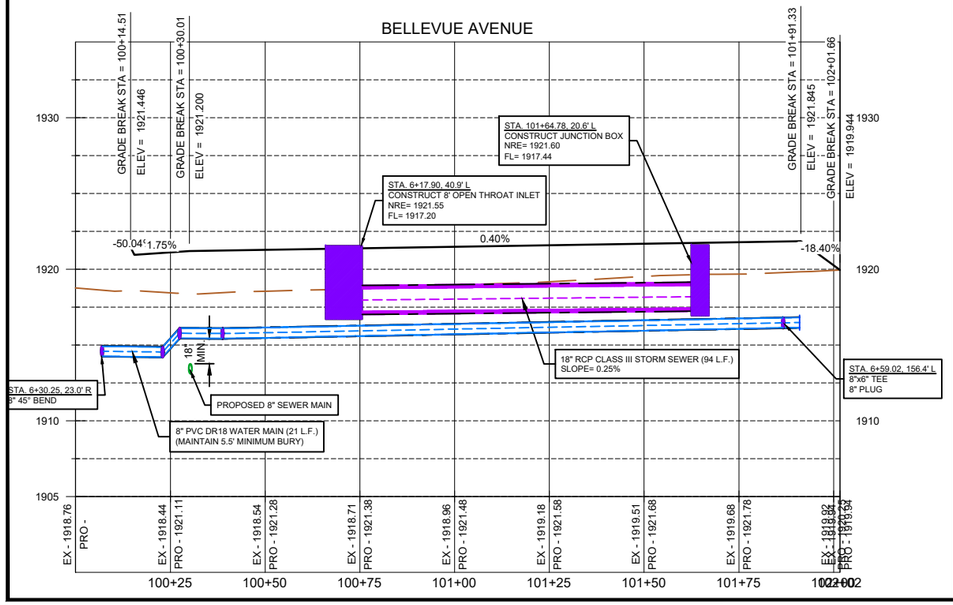
TITLE/LOCATION
FAIRVIEW ADDITION
CITY OF HASTINGS, NEBRASKA

DESCRIPTION
PLAN & PROFILE

PROJECT NO.
330-001

SHEET NO.
3 OF 9





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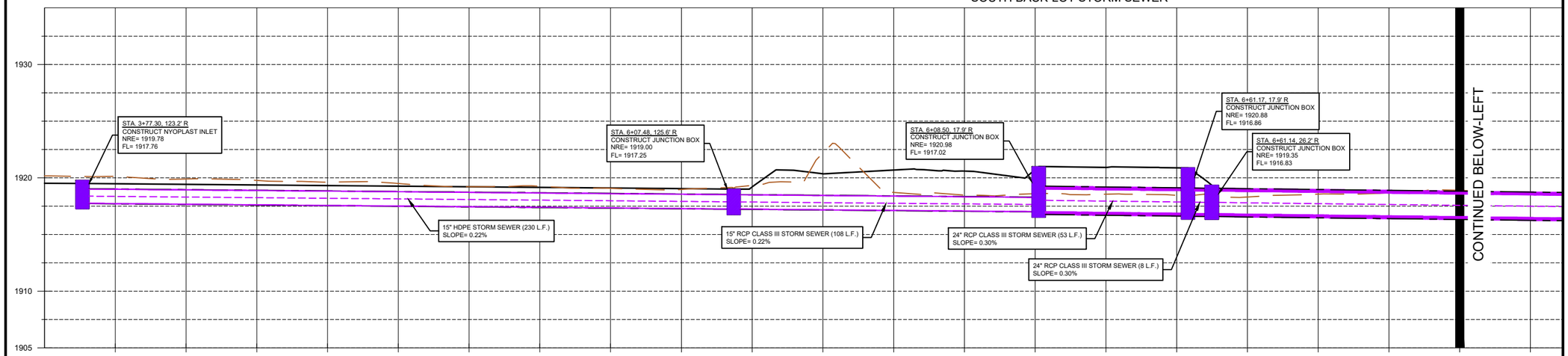
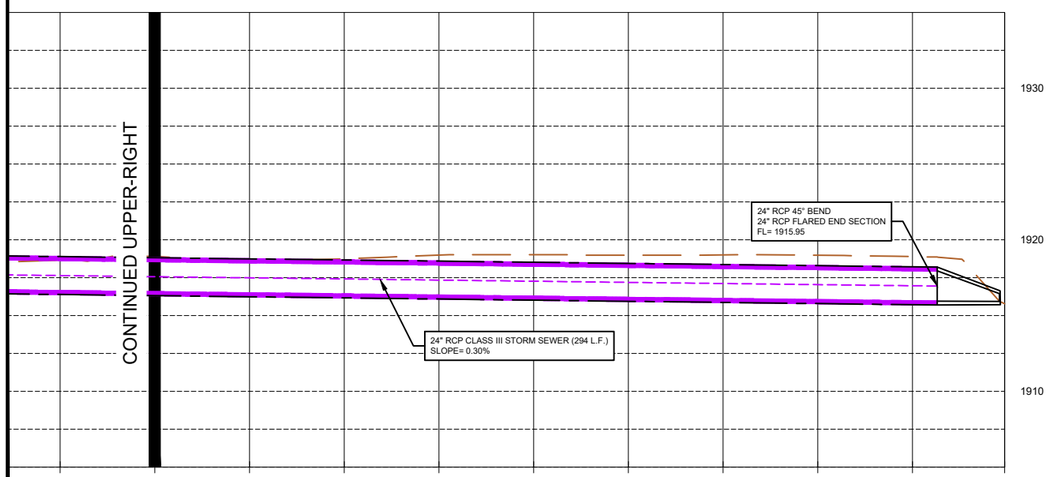
DESCRIPTION
PLAN & PROFILE

PROJECT NO.
330-001

SHEET NO.
4 OF 9

SOUTH BACK-LOT STORM SEWER





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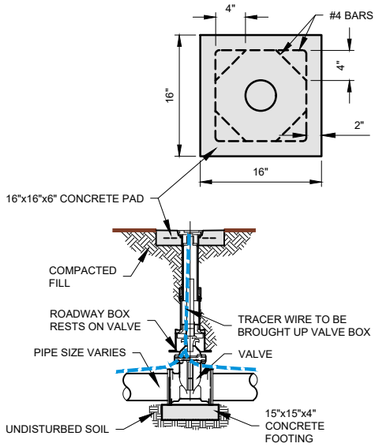
FAIRVIEW ADDITION
CITY OF HASTINGS, NEBRASKA

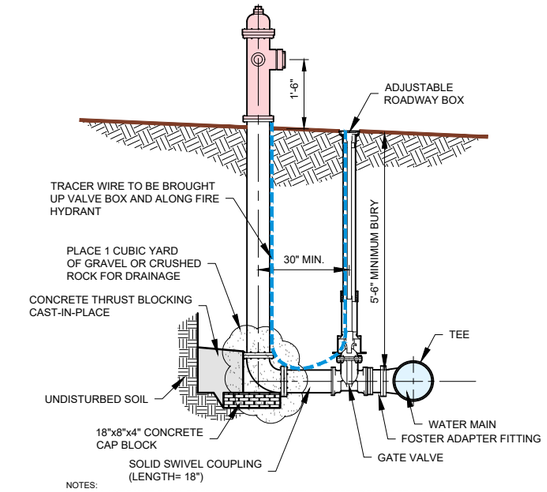
DESCRIPTION
STORM SEWER PROFILES

PROJECT NO.
330-001

SHEET NO.
5 OF 9

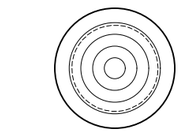


VALVE & ROADWAY BOX DETAIL

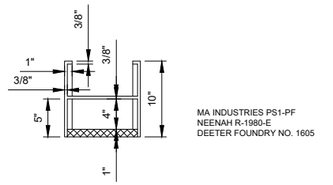


NOTES:
1. ALL HYDRANTS SHALL BE SET WITH PUMPER NOZZLES PERPENDICULAR TO STREET.
2. ALL HYDRANT EXTENSIONS SHALL BE FROM THE SAME MANUFACTURER AS THE HYDRANT.
3. CONTRACTOR SHALL ENSURE THE HYDRANT IS FREE DRAINING AND NOT PLUGGED BY THE CAST IN PLACE CONCRETE THRUST BLOCK.

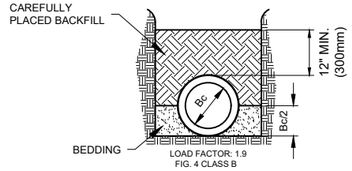
TYPICAL FIRE HYDRANT



300 LB. RING & COVER

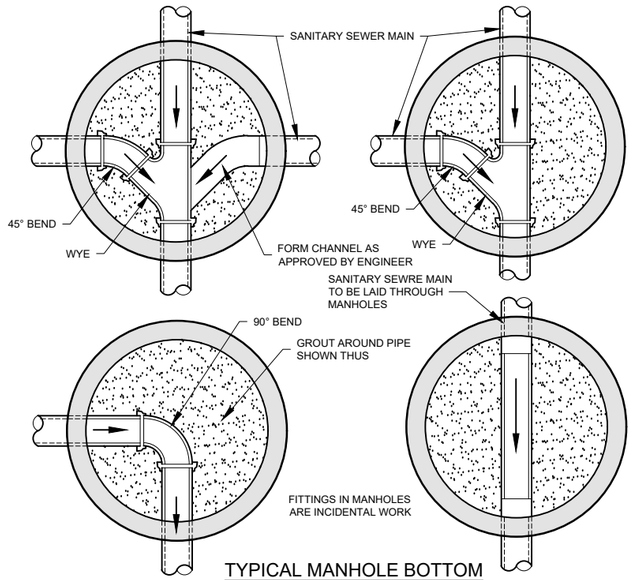


MANHOLE STEP DETAIL

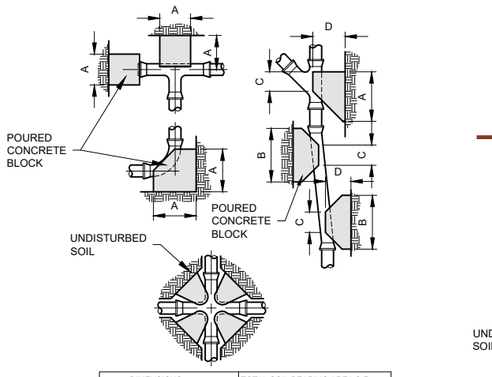


NOTE: GRAVEL SHALL BE USED AS BEDDING MATERIAL.

SANITARY SEWER PIPE BEDDING



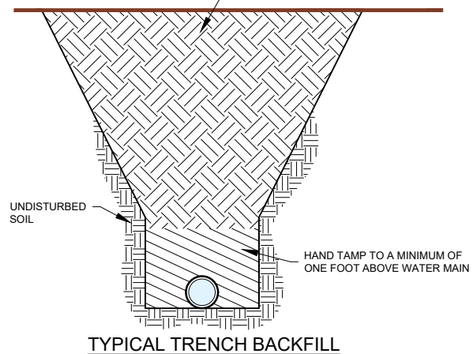
TYPICAL MANHOLE BOTTOM CONSTRUCTION DETAILS



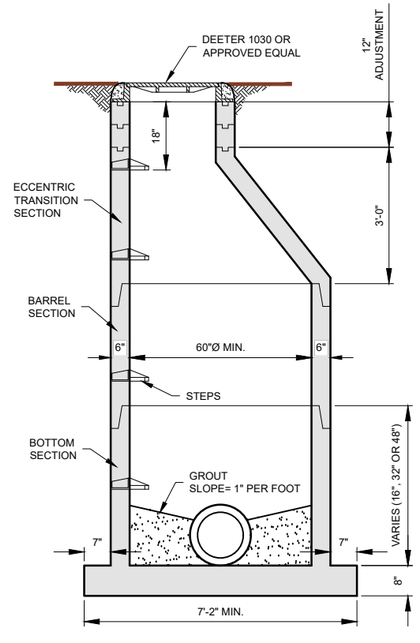
DIMENSIONS					TOTAL SOIL BEARING AREA S.F.				
PIPE SIZE	A	B	C	D	TEES	90°	45°	WYES	CROSSES
UP TO 8"Ø	12"	12"	12"	8"	2	4	4	2	2
10" TO 14"Ø	24"	24"	12"	10"	5	8	5	5	5
16" TO 20"Ø	42"	30"	18"	12"	6.5	12	6.5	6.5	6.5

NOTE: DIMENSIONS SHOWN ABOVE ARE MINIMUM DIMENSIONS. ALL THRUST BLOCKS SHALL EXTEND TO UNDISTURBED SOIL.

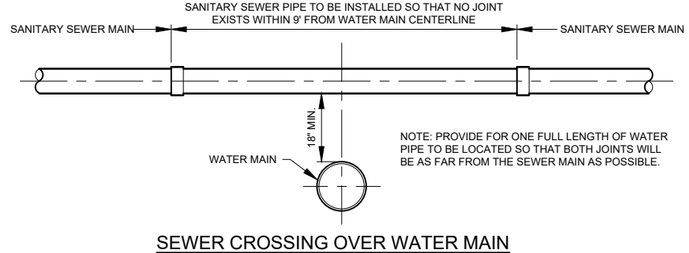
TYPICAL THRUST BLOCK DETAIL



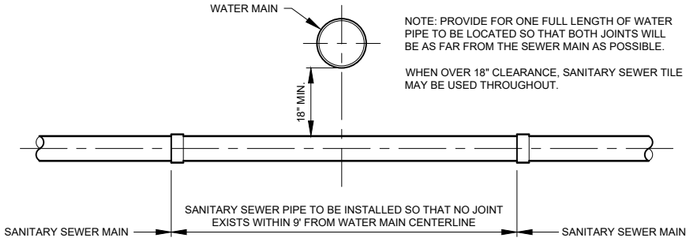
TYPICAL TRENCH BACKFILL



TYPICAL SANITARY SEWER MANHOLE

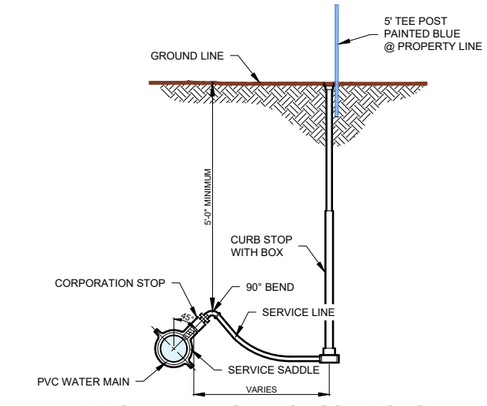


SEWER CROSSING OVER WATER MAIN

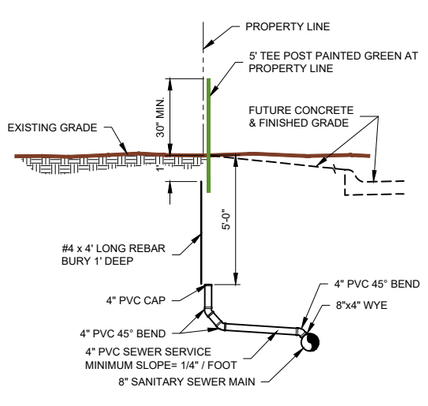


SEWER CROSSING UNDER WATER MAIN

SANITARY SEWER-WATER MAIN CROSSING



TYPICAL WATER SERVICE CONNECTION



TYPICAL SANITARY SERVICE CONNECTION

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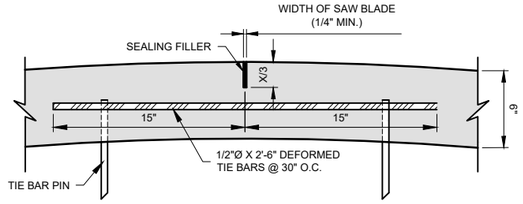
TITLE/LOCATION
FAIRVIEW ADDITION
CITY OF HASTINGS, NEBRASKA

DESCRIPTION
DETAILS

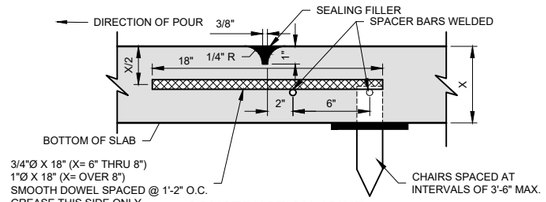
PROJECT NO.
330-001

SHEET NO.
6 OF 9

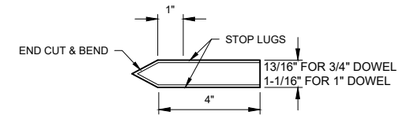


NOTE: WHEN TWO ADJACENT LANES ARE POURED AT THE SAME TIME LONGITUDINAL JOINT COMMON TO THE TWO LANES SHALL BE SAWED

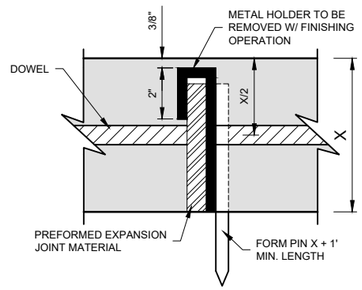
LONGITUDINAL JOINT



CONSTRUCTION JOINT

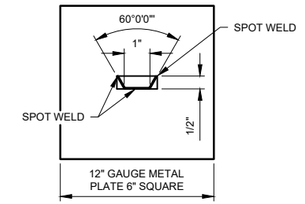


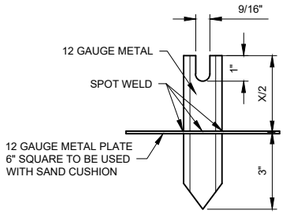
EXPANSION TUBE



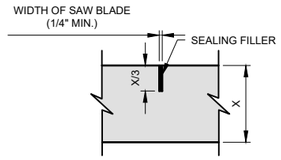
NOTE: SIMILAR DEVICES MAY BE USED IF APPROVED BY ENGINEER.

DETAIL SHOWING HOLDER IN PLACE



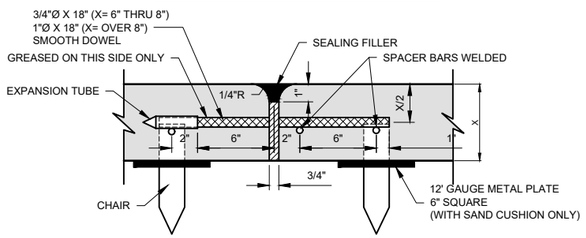


CHAIR DETAIL



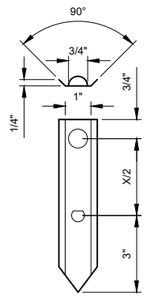
NOTE: CONTRACTION JOINTS SHALL BE SAWED AND SPACED AT A MAX. OF 1.25 THE WIDTH BETWEEN LONGITUDINAL JOINT

CONTRACTION JOINT

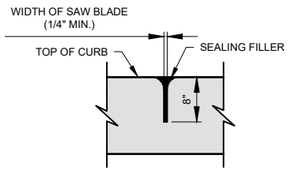


NOTE: PREMOLDED MATERIAL SHALL BE USED FOR EXPANSION JOINTS UNLESS OTHERWISE SPECIFIED.

DOWELED EXPANSION JOINT

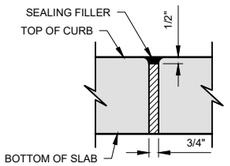


TIE BAR PIN



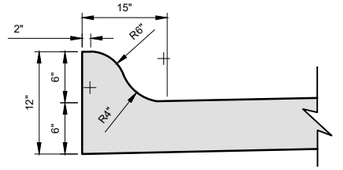
CONTRACTION JOINT THRU CURB

PAVING JOINT DETAILS

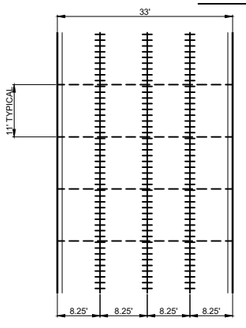


EXPANSION JOINT THRU CURB

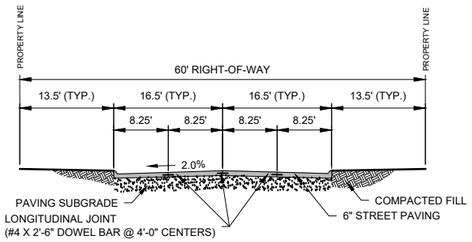
EXPANSION JOINT DETAILS



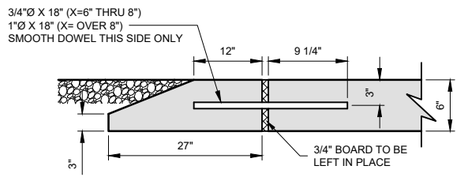
INTEGRAL CURB DETAIL



JOINT DETAIL



TYPICAL STREET CROSS SECTION



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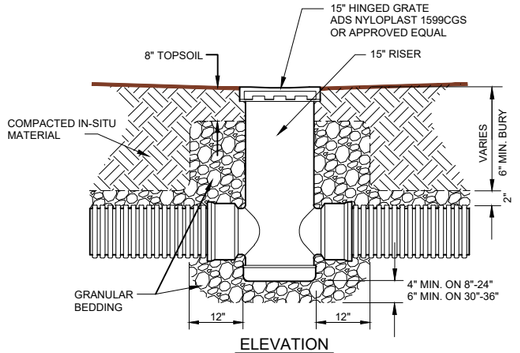
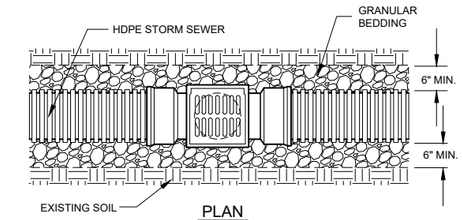
7 OF 9



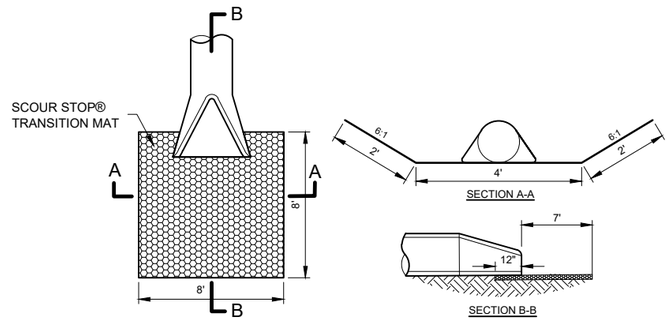
ELEVATION



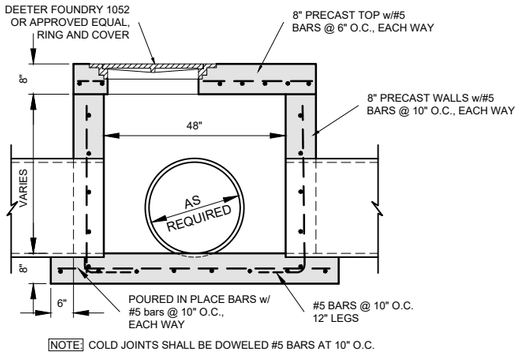
PLAN

HDPE AREA INLET

NO SCALE

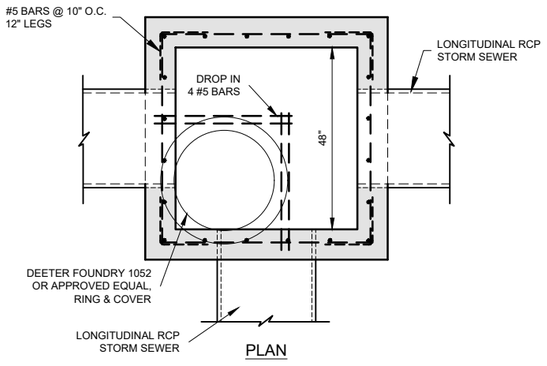


FLARED END SECTION DETAIL



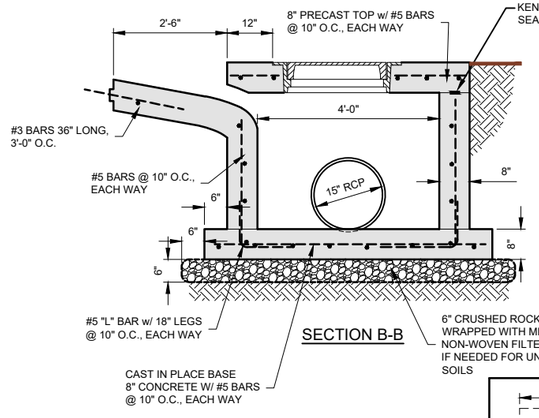
NOTE: COLD JOINTS SHALL BE DOWELED #5 BARS AT 10" O.C.

SECTION

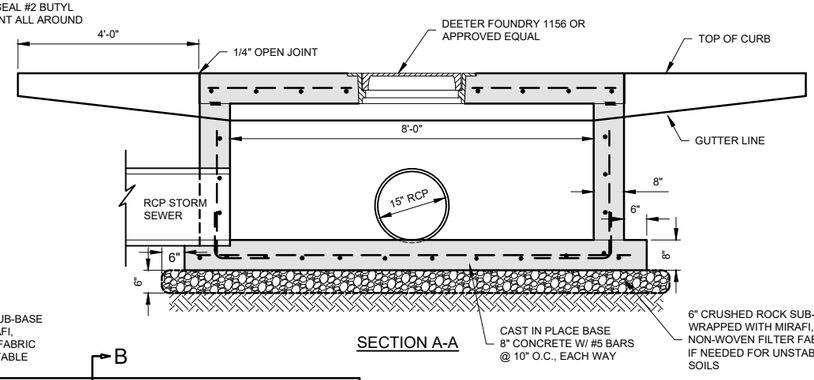


PLAN

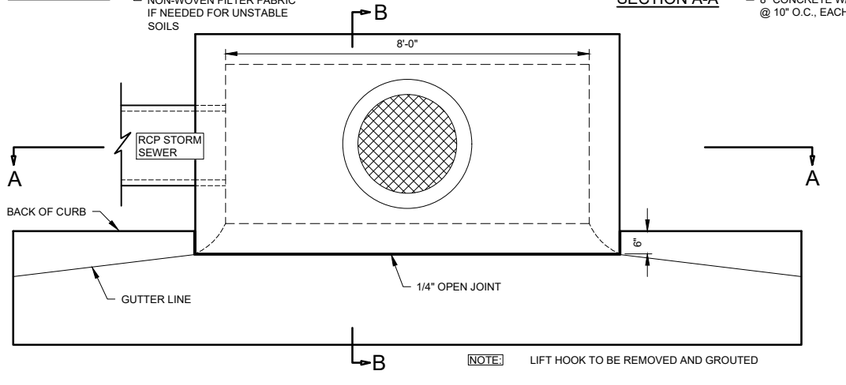
STORM SEWER JUNCTION BOX



SECTION B-B



SECTION A-A



NOTE: LIFT HOOK TO BE REMOVED AND GROUTED

PLAN VIEW

8' OPEN THROAT INLET

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SCALE: 1"=40'
0 20 40 80

TITLE/LOCATION
FAIRVIEW ADDITION
CITY OF HASTINGS, NEBRASKA

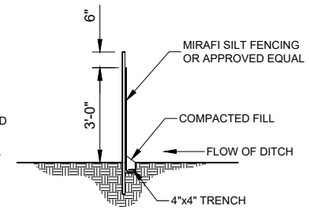
DESCRIPTION
DETAILS

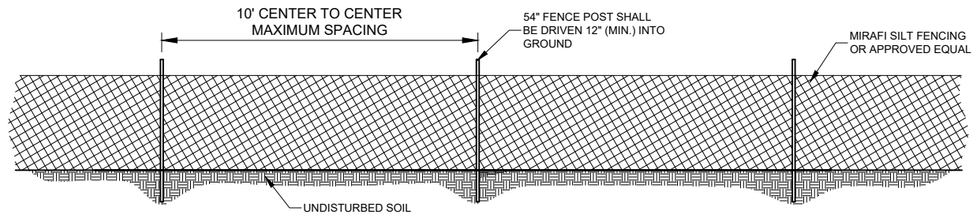
PROJECT NO.
330-001

SHEET NO.
8 OF 9

NOTES:

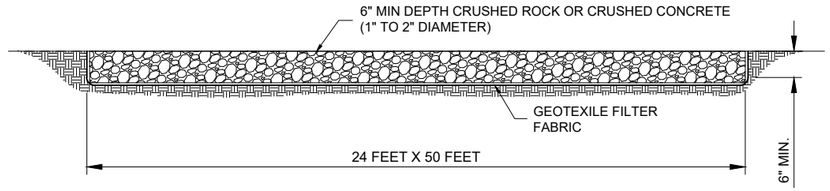
1. POSTS SHALL BE STEEL, EITHER "T" OR "U" TYPE SHALL BE ALLOWED.
2. SILT FENCING SHALL BE ATTACED TO THE POSTS WITH WIRE TIES AT THE TOP AND AT 15-INCH INTERVALS.
3. WHEN TWO SECTIONS OF SILT FENCE ADJOIN THEY SHALL BE OVERLAPPED A MINIMUM OF 1-FOOT.
4. INSPECTION OF SILT FENCING SHALL BE AT REGULAR INTERVALS AND ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.



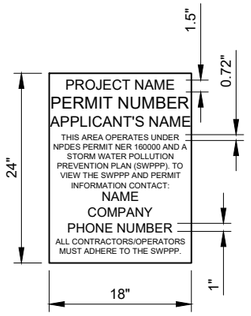


SILT FENCING DETAIL

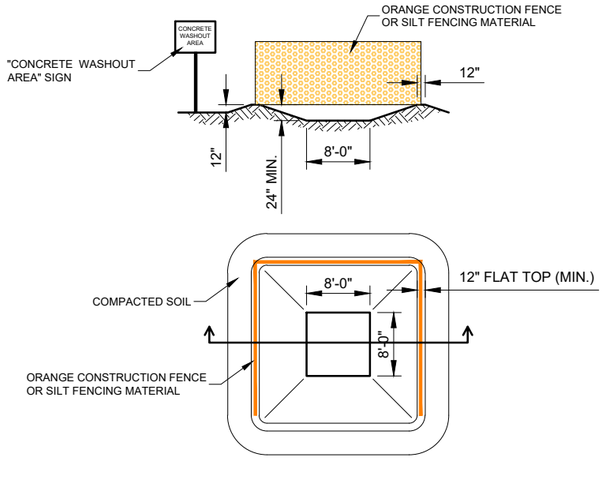
NOT TO SCALE



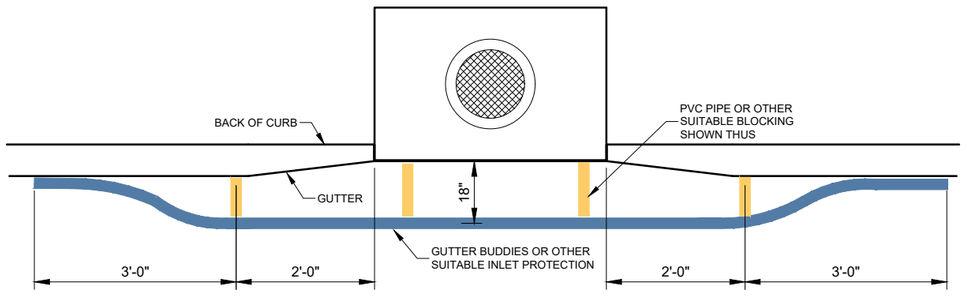
ROCK ENTRANCE DETAIL



SWPPP NOTIFICATION SIGN



CONCRETE WASHOUT



OPEN THROAT INLET PROTECTION

PRELIMINARY - FOR REVIEW ONLY

NO.	DATE	REVISIONS

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COMMENTS:

DIGGERS HOTLINE OF NEBRASKA: 1-800-331-5666

ADVANCED CONSULTING ENGINEERING SERVICES
West Point & Columbus
Phone: (402) 372-1923

DRAWN BY: LRR
DATE: MARCH 22, 2024
SCALE: 1"=40'
0 20 40 80

TITLE/LOCATION
FAIRVIEW ADDITION
CITY OF HASTINGS, NEBRASKA

DESCRIPTION
DETAILS

PROJECT NO.
330-001

SHEET NO.
9 OF 9

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:
Issuing Agent: First American Title Insurance Company National Commercial Services
Issuing Office: 4909 S 135th Street, Suite 207, Omaha, NE 68137
Issuing Office's ALTA® Registry ID: 1004997
Commitment Number: NCS-1200321-OMHA
Issuing Office File Number: NCS-1200321-OMHA
Property Address: Hastings, Adams county, Hastings, NE
Revision Number:

SCHEDULE A

1. Commitment Date: November 29, 2023 at 8:00 AM

2. Policy to be issued:
   a. ALTA® Extended Owner's Policy
      Proposed Insured: Mesner Development Co.
      Proposed Amount of Insurance: $100,000.00
      The estate or interest to be insured: See Item 3 below
   b. Endorsements to be issued:

3. The estate or interest in the Land at the Commitment Date is:

   Fee Simple

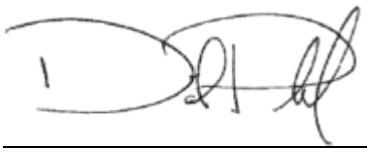
4. The Title is, at the Commitment Date, vested in:

   Community Redevelopment Authority of the City of Hastings, Nebraska

5. The Land is described as follows:

   See Exhibit A attached hereto and made a part hereof

First American Title Insurance Company

By: 

Authorized Signatory

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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Commitment No. NCS-1200321-OMHA

SCHEDULE B, PART I—Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

5. Execution of an acceptable title affidavit by the titleholder(s).

6. Title Company must be notified prior to closing if the transaction will involve a construction loan. Additional requirements will be made for construction transactions. Failure to notify the company in writing before closing will invalidate any mechanic's lien coverage given in the policy.

7. In regard to Mesner Development Co., we require the following:

   A) Furnish a copy of the Certificate and Articles of Incorporation.
   B) Furnish a Certificate of Good Standing from the Nebraska Secretary of State's office.
   C) Furnish a resolution of the board of directors authorizing the proposed transaction and identifying the parties authorized to execute instruments necessary to close this transaction.

   Upon review of these items we reserve the right to make further requirements.

8. In regard to Community Redevelopment Authority of the City of Hastings, Nebraska, we require the following:

   Furnish a proper resolution authorizing the proposed transaction and identifying the parties authorized to execute instruments necessary to close this transaction.

   Upon review of these items we reserve the right to make further requirements.

9. We are informed by the Office of the Secretary of State of the State of Nebraska, that Community Redevelopment Authority of the City of Hastings, Nebraska, is not active and in good standing with

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said office. We must be furnished with proof satisfactory to us that said entity is active and in good standing with said office prior to closing.

NOTE: In order to delete the standard exceptions to survey as contained in this Commitment, the Company requires a comprehensive survey of the premises, in accordance with the Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys as adopted in 2011, certified by a Nebraska Registered Land Surveyor in a manner acceptable to this Company.

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Commitment No. NCS-1200321-OMHA

SCHEDULE B, PART II—Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

2. Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

3. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

4. Easements, or claims of parties in possession not shown by the Public Records.

5. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

6. Any lien or right to a lien for services, labor, material or equipment, unless such lien is shown by the Public Records at Date of Policy and not otherwise excepted from coverage herein.

7. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.

8. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

9. The lien of the General Taxes for the year 2024, and thereafter.

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10. Taxes and Assessments not yet due or payable and special assessments not yet certified to the county treasurer's office:

    2023 County taxes total $2,199.70; First Half DUE; Second Half DUE
    Tax ID No: 0010007533
    Taxed As: BLK 1 ALL BLKS 2 & 3 HAMSHERS SOUTH SIDE ADD NOW VACATED

11. Terms and conditions of Ordinance No. 2072, vacating certain streets and alleys, filed February 2, 1965, in Book 34, Page 577, Official Records, Adams County, Nebraska.

12. Terms and conditions of Ordinance No. 2073 filed February 15, 1965, in Book 34, Page 595, Official Records, Adams County, Nebraska.

    Affidavit of Publication filed June 2, 1965, recorded in Book 35, Page 49, Official Records, Adams County, Nebraska.

13. Terms and conditions of Ordinance No. 2876, creating Street Improvement District No. 1983-35, filed December 22, 1983, as Document No. 833526, Official Records, Adams County, Nebraska.

14. Terms and conditions of Ordinance No. 2884, creating Water Extension District No. 1984-205, filed March 6, 1984, as Document No. 840576, Official Records, Adams County, Nebraska.

15. Terms and conditions of Ordinance No. 2890, vacating part of Hamsher's South Side Addition, filed May 3, 1984, as Document No. 841128, Official Records, Adams County, Nebraska.

16. Rights of the Public, State of Nebraska, County of Adams, in and to that portion of the land taken or used for road purposes, whether by easement or fee title or statutory section line right of way.

17. The rights or interest of tenants in possession, as tenants only, pursuant to unrecorded or recorded leases, contracts and/or verbal agreements.

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Commitment No. NCS-1200321-OMHA

EXHIBIT A

The Land referred to herein below is situated in the County of Adams, State of Nebraska, and is described as follows:

A TRACT OF LAND COMPRISING A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 10 WEST OF THE 6TH P.M., IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 1, TRI-K SECOND SUBDIVISION; THENCE NORTH 89°48'03" EAST A DISTANCE OF 599 FEET ALONG THE SOUTH LINE OF LOT 1, TRI-K SECOND SUBDIVISION TO THE SOUTHEAST CORNER OF LOT 1, TRI-K SECOND SUBDIVISION WHICH IS ALSO ON THE WEST LINE OF LOT 1, TRI-K FOURTH SUBDIVISION; THENCE SOUTH 00°26'09" WEST ALONG THE WEST LINE OF LOT 1, TRI-K FOURTH SUBDIVISION A DISTANCE OF 191.73 FEET TO THE SOUTHWEST CORNER OF LOT 1, TRI-K FOURTH SUBDIVISION WHICH IS ALSO THE NORTH LINE OF LOT 1, TRI-K SUBDIVISION; THENCE SOUTH 89°50'37" WEST ALONG THE NORTH LINE OF LOT 1, TRI-K SUBDIVISION A DISTANCE OF 50.53 FEET TO THE NORTHWEST CORNER OF LOT 1, TRI-K SUBDIVISION; THENCE SOUTH 00°31'06" WEST ALONG THE WEST LINE OF LOT 1, TRI-K SUBDIVISION A DISTANCE OF 100 FEET TO THE SOUTHWEST CORNER OF LOT 1, TRI-K SUBDIVISION; THENCE SOUTH 89°47'05" WEST A DISTANCE OF 548.47 FEET ALONG THE NORTH LINE OF LOT 1, PATHWAY PLAZA SUBDIVISION TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF FRANKLIN AVENUE; THENCE NORTH 00°16'05" EAST A DISTANCE OF 291.88 FEET TO THE SOUTHWEST CORNER OF LOT 1, TRI-K SECOND SUBDIVISION, THAT ALSO BEING THE POINT OF BEGINNING.

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ALTA COMMITMENT FOR TITLE INSURANCE
issued by
FIRST AMERICAN TITLE INSURANCE COMPANY

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, First American Title Insurance Company, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

FIRST AMERICAN TITLE INSURANCE COMPANY

By: _____
Kenneth D. DeGiorgio, President

By: _____
Lisa W. Cornehl, Secretary

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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COMMITMENT CONDITIONS

1. DEFINITIONS

a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.

b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.

c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.

e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.

g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.

i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.

j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

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3. The Company's liability and obligation is limited by and this Commitment is not valid without:
   a. the Notice;
   b. the Commitment to Issue Policy;
   c. the Commitment Conditions;
   d. Schedule A;
   e. Schedule B, Part I—Requirements; and
   f. Schedule B, Part II—Exceptions; and
   g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND
The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY
   a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
      i. comply with the Schedule B, Part I—Requirements;
      ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
      iii. acquire the Title or create the Mortgage covered by this Commitment.
   b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
   c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
   d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
   e. The Company is not liable for the content of the Transaction Identification Data, if any.
   f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
   g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

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6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.

c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

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11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is $2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

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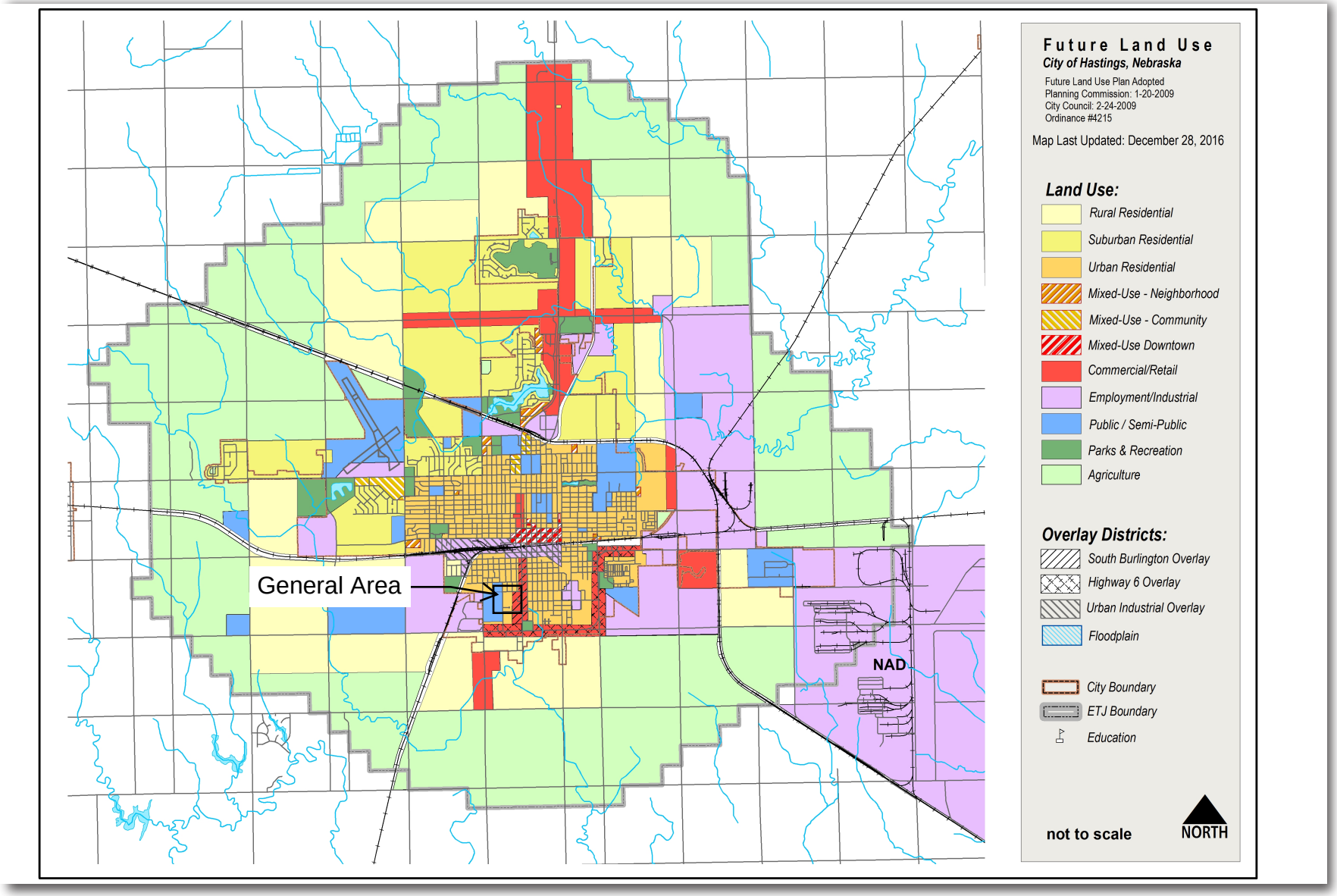


Figure 2.2: Future Land Use Plan


HASTINGS
Nebraska

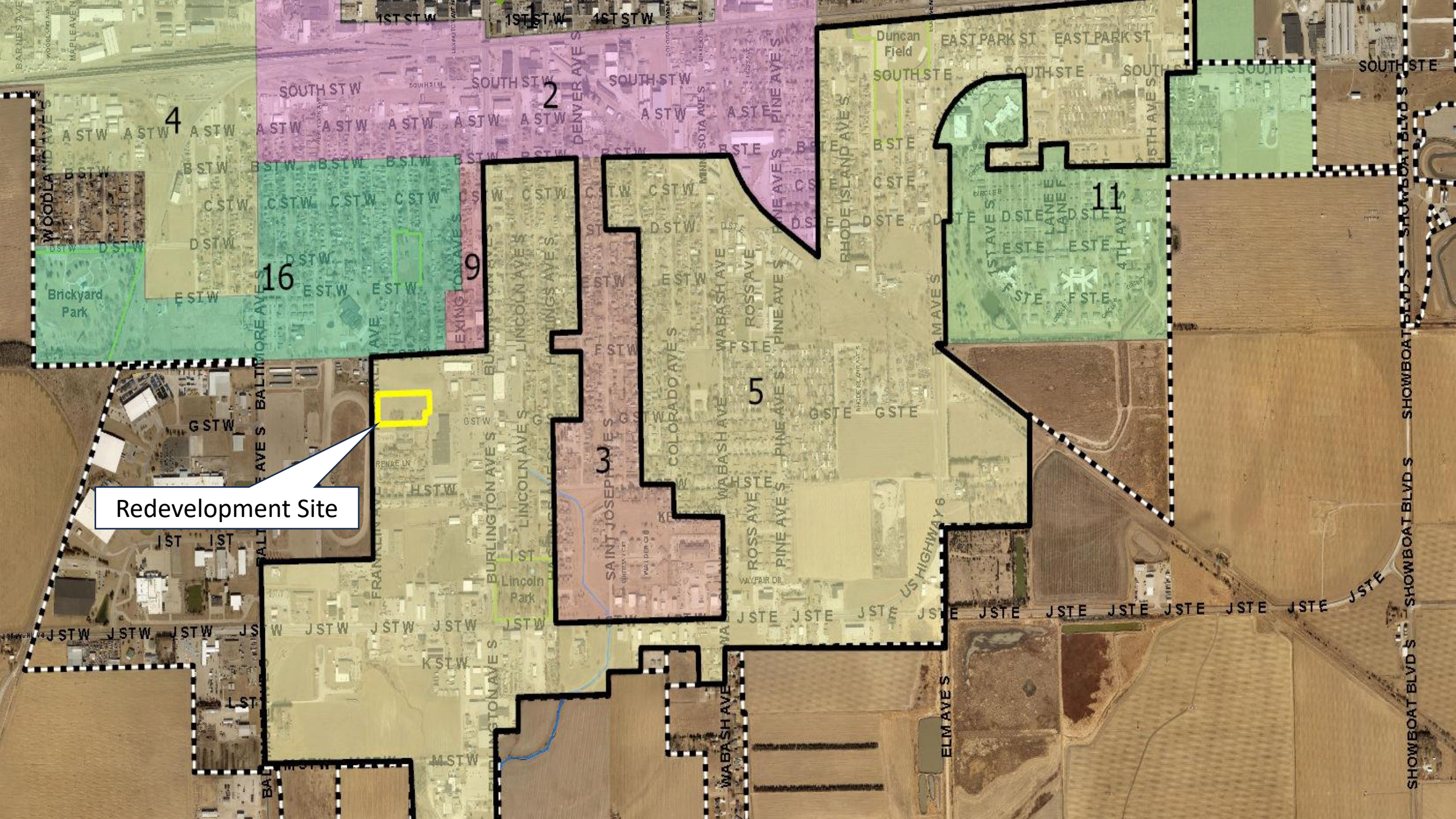
File Nos. 2024-62 and 2024-68

Projects <u>Fairview Villas Project</u>

- A public hearing to consider a request for a Plan Modification No. 2024-1 to Redevelopment Area #5 for the Fairview Villas development.
- Preliminary Plat of the Fairview Subdivision

Applicant Mesner Development

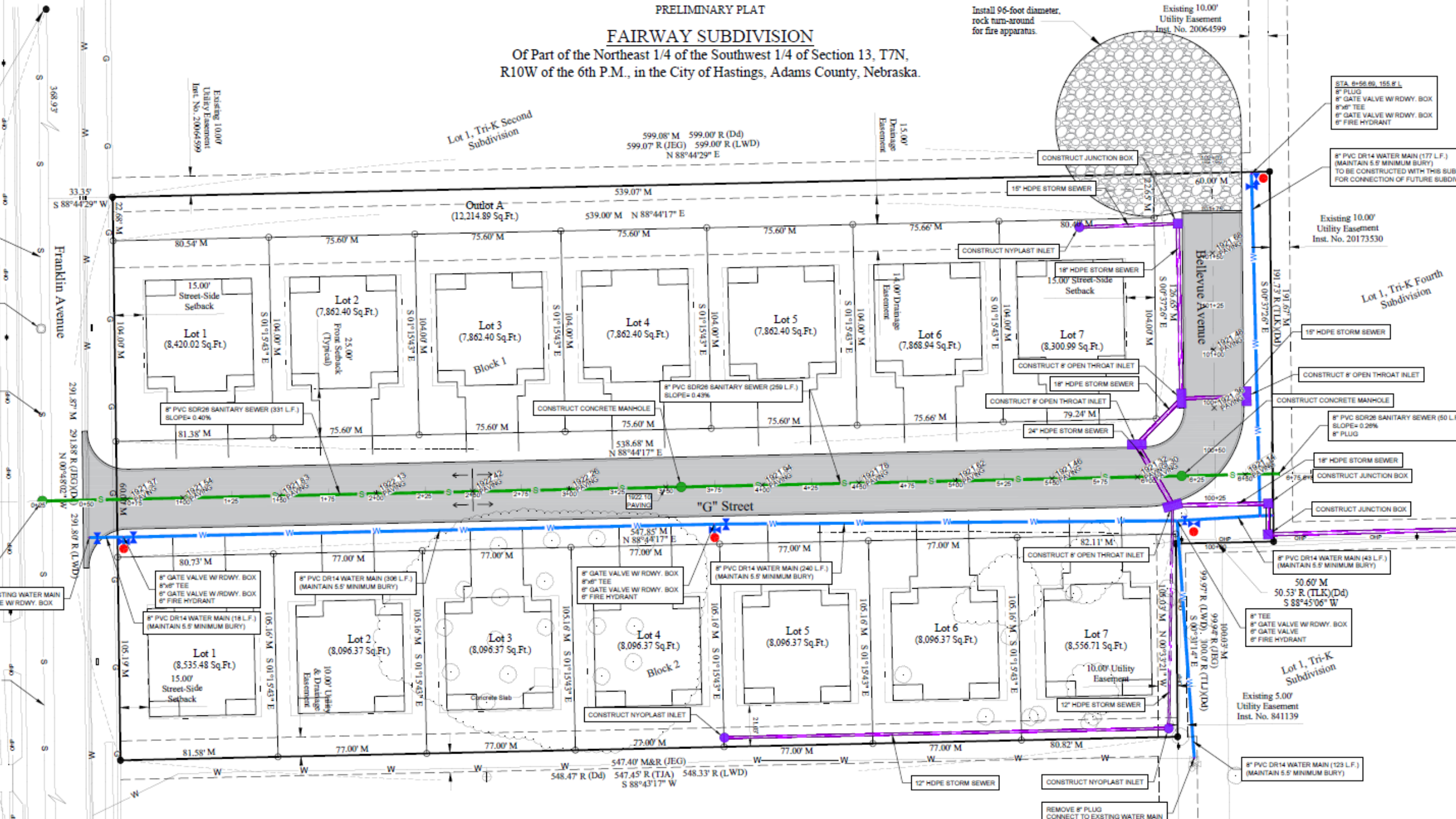

FRANKLIN AVE
FRANKLIN AVE
FRANKLIN
F ST W
F ST W
F ST W
LEXINGTON AVE S
C ST W
F ST W
BURLINGTON AVE S
BURLINGTON AVE S

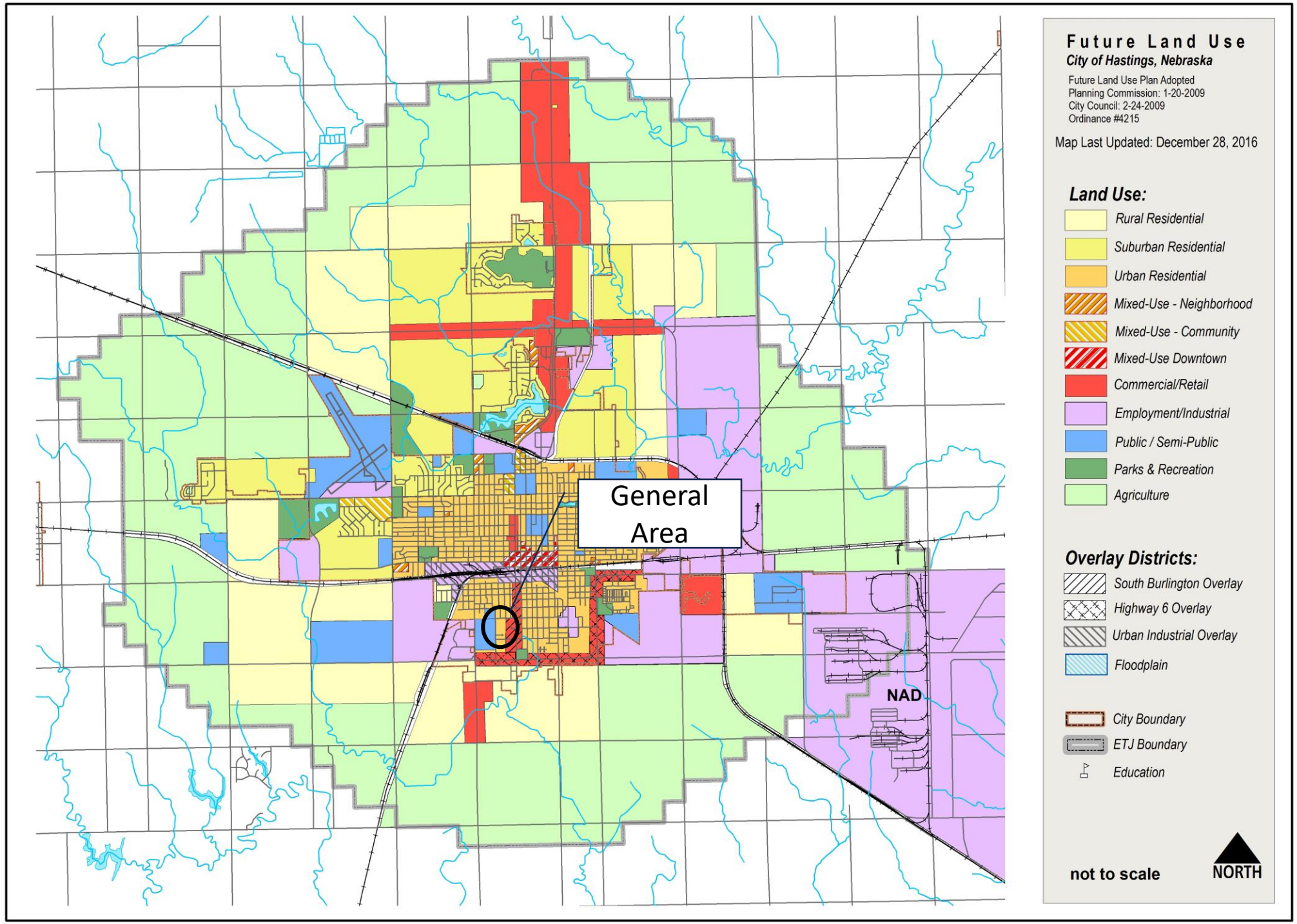

Redevelopment Site
1
2
3
4
5
9
11
16
Brickyard Park
Lincoln Park
Duncan Field
1ST ST W
SOUTH ST W
SOUTH ST E
EAST PARK ST
WOODLAND AVE S
DENVER AVE S
MINNESOTA AVE S
PINE AVE S
RHODE ISLAND AVE S
1ST AVE S
4TH AVE S
5TH AVE S
LANE E
EXINGTON AVE S
BALTIMORE AVE S
FRANKLIN AVE S
BURLINGTON AVE S
LINCOLN AVE S
HOLLINGS AVE S
SAINT JOSEPH AVE S
COLORADO AVE S
WABASH AVE
ROSS AVE
WAYFAIR DR
US HIGHWAY 6
ELM AVE S
SHOWBOAT BLVD S
RENAE LN

PRELIMINARY PLAT

FAIRWAY SUBDIVISION

Of Part of the Northeast 1/4 of the Southwest 1/4 of Section 13, T7N, R10W of the 6th P.M., in the City of Hastings, Adams County, Nebraska.




General Area
NAD
Future Land Use
City of Hastings, Nebraska
Future Land Use Plan Adopted
Planning Commission: 1-20-2009
City Council: 2-24-2009
Ordinance #4215
Map Last Updated: December 28, 2016
Land Use:
Rural Residential
Suburban Residential
Urban Residential
Mixed-Use - Neighborhood
Mixed-Use - Community
Mixed-Use Downtown
Commercial/Retail
Employment/Industrial
Public / Semi-Public
Parks & Recreation
Agriculture
Overlay Districts:
South Burlington Overlay
Highway 6 Overlay
Urban Industrial Overlay
Floodplain
City Boundary
ETJ Boundary
Education
not to scale
NORTH


FRANKLIN AVE
CHICAGO AVE
BELLEVUE AVE S
LEXINGTON AVE S
BURLINGTON AVE S
LINCOLN AVE S
HASTINGS AVE S
DENVER AVE S
F ST W
G ST W
H ST W
RENAE LN
PD

Project Costs and Funding Sources

USE OF FUNDS			SOURCES OF FUNDS	
Description				
Site Acquistion	$	100,000	Federal Tax Credit	$ 3,704,158
Site Prep	$	20,000	State Tax Credit	$ 1,633,399
Sewer, water & paving	$	230,000	HOME Funds	$ 650,000
Engineering & Architecture	$	161,000	Deferred Developer Fee	$ 113,500
Construction costs	$	6,540,057	TIF	$ 160,000
			First Mortgage Loan	$ 790,000
TOTALS	**$**	**7,051,057**		**$ 7,051,057**

Anticipated TIF Funding

2024 assessed value:	$106,604
Estimated value after completion	$925,000
Increment value	$819,000
Annual TIF generated (estimated)	$17,770
TIF bond issue	$160,000

Project Proforma

Proforma Operating Statement w/o TIF					
		Year 1	Year 2	Year 3	Year 4
Rent Revenue		223,848	$ 228,324	$ 232,891	$ 237,549
Expenses		-139,202	$ (143,066)	$ (147,045)	$ (151,144)
NOI Without TIF		84,646	$ 85,258	$ 85,846	$ 86,405
Debt Service		-77,768	$ (77,768)	$ (77,768)	$ (77,768)
Cash Flow Without TIF		6,878	$ 7,490	$ 8,078	$ 8,637
Debt Service Coverage Ratio		1.0884	1.0963	1.1039	1.1111

Tax Credit funding qualification requires 1.205%+

Proforma Operating Statement with TIF					
		Year 1	Year 2	Year 3	Year 4
Rent Revenue		$ 223,848	$ 228,324	$ 232,891	$ 237,549
Expenses		$ (139,202)	$ (143,066)	$ (147,045)	$ (151,144)
Net Operating Income		$ 84,646	$ 85,258	$ 85,846	$ 86,405
Debt Service		$ (64,670)	$ (64,670)	$ (64,670)	$ (64,670)
Cash Flow With TIF		$ 19,976	$ 20,588	$ 21,176	$ 21,735
Debt Service Coverage Ratio		**1.3089**	**1.3184**	**1.3274**	**1.3361**


Looking East into the Site
at Franklin Ave
NOTICE


Looking Southeast
at Franklin Ave


Looking Northeast
at Franklin Ave
EMERGENCY
SNOW
ROUTE

Staff Findings Summary for Plan Modification

- The project is feasible and conforms with the Comprehensive Plan
- The project would not be economically feasible without the use of TIF funding. A significant portion of the funding is low-income housing tax credits, which require a certain % of Debt Service Coverage Ratio. Without TIF funding, the project is infeasible.
- Because of the infeasibility of the project without TIF funding, which market target is low/moderate-income households, the project would most likely not happen without the use of the TIF tool.
- The cost/benefit of the project is in the long-term best interest of the community. The project provides for low/moderate income housing, does not displace current residents or adversely impact public services,

Staff Recommendation

Staff recommends the Planning Commission recommend **APPROVAL** to the City Council for the request for a **REDEVELOPMENT PLAN MODIFICATION** for the Fairview Villas Redevelopment Project, generally located approximately 400 feet to the south of the intersection of West F Street and Franklin Avenue, on the east side of Franklin Avenue, based on the findings in the staff report and the Redevelopment Plan Modification materials.

Staff Findings Summary for Preliminary Plat

- The request conforms with the 2009 Comprehensive Plan. The proposed design and density conform with the Urban Residential policies.
- The Preliminary Plat design conforms to the applicable zoning regulations. The property is zoned C-3, which permits semi-attached (duplex) use. Each lot conforms to the regulations.
- Adequate and Appropriate access is provided. The new G Street roadway will be constructed and a temporary fire access turnaround will be provided.
- The design of the public infrastructure meets the City's minimum standards.

Staff Recommendation

Staff recommends the Planning Commission recommend **APPROVAL** to the City Council for the **PRELIMINARY PLAT** of the Fairway Subdivision, generally located approximately 400 feet to the south of the intersection of West F Street and Franklin Avenue, on the east side of Franklin Avenue, with the following conditions:

1. A sidewalk along Franklin Avenue will be required to be installed by the developer.
2. Sidewalks along both sides of West G Street will be required to be installed.


HASTINGS
Nebraska

Department: Development Services
Staff Contact: Ember Batelaan, Chad Bunger
Council Meeting Date: 6/10/2024

AGENDA ITEM SUMMARY SHEET

Description of Item:

A public hearing to consider a request to adopt the Redevelopment Plan for an approximate 100.7 acre area generally bounded by North Cedar Avenue, East 6th Street, North 2nd Avenue, and East 9th Street in the City of Hastings, Adams County, Nebraska, known as Redevelopment Area #17.

Names of People/Business affected by this action:

The property owners, City of Hastings, and all affected taxing authorities.

Why Council action is required:

From N.R.S 18-2110: Plan; submission or recommendation; requirement.
A redevelopment plan shall not be submitted or recommended to the governing body of the city in which the redevelopment project area is located until a general plan for the development of the city has been prepared.

Type of action requested:

Motion
Resolution

Suggested motion:

Motion to approve Resolution 2024-29 to adopt the General Redevelopment Plan for Redevelopment Area #17.

Deadlines associated with action:

Department head comments:

The complete details of the staff review and recommendation are in the attached staff report.

City Administrator comments:

HASTINGS
DEVELOPMENT SERVICES

STAFF REPORT

General Redevelopment Plan:	Redevelopment Area 17
Applicant:	Hastings Community Redevelopment Authority
Redevelopment Area Location:	Generally bounded by North Cedar Avenue, East 6th Street, North 2nd Avenue, and East 9th Street.
Date of Public Hearing:	May 21, 2024

City of Hastings Planning Commission



Redevelopment Area 17

Redevelopment_Area_Boundary

N
W
E
S

0 0.05 0.1 0.2 Miles

SECTION AND REQUIREMENT OF NEBRASKA STATE STATUTES ALLOWING FOR A GENERAL REDEVELOPMENT PLAN

- **Statute 18-2109:** Redevelopment plan; preparation;
    - **(1)** A redevelopment plan for a redevelopment project area shall not be prepared and the governing body of the city in which such area is located shall not approve a redevelopment plan unless the governing body has, by resolution adopted after the public hearings required under this section, declared such area to be a substandard and blighted area in need of redevelopment.
- **Statute 18-2110:** Plan; submission or recommendation; requirement.
    - A redevelopment plan shall not be submitted or recommended to the governing body of the city in which the redevelopment project area is located until a general plan for the development of the city has been prepared.
- **Statute 18-2111:** Plan; who may prepare; contents.
    - The authority may itself prepare or cause to be prepared a redevelopment plan or any person or agency, public or private, may submit such a plan to an authority. A redevelopment plan shall be sufficiently complete to indicate its relationship to definite local objectives as to appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities and other public improvements, and the proposed land uses and building requirements in the redevelopment project area, and shall include without being limited to:
        i. The boundaries of the redevelopment project area with a map showing the existing uses and condition of the real property therein;
        ii. A land-use plan showing proposed uses of the area;
        iii. Information showing the standards of population density, land coverage, and building intensities in the area after redevelopment;
        iv. A statement of the proposed changes, if any, in zoning ordinances or maps, street layouts, street levels or grades, or building codes and ordinances;
        v. A site plan of the area;
        vi. A statement as to the kind and number of additional public facilities or utilities which will be required to support the new land uses in the area after redevelopment.

BLIGHT STUDY ADOPTION:

The Blight and Substandard Study for Redevelopment Area # 17 was heard at the April 22, 2024, City Council meeting and passed with a vote of 7-1-0. Redevelopment Area #17 was designated as a substandard and blighted area in need of redevelopment with Resolution No. 2024-24.

DESCRIPTION OF GENERAL REDEVELOPMENT PLAN FINDINGS:

The CRA completed the General Redevelopment Plan on April 30, 2024. The General Redevelopment Plan is intended to serve as a comprehensive guide for the implementation of development and redevelopment activities within Redevelopment Area #17. Redevelopment and development activities should be utilized to promote the general welfare and enhance the tax base, as well as promote the economic and social well-being of the Community.

The General Redevelopment Plan identifies five general development/redevelopment initiatives and two infrastructure and utility systems initiatives. Each initiative identifies ways in which the area should be redeveloped throughout the next seven to fifteen years.

The General Redevelopment Plan also identifies the existing and future land uses of the Area. Redevelopment Area #17 currently consists of residential, private college facilities, and vacant/undeveloped land use types. The blight study also identified properties and structures classified as being in deteriorating condition or dilapidated. The tracts of undeveloped land are ideally suited for future residential development. The future land use map follows the vision of the comprehensive plan and promotes the Area as a location for a mix of campus institutional and residential development.

The future zoning in the Area remains mostly the same with the majority of the properties being zoned for either single or multi-family residential. The study recommends the Hastings College properties be rezoned to Campus Institutional District to better reflect the existing and future uses. This rezoning would be in line with the comprehensive plan which shows Hastings College as Public/Semi-Public Land Use.

Additionally, the General Redevelopment Plan identifies recommended public improvements for the Area. These improvements could include streets, water, sanitary sewer and storm sewer systems, sidewalks, open space and recreational uses. According to the Blight and Substandard Study, the primary concern in the Area are the aging infrastructure systems and the need to expand the infrastructure system to vacant/undeveloped land areas.

In conclusion, the General Redevelopment Plan for Redevelopment Area #17 should guide the redevelopment and development opportunities. The major components will be accomplished as individual projects that will be proposed as plan modifications upon adoption of this General Redevelopment Plan.

CONFORMANCE WITH COMPREHENSIVE PLAN:

The 2009, Imagine Hastings Comprehensive Plan identifies Redevelopment Area #17 as "Urban Residential" and "Public/Semi-Public" on Hastings College campus grounds. Urban Residential is defined as a higher density residential development typically in the 4 to 10 units per acre range with lots ranging in size from 7,000 to 10,750 square feet in size.

It should be noted that the Imagine Hastings Plan is fifteen years old and its vision for this area and others across the community may not reflect the current development realities. The community is in the process of updating the Comprehensive Plan. The Plan update is anticipated to be completed this year in the late Spring or Summer.

Additionally, the subsequent redevelopment plan modifications may likely take on a more intense residential use or a different type of use altogether. The Community Redevelopment Authority and developers should work with the City to review the forthcoming redevelopment plan modifications and specific development projects for conformance with the Comprehensive Plan and request amendments and rezonings as needed.

STANDARDS TO ADOPT GENERAL REDEVELOPMENT PLAN:

The provisions of Nebraska State Statutes, 18-2109, regulate the redevelopment of areas within blighted and substandard areas.

The City Council, by recommendation from the City Planning Commission, will declare an area as blighted and substandard prior to the development of a redevelopment plan.

STAFF COMMENTS: Staff concurs with the CRA's findings. Staff recommends the Planning Commission recommend **APPROVAL** to adopt the **GENERAL REDEVELOPMENT PLAN**, as written, for Redevelopment Area #17 to the City Council, as it meets the provisions of Nebraska State Statutes 18-2109.

PREPARED BY: Ember Batelaan

DATE: May 10, 2024

ATTACHMENTS:

1. General Redevelopment Plan for Redevelopment Area #17
2. Blight and Substandard Study for Proposed Redevelopment Area #17

GENERAL REDEVELOPMENT PLAN
REDEVELOPMENT AREA #17
APRIL 24, 2024

Purpose of Plan

The purpose of this General Redevelopment Plan is to serve as a comprehensive guide for the implementation of development and redevelopment activities within Redevelopment Area #17 in the City of Hastings, Nebraska. Redevelopment and development activities associated with the Nebraska Community Development Law, State Statutes 18-2101 through 18-2154, should be utilized to promote the general welfare and enhance the tax base, as well as promote the economic and social well-being of the Community.

A General Redevelopment Plan must contain the general planning elements required by Nebraska State Revised Statutes, Section 18-2111 re-issue 2012 items (1) through (6). A description of these items is as follows:

(1) The boundaries of the redevelopment project area with a map showing the existing uses and condition of the real property therein; (2) a land-use plan showing proposed uses of the area; (3) information showing the standards of population densities, land coverage and building intensities in the area after redevelopment; (4) a statement of the proposed changes, if any, in zoning ordinances or maps, street layouts, street levels or grades, or building codes and ordinances; (5) a site plan of the area; and (6) a statement as to the kind and number of additional public facilities or utilities which will be required to support the new land uses in the area after redevelopment.

Furthermore, the General Redevelopment Plan must further address the items required under Section 18-2113, "Plan; considerations", which the CRA must consider prior to recommending a redevelopment plan to the Planning Commission and City Council for adoption. These "considerations" are defined as follows:

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

and efficient expenditure of public funds, and the prevention of the recurrence of insanitary or unsafe dwelling accommodations, or conditions of blight."

Location

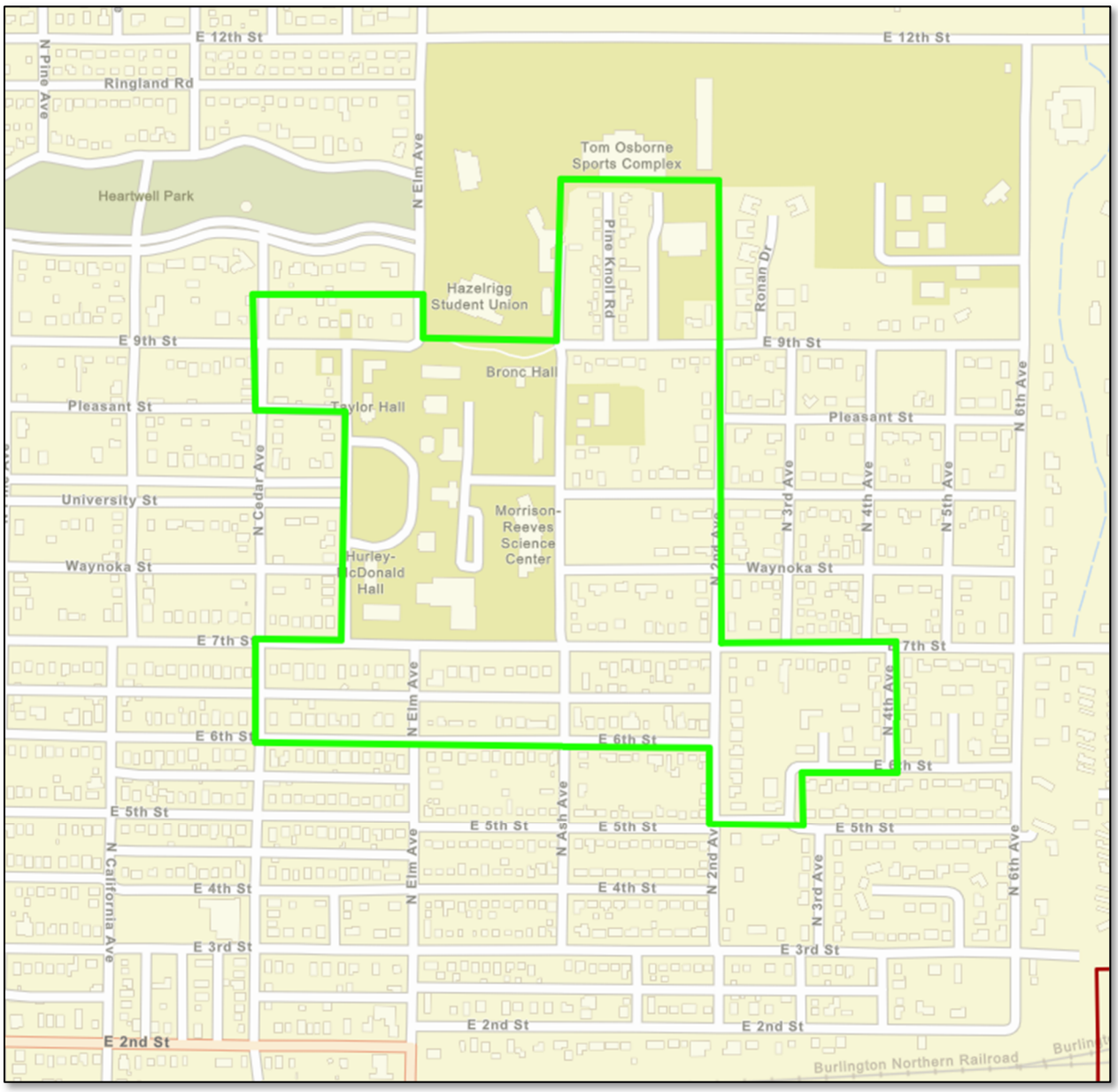
The referenced Hastings, Nebraska Redevelopment Area #17 is situated in the eastern portion of the City of Hastings, Nebraska, generally bound by the 9th Street (North) N. 3rd Avenue (East), 5th Street (South) and Cedar Avenue (West). The Area is comprised of an estimated 100.7 acres. Key development features include the Hastings College Campus structures and several small undeveloped land parcels. This Redevelopment Area has been identified for future development activities, due to the existence of aging and deteriorating structures, aging and deteriorating sidewalks and streets, pedestrian safety, and aging and undersized water mains.

Redevelopment Area #17 includes the following parcels of record on file with the Adams County Assessor:

Parcel ID Numbers Within Proposed Redevelopment Area 17							
010011977	010011614	010012784	010013815	010012825	010012803	010012622	010014462
010011677	010011615	010012627	010013814	010012785	010011603	010011984	010014465
010013942	010012799	010011981	010013805	010012792	010011678	010016843	010017196
010011978	010011631	010011423	010013806	010016930	010011638	010013946	010014466
010011966	010012793	010011424	010013807	010012617	010011422	010011666	010014464
010011655	010012801	010014360	010013808	010011426	010011647	010011669	010013949
010013943	010012783	010012788	010013804	010016844	010011646	010012619	010018034
010011979	010016931	010011986	010011667	010011676	010012782	010011672	010013802
010011974	010011643	010012790	010011645	010014361	010011644	010011671	010011635
010012629	010011627	010012613	010013811	010011427	010011632	010011657	010012820
010011982	010011604	010011662	010013801	010012796	010011637	010011630	010018971
010011983	010011605	010012786	010013950	010012789	010011628	010011634	010018972
010011969	010011606	010012787	010016864	010011665	010011648	010012620	010018973
010011970	010011607	010011975	010013810	010012626	010011652	010012618	010018974
010011971	010011608	010011626	010013809	010012624	010011659	010013947	010014467
010011972	010011609	010012614	010013813	010012623	010011658	010012791	010018967
010011636	010011610	010011987	010011988	010012624	010011651	010011980	010018968
010012804	010011611	010011985	010014459	010012616	010011653	010011973	010018969
010011976	010011613	010011425	010013812	010011650	010011663	010011673	010018970
010011967	010012625	010011633	010014460	010011602	010011656	010011675	010016870
010012821	010011674	010012615	010016856	010012794	010011664	010011660	010011679
010012822	010011654	010012628	010014461	010012797	010008123	010011661	010016859
010012823	010011649	010011670	010013948	010012798	010008124	010011642	010011641
010012824	010011640	010012795	010014463	010012800	010011968	010011629	010011639
010011668	010016851	010016850	010012802	010016854	010011612		

The following map (Exhibit 1) and other maps in this Redevelopment Plan identify the entire Redevelopment Area #17 that has been declared blighted and substandard and in need of redevelopment pursuant to this General Redevelopment Plan.

EXHIBIT #1



Project Planning and Implementation Recommendations.

The planning process for Redevelopment Area #17 has resulted in a listing of general planning and implementation recommendations. As discussed in the Blight and Substandard Determination Study, the existence of aging and deteriorating structures, aging and deteriorating sidewalks and streets, pedestrian safety, and aging and undersized water mains are a sufficient basis for designation of Redevelopment Area #17 as blighted and substandard.

To eliminate blight and substandard conditions and enhance private development and redevelopment activities throughout Redevelopment Area #17, the City of Hastings will need to consider the following general development and redevelopment initiatives. Tax Increment Financing (TIF) will need to be considered as a tool to assist in financing both development and redevelopment projects. Micro TIF, or the expedited review of smaller, single redevelopment projects should be adopted by City Council resolution and utilized in the Redevelopment Area.

General Development/Redevelopment Initiatives.

- Develop public and private partnerships with funding entities and property developers to attract residential development to Redevelopment Area #17 to address the specific needs of Hastings College students and faculty, and the rehabilitation and preservation of existing housing stock in the Redevelopment Area. Partnerships can include, but are not limited to the Hastings CRA, South Central Economic Development District, Housing Development Corporation, Hastings Economic Development Corporation, Hastings Chamber of Commerce, Hastings College, the Suzanne and Walter Scott Foundation and other private foundations. Utilize the Hastings Comprehensive Development Plan, Hastings 2021 Housing Needs Assessment and any other local, relevant planning documents to provide direction for Community development projects.

- Create an "Economic Development Initiative" for Redevelopment Area #17 directed at increasing the property tax base via new development activities. Utilize TIF, Micro-TIF, the Rural Workforce Housing Fund and other available sources of economic development funding, including State, Federal and Private Foundation Grants, as well as private investment, for the expansion of both existing and new residential developments. Such development activity must be in conformance with the City's *Comprehensive Plan* and current *Zoning and Subdivision Regulations,* pending changes or amendments to both documents.

- Promote the development of vacant/undeveloped land areas within the Redevelopment Area by targeting parcels that are, currently, both functionally and economically obsolete. Smaller, vacant/undeveloped tracts of land in the eastern portion of the Area should be planned for residential development, while infill development in residential areas should be planned for expansion of residential land uses. Modern street and water/sewer systems should be put in place to attract development/redevelopment opportunities to the Area.

- Establish a program of new residential development to address the specific needs of Hastings College students and faculty, and the rehabilitation and preservation of existing housing stock in the Redevelopment Area. TIF, Micro-TIF, Rural Workforce Housing Fund, Community Development Block Grants, HOME funds and the Nebraska Affordable Housing Trust Fund could assist with both new housing development and housing preservation programs.

- Through the CRA, acquire dilapidated and functionally and economically obsolescent buildings or land within the Redevelopment Area and retain or hold these tracts for future development.

Infrastructure & Utility Systems Initiatives.

- Repair and replace, as needed, deteriorated and dilapidated or undersized municipal water, sewer and storm sewer mains throughout Redevelopment Area #17, to support both existing and future residential development and redevelopment. Hastings Utilities Staff estimate that segments of water and sewer mains were identified to be undersized by today's demand and development standards and are in need of replacement.

- Establish a program to improve existing sidewalks and install new sidewalks where necessary, as well as rehabilitate and resurface existing streets, new street lighting, and parking areas in the Redevelopment Area, identified as being in a state of deterioration and in substandard condition.

Implementation.

Both a timeline and budget should be developed for the implementation of this General Redevelopment Plan. Each of these processes should be designed in conformance with the resources and time available by the city. A reasonable timeline to complete the redevelopment activities identified in the Plan would be seven to fifteen years.

Various funding sources exist for the preparation and implementation of a capital improvement budget designed to meet the funding needs of proposed development and redevelopment activities. These include local and federal funds commonly utilized to finance street improvement funds, i.e. Community Development Block Grants, Special Assessments, General Obligation Bonds and Tax Increment Financing (TIF). The use of TIF and Micro-TIF for development and redevelopment projects in Redevelopment Area #17 is deemed to be an essential and integral element. The use of TIF and Micro-TIF in connection with such projects is contemplated by this General Redevelopment Plan and such designation and use of TIF will not constitute a substantial modification to the Plan.

The City agrees, when approving this General Redevelopment Plan, to the utilization of TIF for appropriate development and redevelopment projects and agrees to pledge the taxes generated from such projects for such purposes in accordance with the Act. Any redevelopment project

receiving TIF is subject to a Cost Benefit Analysis to determine if the project would be economically feasible without the use of TIF and whether the project would occur in the area without the use of TIF.

Land Use Patterns.

The existing land use patterns are shown in Exhibit #2 below. Redevelopment Area #17 consists of residential, private college facilities, and vacant/undeveloped land use types. The substandard and blight study identified properties and structures classified as being in deteriorating condition or dilapidated. The tracts of undeveloped land are ideally suited for future residential development.

EXHIBIT #2 – EXISTING LAND USE

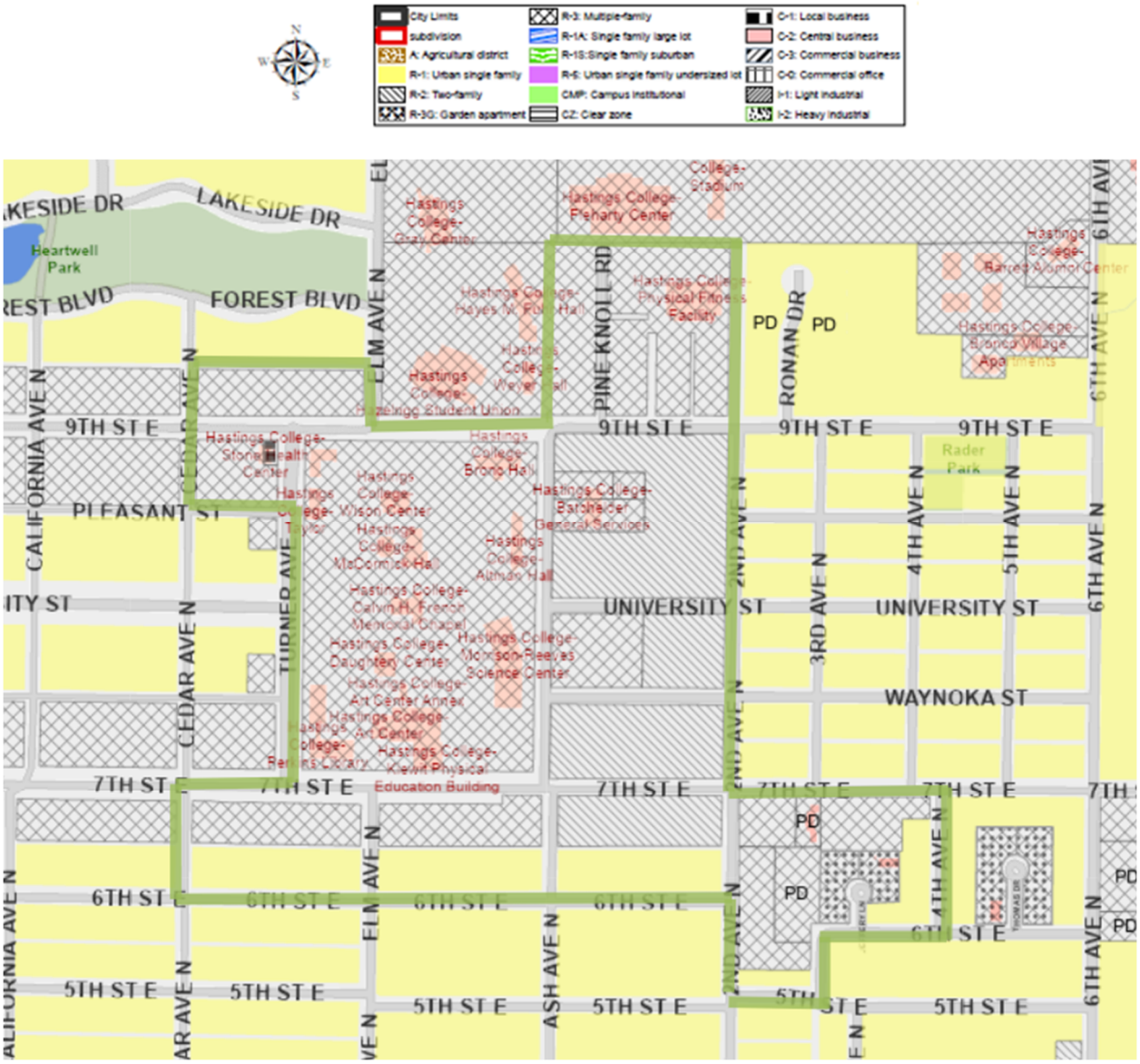
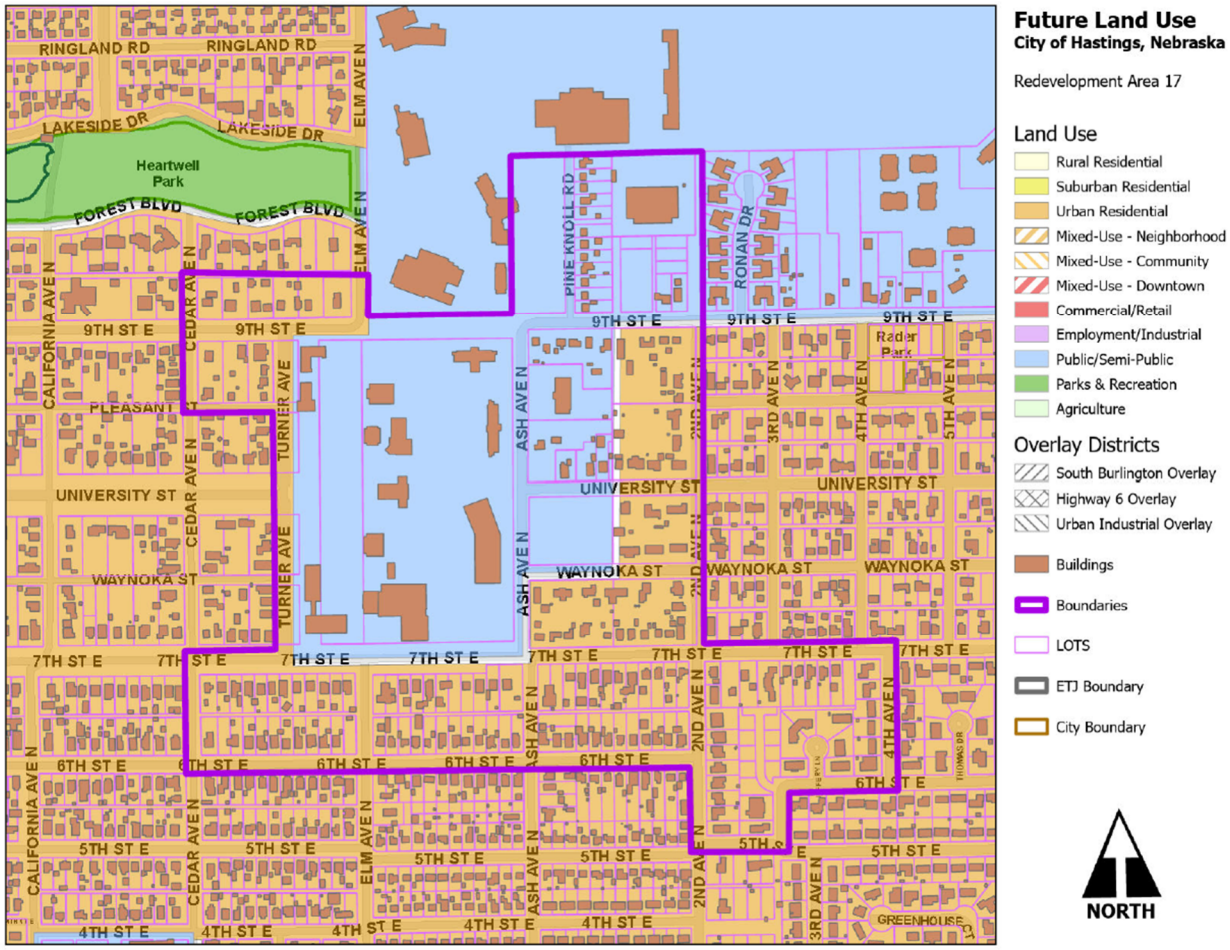


Exhibit #3, Future Land Use Map, represents the land use density and coverage, as well as a general site plan for Redevelopment Area #17. The *Hastings Comprehensive Plan* and Future Land Use Map promote the Area to support a mix of campus institutional and residential development.

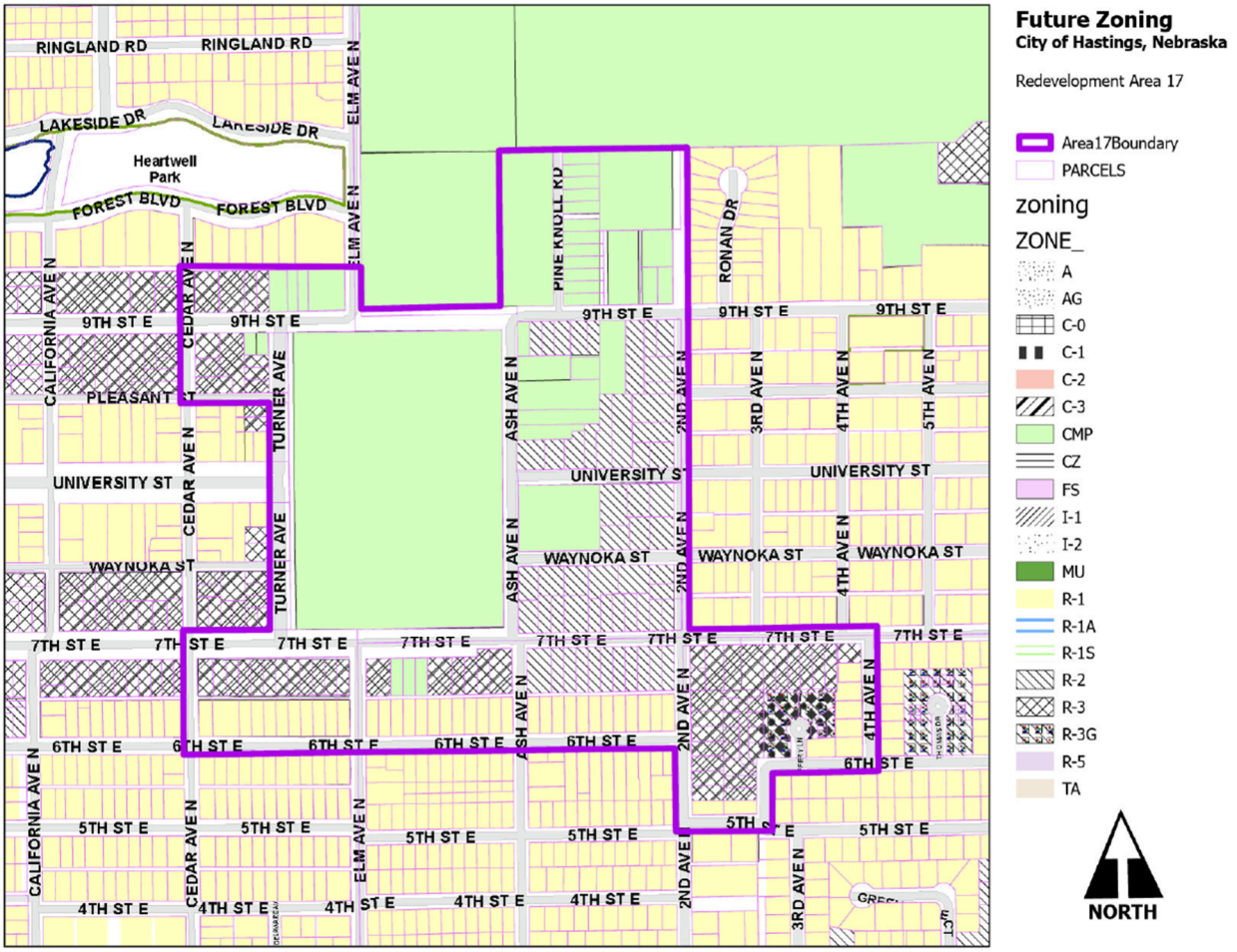
EXHIBIT #3 - FUTURE LAND USE MAP



Future Zoning Districts.

The City of Hastings Future Zoning Map for Redevelopment Area #17 is identified in Exhibit #4. This represents allowed land development densities, land coverage and potential building intensities of Redevelopment Area #17. Currently, most of the vacant/under developed parcels of land in the Redevelopment Area are zoned residential including single family and multi family. The Areas around Hastings College Campus are zoned R-3 Residential - Planned District" and this study recommends that the zoning for all Hastings College properties be changed to Campus Master Plan to better reflect the existing and future uses.

EXHIBIT #4 - FUTURE ZONING MAP



3. Recommended Public Improvements.

The primary purpose of a General Redevelopment Plan is to allow for the use of public financing for a specific project. This public financing is planned and implemented to serve as a "first step" for public improvements and encourage private development within the Redevelopment Area. The most common form of public improvements occurs with infrastructure, specifically streets, water, sanitary sewer and storm sewer systems, sidewalks, open space and recreational uses. The primary infrastructure concerns in the Redevelopment Area are the need to monitor utility and infrastructure systems in order to make repairs or replacement as these systems continue to age, as well as by expansion of modern infrastructure to vacant/undeveloped land areas.

The Blight and Substandard Determination Study focused on the condition of existing structures and sites, as well as improvement needs for deteriorated and dilapidated infrastructure systems to service developed and vacant/undeveloped land throughout the Redevelopment Area. It is recommended the City of Hastings work closely with developers to ensure that future public

roads and private driveways and parking areas within Redevelopment Area #17 are constructed in conformance with City development standards. New or redeveloped streets, sidewalks, alleys, municipal water and sewer mains and privately owned service lines should be designed to meet the provisions of the City of Hastings Subdivision Regulations.

Conclusions.

A successful General Redevelopment Plan for Redevelopment Area #17 should guide redevelopment and development opportunities. All new construction activities should include building materials compatible with similar types exhibited by existing structures within, and adjacent the Redevelopment Area.

The City of Hastings CRA and City Staff should seek funding sources to create a revolving loan and/or grant program for the rehabilitation and improvement of buildings and public uses in Redevelopment Area #17. Prior to transportation network improvements, the CRA and the City of Hastings should develop a plan to accommodate efficient infrastructure development and improvements.

This General Redevelopment Plan addresses numerous community and economic development activities for Redevelopment Area #17, in Hastings, Nebraska. The major components of this General Redevelopment Plan will be accomplished as individual projects; however, a comprehensive redevelopment effort is recommended. Just as the redevelopment efforts should be tied together, so should the funding sources to ensure a complete project. The use of state and federal monies, local equity and tax incentives coupled with private funding sources, can be combined for a realistic and feasible funding package. The following provides a summary listing of the types of funding to assist in implementing this General Redevelopment Plan.

Public Funding Sources
Tax Increment Financing
LB 840, LB 1240
Historic Preservation Tax Credits (State & Federal)
Low Income Housing Tax Credits
Sales Tax
Community Development Block Grants - Re-Use Funds
HOME Funds
Nebraska Affordable Housing Trust Fund
Rural Workforce Housing Investment Fund
Community Development Assistance Act
Intermodal Surface Transportation Efficiency Act
Local Lender Financing
Owner Equity
Donations and Contributions

CITY OF HASTINGS, NEBRASKA

Blight & Substandard Study – Proposed Redevelopment Area 17

Bobbi Pettit, AICP

February 13, 2024



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COMMUNITY REDEVELOPMENT LAW 2

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PROPOSED REDEVELOPMENT AREA 17
BLIGHT & SUBSTANDARD STUDY

COMMUNITY REDEVELOPMENT LAW

The State of Nebraska has established Community Redevelopment Law to correct conditions of blight within the State's municipalities and provide guidance for remedying conditions of blight, thereby encouraging redevelopment projects to take place in areas that would be considered otherwise undevelopable.

(NRS 18-2102):

It is hereby found and declared that there exist in cities of all classes and villages of this state areas which have deteriorated and become substandard and blighted because of the unsafe, insanitary, inadequate, or overcrowded condition of the dwellings therein, or because of inadequate planning of the area, or excessive land coverage by the buildings thereon, or the lack of proper light and air and open space, or because of the defective design and arrangement of the buildings thereon, or faulty street or lot layout, or congested traffic conditions, or economically or socially undesirable land uses.

Such conditions or a combination of some or all of them have resulted and will continue to result in making such areas economic or social liabilities harmful to the social and economic well-being of the entire communities in which they exist, needlessly increasing public expenditures, imposing onerous municipal burdens, decreasing the tax base, reducing tax revenue, substantially impairing or arresting the sound growth of municipalities, aggravating traffic problems, substantially impairing or arresting the elimination of traffic hazards and the improvement of traffic facilities, and depreciating general community-wide values.

The existence of such areas contributes substantially and increasingly to the spread of disease and crime, necessitating excessive and disproportionate expenditures of public funds for the preservation of the public health and safety, for crime prevention, correction, prosecution, punishment, and the treatment of juvenile delinquency, and for the maintenance of adequate police, fire, and accident protection and other public services and facilities. These conditions are beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids herein provided. The elimination of such conditions and the acquisition and preparation of land in or necessary to the renewal of substandard and blighted areas and its sale or lease for development or redevelopment in accordance with general plans and redevelopment plans of communities and any assistance which may be given by any state public body in connection therewith are public uses and purposes for which public money may be expended and private property acquired. The necessity in the public interest for the provisions of the Community Development Law is hereby declared to be a matter of legislative determination.

It is further found and declared that the prevention and elimination of blight is a matter of state policy, public interest, and statewide concern and within the powers and authority inhering in and reserved to the state, in order that the state and its municipalities shall not continue to be endangered by areas which are focal centers of disease, promote juvenile delinquency, and consume an excessive proportion of their revenue.

It is further found and declared that certain substandard and blighted areas, or portions thereof, may require acquisition, clearance, and disposition, subject to use restrictions, as provided in the Community Development Law, since the prevailing conditions of decay may make impracticable the reclamation of the area by conservation or rehabilitation; that other areas or portions thereof may, through the means provided in the Community Development Law, be susceptible of conservation or rehabilitation in such a manner that the conditions and evils, hereinbefore enumerated, may be eliminated, remedied, or prevented; and that salvageable substandard and blighted areas can be conserved and rehabilitated through appropriate public action and the cooperation and voluntary action of the owners and tenants of property in such areas.

PURPOSE

The purpose of the study is to assist in following the guidance set forth by the Nebraska State Legislature regarding the definition of blighted and substandard and to identify new target areas in the community for redevelopment and workforce housing development and to propose a general redevelopment plan for these areas.

The area in question was compared to the definition of a substandard and blighted area as defined by Nebraska Revised Statute 18-2103.31, which explicitly defines a substandard area as:

> [A]n area in which there is a predominance of buildings or improvements, whether non-residential or residential in character, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare;

Section 18-2103:03 also defines a blighted area as:

> [A]n area, which (a) by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use and (b) in which there is at least one of the following conditions: (i) Unemployment in the designated area is at least one hundred twenty percent of the state or national average; (ii) the average age of the residential or commercial units in the area is at least forty years; (iii) more than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time; (iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or (v) the area has had either stable or decreasing population based on the last two decennial censuses.

Section 18-2103:03 also states the amount of area that a city can designate as blighted and substandard. Thus, Hastings, a city of the first class, shall not declare more than 35% of the land within the city's corporate limits as blighted & substandard, and in need of redevelopment:

> In no event shall a city of the metropolitan, primary, or first class designate more than thirty-five percent of the city as blighted, a city of the second class shall not designate an area larger than fifty percent of the city as blighted, and a village shall not designate an area larger than one hundred percent of the village as blighted.

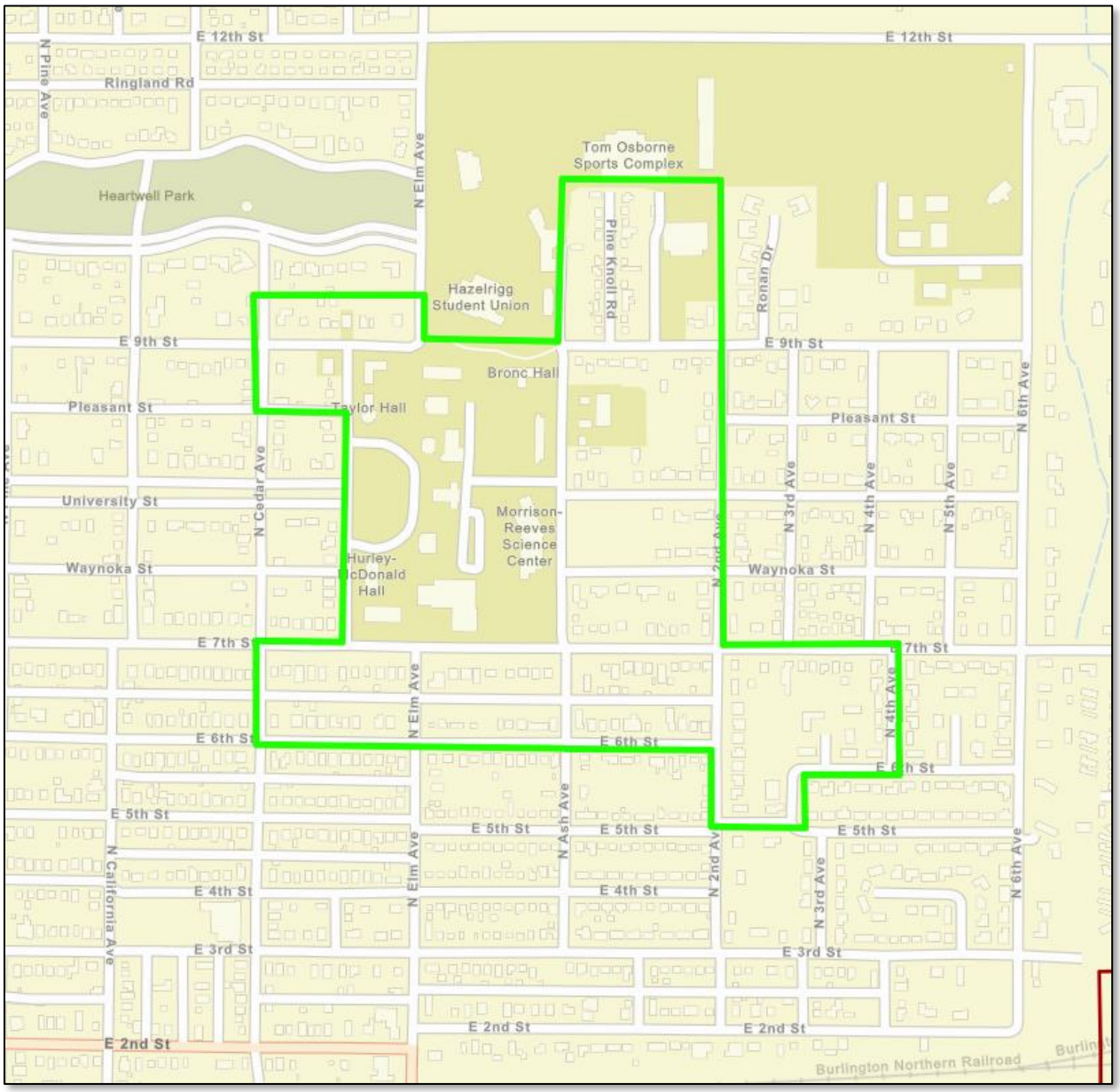
Area Description:

Hastings Proposed Redevelopment Area 17 encompasses approximately 100.7 acres and is described as follows:

Beginning at a point on the northwest corner of Parcel ID (PID) #010013923, then moving south in a straight line until reaching the southwest corner of PID #010012754, then moving east along the northern right-of-way (ROW) line of East 7th Street until reaching a point on the northern ROW line of East 7th Street directly north of the northwest corner of PID #010013821, then moving south in a straight line along the eastern ROW line of North 4th Avenue until reaching the southern ROW line of East 6th Street, then moving west along the southern ROW line of East 6th Street until reaching the northwest corner of PID #010013789, then moving south along the eastern ROW line until reaching a point directly east of the northeast corner of PID #010008125, then moving west along the southern ROW line of East 5th Street until reaching the western ROW line of North 2nd Avenue, then moving north along the western ROW line of North 2nd Avenue until reaching the northeast corner of PID #010012806, then moving west along the southern ROW line of East 6th Street until reaching the northeast corner of PID #010012013, then moving north along the western ROW line of North Cedar Avenue until reaching the northeast corner of PID #010011989, then moving east along the south ROW line of East 7th Street until reaching a point on the south ROW line of East 7th Street directly south of the southeast corner of PID #010011835, then moving north along the western ROW line of Turner Avenue until reaching the northeast corner of PID #010011686, then moving west along the south ROW line of Pleasant Street until reaching the northeast corner of PID #010011713, then moving north along the along the western ROW line of North Cedar Avenue until reaching the southeast corner of PID #010011594, then moving east in a straight line until reaching the eastern ROW line of North Elm Avenue, then moving south along the eastern ROW line of North Elm Avenue until reaching the northern ROW line of East 9th Street, then moving east in a straight line until reaching the intersecting corner of the northern ROW line of East 9th Street and the western ROW line of North Ash Avenue, then moving north in a straight line until reaching a point directly west of the northernmost point of Pine Knoll Road, then moving east in a straight line until reaching the northwest corner of PID #010013923, which is the point of beginning, approximately 100.7 acres.

Parcel ID Numbers Within Proposed Redevelopment Area 17							
010011977	010011614	010012784	010013815	010012825	010012803	010012622	010014462
010011677	010011615	010012627	010013814	010012785	010011603	010011984	010014465
010013942	010012799	010011981	010013805	010012792	010011678	010016843	010017196
010011978	010011631	010011423	010013806	010016930	010011638	010013946	010014466
010011966	010012793	010011424	010013807	010012617	010011422	010011666	010014464
010011655	010012801	010014360	010013808	010011426	010011647	010011669	010013949
010013943	010012783	010012788	010013804	010016844	010011646	010012619	010018034
010011979	010016931	010011986	010011667	010011676	010012782	010011672	010013802
010011974	010011643	010012790	010011645	010014361	010011644	010011671	010011635
010012629	010011627	010012613	010013811	010011427	010011632	010011657	010012820
010011982	010011604	010011662	010013801	010012796	010011637	010011630	010018971
010011983	010011605	010012786	010013950	010012789	010011628	010011634	010018972
010011969	010011606	010012787	010016864	010011665	010011648	010012620	010018973
010011970	010011607	010011975	010013810	010012626	010011652	010012618	010018974
010011971	010011608	010011626	010013809	010012624	010011659	010013947	010014467
010011972	010011609	010012614	010013813	010012623	010011658	010012791	010018967
010011636	010011610	010011987	010011988	010012624	010011651	010011980	010018968
010012804	010011611	010011985	010014459	010012616	010011653	010011973	010018969
010011976	010011613	010011425	010013812	010011650	010011663	010011673	010018970
010011967	010012625	010011633	010014460	010011602	010011656	010011675	010016870
010012821	010011674	010012615	010016856	010012794	010011664	010011660	010011679
010012822	010011654	010012628	010014461	010012797	010008123	010011661	010016859
010012823	010011649	010011670	010013948	010012798	010008124	010011642	010011641
010012824	010011640	010012795	010014463	010012800	010011968	010011629	010011639
010011668	010016851	010016850	010012802	010016854	010011612		

Area Map:


E 12th St
N Pine Ave
Ringland Rd
Heartwell Park
N Elm Ave
Tom Osborne Sports Complex
Pine Knoll Rd
Ronan Dr
Hazelrigg Student Union
E 9th St
Bronc Hall
Pleasant St
Taylor Hall
N Cedar Ave
University St
Morrison-Reeves Science Center
Waynoka St
Hurley-McDonald Hall
N 2nd Ave
N 3rd Ave
N 4th Ave
N 5th Ave
N 6th Ave
E 7th St
E 6th St
E 5th St
N Ash Ave
N California Ave
E 4th St
E 3rd St
E 2nd St
Burlington Northern Railroad

BLIGHT & SUBSTANDARD CRITERIA

SUBSTANDARD CRITERIA

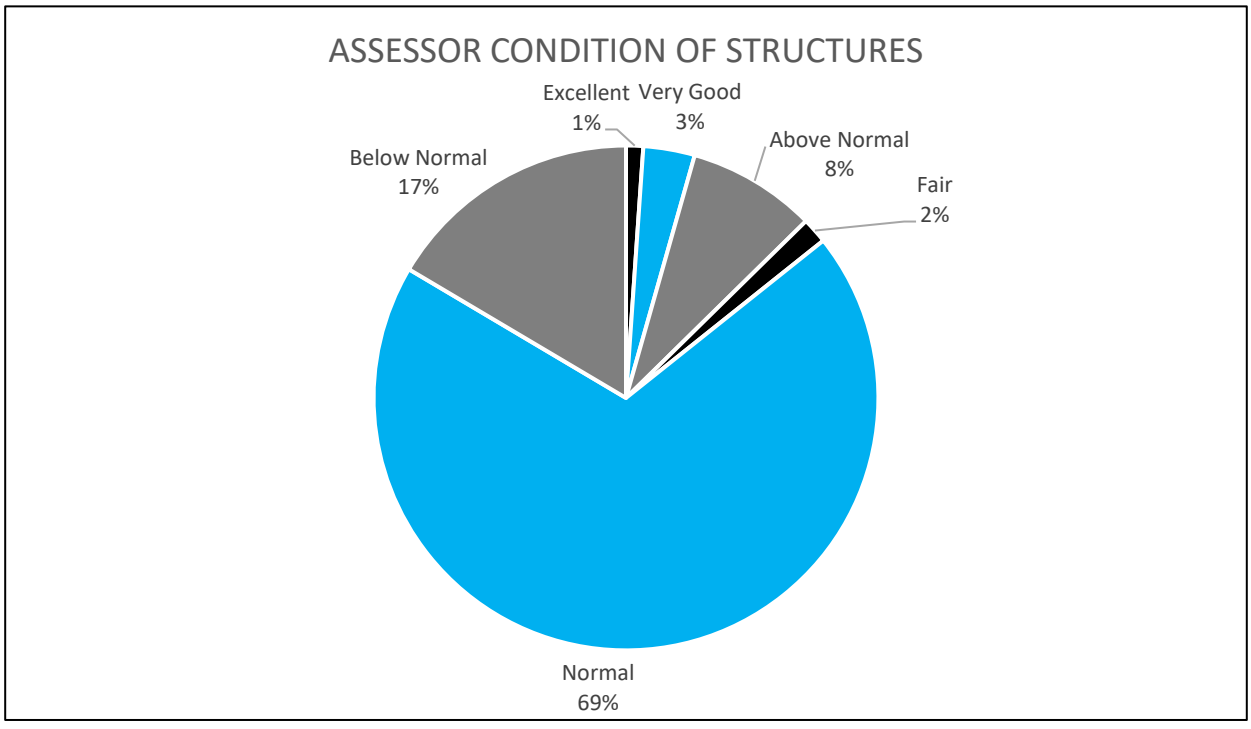
An area with the presence of any combination of such factors can be deemed substandard:

1. Dilapidation;
2. Deterioration;
3. Age or Obsolescence;
4. Conditions that endanger life or property by fire and other causes;
5. Inadequate provision for ventilation, light, air, sanitation, or open spaces; and
6. High density of population or overcrowding.

Dilapidation:

Condition of Structures

The Adams County Assessor provides a condition rating for the residential structures in Adams County ranging from Below Normal to Excellent. Based on the information collected from Hastings County Assessor property records (gis.adamscounty.org), the condition of more than **17% of the structures** in Proposed Redevelopment Area 17 is rated as having "Below Normal" condition. To be considered substantial, the percentage of dilapidated structures must be at least 10% of the total number of structures. Thus, 17% deteriorated structures meets the criteria of deterioration. Structures classified as Below Normal were considered deteriorated. Examples of dilapidated structures located within the proposed redevelopment area are shown on the following page. The photos displayed on the following page were taken in January 2024.



Examples of Deteriorated Structures are displayed by the photos below:









Deterioration:

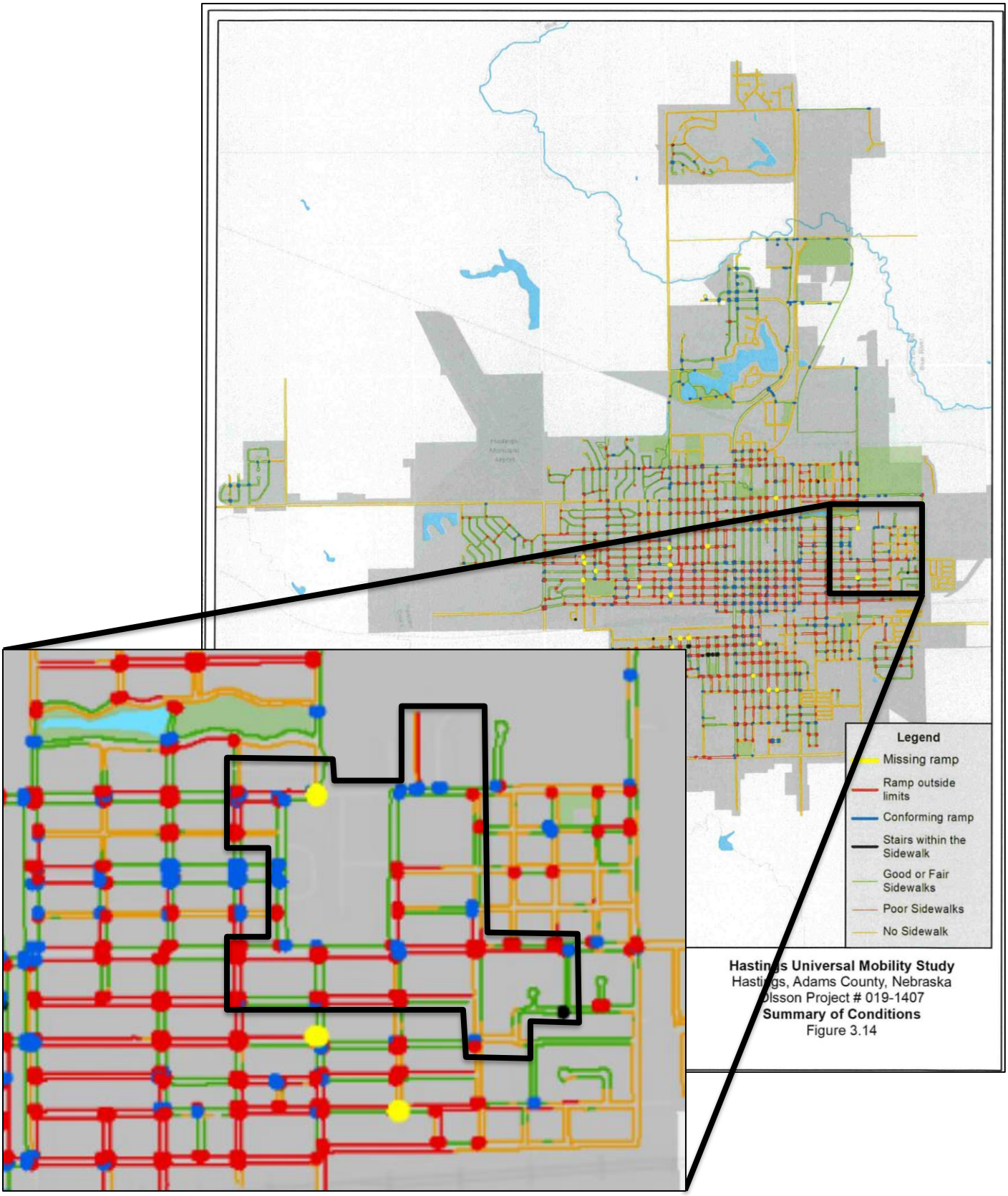
Sidewalks and Streets

The sidewalks within Proposed Redevelopment Area 17 are showing signs of deterioration. In many places along the sidewalks within Proposed Redevelopment Area 17, the sidewalks are either lacking or there are fractures in the concrete. The streets within Proposed Redevelopment Area 17 have also exhibited signs of deterioration. This can be caused by the expansion of moisture as the temperatures freeze and fluctuate. The sidewalks within Proposed Redevelopment Area 17 have also experienced deterioration resulting from the growth of trees next to the sidewalk, displacing the concrete panels of the sidewalk. As displayed by the map on the following page, taken from the *Hastings Barriers to Universal Mobility* prepared in 2019, there are segments of sidewalks that are either lacking or are in Poor Condition as represented by orange and red respectively.

Examples of deterioration along the sidewalks and streets within Proposed Redevelopment Area 17 are displayed by the photos on the following pages:

Sidewalks




Legend
Missing ramp
Ramp outside limits
Conforming ramp
Stairs within the Sidewalk
Good or Fair Sidewalks
Poor Sidewalks
No Sidewalk
Hastings Universal Mobility Study
Hastings, Adams County, Nebraska
Olsson Project # 019-1407
Summary of Conditions
Figure 3.14

Streets





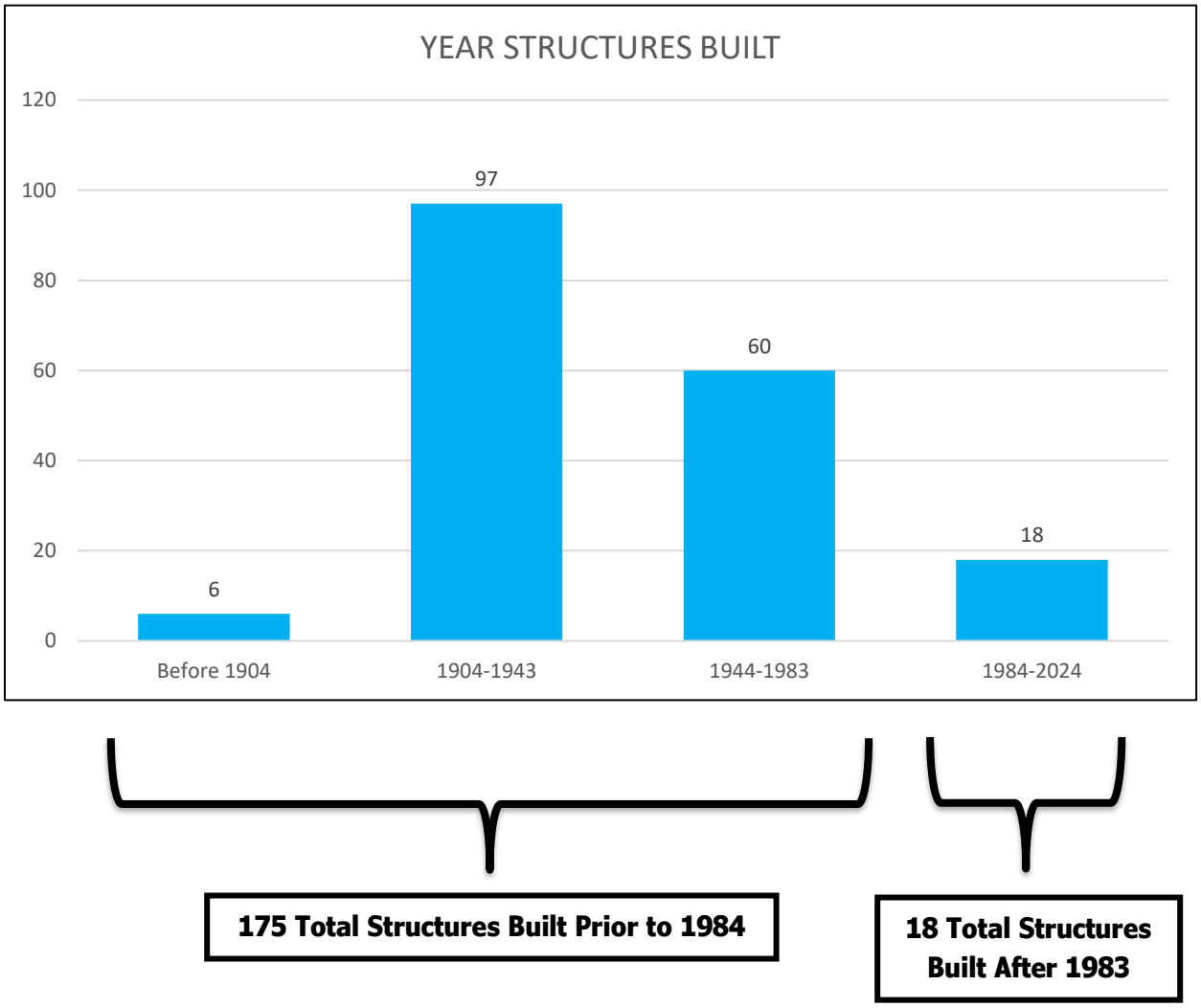




Age or Obsolescence:

Age of Structures

To be considered aged, the average age of structures within the proposed redevelopment area must be at least 40 years old. Most of the structures within Proposed Redevelopment Area 17 were built prior to 1980. The average age of the structures in Proposed Redevelopment Area 17 is 80 years old. This means that the average year of construction for the structures within this redevelopment area is 1944. Because the average age of buildings in Proposed Redevelopment Area 17 is more than 40 years old (built prior to 1984), these structures are considered aged.



Obsolete Platting

According to the Nebraska Revised Statutes (NRS) 9-916, parcels of land are located within Proposed Redevelopment Area 17 that were platted through methods that are currently considered obsolete.

Per NRS 19-916:

> *The local legislative body shall have power by ordinance to provide the manner, plan, or method by which land within the corporate limits of any such municipality, or land within the area designated by... a city of the second class or village pursuant to subsection (1) of section 17-1002, may be subdivided, platted, or laid out, including a plan or system for the avenues, streets, or alleys to be laid out within or across such land, and to compel the owners of any such land that are subdividing, platting, or laying out such land to conform to the requirements of the ordinance and to lay out and dedicate the avenues, streets, and alleys in accordance with the ordinance as provided in sections 16-901 to 16-905 and sections 17-1001 to 17-1004.*

The images below display a "landlocked" parcel that was platted in the City of Hastings that does not have adequate street access or rights of way (Parcel ID #010011635). As displayed by the map taken from the Adams County Land Use GIS website (gis.adamscounty.org/map/landuse/), this parcel is prevented from street right-of-way access by the adgacent parcel (Parcel ID #010016856).



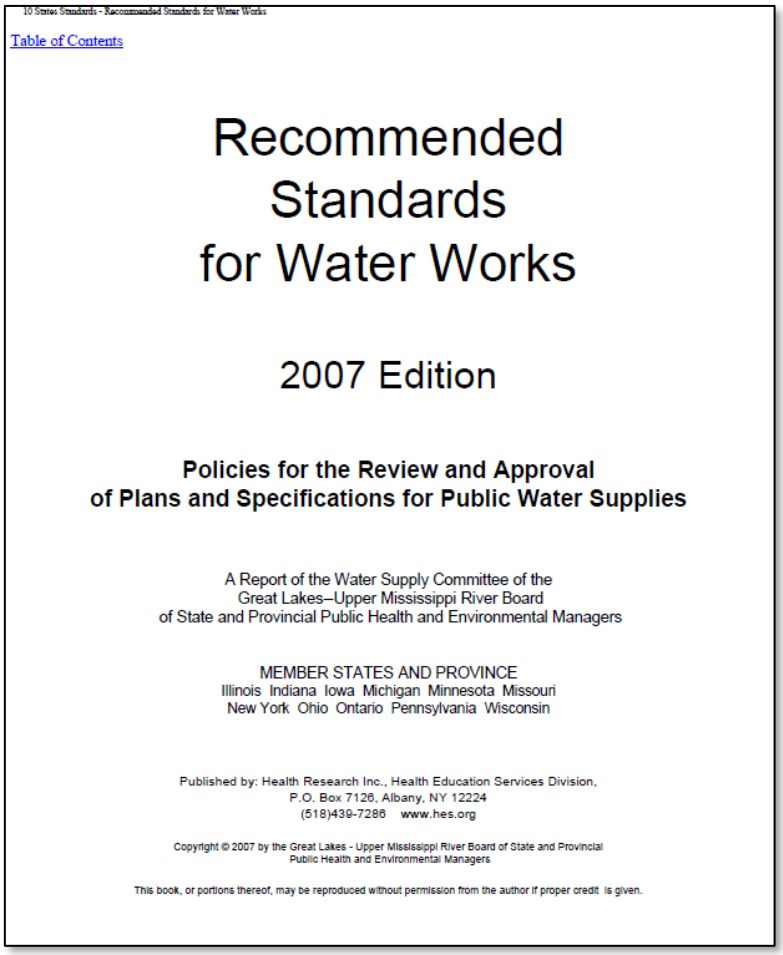
Size of Water Mains

Recommended Standards for Water Works is a document that was created in 1953 and is continuously updated. The document provides best practices for public water systems and is commonly relied upon by the civil engineering profession. According to the latest revision, the recommended minimum size of a water main must be no less than 6" in diameter to provide adequate fire protection.

The image on the following page is provided by the City of Hastings and is taken from the city water system map. This map shows the presence of water mains that were previously installed within Proposed to Redevelopment Area 17 that have a diameter of 4". These water mains are highlighted in blue on the map on the following page.

Also included is the outline of Proposed Redevelopment Area 17 to show the obsolete water lines within the redevelopment area.

Water mains that are 4" are smaller than the recommendation of 6". Therefore, the size of these mains would be considered obsolete by current development standards and practices.



10 States Standards - Recommended Standards for Water Works

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Recommended Standards for Water Works

2007 Edition

Policies for the Review and Approval of Plans and Specifications for Public Water Supplies

A Report of the Water Supply Committee of the
Great Lakes–Upper Mississippi River Board
of State and Provincial Public Health and Environmental Managers

MEMBER STATES AND PROVINCE
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New York Ohio Ontario Pennsylvania Wisconsin

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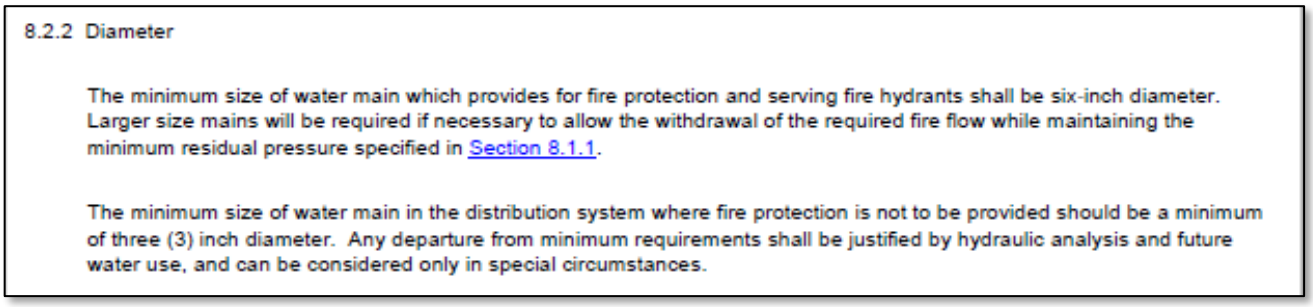
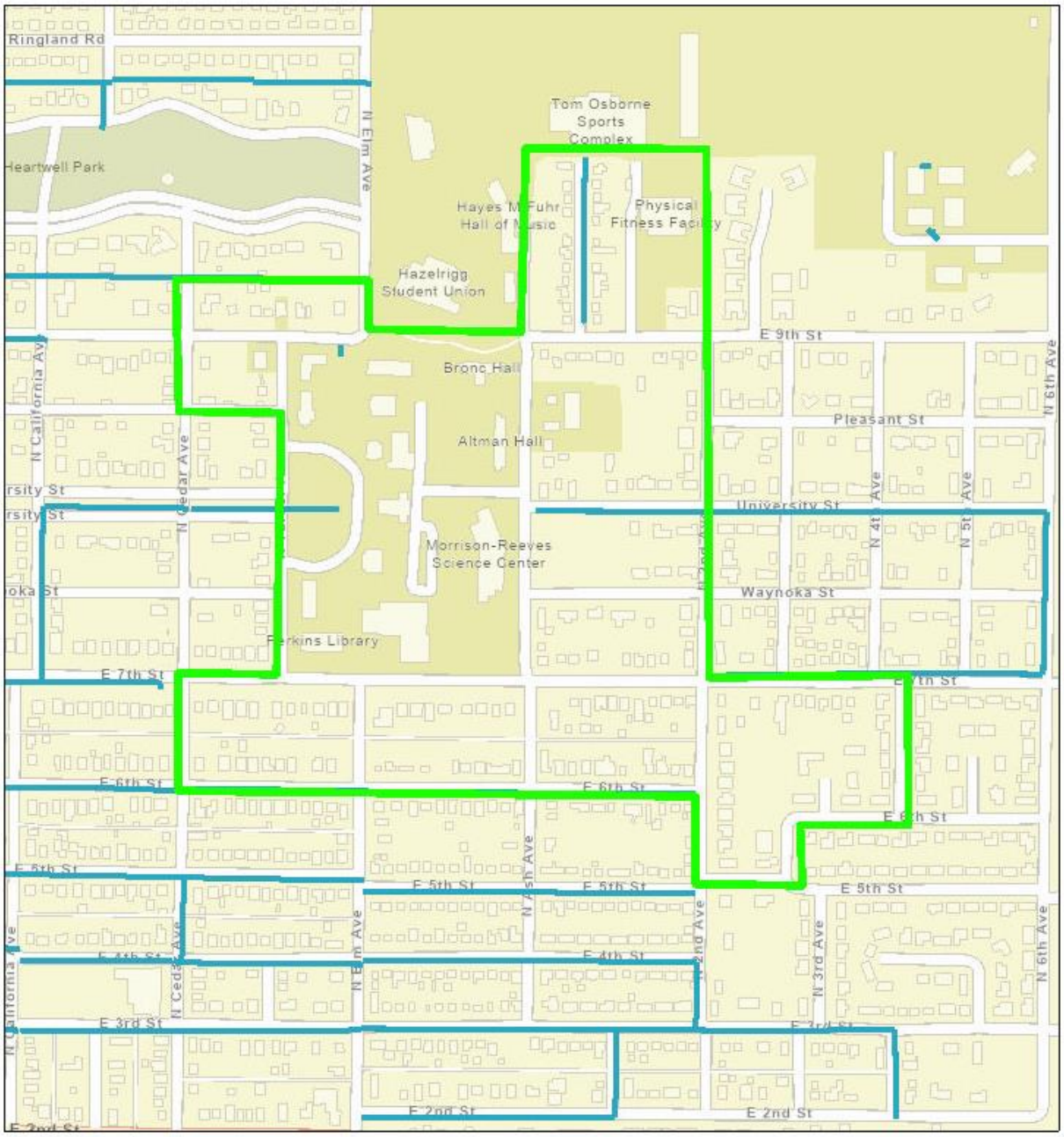


8.2.2 Diameter

The minimum size of water main which provides for fire protection and serving fire hydrants shall be six-inch diameter. Larger size mains will be required if necessary to allow the withdrawal of the required fire flow while maintaining the minimum residual pressure specified in Section 8.1.1.

The minimum size of water main in the distribution system where fire protection is not to be provided should be a minimum of three (3) inch diameter. Any departure from minimum requirements shall be justified by hydraulic analysis and future water use, and can be considered only in special circumstances.

Proposed Redevelopment Area 17 4" Water Mains



Conditions that endanger life or property by fire and other causes:

Fire Protection

Recommended Standards for Water Works recommends that to provide adequate fire protection, the minimum size of a water main must be no less than six inches in diameter. As noted in the previous section, Proposed Redevelopment Area 17 lacks an adequate water main distribution system that meets the minimum six-inch requirement for adequate protection. Therefore, conditions also exist within the proposed area that may damage property by fire.

Pedestrian Safety

Additionally, the sidewalk system within Proposed Redevelopment Area 17 is inconsistent and offers little safe refuge for pedestrian transportation. There are segments of street that are lacking sidewalks and segments of existing sidewalks that are significantly deteriorated. Examples of the inadequate sidewalk system within Proposed Redevelopment Area 17 are shown by the photos on the following page.

Examples of deteriorated sidewalks or street lengths lacking sidewalks:





Inadequate provision for ventilation, light, air, sanitation, or open spaces:

This factor is not a substantial factor within Proposed Redevelopment Area 17.

High density of population or overcrowding:

This factor is not a substantial factor within Proposed Redevelopment Area 17

Substandard Factors Present

Four out of six substandard factors are substantial within *Proposed Redevelopment Area 17*.

Substandard Criteria	Area 17
Dilapidation	X
Deterioration	X
Age or Obsolescence	X
Conditions that endanger life or property by fire and other causes	X
Inadequate provision for ventilation, light, air, sanitation, or open spaces	
High density of population or overcrowding	

Substandard Determination

Proposed Redevelopment Area 17 meets the definition of a substandard area in need of redevelopment projects that should be completed and encouraged by the Hastings Planning Commission, Hastings City Council, and Hastings Community Redevelopment Authority.

BLIGHT CRITERIA

In accordance with Community Redevelopment Law, a blighted area must have a strong presence of the following factors:

Subjective Factors are defined as any combination of:

1. Substantial number of deteriorated or deteriorating structures;
2. Deterioration of site or other improvements;
3. Existence of defective or inadequate street layout;
4. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
5. Improper subdivision or obsolete platting;
6. Insanitary or unsafe conditions;
7. Diversity of ownership;
8. Tax or special assessment delinquency exceeding the fair value of the land;
9. Defective or unusual conditions of title; and
10. Existence of conditions that endanger life or property by fire and other causes.

Objective Factors are identified as at least one of the following factors:

1. Unemployment in the redevelopment area is at least one hundred twenty percent of the state or national average;
2. The average age of the residential or commercial units in the area is at least forty years;
3. More than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time;
4. The per capita income of the area is lower than the average per capita income of the city in which the redevelopment area is located; and the
5. Area has had either stable or decreasing population based on the last two decennial censuses.

SUBJECTIVE FACTORS:

Substantial number of deteriorated or deteriorating structures:

As described in the substandard portion of this study, the Adams County Assessor website (gis.adamscounty.org) classified the structures in Adams County on a scale ranging from "Below Normal" to "Excellent". 17% of the structures within Proposed Redevelopment Area 17 were classified as "Below Normal" and were considered to be deteriorated. To be considered a substantial factor, the number of deteriorated structures must be at least 10% of the total number of structures. Thus, with 17% of structures considered deteriorated, Proposed Redevelopment Area 17 meets the criteria to be considered substantial.

Deterioration of site or other improvements:

Streets & Sidewalks

As mentioned previously in the substandard portion of this study, the sidewalks and the streets within Proposed Redevelopment Area 17 display deterioration. In multiple locations, the sidewalks and the streets have fractured as moisture has expanded as the temperatures have fluctuated over the years. There are also locations where the sidewalk concrete panels have been displaced as the nearby trees have grown.

The *Hastings Barriers to Universal Mobility* document created in 2019 defines sidewalks in poor condition as exhibiting "cracking and/or displacement of the slabs that would inhibit the use of a wheelchair or potentially become a trip hazard" (p. 19).

Existence of defective or inadequate street layout:

This factor is not a substantial factor within Proposed Redevelopment Area 17.

Faulty lot layout in relation to size, adequacy, accessibility, or usefulness:

ADA Accessible Sidewalks

The sidewalk network is inconsistent throughout the redevelopment area. In addition to missing sidewalk links, many intersections in the Proposed Redevelopment Areas lack ADA (Americans with Disabilities Act) accessible curb ramps. Per the Code of Federal Regulations (C.F.R. §§ 35.150(d)(2), 35.151(2 (e)), Title II of the ADA requires "state and local governments to make pedestrian crossings accessible to people with disabilities by providing curb ramps."

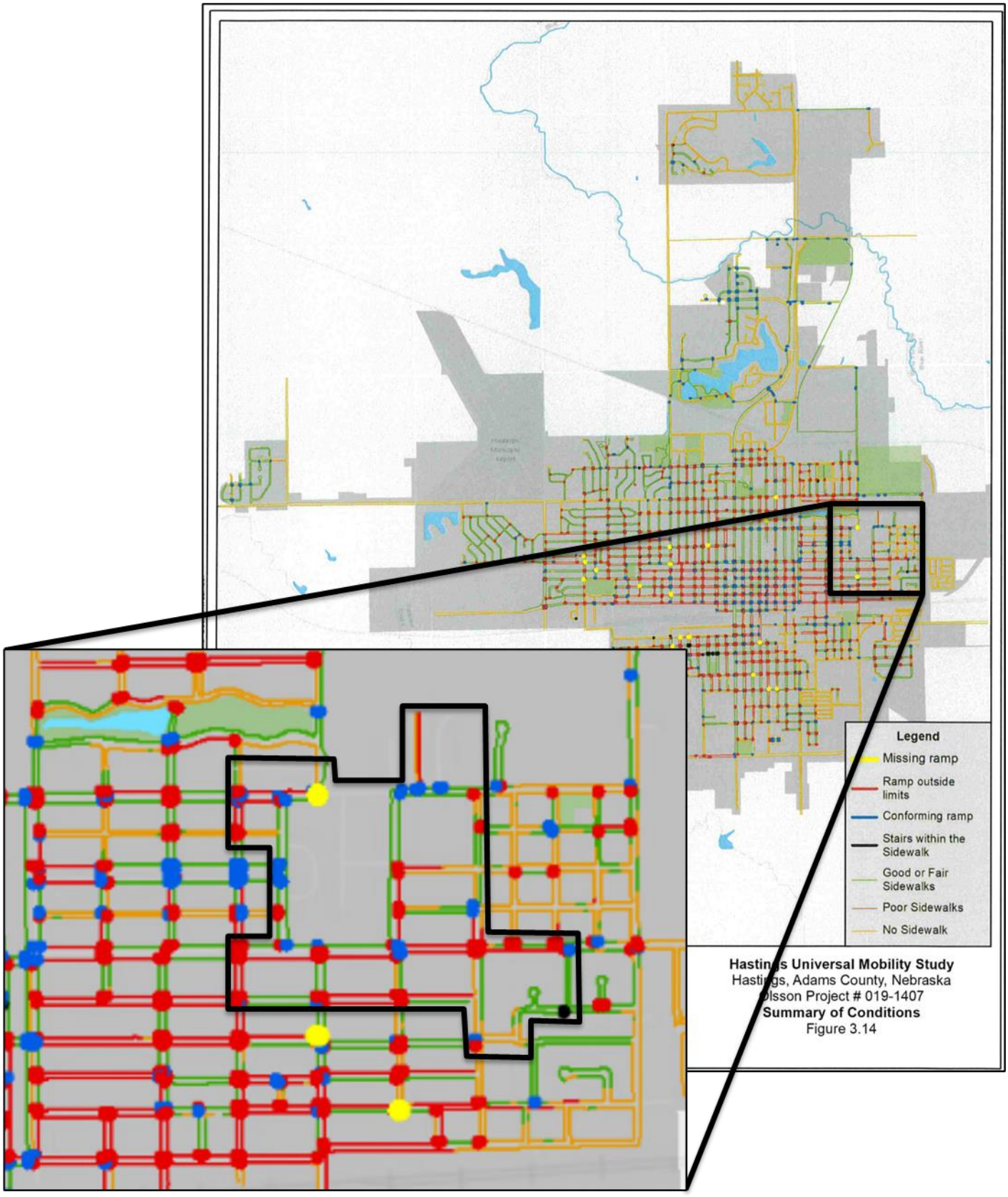
The map on pg. 24, taken from the *Hastings Barriers to Universal Mobility* document prepared in 2019, displays intersections with missing or non-conforming ADA curb ramps.

The photos below document examples of intersections within Proposed Redevelopment Area 17 that lack adequate ADA accessible curb ramps.








Legend
Missing ramp
Ramp outside limits
Conforming ramp
Stairs within the Sidewalk
Good or Fair Sidewalks
Poor Sidewalks
No Sidewalk
Hastings Universal Mobility Study
Hastings, Adams County, Nebraska
Olsson Project # 019-1407
Summary of Conditions
Figure 3.14

Parcel Accessibility

As mentioned in the *Age or Obsolescence* section in the Substandard portion of this study, a parcel within Proposed Redevelopment Area 17 is prevented from street access by the adjacent parcel. As described in the Substandard portion of this study, Parcel ID #010011635 is prevented from accessing adequate street right-of-way by PID #010016856. This lot was platted in a faulty manner in that it is not provided adequate accessibility.

Improper subdivision or obsolete platting:

As stated in the substandard portion of this study (*Age or Obsolescence*), a parcel is located within Proposed Redevelopment Area 17 that was not properly platted to preserve right of way that would enable these properties to be developed with adequate street access. That parcel, identified in the *Age or Obsolescence* section of the Substandard portion of this study, is prevented by a separate and adjacent parcel from street access right-of-way.

Insanitary or unsafe conditions:

Sidewalks

As mentioned before in the substandard portion of this study, the sidewalk system within Proposed Redevelopment Area 17 is inconsistent and provides little refuge for pedestrians seeking to travel along the road by foot. In multiple locations, the proposed redevelopment area contains deteriorated sidewalks, lacks sidewalks, or lacks ADA compliant access curb ramps. This creates unsafe conditions by not providing safe conditions for pedestrian travel within the redevelopment area.

Diversity of ownership:

This factor is not a substantial factor within Proposed Redevelopment Area 17.

Tax or special assessment delinquency exceeding the fair value of the land:

This factor is not a substantial factor within Proposed Redevelopment Area 17.

Defective or unusual conditions of title:

This factor is not a substantial factor within Proposed Redevelopment Area 17.

Existence of conditions that endanger life or property by fire and other causes:

Recommended Standards for Water Works recommends that to provide adequate fire protection, the minimum size of a water main must be no less than 6" in diameter. As noted in the substandard section of this study, water mains are located throughout Proposed Redevelopment Area 17 that do not meet the minimum six-inch recommendation for adequate protection.

Additionally, as mentioned before, the sidewalk system is inconsistent and provides little refuge for pedestrians seeking to travel along the road by foot. In multiple locations, the proposed redevelopment area contains deteriorated sidewalks, lacks sidewalks, or lacks ADA compliant access curb ramps. This creates unsafe conditions by not providing safe conditions for pedestrian travel within the redevelopment area.

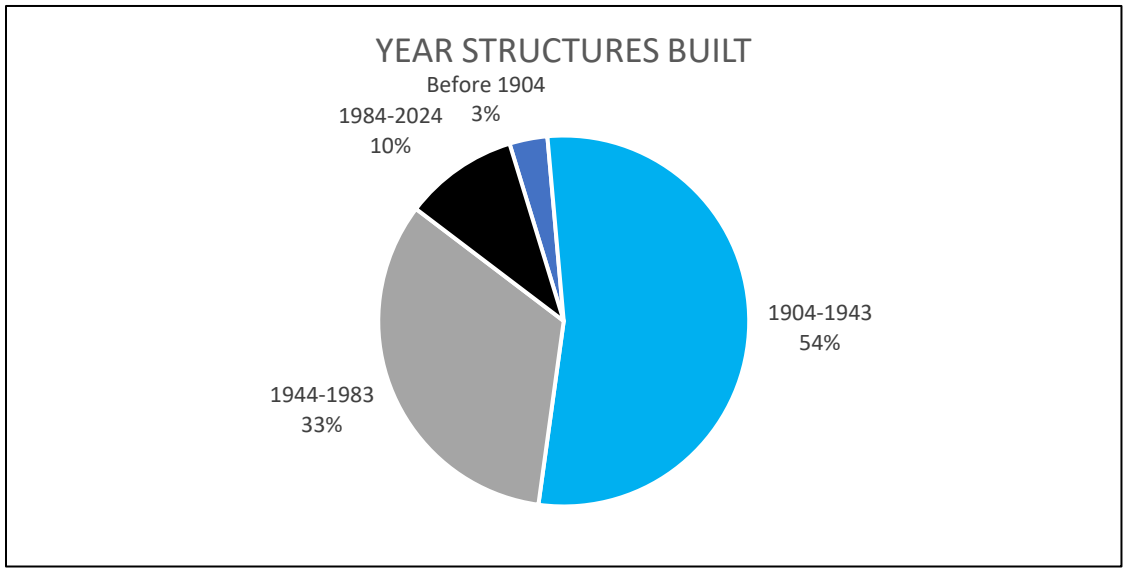
Objective Factors:

Unemployment in the redevelopment area is at least one hundred twenty percent of the state or national average:

This factor is not substantial within Proposed Redevelopment Area 17.

The average age of the residential or commercial units in the area is at least forty years:

As demonstrated in the substandard section of this study, the average age of structures in Proposed Redevelopment Area 17 is 80 years old (Built prior to 1944). This meets the 40-year threshold required to meet this objective factor criteria (Built prior to 1984).



More than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time:

This factor is not substantial within Proposed Redevelopment Area 17.

The per capita income of the area is lower than the average per capita income of the city in which the redevelopment area is located:

This factor is not substantial within Proposed Redevelopment Area 17.

The Proposed Redevelopment Area has had either stable or decreasing population based on the last two decennial censuses:

According to the US Census Bureau, the population of Proposed Redevelopment Area 17 in the 2010 US Census was 1251 residents.

In 2020, the population of Proposed Redevelopment Area 17 was 1061 residents. This represents a decreasing population within the proposed redevelopment area.

Presence of Subjective Factors

The presence of **six** subjective factors was identified in *Proposed Redevelopment Area 17*.

Blight Subjective Criteria	Area 17
Substantial number of deteriorated or deteriorating structures	X
Deterioration of site or other improvements	X
Existence of defective or inadequate street layout	
Faulty lot layout in relation to size, adequacy, accessibility, or usefulness	X
Improper subdivision or obsolete platting	X
Insanitary or unsafe conditions	X
Diversity of ownership	
Tax or special assessment delinquency exceeding the fair value of the land	
Defective or unusual conditions of title	
Existence of conditions that endanger life or property by fire and other causes	X

Presence of Objective Factors

The presence of **two** objective factors was identified in *Proposed Redevelopment Area 17*.

Blight Objective Criteria	Area 17
Unemployment in the redevelopment area is at least one hundred twenty percent of the state or national average	
The average age of the residential or commercial units in the area is at least forty years	X
More than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time	
The per capita income of the area is lower than the average per capita income of the city in which the redevelopment area is located	
Area has had either stable or decreasing population based on the last two decennial censuses	X

Blight Determination

Proposed Redevelopment Area 17 meets the definition of a blighted area in need of redevelopment projects that should be completed and encouraged by the Hastings Planning Commission, Hastings City Council, and Community Redevelopment Authority.

RESOLUTION NO. 2024-29

WHEREAS, On June 10, 2024, the Hastings City Council held a public hearing and considered a Redevelopment Plan for the area known as Redevelopment Area #17; and

WHEREAS, On April 22, 2024 the Hastings City Council adopted Resolution No. 2024-24 designating Redevelopment Area #17 as blight and substandard; and

WHEREAS, On April 24, 2024, the Community Redevelopment Authority of the City of Hastings forwarded a Redevelopment Plan to the Hastings Planning Commission for its review and recommendation; and

WHEREAS, on May 21, 2024 the Hastings Planning Commission held a public hearing on the proposed Redevelopment Plan and following the hearing the Planning Commission recommended approval of the Redevelopment Plan as required by the Nebraska Community Development Law; and

WHEREAS, on May 22, 2024 the Community Redevelopment Authority of the City of Hastings, Nebraska recommended the Redevelopment Plan to the Hastings City Council for its consideration and approval; and

NOW THEREFORE, in consideration of the foregoing recitals, the Mayor and City 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 Redevelopment Plan for Area #17 is hereby approved.

PASSED AND APPROVED this 10th day of June, 2024.

_____
Corey Stutte, Mayor

ATTEST:

_____
Kimberly S. Jacobitz, City Clerk

(S E A L)

Approved as to form:

_____

Jesse Oswald, City Attorney

Department: Development Services
Staff Contact: Chad Bunger
Council Meeting Date: 6/10/2024

AGENDA ITEM SUMMARY SHEET

Description of Item:

The applicant, Hastings College, has applied to rezone the Hastings College campus and adjacent land owned by the College from R-2, Mixed-Density Neighborhood District and R-3, Mulitple-Family Residential District to CMP, Campus Institutational District.

Names of People/Business affected by this action:

The applicant, surrounding neighborhood, people of Hastings, and the City.

Why Council action is required:

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

Type of action requested:

Motion

Suggested motion:

Motion to approve Ordinance No. 4760 and the amendment to the Official Zoning District Map to rezone property commonly known as Hastings College, 710 N. Turner Avenue, City of Hastings, Adams County, Nebraska, including land adjacent to the campus that is owned by Hastings College from R-3, Multiple-Family Residential District and R-2, Mixed-Density Residential District to CMP, Campus Institutional District.

Deadlines associated with action:

Department head comments:

Development Services staff has reviewed the application to rezone the property to CMP, Campus Institutional District. The complete details of the staff review and recommendation are in the attached staff report.

At their May 21, 2024 meeting, the Planning Commission voted 7-0 to forward a recommendation to the City Council to approve the proposed rezoning.

Please note: Applications for a Redevelopment Plan Modification and a Preliminary Plat are associated with this request. The complete details of the Plan Modification and Preliminary Plat are provided in those agenda items.

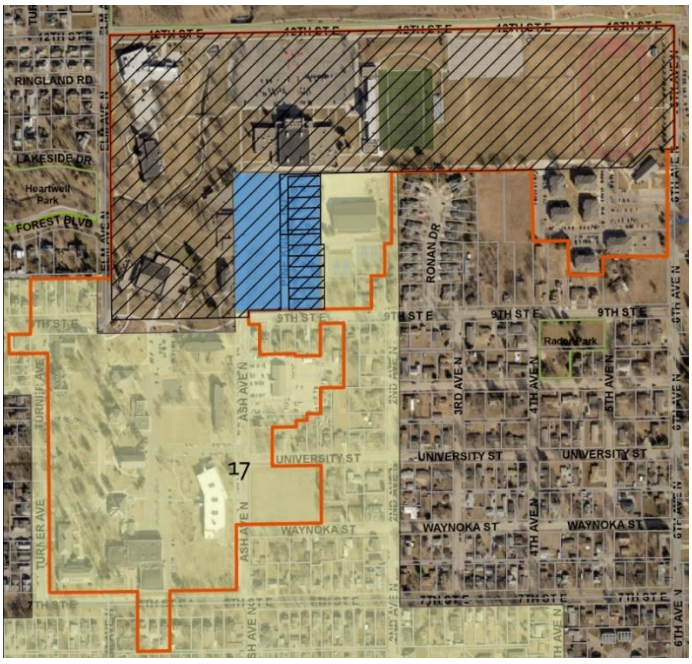
City Administrator comments:

City of Hastings Planning Commission

HASTINGS
DEVELOPMENT SERVICES

STAFF REPORT

Request to Rezone:	**Rezone to CMP, Campus Institutional District**
Case No.	2024-66
Applicant	Hastings College
Property Location:	Hastings College campus and adjacent land owned by Hastings College. This area is generally bounded by and along East 12th Street, North 6th Avenue to the east, East 9th Street, North Ash Avenue, East 7th Street, North Turner Avenue, and North Elm Avenue.
Lot Size:	92.77 acres
Date of Public Hearing:	May 21, 2024
Current Zoning	R-2, Mixed-Density Neighborhood District and R-3, Multiple-Family Residential District
Adjacent Zoning:	North: R-1, Urban Single-Family Residential District
	East: R-3 District and R-1 District
	South: R-2 District and R-3 District
	West: R-1 and R-3 District



DESCRIPTION OF REZONING REQUESTS: Hastings College has applied to rezone the college campus and adjacent land owned by the College from R-2, Mixed-Density Neighborhood District, and R-3, Multiple-Family Residential District to the CMP, Campus Institutional District. This is in part to better reflect the master-planned campus, with ample open space and pedestrian amenities, as well as accommodate the proposed Suzanne and Walter Scott Foundation Residence Hall.

The CMP District 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. This district should focus on organizing buildings and uses around distinct gathering places, and create a highly pedestrian or "park-once" environment within the campus. It is applicable to areas where improved pedestrian and civic amenities can coordinate development of compatible uses and designs through a specific master plan."

By supporting the master-planned, open, landscaped, and pedestrian-focused environment, building setbacks and height requirements are relaxed as an appropriate trade-off. The complete set of permitted uses and District regulations are attached. These regulations will help accommodate the proposed Suzanne and Walter Scott Residence Hall.

The applicant's design team has provided the attached memorandum noting the conformance of the existing campus and proposed projects found in the Master Plan to the CMP District regulations.

The new residence hall is also part of a Redevelopment Plan Modification application and a Preliminary Plat application. Please see those staff reports for more detailed information.

Property Description: Hastings College, founded in 1882, is a private, four-year residential college. The campus is approximately 99 acres in area, including adjacent properties in the surrounding neighborhoods. The College is generally bordered by East 12th Street to the north, North 6th Avenue to the east, East 9th Street and East 7th Street to the south, and Turner Avenue and North Elm to the west.

The main campus has 35 buildings including academic buildings, athletic facilities, student life facilities, residence halls, and administrative buildings.

The land generally slopes to the center of campus towards Heartwell Creek.

STANDARDS TO REZONE PROPERTY:

The provisions of Article VIII regulate the process to rezone property within the City and its extraterritorial jurisdiction.

The City Council, by recommendation from the City Planning Commission, will base its decision on the following:

a) **The existing use of the property, its physical and environmental characteristics, its zoning history, and its suitability for the zoning district it currently is within.**
The use of the property is the Hastings College campus, founded in 1882 is a private four-year residential college. The campus has a mix of historic, brick and stone buildings and more modern, state-of-the-art facilities. Twelve buildings are on the National Register of

Historic Places and the campus is a local historic district. The campus has large open spaces with manicured lawns and landscaping. Heartwell Creek generally flows through the middle of the campus.

The main campus is zoned R-3, Multiple-Family Residential District, which was established in 1958 by Ordinance No. 1824. Hastings College also owns several properties adjacent to the campus for various administrative, academic, or residential purposes. Some of these properties are zoned R-2, Mixed-Density Neighborhood District. The R-2 District properties were established in 1964 by Ordinance No. 2040.

Schools, colleges, and universities are permitted use in the R-3 District. The ancillary uses on the R-2 District properties are also considered permitted uses.

As previously stated, the rezoning request is to recognize the master-planned campus and to take advantage of the development standards allowed by the district.

b) Conformity of the proposed change with the Comprehensive Plan.

The City of Hastings "Imagine Hastings" Comprehensive Plan, adopted in 2009, shows the site in the Public/Semi-Public land use category. The policy statement for this use designation is:

The public/semi-public land use category consists of those institutional land uses including government centers and facilities, educational facilities, and other public or semi-public uses and places like "places of worship", hospitals, private schools, libraries and cemeteries. New uses in this category may be integrated with residential neighborhoods or as part of neighborhood or community mixed-use centers as specified in the location guidelines.

The proposed rezoning is in conformance with the Comprehensive Plan.

c) Adequacy of sewer, water, streets, and other needed facilities and services for permitted uses in the proposed zoning district.

There is adequate sanitary sewer, water, street access, and other public infrastructure to serve the campus. The new Suzanne and Walter Scott Foundation Residence Hall is proposed on the southeast side of the campus. Adequate infrastructure is available to serve this new 100-unit, 318-bed residence hall.

d) The character of the neighborhood, including the zoning and uses of nearby property.

The character of the residential neighborhood is a mix of single-family homes, two-family and multi-family homes ranging in size, quality, and character. Some of the multi-family homes are structures that have been converted to apartments. Others were originally built as apartments. To the north of the campus is the Parkview Cemetery.

The zoning of the surrounding neighborhood is a mix of R-1, Urban Single-Family Residential District, R-2, Mixed-Density Neighborhood District, and R-3, Multiple-Family Residential District.

e) Compatibility of the proposed zoning district with nearby property.

The rezoning request to CMP District will largely reflect the current campus setting of Hastings College. No substantial changes are proposed to the campus that should adversely affect the surrounding property or neighborhood.

A new residence hall is proposed to the north of the intersection of Pine Knoll Road and East 9th Street. This new residence hall will allow the majority of Hastings College students to live on campus. This should help provide more homes and apartments in the surrounding area to be rented or owned by current and future Hastings residents.

By rezoning to the CMP District, more focus is required to maintain open space and the pedestrian environment on and adjacent to campus, and on the high-quality built environment.

The campus and surrounding neighborhoods are compatible with each other and the larger community.

f) Additional matters as might apply in individual cases.

As stated, Hastings College and their partner, the Suzanne and Walter Scott Foundation have proposed a Redevelopment Plan Modification for the new Redevelopment Area #17 and a Preliminary Plat to accommodate the new Suzanne and Walter Scott Foundation Residence Hall. These items are being considered concurrently.

STAFF COMMENTS: Staff recommends the Planning Commission recommend **APPROVAL** of the Request to **REZONE** to the City Council for the property at Hastings College campus and adjacent land owned by Hastings College, generally bounded by and along East 12th Street, North 6th Avenue to the east, East 9th Street, North Ash Avenue, East 7th Street, North Turner Avenue, and North Elm Avenue, from R-2, Mixed-Density Neighborhood District, and R-3, Multiple-Family Residential District to CMP, Campus Institutional District.

PREPARED BY: Chad Bunger, AICP, CFM, Director of Development Services

DATE: May 7, 2024

ATTACHMENTS:

1. Application materials
2. Hastings College Second Subdivision Preliminary Plat
3. 2009 Comprehensive Plan Future Land Use
4. Uses and district table (CMP District highlighted)
5. CMP District Regulations
6. Staff summary presentation

HASTINGS
Nebraska

Zoning Application

Date: 03/10/2024

Project

Permit Type:	Change of Use Zoning Change (Rezone)	Existing Zoning:	R-3, Multiple Family Residential
Project Name:	Hastings College	Proposed Zoning:	CMP, Institutional Campus
Project Address:	Hastings College	Comprehensive Plan:	
City, State, Zip:	HASTINGS, NE 68901	Gross Area:	96
In City Limits:	Yes	# of Lots:	26
Legal:		Proposed Use:	school, college or university

Reason for Request:

Applicant / Owner

Applicant Name:	Stephanie Ourada	Owner Name:	HASTINGS COLLEGE
Company:	Hastings College	Address:	710 N TURNER AVE
Address:	710 Turner Ave	City, State, Zip:	HASTINGS, NE 68901-0000
City, State, Zip:	Hastings, NE 68901	Phone:	
Phone:	402-461-7725	Email:	
Email:	stephanie.ourada@hastings.edu		

Key Contact

Key Contact:	Samantha Tessier	Address:	119 S 49th Ave
Company:	Holland Basham Architects	City, State, Zip:	Omaha, NE 68132
Phone:	531.215.1461	Email:	szeek@hollandbasham.com

I do hereby certify that the information contained herein is true and correct.

Stephanie Ourada	03/10/2024
Applicant	Date
	03/10/2024
Owner	Date



Holland Basham Architects

SRM

CAMPUS IN 0-10 YEARS

HASTINGS COLLEGE

CAMPUS DEVELOPMENT

2-19-2024

EXISTING

NEW CONSTR.

RENOVATE



Holland Basham Architects

SRM

CAMPUS - FUTURE DEVELOPMENT

HASTINGS COLLEGE

CAMPUS ENHANCEMENTS ANALYSIS

5-13-2024

Holland Basham
Architects

119 South 49th Avenue
Omaha, NE 68132
402. 551. 0800
HollandBasham.com

May 13, 2024

Chad Bunger
Director of Development Services
Development Services
3505 Yost Ave
Hastings, Nebraska 68901

Subject: Hastings College CMP Campus Institutional District Rezoning Narrative
HBA Project Number: 23182

Mr. Bunger,

Please see our responses to your questions below regarding the Hastings College Master Planning efforts and how they interact with the proposed CMP Zoning for the Hastings College Campus. We are happy to discuss this in further detail as well.

Project Description:

The new Hastings College Student Housing project is located at the intersection of E 9th street and N Ash Avenue in the geographical center of Hastings College's Campus adjacent to the Hazelrigg Student Union and the Fuhr Music Hall. A majority of the site was previously single-family residential houses that have already been demolished. Weyer Hall currently sits on the west end of the site and is slated for demolition, as well as the existing houses on the east side of Pine Knoll road which will be demolished to make way for surface parking to help support the new residence hall.

The residence hall building is a 4-story wood frame structure that consists of 112 units made up of 4-bedroom, 2-bedroom, and studio units. The 4-bedroom and 2-bedroom units are a "suite style" student housing typology which consist of private sleeping bedrooms, a shared kitchenette, a bathroom shared by 2 students, and shared living room space. The Studios are "apartment style" units and have full kitchens that include an over and range. The building also includes shared common social lounges and private study areas strategically located around building entry locations and major circulation paths to help encourage spontaneous interactions between students and give them the opportunity to get outside of their units and encourage strong student life initiatives.

The list of questions and responses are broken down as follows by zoning regulation section:

Sec. 34-212. CMP Campus Institutional Districts.

(1) *Intent.* The CMP Institutional Campus District 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. This district should focus on organizing buildings and uses around distinct gathering places, and create a highly pedestrian or "park-once" environment within the campus. It is applicable to areas where improved pedestrian and civic amenities can coordinate development of compatible uses and designs through a specific master plan. This district is applicable to institutions which:

- Have multi-block common ownership of lands;
- Have developed a long-range master site plan; and
- Have developed a campus support system of internal streets, civic or natural open spaces, or pedestrian routes that create effective connections and transitions to areas around the campus.

The minimum land area for the master plan shall be ten acres. The master plan shall be approved by the City through the rezoning process. The master plan may include alternatives to the default development standards provided for this district where the alternative development standards meet the intent of this district; and/or where existing buildings and structures may be integrated into the master plan and maintain the intent of this district.

City of Hastings Question / Request: No specific request.

Holland Basham Architects Response: There was no specific request, but Holland Basham Architects wanted to note that the zoning regulations under the CMP Campus Institution District align very well with the current Hastings College campus. The zoning classification allows for a flexible built environment, placemaking, and walkability which is ideal for campus planning and campus design elements.

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(2) *Allowed uses.* See Table 200-1 in Section 34-200.

City of Hastings Question / Request: Confirm that the uses in the Table for the CMP district is appropriate. Provide a simple statement, if that is the case.

Holland Basham Architects Response: Table 200-1 in Section 34-200 of the Hastings Municipal Code states that a College or University is a permitted Civic use for a CMP District.

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(4) *Minimum yard requirements.*

(a) *Front yard*—Ten feet, except buildings fronting directly on public or common open spaces that provide pedestrian access to the building shall require no front setback.

(b) *Side yard*—Ten feet.

(c) *Rear yard*—Ten feet.

(d) A minimum 20' landscape buffer shall be required in addition to any required setbacks and open space when building heights are more than two times the height allowed in any adjacent or abutting residential use or zoning district.

City of Hastings Question / Request: Please show the front yard setbacks along all street frontages on campus and satellite properties.

Holland Basham Architects Response: Please see attached Master Planning Exhibit that adds front yard setbacks along street frontages of main campus as well as satellite properties proposed to be rezoned.

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(5) *Maximum lot coverage.* The maximum lot coverage by all buildings and impervious surfaces shall not exceed 90 percent of the buildable area; excluding required open space.

City of Hastings Question / Request: Please provide a statement of the lot coverage of the existing and proposed campus.

Holland Basham Architects Response: Hastings College, including the new residential building, is approximately 38.5% impervious coverage.

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(6) *Maximum height of structures.* The maximum height shall be 60 feet, except portions setback from the property line by more than 30 feet may have a height of up to 130 feet; provided in no event shall an alternative standard be approved that would violate the approach zone requirements of the Hastings Municipal Airport.

City of Hastings Question / Request: Please provide a statement of the tallest existing and proposed buildings

Holland Basham Architects Response: The new residential hall is proposed to be a 4-story building. Typically, residential floor to floor heights are 11' per floor, with commercial and educational building being higher at approximately 15' per floor. Per Hastings zoning code building height definitions, the top of the new residence hall's parapet is 49' and the mid-point height of the residential style gables are 52'. Currently, the tallest building on campus is the chapel that is estimated to be approximately 60' to the top of the spire.

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(7) *Campus design standards.* Due to the unique development pattern, and the important relationship and integration between uses, sites and buildings in the CMP District, the following site and building standards shall apply:

(a) *Master development plan.* Any CMP District may be proposed according to an overall master plan that alters the Lot Standards and Campus Standards of set forth in this district, provided the master development plan meets the intent of this district.

(b) *Pedestrian circulation.* Each campus area shall include pedestrian circulation at an equal or greater frequency than the surrounding block structure. This can be provided by sufficient pedestrian amenities on any internal circulation streets, or by a separate trail or sidewalk system associated with the required open space and common areas.

City of Hastings Question / Request: Please provide a statement of the pedestrian experience on and immediately adjacent to campus.

Holland Basham Architects Response: Hastings College's campus is currently set up for a high level of pedestrian connectivity. Perimeter vehicular streets are configured with back of curb sidewalks with ample landscaping. Interior concrete walking paths between educational, administrative, athletic, and residential buildings are organic in nature and contour with the landscape that allude to a park-like setting. The vacation of 9th street that originally bisected campus further enforces this policy of a pedestrian environment first and a vehicular environment second.

(c) *Required open space/common area.* Each campus area shall contribute to the overall public or common open space for the district according to the following:

(i) A minimum of 15 percent of the campus area allocated to formal open spaces such as greens, plazas, or courtyards that provide pedestrian amenities in and around the campus.

(ii) A minimum of 20 percent of formal open space of the campus area is required if the floor area ratio is above 2.0.

(iii) A minimum of 25 percent of the campus area is required if the campus is organized around a system of natural open spaces, such as trails, gardens, wooded areas or other similar natural areas.

(iv) A minimum 20 foot landscape buffer shall be required in addition to any required setbacks and open space when building heights are more than two times the height allowed in any adjacent or abutting residential use or zoning district.

City of Hastings Question / Request: Please provide a statement describing the amount of open space and that it meets the requirement.

Holland Basham Architects Response: Hastings College Campus is approximately 26% contiguous formal open space of substantial size. For example, the 26% does not include the smaller landscaped areas between back-of-sidewalk and building frontages, but does include the larger plazas and open greenspace between academic buildings. The 26% includes the new residence hall and associated parking. If just looking at pervious/impervious coverage, 61.5% of campus is pervious coverage.

(d) *Building elements.* All buildings shall include the following elements:

(i) *Primary entrance features.* All buildings shall have a primary entrance feature oriented towards the lot frontage or building/site arrival point. The entrance feature shall have direct pedestrian connections to the public streetscape or public or common open space with minimal interruptions by parking areas or driveways.

(ii) *Horizontal massing.* Any building with a front façade width greater than 150' shall have aesthetic visual breaks in the façade through any one or a combination of the following:

(1) Differentiated offsets of 3' to 10' every 50' to 75', demonstrated by a vertical expression line of trim or ornamental architectural elements that distinguish it from the rest of the façade, and associated with enhanced landscape features or other similar civic amenities;

(2) An intervening courtyard or plaza meeting the requirements of subsection (7)(c)., resulting in no single portion of horizontal façade greater than 75'.

City of Hastings Question / Request: Provide a very basic description of the current buildings (e.g. uses, architectural styles, exterior materials, etc.) and that any new buildings will generally conform to the building element requirements.

Holland Basham Architects Response: The predominant architectural style on campus is Georgian Revival which is a very common architectural style across collegiate institutions spanning the entire United States. The style commonly consists of red brick, buff limestone ornamentation, as well as pitched roofs with dormers and cupulas, all of which can be found at Hastings College.

The proposed residence hall utilizes brick as the dominant exterior building material at the first three levels and balances the exterior building materials through the use of buff precast products and metal panels. The building form is also broken up through the use of a variety of parapet heights and gable roofs to match much of the campus aesthetic and also signal that it is a residential student housing building. Building

entries are treated differently with much more glass that acts as a wayfinding beacon to see the activity within the building as well as views out of social areas to the exterior campus surroundings.

(e) *Site screening.* Any delivery and service areas, external support equipment, site utility areas, or other similar high-impact elements of site and building design shall be subject to the following, where possible:

(i) All delivery or service areas and loading docks shall be located on a discrete façade, and internal to the block wherever possible.

(ii) Any rooftop equipment shall be screened from view of the adjacent public streetscape or other public or common opens spaces by a parapet on flat roofs, or located on a discrete pitch for pitched roofs.

(iii) Any service areas, loading docks, service equipment, or other site utility area that is visible from adjacent property or public right-of-way shall be screened with a landscape buffer or set back at least 50' from any property line.

(iv) All parking shall meet the generally applicable parking design standards of these regulations.

City of Hastings Question / Request: Generally, describe existing screening and that you will comply with the screening requirements of future projects, as applicable.

Holland Basham Architects Response: The proposed residence hall will utilize existing screened trash collection areas. The roof parapet and gables will also act as a screening element for the roof mounted condensing units. No loading dock is provided at the new building. The surface parking lot will have sufficient street trees to meet application design regulations.

HASTINGS COLLEGE

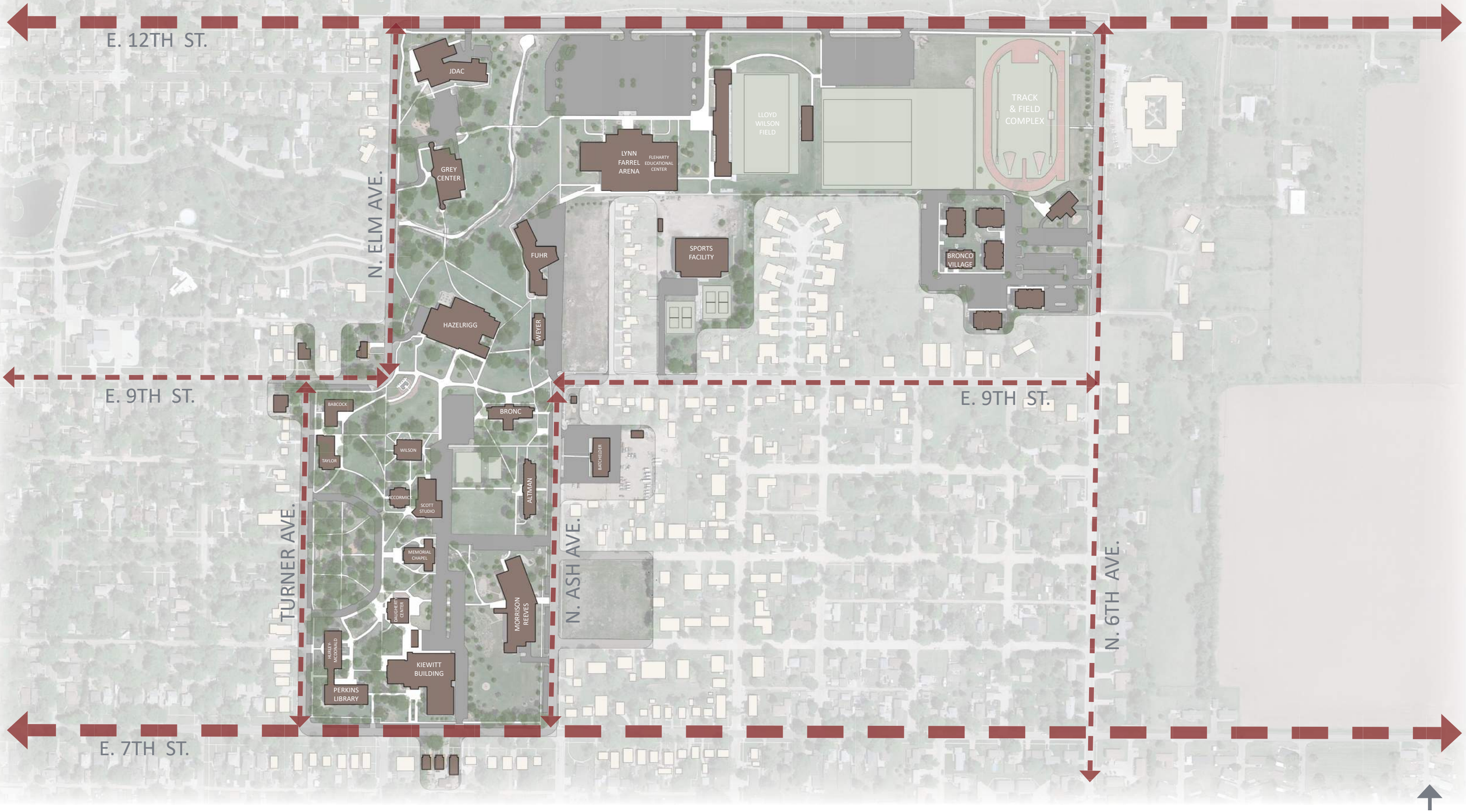


Holland Basham Architects

SCOTT RESIDENTIAL MANAGEMENT LLC

DESIGN REVIEW

4-23-2024



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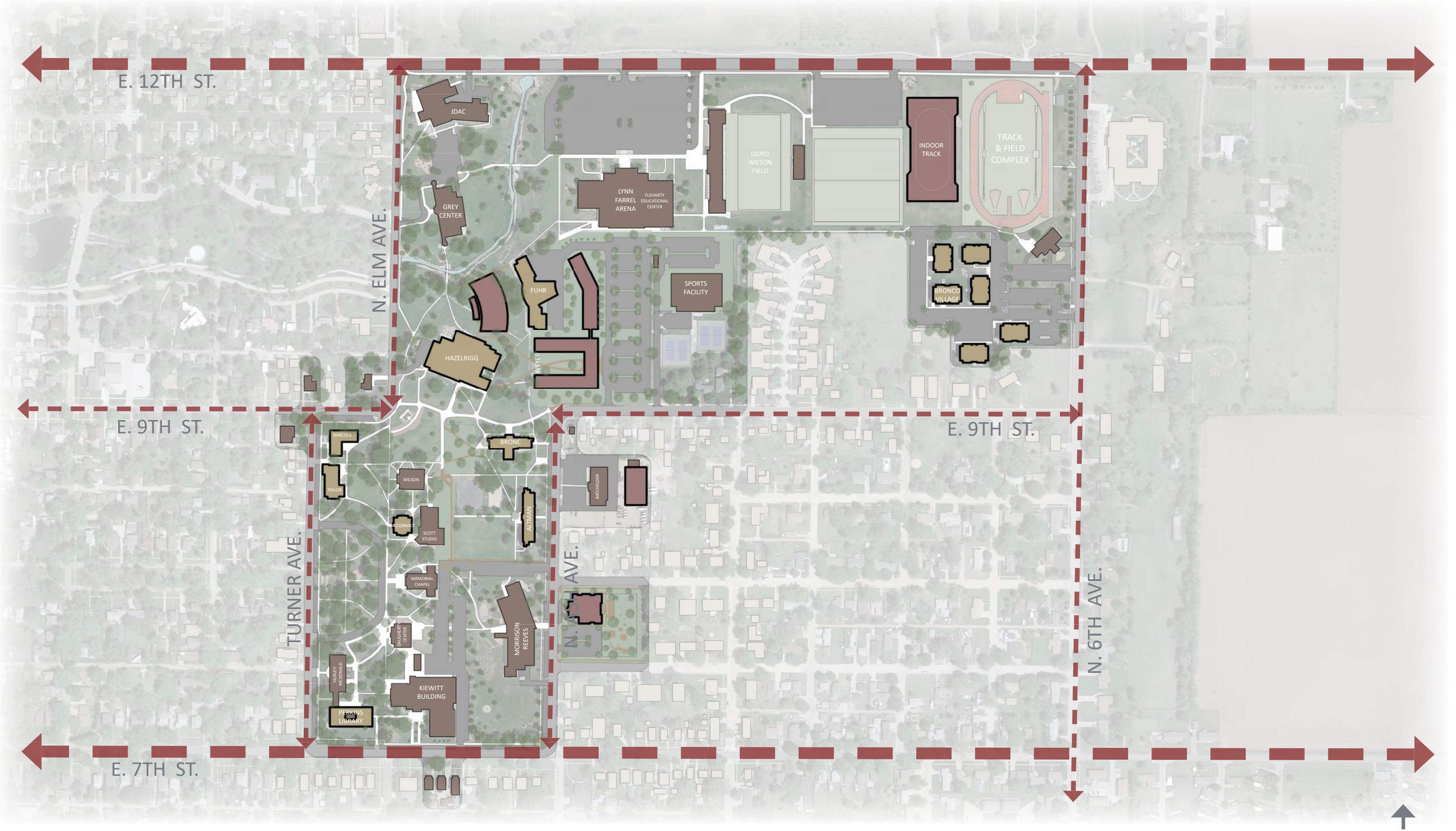
EXISTING CAMPUS

HASTINGS COLLEGE

02-12-2024



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FUTURE CAMPUS

HASTINGS COLLEGE

02-12-2024

NEW RESIDENCE HALL



480 BEDS

213,000 GSF

GENERAL NOTES

SITE WORK

- NEW LANDSCAPING TO INCLUDE PARKING LOT WITH DRAINAGE AREAS, SIDEWALKS, AND PAVER SYSTEM AT ALL OUTDOOR LOUNGE AREAS
- OUTDOOR FIREPITS, VARIOUS LOUNGE FURNITURE, AND STAND ALONE SHADE STRUCTURES WITH POWER SUPPLIED FOR STUDY SPACES
- MANICURED PLANTINGS AROUND BASE OF BUILDING AND ADJACENT TO ALL OUTDOOR LOUNGE SPACES AND BUILDING ENTRY POINTS
- JUVENILE TREES TO BE PLANTED AS SHOWN IN SITE PLAN
- RELOCATE EXISTING UTILITY EASEMENT AND ALL ASSOCIATED EQUIP
- BURY OR REMOVE OVERHEAD POWER LINES ALONG PINE KNOLL

BUILDING INTERIOR

- COMMON SPACE HALLWAYS AND LOUNGES TO BE CARPETED AND HAVE SMOOTH FINISH DRYWALL CEILINGS
- PROVIDE LIGHTING TIMEOUT SHUTOFFS IN ALL COMMON SPACES
- ALL COMMON SPACE LIGHTING TO BE RECESSED IN THE CEILING

BED COUNT

	PRE RENO	POST RENO
BRONCO VILLAGE	288	288
BABCOCK	79	80
BRONC	120	120
ALTMAN	139	0
TAYLOR	100	88
NEW RES HALLS	0	480
TOTAL	726	1056

APARTMENT STYLE

	ST. APT	2BR.APT	4BR.APT	TOTAL
1 LVL.				
UNITS	5	4	6	15
BEDS	5	8	24	37
2 LVL.				
UNITS	5	2	8	15
BEDS	5	4	32	41
3 LVL.				
UNITS	5	2	8	15
BEDS	5	4	32	41
4 LVL.				
UNITS	5	2	8	15
BEDS	5	4	32	41
UNITS	**20**	**10**	**30**	**60**
BEDS	**20**	**20**	**120**	**160**
TARGET	20	20	120	160

TRADITIONAL STYLE

ST. APT	2BR.APT	2BR.TRAD	4BR.TRAD	TOTAL
3	1	8	15	27
3	2	16	60	81
3	0	9	15	27
3	0	18	60	81
3	0	8	15	26
3	0	16	60	79
3	0	8	15	26
3	0	16	60	79
12	**1**	**33**	**60**	**106**
12	**2**	**66**	**240**	**320**
12	2	66	240	320

Holland Basham Architects | SRM

SITE PLAN

HASTINGS COLLEGE
NEW RESIDENCE HALL
04-23-2024







Holland Basham Architects

SRM

PERSPECTIVES

HASTINGS COLLEGE

NEW RESIDENCE HALL

04-23-2024



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FROM CAMPUS VIEW

HASTINGS COLLEGE

NEW RESIDENCE HALL

04-23-2024



Holland Basham Architects

SRM

ENTRY LOBBY

HASTINGS COLLEGE

NEW RESIDENCE HALL

04-23-2024



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COURTYARD VIEW

HASTINGS COLLEGE

NEW RESIDENCE HALL

04-23-2024

Holland Basham Architects

SRM

COURTYARD VIEW

HASTINGS COLLEGE

NEW RESIDENCE HALL

04-23-2024

HASTINGS COLLEGE

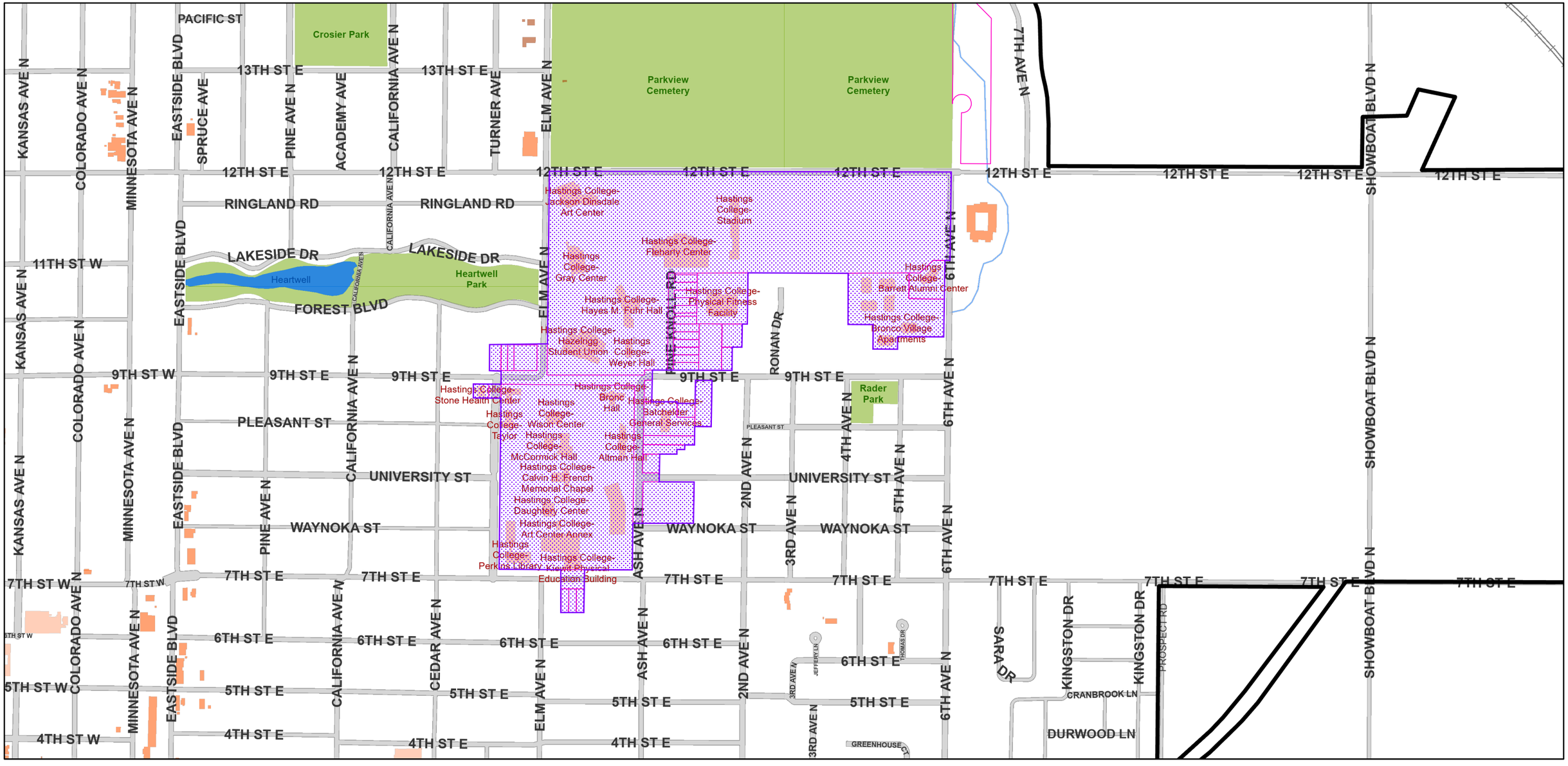
Holland Basham Architects

SCOTT RESIDENTIAL MANAGEMENT LLC

DESIGN REVIEW

4-23-2024

Hastings College - Rezone



3/6/2024, 3:21:35 PM

BLOCKS Easements Parcels Limits

LOTS Subdivisions TwoMile

1:10,033

0 0.07 0.15 0.3 mi

0 0.13 0.25 0.5 km

Adams County, City of Hastings & Hastings Utilities GIS Mapping - This map is not to be used for precise location.

Lot 1, Block 1, Hastings College First subdivision, together with lots 1 thru 12, Lot 26 and private drives, Pine Knoll Place, together with Lots 7, 8, 9, 11, 18 and 19, Miles Pleasant Hill addition, together with Lot 1, Barrett Center subdivision, together with Lot 1, Maples Third Addition, together with part of Blocks 1, 2 and 3, all of Block 6, Eastwood addition, together with Lot 1, Ash subdivision, together with Lots 5 thru 7, Bonnewell's addition, together with part of lots 1 and 8, block 1 and part of lots 1 and 8, block 8 and all of blocks 9 and 10, College Addition, together with the north 90.00 feet of Lot 2, Block 1, College Addition, together with Lots 1 thru 3, Heartwell Park Addition, and together with Pine Knoll road and private drives lying adjacent to Said lots 1 thru 12, Pine Knoll Place, all in Adams County, Nebraska more particularly described as follows:

Beginning at the NE corner of said lot 1, Block 1, Hastings College First Subdivision;

Thence West on the north line of said lot 1, Block 1, Hastings College First Subdivision to the NW corner thereof;

Thence East on the east line of Elm Avenue North to the easterly extension of the north line of said lots 1 thru 3, Heartwell Park addition;

Thence West on the westerly extension of the north line of said lots 1 thru 3, Heartwell Park addition to the NW corner of lot 3, said Heartwell Park addition;

Thence South on the west line of said lot 3, Heartwell Park addition to the south line of 9th street east;

Thence east on said south line of 9th street east to the NW corner of said lot 2, block 1, College addition;

Thence south on the west line of said lot 2, block 1, College addition to the south line of the north 90.00 feet of lot 2, block 1, said College addition;

Thence east on said south line of the North 90.00 of lot 2, block 1, College addition to the east line of Turner Avenue;

Thence south on the east line of said Turner Avenue to the north line of 7th street east;

Thence east on said north line of 7th street east to the northerly extension of the west line of lot 7, said Bonnewell's addition;

Thence south on the northerly extension of said west line of Lot 7, Bonnewell's addition to the SW corner thereof;

Thence east on the south line of said lots 5 thru 7, Bonnewell's addition to the SE corner of Lot 5, said Bonnewell's addition;

Thence north on the northerly extension of the east line of said lot 5, Bonnewell's addition to said north line of 7th street east;

Thence east on said north line of 7th street east to the west line of Ash Avenue north;

Thence north on said west line of Ash Avenue north to the north line of Waynoka Street;

Thence east on said north line of Waynoka Street to the SE corner of Block 6, said Eastwood Addition;

Thence on the east line of said block 6, Eastwood Addition to the south line of University Street;

Thence west on the said south line of University Street to the southerly extension of the west line of Lot 1, Hamburger Subdivision, a subdivision in said Adams County;

Thence North on the southerly extension of the west line of said lot 1, Hamburger Subdivision to the NW corner thereof;

Thence east on the north line of said Hamburger Subdivision to the west line of Lot 1A, Eastwood Addition Replat, a subdivision in said Adams County;

Thence north on said west line of Lot 1A, Eastwood addition Replat to the north line thereof;

Thence east on said north line of Lot 1A, Eastwood addition Replat to the west line of Block 4, said Eastwood addition;

Thence north of the west line of said Block 4, Eastwood addition to the south line of block 1, said Eastwood addition;

Thence east 108.80 feet on said south line of block 1, Eastwood addition;

Thence north to the south line of said 9th street east;

Thence west to on said south line of 9th street east to the west line of said block 1, Eastwood addition;

Thence south 150.00 feet on said west line of Block 1, Eastwood addition;

Thence west 116.90 feet to the east line of lot 1, said Ash Subdivision;

Thence north on said east line of lot 1, Ash Subdivision to the NE corner thereof;

Thence west on the north line of said Lot 1, Ash Subdivision to the east line of Ash Avenue north;

Thence north on said east line of Ash Avenue to the north line of said 9th street east;

Thence east on said north line of 9th street east to the SE corner of said lot 11, Miles Pleasant Hill addition;

Thence north on the east line of said lot 11, Miles Pleasant Hill addition to the NE corner thereof;

Thence east to the SE corner of said lot 9, Miles Pleasant Hill addition;

Thence north to the NE corner of said lot 7, Miles Pleasant Hill addition;

Thence east to the SE corner of said lot 26, Pine Knoll Place;

Thence north to the south line of said lot 1, Block 1, Hastings College First subdivision;

Thence east on said south line of said lot 1, Block 1, Hastings College First subdivision to the west line of said Lot 1, Maples Third subdivision;

Thence south on said west line of Lot 1, maples Third subdivision to the north line of KMA subdivision, a subdivision in said Adams County;

Thence east on said north line of KMA subdivision to the east line of said KMA subdivision;

Thence south on said east line of KMA subdivision to the north line of Maples Subdivision, a subdivision in said Adams County;

Thence east on said south line of Maples Subdivision to the NE corner of Lot 2, said Maples subdivision;

Thence north to the north line of Lot 2, said Maples Third subdivision;

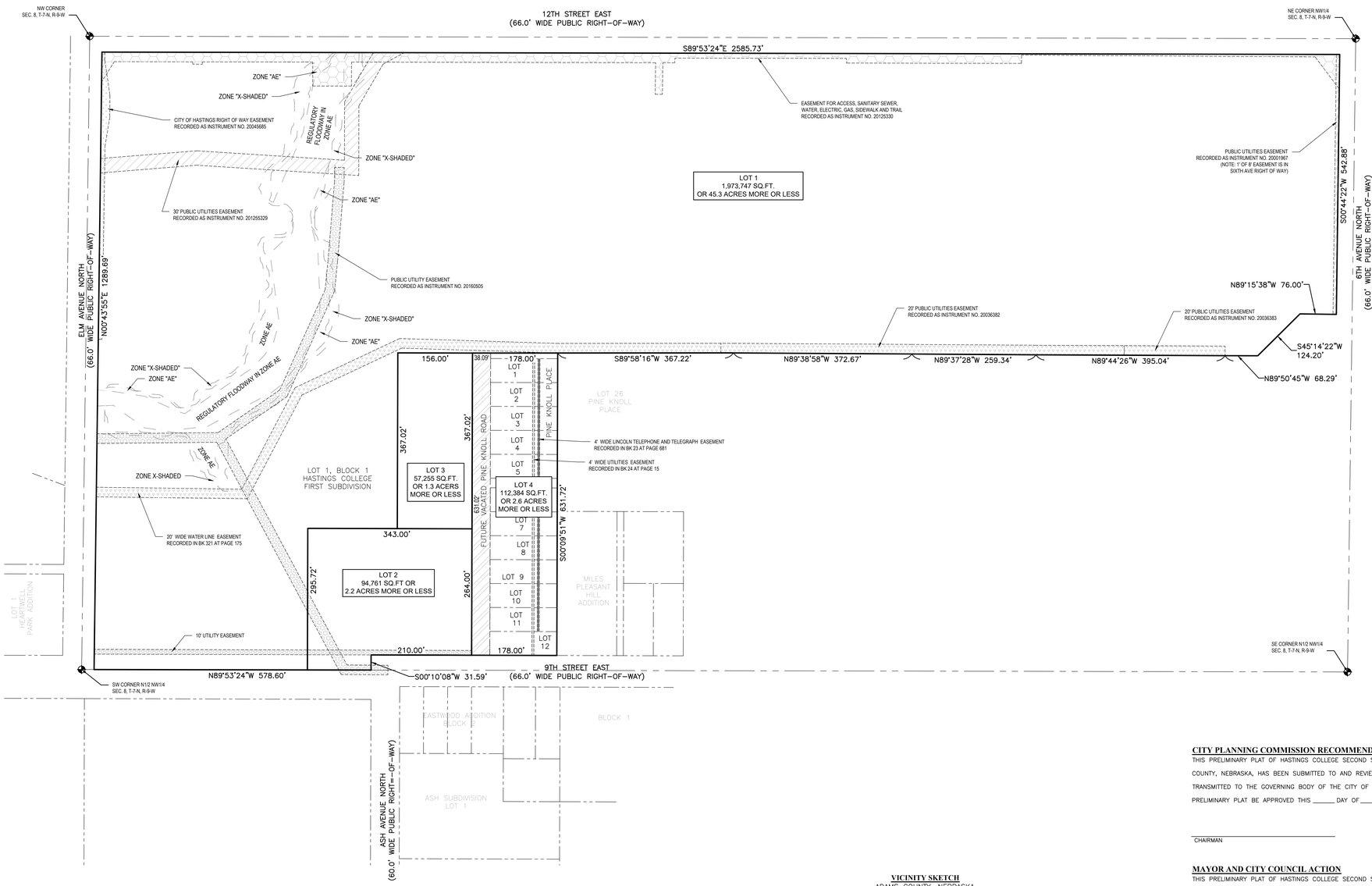
Thence east on said north line of Lot 2, Maples Third subdivision to the west line of 6th avenue north;

Thence north on said west line of 6th avenue north to the point of beginning.

Containing approximately 92.77 acres.

HASTINGS COLLEGE SECOND SUBDIVISION
LOTS 1 THROUGH 4
PRELIMINARY PLAT

BEING A REPLATTING OF LOT 1, BLOCK 1, HASTINGS COLLEGE FIRST SUBDIVISION, A SUBDIVISION IN CITY OF HASTINGS OF ADAMS COUNTY, NEBRASKA, TOGETHER WITH LOTS 1 THROUGH 12, PINE KNOLL PLACE, A SUBDIVISION IN SAID CITY OF HASTINGS OF SAID ADAMS COUNTY, ALSO TOGETHER WITH PINE KNOLL ROAD AND PRIVATE DRIVES LYING ADJACENT TO LOTS 1 THROUGH 12, SAID PINE KNOLL PLACE.



LEGAL DESCRIPTION

LOT 1, BLOCK 1, HASTINGS COLLEGE FIRST SUBDIVISION, A SUBDIVISION IN CITY OF HASTINGS OF ADAMS COUNTY, NEBRASKA, TOGETHER WITH LOTS 1 THROUGH 12, PINE KNOLL PLACE, A SUBDIVISION IN SAID CITY OF HASTINGS OF SAID ADAMS COUNTY, ALSO TOGETHER WITH PINE KNOLL ROAD AND PRIVATE DRIVES LYING ADJACENT TO LOTS 1 THROUGH 12, SAID PINE KNOLL PLACE

APPLICANT

Hastings College
710 North Turner Avenue
Hastings, NE 68901

Stephanie Ourada

ENGINEER

Thompson, Dreessen & Dorner, Inc.
10836 Old Mill Road
Omaha, NE 68154

Joe Dethlefs, P.E.

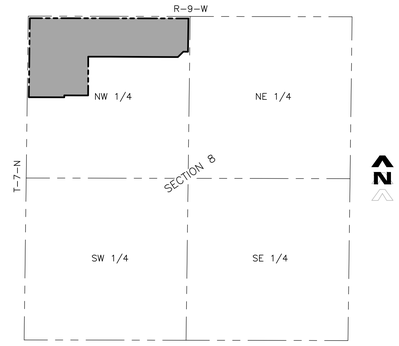
NOTES

1. CURRENT ZONING IS R3 AND PROPOSED REZONING IS CAMPUS INSTITUTIONAL DISTRICTS.
2. PROPOSED LOT 4, WILL INCLUDE THE VACATION OF PINE KNOLL ROAD & 2 PRIVATE DRIVES ADJACENT TO LOTS 1-12 PINE KNOLL PLACE.
3. THE VACATION OF PINE KNOLL ROAD IS SUBJECT TO THE RIGHTS RESERVED TO THE CITY OF HASTINGS TO MAINTAIN, OPERATE, REPAIR AND RENEW EXISTING SEWERS AND FACILITIES, AND TO AUTHORIZE OTHER UTILITIES AND CABLE TELEVISION SYSTEMS TO MAINTAIN, OPERATE, REPAIR AND RENEW THEIR EXISTING FACILITIES.
4. THE VACATED PINE KNOLL ROAD ROW SHALL BE RETAINED AS AN ACCESS EASEMENT.
5. ALL EXISTING UTILITIES WITHIN LOTS 2 & 3 SHALL BE REROUTED TO THE VACATED PINE KNOLL ROAD EASEMENT.
6. THE EXISTING EASEMENTS IN LOTS 1-12, PINE KNOLL PLACE SHALL BE VACATED.

FLOOD ZONE CLASSIFICATION

THE SURVEYED PROPERTY LIES WITHIN A DESIGNATED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER THE ADAMS COUNTY, NEBRASKA AND INCORPORATED AREAS FLOOD INSURANCE RATE MAP NUMBERS 31001C0176C AND 31001C0180C BOTH DATED JULY 5, 2018.

VICINITY SKETCH
ADAMS COUNTY, NEBRASKA



CITY PLANNING COMMISSION RECOMMENDATION

THIS PRELIMINARY PLAT OF HASTINGS COLLEGE SECOND SUBDIVISION, WITHIN THE JURISDICTION OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, HAS BEEN SUBMITTED TO AND REVIEWED BY THE CITY PLANNING COMMISSION FOR APPROVAL AND IS HEREBY TRANSMITTED TO THE GOVERNING BODY OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA WITH THE RECOMMENDATION THAT SAID PRELIMINARY PLAT BE APPROVED THIS _____ DAY OF _____, 20____.

_____ CHAIRMAN

_____ DIRECTOR

MAYOR AND CITY COUNCIL ACTION

THIS PRELIMINARY PLAT OF HASTINGS COLLEGE SECOND SUBDIVISION, WITHIN THE JURISDICTION OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, IS HEREBY APPROVED THIS _____ DAY OF _____, 20____.

_____ MAYOR

_____ CLERK

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF A SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND THAT I AM A DULLY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

_____
JON L. CARRELL
NEBRASKA RLS #693

TD2 engineering & surveying
thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 www.td2co.com
dba: TD2 Engineering and Surveying
NE CA-0199

Project Name
Hastings College Second Subdivision

Project Location
923 Pine Knoll Road
Hastings, NE 68901

Client Name
Hastings College

N
0' 50' 100'

Professional Seal

Revision Dates

No.	Description	MM-DD-YY
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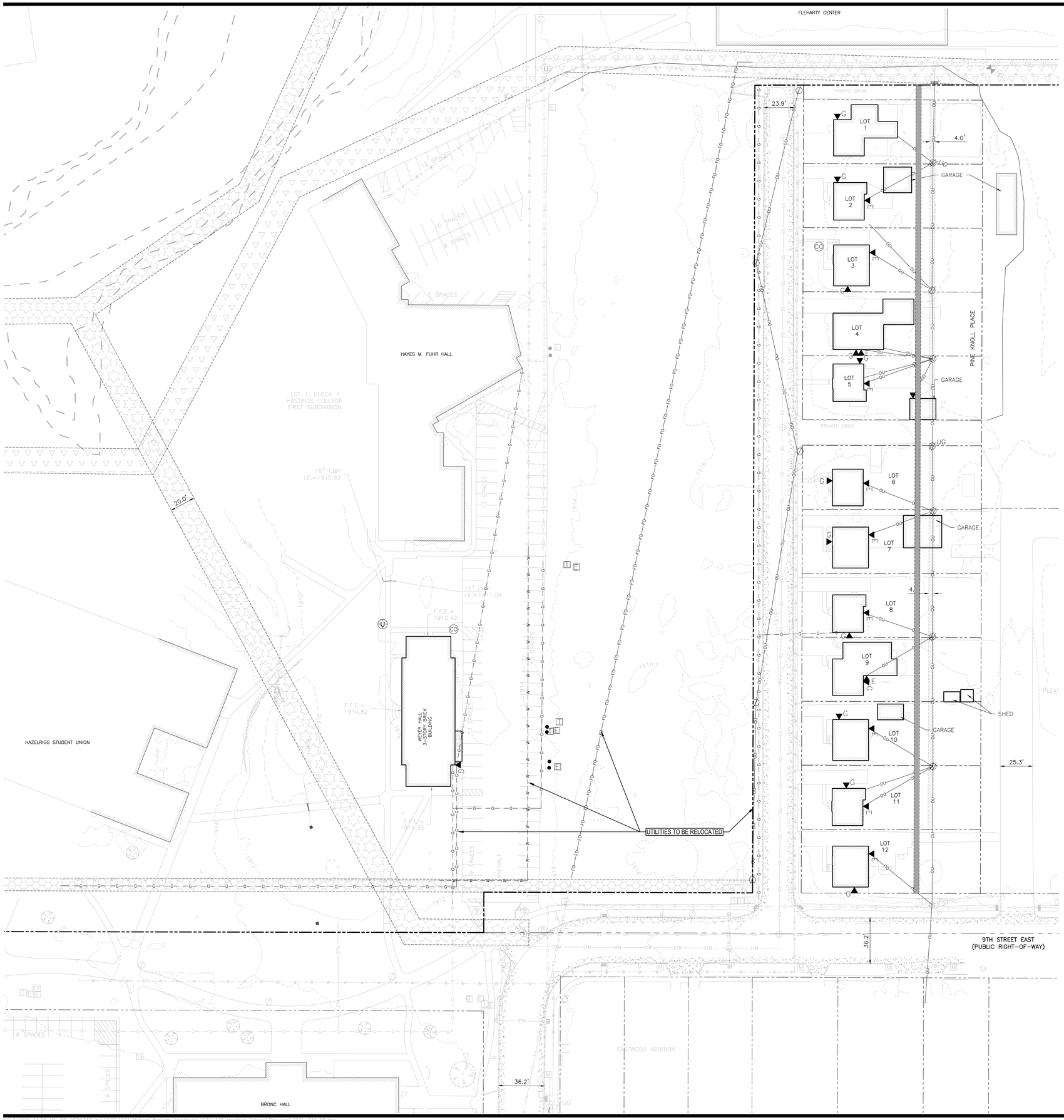
Drawn By: ZAS Reviewed By: JAD
Job No.: 1071-134 Date: 05-13-24

Sheet Title
Preliminary Plat

Sheet Number
Exhibit A



APPLICANT

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Hastings, NE 68901

Stephanie Ourada

ENGINEER

Thompson, Dreessen & Dorner, Inc.
10836 Old Mill Road
Omaha, NE 68154

Joe Dethlefs, P.E.

NOTES

1. CURRENT ZONING IS R3 AND PROPOSED REZONING IS CAMPUS INSTITUTIONAL DISTRICTS.
2. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2' INTERVALS.
3. PROPOSED LOT 4, WILL INCLUDE THE VACATION OF PINE KNOLL ROAD & 2 PRIVATE DRIVES ADJACENT TO LOTS 1-12 PINE KNOLL PLACE.
4. THE VACATION OF PINE KNOLL ROAD IS SUBJECT TO THE RIGHTS RESERVED TO THE CITY OF HASTINGS TO MAINTAIN, OPERATE, REPAIR AND RENEW EXISTING SEWERS AND FACILITIES, AND TO AUTHORIZE OTHER UTILITIES AND CABLE TELEVISION SYSTEMS TO MAINTAIN, OPERATE, REPAIR AND RENEW THEIR EXISTING FACILITIES.
5. THE VACATED PINE KNOLL ROAD ROW SHALL BE RETAINED AS AN ACCESS EASEMENT.
6. ALL EXISTING UTILITIES WITHIN LOTS 2 & 3 SHALL BE REROUTED TO THE VACATED PINE KNOLL ROAD EASEMENT.
7. THE EXISTING EASEMENTS IN LOTS 1-12, PINE KNOLL PLACE SHALL BE VACATED.

LEGEND

- DECIDUOUS TREE WITH TRUNK SIZE
- CONIFEROUS TREE WITH TRUNK SIZE
- POWER POLE
- POWER POLE WITH UNDERGROUND DROP
- POWER POLE WITH LIGHT
- POWER POLE WITH LIGHT AND UNDERGROUND DROP
- LIGHT POLE
- GUY WIRE
- GUY POLE
- UTILITY PEDESTAL
- ELECTRICAL PEDESTAL
- TELEPHONE PEDESTAL
- ELECTRIC METER
- GAS METER
- DISABLED PARKING SPACE
- SIGN
- MAILBOX
- UTILITY VAULT
- FIBER OPTIC VAULT
- SEWER MANHOLE
- UTILITY MANHOLE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- POST INDICATOR VALVE
- WATER VALVE
- GAS VALVE
- BOLLARD
- IE — INVERT ELEVATION
- FFE — FINISHED FLOOR ELEVATION
- CURB INLET
- GRATE INLET
- FLOOD LIGHT
- GAS LINE
- WATER LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- FIBER OPTIC LINE
- OVERHEAD UTILITY LINE
- UNDERGROUND ELECTRICAL LINE
- WOODEN FENCE
- CHAIN LINK FENCE
- MODULAR BLOCK WALL
- TRUNCATED DOME PAD
- SANITARY SEWER CLEANOUT
- BOULDER
- FLAG POLE
- METAL POST
- BASKETBALL HOOP
- CP2 — CONTROL POINT
- HASTINGS COLLEGE UTILITY EASEMENT
- PUBLIC UTILITIES EASEMENT
- WATER EASEMENT

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NE CA-0199

Project Name

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Project Location

923 Pine Knoll Road
Hastings, NE 68901

Client Name

Hastings College

0' 15' 30'

Professional Seal

Revision Dates

No.	Description	MM-DD-YY
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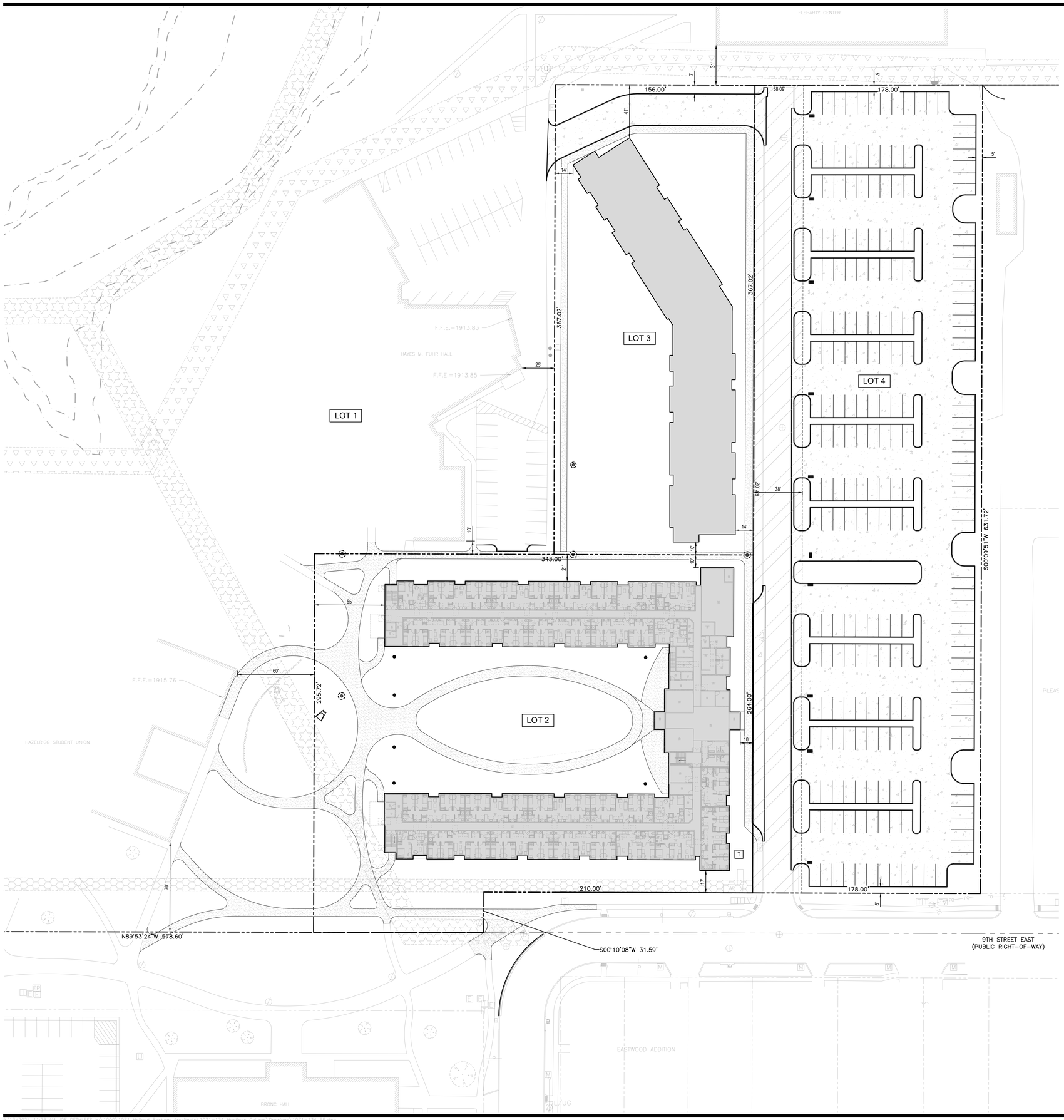
Drawn By: ZAS Reviewed By: JAD
Job No.: 1071-134 Date: 05-13-24

Sheet Title

Existing Conditions

Sheet Number

Exhibit B



APPLICANT

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Stephanie Ourada

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Joe Dethlefs, P.E.

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7. THE EXISTING EASEMENTS IN LOTS 1-12, PINE KNOLL PLACE SHALL BE VACATED.

LEGEND

- PROPOSED 6" P.C.C. PAVEMENT W/ CURB & GUTTER
- PROPOSED 5" P.C.C. SIDEWALK
- PROPOSED UTILITY & ACCESS EASEMENT - VACATED PINE KNOLL ROAD
- HASTINGS COLLEGE UTILITY EASEMENT
- PUBLIC UTILITIES EASEMENT
- WATER EASEMENT

N

0' 15' 30'

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Professional Seal

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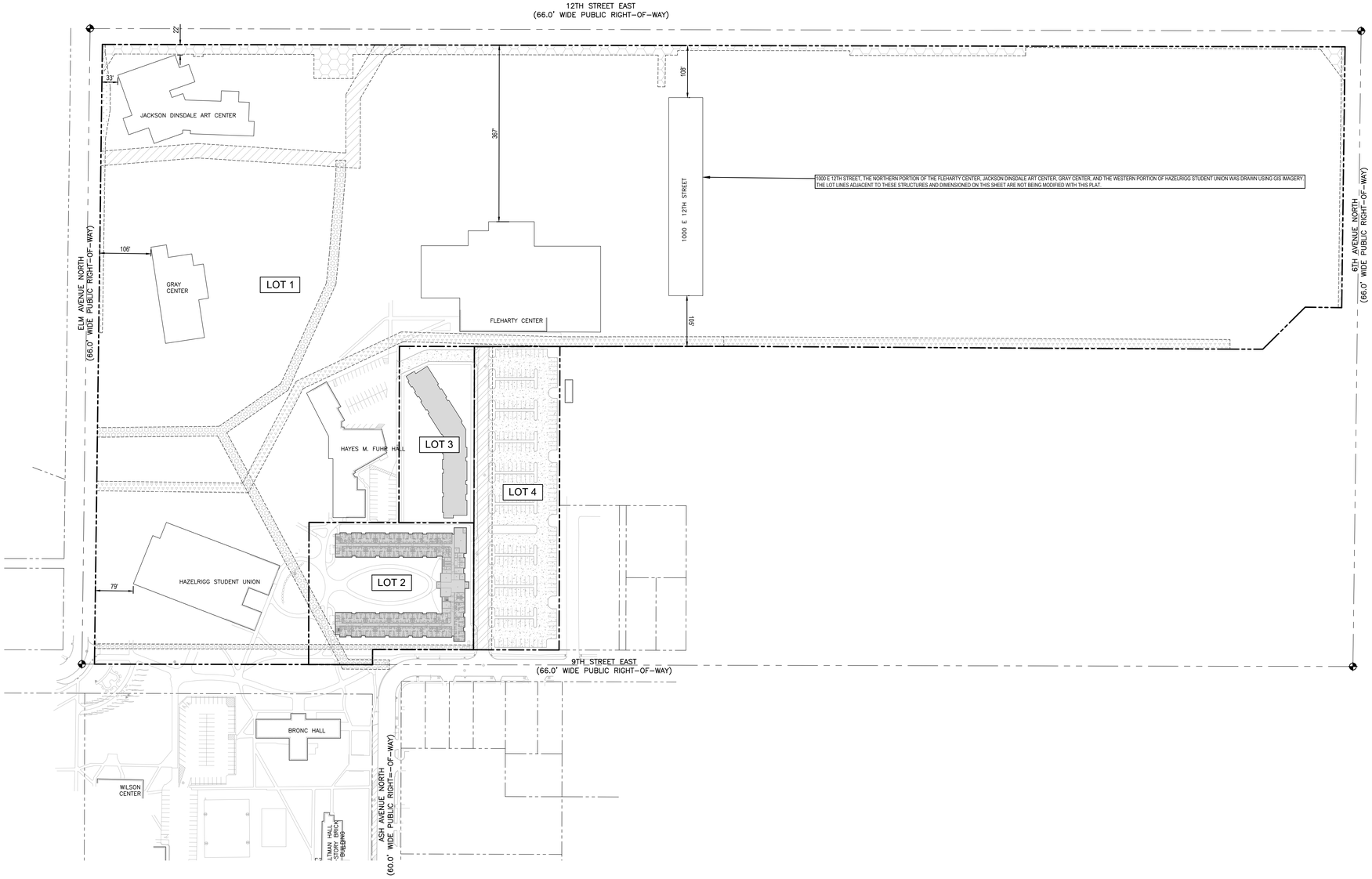
Drawn By: ZAS Reviewed By: JAD
Job No.: 1071-134 Date: 05-13-24

Sheet Title

Site Plan

Sheet Number

Exhibit C1



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- PROPOSED 5" P.C.C. SIDEWALK
- PROPOSED UTILITY & ACCESS EASEMENT - VACATED PINE KNOLL ROAD
- HASTINGS COLLEGE UTILITY EASEMENT
- PUBLIC UTILITIES EASEMENT
- WATER EASEMENT

N

0' 50' 100'

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Project Name

Hastings College Second Subdivision

Project Location

923 Pine Knoll Road
Hastings, NE 68901

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Hastings College

Professional Seal

Revision Dates

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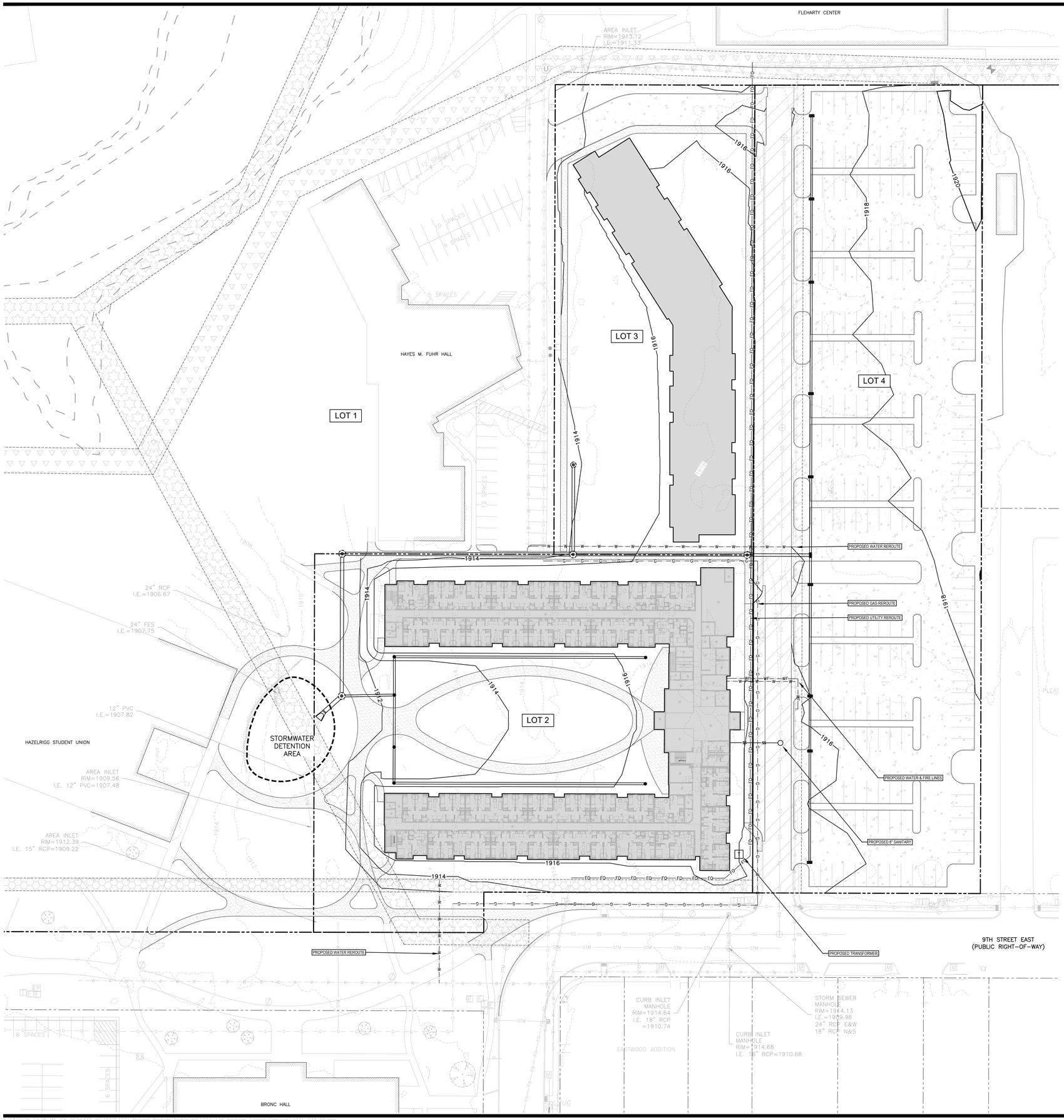
Drawn By: ZAS Reviewed By: JAD
Job No.: 1071-134 Date: 05-13-24

Sheet Title

Site Plan

Sheet Number

Exhibit C2



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LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- EXISTING SANITARY
- PROPOSED SANITARY
- EXISTING WATER
- PROPOSED WATER
- PROPOSED FIRE LINE
- EXISTING GAS
- PROPOSED GAS
- EXISTING FIBER OPTICS
- PROPOSED FIBER OPTICS
- PROPOSED UTILITY & ACCESS EASEMENT - VACATED PINE KNOLL ROAD
- HASTINGS COLLEGE UTILITY EASEMENT
- PUBLIC UTILITIES EASEMENT
- WATER EASEMENT

0' 15' 30'

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Project Name

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Project Location

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Client Name

Hastings College

Professional Seal

Revision Dates

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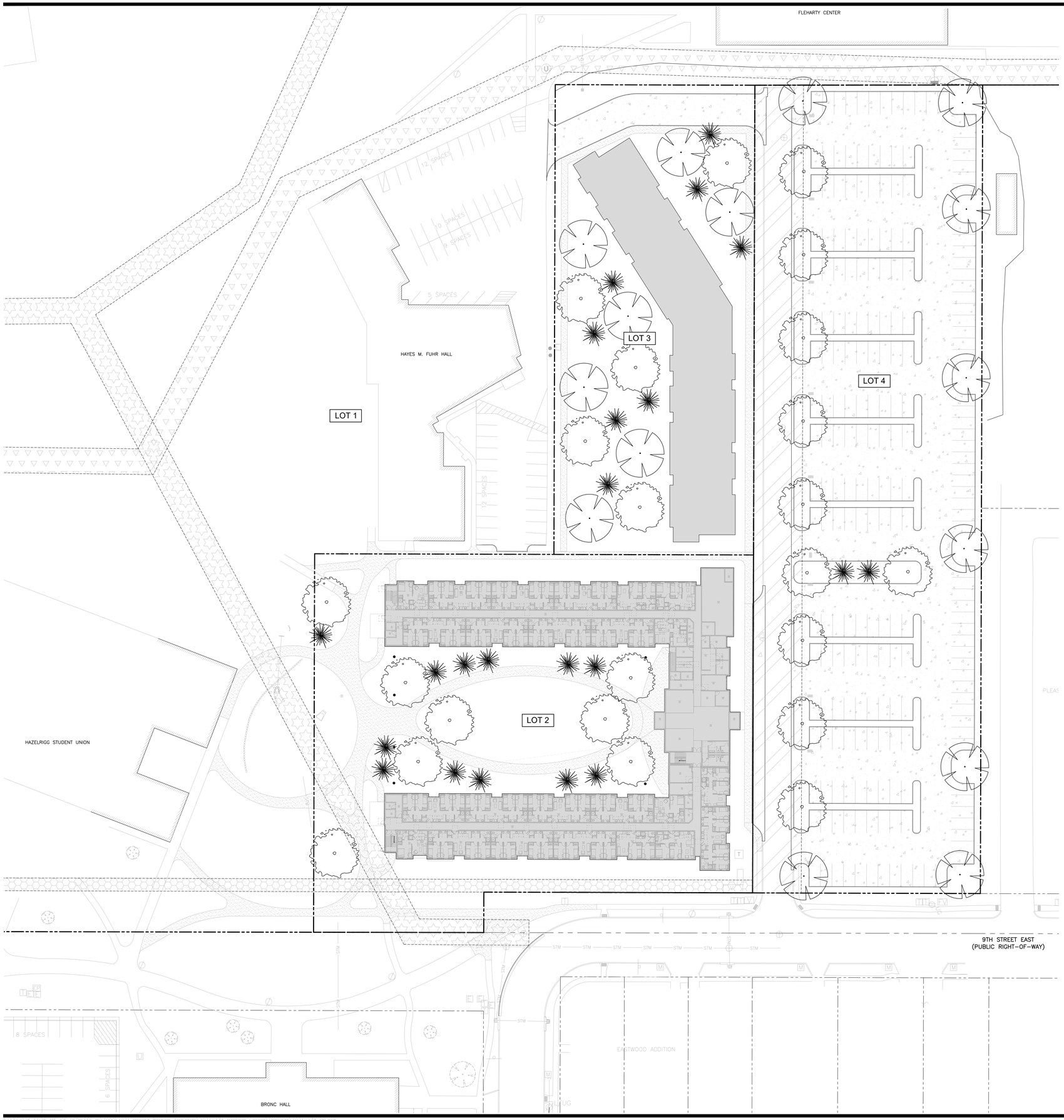
Drawn By: ZAS Reviewed By: JAD
Job No.: 1071-134 Date: 05-13-24

Sheet Title

Grading and Utility Plan

Sheet Number

Exhibit D



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2. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2' INTERVALS.
3. PROPOSED LOT 4, WILL INCLUDE THE VACATION OF PINE KNOLL ROAD & 2 PRIVATE DRIVES ADJACENT TO LOTS 1-12 PINE KNOLL PLACE.
4. THE VACATION OF PINE KNOLL ROAD IS SUBJECT TO THE RIGHTS RESERVED TO THE CITY OF HASTINGS TO MAINTAIN, OPERATE, REPAIR AND RENEW EXISTING SEWERS AND FACILITIES, AND TO AUTHORIZE OTHER UTILITIES AND CABLE TELEVISION SYSTEMS TO MAINTAIN, OPERATE, REPAIR AND RENEW THEIR EXISTING FACILITIES.
5. THE VACATED PINE KNOLL ROAD ROW SHALL BE RETAINED AS AN ACCESS EASEMENT.
6. ALL EXISTING UTILITIES WITHIN LOTS 2 & 3 SHALL BE REROUTED TO THE VACATED PINE KNOLL ROAD EASEMENT.
7. THE EXISTING EASEMENTS IN LOTS 1-12, PINE KNOLL PLACE SHALL BE VACATED.

LEGEND

- BUR OAK
- HONEY LOCUST
- AMUR MAPLE
- PROPOSED UTILITY & ACCESS EASEMENT – VACATED PINE KNOLL ROAD
- HASTINGS COLLEGE UTILITY EASEMENT
- PUBLIC UTILITIES EASEMENT
- WATER EASEMENT

PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	MATURE HEIGHT	MATURE SPREAD	TOTAL QUANTITY
AM	ACER GINNALA	AMUR MAPLE	2" CAL. MIN.	B&B	20'	20'	22
HL	GLEDITSIA TRIACANTHOS	HONEY LOCUST	2" CAL. MIN.	B&B	70'	40'	23
BO	QUERCUS MACROCARPA	BUR OAK	2" CAL. MIN.	B&B	70'	50'	15

NOTE: PLANT SCHEDULE IS APPROXIMATE AND SUBJECT TO CHANGE; HOWEVER, ANY CHANGES MUST BE IN ACCORDANCE WITH THE CITY OF HASTING'S LANDSCAPE ORDINANCES AND REGULATIONS.

N

0' 15' 30'

TD2 engineering & surveying

thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 www.td2co.com

dba: TD2 Engineering and Surveying
NE CA-0199

Project Name

Hastings College Second Subdivision

Project Location

923 Pine Knoll Road
Hastings, NE 68901

Client Name

Hastings College

Professional Seal

Revision Dates

No.	Description	MM-DD-YY
--	--	--

Drawn By: ZAS Reviewed By: JAD
Job No.: 1071-134 Date: 05-13-24

Sheet Title

Landscaping Plan

Sheet Number

Exhibit E

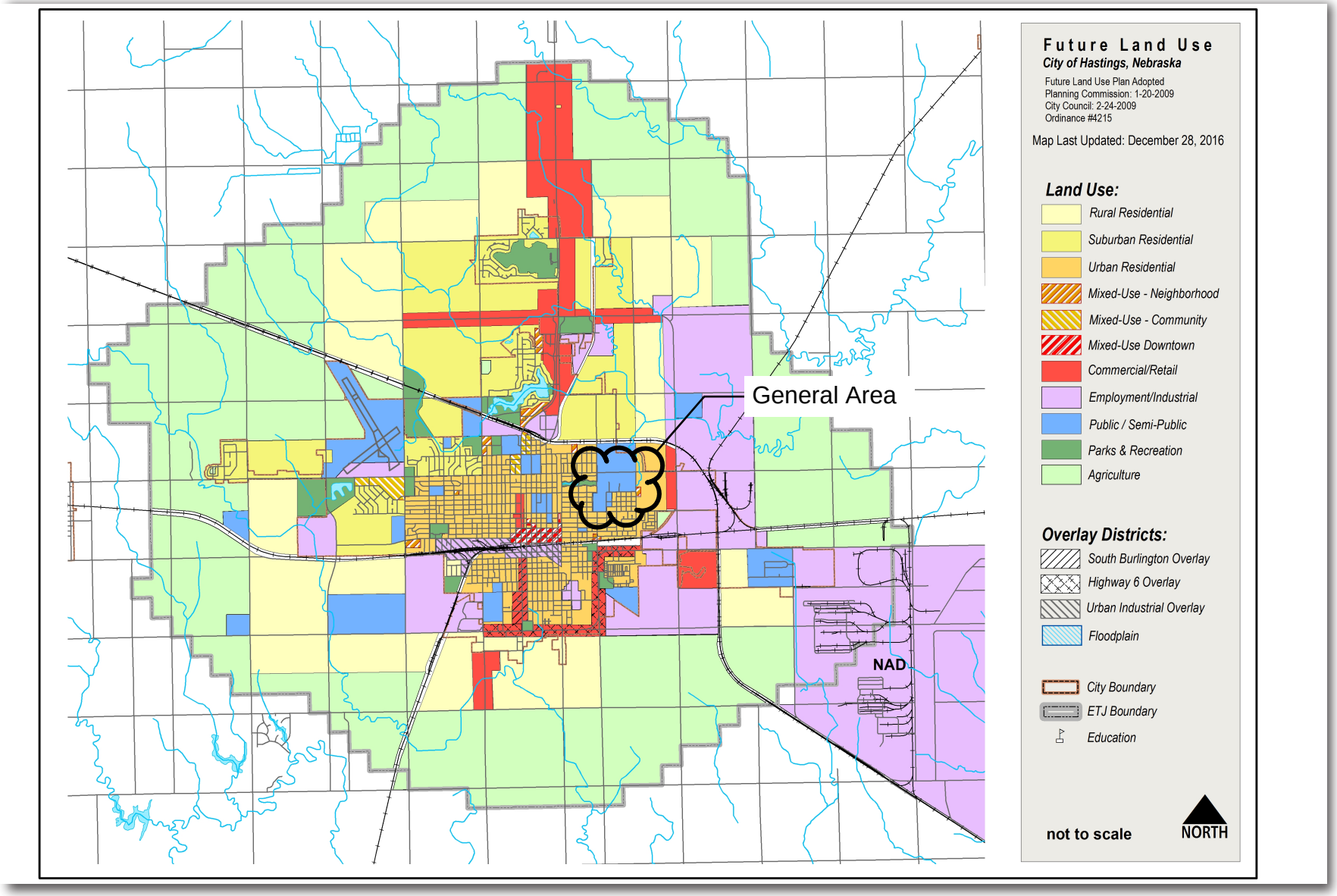


Figure 2.2: Future Land Use Plan

Sec. 34-200. Uses and districts table.

TABLE 200-1: USES AND DISTRICTS														
	A	R-1	R-1A	R-1S	R-2	R-3	R-4	C-O	C-1	C-2	C-3	CMP	I-1	I-2
Residential Uses														
Detached dwelling	P	P	P	P	P	P	P	P	P		P			
Semi-attached dwelling					P	P	P	P	P		P			
Attached dwelling						P	P	P	P		P			
Multi-dwelling building						P	P	P	P		P			
Live/Work units							P	P	P	P				
Mixed-use dwelling							C			P		P		
Group housing		C	C	C	C	C	C				C			
Type A & B manufactured housing	P	P	P	P	P	P	P	P	P		P			
Mobile home court	C												C	C
Mobile home, accessory	C													
Detached dwelling, accessory	C													
Civic Uses														
Assembly, neighborhood	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Assembly, community								C	C	C	C	C	C	C
Eleemosynary or philanthropic institution.						C		C	C	P	P	P		
Golf course/Clubhouse (non-business)	P	P	P	P		C						P		
Public park/Playground	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Public museum or library	P	P	P	P	P	P	P	P	P	P	P	P	P	P
School, elementary	P	P	P	P	P	P	P	P	P			P		
School, secondary	R	R	R	R	R	R	R	R	R			P		
School, college or university	P					P						P		
Recreational vehicle park	C										C		C	C
Recreational vehicle, temporary use	R										R		R	R
Temporary structure, temporary use	P	R	R	R	R	R	R			P	P	P	P	P
Service Uses														
Adult care, home	C	C	C	C	C	C	C	C	C	C	C	P		
Adult care facility								P	P	P	P	P		
Automobile service station, limited								C	P	P	P	P	P	P
Automobile service station, general											P	P	P	P

Automobile service station, large-scale											P	P	P	P
Automobile repair, limited								C	C	C	P	P	P	P
Automobile repair, general										C	P		P	P
Bank								P	P	P	P	P	P	P
Child care, home	R	R	R	R	R	R	R	R	R	R	R	P		
Child care facility					R	R		P	P	P	P	P	P	P
Halfway house, quasi-institutional use													C	C
Kennel, commercial	C										C		C	C
Lodging, bed and breakfast	C	C	C	C	C	C	C	C	C	C				
Lodging, rooming house						C			P	P	P	P		
Lodging, hotel										P	P	P	P	P
Lodging, motel											P	P	P	P
Medical office	C							P	P	P	P	P		
Medical clinic	C							P	P		P	P	C	C
Medical hospital	C							P	P			P	C	C
Nursing home/Assisted living	C	C	C	C	C	C	C	P	P	C	P	P		
Professional services office								P	P	P	P	P	P	P
Self storage, storage areas								C		R	C		C	C
Veterinary office	P							P	P	P	P		P	P
Veterinary hospital	P										C		C	C
Employment Uses														
Home occupation	R	R	R	R	R	R	R	R	R	R	R			
Office, limited						C	C	P	P	P	P	P	P	P
Office, small							C	P	P	P	P	P	P	P
Office, general									C	P	P	P	P	P
Office complex/campus										C	P	P	P	P
Commercial and Retail Uses														
Convenience retail, automobile (< 5K s.f.)								C			P	P	P	P
Convenience retail, corner store (< 2K s.f.)							C	P	P	P	P	P	P	P
Neighborhood retail (< 5K s.f.)									P	P	P	P	P	P
General retail (5Ks.f.—20Ks.f.)										P	P	C	P	P
Large-scale retail (20K s.f.—100K s.f.)										C	P	C	P	P
Warehouse retail (> 100K s.f.)											P		P	P
Neighborhood grocery (< 45K s.f.)									P	P		P		
Supermarket (> 45K s.f.)											P	C	P	P
Indoor entertainment & Rec. business										P	P	C	P	P

Outdoor entertainment & Rec. business	C									C	C	C	C	C
Entertainment venue	C									C	C	C	C	C
Outdoor sales, limited									C	P	P	P	P	P
Outdoor sales, seasonal									C	C	C	C	C	C
Outdoor sales, yard											P		P	P
Mobile vendor, temporary use										R	R	R	R	R
Outdoor market (Farmers market)										P				
Restaurant									P	P	P	P	P	P
Industrial Uses														
Grain storage elevator	P												P	P
Manufacturing, limited								C	C	C	P	P	P	P
Manufacturing, light										C	C	C	P	P
Manufacturing, general													P	P
Manufacturing, heavy														P
Impound yard													C	C
Motorized Vehicle Racetracks														P
Recycling collection and processing													C	P
Salvage yard/Junkyard													C	C
Slaughterhouse/Meat packing	C													C
Storage or sale of liquid petroleum	C													P
Warehouse storage/Bulk storage	C												P	P
Wholesale													P	P
Agriculture and Natural Resource Uses														
Agriculture, limited	R		R											
Agriculture, general	P													
Aquaculture	C													
Feed lot	C													
Natural resource extraction	C													
Nursery	P	C	C								P		P	
Stable, public	P										P		P	
Public Service Users														
Airfield	C	C	C	C										C
Heli-stop	C	C	C	C				C	C				C	C
Public parking lot						C	C	C	C	C	C	C	C	C
Public recreation grounds	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Public utility plant	C												C	C
Public utility sub-station	C	C	C	C	C	C	C	C	C	C	C		C	C
Cemetery	C									C	C		C	

Small wind energy systems	R	R	R	R	R	R	R	R	R	R	R	R	R	R
Large scale wind generator (Wind farms	C												C	C
Telecommunication facilities and support structures	C							C	C	C	C	C	R	R

Key:

P = Permitted, allowed subject to general district standards

R = Restricted, allowed subject to specific use standards

C = Conditional, allowed subject to discretionary review

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

(Ord. No. 4342 -3/2013; Ord. No. 4674 , § 2, 11-8-2021; Ord. No. 4735 , § 2, 5-8-2023)

Sec. 34-212. CMP Campus Institutional Districts.

(1) *Intent.* The CMP Institutional Campus District 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. This district should focus on organizing buildings and uses around distinct gathering places, and create a highly pedestrian or "park-once" environment within the campus. It is applicable to areas where improved pedestrian and civic amenities can coordinate development of compatible uses and designs through a specific master plan. This district is applicable to institutions which:

- Have multi-block common ownership of lands;
- Have developed a long-range master site plan; and
- Have developed a campus support system of internal streets, civic or natural open spaces, or pedestrian routes that create effective connections and transitions to areas around the campus.

The minimum land area for the master plan shall be ten acres. The master plan shall be approved by the City through the rezoning process. The master plan may include alternatives to the default development standards provided for this district where the alternative development standards meet the intent of this district; and/or where existing buildings and structures may be integrated into the master plan and maintain the intent of this district.

(2) *Allowed uses.* See Table 200-1 in Section 34-200.

(3) *Minimum area requirements.* At least ten acres for a campus, except that a campus master plan for areas larger than ten acres may establish satellite campus areas below this level, provided the satellite area is included in the master plan and pedestrian access and movement is provided to the satellite area.

(4) *Minimum yard requirements.*

(a) *Front yard*—Ten feet, except buildings fronting directly on public or common open spaces that provide pedestrian access to the building shall require no front setback.

(b) *Side yard*—Ten feet.

(c) *Rear yard*—Ten feet.

(d) A minimum 20' landscape buffer shall be required in addition to any required setbacks and open space when building heights are more than two times the height allowed in any adjacent or abutting residential use or zoning district.

(5) *Maximum lot coverage.* The maximum lot coverage by all buildings and impervious surfaces shall not exceed 90 percent of the buildable area; excluding required open space.

(6) *Maximum height of structures.* The maximum height shall be 60 feet, except portions setback from the property line by more than 30 feet may have a height of up to 130 feet; provided in no event shall an alternative standard be approved that would violate the approach zone requirements of the Hastings Municipal Airport.

(7) *Campus design standards.* Due to the unique development pattern, and the important relationship and integration between uses, sites and buildings in the CMP District, the following site and building standards shall apply:

(a) *Master development plan.* Any CMP District may be proposed according to an overall master plan that alters the Lot Standards and Campus Standards of set forth in this district, provided the master development plan meets the intent of this district.

(b) *Pedestrian circulation.* Each campus area shall include pedestrian circulation at an equal or greater frequency than the surrounding block structure. This can be provided by sufficient pedestrian amenities on any internal circulation streets, or by a separate trail or sidewalk system associated with the required open space and common areas.

(c) *Required open space/common area.* Each campus area shall contribute to the overall public or common open space for the district according to the following:

(i) A minimum of 15 percent of the campus area allocated to formal open spaces such as greens, plazas, or courtyards that provide pedestrian amenities in and around the campus.

(ii) A minimum of 20 percent of formal open space of the campus area is required if the floor area ratio is above 2.0.

(iii) A minimum of 25 percent of the campus area is required if the campus is organized around a system of natural open spaces, such as trails, gardens, wooded areas or other similar natural areas.

(iv) A minimum 20 foot landscape buffer shall be required in addition to any required setbacks and open space when building heights are more than two times the height allowed in any adjacent or abutting residential use or zoning district.

(d) *Building elements.* All buildings shall include the following elements:

(i) *Primary entrance features.* All buildings shall have a primary entrance feature oriented towards the lot frontage or building/site arrival point. The entrance feature shall have direct pedestrian connections to the public streetscape or public or common open space with minimal interruptions by parking areas or driveways.

(ii) *Horizontal massing.* Any building with a front façade width greater than 150' shall have aesthetic visual breaks in the façade through any one or a combination of the following:

(1) Differentiated offsets of 3' to 10' every 50' to 75', demonstrated by a vertical expression line of trim or ornamental architectural elements that distinguish it from the rest of the façade, and associated with enhanced landscape features or other similar civic amenities;

(2) An intervening courtyard or plaza meeting the requirements of subsection (7)(c)., resulting in no single portion of horizontal façade greater than 75'.

(e) *Site screening.* Any delivery and service areas, external support equipment, site utility areas, or other similar high-impact elements of site and building design shall be subject to the following, where possible:

(i) All delivery or service areas and loading docks shall be located on a discrete façade, and internal to the block wherever possible.

(ii) Any rooftop equipment shall be screened from view of the adjacent public streetscape or other public or common opens spaces by a parapet on flat roofs, or located on a discrete pitch for pitched roofs.

(iii) Any service areas, loading docks, service equipment, or other site utility area that is visible from adjacent property or public right-of-way shall be screened with a landscape buffer or set back at least 50' from any property line.

(iv) All parking shall meet the generally applicable parking design standards of these regulations.

(Ord. No. 4233-11/2009 and 4398 -7/2014)

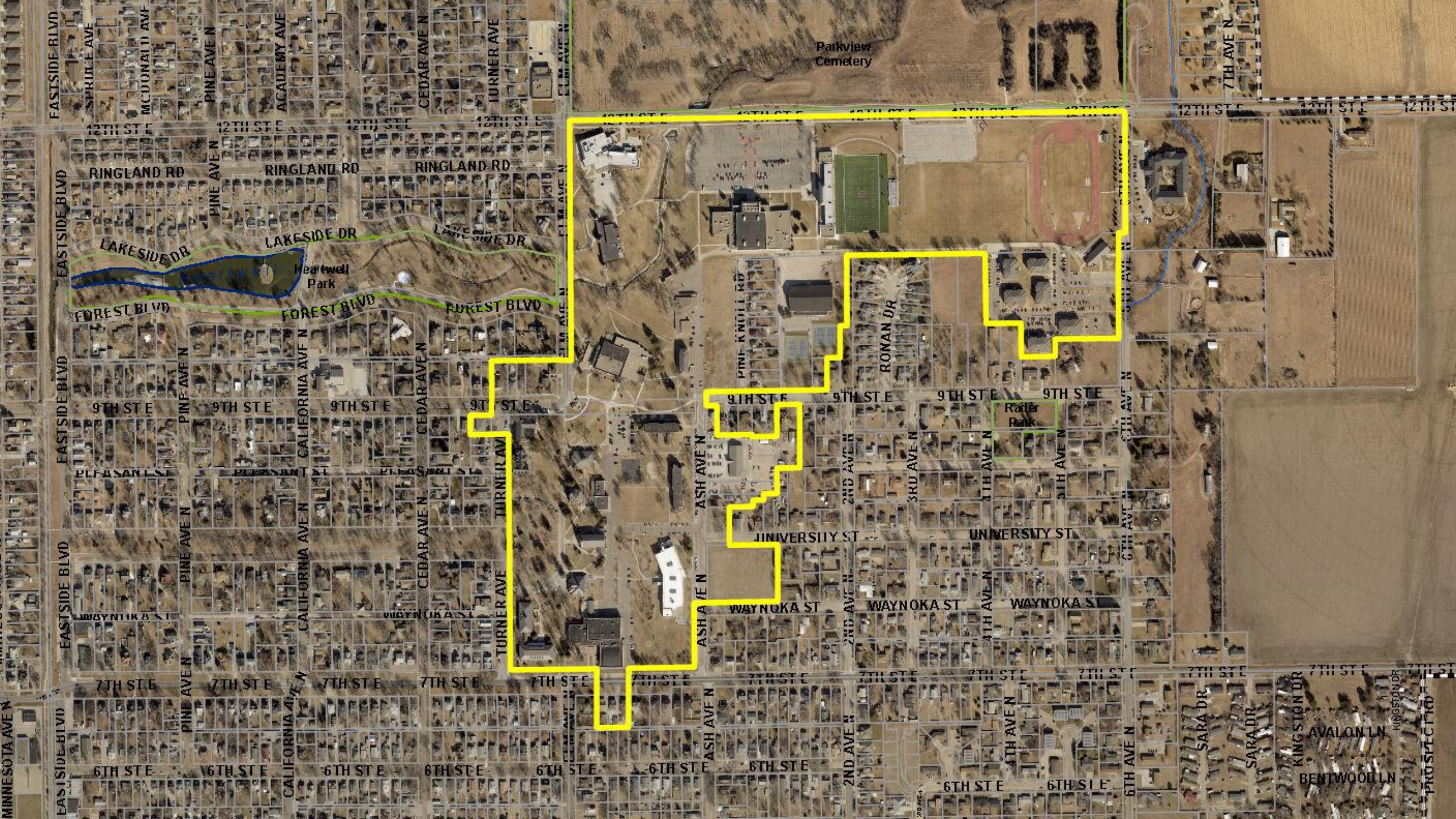

HASTINGS
Nebraska

File Nos. 2024-59, 2024-66, and 2024-60

Projects <u>Hastings College Project</u>

- A public hearing to consider a request for a Plan Modification No. 2024-2 to Redevelopment Area #17 for the Suzanne and Walter Scott Foundation Residence Hall development.
- A public hearing to consider a request to Rezone the College campus and adjacent properties to CMP District.
- Preliminary Plat of the Fairview Subdivision

Applicant Hastings College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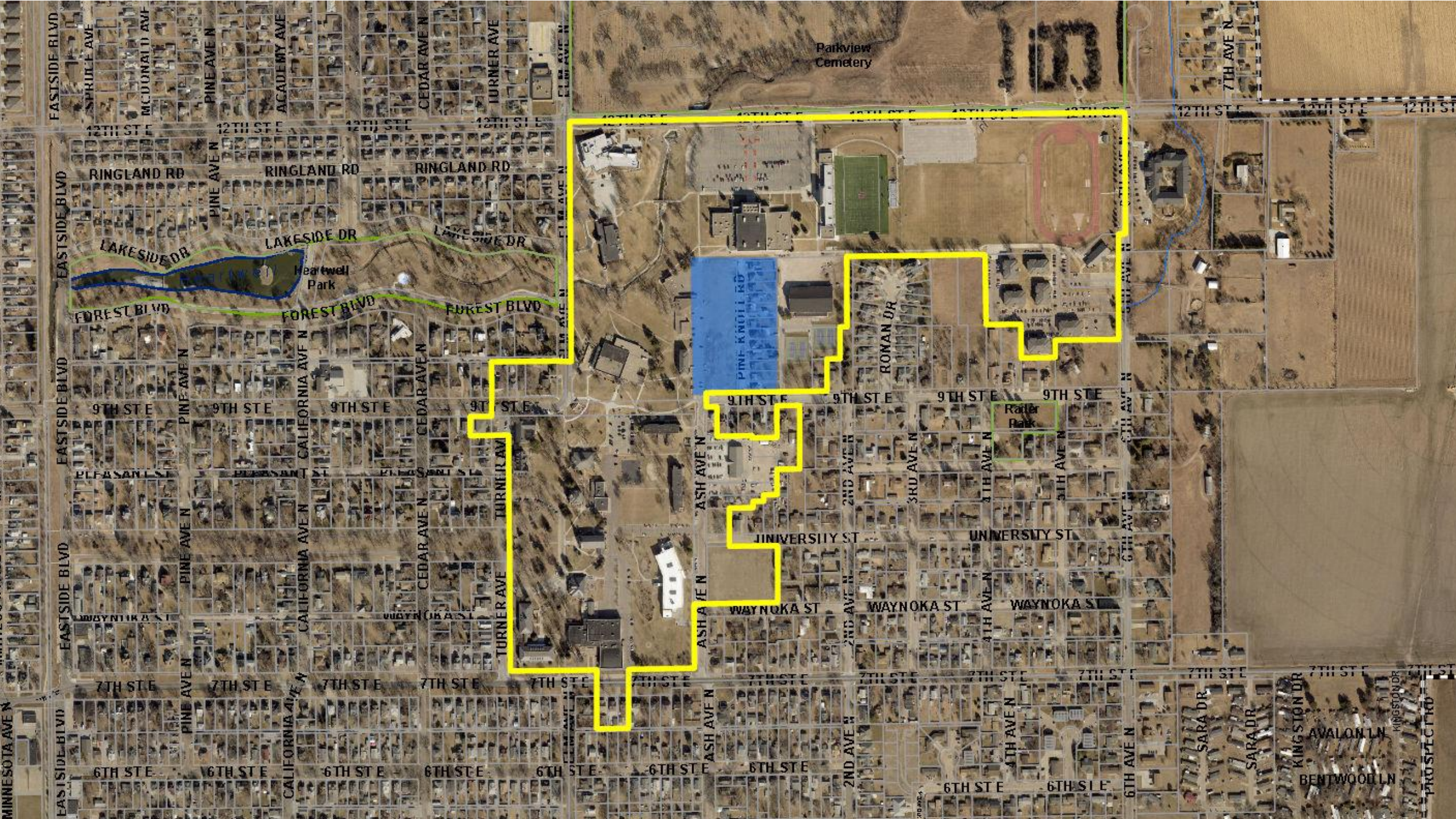
RINGLAND RD
LAKESIDE DR
Heartwell Park
FOREST BLVD
9TH ST E
Rafer Park
UNIVERSITY ST
WAYNOKA ST
7TH ST E
6TH ST E
EASTSIDE BLVD
PINE AVE N
CEDAR AVE N
ASH AVE N
PINE KNOLL RD
ROMAN DR
SARA DR
AVALON LN
BENTWOOD LN
KINGSTON DR
PROSPECT RD


Parkview Cemetery
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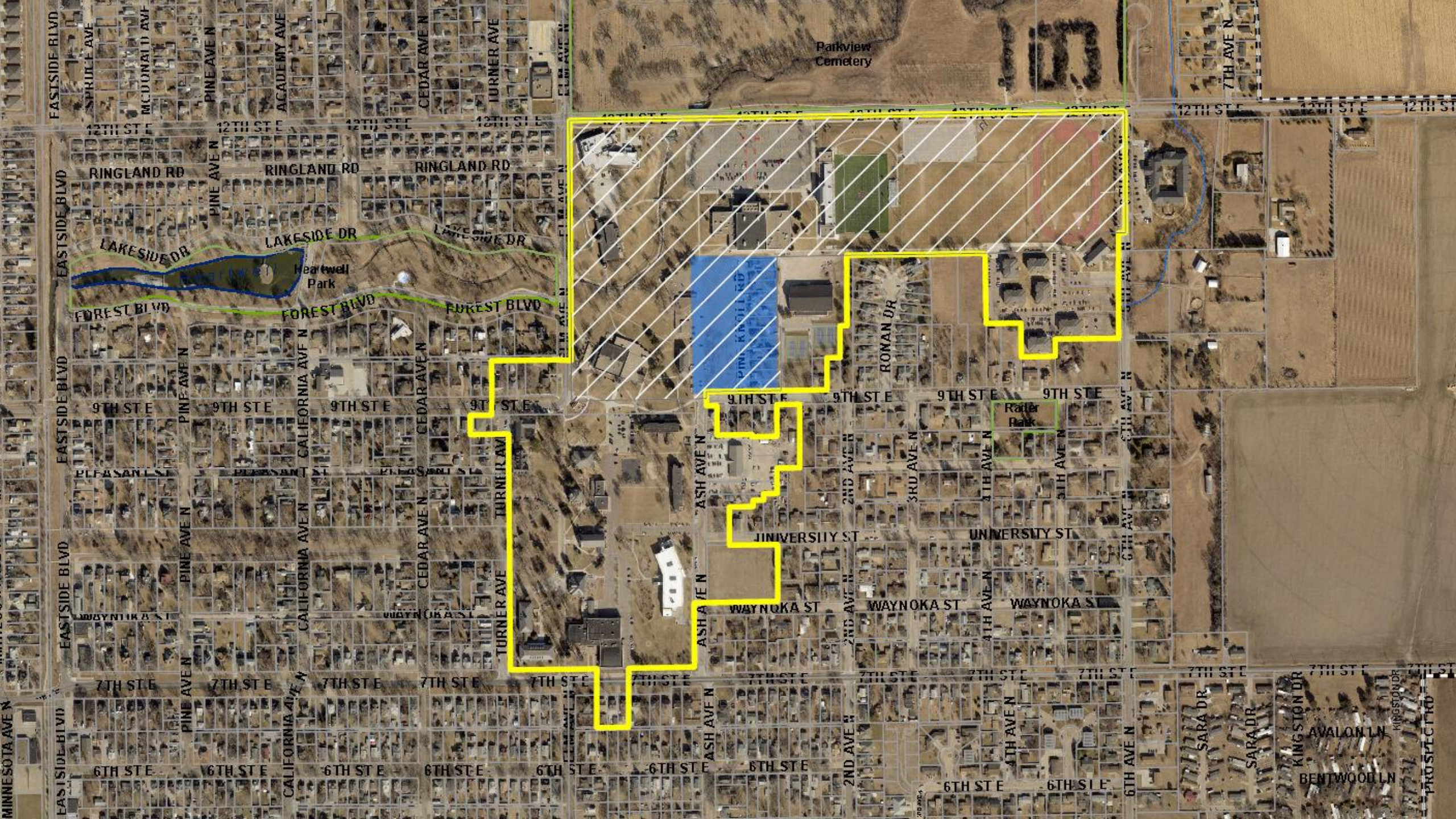
RINGLAND RD
LAKESIDE DR
Heartwell Park
FOREST BLVD
EASTSIDE BLVD
PINE KNOLL RD
RONAN DR
9TH ST E
Rafer Park
ASH AVE N
UNIVERSITY ST
WAYNOKA ST
7TH ST E
6TH ST E
PLEASANT ST
PINE AVE N
CALIFORNIA AVE N
CEDAR AVE N
TURNER AVE
2ND AVE N
3RD AVE N
4TH AVE N
6TH AVE N
SARA DR
AVALON LN
BENTWOOD LN
KINGSTON DR
PROSPECT RD
MINNESOTA AVE N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EASTSIDE BLVD
PINE AVE N
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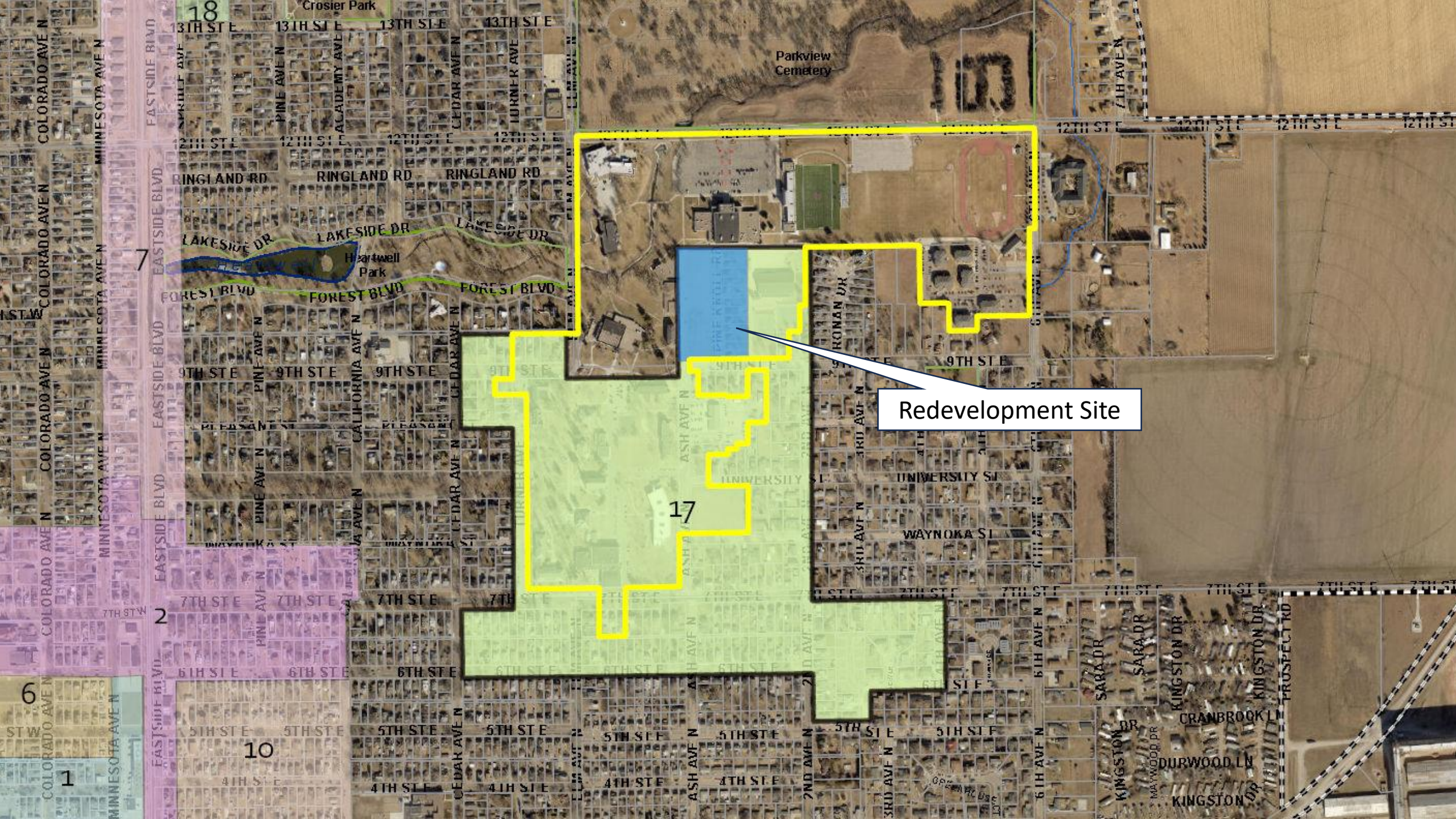
ASH AVE N
RONAN DR
AVALON LN
BENTWOOD LN
SARA DR
KINGSTON DR
PROSPECT RD


Redevelopment Site
Parkview Cemetery
Crosier Park
Heartwell Park
17
18
7
2
6
10
1
RINGLAND RD
LAKESIDE DR
FOREST BLVD
13TH ST E
12TH ST E
9TH ST E
7TH ST E
6TH ST E
5TH ST E
4TH ST E
UNIVERSITY ST
WAYNOKA ST
PLEASANT ST
EASTSIDE BLVD
COLORADO AVE N
MINNESOTA AVE N
PINE AVE N
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KONAN DR
SARA DR
KINGSTON DR
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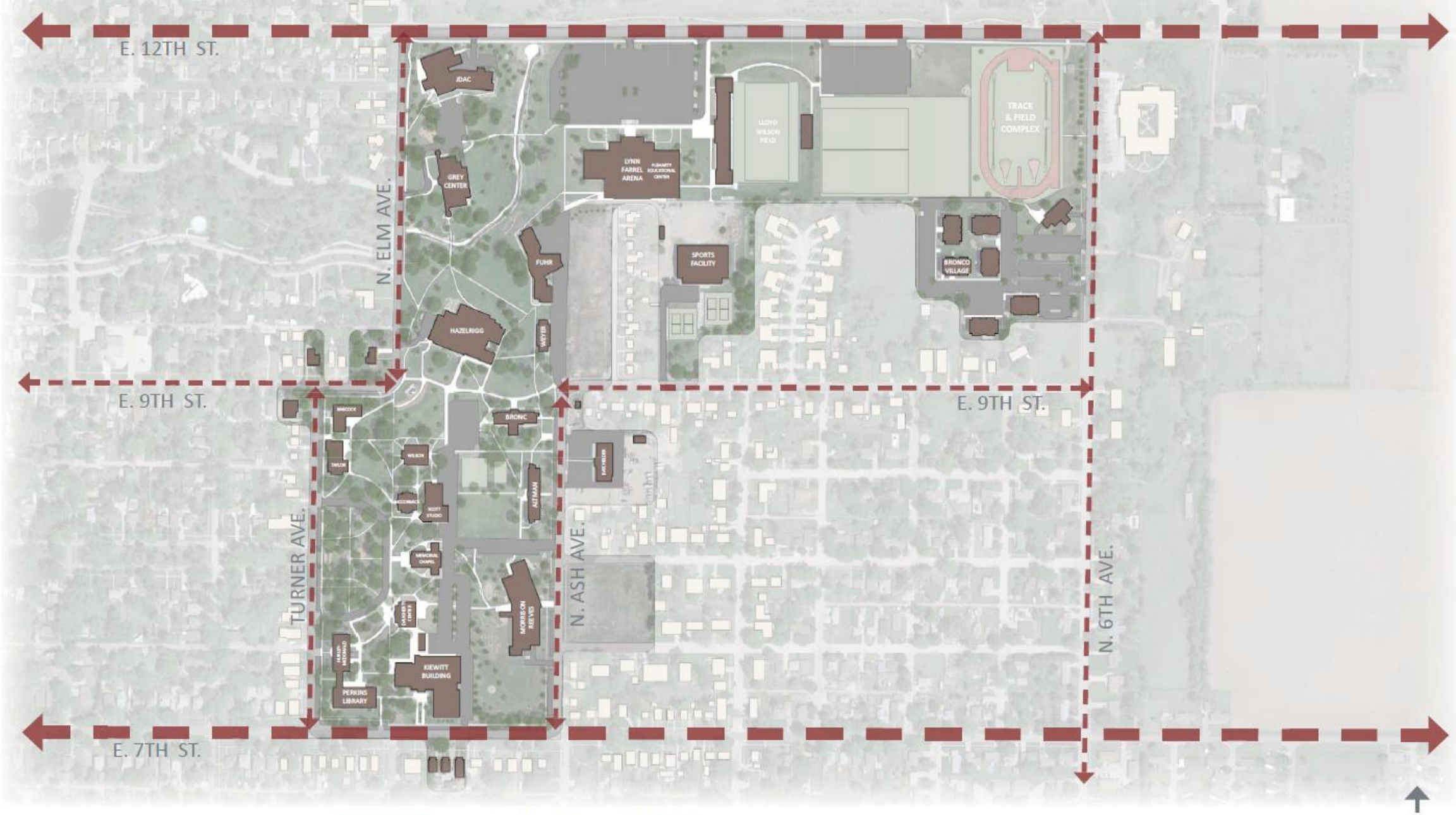
DURWOOD LN
PROSPECT RD



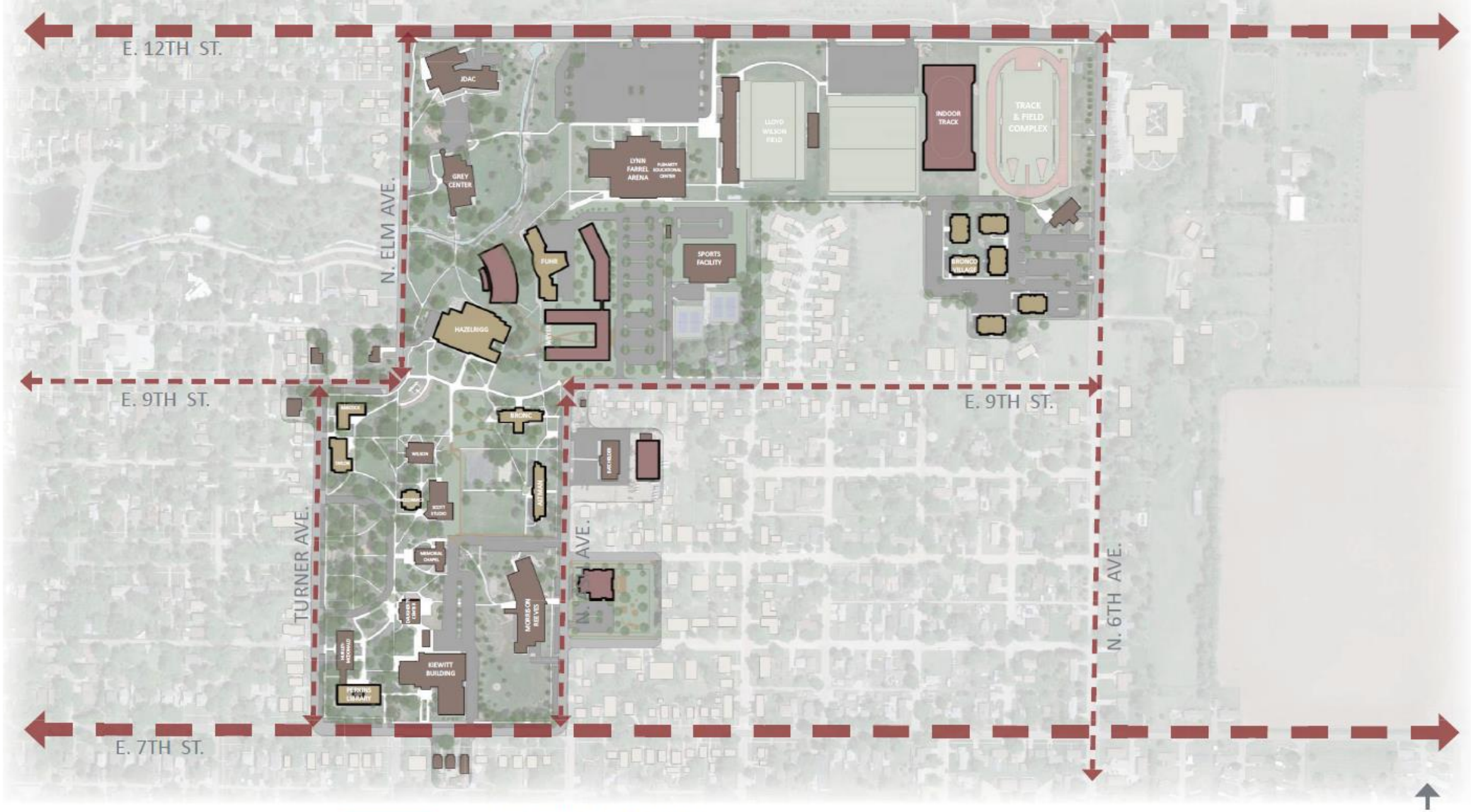
Holland Basham Architects

SRM

EXISTING CAMPUS

HASTINGS COLLEGE

02-12-2024



Holland Basham Architects

SRM

FUTURE CAMPUS

HASTINGS COLLEGE

02-12-2024


ARENA
PHYSICAL FITNESS FACILITY
FUHR HALL
PINE KNOLL
HAZELRIGG
E 9TH ST.







Holland Basham Architects

SRM

PERSPECTIVES

HASTINGS COLLEGE

NEW RESIDENCE HALL

04-23-2024



Holland Basham Architects | SRM

FROM CAMPUS VIEW

HASTINGS COLLEGE

NEW RESIDENCE HALL

04-23-2024



Holland Basham Architects

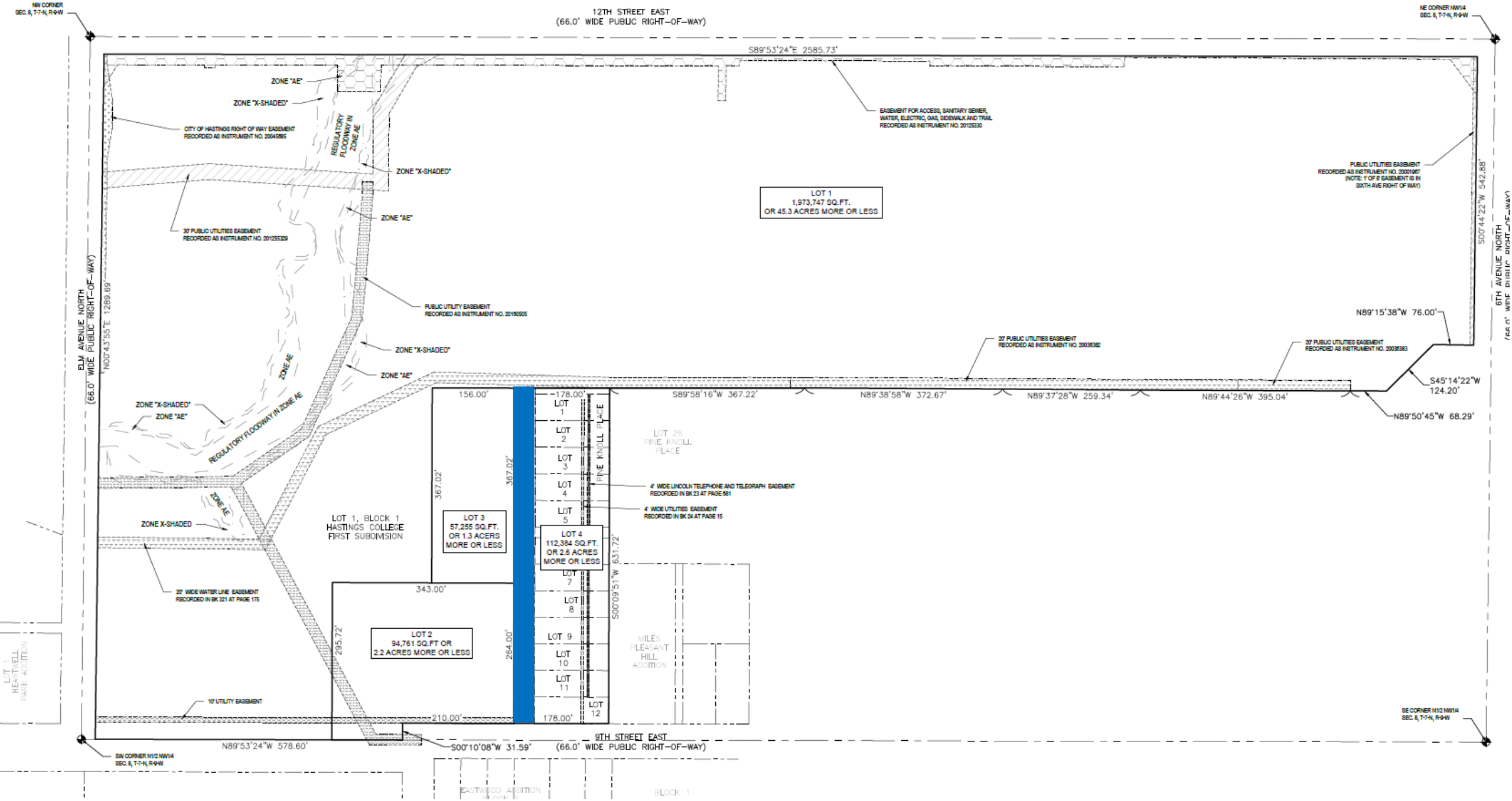
SRM

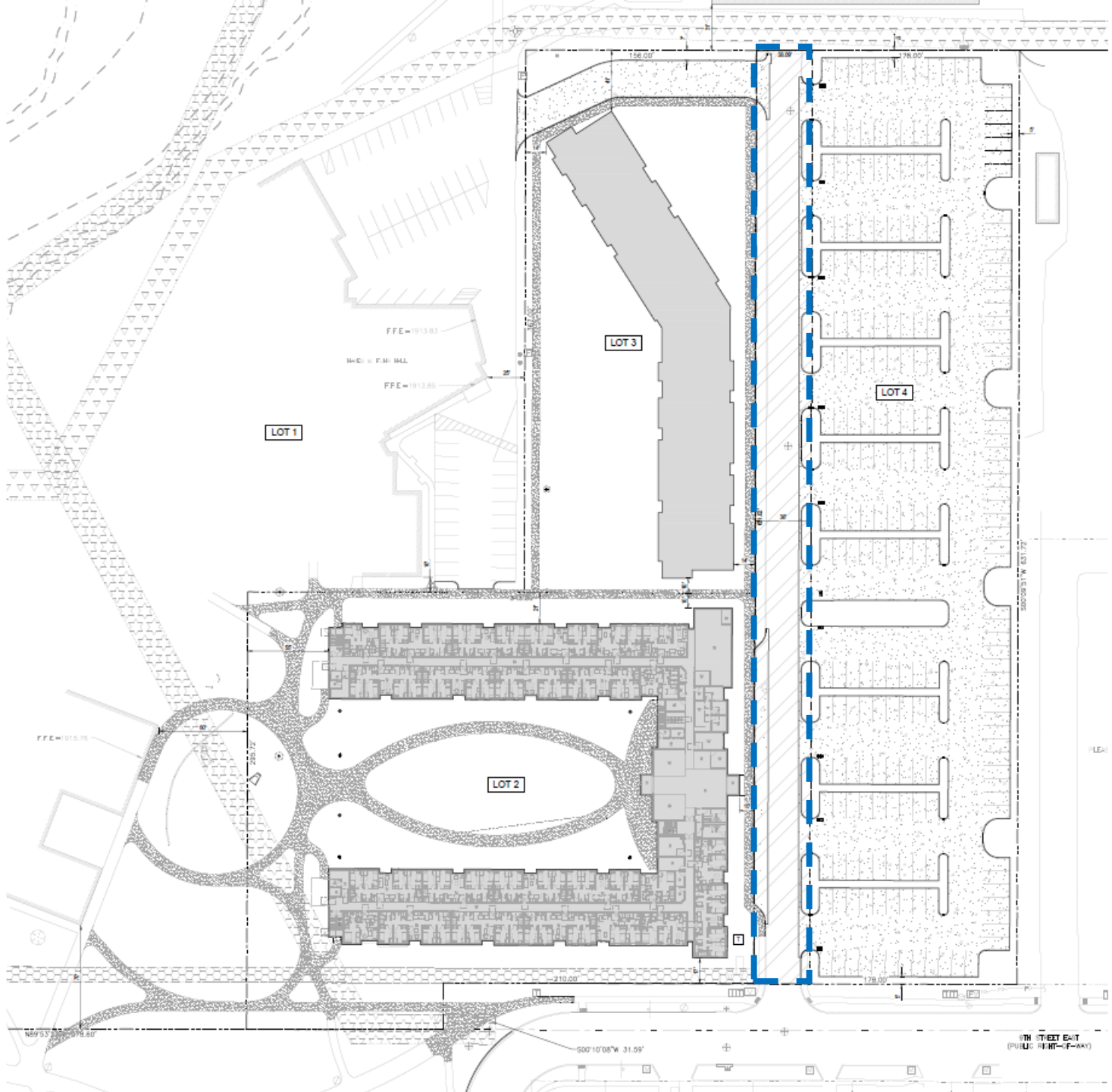
COURTYARD VIEW

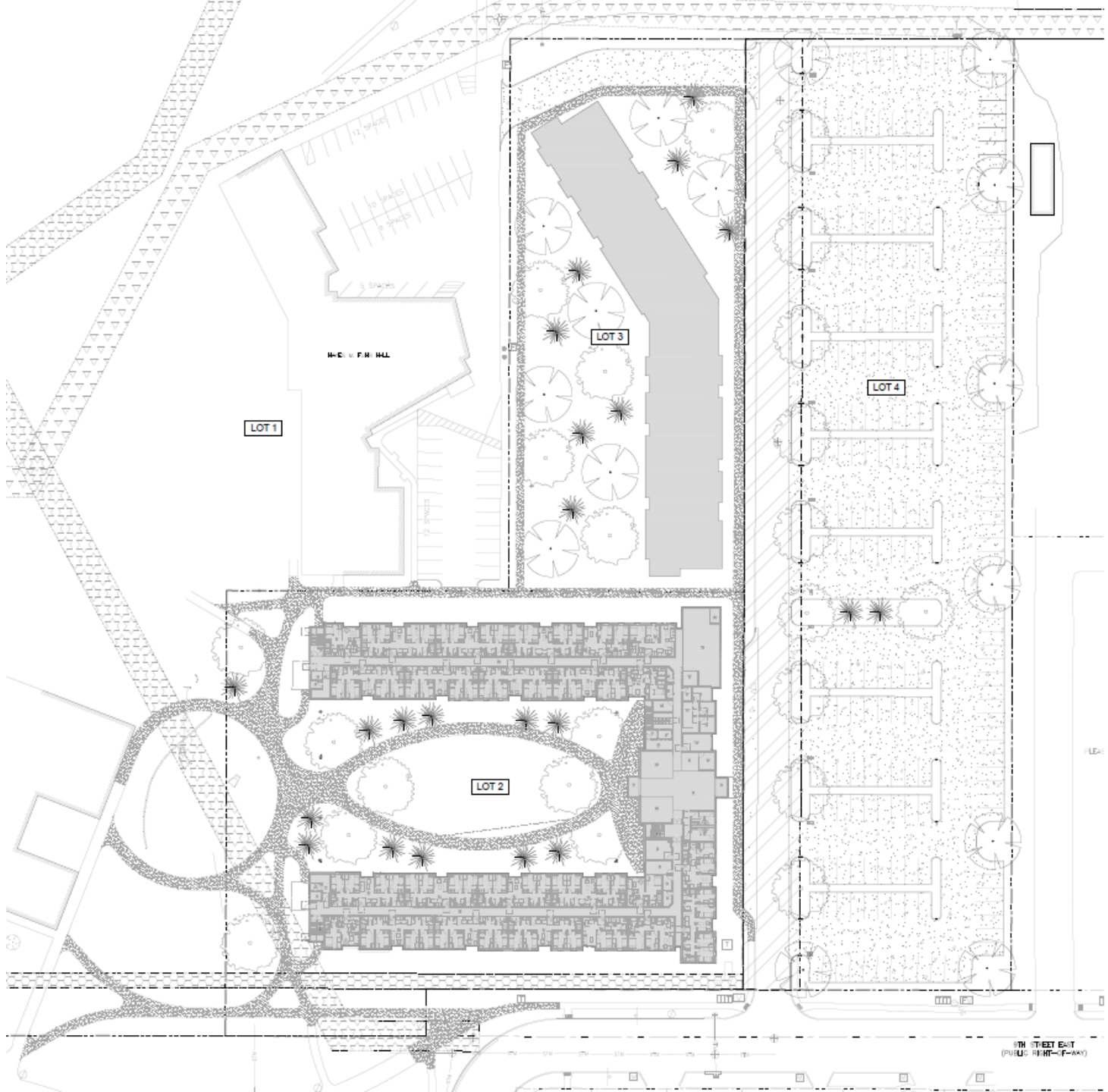
HASTINGS COLLEGE

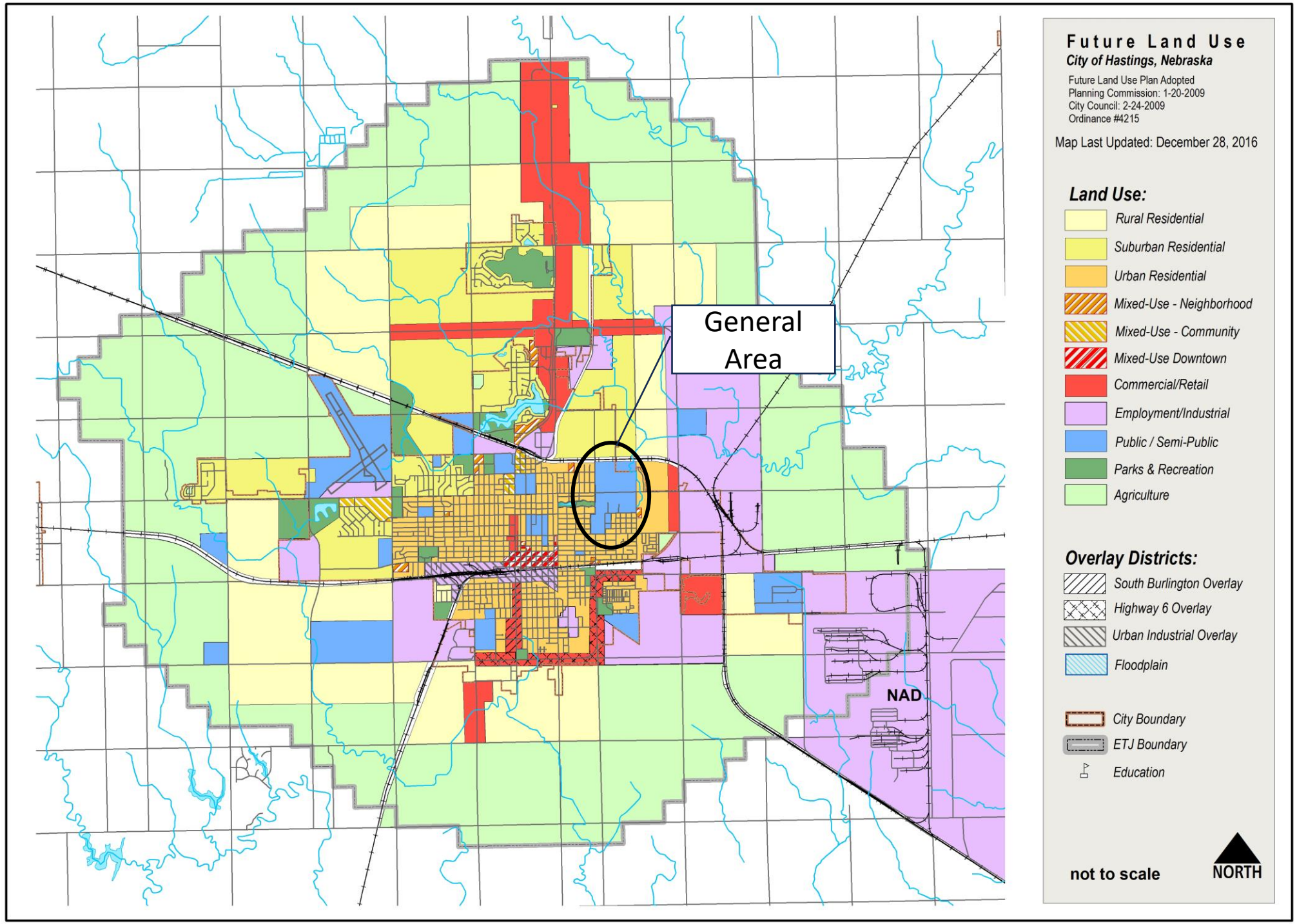
NEW RESIDENCE HALL

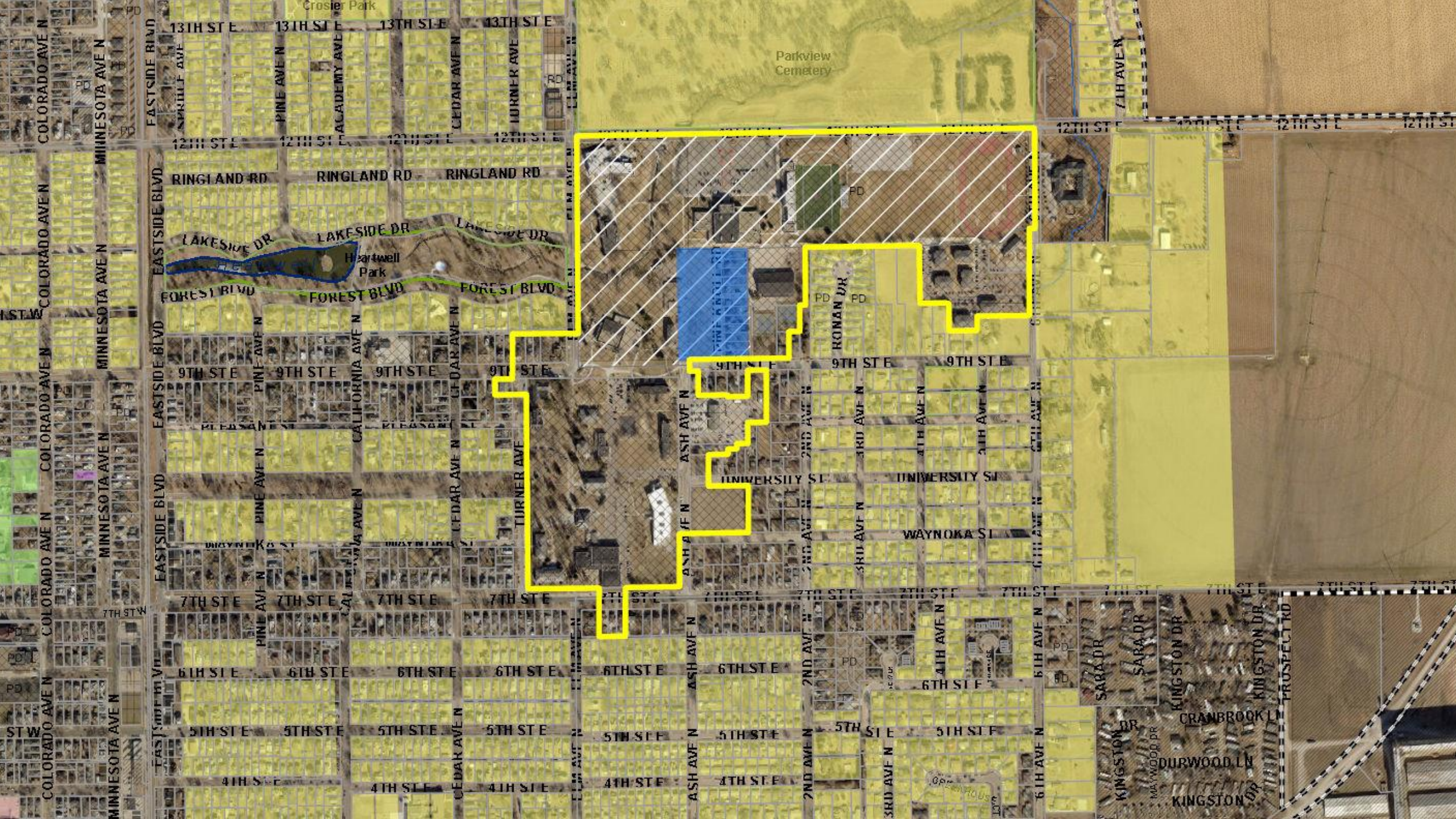
04-23-2024


NW CORNER SEC. 8, T-7-N, R-9-W
12TH STREET EAST (66.0' WIDE PUBLIC RIGHT-OF-WAY)
NE CORNER NW1/4 SEC. 8, T-7-N, R-9-W
S89°53'24"E 2585.73'
ZONE "AE"
ZONE "X-SHADED"
CITY OF HASTINGS RIGHT OF WAY EASEMENT RECORDED AS INSTRUMENT NO. 20045885
REGULATORY FLOODWAY IN ZONE AE
ZONE "X-SHADED"
ZONE "AE"
30' PUBLIC UTILITIES EASEMENT RECORDED AS INSTRUMENT NO. 20125329
EASEMENT FOR ACCESS, SANITARY SEWER, WATER, ELECTRIC, GAS, SIDEWALK AND TRAIL RECORDED AS INSTRUMENT NO. 20125330
PUBLIC UTILITIES EASEMENT RECORDED AS INSTRUMENT NO. 20001967 (NOTE: 1' OF 8' EASEMENT IS IN SIXTH AVE RIGHT OF WAY)
LOT 1
1,973,747 SQ.FT.
OR 45.3 ACRES MORE OR LESS
S00°44'22"W 542.88'
6TH AVENUE NORTH (66.0' WIDE PUBLIC RIGHT-OF-WAY)
ELM AVENUE NORTH (66.0' WIDE PUBLIC RIGHT-OF-WAY)
N00°43'55"E 1289.69'
PUBLIC UTILITY EASEMENT RECORDED AS INSTRUMENT NO. 20150505
ZONE "X-SHADED"
ZONE "AE"
N89°15'38"W 76.00'
20' PUBLIC UTILITIES EASEMENT RECORDED AS INSTRUMENT NO. 20036382
20' PUBLIC UTILITIES EASEMENT RECORDED AS INSTRUMENT NO. 20036383
S45°14'22"W 124.20'
ZONE "X-SHADED"
ZONE "AE"
REGULATORY FLOODWAY IN ZONE AE
S89°58'16"W 367.22'
N89°38'58"W 372.67'
N89°37'28"W 259.34'
N89°44'26"W 395.04'
N89°50'45"W 68.29'
156.00'
178.00'
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
PINE KNOLL PLACE
LOT 26 PINE KNOLL PLACE
4' WIDE LINCOLN TELEPHONE AND TELEGRAPH EASEMENT RECORDED IN BK 23 AT PAGE 581
4' WIDE UTILITIES EASEMENT RECORDED IN BK 24 AT PAGE 15
367.02'
367.02'
ZONE AE
ZONE X-SHADED
LOT 1, BLOCK 1 HASTINGS COLLEGE FIRST SUBDIVISION
LOT 3
57,255 SQ.FT.
OR 1.3 ACERS
MORE OR LESS
LOT 4
112,384 SQ.FT.
OR 2.6 ACRES
MORE OR LESS
S00°09'51"W 631.72'
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
20' WIDE WATER LINE EASEMENT RECORDED IN BK 321 AT PAGE 175
343.00'
LOT 2
94,761 SQ.FT OR
2.2 ACRES MORE OR LESS
295.72'
264.00'
MILES PLEASANT HILL ADDITION
LOT 1 HEARTHILL PARK ADDITION
10' UTILITY EASEMENT
210.00'
178.00'
N89°53'24"W 578.60'
S00°10'08"W 31.59'
9TH STREET EAST (66.0' WIDE PUBLIC RIGHT-OF-WAY)
SW CORNER N1/2 NW1/4 SEC. 8, T-7-N, R-9-W
SE CORNER N1/2 NW1/4 SEC. 8, T-7-N, R-9-W
EASTWOOD ADDITION
BLOCK 1


LOT 1
LOT 2
LOT 3
LOT 4
156.00'
78.00'
210.00'
178.00'
S00°10'08"W 31.59'
9TH STREET EAST
(PUBLIC RIGHT-OF-WAY)


LOT 1
LOT 2
LOT 3
LOT 4


General Area
NAD
Future Land Use
City of Hastings, Nebraska
Future Land Use Plan Adopted
Planning Commission: 1-20-2009
City Council: 2-24-2009
Ordinance #4215
Map Last Updated: December 28, 2016
Land Use:
Rural Residential
Suburban Residential
Urban Residential
Mixed-Use - Neighborhood
Mixed-Use - Community
Mixed-Use Downtown
Commercial/Retail
Employment/Industrial
Public / Semi-Public
Parks & Recreation
Agriculture
Overlay Districts:
South Burlington Overlay
Highway 6 Overlay
Urban Industrial Overlay
Floodplain
City Boundary
ETJ Boundary
Education
not to scale
NORTH


Crosier Park
Parkview Cemetery
13TH ST E
12TH ST E
RINGLAND RD
LAKESIDE DR
Heartwell Park
FOREST BLVD
EASTSIDE BLVD
9TH ST E
7TH ST E
6TH ST E
5TH ST E
4TH ST E
PINE AVE N
CEDAR AVE N
ASH AVE N
TURNER AVE
CALIFORNIA AVE N
COLORADO AVE N
MINNESOTA AVE N
KONAN DR
UNIVERSITY ST
WAYNOKA ST
SARA DR
KINGSTON DR
CRANBROOK LN
DURWOOD LN
PD

Project Costs and Funding Sources

USE OF FUNDS			SOURCES OF FUNDS	
Description				
Site Prep & Grading	$ 1,000,000.00		Owner Equity	$ 24,000,000.00
Utility Relocation, Sewer, Water & Paving	$ 1,000,000.00		Scott Foundation Loan	$ 13,000,000.00
Architecture & Engineering	$ 2,500,000.00		Tax Increment Financing	$ 3,000,000.00
Demolition & Abatement	$ 800,000.00			
Façade Enhancements	$ 1,500,000.00			
Construction Costs	$ 33,200,000.00			
TOTALS	**$40,000,000.00**		**TOTALS**	**$40,000,000.00**

Anticipated TIF Funding

Estimated 2025 assessed value:	$1,000,000
Estimated value after completion:	$15,000,000
Incremental value:	$14,000,000
Annual TIF generated:	$304,400
TIF Bond Issue:	$3,000,000

Project Proforma

Proforma Operating Statement w/o TIF	Year 1	Year 2	Year 3	Year 4
Rent Revenue	$ 2,502,103	$ 2,580,166	$ 2,660,721	$ 2,743,850
Expenses	$ (1,331,126)	$ (1,365,902)	$ (1,401,674)	$ (1,438,472)
NOI Without TIF	$ 1,170,977	$ 1,214,264	$ 1,259,047	$ 1,305,378
Debt Service	$ (1,334,511)	$ (1,334,511)	$ (1,334,511)	$ (1,334,511)
Cash Flow Without TIF	$ (163,534)	$ (120,247)	$ (75,464)	$ (29,133)
Cash on cash return wo/TIF	-0.68%	-0.50%	-0.31%	-0.12%
Equity Investment	$ 24,000,000	$ 24,000,000	$ 24,000,000	$ 24,000,000

Proforma Operating Statement with TIF	Year 1	Year 2	Year 3	Year 4
Rent Revenue	$ 2,502,103	$ 2,580,166	$ 2,660,721	$ 2,743,850
Expenses	$ (1,321,984)	$ (1,356,508)	$ (1,392,021)	$ (1,428,555)
NOI Without TIF	$ 1,180,119	$ 1,223,658	$ 1,268,700	$ 1,315,295
Debt Service	$ (1,113,482)	$ (1,113,482)	$ (1,113,482)	$ (1,113,482)
Cash Flow Without TIF	$ 66,637	$ 110,176	$ 155,218	$ 201,813
Cash on cash return with TIF	0.28%	0.46%	0.65%	0.84%
Equity Investment	$ 24,000,000	$ 24,000,000	$ 24,000,000	$ 24,000,000


Looking North at E. 7th into the Site
NOTICE


Looking Southwest E. 7th Street


Looking Southeast E. 7th Street


Looking Southeast E. 7th Street


Looking Northeast E. 7th Street
NO PARKING

Staff Findings Summary for Plan Modification

- The project is feasible and conforms with the Comprehensive Plan
- The project would not be economically feasible without the use of TIF funding. As shown in the Proforma, without the TIF funding, the project would have a negative return on the investment, which is unacceptable for more projects.
- Because of the infeasibility of the project without TIF funding, the project would not be feasible at the intended scale, which may not meet the objective of the College or its partner.
- The cost/benefit of the project is in the long-term best interest of the community. The project will provide housing for Hasting College students, which will in turn open more homes in the neighborhood for rent or sale. The Pine Knoll Rd. homes were purchased at market rate and the accommodations for current residents (including several students) have been provided.

Planning Commission Recommendation

The Planning Commission recommend **APPROVAL** to the City Council for the request for a **Redevelopment Plan Modification** to Redevelopment Area #17 for the Suzanne and Walter Scott Foundation Residence Hall Redevelopment Project, generally located to the north of the intersection of East 9th Street and Pine Knoll Road, based on the findings in the staff report and the Redevelopment Plan Modification materials.

The Planning Commission voted 7-0 on the recommendation.

Staff Findings Summary for Rezoning

- The project is feasible and conforms with the Comprehensive Plan. The proposed design and density conform with the Public/Semi-Public policies.
- Adequate public utilities are available to serve the site and proposed development. New mains and lateral lines will need to be installed to serve the new building.
- The character of the surrounding neighborhood is a mix of residential uses, the Hastings College Campus, and Parkview Cemetery.
- The proposed rezoning largely reflects the current college campus setting. By rezoning to the CMP District, more focus is required to maintain open space and a pedestrian environment.

Planning Commission Recommendation

The Planning Commission recommend **APPROVAL** of the Request to **REZONE** to the City Council for the property at Hastings College campus and adjacent land owned by Hastings College, generally bounded by and along East 12th Street, North 6th Avenue to the east, East 9th Street, North Ash Avenue, East 7th Street, North Turner Avenue, and North Elm Avenue, from R-2, Mixed-Density Neighborhood District, and R-3, Multiple-Family Residential District to CMP, Campus Institutional District.

The Planning Commission voted 7-0 on the recommendation.

Staff Findings Summary for Preliminary Plat

- The request conforms with the 2009 Comprehensive Plan. The proposed design and density conform with the Public/Semi-Public policies.
- If rezoned, the Preliminary Plat will ensure conformity to the design applicable zoning regulations.
- Adequate and Appropriate access is provided. Pine Knoll Road, a dead-end street has been requested to be vacated. This dead-end street only serves land under control by the College.
- The design of the public infrastructure meets the City's minimum standards.

Planning Commission Recommendation

The Planning Commission recommend **APPROVAL** of the request to **PRELIMINARY PLAT** for the Hastings College Second Subdivision to City Council for the property generally bounded by and along East 12th Street, North 6th Avenue, East 9th Street, and North Elm Avenue, with the following conditions:

1. The proposed rezoning of the Hastings College campus and adjacent college-owned property must be rezoned to CMP, Campus Institutional District.
2. The Ordinance to vacate Pine Knoll Road must be approved by the City Council.

The Planning Commission voted 7-0 on the recommendation.


HASTINGS
Nebraska

ORDINANCE NO. 4760

AN ORDINANCE OF THE CITY OF HASTINGS, NEBRASKA, TO REZONE THE PROPERTY DESCRIBED IN SECTION ONE OF THIS ORDINANCE FROM R-2, MIXED-DENSITY RESIDENTIAL DISTRICT, AND R-3, MULTIPLE-FAMILY RESIDENTIAL DISTRICT TO CMP, CAMPUS INSTITUTIONAL DISTRICT,; TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF THE CITY OF HASTINGS, NEBRASKA AS PROVIDED IN SECTION 34-105 OF THE OFFICIAL HASTINGS CITY CODE; TO REPEAL ANY ORDINANCES 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 pursuant to the application for rezoning filed with the City of Hastings, the property legally described as follows:

> Hastings College campus and adjacent land owned by Hastings College. This 92.77-acre area is generally bounded by and along East 12th Street, North 6th Avenue to the east, East 9th Street, North Ash Avenue, East 7th Street, North Turner Avenue, and North Elm Avenue.
>
> The complete legal description of the area to be rezoned is included in Attachment A.

be and the same is hereby rezoned "CMP, Campus Institutional District" from "R-2, Mixed Density Neighborhood District," and "R-3, Multiple-Family Residential 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 amended in accordance with the foregoing provisions.

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

SECTION 4. That this ordinance shall take effect and be in full force and effect 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 10th day of June, 2024.

_____
Corey Stutte, Mayor

(SEAL)

ATTEST:

_____
Kimberly S. Jacobitz, City Clerk

APPROVED TO FORM:

_____
Jesse Oswald, City Attorney

Attachment A

Lot 1, Block 1, Hastings College First subdivision, together with lots 1 thru 12, Lot 26 and private drives, Pine Knoll Place, together with Lots 7, 8, 9, 11, 18 and 19, Miles Pleasant Hill addition, together with Lot 1, Barrett Center subdivision, together with Lot 1, Maples Third Addition, together with part of Blocks 1, 2 and 3, all of Block 6, Eastwood addition, together with Lot 1, Ash subdivision, together with Lots 5 thru 7, Bonnewell's addition, together with part of lots 1 and 8, block 1 and part of lots 1 and 8, block 8 and all of blocks 9 and 10, College Addition, together with the north 90.00 feet of Lot 2, Block 1, College Addition, together with Lots 1 thru 3, Heartwell Park Addition, and together with Pine Knoll road and private drives lying adjacent to Said lots 1 thru 12, Pine Knoll Place, all in Adams County, Nebraska more particularly described as follows:

Beginning at the NE corner of said lot 1, Block 1, Hastings College First Subdivision;

Thence West on the north line of said lot 1, Block 1, Hastings College First Subdivision to the NW corner thereof;

Thence East on the east line of Elm Avenue North to the easterly extension of the north line of said lots 1 thru 3, Heartwell Park addition;

Thence West on the westerly extension of the north line of said lots 1 thru 3, Heartwell Park addition to the NW corner of lot 3, said Heartwell Park addition;

Thence South on the west line of said lot 3, Heartwell Park addition to the south line of 9th street east;

Thence east on said south line of 9th street east to the NW corner of said lot 2, block 1, College addition;

Thence south on the west line of said lot 2, block 1, College addition to the south line of the north 90.00 feet of lot 2, block 1, said College addition;

Thence east on said south line of the North 90.00 of lot 2, block 1, College addition to the east line of Turner Avenue;

Thence south on the east line of said Turner Avenue to the north line of 7th street east;

Thence east on said north line of 7th street east to the northerly extension of the west line of lot 7, said Bonnewell's addition;

Thence south on the northerly extension of said west line of Lot 7, Bonnewell's addition to the SW corner thereof;

Thence east on the south line of said lots 5 thru 7, Bonnewell's addition to the SE corner of Lot 5, said Bonnewell's addition;

Thence north on the northerly extension of the east line of said lot 5, Bonnewell's addition to said north line of 7th street east;

Thence east on said north line of 7th street east to the west line of Ash Avenue north;

Thence north on said west line of Ash Avenue north to the north line of Waynoka Street;

Thence east on said north line of Waynoka Street to the SE corner of Block 6, said Eastwood Addition;

Thence on the east line of said block 6, Eastwood Addition to the south line of University Street;

Thence west on the said south line of University Street to the southerly extension of the west line of Lot 1, Hamburger Subdivision, a subdivision in said Adams County;

Thence North on the southerly extension of the west line of said lot 1, Hamburger Subdivision to the NW corner thereof;

Thence east on the north line of said Hamburger Subdivision to the west line of Lot 1A, Eastwood Addition Replat, a subdivision in said Adams County;

Thence north on said west line of Lot 1A, Eastwood addition Replat to the north line thereof;

Thence east on said north line of Lot 1A, Eastwood addition Replat to the west line of Block 4, said Eastwood addition;

Thence north of the west line of said Block 4, Eastwood addition to the south line of block 1, said Eastwood addition;

Thence east 108.80 feet on said south line of block 1, Eastwood addition;

Thence north to the south line of said 9th street east;

Thence west to on said south line of 9th street east to the west line of said block 1, Eastwood addition;

Thence south 150.00 feet on said west line of Block 1, Eastwood addition;

Thence west 116.90 feet to the east line of lot 1, said Ash Subdivision;

Thence north on said east line of lot 1, Ash Subdivision to the NE corner thereof;

Thence west on the north line of said Lot 1, Ash Subdivision to the east line of Ash Avenue north;

Thence north on said east line of Ash Avenue to the north line of said 9th street east;

Thence east on said north line of 9th street east to the SE corner of said lot 11, Miles Pleasant Hill addition;

Thence north on the east line of said lot 11, Miles Pleasant Hill addition to the NE corner thereof;

Thence east to the SE corner of said lot 9, Miles Pleasant Hill addition;

Thence north to the NE corner of said lot 7, Miles Pleasant Hill addition;

Thence east to the SE corner of said lot 26, Pine Knoll Place;

Thence north to the south line of said lot 1, Block 1, Hastings College First subdivision;

Thence east on said south line of said lot 1, Block 1, Hastings College First subdivision to the west line of said Lot 1, Maples Third subdivision;

Thence south on said west line of Lot 1, maples Third subdivision to the north line of KMA subdivision, a subdivision in said Adams County;

Thence east on said north line of KMA subdivision to the east line of said KMA subdivision;

Thence south on said east line of KMA subdivision to the north line of Maples Subdivision, a subdivision in said Adams County;

Thence east on said south line of Maples Subdivision to the NE corner of Lot 2, said Maples subdivision;

Thence north to the north line of Lot 2, said Maples Third subdivision;

Thence east on said north line of Lot 2, Maples Third subdivision to the west line of 6th avenue north;

Thence north on said west line of 6th avenue north to the point of beginning.

Containing approximately 92.77 acres.

Department: Development Services
Staff Contact: Chad Bunger
Council Meeting Date: 6/10/2024

AGENDA ITEM SUMMARY SHEET

Description of Item:

The Hastings Community Redevelopment Authority and the developer, Hastings College, have submitted a request for Redevelopment Plan Modification No. 2024-2 to Redevelopment Area #17 for the Suzanne and Walter Scott Foundation Residence Hall Redevelopment Project.

The project, in partnership with the Suzanne and Walter Scott Foundation, would construct a 318-bed Residence Hall near the intersection of E 9th Street and Pine Knoll Road. The project intends to use tax increment financing (TIF) to help fund the project. The TIF funding will aid in the demolition, site preparation, engineering and architecture, infrastructure expenses, and related construction costs associated with the purchase and development of this project.

Names of People/Business affected by this action:

The applicant, the people of Hastings, the Community Redevelopment Authority, and the City.

Why Council action is required:

Prior to recommending a redevelopment plan to the governing body for approval, an authority shall submit such plan to the planning commission or board of the city in which the redevelopment project area is located for review and recommendations as to its conformity with the general plan for the development of the city as a whole. The planning commission or board shall submit its written recommendations with respect to the proposed redevelopment plan to the authority within thirty days after receipt of the plan for review. Upon receipt of the recommendations of the planning commission or board or, if no recommendations are received within such thirty days, then without such recommendations, an authority may recommend the redevelopment plan to the governing body of the city for approval (N.R.S. 18-2112).

Type of action requested:

Motion
Resolution

Suggested motion:

Motion to approve Resolution No. 2024-35 for Plan Modification No. 2024-2 to Redevelopment Area Number #17, Hastings College Dormitory Project, for property generally to the north of the intersection of Pine Knoll Road and E. 9th Street in the City of Hastings, Adams County, Nebraska.

Deadlines associated with action:

The City Council is scheduled to review this Redevelopment Plan Modification on June 10, 2024.

Department head comments:

Development Services staff have reviewed the application for the Hastings College Development and Redevelopment Plan Modification of Area #17. The complete details of the staff review and recommendation are in the attached staff report.

At their May 21, 2024 meeting, the Planning Commission voted 7-0 to forward a recommendation to the City Council to approve the proposed rezoning.

Please note: Applications for a Rezoning and a Preliminary Plat are associated with this request. The complete details of the Rezoning and Preliminary Plat are provided in those agenda items.

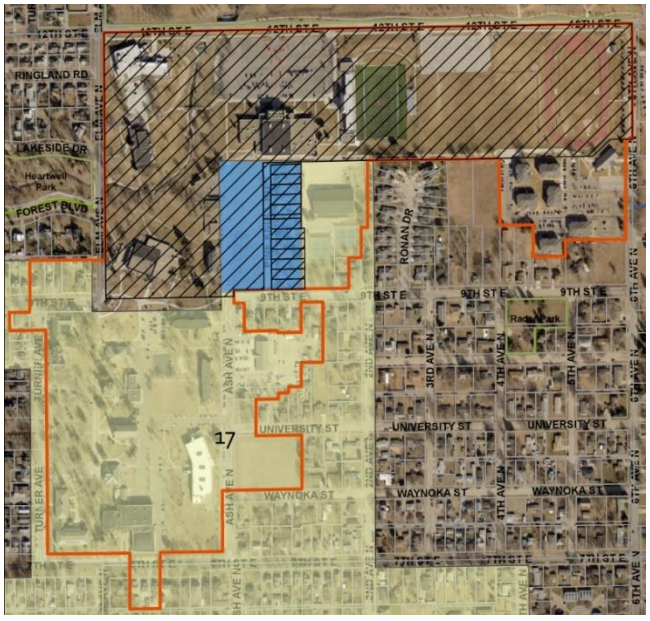
City Administrator comments:

City of Hastings Planning Commission

HASTINGS
DEVELOPMENT SERVICES

STAFF REPORT

Request to Modify Redevelopment Plan:	**Suzanne and Walter Scott Foundation Residence Hall Redevelopment Plan (Plan Modification No. 2024-1)**
Case No.	2024-59
Applicant	Hastings Community Redevelopment Authority, on behalf of the developer, Suzanne and Walter Scott Foundation and Hastings College
Property Location:	Generally, to the north of the intersection of East 9th Street and Pine Knoll Road.
Lot Size:	6.02 acres
Date of Public Hearing:	May 21, 2024
Current Zoning	R-3, Multiple-Family Residential District
Adjacent Zoning:	North: R-3 District
	East: R-3 District and R-1, Single-Family Residential District
	South: R-2, Mixed Density Neighborhood District, and R-3, District
	West: R-3 District



DESCRIPTION OF PROPOSED REDEVELOPMENT PLAN MODIFICATION REQUESTS:

The Hastings Community Redevelopment Authority (CRA) has made an application for the Redevelopment Plan Modification of Area #17 for a proposed dormitory for Hastings College, which is currently zoned R-3, Multiple-Family Residential District. The developer is Suzanne and Walter Scott Foundation, which intends to construct and manage the new dormitory for the College.

Hastings College and the developer have also applied to rezone the campus and adjacent land that the college owns to CMP, Campus Institutional District, and for a Preliminary Plat.

The developer has requested the use of tax increment financing (TIF) to pay for eligible expenses for the development, which can include acquisition, site preparation, water and sanitary sewer infrastructure installation, and paving.

The property is within the Redevelopment Area #17. The Blight and Substandard Determination was approved by the City Council on April 22, 2024. The General Redevelopment Plan (see attached) is scheduled to be heard by the Planning Commission at the same meeting as this public hearing and by the City Council on June 10th. The state initiatives of the General Redevelopment Plan are:

General Development/Redevelopment Initiatives

- Develop public and private partnerships with funding entities and property developers to attract residential development to Redevelopment Area #17 to address the specific needs of Hastings College students and faculty, and the rehabilitation and preservation of existing housing stock in the Redevelopment Area. Partnerships can include, but are not limited to the Hastings CRA, South Central Economic Development District, Housing Development Corporation, Hastings Economic Development Corporation, Hastings Chamber of Commerce, Hastings College, the Suzanne and Walter Scott Foundation and other private foundations. Utilize the Hastings Comprehensive Development Plan, Hastings 2021 Housing Needs Assessment and any other local, relevant planning documents to provide direction for Community development projects.

- Create an “Economic Development Initiative” for Redevelopment Area #17 directed at increasing the property tax base via new development activities. Utilize TIF, Micro-TIF, the Rural Workforce Housing Fund and other available sources of economic development funding, including State, Federal and Private Foundation Grants, as well as private investment, for the expansion of both existing and new residential developments. Such development activity must be in conformance with the City’s Comprehensive Plan and

current Zoning and Subdivision Regulations, pending changes or amendments to both documents.

- Promote the development of vacant/undeveloped land areas within the Redevelopment Area by targeting parcels that are, currently, both functionally and economically obsolete. Smaller, vacant/undeveloped tracts of land in the eastern portion of the Area should be planned for residential development, while infill development in residential areas should be planned for expansion of residential land uses. Modern street and water/sewer systems should be put in place to attract development/redevelopment opportunities to the Area.

- Establish a program of new residential development to address the specific needs of Hastings College students and faculty, and the rehabilitation and preservation of existing housing stock in the Redevelopment Area. TIF, Micro-TIF, Rural Workforce Housing Fund, Community Development Block Grants, HOME funds and the Nebraska Affordable Housing Trust Fund could assist with both new housing development and housing preservation programs.

- Through the CRA, acquire dilapidated and functionally and economically obsolescent buildings or land within the Redevelopment Area and retain or hold these tracts for future development.

Infrastructure & Utility Systems Initiatives

- Repair and replace, as needed, deteriorated and dilapidated or undersized municipal water, sewer and storm sewer mains throughout Redevelopment Area #17, to support both existing and future residential development and redevelopment. Hastings Utilities Staff estimate that segments of water and sewer mains were identified to be undersized by today's demand and development standards and are in need of replacement.

- Establish a program to improve existing sidewalks and install new sidewalks where necessary, as well as rehabilitate and resurface existing streets, new street lighting, and parking areas in the Redevelopment Area, identified as being in a state of deterioration and in substandard condition.

The proposed development would construct a new dormitory/residence hall for Hastings College that would house 318 students. The new hall would be a four-story, "U-shaped" building that will provide a mix of one-bedroom studio units, two-bedroom, and four-bedroom student housing. An interior courtyard will provide landscaping and amenities for the students and the surrounding campus. These amenities include firepits, lounge furniture, and shade structures.

The Redevelopment Plan Modification materials state "The project will help to secure Hastings College's viability and competitive position in the higher education market providing an attractive and affordable housing option for current and prospective students. The development will help meet the future housing needs of Hastings College while providing affordable housing for all of its students."

To accommodate this new residence hall, Hastings College has purchased or is in the process of purchasing the single-family homes to the east of Pine Knoll Road. These 12 homes will be demolished. This area of the redevelopment plan will be used for off-street parking for the new residence hall and landscaping/screening. Weyer Hall, an antiquated, vacant residence hall will also be demolished to make way for the proposed development.

A second phase is planned for a second residence hall that will provide a similar number of beds. No specific timeline for this phase has been provided. If constructed, this phase would most likely be considered for a subsequent redevelopment plan modification.

Construction of the development is slated to begin as soon as the approvals are completed. Completion of the project is planned for the end of 2026.

Property Description:

The property is generally flat. The area west of Pine Knoll Road is currently a vacant, grassed area. The single-family homes to the east of Pine Knoll Road were constructed in the 1940s.

Hastings College has requested to vacate the Pine Knoll Road right-of-way (ROW). Pine Knoll Road is a dead-end street that only serves the campus and these campus-owned homes. A utility easement will be retained in the location of the ROW to accommodate the existing and future utility infrastructure needed to serve the new buildings and campus.

STANDARDS TO PROPOSED REDEVELOPMENT PLAN MODIFICATION:

The provisions of N.R.E 18-2116 regulate the process of modifying a redevelopment plan within the City and its extraterritorial jurisdiction for a proposed development.

The City Council, by recommendation from the City Planning Commission, will base its decision on the following:

a) **Is the proposed redevelopment plan modification feasible and in conformity with the Comprehensive Plan (general plan) for the development of the City of Hastings, as a whole, and is in conformity with the legislation declarations and determinations.**
   Based on the application materials provided by the Hastings CRA, the proposed redevelopment project appears to be feasible. The developer has a track record of developing these types of projects at the University of Nebraska at Omaha.

The proforma documented in the application appears to be reasonable, using appropriate expenses and revenue for the development.

The City of Hastings "Imagine Hastings" Comprehensive Plan, adopted in 2009, shows the site in the Public/Semi-Public land use category. The policy statement for this use designation is:

The public/semi-public land use category consists of those institutional land uses including government centers and facilities, educational facilities, and other public or semi-public uses and places like "places of worship", hospitals, private schools, libraries and cemeteries. New uses in this category may be integrated with residential neighborhoods or as part of neighborhood or community mixed-use centers as specified in the location guidelines.

The existing zoning of the property is R-3, Multiple-Family Residential District. This district permits, by right, school, college, or university uses. Hastings College has applied to rezone the campus, including this redevelopment area to CMP, Campus Institutional District. The intent of this zoning district is 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. This district should focus on organizing buildings and uses around distinct gathering places, and create a highly pedestrian or "park-once" environment within the campus. It is applicable to areas where improved pedestrian and civic amenities can coordinate the development of compatible uses and designs through a specific master plan."

The rezoning should match the campus and master planned setting of Hastings College and better accommodate this redevelopment plan modification and future plans of the campus while preserving the pedestrian environment, open space, and architectural character.

Based on the City staff's review, the proposed redevelopment plan modification is feasible and conforms with the City's Comprehensive Plan.

b) If the proposed redevelopment plan is to use tax increment financing (TIF):

i. Would the redevelopment project in the plan be economically feasible without the use of tax-increment financing?

Based on the information in the Suzanne and Walter Scott Foundation Residence Hall Redevelopment Plan Modification application materials, the proposed development would not be economically feasible without the use of tax-increment financing.

The developer's project financial plan shows the total expenses of the project to be $40,000,000. The sources of funds used to pay for the project include owner equity and a loan from the Suzanne and Walter Scott Foundation. The total of these funds is $37,000,000.

The developer is seeking $3,000,000 in TIF funding, which will be in the form of a loan amortized over 15 years. These funds will cover the gap in financing and other funding sources for the development.

As stated in the Proforma Operating statement on page 9 of the plan modification documents, without TIF, the project would operate at an annual loss on the investment, ranging from -0.68% to -.0.12%. These operating losses make the project infeasible.

With the TIF funding, the project will have a relative positive investment of 0.28% to 0.84%.

ii. Would the redevelopment project not occur in the community redevelopment area without the use of tax-increment financing?

Both Hastings College and their partner, Suzanne and Walter Scott Foundation, are making considerable investments in this project. The purpose of the project, as stated in the Redevelopment Plan Modification materials is to "help to secure Hastings College's viability and competitive position in the higher education market, providing an attractive and affordable housing option for current and prospective students. The development will help meet the future housing needs of Hastings College while providing affordable housing for all of its students."

Without the TIF funds, the project, at this scale, would not be viable. The project may occur on a small scale in size or character. However, this may not meet the objectives of the College or their partner.

iii. Is the costs and benefits of the redevelopment project, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services in the long-term best interest of the community impacted by the redevelopment project?

Based on the information in the redevelopment plan modification documentation, the proposed development will be in the long-term best interest of the community.

The proposed development will provide a residence hall that will provide new living units for Hastings College students. This should keep students residing on campus, which in turn will allow for more homes adjacent to campus to be available for rent or purchase by other current and future Hastings residents.

The new residence hall will also add to the College's vibrant campus, which adds to the character of the Hastings community.

Twelve existing single-family homes are planned to be razed by the project. These homes were built in the 1940s and were predominately homes for Hastings College students. The College has purchased or is under contract for all of these homes through standard real estate transactions. According to the application materials, accommodations have been given to the residents of these homes, which include relocating several of the student tenants to other properties owned by Hastings College and providing up to four months' notice and full deposit refunds for month-to-month tenants.

The proposed project should create an additional valuation of $14,000,000 for the applicable taxing entities. No tax shifts are anticipated from this project based on the current ownership of the land and the plans for the project.

c) **Is the proposed redevelopment plan within a designated enhanced employment area? If so, will the new investments proposed with the redevelopment plan modification increase employment in the area by five new employees and new investment of $250,000?** This standard does not apply, as the area is not in a designated enhanced employment area.

STAFF COMMENTS: Staff recommends the Planning Commission recommend **APPROVAL** to the City Council for the request for a **Redevelopment Plan Modification** to Redevelopment Area #17 for the Suzanne and Walter Scott Foundation Residence Hall Redevelopment Project, generally located to the north of the intersection of East 9th Street and Pine Knoll Road, based on the findings in the staff report and the Redevelopment Plan Modification materials.

PREPARED BY: Chad Bunger, AICP, CFM Director of Development Services

DATE: May 6, 2024

ATTACHMENTS:

1. Redevelopment Plan Modification materials
2. Proposed Hastings College Second Subdivision Preliminary Plat
3. Redevelopment Area Number 17 General Redevelopment Plan
4. Redevelopment Area Number 17 Blight and Substandard Determination Study
5. 2009 Imagine Hastings Future Land Use Map

GENERAL REDEVELOPMENT PLAN
REDEVELOPMENT AREA #17
APRIL 24, 2024

Purpose of Plan

The purpose of this General Redevelopment Plan is to serve as a comprehensive guide for the implementation of development and redevelopment activities within Redevelopment Area #17 in the City of Hastings, Nebraska. Redevelopment and development activities associated with the Nebraska Community Development Law, State Statutes 18-2101 through 18-2154, should be utilized to promote the general welfare and enhance the tax base, as well as promote the economic and social well-being of the Community.

A General Redevelopment Plan must contain the general planning elements required by Nebraska State Revised Statutes, Section 18-2111 re-issue 2012 items (1) through (6). A description of these items is as follows:

(1) The boundaries of the redevelopment project area with a map showing the existing uses and condition of the real property therein; (2) a land-use plan showing proposed uses of the area; (3) information showing the standards of population densities, land coverage and building intensities in the area after redevelopment; (4) a statement of the proposed changes, if any, in zoning ordinances or maps, street layouts, street levels or grades, or building codes and ordinances; (5) a site plan of the area; and (6) a statement as to the kind and number of additional public facilities or utilities which will be required to support the new land uses in the area after redevelopment.

Furthermore, the General Redevelopment Plan must further address the items required under Section 18-2113, "Plan; considerations", which the CRA must consider prior to recommending a redevelopment plan to the Planning Commission and City Council for adoption. These "considerations" are defined as follows:

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

and efficient expenditure of public funds, and the prevention of the recurrence of insanitary or unsafe dwelling accommodations, or conditions of blight."

Location

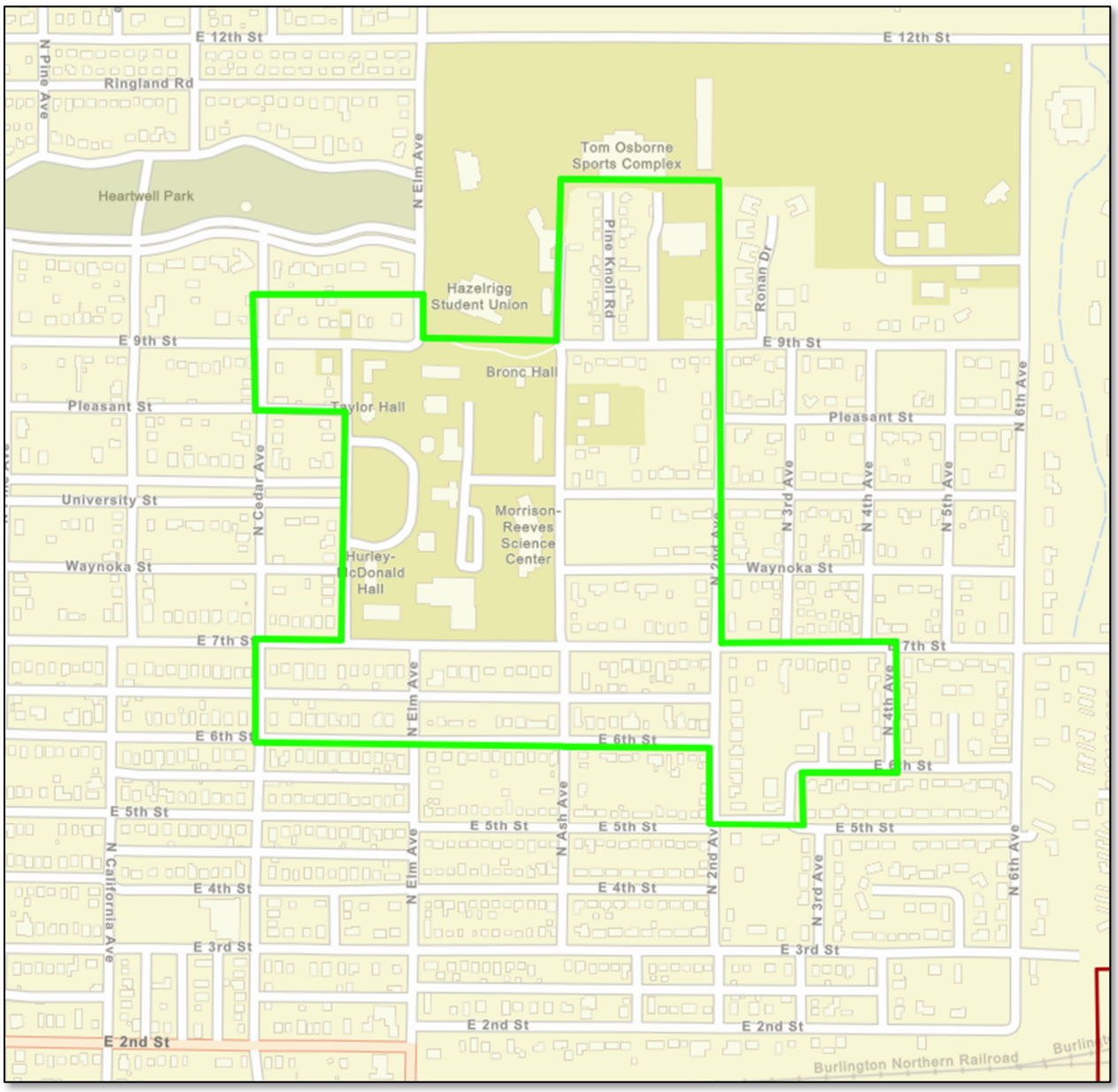
The referenced Hastings, Nebraska Redevelopment Area #17 is situated in the eastern portion of the City of Hastings, Nebraska, generally bound by the 9th Street (North) N. 3rd Avenue (East), 5th Street (South) and Cedar Avenue (West). The Area is comprised of an estimated 100.7 acres. Key development features include the Hastings College Campus structures and several small undeveloped land parcels. This Redevelopment Area has been identified for future development activities, due to the existence of aging and deteriorating structures, aging and deteriorating sidewalks and streets, pedestrian safety, and aging and undersized water mains.

Redevelopment Area #17 includes the following parcels of record on file with the Adams County Assessor:

Parcel ID Numbers Within Proposed Redevelopment Area 17							
010011977	010011614	010012784	010013815	010012825	010012803	010012622	010014462
010011677	010011615	010012627	010013814	010012785	010011603	010011984	010014465
010013942	010012799	010011981	010013805	010012792	010011678	010016843	010017196
010011978	010011631	010011423	010013806	010016930	010011638	010013946	010014466
010011966	010012793	010011424	010013807	010012617	010011422	010011666	010014464
010011655	010012801	010014360	010013808	010011426	010011647	010011669	010013949
010013943	010012783	010012788	010013804	010016844	010011646	010012619	010018034
010011979	010016931	010011986	010011667	010011676	010012782	010011672	010013802
010011974	010011643	010012790	010011645	010014361	010011644	010011671	010011635
010012629	010011627	010012613	010013811	010011427	010011632	010011657	010012820
010011982	010011604	010011662	010013801	010012796	010011637	010011630	010018971
010011983	010011605	010012786	010013950	010012789	010011628	010011634	010018972
010011969	010011606	010012787	010016864	010011665	010011648	010012620	010018973
010011970	010011607	010011975	010013810	010012626	010011652	010012618	010018974
010011971	010011608	010011626	010013809	010012624	010011659	010013947	010014467
010011972	010011609	010012614	010013813	010012623	010011658	010012791	010018967
010011636	010011610	010011987	010011988	010012624	010011651	010011980	010018968
010012804	010011611	010011985	010014459	010012616	010011653	010011973	010018969
010011976	010011613	010011425	010013812	010011650	010011663	010011673	010018970
010011967	010012625	010011633	010014460	010011602	010011656	010011675	010016870
010012821	010011674	010012615	010016856	010012794	010011664	010011660	010011679
010012822	010011654	010012628	010014461	010012797	010008123	010011661	010016859
010012823	010011649	010011670	010013948	010012798	010008124	010011642	010011641
010012824	010011640	010012795	010014463	010012800	010011968	010011629	010011639
010011668	010016851	010016850	010012802	010016854	010011612		

The following map (Exhibit 1) and other maps in this Redevelopment Plan identify the entire Redevelopment Area #17 that has been declared blighted and substandard and in need of redevelopment pursuant to this General Redevelopment Plan.

EXHIBIT #1



Project Planning and Implementation Recommendations.

The planning process for Redevelopment Area #17 has resulted in a listing of general planning and implementation recommendations. As discussed in the Blight and Substandard Determination Study, the existence of aging and deteriorating structures, aging and deteriorating sidewalks and streets, pedestrian safety, and aging and undersized water mains are a sufficient basis for designation of Redevelopment Area #17 as blighted and substandard.

To eliminate blight and substandard conditions and enhance private development and redevelopment activities throughout Redevelopment Area #17, the City of Hastings will need to consider the following general development and redevelopment initiatives. Tax Increment Financing (TIF) will need to be considered as a tool to assist in financing both development and redevelopment projects. Micro TIF, or the expedited review of smaller, single redevelopment projects should be adopted by City Council resolution and utilized in the Redevelopment Area.

General Development/Redevelopment Initiatives.

- Develop public and private partnerships with funding entities and property developers to attract residential development to Redevelopment Area #17 to address the specific needs of Hastings College students and faculty, and the rehabilitation and preservation of existing housing stock in the Redevelopment Area. Partnerships can include, but are not limited to the Hastings CRA, South Central Economic Development District, Housing Development Corporation, Hastings Economic Development Corporation, Hastings Chamber of Commerce, Hastings College, the Suzanne and Walter Scott Foundation and other private foundations. Utilize the Hastings Comprehensive Development Plan, Hastings 2021 Housing Needs Assessment and any other local, relevant planning documents to provide direction for Community development projects.

- Create an "Economic Development Initiative" for Redevelopment Area #17 directed at increasing the property tax base via new development activities. Utilize TIF, Micro-TIF, the Rural Workforce Housing Fund and other available sources of economic development funding, including State, Federal and Private Foundation Grants, as well as private investment, for the expansion of both existing and new residential developments. Such development activity must be in conformance with the City's *Comprehensive Plan* and current *Zoning and Subdivision Regulations,* pending changes or amendments to both documents.

- Promote the development of vacant/undeveloped land areas within the Redevelopment Area by targeting parcels that are, currently, both functionally and economically obsolete. Smaller, vacant/undeveloped tracts of land in the eastern portion of the Area should be planned for residential development, while infill development in residential areas should be planned for expansion of residential land uses. Modern street and water/sewer systems should be put in place to attract development/redevelopment opportunities to the Area.

- Establish a program of new residential development to address the specific needs of Hastings College students and faculty, and the rehabilitation and preservation of existing housing stock in the Redevelopment Area. TIF, Micro-TIF, Rural Workforce Housing Fund, Community Development Block Grants, HOME funds and the Nebraska Affordable Housing Trust Fund could assist with both new housing development and housing preservation programs.

- Through the CRA, acquire dilapidated and functionally and economically obsolescent buildings or land within the Redevelopment Area and retain or hold these tracts for future development.

Infrastructure & Utility Systems Initiatives.

- Repair and replace, as needed, deteriorated and dilapidated or undersized municipal water, sewer and storm sewer mains throughout Redevelopment Area #17, to support both existing and future residential development and redevelopment. Hastings Utilities Staff estimate that segments of water and sewer mains were identified to be undersized by today's demand and development standards and are in need of replacement.

- Establish a program to improve existing sidewalks and install new sidewalks where necessary, as well as rehabilitate and resurface existing streets, new street lighting, and parking areas in the Redevelopment Area, identified as being in a state of deterioration and in substandard condition.

Implementation.

Both a timeline and budget should be developed for the implementation of this General Redevelopment Plan. Each of these processes should be designed in conformance with the resources and time available by the city. A reasonable timeline to complete the redevelopment activities identified in the Plan would be seven to fifteen years.

Various funding sources exist for the preparation and implementation of a capital improvement budget designed to meet the funding needs of proposed development and redevelopment activities. These include local and federal funds commonly utilized to finance street improvement funds, i.e. Community Development Block Grants, Special Assessments, General Obligation Bonds and Tax Increment Financing (TIF). The use of TIF and Micro-TIF for development and redevelopment projects in Redevelopment Area #17 is deemed to be an essential and integral element. The use of TIF and Micro-TIF in connection with such projects is contemplated by this General Redevelopment Plan and such designation and use of TIF will not constitute a substantial modification to the Plan.

The City agrees, when approving this General Redevelopment Plan, to the utilization of TIF for appropriate development and redevelopment projects and agrees to pledge the taxes generated from such projects for such purposes in accordance with the Act. Any redevelopment project

receiving TIF is subject to a Cost Benefit Analysis to determine if the project would be economically feasible without the use of TIF and whether the project would occur in the area without the use of TIF.

Land Use Patterns.

The existing land use patterns are shown in Exhibit #2 below. Redevelopment Area #17 consists of residential, private college facilities, and vacant/undeveloped land use types. The substandard and blight study identified properties and structures classified as being in deteriorating condition or dilapidated. The tracts of undeveloped land are ideally suited for future residential development.

EXHIBIT #2 – EXISTING LAND USE

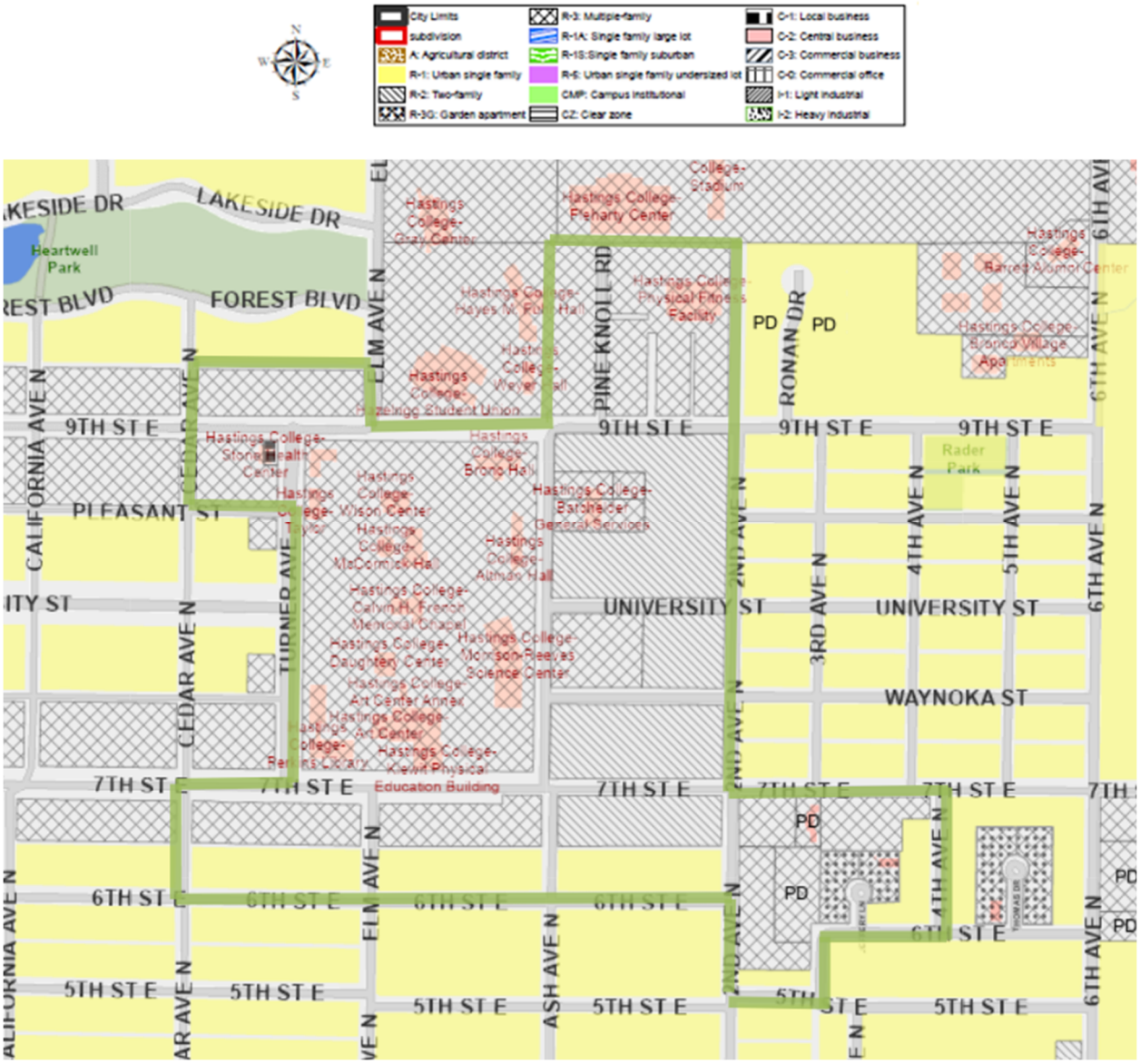
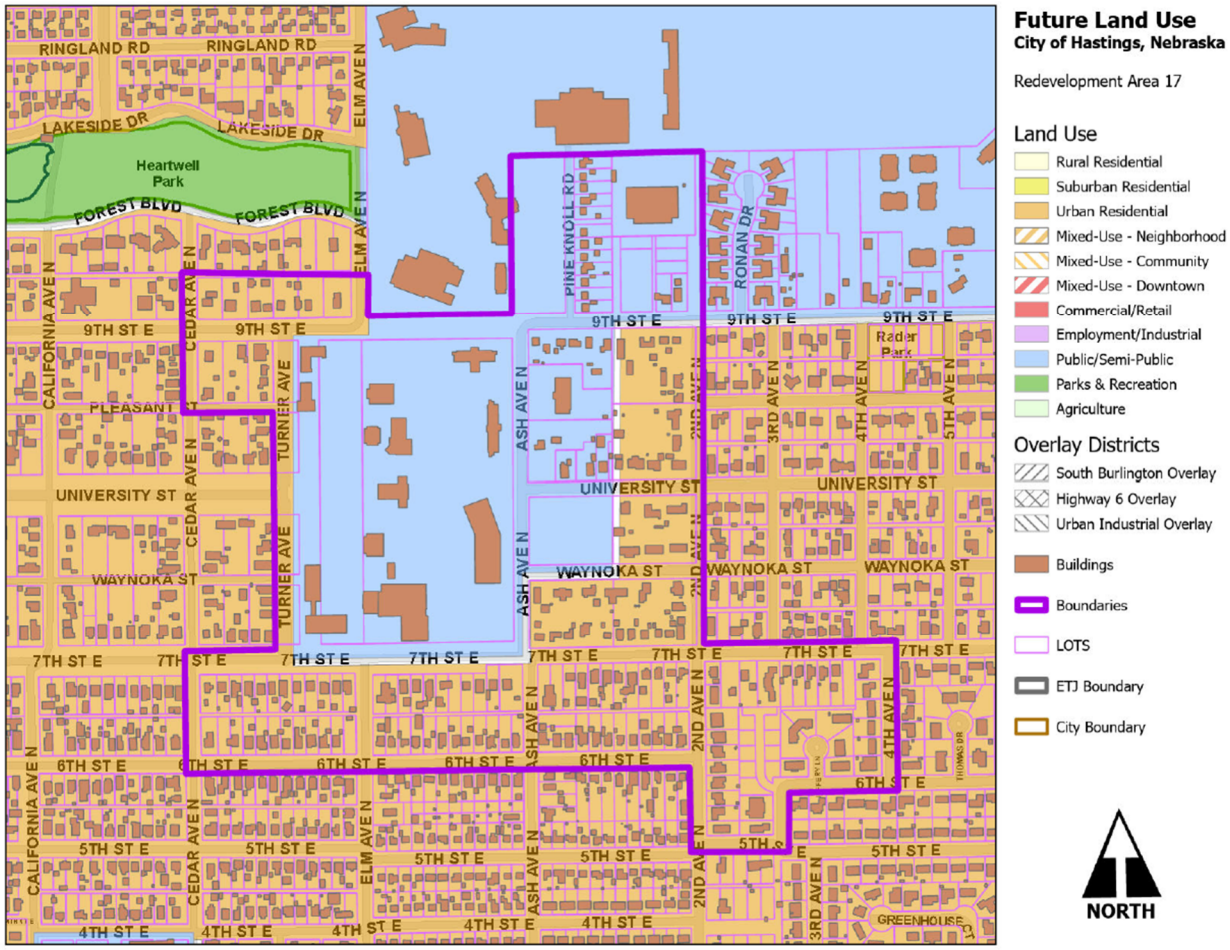


Exhibit #3, Future Land Use Map, represents the land use density and coverage, as well as a general site plan for Redevelopment Area #17. The *Hastings Comprehensive Plan* and Future Land Use Map promote the Area to support a mix of campus institutional and residential development.

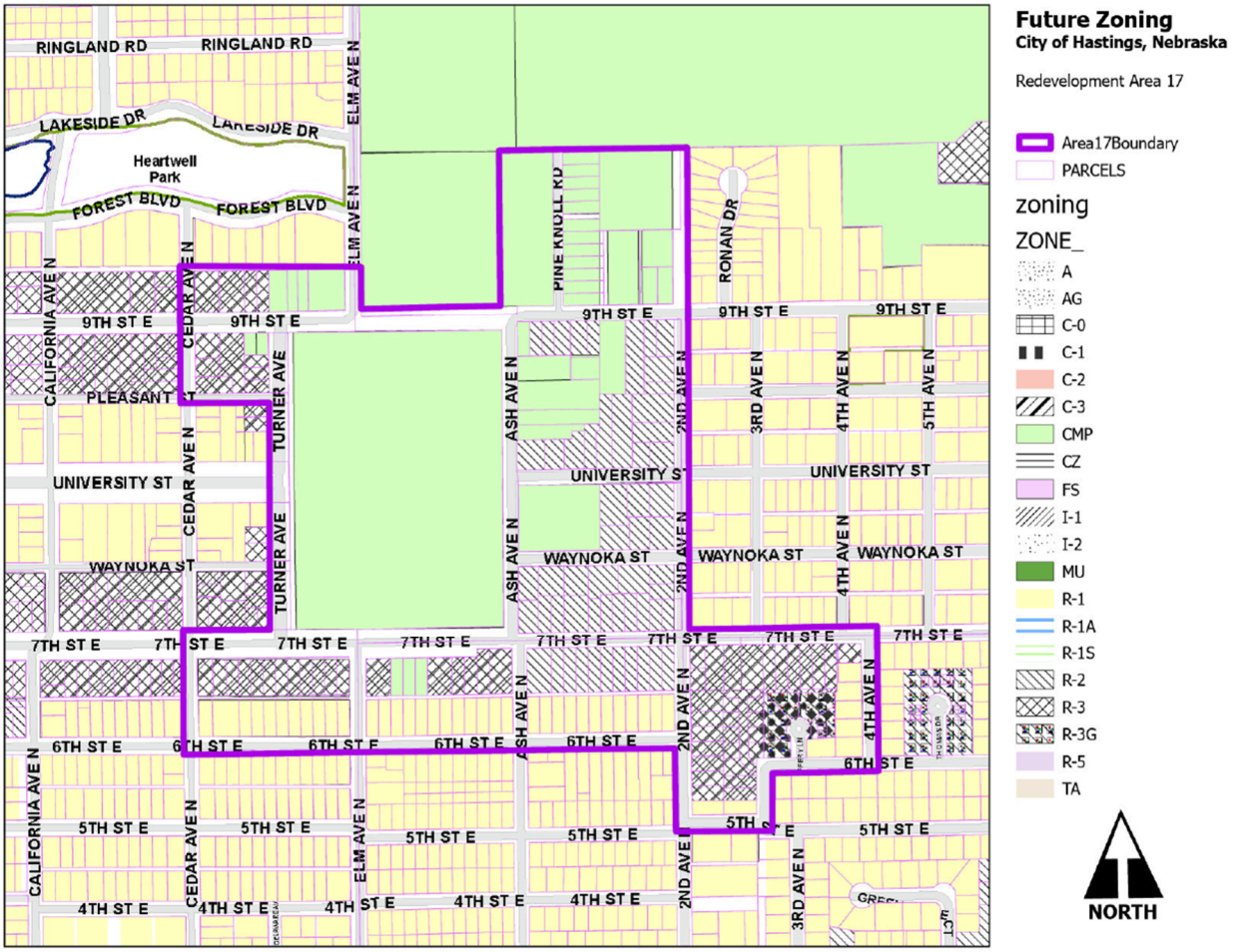
EXHIBIT #3 - FUTURE LAND USE MAP



Future Zoning Districts.

The City of Hastings Future Zoning Map for Redevelopment Area #17 is identified in Exhibit #4. This represents allowed land development densities, land coverage and potential building intensities of Redevelopment Area #17. Currently, most of the vacant/under developed parcels of land in the Redevelopment Area are zoned residential including single family and multi family. The Areas around Hastings College Campus are zoned R-3 Residential - Planned District" and this study recommends that the zoning for all Hastings College properties be changed to Campus Master Plan to better reflect the existing and future uses.

EXHIBIT #4 - FUTURE ZONING MAP



3. Recommended Public Improvements.

The primary purpose of a General Redevelopment Plan is to allow for the use of public financing for a specific project. This public financing is planned and implemented to serve as a "first step" for public improvements and encourage private development within the Redevelopment Area. The most common form of public improvements occurs with infrastructure, specifically streets, water, sanitary sewer and storm sewer systems, sidewalks, open space and recreational uses. The primary infrastructure concerns in the Redevelopment Area are the need to monitor utility and infrastructure systems in order to make repairs or replacement as these systems continue to age, as well as by expansion of modern infrastructure to vacant/undeveloped land areas.

The Blight and Substandard Determination Study focused on the condition of existing structures and sites, as well as improvement needs for deteriorated and dilapidated infrastructure systems to service developed and vacant/undeveloped land throughout the Redevelopment Area. It is recommended the City of Hastings work closely with developers to ensure that future public

roads and private driveways and parking areas within Redevelopment Area #17 are constructed in conformance with City development standards. New or redeveloped streets, sidewalks, alleys, municipal water and sewer mains and privately owned service lines should be designed to meet the provisions of the City of Hastings Subdivision Regulations.

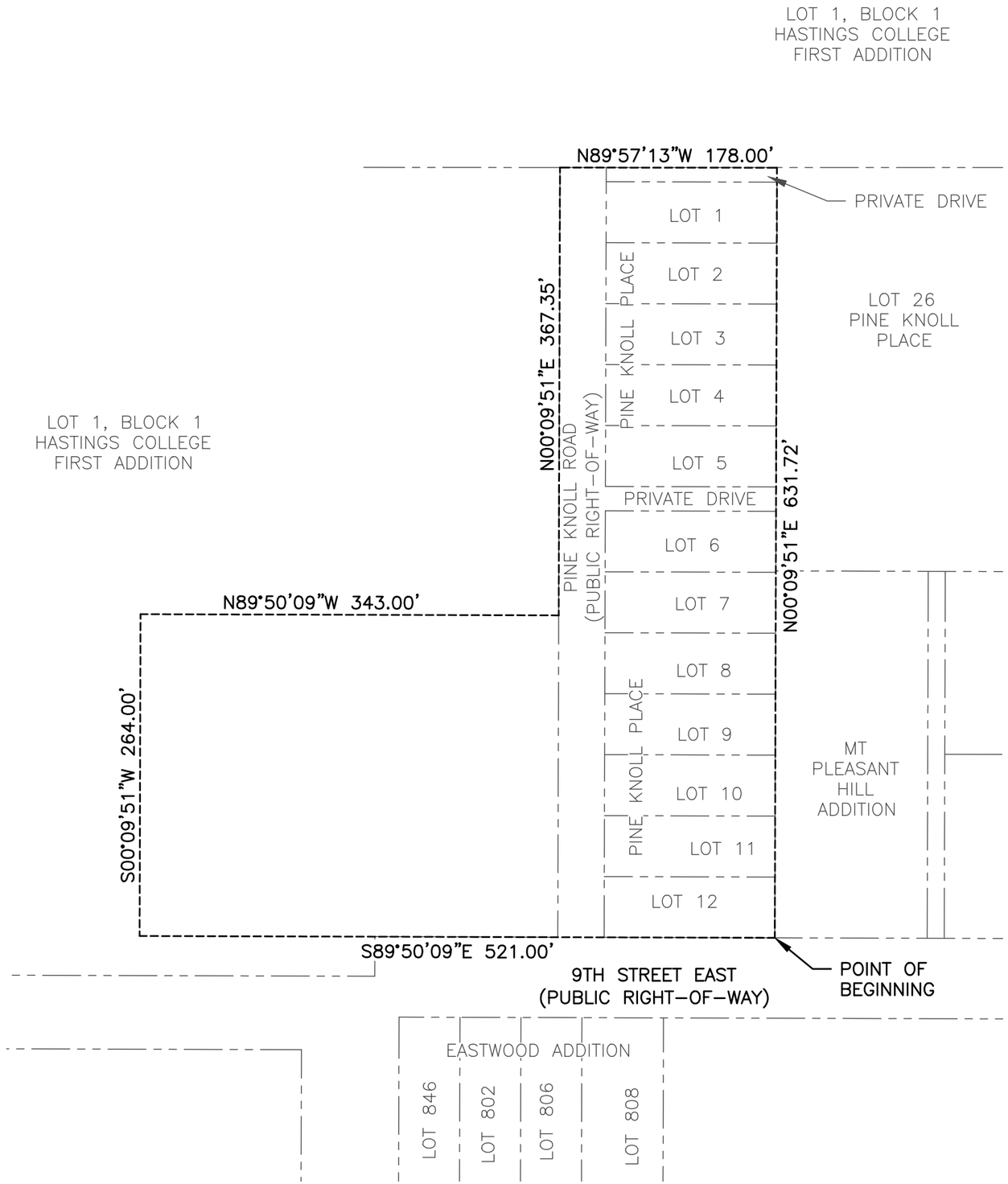
Conclusions.

A successful General Redevelopment Plan for Redevelopment Area #17 should guide redevelopment and development opportunities. All new construction activities should include building materials compatible with similar types exhibited by existing structures within, and adjacent the Redevelopment Area.

The City of Hastings CRA and City Staff should seek funding sources to create a revolving loan and/or grant program for the rehabilitation and improvement of buildings and public uses in Redevelopment Area #17. Prior to transportation network improvements, the CRA and the City of Hastings should develop a plan to accommodate efficient infrastructure development and improvements.

This General Redevelopment Plan addresses numerous community and economic development activities for Redevelopment Area #17, in Hastings, Nebraska. The major components of this General Redevelopment Plan will be accomplished as individual projects; however, a comprehensive redevelopment effort is recommended. Just as the redevelopment efforts should be tied together, so should the funding sources to ensure a complete project. The use of state and federal monies, local equity and tax incentives coupled with private funding sources, can be combined for a realistic and feasible funding package. The following provides a summary listing of the types of funding to assist in implementing this General Redevelopment Plan.

Public Funding Sources
Tax Increment Financing
LB 840, LB 1240
Historic Preservation Tax Credits (State & Federal)
Low Income Housing Tax Credits
Sales Tax
Community Development Block Grants - Re-Use Funds
HOME Funds
Nebraska Affordable Housing Trust Fund
Rural Workforce Housing Investment Fund
Community Development Assistance Act
Intermodal Surface Transportation Efficiency Act
Local Lender Financing
Owner Equity
Donations and Contributions



LEGAL DESCRIPTION

THAT PART OF LOT 1, BLOCK 1, HASTINGS COLLEGE FIRST SUBDIVISION, A SUBDIVISION IN ADAMS COUNTY, NEBRASKA, TOGETHER WITH LOTS 1 THROUGH 12, PINE KNOLL PLACE, A SUBDIVISION IN SAID ADAMS COUNTY, ALSO TOGETHER WITH PINE KNOLL ROAD AND PRIVATE DRIVES LYING ADJACENT TO SAID LOTS 1 THROUGH 12, PINE KNOLL PLACE, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SE CORNER OF SAID LOT 12, PINE KNOLL PLACE;

THENCE N00°09'51"E (ASSUMED BEARING) 631.72 FEET ON THE EAST LINE OF SAID LOTS 1 THROUGH 12, PINE KNOLL PLACE TO THE SOUTH LINE OF SAID LOT 1, BLOCK 1, HASTINGS COLLEGE FIRST SUBDIVISION;

THENCE N89°57'13"W 178.00 FEET ON THE SOUTH LINE OF SAID LOT 1, BLOCK 1, HASTINGS COLLEGE FIRST SUBDIVISION TO THE WEST RIGHT OF WAY OF SAID PINE KNOLL ROAD;

THENCE S00°09'51"W 367.35 FEET;

THENCE N89°50'09"W 343.00 FEET;

THENCE S00°09'51"W 264.00 FEET;

THENCE S89°50'09"E 521.00 FEET ON THE NORTH RIGHT OF WAY LINE OF 9TH STREET EAST TO THE POINT OF BEGINNING.

CONTAINS: 202,250 SQ.FT. OR 4.65 ACRES MORE OR LESS

TD2 engineering & surveying
thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 f.402.330.5866
td2co.com
dba: TD2 Engineering & Surveying
NE CA-0199

SURVEY TYPE

EXHIBIT "A"

SITE DESCRIPTION

PART OF LOT 1, BLOCK 1, HASTING COLLEGE TOGETHER WITH LOTS 1 THROUGH 12, PINE KNOLL PLACE, A SUBDIVISION IN ADAMS COUNTY, NEBRASKA.

N

0' 50' 100'

Revision Dates

No.	Description	MM-DD-YY
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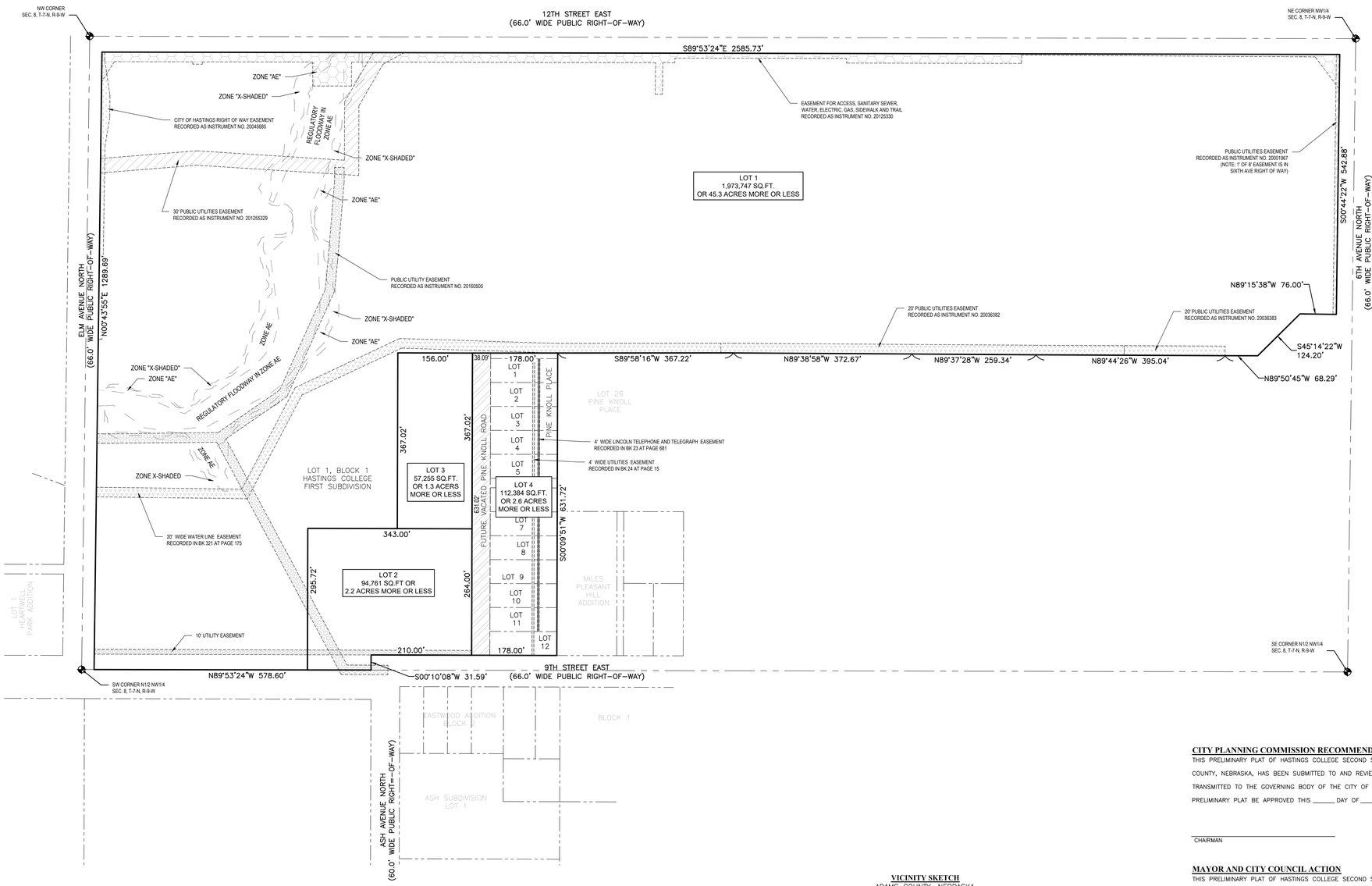
Job No.: 1071-134 EX2
Drawn By: MRS/BJH
Reviewed By: JLC
Date: 04/25/2024
Book:
Page:

Sheet Number

SHEET 1 OF 1

HASTINGS COLLEGE SECOND SUBDIVISION
LOTS 1 THROUGH 4
PRELIMINARY PLAT

BEING A REPLATTING OF LOT 1, BLOCK 1, HASTINGS COLLEGE FIRST SUBDIVISION, A SUBDIVISION IN CITY OF HASTINGS OF ADAMS COUNTY, NEBRASKA, TOGETHER WITH LOTS 1 THROUGH 12, PINE KNOLL PLACE, A SUBDIVISION IN SAID CITY OF HASTINGS OF SAID ADAMS COUNTY, ALSO TOGETHER WITH PINE KNOLL ROAD AND PRIVATE DRIVES LYING ADJACENT TO LOTS 1 THROUGH 12, SAID PINE KNOLL PLACE.



LEGAL DESCRIPTION

LOT 1, BLOCK 1, HASTINGS COLLEGE FIRST SUBDIVISION, A SUBDIVISION IN CITY OF HASTINGS OF ADAMS COUNTY, NEBRASKA, TOGETHER WITH LOTS 1 THROUGH 12, PINE KNOLL PLACE, A SUBDIVISION IN SAID CITY OF HASTINGS OF SAID ADAMS COUNTY, ALSO TOGETHER WITH PINE KNOLL ROAD AND PRIVATE DRIVES LYING ADJACENT TO LOTS 1 THROUGH 12, SAID PINE KNOLL PLACE

APPLICANT

Hastings College
710 North Turner Avenue
Hastings, NE 68901

Stephanie Ourada

ENGINEER

Thompson, Dreessen & Dorner, Inc.
10836 Old Mill Road
Omaha, NE 68154

Joe Dethlefs, P.E.

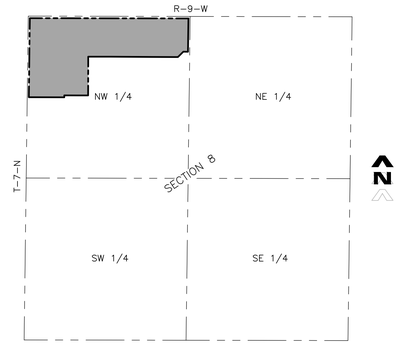
NOTES

1. CURRENT ZONING IS R3 AND PROPOSED REZONING IS CAMPUS INSTITUTIONAL DISTRICTS.
2. PROPOSED LOT 4, WILL INCLUDE THE VACATION OF PINE KNOLL ROAD & 2 PRIVATE DRIVES ADJACENT TO LOTS 1-12 PINE KNOLL PLACE.
3. THE VACATION OF PINE KNOLL ROAD IS SUBJECT TO THE RIGHTS RESERVED TO THE CITY OF HASTINGS TO MAINTAIN, OPERATE, REPAIR AND RENEW EXISTING SEWERS AND FACILITIES, AND TO AUTHORIZE OTHER UTILITIES AND CABLE TELEVISION SYSTEMS TO MAINTAIN, OPERATE, REPAIR AND RENEW THEIR EXISTING FACILITIES.
4. THE VACATED PINE KNOLL ROAD ROW SHALL BE RETAINED AS AN ACCESS EASEMENT.
5. ALL EXISTING UTILITIES WITHIN LOTS 2 & 3 SHALL BE REROUTED TO THE VACATED PINE KNOLL ROAD EASEMENT.
6. THE EXISTING EASEMENTS IN LOTS 1-12, PINE KNOLL PLACE SHALL BE VACATED.

FLOOD ZONE CLASSIFICATION

THE SURVEYED PROPERTY LIES WITHIN A DESIGNATED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER THE ADAMS COUNTY, NEBRASKA AND INCORPORATED AREAS FLOOD INSURANCE RATE MAP NUMBERS 31001C0176C AND 31001C0180C BOTH DATED JULY 5, 2018.

VICINITY SKETCH
ADAMS COUNTY, NEBRASKA



CITY PLANNING COMMISSION RECOMMENDATION

THIS PRELIMINARY PLAT OF HASTINGS COLLEGE SECOND SUBDIVISION, WITHIN THE JURISDICTION OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, HAS BEEN SUBMITTED TO AND REVIEWED BY THE CITY PLANNING COMMISSION FOR APPROVAL AND IS HEREBY TRANSMITTED TO THE GOVERNING BODY OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA WITH THE RECOMMENDATION THAT SAID PRELIMINARY PLAT BE APPROVED THIS _____ DAY OF _____, 20____.

_____ CHAIRMAN

_____ DIRECTOR

MAYOR AND CITY COUNCIL ACTION

THIS PRELIMINARY PLAT OF HASTINGS COLLEGE SECOND SUBDIVISION, WITHIN THE JURISDICTION OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, IS HEREBY APPROVED THIS _____ DAY OF _____, 20____.

_____ MAYOR

_____ CLERK

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF A SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND THAT I AM A DULLY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

_____
JON L. CARRELL
NEBRASKA RLS #693

TD2 engineering & surveying
thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 www.td2co.com
dba: TD2 Engineering and Surveying
NE CA-0199

Project Name
Hastings College Second Subdivision

Project Location
923 Pine Knoll Road
Hastings, NE 68901

Client Name
Hastings College

N
0' 50' 100'

Professional Seal

Revision Dates

No.	Description	MM-DD-YY
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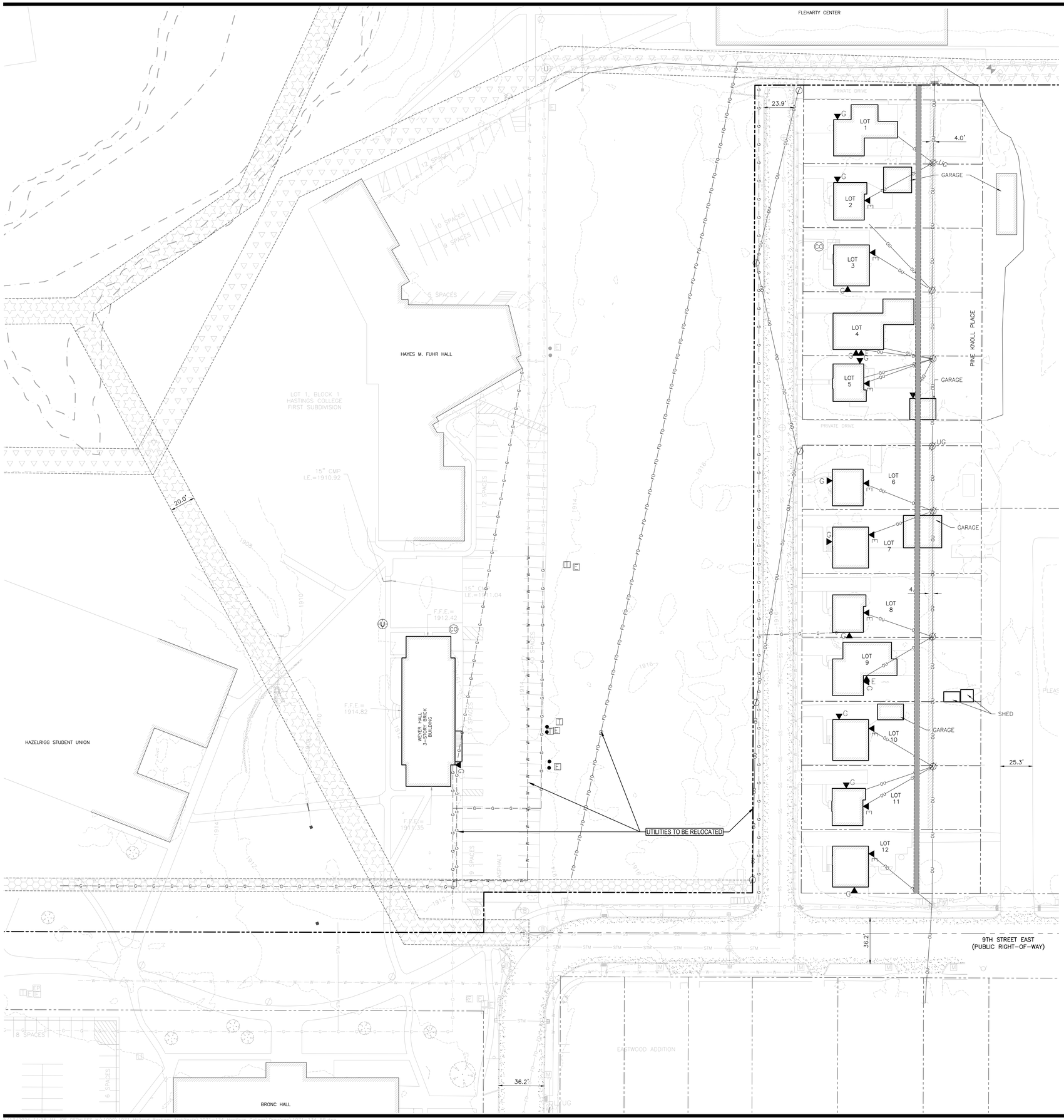
Drawn By: ZAS Reviewed By: JAD
Job No.: 1071-134 Date: 05-13-24

Sheet Title
Preliminary Plat

Sheet Number
Exhibit A



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710 North Turner Avenue
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Stephanie Ourada

ENGINEER

Thompson, Dreessen & Dorner, Inc.
10836 Old Mill Road
Omaha, NE 68154

Joe Dethlefs, P.E.

NOTES

1. CURRENT ZONING IS R3 AND PROPOSED REZONING IS CAMPUS INSTITUTIONAL DISTRICTS.
2. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2' INTERVALS.
3. PROPOSED LOT 4, WILL INCLUDE THE VACATION OF PINE KNOLL ROAD & 2 PRIVATE DRIVES ADJACENT TO LOTS 1-12 PINE KNOLL PLACE.
4. THE VACATION OF PINE KNOLL ROAD IS SUBJECT TO THE RIGHTS RESERVED TO THE CITY OF HASTINGS TO MAINTAIN, OPERATE, REPAIR AND RENEW EXISTING SEWERS AND FACILITIES, AND TO AUTHORIZE OTHER UTILITIES AND CABLE TELEVISION SYSTEMS TO MAINTAIN, OPERATE, REPAIR AND RENEW THEIR EXISTING FACILITIES.
5. THE VACATED PINE KNOLL ROAD ROW SHALL BE RETAINED AS AN ACCESS EASEMENT.
6. ALL EXISTING UTILITIES WITHIN LOTS 2 & 3 SHALL BE REROUTED TO THE VACATED PINE KNOLL ROAD EASEMENT.
7. THE EXISTING EASEMENTS IN LOTS 1-12, PINE KNOLL PLACE SHALL BE VACATED.

LEGEND

- DECIDUOUS TREE WITH TRUNK SIZE
- CONIFEROUS TREE WITH TRUNK SIZE
- POWER POLE
- POWER POLE WITH UNDERGROUND DROP
- POWER POLE WITH LIGHT
- POWER POLE WITH LIGHT AND UNDERGROUND DROP
- LIGHT POLE
- GUY WIRE
- GUY POLE
- UTILITY PEDESTAL
- ELECTRICAL PEDESTAL
- TELEPHONE PEDESTAL
- ELECTRIC METER
- GAS METER
- DISABLED PARKING SPACE
- SIGN
- MAILBOX
- UTILITY VAULT
- FIBER OPTIC VAULT
- SEWER MANHOLE
- UTILITY MANHOLE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- POST INDICATOR VALVE
- WATER VALVE
- GAS VALVE
- BOLLARD
- IE — INVERT ELEVATION
- FFE — FINISHED FLOOR ELEVATION
- CURB INLET
- GRATE INLET
- FLOOD LIGHT
- GAS LINE
- WATER LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- FIBER OPTIC LINE
- OVERHEAD UTILITY LINE
- UNDERGROUND ELECTRICAL LINE
- WOODEN FENCE
- CHAIN LINK FENCE
- MODULAR BLOCK WALL
- TRUNCATED DOME PAD
- SANITARY SEWER CLEANOUT
- BOULDER
- FLAG POLE
- METAL POST
- BASKETBALL HOOP
- CP2 — CONTROL POINT
- HASTINGS COLLEGE UTILITY EASEMENT
- PUBLIC UTILITIES EASEMENT
- WATER EASEMENT

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10836 Old Mill Rd
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p.402.330.8860 www.td2co.com

dba: TD2 Engineering and Surveying
NE CA-0199

Project Name

Hastings College Second Subdivision

Project Location

923 Pine Knoll Road
Hastings, NE 68901

Client Name

Hastings College

0' 15' 30'

Professional Seal

Revision Dates

No.	Description	MM-DD-YY
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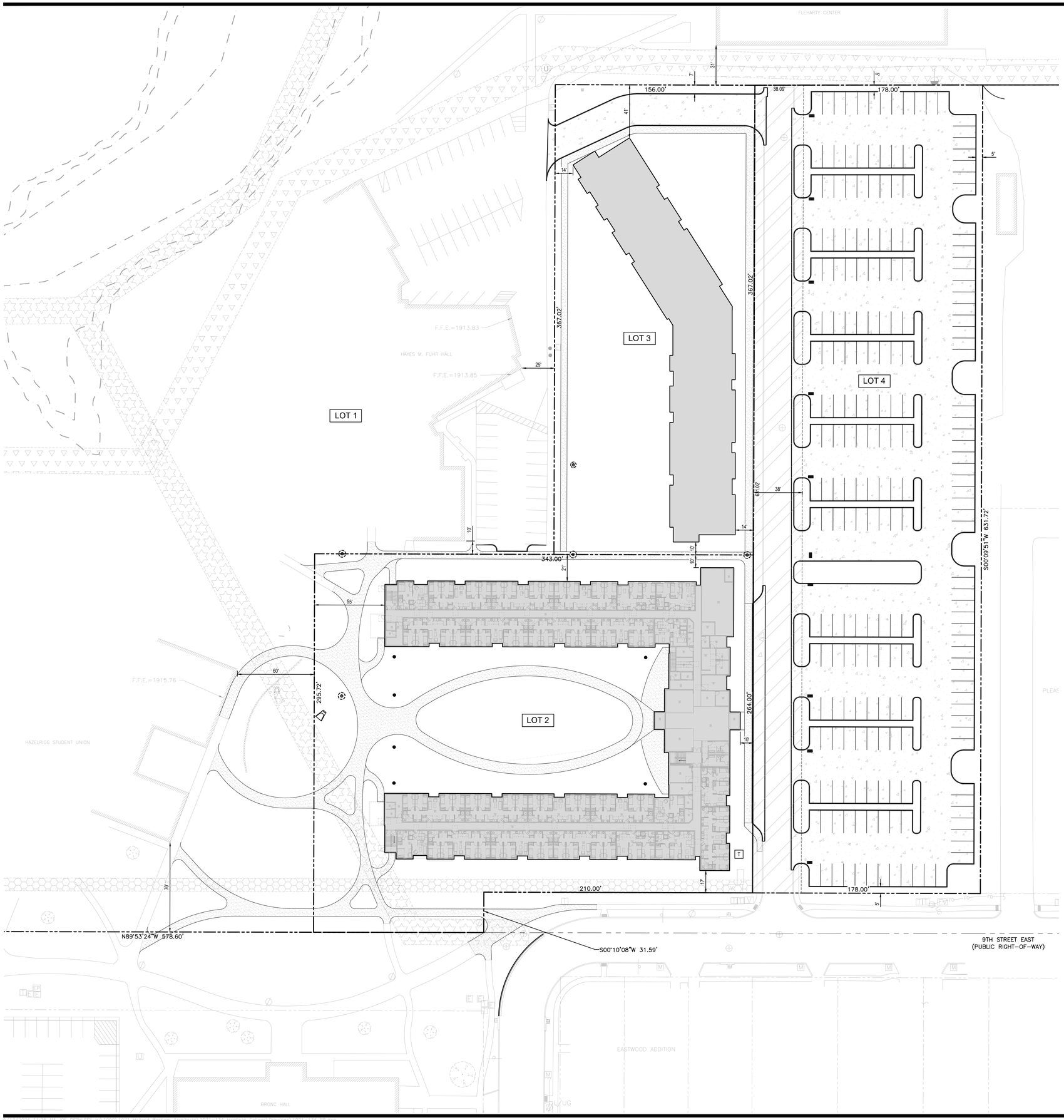
Drawn By: ZAS Reviewed By: JAD
Job No.: 1071-134 Date: 05-13-24

Sheet Title

Existing Conditions

Sheet Number

Exhibit B



APPLICANT

Hastings College
710 North Turner Avenue
Hastings, NE 68901

Stephanie Ourada

ENGINEER

Thompson, Dreessen & Dorner, Inc.
10836 Old Mill Road
Omaha, NE 68154

Joe Dethlefs, P.E.

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LEGEND

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- PROPOSED 5" P.C.C. SIDEWALK
- PROPOSED UTILITY & ACCESS EASEMENT - VACATED PINE KNOLL ROAD
- HASTINGS COLLEGE UTILITY EASEMENT
- PUBLIC UTILITIES EASEMENT
- WATER EASEMENT

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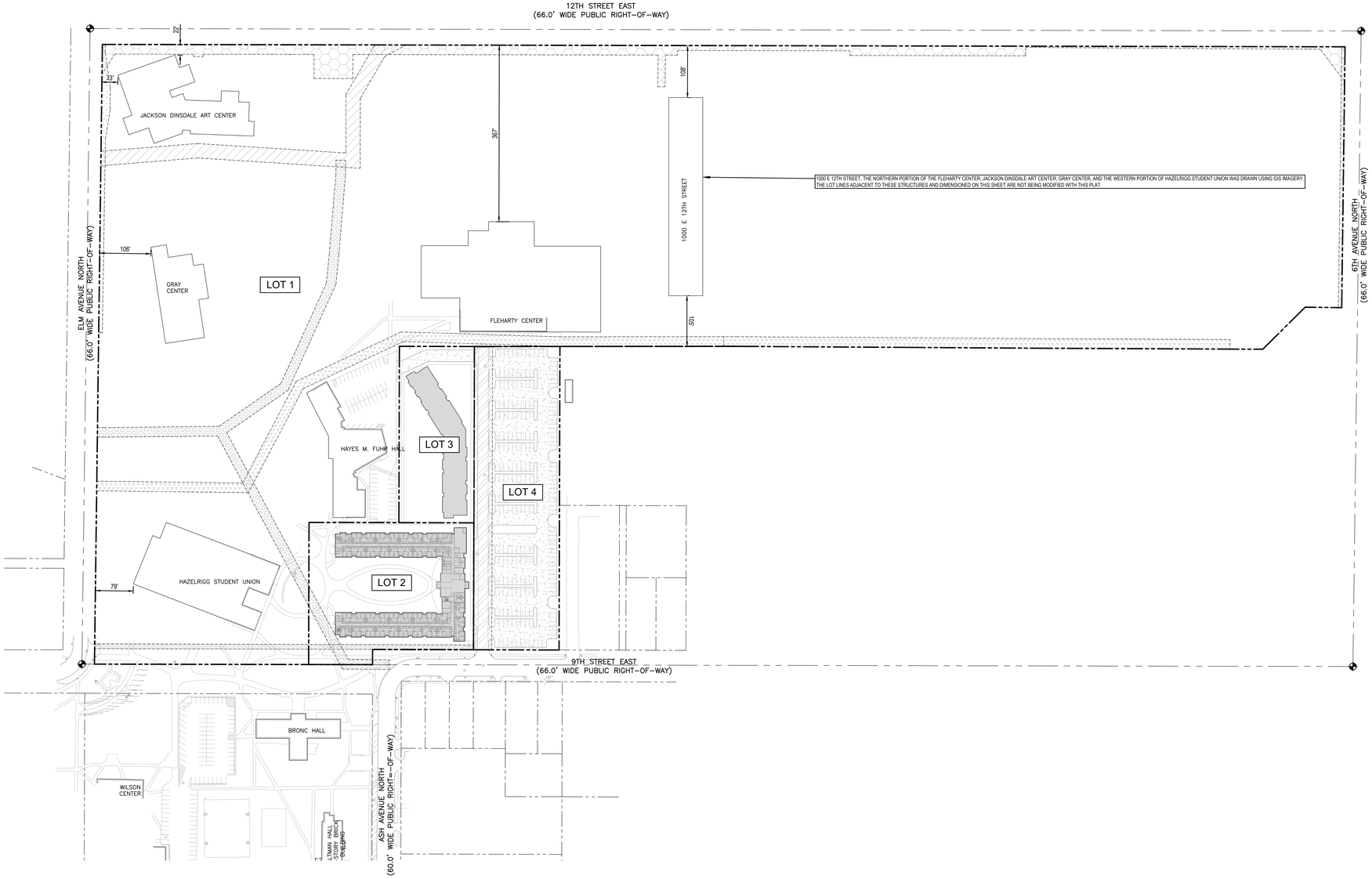
Drawn By: ZAS Reviewed By: JAD
Job No.: 1071-134 Date: 05-13-24

Sheet Title

Site Plan

Sheet Number

Exhibit C1



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N

0' 50' 100'

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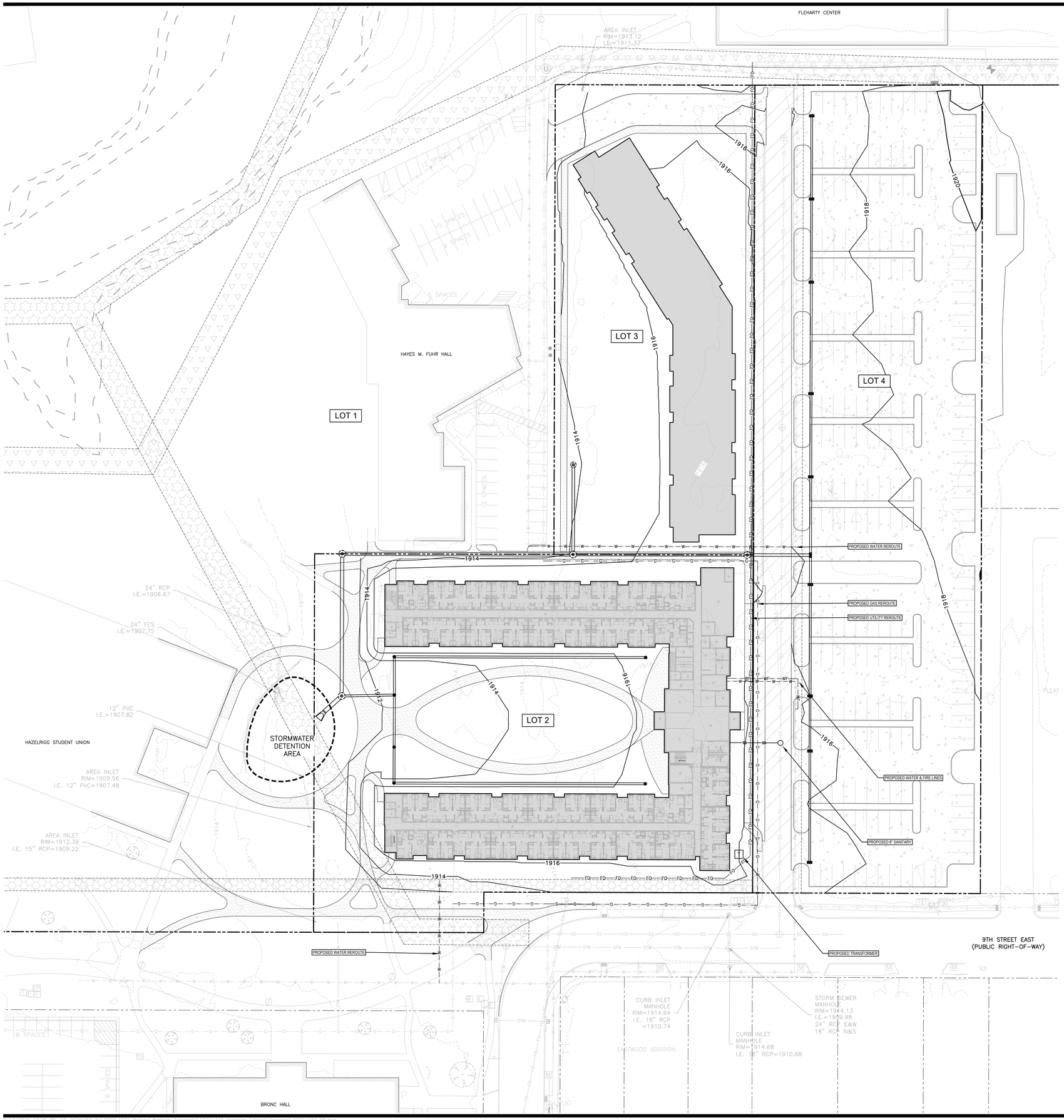
Drawn By: ZAS Reviewed By: JAD
Job No.: 1071-134 Date: 05-13-24

Sheet Title

Site Plan

Sheet Number

Exhibit C2



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LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- EXISTING SANITARY
- PROPOSED SANITARY
- EXISTING WATER
- PROPOSED WATER
- PROPOSED FIRE LINE
- EXISTING GAS
- PROPOSED GAS
- EXISTING FIBER OPTICS
- PROPOSED FIBER OPTICS
- PROPOSED UTILITY & ACCESS EASEMENT - VACATED PINE KNOLL ROAD
- HASTINGS COLLEGE UTILITY EASEMENT
- PUBLIC UTILITIES EASEMENT
- WATER EASEMENT

0' 15' 30'

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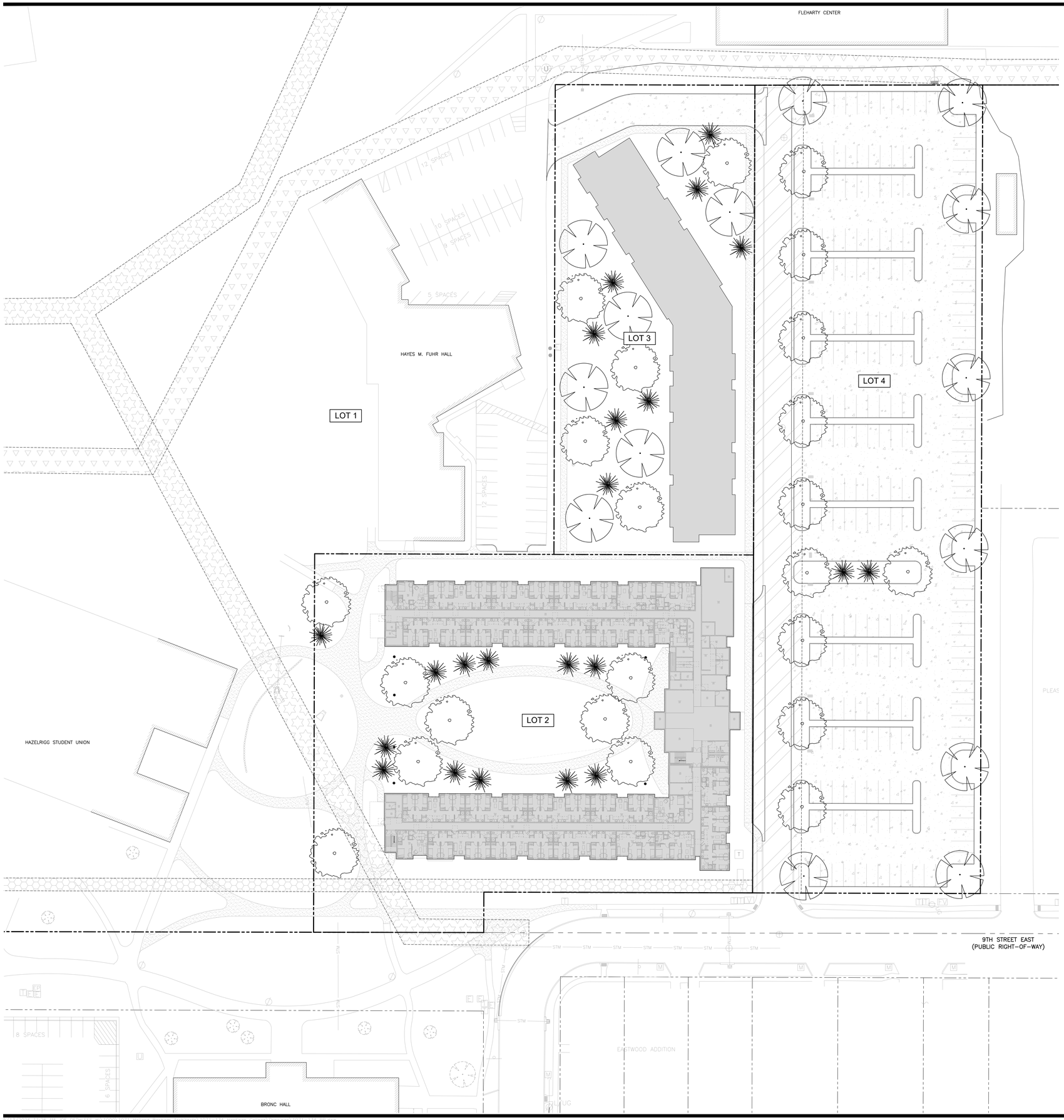
Drawn By: ZAS Reviewed By: JAD
Job No.: 1071-134 Date: 05-13-24

Sheet Title

Grading and Utility Plan

Sheet Number

Exhibit D



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LEGEND

- BUR OAK
- HONEY LOCUST
- AMUR MAPLE
- PROPOSED UTILITY & ACCESS EASEMENT – VACATED PINE KNOLL ROAD
- HASTINGS COLLEGE UTILITY EASEMENT
- PUBLIC UTILITIES EASEMENT
- WATER EASEMENT

PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	MATURE HEIGHT	MATURE SPREAD	TOTAL QUANTITY
AM	ACER GINNALA	AMUR MAPLE	2" CAL. MIN.	B&B	20'	20'	22
HL	GLEDITSIA TRIACANTHOS	HONEY LOCUST	2" CAL. MIN.	B&B	70'	40'	23
BO	QUERCUS MACROCARPA	BUR OAK	2" CAL. MIN.	B&B	70'	50'	15

NOTE: PLANT SCHEDULE IS APPROXIMATE AND SUBJECT TO CHANGE; HOWEVER, ANY CHANGES MUST BE IN ACCORDANCE WITH THE CITY OF HASTING'S LANDSCAPE ORDINANCES AND REGULATIONS.

N

0' 15' 30'

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Revision Dates

No.	Description	MM-DD-YY
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Drawn By: ZAS Reviewed By: JAD
Job No.: 1071-134 Date: 05-13-24

Sheet Title

Landscaping Plan

Sheet Number

Exhibit E

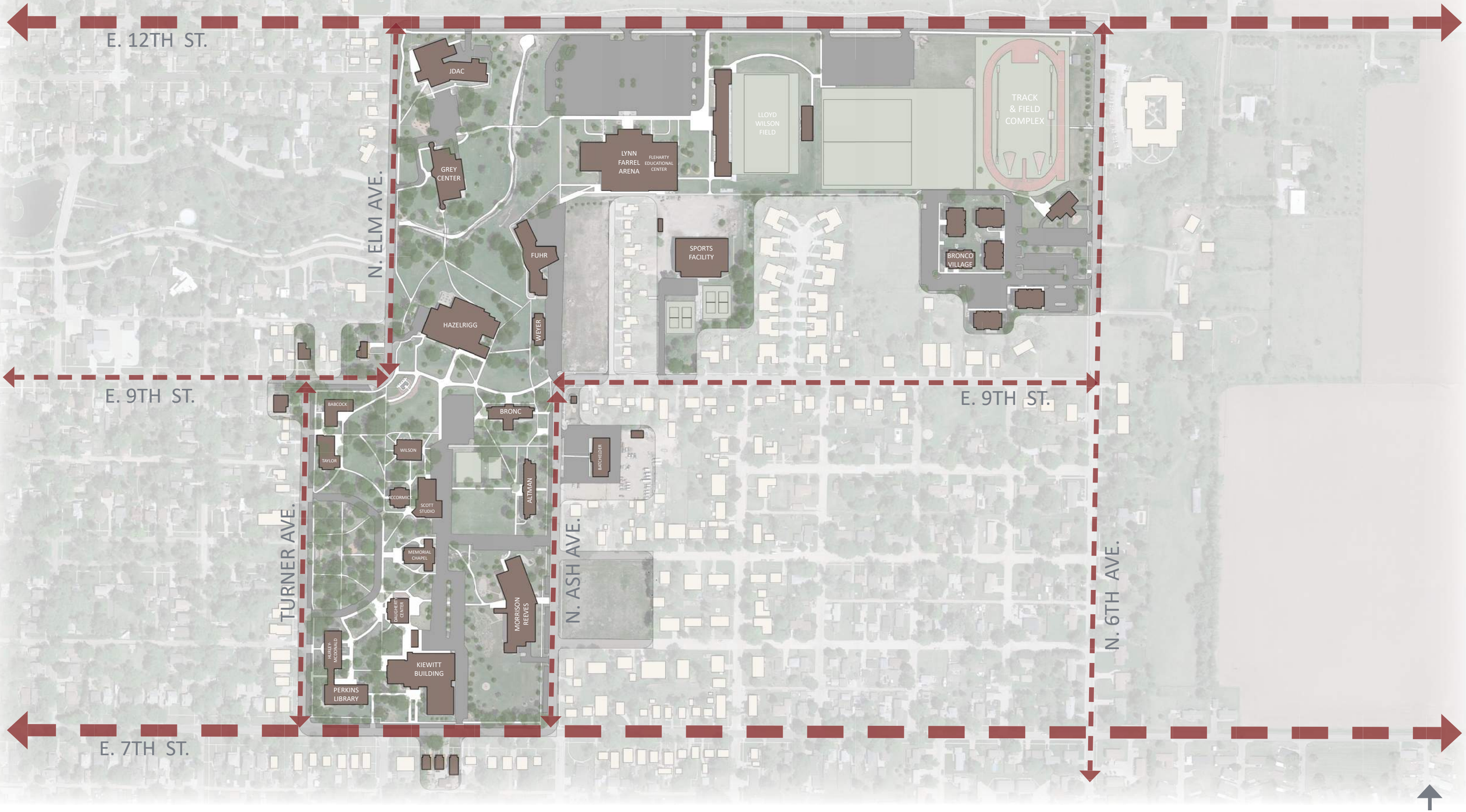
HASTINGS COLLEGE

Holland Basham Architects

SCOTT RESIDENTIAL MANAGEMENT LLC

DESIGN REVIEW

4-23-2024



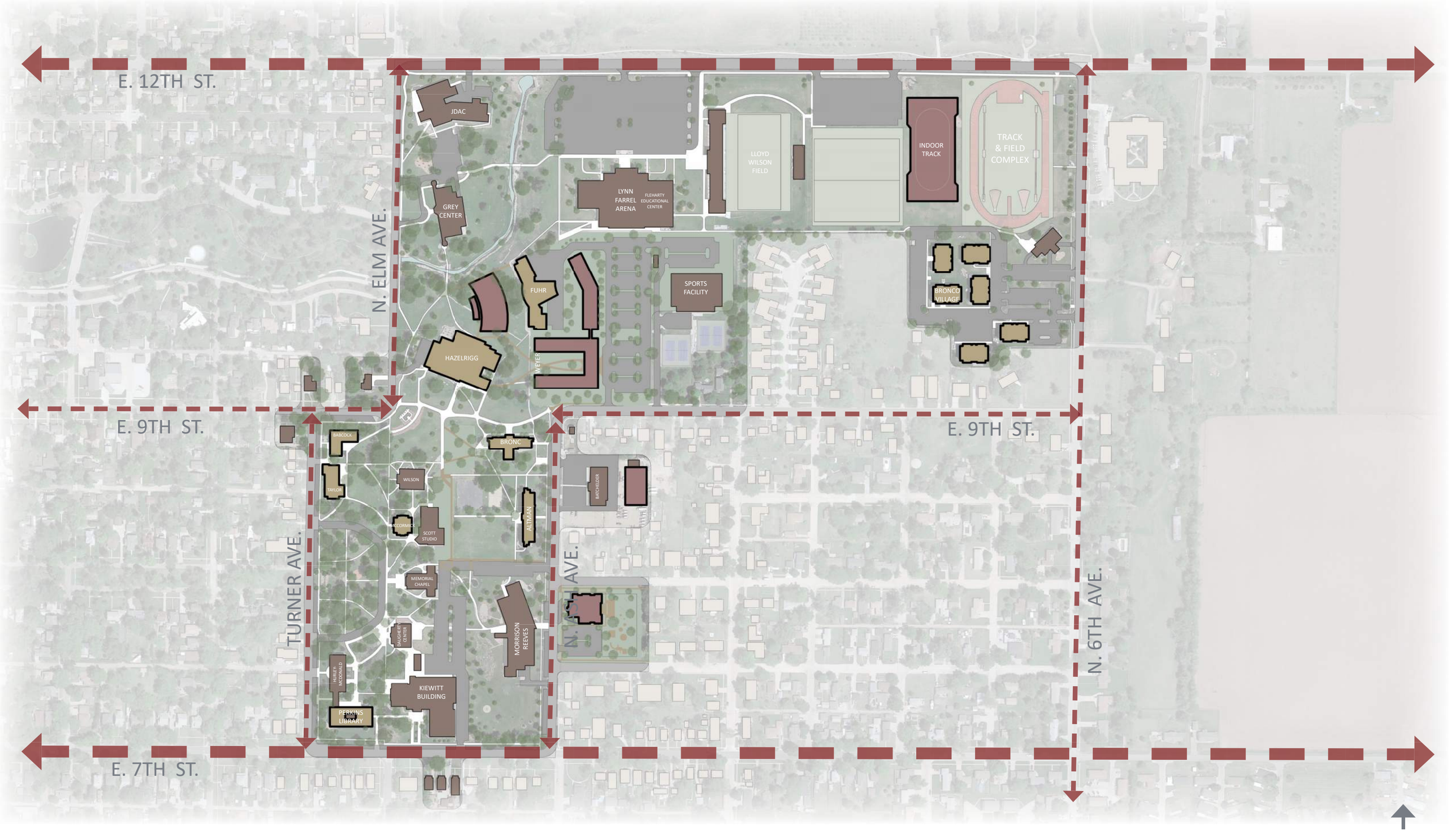
Holland Basham Architects

SRM

EXISTING CAMPUS

HASTINGS COLLEGE

02-12-2024



Holland Basham Architects | SRM

FUTURE CAMPUS

HASTINGS COLLEGE

02-12-2024

NEW RESIDENCE HALL



480 BEDS

213,000 GSF

GENERAL NOTES

SITE WORK

- NEW LANDSCAPING TO INCLUDE PARKING LOT WITH DRAINAGE AREAS, SIDEWALKS, AND PAVER SYSTEM AT ALL OUTDOOR LOUNGE AREAS
- OUTDOOR FIREPITS, VARIOUS LOUNGE FURNITURE, AND STAND ALONE SHADE STRUCTURES WITH POWER SUPPLIED FOR STUDY SPACES
- MANICURED PLANTINGS AROUND BASE OF BUILDING AND ADJACENT TO ALL OUTDOOR LOUNGE SPACES AND BUILDING ENTRY POINTS
- JUVENILE TREES TO BE PLANTED AS SHOWN IN SITE PLAN
- RELOCATE EXISTING UTILITY EASEMENT AND ALL ASSOCIATED EQUIP
- BURY OR REMOVE OVERHEAD POWER LINES ALONG PINE KNOLL

BUILDING INTERIOR

- COMMON SPACE HALLWAYS AND LOUNGES TO BE CARPETED AND HAVE SMOOTH FINISH DRYWALL CEILINGS
- PROVIDE LIGHTING TIMEOUT SHUTOFFS IN ALL COMMON SPACES
- ALL COMMON SPACE LIGHTING TO BE RECESSED IN THE CEILING

BED COUNT

	PRE RENO	POST RENO
BRONCO VILLAGE	288	288
BABCOCK	79	80
BRONC	120	120
ALTMAN	139	0
TAYLOR	100	88
NEW RES HALLS	0	480
TOTAL	726	1056

APARTMENT STYLE

	ST. APT	2BR.APT	4BR.APT	TOTAL
1 LVL.				
UNITS	5	4	6	15
BEDS	5	8	24	37
2 LVL.				
UNITS	5	2	8	15
BEDS	5	4	32	41
3 LVL.				
UNITS	5	2	8	15
BEDS	5	4	32	41
4 LVL.				
UNITS	5	2	8	15
BEDS	5	4	32	41
UNITS	**20**	**10**	**30**	**60**
BEDS	**20**	**20**	**120**	**160**
TARGET	20	20	120	160

TRADITIONAL STYLE

ST. APT	2BR.APT	2BR.TRAD	4BR.TRAD	TOTAL
3	1	8	15	27
3	2	16	60	81
3	0	9	15	27
3	0	18	60	81
3	0	8	15	26
3	0	16	60	79
3	0	8	15	26
3	0	16	60	79
12	**1**	**33**	**60**	**106**
12	**2**	**66**	**240**	**320**
12	2	66	240	320

Holland Basham Architects | SRM

SITE PLAN

HASTINGS COLLEGE
NEW RESIDENCE HALL
04-23-2024







Holland Basham Architects

SRM

PERSPECTIVES

HASTINGS COLLEGE

NEW RESIDENCE HALL

04-23-2024



Holland Basham Architects | SRM

FROM CAMPUS VIEW

HASTINGS COLLEGE

NEW RESIDENCE HALL

04-23-2024



Holland Basham Architects

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ENTRY LOBBY

HASTINGS COLLEGE

NEW RESIDENCE HALL

04-23-2024



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COURTYARD VIEW

HASTINGS COLLEGE

NEW RESIDENCE HALL

04-23-2024

Holland Basham Architects

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COURTYARD VIEW

HASTINGS COLLEGE

NEW RESIDENCE HALL

04-23-2024

HASTINGS COLLEGE

Holland Basham Architects

SCOTT RESIDENTIAL MANAGEMENT LLC

DESIGN REVIEW

4-23-2024

CITY OF HASTINGS, NEBRASKA

Blight & Substandard Study – Proposed Redevelopment Area 17

Bobbi Pettit, AICP

February 13, 2024



CONTENTS

BLIGHT & SUBSTANDARD STUDY 2

COMMUNITY REDEVELOPMENT LAW 2

PURPOSE 4

IDENTIFICATION OF PROPOSED REDEVELOPMENT AREA 17 6

BLIGHT & SUBSTANDARD CRITERIA 9

Substandard Criteria 9

Substandard Conclusion 20

Blight Criteria 21

Blight Conclusion 29

PROPOSED REDEVELOPMENT AREA 17
BLIGHT & SUBSTANDARD STUDY

COMMUNITY REDEVELOPMENT LAW

The State of Nebraska has established Community Redevelopment Law to correct conditions of blight within the State's municipalities and provide guidance for remedying conditions of blight, thereby encouraging redevelopment projects to take place in areas that would be considered otherwise undevelopable.

(NRS 18-2102):

It is hereby found and declared that there exist in cities of all classes and villages of this state areas which have deteriorated and become substandard and blighted because of the unsafe, insanitary, inadequate, or overcrowded condition of the dwellings therein, or because of inadequate planning of the area, or excessive land coverage by the buildings thereon, or the lack of proper light and air and open space, or because of the defective design and arrangement of the buildings thereon, or faulty street or lot layout, or congested traffic conditions, or economically or socially undesirable land uses.

Such conditions or a combination of some or all of them have resulted and will continue to result in making such areas economic or social liabilities harmful to the social and economic well-being of the entire communities in which they exist, needlessly increasing public expenditures, imposing onerous municipal burdens, decreasing the tax base, reducing tax revenue, substantially impairing or arresting the sound growth of municipalities, aggravating traffic problems, substantially impairing or arresting the elimination of traffic hazards and the improvement of traffic facilities, and depreciating general community-wide values.

The existence of such areas contributes substantially and increasingly to the spread of disease and crime, necessitating excessive and disproportionate expenditures of public funds for the preservation of the public health and safety, for crime prevention, correction, prosecution, punishment, and the treatment of juvenile delinquency, and for the maintenance of adequate police, fire, and accident protection and other public services and facilities. These conditions are beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids herein provided. The elimination of such conditions and the acquisition and preparation of land in or necessary to the renewal of substandard and blighted areas and its sale or lease for development or redevelopment in accordance with general plans and redevelopment plans of communities and any assistance which may be given by any state public body in connection therewith are public uses and purposes for which public money may be expended and private property acquired. The necessity in the public interest for the provisions of the Community Development Law is hereby declared to be a matter of legislative determination.

It is further found and declared that the prevention and elimination of blight is a matter of state policy, public interest, and statewide concern and within the powers and authority inhering in and reserved to the state, in order that the state and its municipalities shall not continue to be endangered by areas which are focal centers of disease, promote juvenile delinquency, and consume an excessive proportion of their revenue.

It is further found and declared that certain substandard and blighted areas, or portions thereof, may require acquisition, clearance, and disposition, subject to use restrictions, as provided in the Community Development Law, since the prevailing conditions of decay may make impracticable the reclamation of the area by conservation or rehabilitation; that other areas or portions thereof may, through the means provided in the Community Development Law, be susceptible of conservation or rehabilitation in such a manner that the conditions and evils, hereinbefore enumerated, may be eliminated, remedied, or prevented; and that salvageable substandard and blighted areas can be conserved and rehabilitated through appropriate public action and the cooperation and voluntary action of the owners and tenants of property in such areas.

PURPOSE

The purpose of the study is to assist in following the guidance set forth by the Nebraska State Legislature regarding the definition of blighted and substandard and to identify new target areas in the community for redevelopment and workforce housing development and to propose a general redevelopment plan for these areas.

The area in question was compared to the definition of a substandard and blighted area as defined by Nebraska Revised Statute 18-2103.31, which explicitly defines a substandard area as:

> [A]n area in which there is a predominance of buildings or improvements, whether non-residential or residential in character, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare;

Section 18-2103:03 also defines a blighted area as:

> [A]n area, which (a) by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use and (b) in which there is at least one of the following conditions: (i) Unemployment in the designated area is at least one hundred twenty percent of the state or national average; (ii) the average age of the residential or commercial units in the area is at least forty years; (iii) more than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time; (iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or (v) the area has had either stable or decreasing population based on the last two decennial censuses.

Section 18-2103:03 also states the amount of area that a city can designate as blighted and substandard. Thus, Hastings, a city of the first class, shall not declare more than 35% of the land within the city's corporate limits as blighted & substandard, and in need of redevelopment:

> In no event shall a city of the metropolitan, primary, or first class designate more than thirty-five percent of the city as blighted, a city of the second class shall not designate an area larger than fifty percent of the city as blighted, and a village shall not designate an area larger than one hundred percent of the village as blighted.

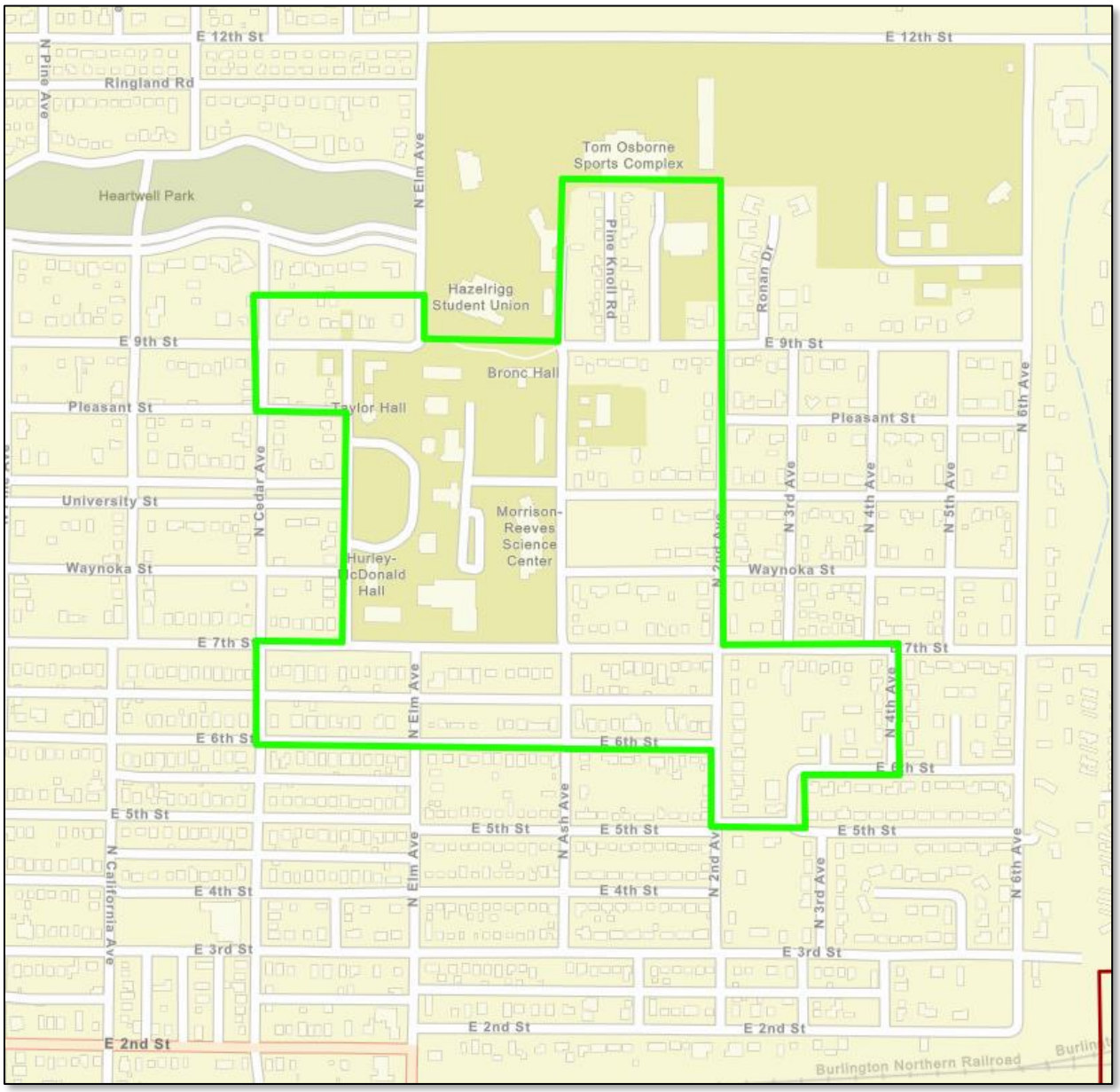
Area Description:

Hastings Proposed Redevelopment Area 17 encompasses approximately 100.7 acres and is described as follows:

Beginning at a point on the northwest corner of Parcel ID (PID) #010013923, then moving south in a straight line until reaching the southwest corner of PID #010012754, then moving east along the northern right-of-way (ROW) line of East 7th Street until reaching a point on the northern ROW line of East 7th Street directly north of the northwest corner of PID #010013821, then moving south in a straight line along the eastern ROW line of North 4th Avenue until reaching the southern ROW line of East 6th Street, then moving west along the southern ROW line of East 6th Street until reaching the northwest corner of PID #010013789, then moving south along the eastern ROW line until reaching a point directly east of the northeast corner of PID #010008125, then moving west along the southern ROW line of East 5th Street until reaching the western ROW line of North 2nd Avenue, then moving north along the western ROW line of North 2nd Avenue until reaching the northeast corner of PID #010012806, then moving west along the southern ROW line of East 6th Street until reaching the northeast corner of PID #010012013, then moving north along the western ROW line of North Cedar Avenue until reaching the northeast corner of PID #010011989, then moving east along the south ROW line of East 7th Street until reaching a point on the south ROW line of East 7th Street directly south of the southeast corner of PID #010011835, then moving north along the western ROW line of Turner Avenue until reaching the northeast corner of PID #010011686, then moving west along the south ROW line of Pleasant Street until reaching the northeast corner of PID #010011713, then moving north along the along the western ROW line of North Cedar Avenue until reaching the southeast corner of PID #010011594, then moving east in a straight line until reaching the eastern ROW line of North Elm Avenue, then moving south along the eastern ROW line of North Elm Avenue until reaching the northern ROW line of East 9th Street, then moving east in a straight line until reaching the intersecting corner of the northern ROW line of East 9th Street and the western ROW line of North Ash Avenue, then moving north in a straight line until reaching a point directly west of the northernmost point of Pine Knoll Road, then moving east in a straight line until reaching the northwest corner of PID #010013923, which is the point of beginning, approximately 100.7 acres.

Parcel ID Numbers Within Proposed Redevelopment Area 17							
010011977	010011614	010012784	010013815	010012825	010012803	010012622	010014462
010011677	010011615	010012627	010013814	010012785	010011603	010011984	010014465
010013942	010012799	010011981	010013805	010012792	010011678	010016843	010017196
010011978	010011631	010011423	010013806	010016930	010011638	010013946	010014466
010011966	010012793	010011424	010013807	010012617	010011422	010011666	010014464
010011655	010012801	010014360	010013808	010011426	010011647	010011669	010013949
010013943	010012783	010012788	010013804	010016844	010011646	010012619	010018034
010011979	010016931	010011986	010011667	010011676	010012782	010011672	010013802
010011974	010011643	010012790	010011645	010014361	010011644	010011671	010011635
010012629	010011627	010012613	010013811	010011427	010011632	010011657	010012820
010011982	010011604	010011662	010013801	010012796	010011637	010011630	010018971
010011983	010011605	010012786	010013950	010012789	010011628	010011634	010018972
010011969	010011606	010012787	010016864	010011665	010011648	010012620	010018973
010011970	010011607	010011975	010013810	010012626	010011652	010012618	010018974
010011971	010011608	010011626	010013809	010012624	010011659	010013947	010014467
010011972	010011609	010012614	010013813	010012623	010011658	010012791	010018967
010011636	010011610	010011987	010011988	010012624	010011651	010011980	010018968
010012804	010011611	010011985	010014459	010012616	010011653	010011973	010018969
010011976	010011613	010011425	010013812	010011650	010011663	010011673	010018970
010011967	010012625	010011633	010014460	010011602	010011656	010011675	010016870
010012821	010011674	010012615	010016856	010012794	010011664	010011660	010011679
010012822	010011654	010012628	010014461	010012797	010008123	010011661	010016859
010012823	010011649	010011670	010013948	010012798	010008124	010011642	010011641
010012824	010011640	010012795	010014463	010012800	010011968	010011629	010011639
010011668	010016851	010016850	010012802	010016854	010011612		

Area Map:


E 12th St
N Pine Ave
Ringland Rd
Heartwell Park
N Elm Ave
Tom Osborne Sports Complex
Pine Knoll Rd
Ronan Dr
Hazelrigg Student Union
E 9th St
Bronc Hall
Pleasant St
Taylor Hall
N Cedar Ave
University St
Morrison-Reeves Science Center
Waynoka St
Hurley-McDonald Hall
N 2nd Ave
N 3rd Ave
N 4th Ave
N 5th Ave
N 6th Ave
E 7th St
E 6th St
E 5th St
N Ash Ave
N California Ave
E 4th St
E 3rd St
E 2nd St
Burlington Northern Railroad

BLIGHT & SUBSTANDARD CRITERIA

SUBSTANDARD CRITERIA

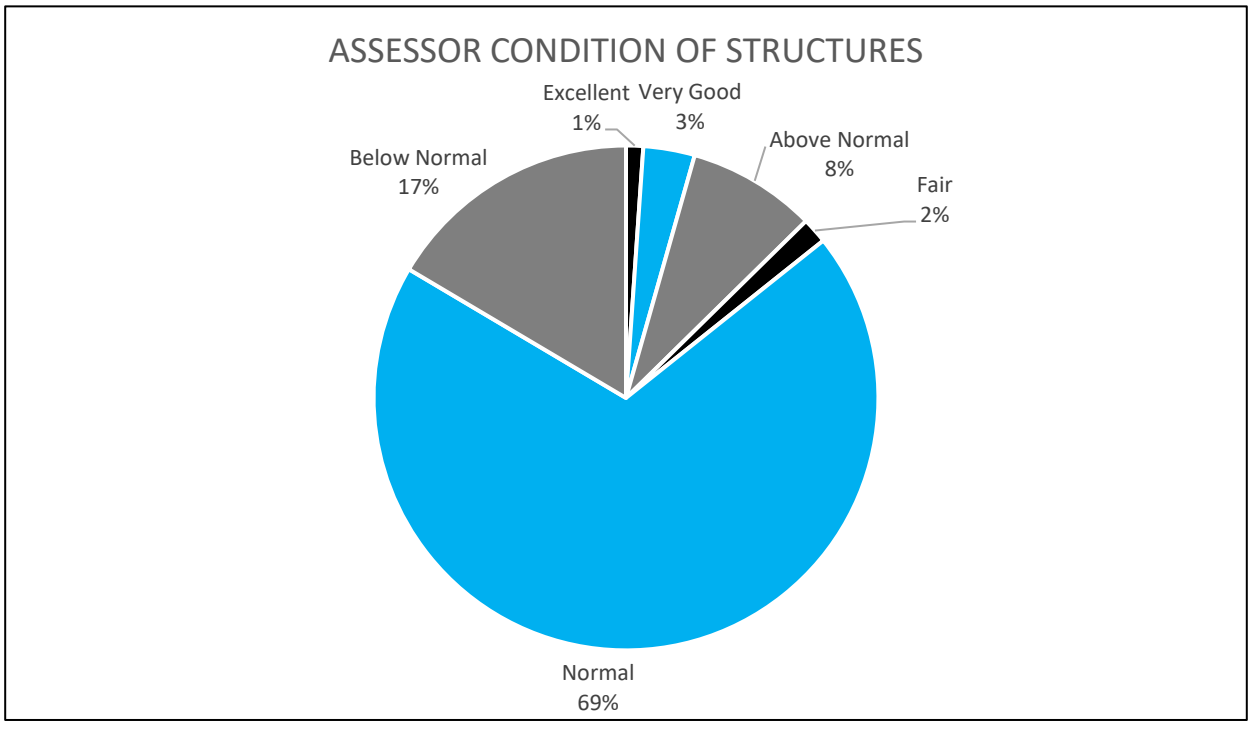
An area with the presence of any combination of such factors can be deemed substandard:

1. Dilapidation;
2. Deterioration;
3. Age or Obsolescence;
4. Conditions that endanger life or property by fire and other causes;
5. Inadequate provision for ventilation, light, air, sanitation, or open spaces; and
6. High density of population or overcrowding.

Dilapidation:

Condition of Structures

The Adams County Assessor provides a condition rating for the residential structures in Adams County ranging from Below Normal to Excellent. Based on the information collected from Hastings County Assessor property records (gis.adamscounty.org), the condition of more than **17% of the structures** in Proposed Redevelopment Area 17 is rated as having "Below Normal" condition. To be considered substantial, the percentage of dilapidated structures must be at least 10% of the total number of structures. Thus, 17% deteriorated structures meets the criteria of deterioration. Structures classified as Below Normal were considered deteriorated. Examples of dilapidated structures located within the proposed redevelopment area are shown on the following page. The photos displayed on the following page were taken in January 2024.



Examples of Deteriorated Structures are displayed by the photos below:









Deterioration:

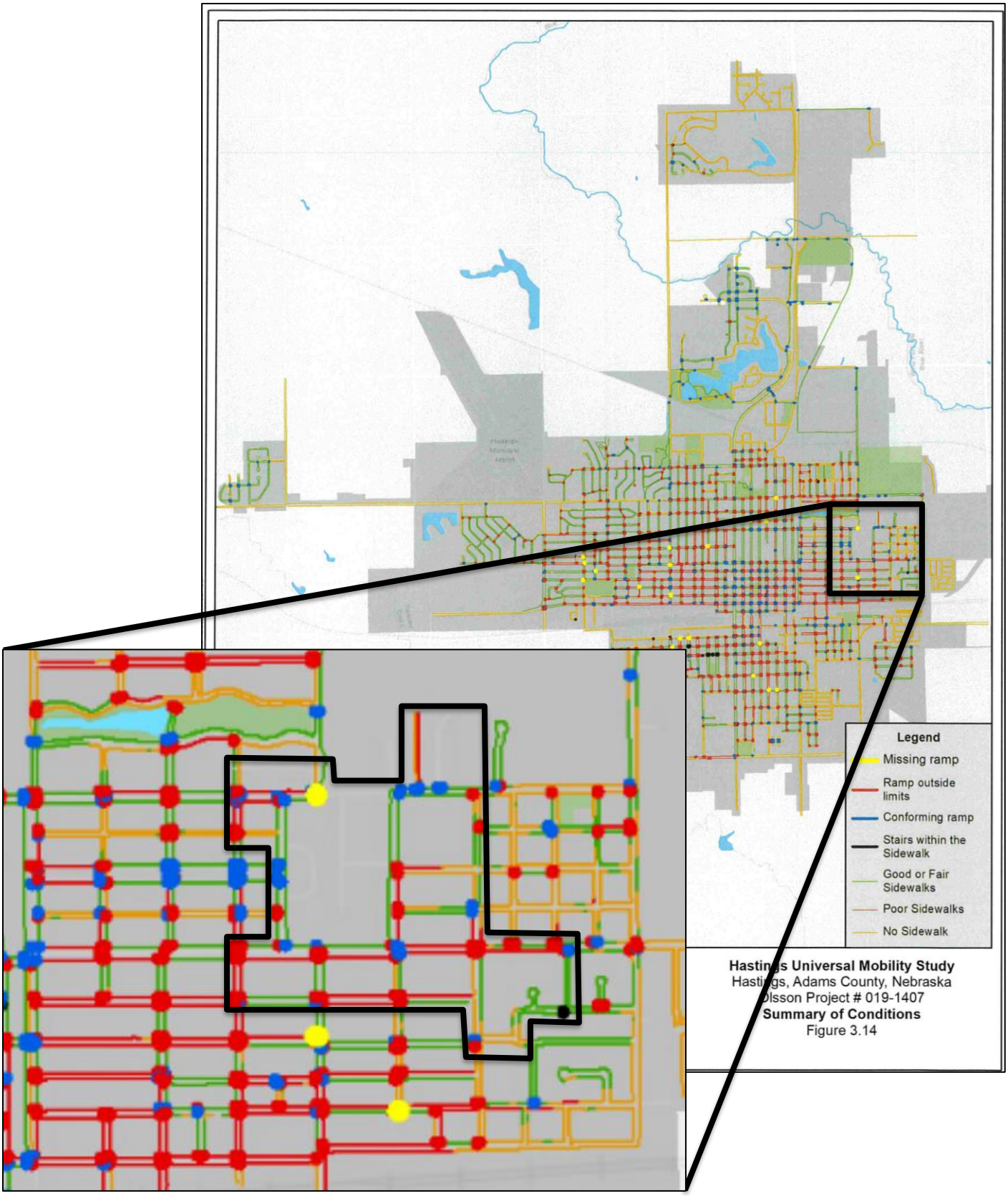
Sidewalks and Streets

The sidewalks within Proposed Redevelopment Area 17 are showing signs of deterioration. In many places along the sidewalks within Proposed Redevelopment Area 17, the sidewalks are either lacking or there are fractures in the concrete. The streets within Proposed Redevelopment Area 17 have also exhibited signs of deterioration. This can be caused by the expansion of moisture as the temperatures freeze and fluctuate. The sidewalks within Proposed Redevelopment Area 17 have also experienced deterioration resulting from the growth of trees next to the sidewalk, displacing the concrete panels of the sidewalk. As displayed by the map on the following page, taken from the *Hastings Barriers to Universal Mobility* prepared in 2019, there are segments of sidewalks that are either lacking or are in Poor Condition as represented by orange and red respectively.

Examples of deterioration along the sidewalks and streets within Proposed Redevelopment Area 17 are displayed by the photos on the following pages:

Sidewalks




Legend
Missing ramp
Ramp outside limits
Conforming ramp
Stairs within the Sidewalk
Good or Fair Sidewalks
Poor Sidewalks
No Sidewalk
Hastings Universal Mobility Study
Hastings, Adams County, Nebraska
Olsson Project # 019-1407
Summary of Conditions
Figure 3.14

Streets





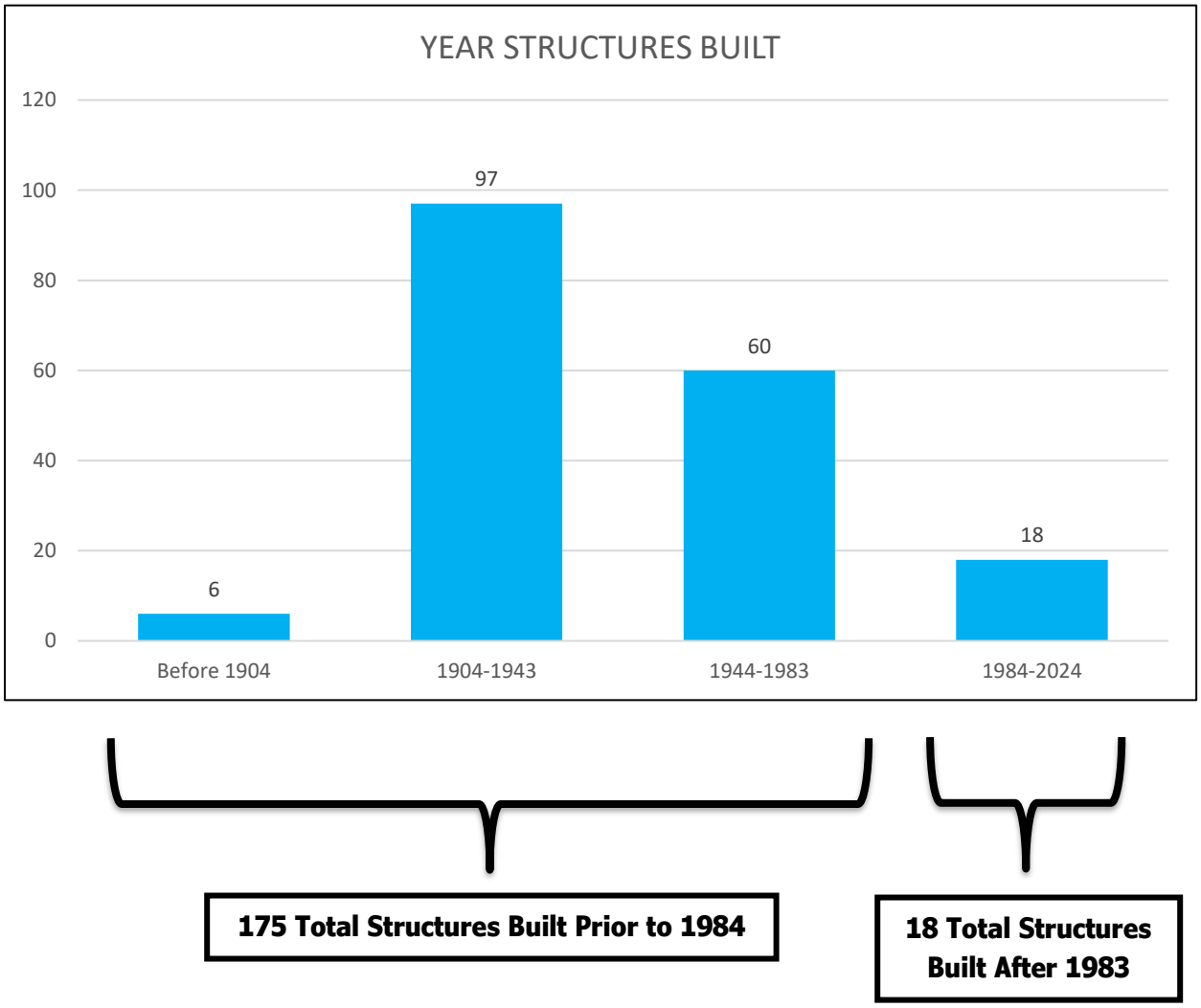




Age or Obsolescence:

Age of Structures

To be considered aged, the average age of structures within the proposed redevelopment area must be at least 40 years old. Most of the structures within Proposed Redevelopment Area 17 were built prior to 1980. The average age of the structures in Proposed Redevelopment Area 17 is 80 years old. This means that the average year of construction for the structures within this redevelopment area is 1944. Because the average age of buildings in Proposed Redevelopment Area 17 is more than 40 years old (built prior to 1984), these structures are considered aged.



Obsolete Platting

According to the Nebraska Revised Statutes (NRS) 9-916, parcels of land are located within Proposed Redevelopment Area 17 that were platted through methods that are currently considered obsolete.

Per NRS 19-916:

> *The local legislative body shall have power by ordinance to provide the manner, plan, or method by which land within the corporate limits of any such municipality, or land within the area designated by... a city of the second class or village pursuant to subsection (1) of section 17-1002, may be subdivided, platted, or laid out, including a plan or system for the avenues, streets, or alleys to be laid out within or across such land, and to compel the owners of any such land that are subdividing, platting, or laying out such land to conform to the requirements of the ordinance and to lay out and dedicate the avenues, streets, and alleys in accordance with the ordinance as provided in sections 16-901 to 16-905 and sections 17-1001 to 17-1004.*

The images below display a "landlocked" parcel that was platted in the City of Hastings that does not have adequate street access or rights of way (Parcel ID #010011635). As displayed by the map taken from the Adams County Land Use GIS website (gis.adamscounty.org/map/landuse/), this parcel is prevented from street right-of-way access by the adgacent parcel (Parcel ID #010016856).



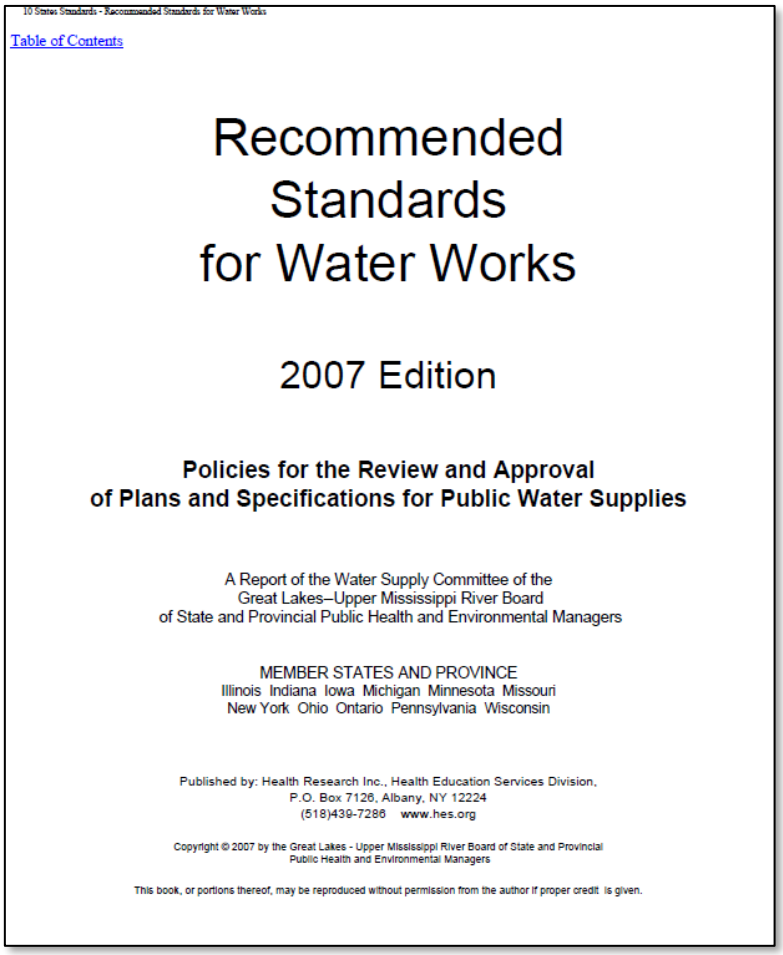
Size of Water Mains

Recommended Standards for Water Works is a document that was created in 1953 and is continuously updated. The document provides best practices for public water systems and is commonly relied upon by the civil engineering profession. According to the latest revision, the recommended minimum size of a water main must be no less than 6" in diameter to provide adequate fire protection.

The image on the following page is provided by the City of Hastings and is taken from the city water system map. This map shows the presence of water mains that were previously installed within Proposed to Redevelopment Area 17 that have a diameter of 4". These water mains are highlighted in blue on the map on the following page.

Also included is the outline of Proposed Redevelopment Area 17 to show the obsolete water lines within the redevelopment area.

Water mains that are 4" are smaller than the recommendation of 6". Therefore, the size of these mains would be considered obsolete by current development standards and practices.



10 States Standards - Recommended Standards for Water Works

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Recommended Standards for Water Works

2007 Edition

Policies for the Review and Approval of Plans and Specifications for Public Water Supplies

A Report of the Water Supply Committee of the
Great Lakes–Upper Mississippi River Board
of State and Provincial Public Health and Environmental Managers

MEMBER STATES AND PROVINCE
Illinois Indiana Iowa Michigan Minnesota Missouri
New York Ohio Ontario Pennsylvania Wisconsin

Published by: Health Research Inc., Health Education Services Division,
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(518)439-7286 www.hes.org

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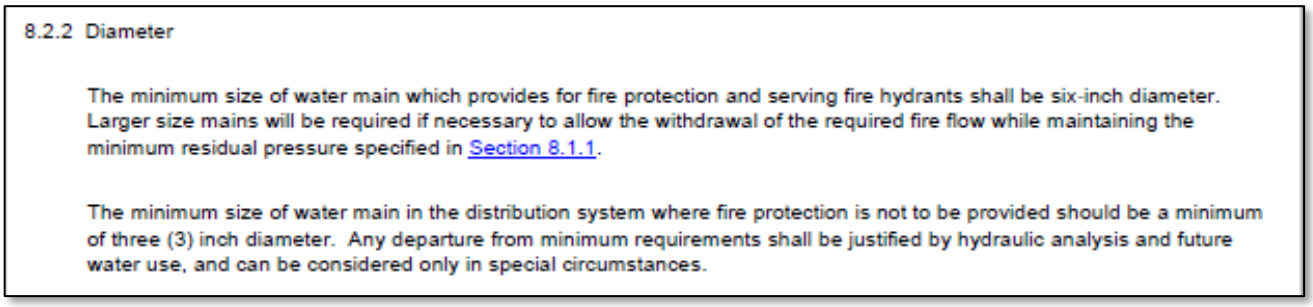
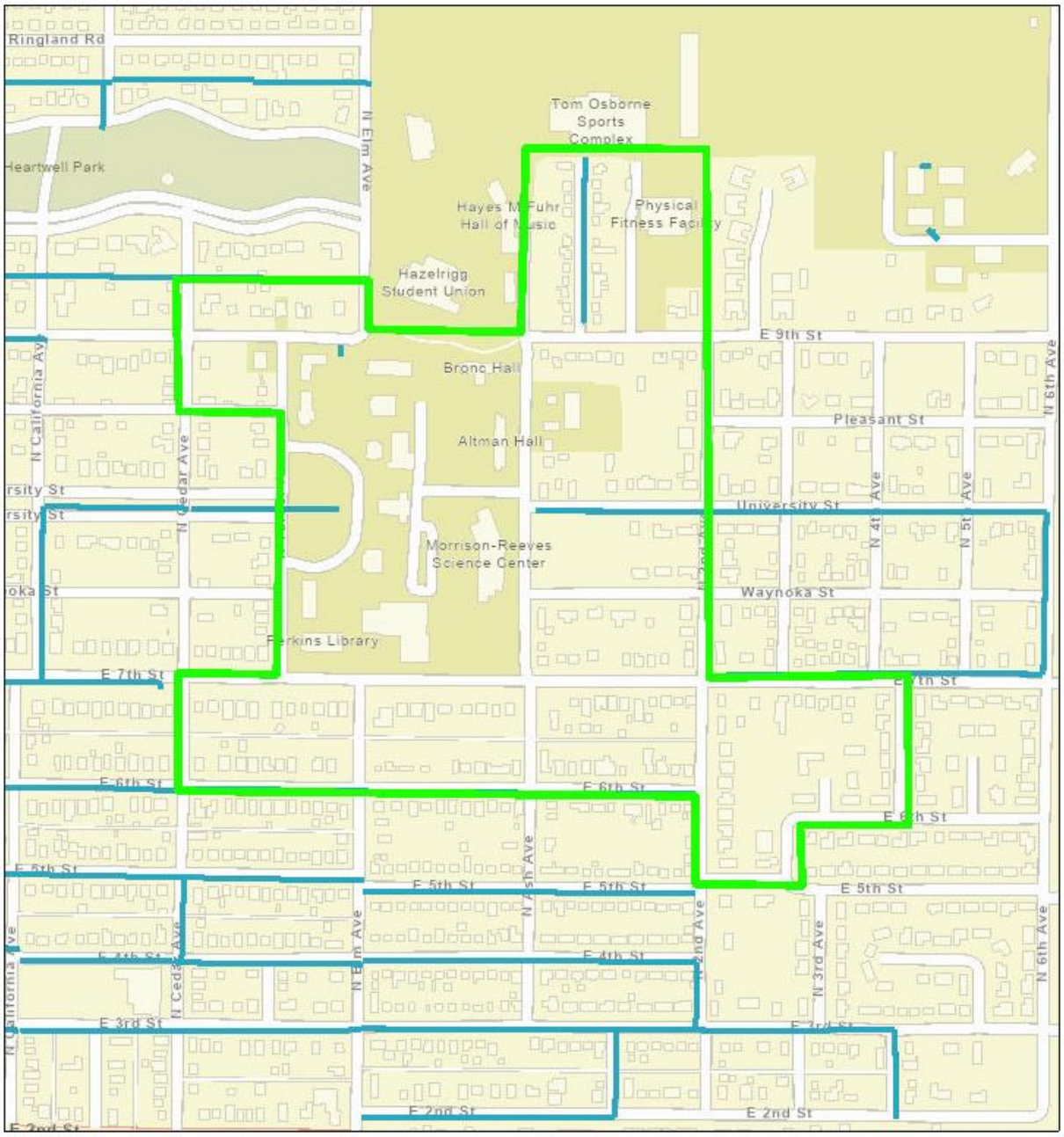


8.2.2 Diameter

The minimum size of water main which provides for fire protection and serving fire hydrants shall be six-inch diameter. Larger size mains will be required if necessary to allow the withdrawal of the required fire flow while maintaining the minimum residual pressure specified in Section 8.1.1.

The minimum size of water main in the distribution system where fire protection is not to be provided should be a minimum of three (3) inch diameter. Any departure from minimum requirements shall be justified by hydraulic analysis and future water use, and can be considered only in special circumstances.

Proposed Redevelopment Area 17 4" Water Mains



Conditions that endanger life or property by fire and other causes:

Fire Protection

Recommended Standards for Water Works recommends that to provide adequate fire protection, the minimum size of a water main must be no less than six inches in diameter. As noted in the previous section, Proposed Redevelopment Area 17 lacks an adequate water main distribution system that meets the minimum six-inch requirement for adequate protection. Therefore, conditions also exist within the proposed area that may damage property by fire.

Pedestrian Safety

Additionally, the sidewalk system within Proposed Redevelopment Area 17 is inconsistent and offers little safe refuge for pedestrian transportation. There are segments of street that are lacking sidewalks and segments of existing sidewalks that are significantly deteriorated. Examples of the inadequate sidewalk system within Proposed Redevelopment Area 17 are shown by the photos on the following page.

Examples of deteriorated sidewalks or street lengths lacking sidewalks:





Inadequate provision for ventilation, light, air, sanitation, or open spaces:

This factor is not a substantial factor within Proposed Redevelopment Area 17.

High density of population or overcrowding:

This factor is not a substantial factor within Proposed Redevelopment Area 17

Substandard Factors Present

Four out of six substandard factors are substantial within *Proposed Redevelopment Area 17*.

Substandard Criteria	Area 17
Dilapidation	X
Deterioration	X
Age or Obsolescence	X
Conditions that endanger life or property by fire and other causes	X
Inadequate provision for ventilation, light, air, sanitation, or open spaces	
High density of population or overcrowding	

Substandard Determination

Proposed Redevelopment Area 17 meets the definition of a substandard area in need of redevelopment projects that should be completed and encouraged by the Hastings Planning Commission, Hastings City Council, and Hastings Community Redevelopment Authority.

BLIGHT CRITERIA

In accordance with Community Redevelopment Law, a blighted area must have a strong presence of the following factors:

Subjective Factors are defined as any combination of:

1. Substantial number of deteriorated or deteriorating structures;
2. Deterioration of site or other improvements;
3. Existence of defective or inadequate street layout;
4. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
5. Improper subdivision or obsolete platting;
6. Insanitary or unsafe conditions;
7. Diversity of ownership;
8. Tax or special assessment delinquency exceeding the fair value of the land;
9. Defective or unusual conditions of title; and
10. Existence of conditions that endanger life or property by fire and other causes.

Objective Factors are identified as at least one of the following factors:

1. Unemployment in the redevelopment area is at least one hundred twenty percent of the state or national average;
2. The average age of the residential or commercial units in the area is at least forty years;
3. More than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time;
4. The per capita income of the area is lower than the average per capita income of the city in which the redevelopment area is located; and the
5. Area has had either stable or decreasing population based on the last two decennial censuses.

SUBJECTIVE FACTORS:

Substantial number of deteriorated or deteriorating structures:

As described in the substandard portion of this study, the Adams County Assessor website (gis.adamscounty.org) classified the structures in Adams County on a scale ranging from "Below Normal" to "Excellent". 17% of the structures within Proposed Redevelopment Area 17 were classified as "Below Normal" and were considered to be deteriorated. To be considered a substantial factor, the number of deteriorated structures must be at least 10% of the total number of structures. Thus, with 17% of structures considered deteriorated, Proposed Redevelopment Area 17 meets the criteria to be considered substantial.

Deterioration of site or other improvements:

Streets & Sidewalks

As mentioned previously in the substandard portion of this study, the sidewalks and the streets within Proposed Redevelopment Area 17 display deterioration. In multiple locations, the sidewalks and the streets have fractured as moisture has expanded as the temperatures have fluctuated over the years. There are also locations where the sidewalk concrete panels have been displaced as the nearby trees have grown.

The *Hastings Barriers to Universal Mobility* document created in 2019 defines sidewalks in poor condition as exhibiting "cracking and/or displacement of the slabs that would inhibit the use of a wheelchair or potentially become a trip hazard" (p. 19).

Existence of defective or inadequate street layout:

This factor is not a substantial factor within Proposed Redevelopment Area 17.

Faulty lot layout in relation to size, adequacy, accessibility, or usefulness:

ADA Accessible Sidewalks

The sidewalk network is inconsistent throughout the redevelopment area. In addition to missing sidewalk links, many intersections in the Proposed Redevelopment Areas lack ADA (Americans with Disabilities Act) accessible curb ramps. Per the Code of Federal Regulations (C.F.R. §§ 35.150(d)(2), 35.151(2 (e)), Title II of the ADA requires "state and local governments to make pedestrian crossings accessible to people with disabilities by providing curb ramps."

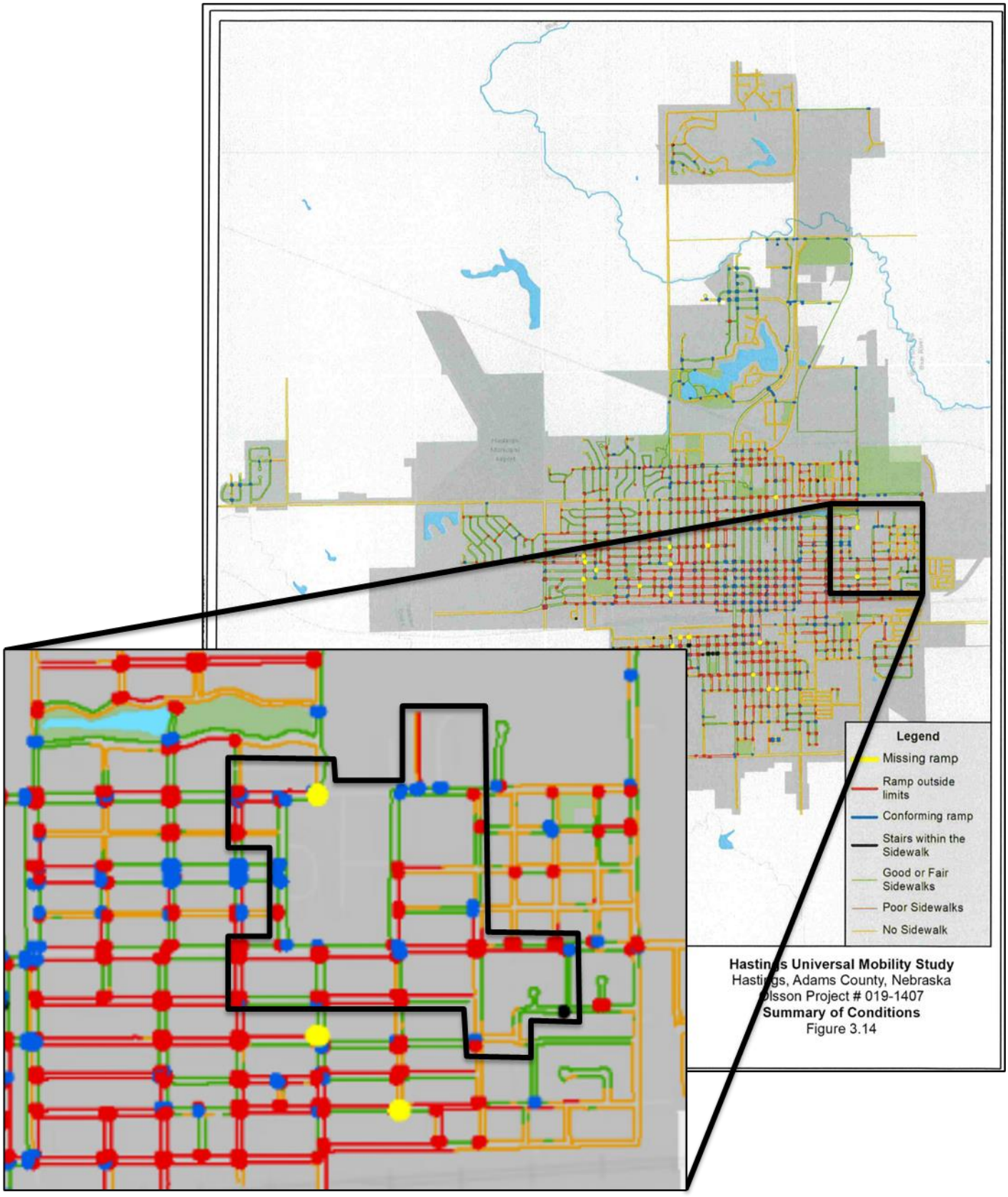
The map on pg. 24, taken from the *Hastings Barriers to Universal Mobility* document prepared in 2019, displays intersections with missing or non-conforming ADA curb ramps.

The photos below document examples of intersections within Proposed Redevelopment Area 17 that lack adequate ADA accessible curb ramps.








Legend
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Ramp outside limits
Conforming ramp
Stairs within the Sidewalk
Good or Fair Sidewalks
Poor Sidewalks
No Sidewalk
Hastings Universal Mobility Study
Hastings, Adams County, Nebraska
Olsson Project # 019-1407
Summary of Conditions
Figure 3.14

Parcel Accessibility

As mentioned in the *Age or Obsolescence* section in the Substandard portion of this study, a parcel within Proposed Redevelopment Area 17 is prevented from street access by the adjacent parcel. As described in the Substandard portion of this study, Parcel ID #010011635 is prevented from accessing adequate street right-of-way by PID #010016856. This lot was platted in a faulty manner in that it is not provided adequate accessibility.

Improper subdivision or obsolete platting:

As stated in the substandard portion of this study (*Age or Obsolescence*), a parcel is located within Proposed Redevelopment Area 17 that was not properly platted to preserve right of way that would enable these properties to be developed with adequate street access. That parcel, identified in the *Age or Obsolescence* section of the Substandard portion of this study, is prevented by a separate and adjacent parcel from street access right-of-way.

Insanitary or unsafe conditions:

Sidewalks

As mentioned before in the substandard portion of this study, the sidewalk system within Proposed Redevelopment Area 17 is inconsistent and provides little refuge for pedestrians seeking to travel along the road by foot. In multiple locations, the proposed redevelopment area contains deteriorated sidewalks, lacks sidewalks, or lacks ADA compliant access curb ramps. This creates unsafe conditions by not providing safe conditions for pedestrian travel within the redevelopment area.

Diversity of ownership:

This factor is not a substantial factor within Proposed Redevelopment Area 17.

Tax or special assessment delinquency exceeding the fair value of the land:

This factor is not a substantial factor within Proposed Redevelopment Area 17.

Defective or unusual conditions of title:

This factor is not a substantial factor within Proposed Redevelopment Area 17.

Existence of conditions that endanger life or property by fire and other causes:

Recommended Standards for Water Works recommends that to provide adequate fire protection, the minimum size of a water main must be no less than 6" in diameter. As noted in the substandard section of this study, water mains are located throughout Proposed Redevelopment Area 17 that do not meet the minimum six-inch recommendation for adequate protection.

Additionally, as mentioned before, the sidewalk system is inconsistent and provides little refuge for pedestrians seeking to travel along the road by foot. In multiple locations, the proposed redevelopment area contains deteriorated sidewalks, lacks sidewalks, or lacks ADA compliant access curb ramps. This creates unsafe conditions by not providing safe conditions for pedestrian travel within the redevelopment area.

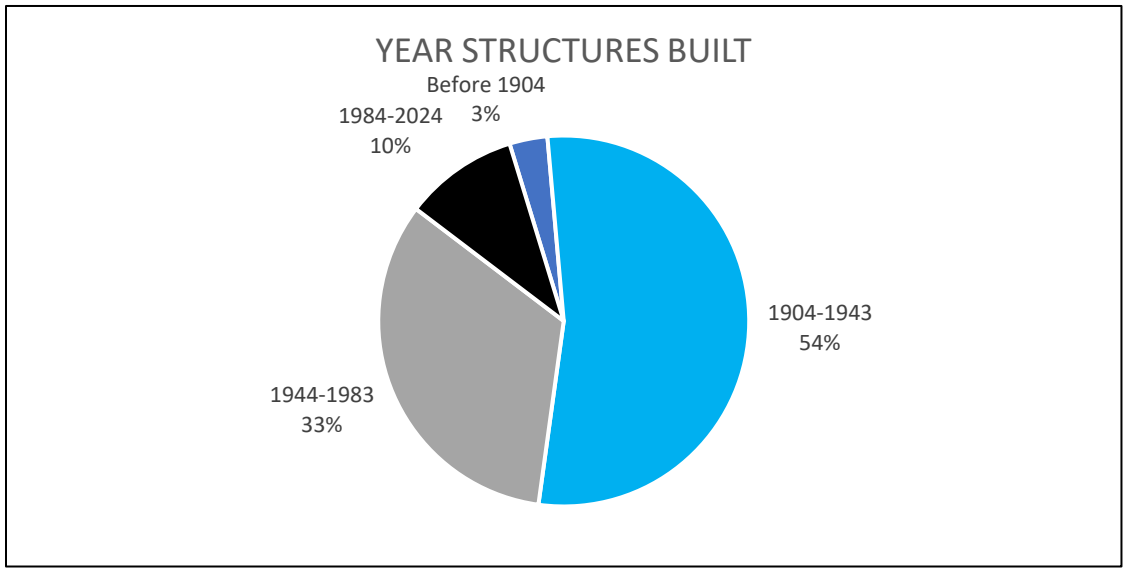
Objective Factors:

Unemployment in the redevelopment area is at least one hundred twenty percent of the state or national average:

This factor is not substantial within Proposed Redevelopment Area 17.

The average age of the residential or commercial units in the area is at least forty years:

As demonstrated in the substandard section of this study, the average age of structures in Proposed Redevelopment Area 17 is 80 years old (Built prior to 1944). This meets the 40-year threshold required to meet this objective factor criteria (Built prior to 1984).



More than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time:

This factor is not substantial within Proposed Redevelopment Area 17.

The per capita income of the area is lower than the average per capita income of the city in which the redevelopment area is located:

This factor is not substantial within Proposed Redevelopment Area 17.

The Proposed Redevelopment Area has had either stable or decreasing population based on the last two decennial censuses:

According to the US Census Bureau, the population of Proposed Redevelopment Area 17 in the 2010 US Census was 1251 residents.

In 2020, the population of Proposed Redevelopment Area 17 was 1061 residents. This represents a decreasing population within the proposed redevelopment area.

Presence of Subjective Factors

The presence of **six** subjective factors was identified in *Proposed Redevelopment Area 17*.

Blight Subjective Criteria	Area 17
Substantial number of deteriorated or deteriorating structures	X
Deterioration of site or other improvements	X
Existence of defective or inadequate street layout	
Faulty lot layout in relation to size, adequacy, accessibility, or usefulness	X
Improper subdivision or obsolete platting	X
Insanitary or unsafe conditions	X
Diversity of ownership	
Tax or special assessment delinquency exceeding the fair value of the land	
Defective or unusual conditions of title	
Existence of conditions that endanger life or property by fire and other causes	X

Presence of Objective Factors

The presence of **two** objective factors was identified in *Proposed Redevelopment Area 17*.

Blight Objective Criteria	Area 17
Unemployment in the redevelopment area is at least one hundred twenty percent of the state or national average	
The average age of the residential or commercial units in the area is at least forty years	X
More than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time	
The per capita income of the area is lower than the average per capita income of the city in which the redevelopment area is located	
Area has had either stable or decreasing population based on the last two decennial censuses	X

Blight Determination

Proposed Redevelopment Area 17 meets the definition of a blighted area in need of redevelopment projects that should be completed and encouraged by the Hastings Planning Commission, Hastings City Council, and Community Redevelopment Authority.

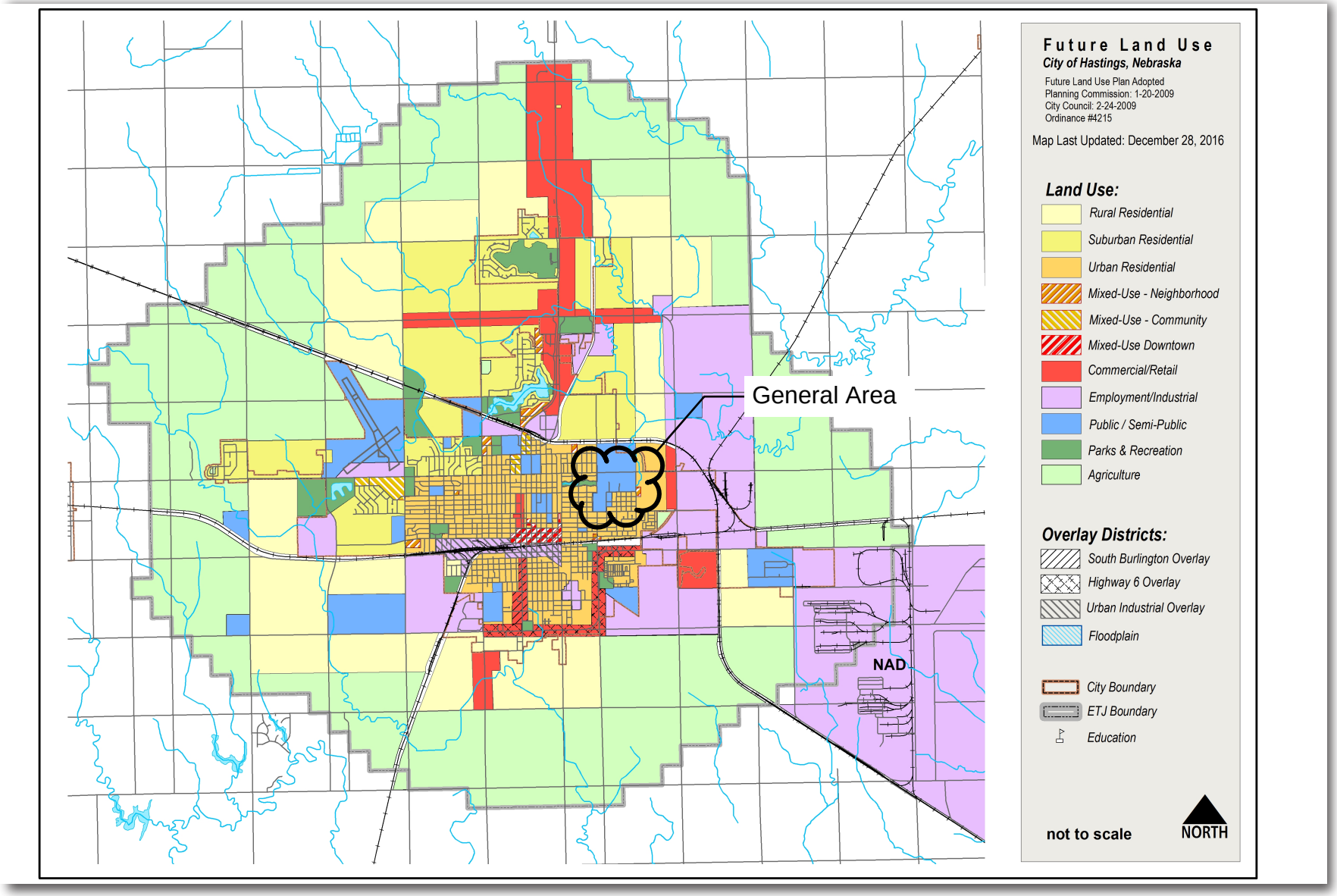


Figure 2.2: Future Land Use Plan

RESOLUTION NO. 2024-35

WHEREAS, the Area #17 Redevelopment Plan prepared by the Community Redevelopment Authority of the City of Hastings, Nebraska has previously been approved by the Mayor and City Council of the City of Hastings; and

WHEREAS, the Community Redevelopment Authority of the City of Hastings, Nebraska has prepared Redevelopment Plan Modification No. 2024-2 for Redevelopment Area #17; and

WHEREAS, the Community Redevelopment Authority forwarded said Plan Modification to the Hastings City Planning Commission for its review and recommendations as to the consistency with the Redevelopment Plan and development objectives for Redevelopment Area #17 and also its conformity with the Comprehensive Development Plan of the City of Hastings; and

WHEREAS, the Hastings City Planning Commission conducted a review of Plan Modification No. 2024-2 and held a public hearing on May 21, 2024 to solicit testimony from the community regarding said plan modification and at the conclusion thereof determined it was consistent with the general plan and development objectives for Redevelopment Area #17, and also consistent with the goals, policies, and objectives of the Comprehensive Development Plan of the City, and took action recommending approval of the Plan Modification to the Community Redevelopment Authority of the City of Hastings; and

WHEREAS, the Community Redevelopment Authority of the City of Hastings, Nebraska, considered the recommendation of the Plan Modification by the Hastings City Planning Commission and, on May 21, 2024 approved forwarding the Plan Modification to the Mayor and City Council for approval.

NOW THEREFORE, in consideration of the foregoing recitals, the Mayor and City 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 Redevelopment Plan Modification No. 2024-2 for the Suzanne and Walter Scott Foundation Residence Hall Redevelopment Project, generally located to the northwest of the intersection of Pine Knoll Road and East 9th Street in Redevelopment Area #17 as provided herein, be and the same is hereby approved and a copy of said Redevelopment Plan Modification is attached hereto, marked as “Exhibit A”, and incorporated herein by this reference.

PASSED AND APPROVED this 10th day of June, 2024.

_____
Corey Stutte, Mayor

ATTEST:

_____
Kimberly S. Jacobitz, City Clerk

(S E A L)

Approved as to form:

_____
Jesse Oswald, City Attorney

REDEVELOPMENT PLAN #17
PLAN MODIFICATION NO. 2024-2
(Suzanne and Walter Scott Foundation
Residence Hall Redevelopment Project)

The Community Redevelopment Authority (CRA) of the City of Hastings intends to amend the Redevelopment Plan for Area #17 within the city, pursuant to the Nebraska Community Development Law (the "Act") and provide for the financing of a specific redevelopment project in Area #17.

Project Description

THE PROJECT SITE CONSISTS OF REDEVELOPMENT OF THE PROPERTY PREDOMINATELY IN REDEVELOPMENT AREA #17 LOCATED NORTH OF 9TH STREET AND SOUTH OF THE TOM OSBORNE SPORTS COMPLEX ON THE HASTINGS COLLEGE CAMPUS. EXISTING STRUCTURES WILL BE DEMOLISHED, INFRASTRUCTURE INSTALLED AND THE REDEVELOPER WILL CONSTRUCT A 318 BED STUDENT RESIDENCE HALL, PARKING AND OTHER AMENITIES FOR STUDENT HOUSING.

The Suzanne and Walter Scott Foundation intends to develop a 318-bed Residence Hall with a combination of 4-bedroom, 2 bedroom and studio style rooms. The project will help to secure Hastings College's viability and competitive position in the higher education market providing a an attractive and affordable housing option for current and prospective students. The development will help meet the future housing needs of Hastings College while providing affordable housing for all of its students.

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

The Project shall utilize the benefits of the Nebraska Community Development Law, including the use of tax increment financing for eligible costs of the Project which shall include, but not be limited to; demolition of the blighted and substandard structures and related parking areas; Site preparation including grading and stormwater improvements; the installation of public infrastructure which shall include necessary public utilities; Building enhancements including façade improvements to assist in the prevention of future blight conditions and energy enhancements to make the structures more energy efficient. This Project is not financially feasible without the use of tax increment financing. This Project will not occur as presently designed without the use of tax increment financing.

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

Property Description (the "Redevelopment Project Area")

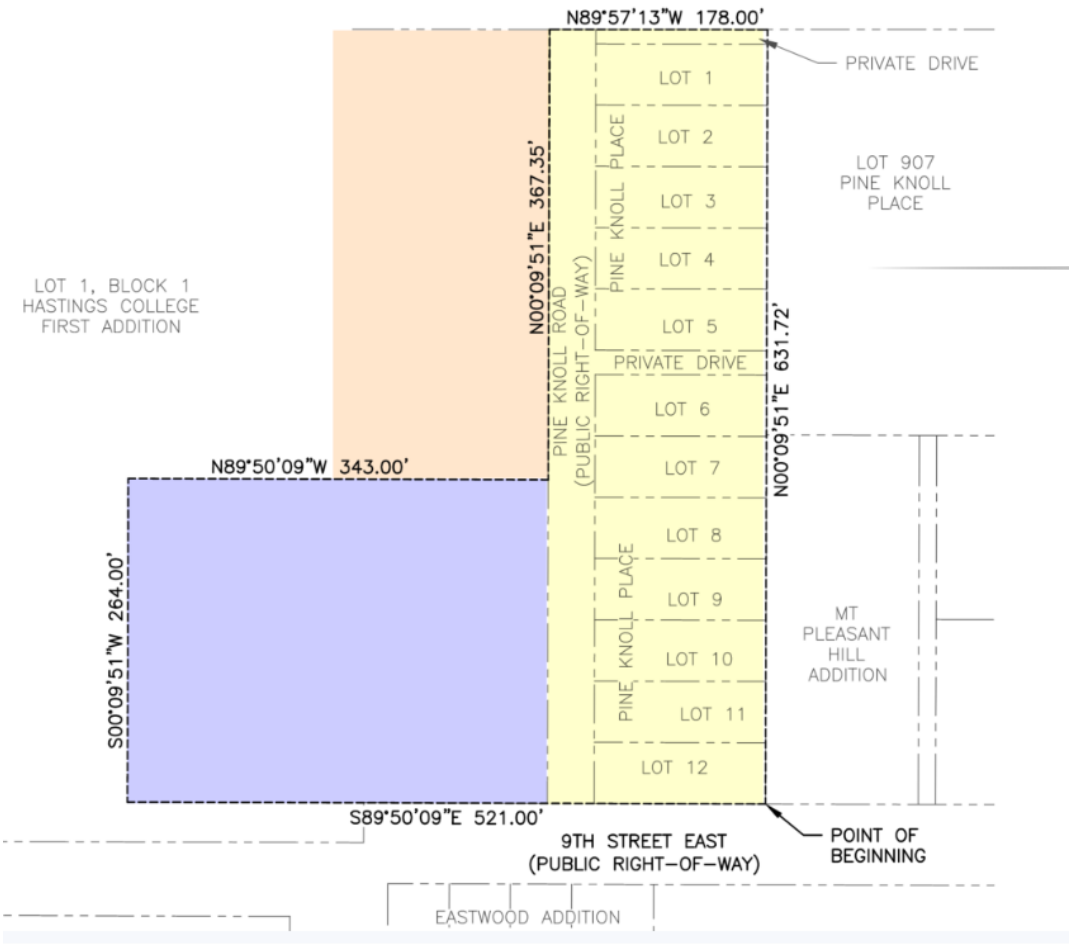
PROPERTY LOCATED PREDOMINATLEY IN REDEVELOPMENT AREA #17 NORTH OF 9TH STREET AND SOUTH OF THE TOM OSBORNE SPORTS COMPLEX ON THE HASTINGS

COLLEGE CAMPUS.

Legal Description

THAT PART OF LOT 1, BLOCK 1, HASTINGS COLLEGE FIRST SUBDIVISION, A SUBDIVISION IN ADAMS COUNTY, NEBRASKA, TOGETHER WITH LOTS 1 THROUGH 12, PINE KNOLL PLACE, A SUBDIVISION IN SAID ADAMS COUNTY, ALSO TOGETHER WITH PINE KNOLL ROAD AND PRIVATE DRIVES LYING ADJACENT TO SAID LOTS 1 THROUGH 12, PINE KNOLL PLACE, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT THE SE CORNER OF SAID LOT 12, PINE KNOLL PLACE; THENCE N00°09'51”E (ASSUMED BEARING) 631.72 FEET ON THE EAST E (ASSUMED BEARING) 631.72 FEET ON THE EAST LINE OF SAID LOTS 1 THROUGH 12, PINE KNOLL PLACE TO THE SOUTH LINE OF SAID LOT 1, BLOCK 1, HASTINGS COLLEGE FIRST SUBDIVISION; THENCE N89°57'13”W 339.00 FEET ON THE SOUTH LINE OF SAID LOT 1, W 339.00 FEET ON THE SOUTH LINE OF SAID LOT 1, BLOCK 1, HASTINGS COLLEGE FIRST SUBDIVISION; THENCE S00°09'51”W 364.02 FEET; W 364.02 FEET; THENCE N89°50'09”W 182.00 FEET; W 182.00 FEET; THENCE S00°09'51”W 267.00 FEET; W 267.00 FEET; THENCE S89°50'09”E 521.00 FEET TO THE POINT OF BEGINNING. E 521.00 FEET TO THE POINT OF BEGINNING. CONTAINS: 262,628 SQ.FT. OR 6.02 ACRES MORE OR LESS

(collectively, the “Property”)

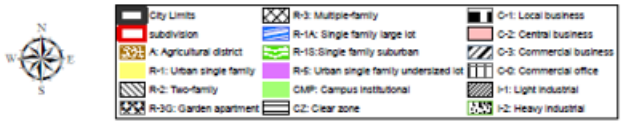


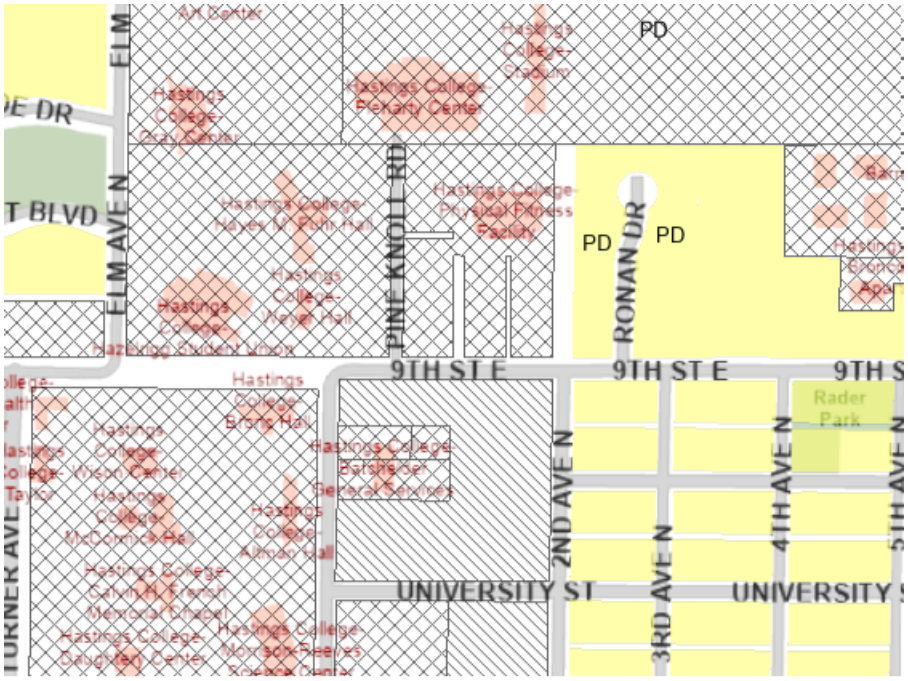
Site Plan: Attached below is the conceptual Site Plan prepared by the Project Engineers which depicts the location of the student housing, the common greenspace, and the location of parking for the proposed building.

Proposed Site Plan



MAP OF EXISTING LAND USE





The tax increment will be captured for the tax years 2026 through 2040 inclusive. Provided, however, if there is no increase in valuation for the 2026 tax year, the increment will be captured beginning in the year when an increase in value is available for capture and ending fifteen years later.

The real property ad valorem taxes on the current or base valuation will continue to be paid to the usual taxing entities. The increase in value will come from the new construction of a 100-unit Residence Hall.

Total project costs for the student Residence Hall are estimated to be $40,000,000. The anticipated project valuation when completed will be approximately $15,000,000 and the developer projects an incremental valuation increase of approximately $14,000,000.

Statutory Pledge of Taxes.

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

a) That portion of the ad valorem tax which is produced by levy at the rate fixed each year by or for each public body upon the redevelopment project valuation shall be paid into the funds, of each such public body in the same proportion as all other taxes collected by or for the bodies; and

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

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

Redevelopment Plan Amendment Complies with the Act:

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

1. **The Redevelopment Project Area was first declared blighted and substandard by action of the Hastings City Council on April 22, 2024 based on the "Blight and Substandard Study for Redevelopment Area #17" dated March, 2024 as prepared by Five Rule Rural Planning. (§18-2109) Such declaration was made after a public hearing with full compliance with the public notice requirements of §18-2115 of the Act,**

2. **Conformation to the General Plan for the Municipality as a whole. (§18-2103 (13) (a) and §18-2110)**

Hastings adopted a Comprehensive Plan on February 24, 2009. This Redevelopment Plan Amendment and Project are consistent with the Comprehensive Development Plan, in that no changes in the Comprehensive Development Plan elements are intended. The Comprehensive Development Plan identifies this Project Site as "R-3 Multifamily Residential" which designation is consistent with the redevelopment plan for the proposed student Residence Hall. This plan merely provides funding for the redeveloper to construct student housing for residential uses on this property as defined by the current and effective zoning regulations. The Hastings Planning Commission held a public hearing at their meeting on May 21, 2024 and approved Plan Modification 2024-2 to Redevelopment Plan #17 confirming that this project is consistent with the Comprehensive Development Plan for the City of Hastings.

3. The Redevelopment Plan must be sufficiently complete to address the following items: (§18-2103/13) (b)

a. Land Acquisition:

The Redevelopment Plan for Area #17 provides for real property acquisition and this plan amendment does not prohibit such acquisition. The Suzanne and Walter Scott Foundation intends to lease the land from Hastings College required for the project and The Suzanne and Walter Scott Foundation will redevelop the property including the construction of the student Residence Hall.

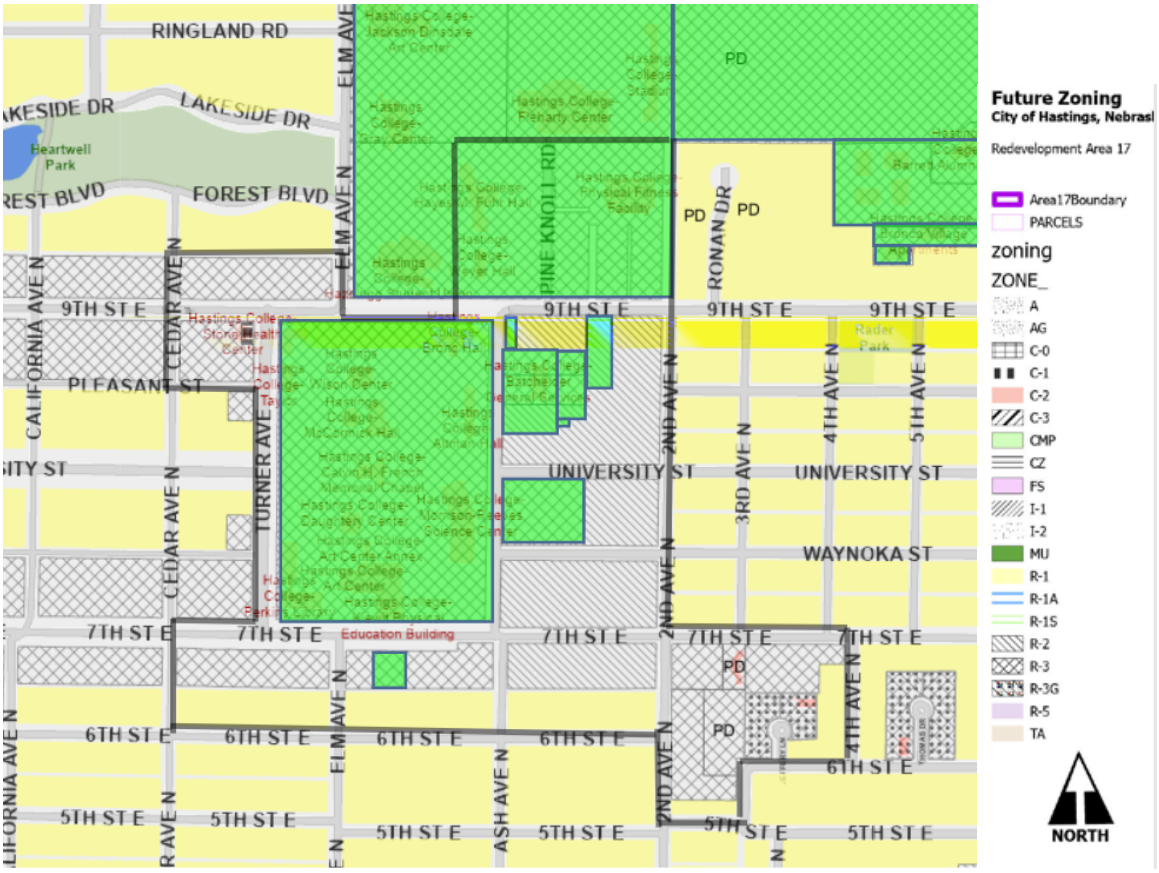
b. Demolition and Removal of Structures:

The Project to be implemented with this plan depends on the demolition of multiple structures on the project site to make way for the redevelopment uses. The current cost estimate for such demolition of the structures and the surrounding deteriorated street is approximately $800,000.

c. Future Land Use Plan

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

Future Land Use Map



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

The project area is currently zoned for multi-family residential use under the R-3 Multifamily Residential district. The Redeveloper is concurrently pursuing a zoning change to Master Campus Plan to allow the mix of uses contemplated herein. Upon demolition of the former structures, the project site shall will be graded and the site prepared for redevelopment. The Site Plan reflects the construction of a new public parking lot which will be developed in conjunction with the construction of the Student Residence Hall. The developer is requesting that the City vacate Pine Knoll Avenue to allow construction of the Residence Hall and associated parking lot. The City will retain a utility easement to allow for placement of utility updates for the project. No changes are anticipated in building codes or ordinances, nor are any other planning changes contemplated [§18-2103(b) and §18-2111] other than as described herein.

e. Site Coverage and intensity of Use

The redeveloper is proposing to construct a 100-unit Residence Hall structure containing approximately 318 beds, common space and related parking. The redeveloper plans to meet the applicable regulations regarding site coverage and intensity of use. [§18-2103(b) and §18-2111]

f. Additional Public Facilities or Utilities

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

4. **The Act requires a Redevelopment Plan provide for relocation of individuals and families displaced as a result of plan implementation.** Hastings College owns all the affected properties and has relocated several of their student tenants to other properties owned by Hastings College and provided up to four months' notice and full deposit refunds for month-to-month tenants. Property owners that sold structures to the college were well compensated.

5. **No member of the Authority, nor any employee thereof holds any interest in any property in this Redevelopment Project Area. [§18-2106] -** No members of the authority or staff of the CRA have any interest in this property.

6. **Section 18-2114 of the Act requires that the Authority consider:**

1. Method and cost of acquisition and preparation for redevelopment and estimated proceeds from disposal to redevelopers.

The redeveloper anticipates that the Residence Hall structure will be constructed on land owned by Hastings College with a long-term lease in place. It is anticipated that the aggregate development cost of the Residence Hall building, including all hard and soft costs will be approximately $40,000,000. In addition, the redeveloper anticipates that the TIF eligible costs of the project shall include:

(1) Demolition and abatement - $800,000
(2) Site Preparation and grading - $1,000,000
(3) Utility relocation and public access improvements - $1,000,000
(4) Architecture & Engineering - $2,500,000
(5) Façade Enhancements - Estimate of $1,500,000

The Residence Hall building will generate approximately $3,000,000 of tax increment financing which obviously will not fully fund the TIF eligible expenses. This Redevelopment project would not be feasible without the use of tax increment financing.

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

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

Owner Equity		$ 24,000,000.00
Scott Foundation Loan		$ 13,000,000.00
TIF		$ 3,000,000.00
	TOTAL	**$40,000,000.00**

7. Section 18-2113 of the Act requires:

Prior to recommending a redevelopment plan to the governing body for approval, an authority shall consider whether the proposed land uses and building requirements in the redevelopment project area are designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted, and harmonious development of the city and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and community facilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of insanita1y or unsafe dwelling accommodations or conditions of blight.

The Authority has considered these elements in proposing this Plan Amendment. This amendment, in and of itself will promote consistency with the Hastings Comprehensive Development Plan by providing the housing options for current and prospective college students.

8. Time Frame for Development

Development of the Residence Hall is anticipated to commence in the Summer of 2024 and construction completion could occur in August of 2026 with an anticipated construction schedule of 24 months. Excess valuation should be available for this project for 15 years beginning with the 2026 tax year, provided, however, if there is no increase in valuation for the 2026 tax year, the excess valuation will be available beginning in the year when an increase in value is available for capture.

9. Justification of Project

The demolition of the blighted and substandard structures is warranted and will substantially benefit the Redevelopment Area and the City of Hastings. Additionally, the extension of utilities, substantial site grading and installation of adequate public parking are necessary to facilitate redevelopment of this site. The redevelopment of this project site will result in increased student housing opportunities and increased sales tax. The Hastings City Council and Community Redevelopment Authority have made it clear with previous decisions that they support development that will increase affordable residential opportunities.

10. **Cost Benefit Analysis**

Section 18-2113 of the Act, further requires the Authority conduct a cost benefit analysis of the plan amendment in the event that Tax Increment Financing will be used. This analysis must address specific statutory issues.

As authorized in the Nebraska Community Development Law, §18-2147, Neb. Rev. Stat. (2012), the City of Hastings has analyzed the costs and benefits of the proposed Redevelopment Project, including:

Project Sources and Uses

Approximately $3,000,000 in public funds from tax increment financing provided by the Hastings Community Redevelopment Authority will be required to complete the multifamily component of the project. This investment by the Authority will leverage approximately $37,000,000 in private sector or other non-local financing a private investment of $12.33 for every TIF dollar investment.

USE OF FUNDS			SOURCES OF FUNDS	
Description				
Site Prep & Grading	$ 1,000,000.00		Owner Equity	$ 24,000,000.00
Utility Relocation, Sewer, Water & Paving	$ 1,000,000.00		Scott Foundation Loan	$ 13,000,000.00
Architecture & Engineering	$ 2,500,000.00		Tax Increment Financing	$ 3,000,000.00
Demolition & Abatement	$ 800,000.00			
Façade Enhancements	$ 1,500,000.00			
Construction Costs	$ 33,200,000.00			
TOTALS	**$40,000,000.00**		**TOTALS**	**$40,000,000.00**

Tax Revenue. The property to be redeveloped is anticipated to have a January 1, 2025, valuation of approximately $1,000,000 with such sum to be allocated to the various components and lots to be platted as part of the Project. Based on the 2023 levy of .02174723 this would result in real property taxes of approximately $21,747.23 which will be paid out to all the existing taxing entities. It is anticipated that the assessed value will increase by $14,000,000 upon full completion, as a result of the site redevelopment. This development will result in an additional estimated tax increase of over $304,400 annually. This tax increment gained from the Redevelopment Project Area would not be available for use as city general tax revenues, for a period of 15 years, or such shorter time as may be required to amortize the TIF bond, but would be used for eligible private redevelopment costs to enable this project to berealized.

Estimated 2025 assessed value:	$1,000,000
Estimated value after completion:	$15,000,000
Incremental value:	$14,000,000
Annual TIF generated:	$304,400
TIF Bond Issue:	$3,000,000

Statement Identifying Financial Gap and Necessity for use of Tax Increment Financing for proposed Project:

A large financial gap exists on this project after conventional financing is utilized. A combination of owner equity, TIF and long-term loans are needed to make the project feasible. The developer is contributing owner equity/financing of $37,000,000 and TIF funding is intended to fill the remaining gap, making this project feasible. The project is asking for $3,000,000 in a TIF loan amortized over 15 years. Please see the table below which shows a negative rate of return on investment from - .68% to -.12% without TIF. Without the availability of TIF funding for the project, it would not be feasible for the developer to proceed with this redevelopment.

Proforma Operating Statement w/o TIF	Year 1	Year 2	Year 3	Year 4
Rent Revenue	$ 2,502,103	$ 2,580,166	$ 2,660,721	$ 2,743,850
Expenses	$ (1,331,126)	$ (1,365,902)	$ (1,401,674)	$ (1,438,472)
NOI Without TIF	$ 1,170,977	$ 1,214,264	$ 1,259,047	$ 1,305,378
Debt Service	$ (1,334,511)	$ (1,334,511)	$ (1,334,511)	$ (1,334,511)
Cash Flow Without TIF	$ (163,534)	$ (120,247)	$ (75,464)	$ (29,133)
Cash on cash return wo/TIF	-0.68%	-0.50%	-0.31%	-0.12%
Equity Investment	$ 24,000,000	$ 24,000,000	$ 24,000,000	$ 24,000,000

Proforma Operating Statement with TIF	Year 1	Year 2	Year 3	Year 4
Rent Revenue	$ 2,502,103	$ 2,580,166	$ 2,660,721	$ 2,743,85(
Expenses	$ (1,321,984)	$ (1,356,508)	$ (1,392,021)	$ (1,428,55
NOI Without TIF	$ 1,180,119	$ 1,223,658	$ 1,268,700	$ 1,315,29
Debt Service	$ (1,113,482)	$ (1,113,482)	$ (1,113,482)	$ (1,113,48
Cash Flow Without TIF	$ 66,637	$ 110,176	$ 155,218	$ 201,81
Cash on cash return with TIF	0.28%	0.46%	0.65%	0.84
Equity Investment	$ 24,000,000	$ 24,000,000	$ 24,000,000	$ 24,000,00(

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

The proposed redevelopment will create additional valuation of $14,000,000. No tax shifts are anticipated from the project. The project creates new valuation from the construction of a 100-unit Residence Hall that will support taxing entities long after the project is paid off.

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

Existing water and waste water facilities will not be impacted by this development. The electric utility has sufficient capacity to support the development. It is anticipated that this project will not impact schools in any significant way as the housing component will be targeted to current and prospective Hastings College students. Fire and police protection are available and should not be negatively impacted by this development.

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

This project will not have a negative impact on employers and employees of firms locating within the boundaries of the redevelopment and should provide for additional housing opportunities for employees and employers and less students will be seeking housing off campus. During construction the projects should create additional job opportunities for local subcontractors.

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

This project will not have a negative impact on other employers in any manner different from any housing project within the Hastings area and should provide for additional housing opportunities for employees.

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

This development will have a minimal impact on the Hastings area school systems as it will likely not result in any increased attendance as the project is targeted for current and prospective Hastings College students

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

This project is consistent with the goals of the City's Comprehensive Plan, the Hastings 2021 Housing Needs Assessment and City's goals to increase housing in the community.

Time Frame for Development

Development of the 100-unit Residence Hall is anticipated to commence in the summer of 2024 and substantially completed by August of 2026.

Department: Development Services
Staff Contact: Chad Bunger
Council Meeting Date: 6/10/2024

AGENDA ITEM SUMMARY SHEET

Description of Item:

The proposed Hastings College Second Subdivision is to create four lots in the northern portion of the campus that would include the 12 single-family residential lots to the east of Pine Knoll Road. The proposed subdivision is designed to accommodate the development of the Suzanne and Water Scott Foundation Residences Hall, which is proposed to the north of the intersection of Pine Knoll Road and East 9th Street.

Names of People/Business affected by this action:

The applicant, the City of Hastings and Adams County.

Why Council action is required:

Neb. Rev. Stat. 19-929 states that city council shall not take final action on subdivision development matters without the recommendation of the Planning Commission.

Type of action requested:

Motion

Suggested motion:

Motion to approve the Preliminary Plat for Hastings College First Subdivision Replat One, a replatting of Lot 1, Block 1, Hastings College First Subdivision and Lots 1 through 12, Pine Knoll Place Subdivision, in the City of Hastings, Adams County, Nebraska.

Deadlines associated with action:

The Preliminary Plat is scheduled to be reviewed by the City Council on June 10, 2024

Department head comments:

The Development Department and Plat Track review teams (to include County officials) have reviewed this subdivision plat and the applicant has incorporated all recommendations found to be relevant with subdivision design standards and regulations in City Code Section 38-203. All related utility easement locations have been reviewed and approved by the Utilities Coordinator as part of this plat process.

A complete review of the Preliminary Plat can be found in the attached Staff Report.

At their May 21, 2024 meeting, the Planning Commission voted 7-0 to forward a recommendation to the City Council to approve the proposed Preliminary Plat.

Please note: Applications for a Rezoning and Redevelopment Plan Modification are associated with this request. The complete details of the Rezoning and Plan Modification are provided in those agenda items.

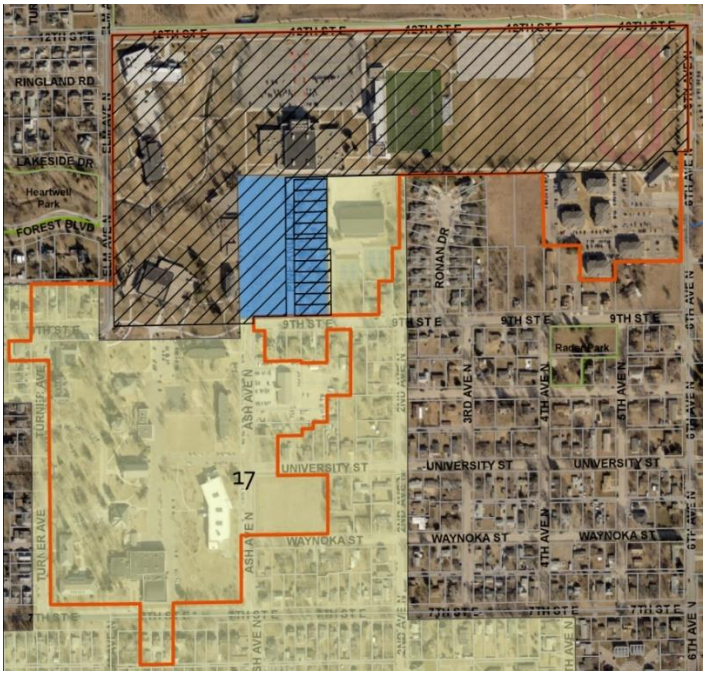
City Administrator comments:

City of Hastings Planning Commission

HASTINGS
DEVELOPMENT SERVICES

STAFF REPORT

Preliminary Plat:	**Hastings College Second Subdivision**
Case No.	2024-60
Applicant	Hastings College
Property Location:	The Hastings College campus is generally bounded by and along East 12th Street, North 6th Avenue, East 9th Street, and North Elm Avenue.
Lot Size:	51.4
Date of Public Hearing:	May 21, 2024
Zoning	R-3, Multiple-Family Residential District
Adjacent Zoning:	North: R-1, Urban Single-Family Residential District
	East: R-3 District and R-1 District
	South: R-2, Mixed-Density Neighborhood District, and R-3 District
	West: R-1 and R-3 District



SECTION AND REQUIREMENT OF HASTINGS CODE OF ORDINANCE CONSIDERATION OF A PRELIMINARY PLAT:

- **Sec. 38-201. – Approval of subdivision plats**
- **Sec. 38-202. – Preliminary Plat:** describes intent, submittal requirements and approval limitations.
- **Chapter 28, Article III. – Planning and Community Design Standards:** describes various plat, lot, and site design requirements.
- **Chapter 28, Article IV. – Engineering and Technical Standards:** describes technical standards of public infrastructure and other improvements.

DESCRIPTION OF PRELIMINARY PLAT REQUESTED: Hastings College has applied for a Preliminary Plat for its northern campus and 12 single-family residential lots that the college has recently acquired. The Preliminary Plat, titled Hastings College Second Subdivision, is designed to accommodate the development of the Suzanne and Water Scott Foundation Residence Hall, which is proposed to the north of the intersection of Pine Knoll Road and East 9th Street.

The Preliminary Plat shows four lots. Lot 1 (45.3 acres) will be the main campus, which includes the existing academic buildings, athletic facilities, residence halls, and other campus buildings north of East 9th Street. Lot 2 will be 2.2 acres and the location of the new Suzanne and Water Scott Foundation Residence Hall. The new building will be U-shaped, approximately 33,500 square feet in area, and house 318 beds in a combination of 4-bedroom, 2-bedroom, and studio-style rooms. Lot 3 is 1.3 acres in area and reserved for a future residence hall. Lot 4 is 2.6 acres in area and will be the off-street parking lot for the new buildings.

The Preliminary Plat also proposes to vacate Pine Knoll Road. This roadway is 38 feet wide, dead-end street. This street only serves the residential lots to the east of the roadway and the college. Hastings College has or is in the process of acquiring these homes.

Property Description: Hastings College, founded in 1882, is a private, four-year residential college. The campus is approximately 99 acres in area, including adjacent properties in the surrounding neighborhoods.

This portion of the main campus has several academic buildings, athletic facilities, student life facilities, residence halls, and administrative buildings.

The land generally slopes to the center of campus towards Heartwell Creek.

CONSIDERATIONS OF THE PRELIMINARY PLAT:

Subsection 38-201(1). – Approval of subdivision plats states no plat or instruments effecting the subdivision of real property shall be recorded or have any force and effect unless the same be approved by the City Council, subject however, to the exceptions set forth in Section 34-106 of this code. The City Council shall hold no public meeting, nor take any action upon any plat or instrument effecting a subdivision until it has received the recommendation of the Hastings Planning Commission.

City staff reviews the following topics to ensure that the proposed preliminary plat conforms to the minimum standards of Chapter 28, Article III. – Planning and Community Design Standards and Chapter 38, Article IV. – Engineering and Technical Standards and to provide a recommendation to the City of Hastings Planning Commission and Hastings City Council.

Pursuant to Sec. 34-402 of the City Code of Ordinance, the City Council, by recommendation from the City Planning Commission, will base its decision on the following:

1. **Conformance to the Comprehensive Plan**
   The City of Hastings "Imagine Hastings" Comprehensive Plan, adopted in 2009, shows the site in the Public/Semi-Public land use category. The policy statement for this use designation is:
   The public/semi-public land use category consists of those institutional land uses including government centers and facilities, educational facilities, and other public or semi-public uses and places like "places of worship", hospitals, private schools, libraries and cemeteries. New uses in this category may be integrated with residential neighborhoods or as part of neighborhood or community mixed-use centers as specified in the location guidelines.

   The proposed Preliminary Plat and uses are in conformance with the Comprehensive Plan.

2. **Conformance with the Applicable Zoning Regulations**
   The area to be subdivided is currently zoned R-3, Multiple-Family Residential District. The college is a permitted use in this District. Any buildings not conforming to the setback or height requirements of the R-3 District can be considered legally nonconforming, as most of these buildings likely were constructed before the R-3 District was established for the campus in 1958.

   Hastings College has submitted a rezoning application, occurring concurrently with this Preliminary Plat application, to change the zoning district for the campus and adjacent property owned by Hastings College to CMP, Campus Institutional District. This District is intended to be 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. This zoning district has reduced setbacks and increased maximum

height standards to account for the master-planned nature of the zoning district. These reduced setbacks and increased building height standards are advantageous to the development of the new residence hall.

If rezoned, the Preliminary Plat would also comply with the applicable zoning regulations.

3. Adequate and Appropriate Access

Access to Hastings College is adequate and appropriate. There are several vehicular, pedestrian, and bicycle access points to campus from existing public streets, including off of North Ash Avenue, East 7th Street, Turner Avenue, North Elm Avenue, and East 12th Street.

As previously discussed, the College is proposing to vacate Pine Knoll Road. This road is a narrow right-of-way (ROW) for a dead-end street. With the College owning or nearing the completion of purchasing all of the homes along this road, there is no need for the public ROW. A public utility easement will be retained in this area to maintain existing utilities and to allow for new or upgraded utilities to serve the new development.

Also, a public access easement will be platted in the area to give all lots legal public access. This will generally be in the off-street parking lot proposed for the new residence halls.

4. Design of Public Infrastructure

- **a. Access to public right-of-way.** As mentioned, the campus and the proposed redevelopment areas have legal access to public rights-of-way. A public access easement will be platted in the proposed residence hall parking lots to give level access to Lot 3.
- **b. Public utilities.** All utilities are adequate and available to serve the campus and the proposed redevelopment area. New and upgraded utilities will be needed in the former Pine Knoll Road right-of-way to adequately serve the new development.
- **c. Floodplain and stormwater management.** A narrow floodplain and floodway exist along Heartwell Creek, that flows through the center of campus. Except for existing pedestrian crossings, these flood zones are unobstructed and do not directly impact any buildings.

  The land within the Preliminary Plat largely drains towards Heartwell Creek, which then flows to the West Fork of the Little Blue River. The new development will maintain this drainage pattern. A relatively small detention basin to the west of the proposed residence hall will be constructed to collect the stormwater runoff from the new buildings and adjacent off-street parking lot. This detention basin

will collect the stormwater runoff and slowly release the water towards the creek to better manage the stormwater runoff.

STAFF COMMENTS: Staff recommends the Planning Commission recommend **APPROVAL** of the request to **PRELIMINARY PLAT** for the Hastings College Second Subdivision to City Council for the property generally bounded by and along East 12th Street, North 6th Avenue, East 9th Street, and North Elm Avenue, with the following conditions:

1. The proposed rezoning of the Hastings College campus and adjacent college-owned property must be rezoned to CMP, Campus Institutional District.
2. The Ordinance to vacate Pine Knoll Road must be approved by the City Council.

PREPARED BY: Chad Bunger, AICP, CFM, Director of Development Services

DATE: May 13, 2024

ATTACHMENTS:

1. Application Materials
2. Hastings College Second Subdivision Administrative Plat
3. Applicant Request to Vacate Pine Knoll Road
4. 2009 Comprehensive Plan Future Land Use Map

HASTINGS
Nebraska

Plats Application

Date: 04/30/2024

Project

Permit Type:	Preliminary Plat	Existing Zoning:	R-3, Multiple Family Residential
Plat Name:	Hastings College Subdivision Replat One	Proposed Zoning:	CMP, Institutional Campus
Project Address:	913 N Ash Ave	In City Limits:	Yes
City, State, Zip:	Hastings, NE 68901	Proposed Use:	College Housing
Legal:			

Reason for Request: Replat to accommodate proposed improvements

Applicant / Owner

Applicant Name:	Stephanie Ourada	Owner Name:	HASTINGS COLLEGE
Company:	Hastings College	Company:	
Address:	710 N Turner Ave	Address:	710 N TURNER AVE
City, State, Zip:	Hastings, NE, 68901	City, State, Zip:	HASTINGS, NE 68901-0000
Phone:	402-461-7725	Phone:	
Email:	JDethlefs@TD2CO.COM	Email:	

Key Contact / Surveyor

Key Contact:	[Key Contact]	Surveyor:	Joe Dethlefs
Company:		Company:	Thompson, Dreessen & Dorner, Inc.
Address:	[Address]		
City, State, Zip:	Hastings, NE 68901	Address:	10836 Old Mill Road
Phone:	[Phone #]	City, State, Zip:	Omaha, NE, 68154
Email:	[Key Email]	Phone:	4023308860
		Email:	jdethlefs@td2co.com

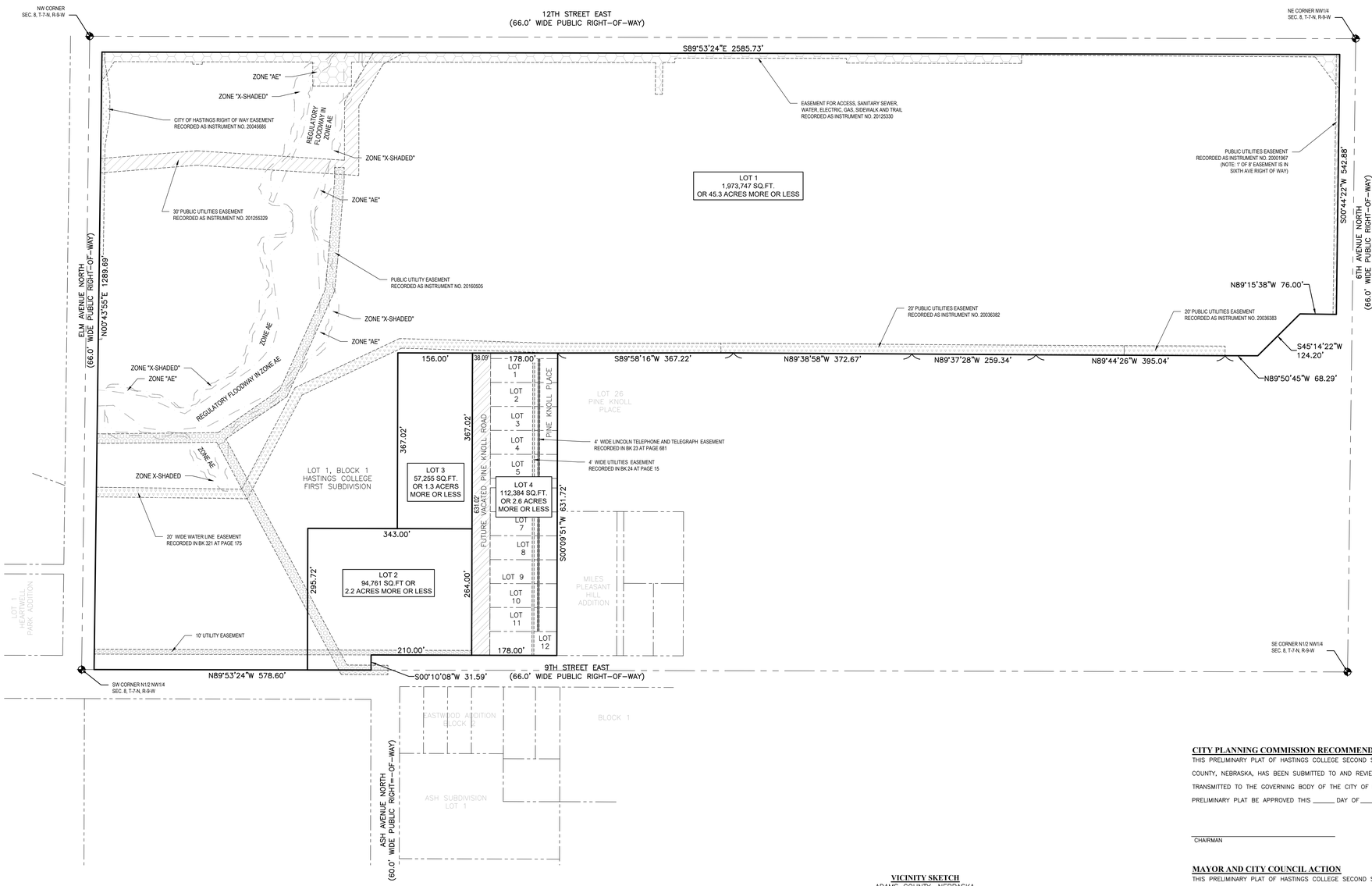
I do hereby certify that the information contained herein is true and correct.

Joe Dethlefs	04/30/2024
Applicant	Date

Joe Dethlefs	04/30/2024
Owner	Date

HASTINGS COLLEGE SECOND SUBDIVISION
LOTS 1 THROUGH 4
PRELIMINARY PLAT

BEING A REPLATTING OF LOT 1, BLOCK 1, HASTINGS COLLEGE FIRST SUBDIVISION, A SUBDIVISION IN CITY OF HASTINGS OF ADAMS COUNTY, NEBRASKA, TOGETHER WITH LOTS 1 THROUGH 12, PINE KNOLL PLACE, A SUBDIVISION IN SAID CITY OF HASTINGS OF SAID ADAMS COUNTY, ALSO TOGETHER WITH PINE KNOLL ROAD AND PRIVATE DRIVES LYING ADJACENT TO LOTS 1 THROUGH 12, SAID PINE KNOLL PLACE.



LEGAL DESCRIPTION

LOT 1, BLOCK 1, HASTINGS COLLEGE FIRST SUBDIVISION, A SUBDIVISION IN CITY OF HASTINGS OF ADAMS COUNTY, NEBRASKA, TOGETHER WITH LOTS 1 THROUGH 12, PINE KNOLL PLACE, A SUBDIVISION IN SAID CITY OF HASTINGS OF SAID ADAMS COUNTY, ALSO TOGETHER WITH PINE KNOLL ROAD AND PRIVATE DRIVES LYING ADJACENT TO LOTS 1 THROUGH 12, SAID PINE KNOLL PLACE

APPLICANT

Hastings College
710 North Turner Avenue
Hastings, NE 68901

Stephanie Ourada

ENGINEER

Thompson, Dreessen & Dorner, Inc.
10836 Old Mill Road
Omaha, NE 68154

Joe Dethlefs, P.E.

NOTES

1. CURRENT ZONING IS R3 AND PROPOSED REZONING IS CAMPUS INSTITUTIONAL DISTRICTS.
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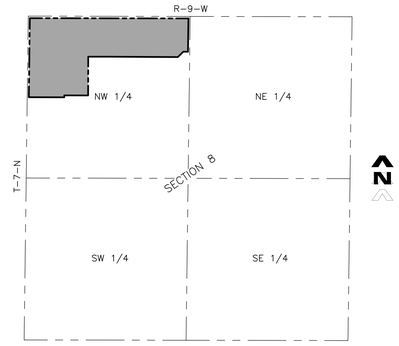
4. THE VACATED PINE KNOLL ROAD ROW SHALL BE RETAINED AS AN ACCESS EASEMENT.
5. ALL EXISTING UTILITIES WITHIN LOTS 2 & 3 SHALL BE REROUTED TO THE VACATED PINE KNOLL ROAD EASEMENT.
6. THE EXISTING EASEMENTS IN LOTS 1-12, PINE KNOLL PLACE SHALL BE VACATED.

FLOOD ZONE CLASSIFICATION

THE SURVEYED PROPERTY LIES WITHIN A DESIGNATED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER THE ADAMS COUNTY, NEBRASKA AND INCORPORATED AREAS FLOOD INSURANCE RATE MAP NUMBERS 31001C0176C AND 31001C0180C BOTH DATED JULY 5, 2018.

VICINITY SKETCH
ADAMS COUNTY, NEBRASKA



CITY PLANNING COMMISSION RECOMMENDATION

THIS PRELIMINARY PLAT OF HASTINGS COLLEGE SECOND SUBDIVISION, WITHIN THE JURISDICTION OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, HAS BEEN SUBMITTED TO AND REVIEWED BY THE CITY PLANNING COMMISSION FOR APPROVAL AND IS HEREBY TRANSMITTED TO THE GOVERNING BODY OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA WITH THE RECOMMENDATION THAT SAID PRELIMINARY PLAT BE APPROVED THIS _____ DAY OF _____, 20____.

_____ CHAIRMAN

_____ DIRECTOR

MAYOR AND CITY COUNCIL ACTION

THIS PRELIMINARY PLAT OF HASTINGS COLLEGE SECOND SUBDIVISION, WITHIN THE JURISDICTION OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, IS HEREBY APPROVED THIS _____ DAY OF _____, 20____.

_____ MAYOR

_____ CLERK

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF A SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND THAT I AM A DULLY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

_____
JON L. CARRELL
NEBRASKA RLS #693

TD2 engineering & surveying
thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 www.td2co.com
dba: TD2 Engineering and Surveying
NE CA-0199

Project Name
Hastings College Second Subdivision

Project Location
923 Pine Knoll Road
Hastings, NE 68901

Client Name
Hastings College

N
0' 50' 100'

Professional Seal

Revision Dates

No.	Description	MM-DD-YY
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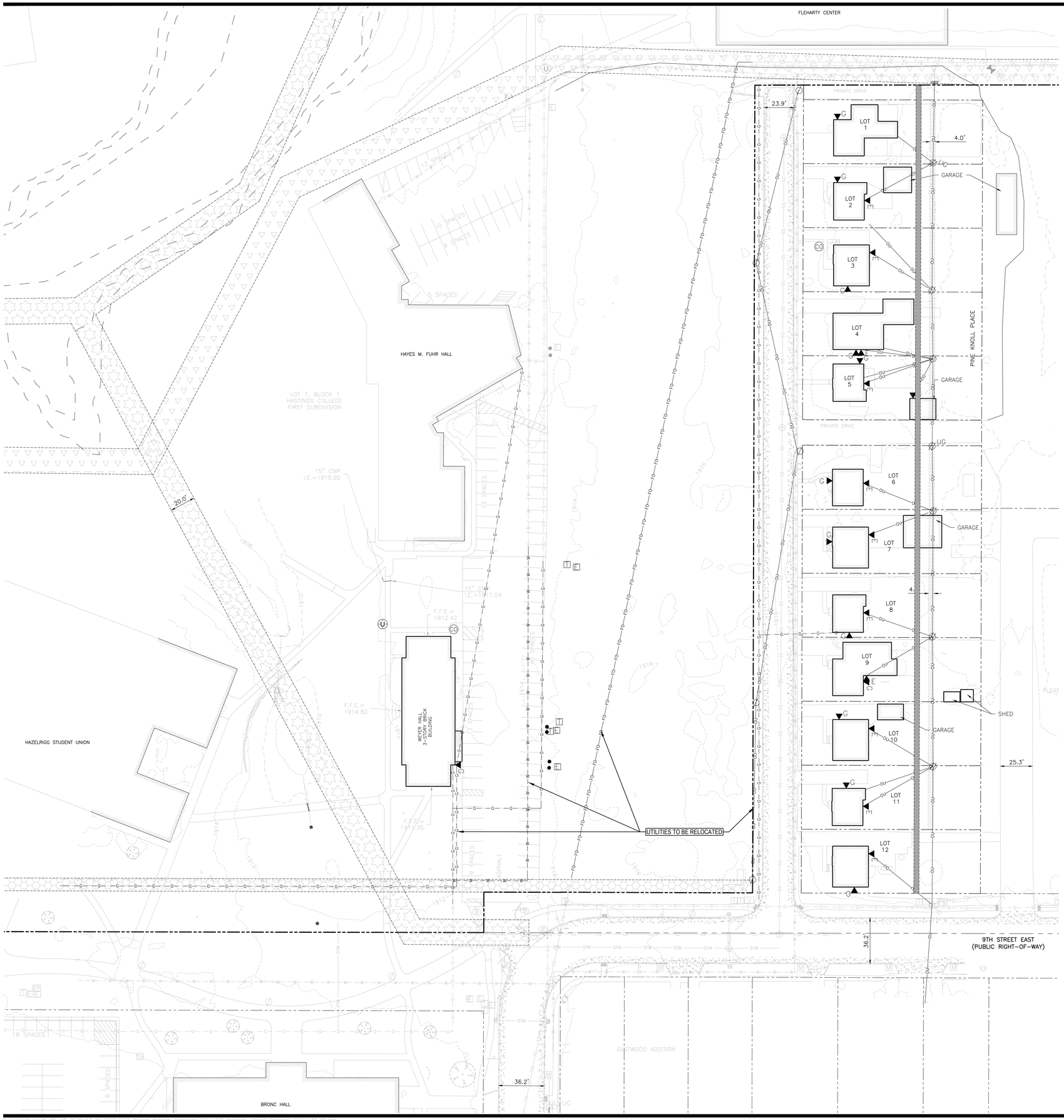
Drawn By: ZAS Reviewed By: JAD
Job No.: 1071-134 Date: 05-13-24

Sheet Title
Preliminary Plat

Sheet Number
Exhibit A



APPLICANT

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Hastings, NE 68901

Stephanie Ourada

ENGINEER

Thompson, Dreessen & Dorner, Inc.
10836 Old Mill Road
Omaha, NE 68154

Joe Dethlefs, P.E.

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7. THE EXISTING EASEMENTS IN LOTS 1-12, PINE KNOLL PLACE SHALL BE VACATED.

LEGEND

- DECIDUOUS TREE WITH TRUNK SIZE
- CONIFEROUS TREE WITH TRUNK SIZE
- POWER POLE
- POWER POLE WITH UNDERGROUND DROP
- POWER POLE WITH LIGHT
- POWER POLE WITH LIGHT AND UNDERGROUND DROP
- LIGHT POLE
- GUY WIRE
- GUY POLE
- UTILITY PEDESTAL
- ELECTRICAL PEDESTAL
- TELEPHONE PEDESTAL
- ELECTRIC METER
- GAS METER
- DISABLED PARKING SPACE
- SIGN
- MAILBOX
- UTILITY VAULT
- FIBER OPTIC VAULT
- SEWER MANHOLE
- UTILITY MANHOLE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- POST INDICATOR VALVE
- WATER VALVE
- GAS VALVE
- BOLLARD
- IE — INVERT ELEVATION
- FFE — FINISHED FLOOR ELEVATION
- CURB INLET
- GRATE INLET
- FLOOD LIGHT
- GAS LINE
- WATER LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- FIBER OPTIC LINE
- OVERHEAD UTILITY LINE
- UNDERGROUND ELECTRICAL LINE
- WOODEN FENCE
- CHAIN LINK FENCE
- MODULAR BLOCK WALL
- TRUNCATED DOME PAD
- SANITARY SEWER CLEANOUT
- BOULDER
- FLAG POLE
- METAL POST
- BASKETBALL HOOP
- CP2 — CONTROL POINT
- HASTINGS COLLEGE UTILITY EASEMENT
- PUBLIC UTILITIES EASEMENT
- WATER EASEMENT

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NE CA-0199

Project Name

Hastings College Second Subdivision

Project Location

923 Pine Knoll Road
Hastings, NE 68901

Client Name

Hastings College

0' 15' 30'

Professional Seal

Revision Dates

No.	Description	MM-DD-YY
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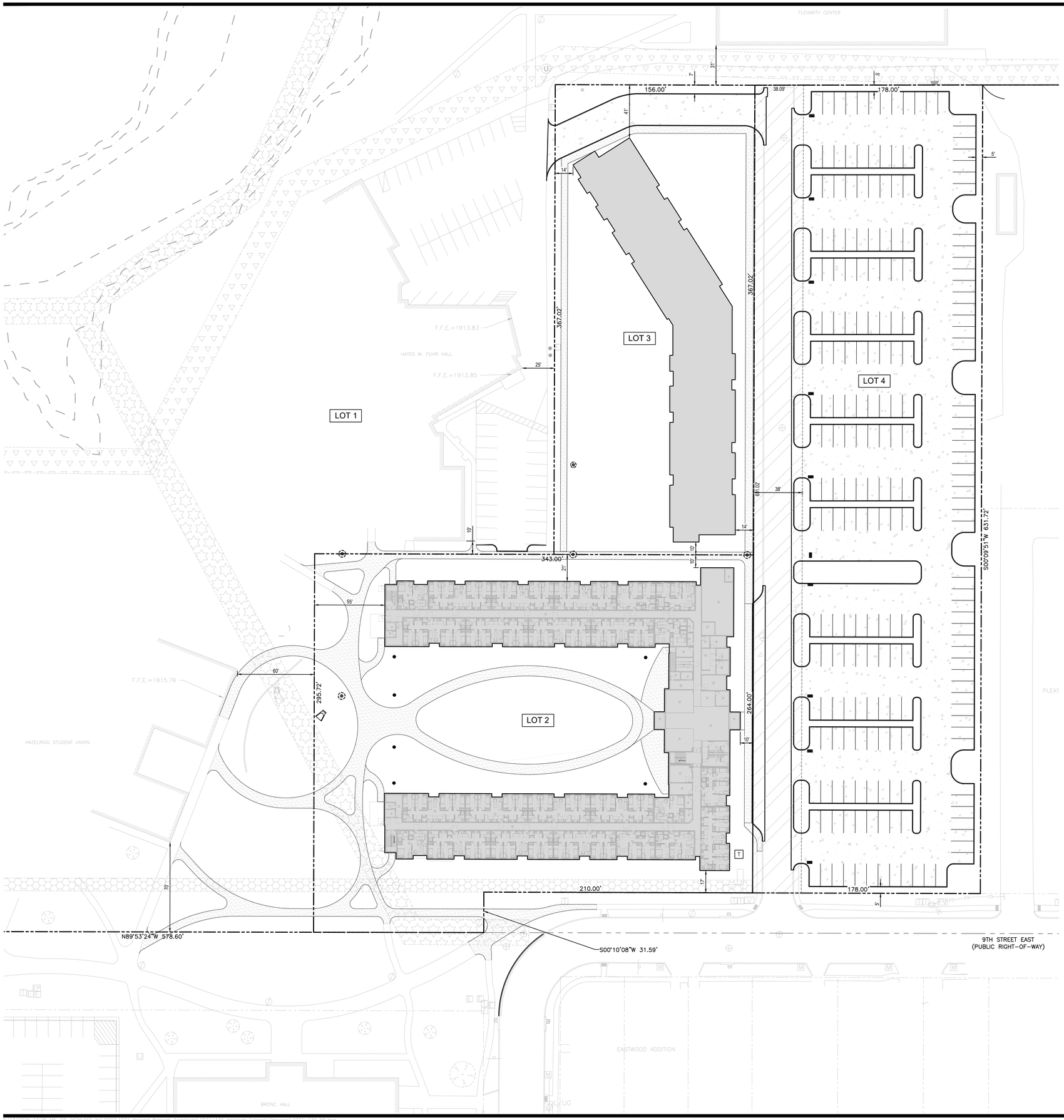
Drawn By: ZAS Reviewed By: JAD
Job No.: 1071-134 Date: 05-13-24

Sheet Title

Existing Conditions

Sheet Number

Exhibit B



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LEGEND

- PROPOSED 6" P.C.C. PAVEMENT W/ CURB & GUTTER
- PROPOSED 5" P.C.C. SIDEWALK
- PROPOSED UTILITY & ACCESS EASEMENT - VACATED PINE KNOLL ROAD
- HASTINGS COLLEGE UTILITY EASEMENT
- PUBLIC UTILITIES EASEMENT
- WATER EASEMENT

N

0' 15' 30'

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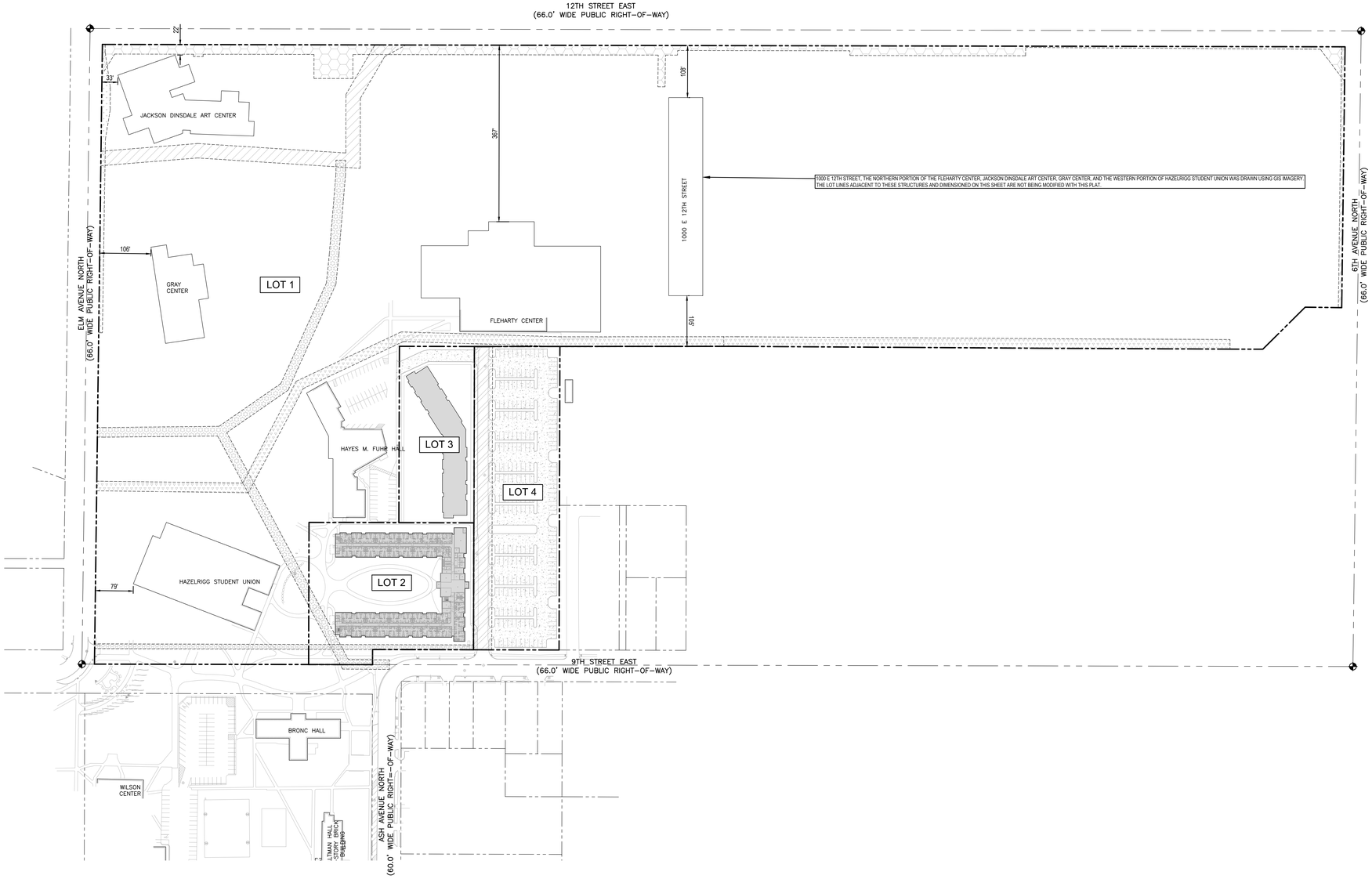
Drawn By: ZAS Reviewed By: JAD
Job No.: 1071-134 Date: 05-13-24

Sheet Title

Site Plan

Sheet Number

Exhibit C1



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N

0' 50' 100'

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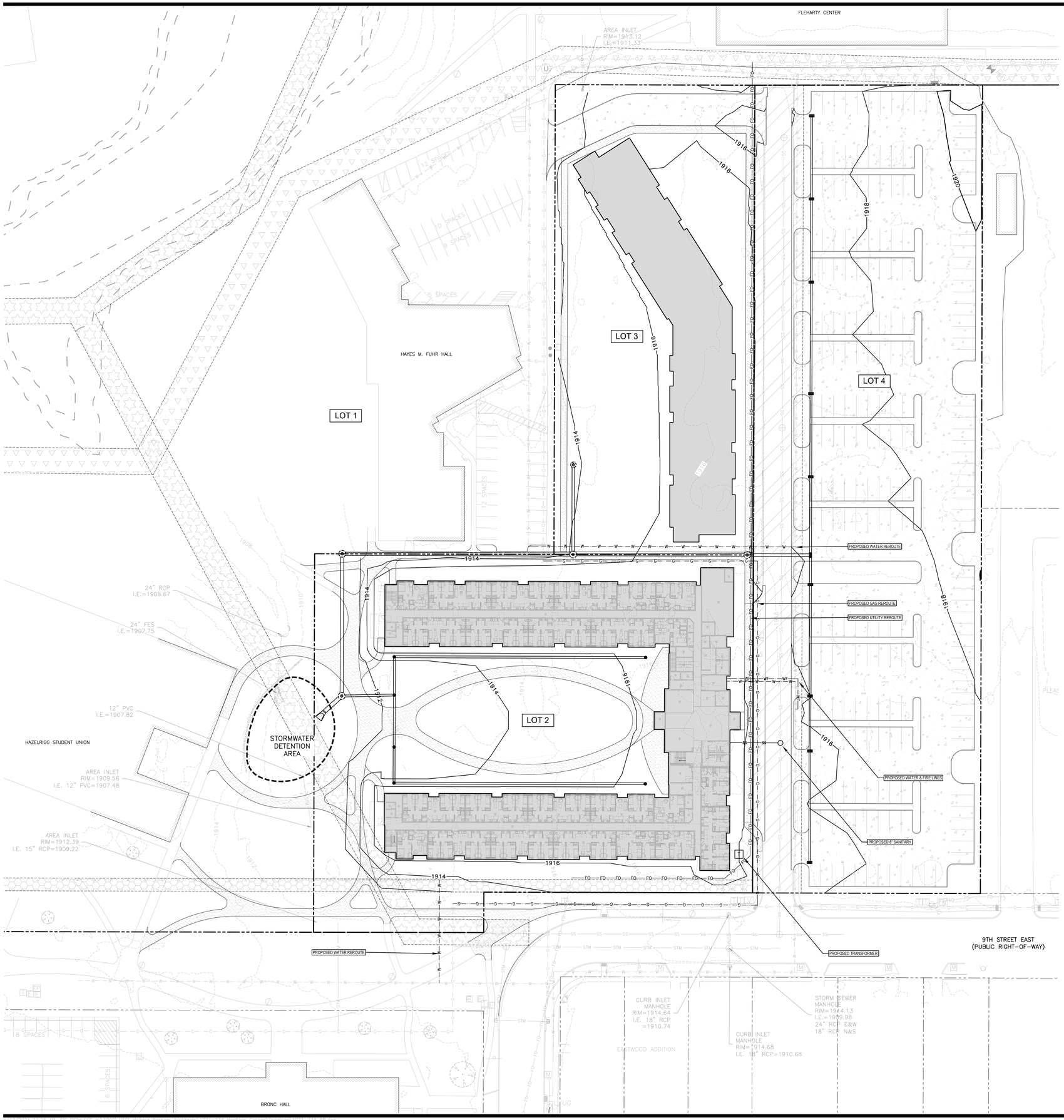
Drawn By: ZAS Reviewed By: JAD
Job No.: 1071-134 Date: 05-13-24

Sheet Title

Site Plan

Sheet Number

Exhibit C2



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LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- EXISTING SANITARY
- PROPOSED SANITARY
- EXISTING WATER
- PROPOSED WATER
- PROPOSED FIRE LINE
- EXISTING GAS
- PROPOSED GAS
- EXISTING FIBER OPTICS
- PROPOSED FIBER OPTICS
- PROPOSED UTILITY & ACCESS EASEMENT - VACATED PINE KNOLL ROAD
- HASTINGS COLLEGE UTILITY EASEMENT
- PUBLIC UTILITIES EASEMENT
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0' 15' 30'

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Professional Seal

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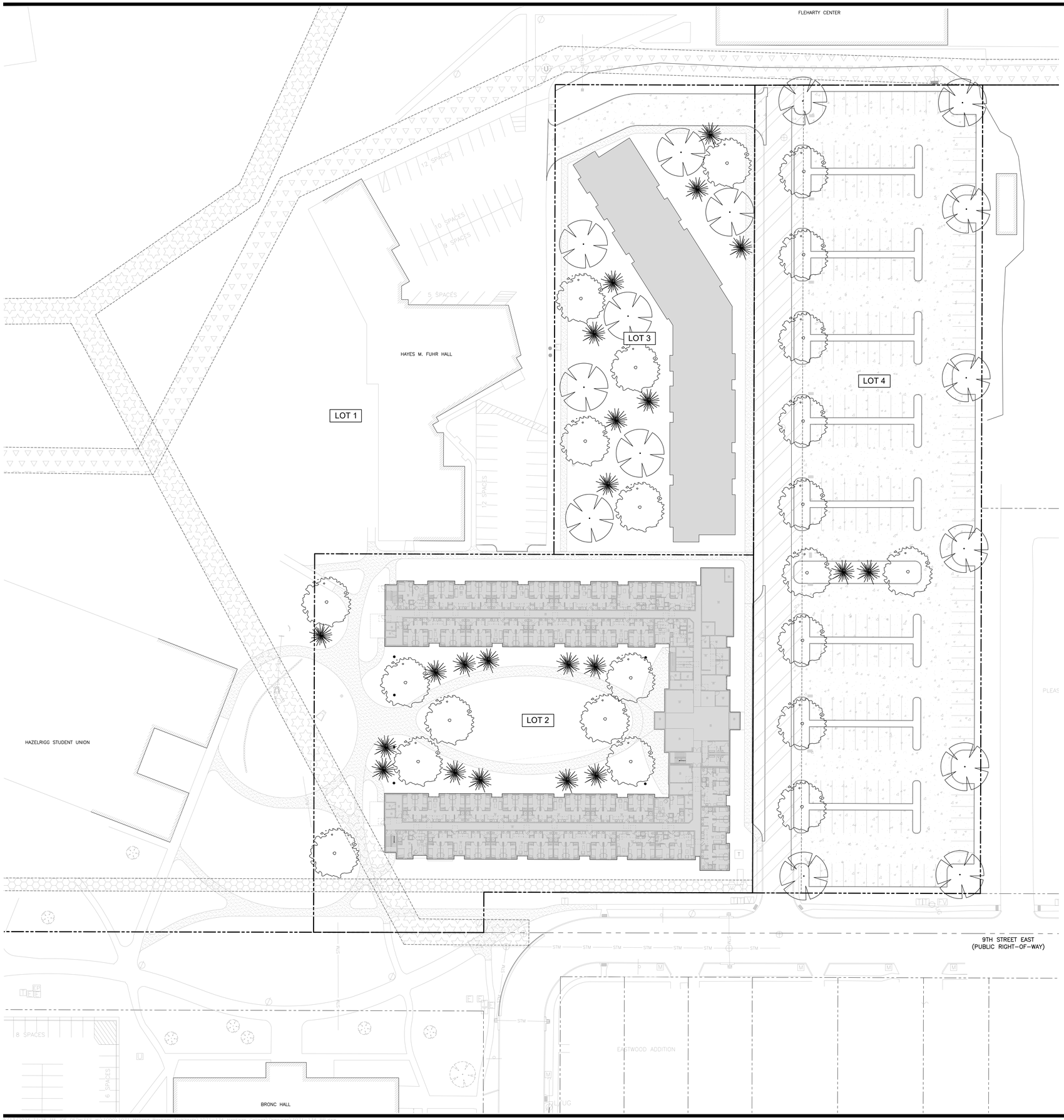
Drawn By: ZAS Reviewed By: JAD
Job No.: 1071-134 Date: 05-13-24

Sheet Title

Grading and Utility Plan

Sheet Number

Exhibit D



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LEGEND

- BUR OAK
- HONEY LOCUST
- AMUR MAPLE
- PROPOSED UTILITY & ACCESS EASEMENT – VACATED PINE KNOLL ROAD
- HASTINGS COLLEGE UTILITY EASEMENT
- PUBLIC UTILITIES EASEMENT
- WATER EASEMENT

PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	MATURE HEIGHT	MATURE SPREAD	TOTAL QUANTITY
AM	ACER GINNALA	AMUR MAPLE	2" CAL. MIN.	B&B	20'	20'	22
HL	GLEDITSIA TRIACANTHOS	HONEY LOCUST	2" CAL. MIN.	B&B	70'	40'	23
BO	QUERCUS MACROCARPA	BUR OAK	2" CAL. MIN.	B&B	70'	50'	15

NOTE: PLANT SCHEDULE IS APPROXIMATE AND SUBJECT TO CHANGE; HOWEVER, ANY CHANGES MUST BE IN ACCORDANCE WITH THE CITY OF HASTING'S LANDSCAPE ORDINANCES AND REGULATIONS.

N

0' 15' 30'

TD2 engineering & surveying

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10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 www.td2co.com

dba: TD2 Engineering and Surveying
NE CA-0199

Project Name

Hastings College Second Subdivision

Project Location

923 Pine Knoll Road
Hastings, NE 68901

Client Name

Hastings College

Professional Seal

Revision Dates

No.	Description	MM-DD-YY
--	--	--

Drawn By: ZAS Reviewed By: JAD
Job No.: 1071-134 Date: 05-13-24

Sheet Title

Landscaping Plan

Sheet Number

Exhibit E

May 2, 2024

Mr. Chad Bunger
Director of Development Services
City of Hastings
3505 Yost Avenue
Hastings, NE 68901

Mr. Bunger:

Please receive this letter as a formal request to vacate Pine Knoll Road and the public right of ways for private drives and accesses adjacent to Pine Knoll Road, as described below.

> All of Pine Knoll Road extending from the south line of Pine Knoll Place, a subdivision in Adams County, Nebraska, to the north line of said Pine Knoll Place.

Hastings College has or will have acquired all properties adjacent to the requested vacation and has previously provided documentation to the City of Hastings reflecting as much. In partnership with the Suzanne and Walter Scott Foundation, Hastings College intends to redevelop this property into parking for student housing.

The current road is a dead end road, servicing campus properties, which will be otherwise accessed via parking lots and/or other campus access points. Hastings College and the Suzanne and Walter Scott Foundation will work with Hastings Utilities to relocate all existing utilities near the road.

Should you have any additional questions, please do not hesitate to contact Hastings College.

Sincerely,



Stephanie Ourada
CFO, Hastings College

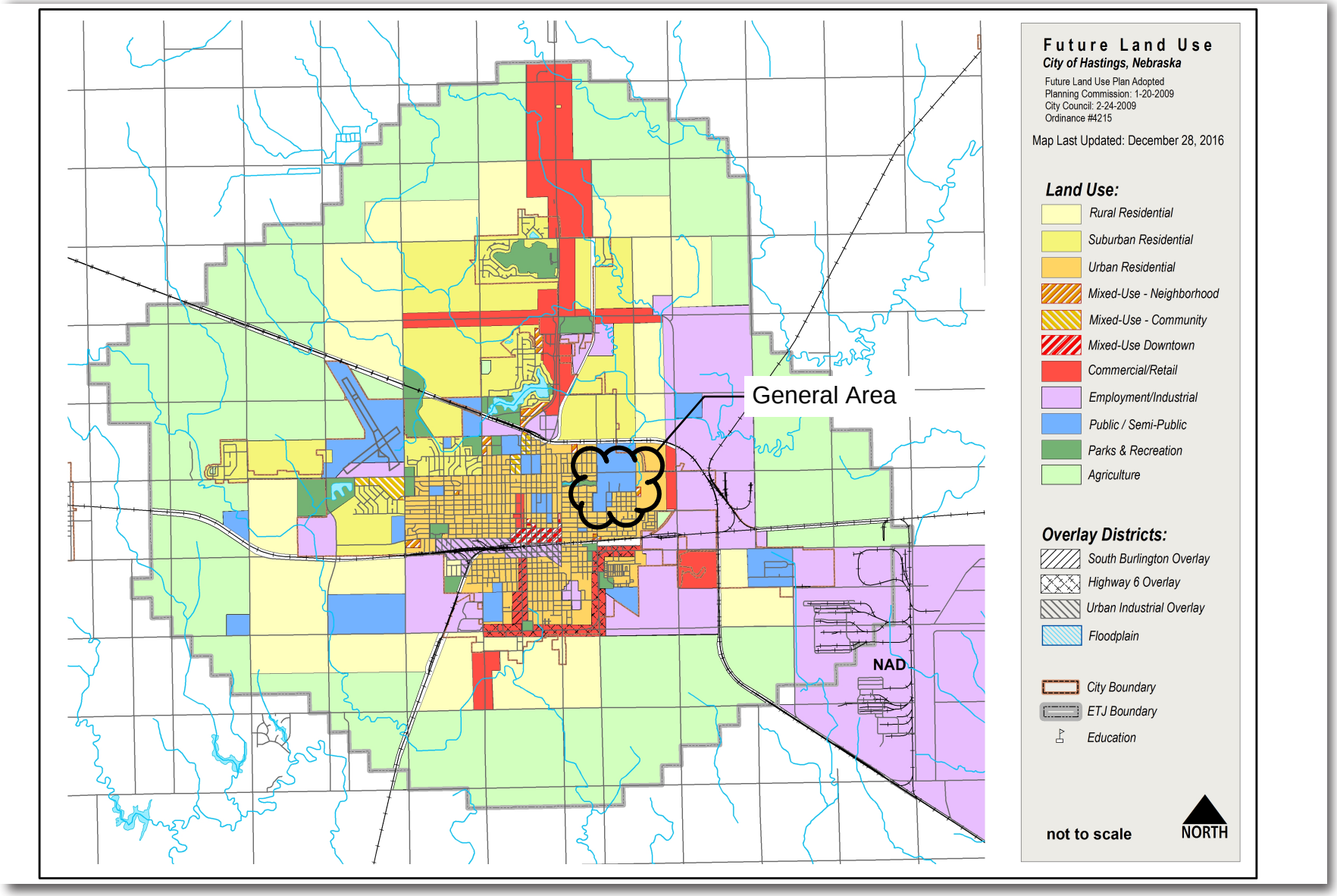


Figure 2.2: Future Land Use Plan

Department: Engineering
Staff Contact: Lee Vrooman
Council Meeting Date: 6/10/2024

AGENDA ITEM SUMMARY SHEET

Description of Item:

Ordinance No. 4762 Vacating all of Pine Knoll Road extending from the north line of 9th Street Platted ROW to the north line of Pine Knoll Place.

Names of People/Business affected by this action:

City of Hastings

Why Council action is required:

Council approval is required

Type of action requested:

Ordinance

Suggested motion:

Motion to approve Ordinance No. 4762 Vacating all of Pine Knoll Road extending from the north line of 9th Street Platted ROW to the north line of Pine Knoll Place.

Deadlines associated with action:

Department head comments:

The vacating and conveying of the Pine Knoll Road ROW is to support the proposed development of student housing for Hastings College. Hastings College owns both sides of the ROW to be vacated. Utility easements will be kept for existing utilities in this ROW.

Recommend Approval

City Administrator comments:

ORDINANCE NO. 4762

AN ORDINANCE OF THE CITY OF HASTINGS, NEBRASKA, VACATING ALL OF PINE KNOLL ROAD EXTENDING FROM THE NORTH LINE OF 9TH STREET PLATTED ROW TO THE NORTH LINE OF PINE KNOLL PLACE, ALL LOCATED IN HASTINGS, ADAMS COUNTY, NEBRASKA AND RETAINING THE PUBLIC UTILITY EASEMENTS CONTAINED THEREON; PROVIDING FOR FILING OF THIS ORDINANCE WITH THE REGISTER OF DEEDS OF ADAMS COUNTY, NEBRASKA; REPEALING INCONSISTENT PROVISIONS; AND PROVIDING WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT.

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

SECTION 1. That the legally described property described as:

> All of Pine Knoll Road extending from the north line of 9th Street platted ROW to the north line of said Pine Knoll Place a subdivision in the City of Hastings, Adams County, Nebraska.

all as depicted on the attached Exhibit "A" be and the same is hereby vacated and the title to such vacated property shall vest in the owners of the abutting property; provided, however there is reserved to the city easements for all utilities located thereon such easements being retained by the City of Hastings pursuant to Neb. Rev. Stat. §16-611.

SECTION 2. The City Clerk is hereby directed to certify this ordinance to the Register of Deeds of Adams County, Nebraska to be recorded, all as provided by law.

SECTION 3. Any ordinance passed and approved prior to the passage, approval and publication or posting of this ordinance, and in conflict with its provisions is hereby repealed.

SECTION 4. The provisions of this ordinance are separable, and the invalidity of any phrase, clause or part of this ordinance shall not affect the validity or effectiveness of the remainder of this ordinance.

SECTION 5. This ordinance shall take effect and be in full force from and after its passage, approval and publication in pamphlet form.

PASSED AND APPROVED this 10th day of June, 2024**.**

_____
Corey Stutte, Mayor

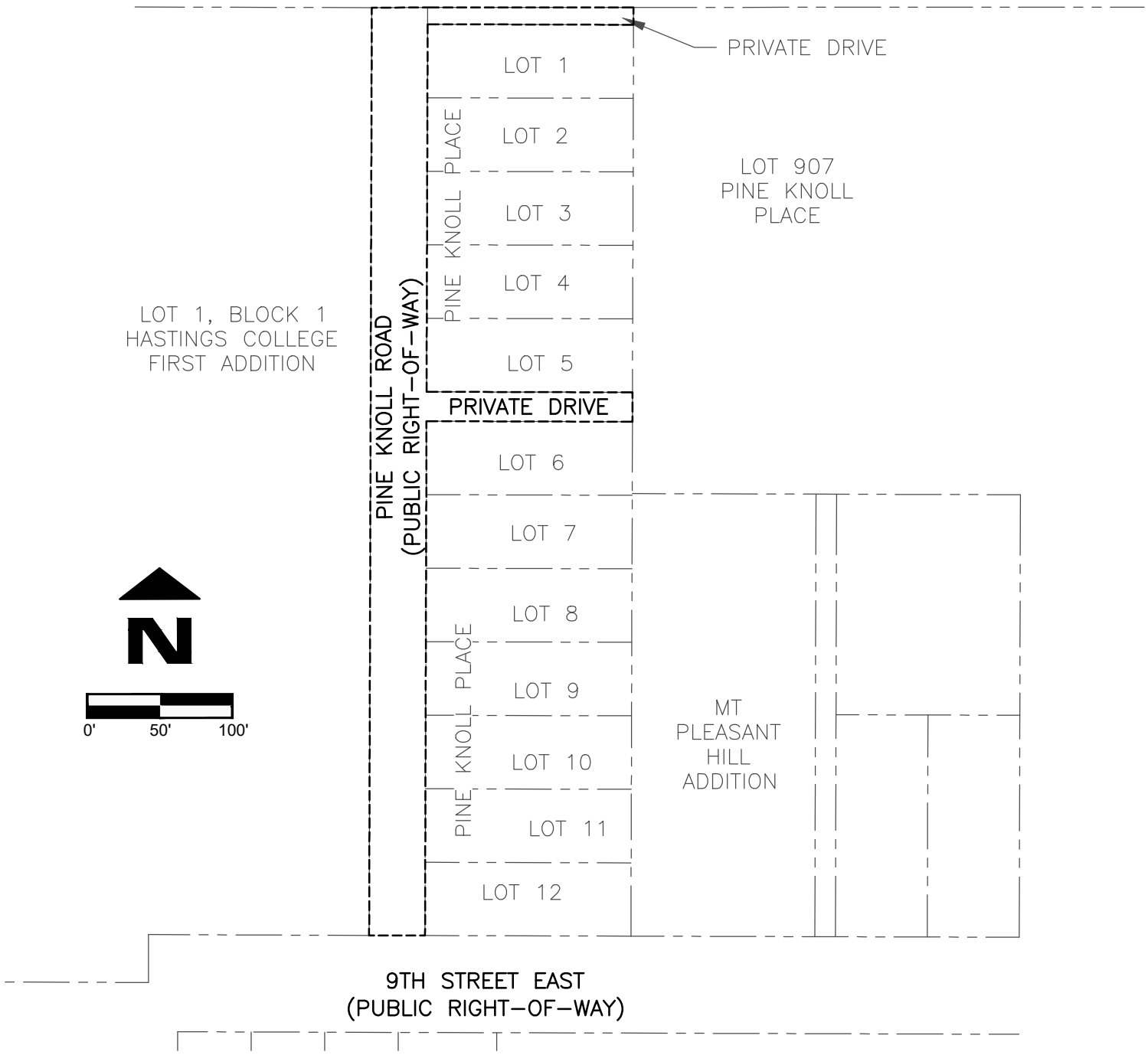
ATTEST:

_____
Kimberly S. Jacobitz, City Clerk

(S E A L)

APPROVED AS TO FORM:

_____
Jesse Oswald, City Attorney



LEGAL DESCRIPTION

ALL OF PINE KNOLL ROAD EXTENDING FROM THE NORTH LINE OF 9TH STREET PLATTED ROW TO THE NORTH LINE OF SAID PINE KNOLL PLACE A SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

CONTAINS: 28,410 SQ.FT. OR 0.65 ACRES MORE OR LESS

TD2 engineering & surveying
thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 f.402.330.5866
td2co.com
dba: TD2 Engineering & Surveying
NE CA-0199

Job Number: 1071-134 EX3

Date: 4/25/2024
Drawn By: MRS
Reviewed By JLC:
Revision Date:

EXHIBIT "A"

Book
Page

Department: Development Services
Staff Contact: Ember Batelaan, Chad Bunger
Council Meeting Date: 6/10/2024

AGENDA ITEM SUMMARY SHEET

Description of Item:

A public hearing to consider a request to adopt the Redevelopment Plan for an approximate 161.57-acre area generally bounded by East 26th Street, Pioneer Spirit Trail, Union Pacific Railroad, and North Elm Avenue in the City of Hastings, Adams County, Nebraska, known as Redevelopment Area #18.

Names of People/Business affected by this action:

The property owners, City of Hastings, and all affected taxing authorities.

Why Council action is required:

From N.R.S 18-2110: Plan; submission or recommendation; requirement.
A redevelopment plan shall not be submitted or recommended to the governing body of the city in which the redevelopment project area is located until a general plan for the development of the city has been prepared.

Type of action requested:

Motion
Resolution

Suggested motion:

Motion to approve Resolution 2024-30 to adopt the General Redevelopment Plan for Redevelopment Area #18.

Deadlines associated with action:

Department head comments:

The complete details of the staff review and recommendation are in the attached staff report.

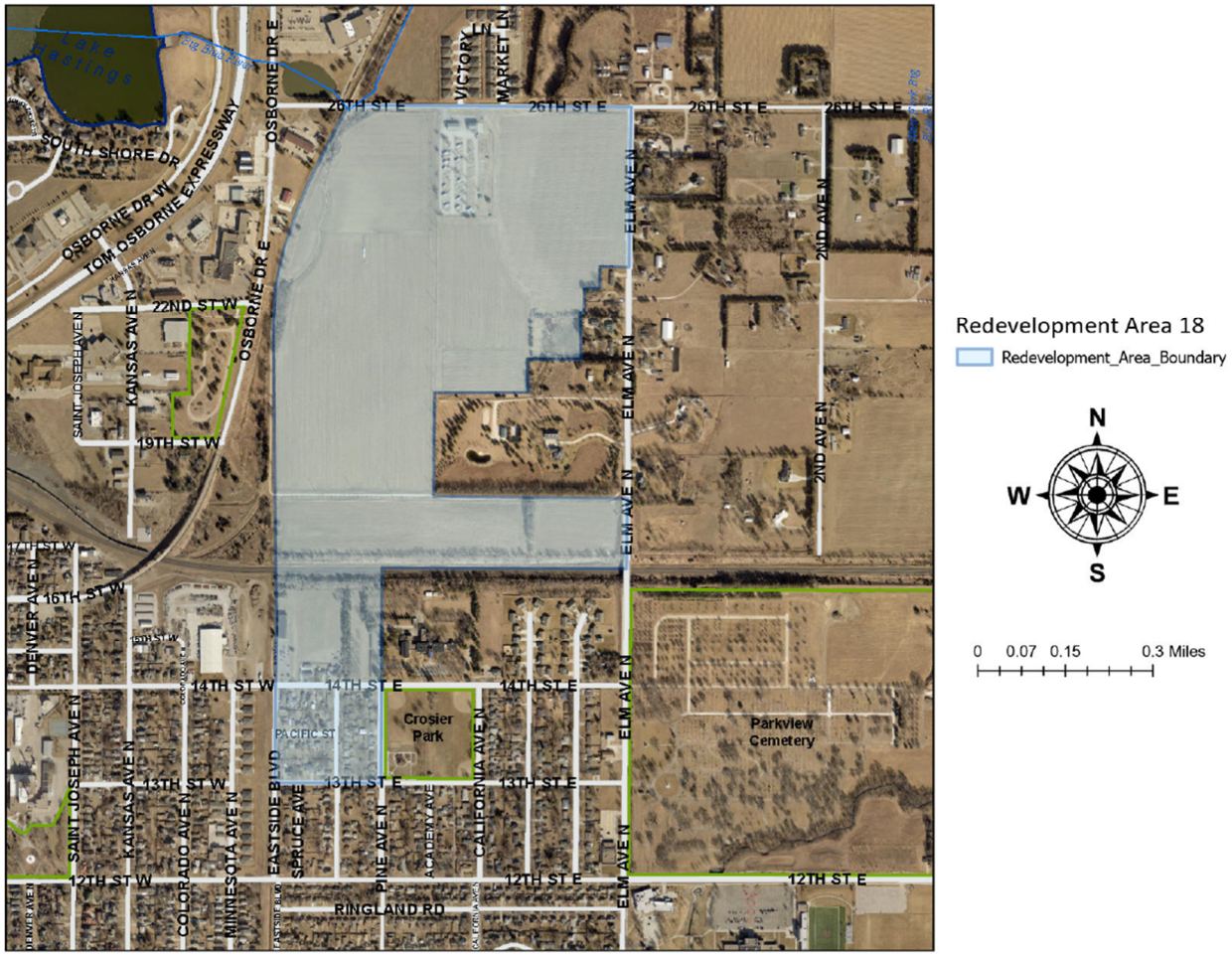
City Administrator comments:

City of Hastings Planning Commission

HASTINGS
DEVELOPMENT SERVICES

STAFF REPORT

General Redevelopment Plan:	Redevelopment Area 18
Applicant:	Hastings Community Redevelopment Authority
Redevelopment Area Location:	Generally bounded by East 26th Street, Pioneer Spirit Trail, Union Pacific Railroad, and North Elm Avenue.
Date of Public Hearing:	May 21, 2024



SECTION AND REQUIREMENT OF NEBRASKA STATE STATUTES ALLOWING FOR A GENERAL REDEVELOPMENT PLAN

- **Statute 18-2109:** Redevelopment plan; preparation;
    - (1) A redevelopment plan for a redevelopment project area shall not be prepared and the governing body of the city in which such area is located shall not approve a redevelopment plan unless the governing body has, by resolution adopted after the public hearings required under this section, declared such area to be a substandard and blighted area in need of redevelopment.
- **Statute 18-2110:** Plan; submission or recommendation; requirement.
    - A redevelopment plan shall not be submitted or recommended to the governing body of the city in which the redevelopment project area is located until a general plan for the development of the city has been prepared.
- **Statute 18-2111:** Plan; who may prepare; contents.
    - The authority may itself prepare or cause to be prepared a redevelopment plan or any person or agency, public or private, may submit such a plan to an authority. A redevelopment plan shall be sufficiently complete to indicate its relationship to definite local objectives as to appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities and other public improvements, and the proposed land uses and building requirements in the redevelopment project area, and shall include without being limited to:
        i. The boundaries of the redevelopment project area with a map showing the existing uses and condition of the real property therein;
        ii. A land-use plan showing proposed uses of the area;
        iii. Information showing the standards of population density, land coverage, and building intensities in the area after redevelopment;
        iv. A statement of the proposed changes, if any, in zoning ordinances or maps, street layouts, street levels or grades, or building codes and ordinances;
        v. A site plan of the area;
        vi. A statement as to the kind and number of additional public facilities or utilities which will be required to support the new land uses in the area after redevelopment.

BLIGHT STUDY ADOPTION:

The Blight and Substandard Study for Redevelopment Area # 18 was heard at the April 22, 2024, City Council meeting and passed with a vote of 5-2-1. Redevelopment Area #18 was designated as a substandard and blighted area in need of redevelopment with Resolution No. 2024-25.

DESCRIPTION OF GENERAL REDEVELOPMENT PLAN FINDINGS:

The CRA completed the General Redevelopment Plan on April 30, 2024. The General Redevelopment Plan is intended to serve as a comprehensive guide for the implementation of development and redevelopment activities within Redevelopment Area #18. Redevelopment and development activities should be utilized to promote the general welfare and enhance the tax base, as well as promote the economic and social well-being of the Community.

The General Redevelopment Plan identifies four general development/redevelopment initiatives and three infrastructure and utility systems initiatives. Each initiative identifies ways in which the area should be redeveloped throughout the next ten to fifteen years.

The General Redevelopment Plan also identifies the existing and future land uses of the Area. Redevelopment Area #18 currently consists of residential, commercial campground, and vacant/undeveloped land use types. The blight study also identified properties and structures classified as being in deteriorating condition or dilapidated. The tracts of undeveloped land are ideally suited for future residential development. The future land use map follows the vision of the comprehensive plan and promotes the Area as a location for a mix of commercial and residential development. The General Redevelopment Plan recommends the future commercial and single-family residential land use be buffered with multi-family residential development.

The future zoning in the Area is recommended to be commercial and residential zoned areas. The undeveloped land within Area #18 will most likely be required to be rezoned and subdivided to meet the needs of the community and to reach the highest and best use for the property. In addition to complying with the City's adopted Comprehensive Plan's Future Land Use Map and applicable policies, the redevelopment should meet sound engineering and planning principles, match the general character of the surrounding areas, and provide quality residential uses that help address the City's affordable housing needs.

Additionally, the General Redevelopment Plan identifies recommended public improvements for the Area. These improvements could include streets, water, sanitary sewer and storm sewer systems, sidewalks, open space, and recreational uses. According to the Blight and Substandard Study, the primary concerns in the Area are the condition of existing structures and sites, as well as improvement needs for deteriorated and dilapidated infrastructure systems to serve developed and undeveloped land throughout the Redevelopment Area. Future development should meet the City's development standards and new or redeveloped infrastructure should be designed to meet the provisions of the Subdivision Regulations of Hastings.

In conclusion, the General Redevelopment Plan for Redevelopment Area #18 should guide the redevelopment and development opportunities. The major components will be accomplished as individual projects that will be proposed as plan modifications upon adoption of this General Redevelopment Plan.

CONFORMANCE WITH COMPREHENSIVE PLAN:

The 2009, Imagine Hastings Comprehensive Plan identifies Redevelopment Area #18 as "Urban Residential" and "Suburban Residential". Urban Residential is defined as a higher density residential development typically in the 4 to 10 units per acre range with lots ranging in size from 7,000 to 10,750 square feet. Suburban Residential is defined as the most common development standard in housing and neighborhood design in Hastings and is typically in the 2 to 5 units per acre range with lots ranging in size from 8,750 to 20,000 square feet.

It should be noted that the Imagine Hastings Plan is fifteen years old and its vision for this area and others across the community may not reflect the current development realities. The community is in the process of updating the Comprehensive Plan. The Plan update is anticipated to be completed this year in the late Spring or Summer.

Additionally, the subsequent redevelopment plan modifications may likely take on a more intense residential use or a different type of use altogether. The 2009 Imagine Hastings Comprehensive Plan does include a number of land use policies that support a mix of residential uses and densities within a single development, especially if those developments maximize use of existing infrastructure. The Community Redevelopment Authority and developers should work with the City to review the forthcoming redevelopment plan modifications and specific development projects for conformance with the Comprehensive Plan and request amendments and rezonings as needed.

STANDARDS TO ADOPT GENERAL REDEVELOPMENT PLAN:

The provisions of Nebraska State Statutes, 18-2109, regulate the redevelopment of areas within blighted and substandard areas.

The City Council, by recommendation from the City Planning Commission, will declare an area as blighted and substandard prior to the development of a redevelopment plan.

STAFF COMMENTS: Staff concurs with the CRA's findings. Staff recommends the Planning Commission recommend **APPROVAL** to adopt the **GENERAL REDEVELOPMENT PLAN**, as written, for Redevelopment Area #18 to the City Council, as it meets the provisions of Nebraska State Statutes 18-2109.

PREPARED BY: Ember Batelaan

DATE: May 10, 2024

ATTACHMENTS:

1. General Redevelopment Plan for Redevelopment Area #18
2. Blight and Substandard Study for Proposed Redevelopment Area #18

GENERAL REDEVELOPMENT PLAN
FOR REDEVELOPMENT AREA #18
APRIL 24, 2024

Purpose of the Plan

The purpose of the General Redevelopment Plan is to serve as a comprehensive guide for implementation of development and redevelopment activities within Redevelopment Area #18 in the City of Hastings, Nebraska. Redevelopment and development activities associated with the Nebraska Community Development Law, State Statutes 18-2101 through 18-2154, should be utilized to promote the general welfare and enhance the tax base, as well as promote economic and social well-being of the Community.

The General Redevelopment Plan prepared by the Hastings Community Redevelopment Authority (CRA) must contain the general planning elements required by Nebraska State Revised Statutes, Section 18-2111 re-issue 2012 items (1) through (6). A description of these items is as follows:

(1) The boundaries of the redevelopment project area with a map showing the existing uses and condition of the real property therein; (2) a land-use plan showing proposed uses of the area; (3) information showing the standards of population densities, land coverage and building intensities in the area after redevelopment; (4) a statement of the proposed changes, if any, in zoning ordinances or maps, street layouts, street levels or grades, or building codes and ordinances; (5) a site plan of the area; and (6) a statement as to the kind and number of additional public facilities or utilities which will be required to support the new land uses in the area after redevelopment.

Furthermore, the General Redevelopment Plan must further address the items required under Section 18-2113, "Plan; considerations", which the CRA must consider prior to recommending a redevelopment plan to the Planning Commission and City Council for adoption. These "considerations" are defined as follows:

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

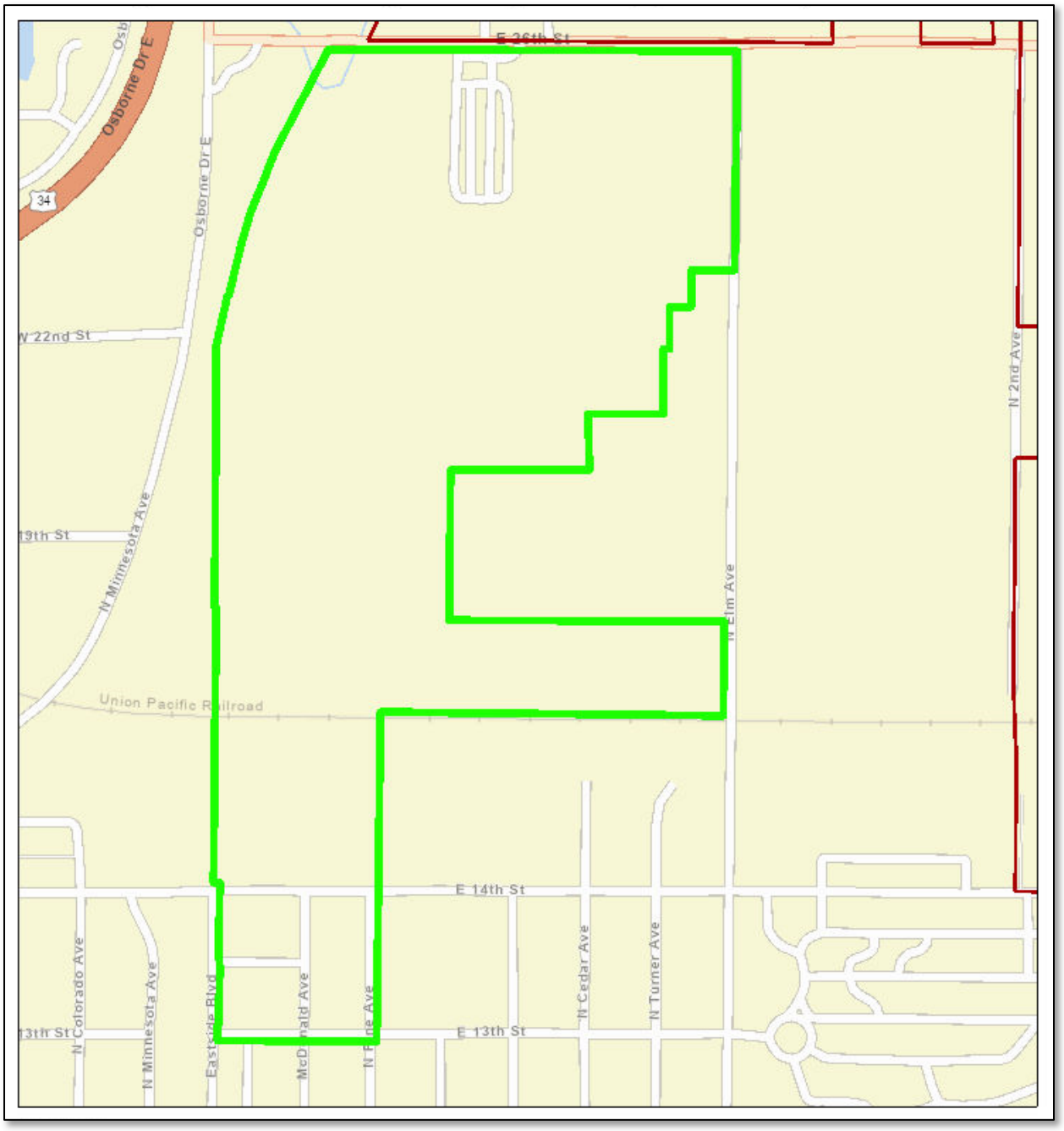
Location.

Redevelopment Area #18 is located in the northeast section of the City of Hastings, Nebraska, generally bounded by East 26th Street to the north, Pioneer Spirit Trail to the west, East 13th Street to the south and North Elm Avenue to the east. The Area is comprised of an estimated 161.57 acres. Key development features in Area #18 include the Hastings Campground and RV Park, three large tracts of undeveloped land, one small track of undeveloped land and one square block of single-family homes. This Redevelopment Area has been identified for future development activities, due to the existence of aging and deteriorating structures, aging and deteriorating sidewalks and streets, pedestrian safety, aging and undersized water mains, and obsolete platting. The referenced Redevelopment Area #18, in the City of Hastings, Nebraska, includes the following Adams County Parcel ID #s:

Parcel ID Numbers Within Proposed Redevelopment Area 18							
010011225	010011315	010011346	010011224	010011313	010011328	010011349	010013899
010011324	010011337	010011338	010014336	010011327	010011319	010011335	010016834
010011332	010011309	010011343	010011312	010011311	010011336	010011342	010016830
010011333	010011334	010011347	010014334	010011316	010011320	010011330	010016832
010011323	010011348	010011345	010014335	010011325	010011322	010011310	010016833
010011331	010011341	010011344	010014457	010011339	010011318	010011329	010011321
010011326	010011340	010011314	010013900	010011317			

The following map (Exhibit 1) and other maps in this Redevelopment Plan identify the entire Redevelopment Area #18 that has been declared blighted and substandard and in need of redevelopment pursuant to this General Redevelopment Plan.

EXHIBIT #1



Project Planning and Implementation Recommendations.

The planning process for Redevelopment Area #18 has resulted in a listing of general planning and implementation recommendations. As discussed in the Blight and Substandard Determination Study, existence of aging and deteriorating structures, aging and deteriorating sidewalks and streets, pedestrian safety, aging and undersized water mains, obsolete platting and the existence of conditions

which endanger life or property by fire or other causes are a sufficient basis for designation of Redevelopment Area #18 as blighted and substandard.

To eliminate blight and substandard conditions and enhance private development and redevelopment activities within Redevelopment Area #18, the City of Hastings will need to consider the following general development/redevelopment initiatives. Tax Increment Financing (TIF) will need to be considered as a tool to assist in financing both development and redevelopment projects. Micro TIF, or the expedited review of smaller, single redevelopment projects should be adopted by City Council resolution and utilized in the Redevelopment Area.

General Development/Redevelopment Initiatives.

- Create an "Economic Development Initiative" for Redevelopment Area #18 directed at increasing the property tax base. Utilize TIF, Micro-TIF, the Rural Workforce Housing Fund and other available sources of economic development funding, including State, Federal and Private Foundation Grants, as well as private investment, for the expansion of existing and the development of new residential uses in the Area in conformance with the City's *Comprehensive Development Plan* and current *Zoning Regulations,* pending changes or amendments to both documents.

- Develop public and private partnerships with funding entities and property developers to attract residential, and commercial development to Redevelopment Area #18. Partnerships can include, but are not limited to the Hastings Economic Development Corporation, Hastings Area Chamber of Commerce, Hastings Community Redevelopment Authority (CRA), Housing Development Corporation, Hastings Housing Authority and South-Central Economic Development District. Utilize the Hastings Comprehensive Development Plan, Hastings 2021 Housing Needs Assessment and any other local, relevant planning documents to provide direction for Community development projects.

- Promote the development of undeveloped land areas within the Redevelopment Area, targeting tracts of land that are currently both functionally and economically obsolete. Large, undeveloped tracts of land in Redevelopment Area #18 should be planned for selected mixed uses of commercial and residential development. Modern street and water/sewer systems should be in place to allow for development to occur.

- Through the CRA, acquire dilapidated and functionally and economically obsolescent buildings or land within the Redevelopment Area and retain or hold these tracts for future development.

Infrastructure & Utility Systems Initiatives.

- Replace, as needed, deteriorated, dilapidated and undersized municipal water, sewer and storm sewer mains throughout Redevelopment Area #18, to support both existing and new residential developments.

- Work with developers to install modern water, storm sewer, sanitary sewer and transportation systems in undeveloped tracts of land in Redevelopment Area #18 to support future development opportunities.

- Establish a program to improve the existing sidewalks, streets, street lighting, landscaping, private driveways, and access roads in the Area, identified as being in a state of deterioration and in substandard condition.

Implementation.

Both a time line and budget should be developed for the implementation of this General Redevelopment Plan. Each of these processes should be designed in conformance with the resources and time available by the city. A reasonable time-line to complete the redevelopment activities identified in the Plan would be 10 to 15 years.

Various funding sources exist for the preparation and implementation of a capital improvement budget designed to meet the funding needs of proposed development and redevelopment activities. These include local and federal funds commonly utilized to finance street improvement funds, i.e. Community Development Block Grants, Special Assessments, General Obligation Bonds and Tax Increment Financing (TIF). The use of TIF and Micro-TIF for development and redevelopment projects in Redevelopment Area #18 is deemed to be an essential and integral element. The use of TIF and Micro-TIF in connection with such projects is contemplated by this General Redevelopment Plan and such designation and use of TIF will not constitute a substantial modification to the Plan.

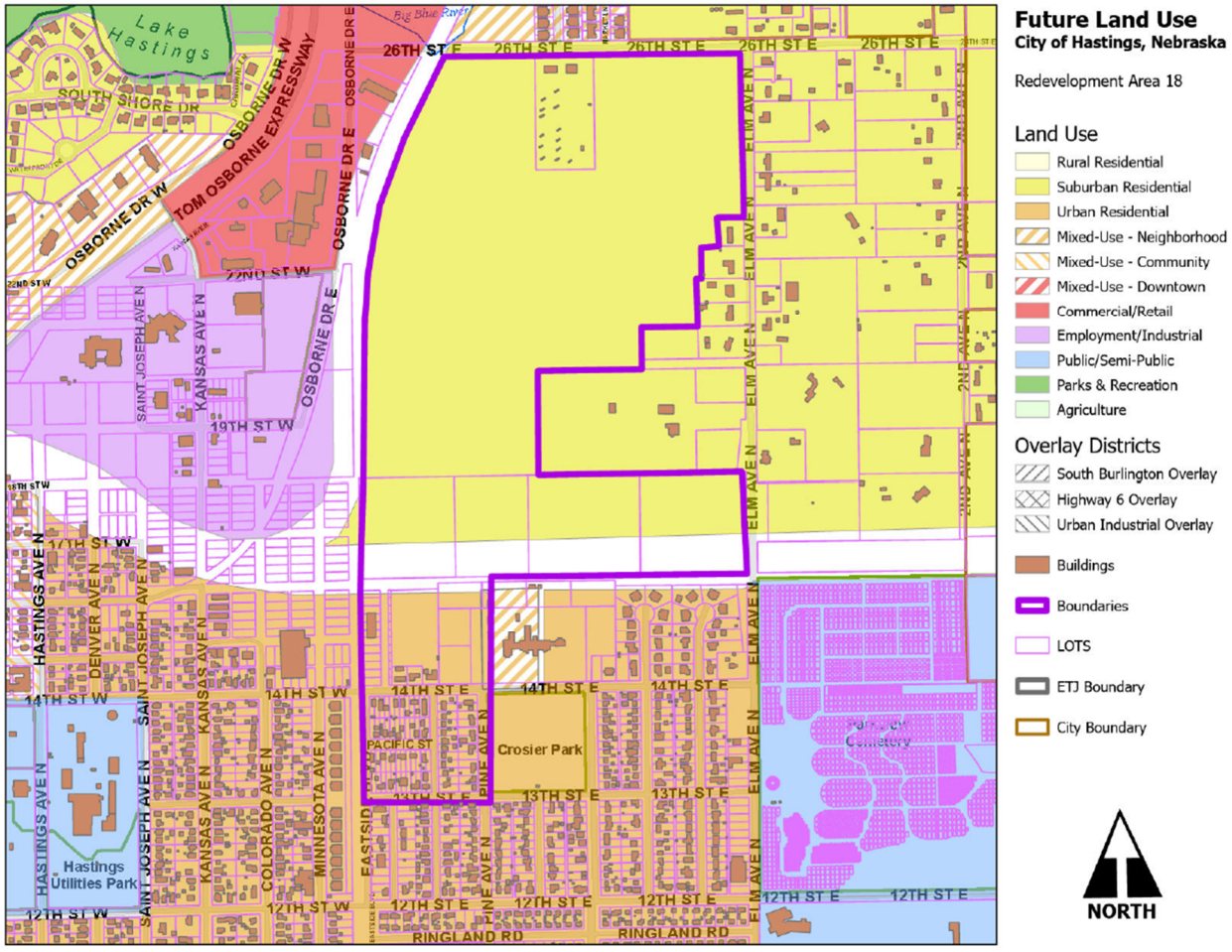
The City agrees, when approving this General Redevelopment Plan, to the utilization of TIF for appropriate development and redevelopment projects and agrees to pledge the taxes generated from such projects for such purposes in accordance with the Act. Any redevelopment project receiving TIF is subject to a Cost Benefit Analysis to determine if the project would be economically feasible without the use of TIF and whether the project would occur in the area without the use of TIF.

1. Land Use Patterns.

In general, the Redevelopment Area consists of single-family homes, a developed commercial campground and undeveloped land. The substandard and blight study identified properties and structures classified as being in deteriorating condition or dilapidated. The irregular tracts of undeveloped land are ideally suited for future residential and commercial development.

Exhibit #2, Future Land Use Map, represents the land use density and coverage, as well as a general site plan for Redevelopment Area #18. The *Hastings Comprehensive Plan* and Future Land Use Map promote the Area to support a mix of residential and commercial development. This General Redevelopment Plan recommends that future commercial and single-family residential land uses be buffered with multifamily residential development.

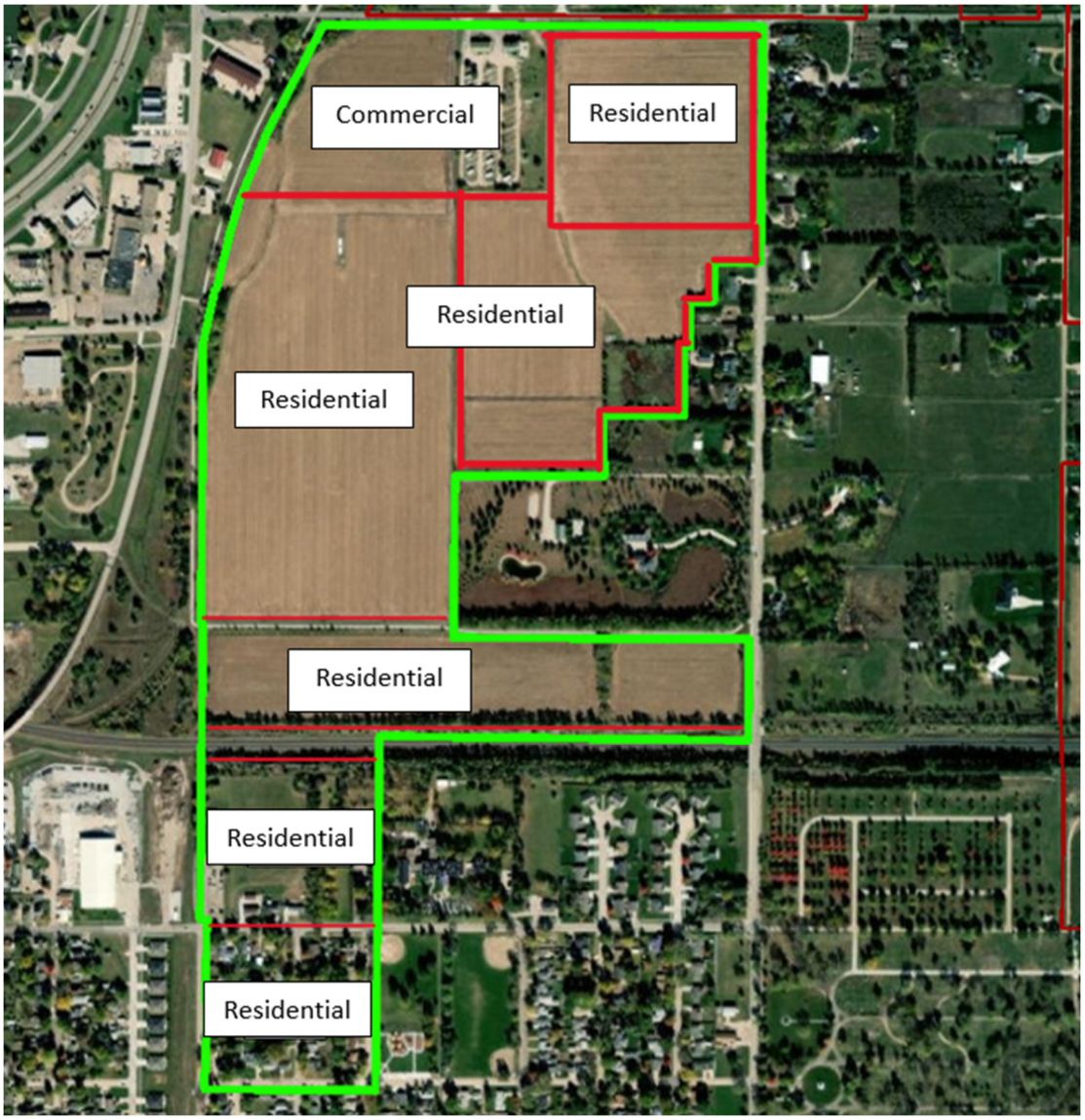
FUTURE LAND USE MAP – EXHIBIT #2



2. Future Zoning Districts.

The recommended Future Zoning Map for Redevelopment Area #18 is identified in Exhibit #3. The land within Area #18 will most likely be required to be rezoned and subdivided to meet the needs of the community and to reach the highest and best use for the property. In addition to complying with the City's adopted Comprehensive Plan's Future Land Use Map and applicable policies, the redevelopment should meet sound engineering and planning principles, match the general character of the surrounding areas, and provide quality residential uses that help address the City's affordable housing needs.

FUTURE ZONING MAP – EXHIBIT #3



3. Recommended Public Improvements.
The primary purpose of a Redevelopment Plan is to allow for the use of public financing in a specific area. This public financing is planned and implemented to serve as a "first step" for public improvements and encourage private development within the Redevelopment Area. The most common form of public improvements occurs with infrastructure, specifically streets, water, sanitary sewer and storm sewer systems, sidewalks, open space and recreational uses. The primary infrastructure concerns in the Redevelopment Area are the need to monitor utility and infrastructure systems in order to make repairs or replacement as these systems continue to age, as well as by expansion of modern infrastructure to undeveloped land areas.

The Blight and Substandard Determination Study focused on the condition of existing structures and sites, as well as improvement needs for deteriorated and dilapidated infrastructure systems to service

developed and undeveloped land throughout the Redevelopment Area. It is recommended that the City of Hastings work closely with developers to ensure that future public roads and private driveways and parking areas within the Redevelopment Area #18 are constructed in conformance with City development standards. New or redeveloped streets, sidewalks, alleys, and privately owned water and sewer service lines should be designed to meet the provisions of the Subdivision Regulations of Hastings.

Conclusions.

A successful Redevelopment Plan for Redevelopment Area #18 should guide redevelopment and development opportunities, while supporting adjacent uses. New construction should be compatible with similar materials exhibited by existing structures within, and adjacent to the Redevelopment Area**.**

The Hastings CRA and the City of Hastings should seek funding sources to create a revolving loan and/or grant program for the rehabilitation and improvement of buildings and public uses in Redevelopment Area #18. Prior to transportation network improvements, the City and the CRA should develop a plan to accommodate efficient infrastructure development and improvements.

This General Redevelopment Plan addresses numerous community and economic development activities for Redevelopment Area #18, in Hastings, Nebraska. The major components of this General Redevelopment Plan will be accomplished as individual projects; however, a comprehensive redevelopment effort is recommended. Just as the redevelopment efforts should be tied together, so should the funding sources to ensure a complete project. The use of state and federal monies, local equity and tax incentives coupled with private funding sources, can be combined for a realistic and feasible funding package. The following provides a summary listing of the types of funding to assist in implementing this General Redevelopment Plan.

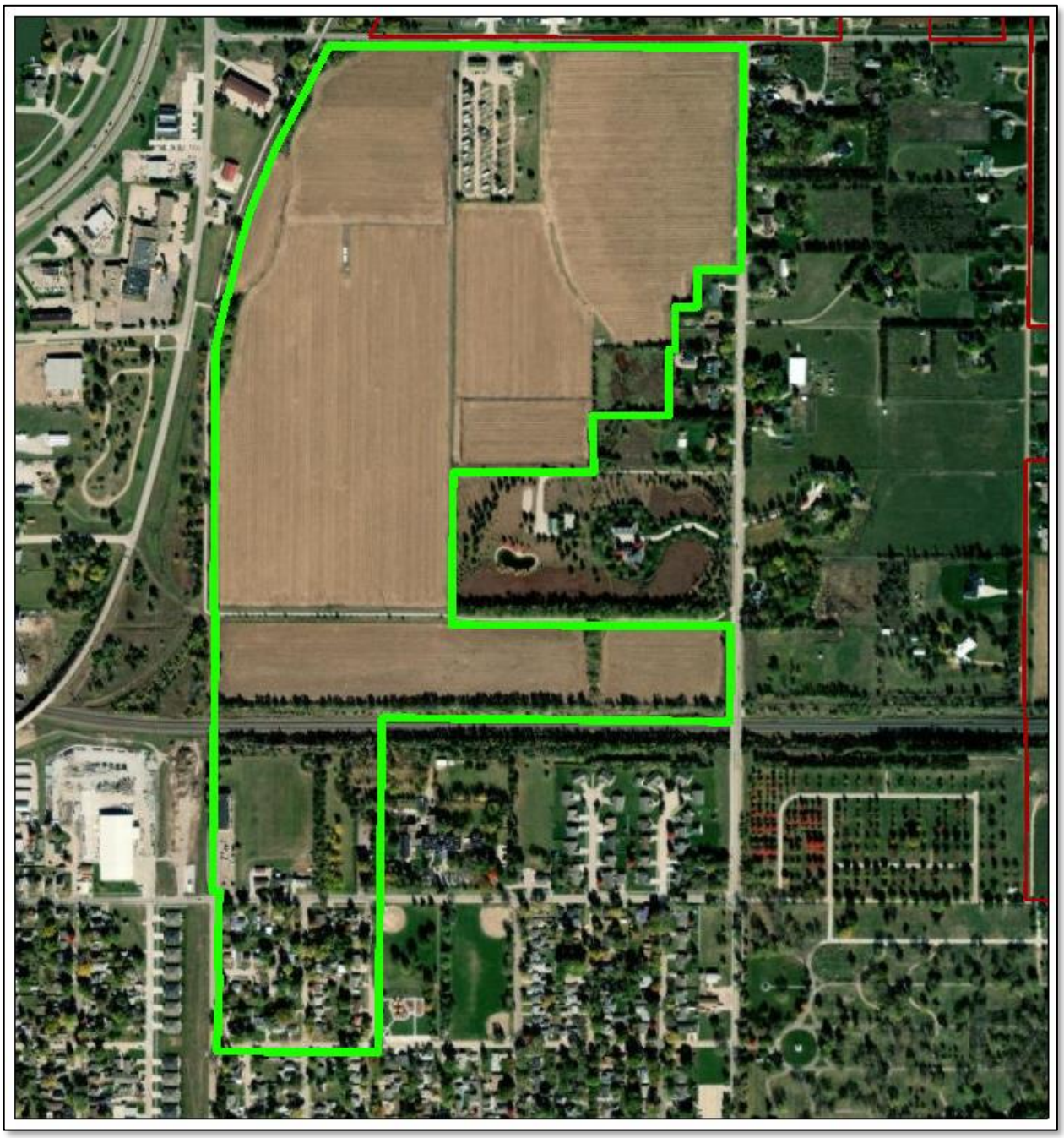
Public Funding Sources
Tax Increment Financing
LB 840, LB 1240
Historic Preservation Tax Credits (State & Federal)
Low Income Housing Tax Credits
Sales Tax
Community Development Block Grants - Re-Use Funds
HOME Funds
Nebraska Affordable Housing Trust Fund
Rural Workforce Housing Investment Fund
Community Development Assistance Act
Intermodal Surface Transportation Efficiency Act
Small Business Administration-Micro Loans
Local Lender Financing
Owner Equity
Donations and Contributions

CITY OF HASTINGS, NEBRASKA

Blight & Substandard Study – Proposed Redevelopment Area 18

Bobbi Pettit, AICP

February 13, 2024



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PROPOSED REDEVELOPMENT AREA 18
BLIGHT & SUBSTANDARD STUDY

COMMUNITY REDEVELOPMENT LAW

The State of Nebraska has established Community Redevelopment Law to correct conditions of blight within the State's municipalities and provide guidance for remedying conditions of blight, thereby encouraging redevelopment projects to take place in areas that would be considered otherwise undevelopable.

(NRS 18-2102):

> It is hereby found and declared that there exist in cities of all classes and villages of this state areas which have deteriorated and become substandard and blighted because of the unsafe, insanitary, inadequate, or overcrowded condition of the dwellings therein, or because of inadequate planning of the area, or excessive land coverage by the buildings thereon, or the lack of proper light and air and open space, or because of the defective design and arrangement of the buildings thereon, or faulty street or lot layout, or congested traffic conditions, or economically or socially undesirable land uses.
>
> Such conditions or a combination of some or all of them have resulted and will continue to result in making such areas economic or social liabilities harmful to the social and economic well-being of the entire communities in which they exist, needlessly increasing public expenditures, imposing onerous municipal burdens, decreasing the tax base, reducing tax revenue, substantially impairing or arresting the sound growth of municipalities, aggravating traffic problems, substantially impairing or arresting the elimination of traffic hazards and the improvement of traffic facilities, and depreciating general community-wide values.
>
> The existence of such areas contributes substantially and increasingly to the spread of disease and crime, necessitating excessive and disproportionate expenditures of public funds for the preservation of the public health and safety, for crime prevention, correction, prosecution, punishment, and the treatment of juvenile delinquency, and for the maintenance of adequate police, fire, and accident protection and other public services and facilities. These conditions are beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids herein provided. The elimination of such conditions and the acquisition and preparation of land in or necessary to the renewal of substandard and blighted areas and its sale or lease for development or redevelopment in accordance with general plans and redevelopment plans of communities and any assistance which may be given by any state public body in connection therewith are public uses and purposes for which public money may be expended and private property acquired. The necessity in the public interest for the provisions of the Community Development Law is hereby declared to be a matter of legislative determination.

It is further found and declared that the prevention and elimination of blight is a matter of state policy, public interest, and statewide concern and within the powers and authority inhering in and reserved to the state, in order that the state and its municipalities shall not continue to be endangered by areas which are focal centers of disease, promote juvenile delinquency, and consume an excessive proportion of their revenue.

It is further found and declared that certain substandard and blighted areas, or portions thereof, may require acquisition, clearance, and disposition, subject to use restrictions, as provided in the Community Development Law, since the prevailing conditions of decay may make impracticable the reclamation of the area by conservation or rehabilitation; that other areas or portions thereof may, through the means provided in the Community Development Law, be susceptible of conservation or rehabilitation in such a manner that the conditions and evils, hereinbefore enumerated, may be eliminated, remedied, or prevented; and that salvageable substandard and blighted areas can be conserved and rehabilitated through appropriate public action and the cooperation and voluntary action of the owners and tenants of property in such areas.

PURPOSE

The purpose of the study is to assist in following the guidance set forth by the Nebraska State Legislature regarding the definition of blighted and substandard and to identify new target areas in the community for redevelopment and workforce housing development and to propose a general redevelopment plan for these areas.

The area in question was compared to the definition of a substandard and blighted area as defined by Nebraska Revised Statute 18-2103.31, which explicitly defines a substandard area as:

> [A]n area in which there is a predominance of buildings or improvements, whether non-residential or residential in character, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare;

Section 18-2103:03 also defines a blighted area as:

> [A]n area, which (a) by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use and (b) in which there is at least one of the following conditions: (i) Unemployment in the designated area is at least one hundred twenty percent of the state or national average; (ii) the average age of the residential or commercial units in the area is at least forty years; (iii) more than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time; (iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or (v) the area has had either stable or decreasing population based on the last two decennial censuses.

Section 18-2103:03 also states the amount of area that a city can designate as blighted and substandard. Thus, Hastings, a city of the first class, shall not declare more than 35% of the land within the city's corporate limits as blighted & substandard, and in need of redevelopment:

> In no event shall a city of the metropolitan, primary, or first class designate more than thirty-five percent of the city as blighted, a city of the second class shall not designate an area larger than fifty percent of the city as blighted, and a village shall not designate an area larger than one hundred percent of the village as blighted.

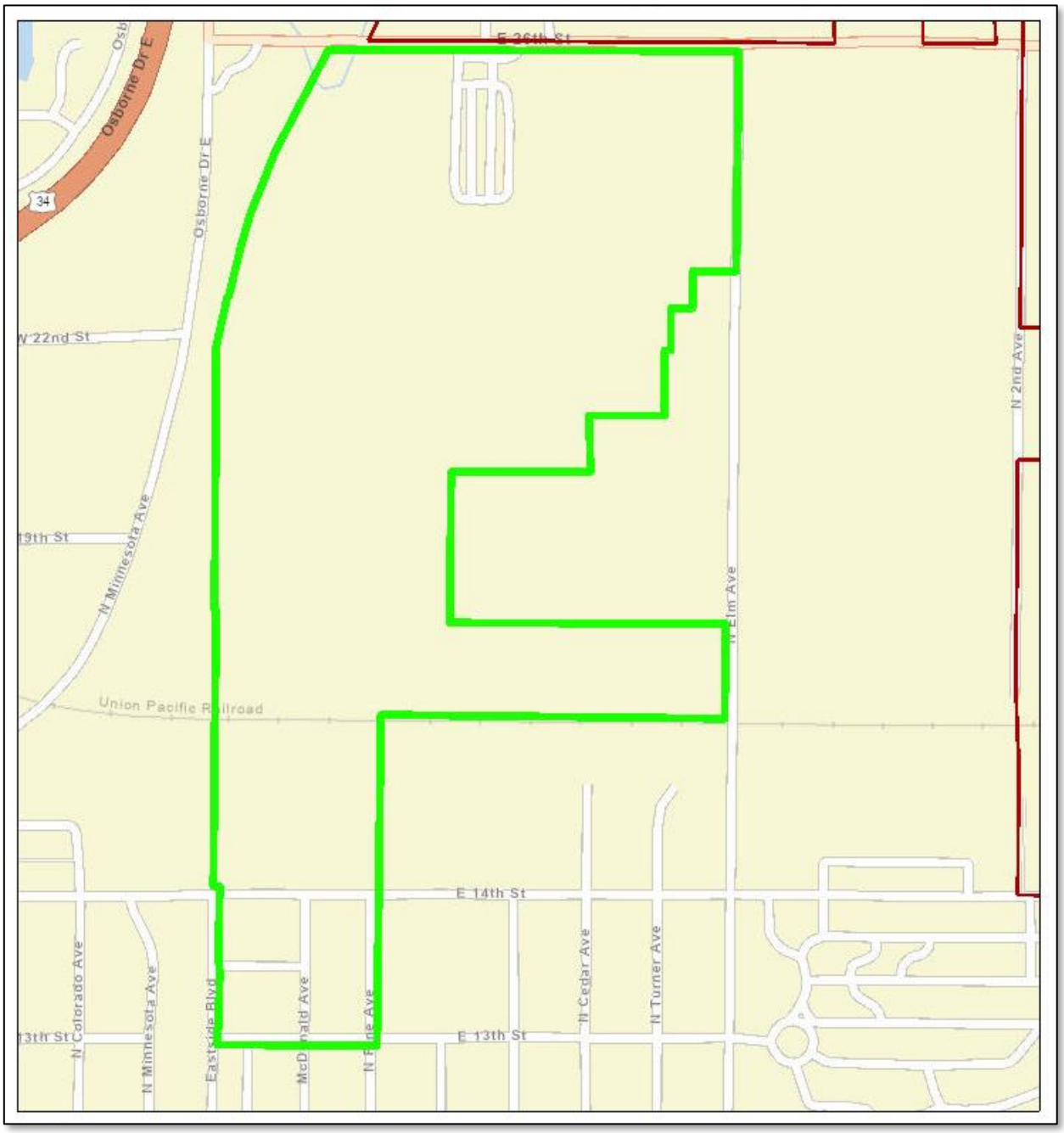
Area Description:

Hastings Proposed Redevelopment Area 18 encompasses approximately 161.57 acres and is described as follows:

From a point beginning at the northwest corner of Parcel ID (PID) #010011396, then moving north along the eastern right-of-way (ROW) line of North Pine Avenue and then continuing north in a straight line beyond the northern ROW line of East 4th Street until reaching the northern ROW line of Union Pacific Railroad, then moving east along the northern ROW line of Union Pacific Railroad until reaching the western ROW line of North Elm Avenue, then moving north along the west ROW line of North Elm Avenue until reaching the northeast corner of PID #010016830, then moving west in a straight line until reaching a point on the northern property line of PID #010016832 directly south of the southwest corner of PID #010013906, then moving north until reaching the northwest corner of PID #010013906, then moving east until reaching a point on the northern property line of PID #010013906 directly south of the southwest corner of PID #010013903, then moving north in a straight line until reaching the northwest corner of PID #010013903, then moving east until reaching the southwest corner of PID #010013902, then moving north in a straight line until reaching the northwest corner of PID #010013904, then moving east until reaching the southwest corner of PID #010013901, then moving north until reaching the northwest corner of PID #010013901, then moving east until reaching the southwest corner of PID #010017658, then moving north until reaching the northwest corner of PID #010017658, then moving east until reaching the northeast corner of PID #010017658, then moving north along the western ROW line of North Elm Avenue until reaching the northeast corner of PID #010013900, then moving west along the southern ROW line of East 26th Street until reaching the northwest corner of PID #010013899, then moving south along the western property line of PID #010013899 and continuing south in a straight line beyond the southwestern corner of PID #010013899 until reaching the northern ROW line of East 14th Street, then moving east along the northern ROW line of East 14th Street until reaching a point on the northern ROW line directly north of the northwest corner of PID #010011326, then moving south along the eastern ROW line of Eastside Boulevard until reaching the northwestern corner of PID #010011363, then moving east along the southern ROW line of East 13th Street until reaching the northwest corner of PID #010011396, which is the point of beginning, approximately 161.57 acres.

Parcel ID Numbers Within Proposed Redevelopment Area 18							
010011225	010011315	010011346	010011224	010011313	010011328	010011349	010013899
010011324	010011337	010011338	010014336	010011327	010011319	010011335	010016834
010011332	010011309	010011343	010011312	010011311	010011336	010011342	010016830
010011333	010011334	010011347	010014334	010011316	010011320	010011330	010016832
010011323	010011348	010011345	010014335	010011325	010011322	010011310	010016833
010011331	010011341	010011344	010014457	010011339	010011318	010011329	010011321
010011326	010011340	010011314	010013900	010011317			

Area Map:


E 26th St
Osborne Dr E
34
W 22nd St
N Minnesota Ave
19th St
N Elm Ave
N 2nd Ave
Union Pacific Railroad
E 14th St
E 13th St
13th St
N Colorado Ave
N Minnesota Ave
Eastside Blvd
McDonald Ave
N Pine Ave
N Cedar Ave
N Turner Ave

BLIGHT & SUBSTANDARD CRITERIA

SUBSTANDARD CRITERIA

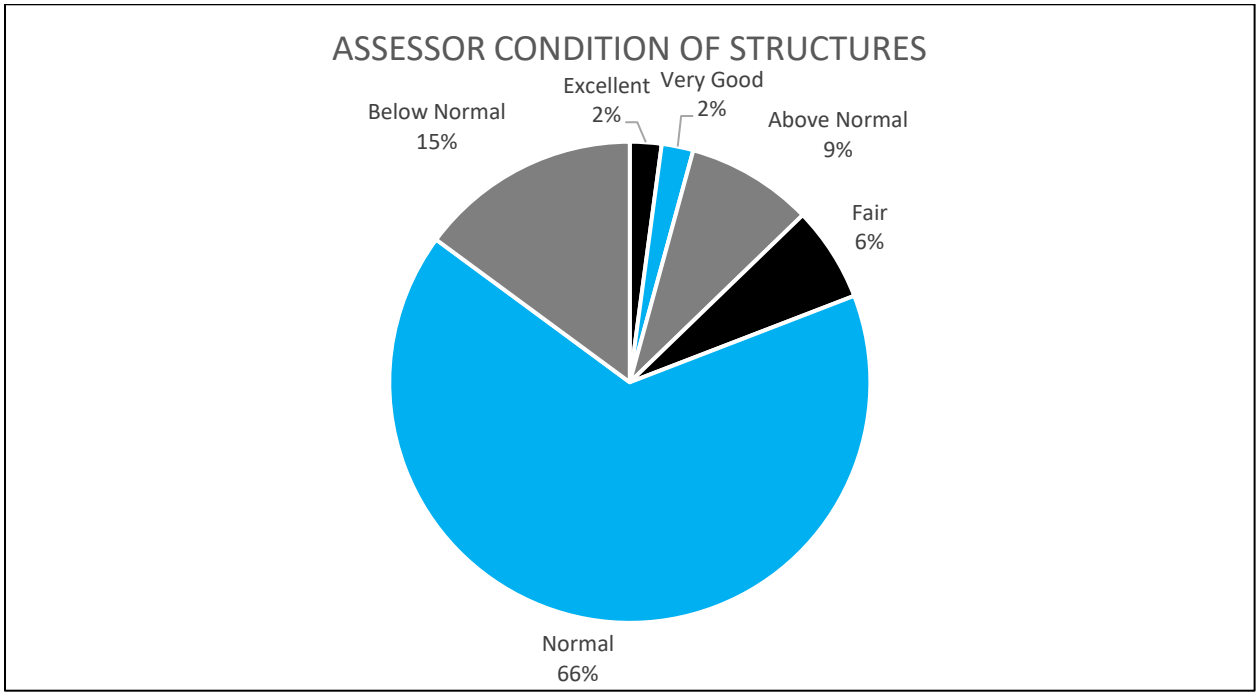
An area with the presence of any combination of such factors can be deemed substandard:

1. Dilapidation;
2. Deterioration;
3. Age or Obsolescence;
4. Conditions that endanger life or property by fire and other causes;
5. Inadequate provision for ventilation, light, air, sanitation, or open spaces; and
6. High density of population or overcrowding.

Dilapidation:

Condition of Structures

The Adams County Assessor provides a condition rating for the residential structures in Adams County ranging from Below Normal to Excellent. Based on the information collected from Hastings County Assessor property records (gis.adamscounty.org), the condition of more than **15% of the structures** in Proposed Redevelopment Area 18 is rated as having "Below Normal" condition. To be considered substantial, the percentage of dilapidated structures must be at least 10% of the total number of structures. Thus, 15% deteriorated structures meets the criteria of deterioration. Structures classified as Below Normal were considered deteriorated. Examples of dilapidated structures located within the proposed redevelopment area are shown on the following page. The photos displayed on the following page were taken in January 2024.



Examples of deteriorated/dilapidated structures are displayed below.





Deterioration:

Sidewalks and Streets

The sidewalks within Proposed Redevelopment Area 18 are showing signs of deterioration. In many places within Proposed Redevelopment Area 18, the sidewalks are either lacking or there are fractures in the concrete. The streets within Proposed Redevelopment Area 18 have also exhibited signs of deterioration. This can be caused by the expansion of moisture as the temperatures freeze and fluctuate. The sidewalks within Proposed Redevelopment Area 18 have also experienced deterioration resulting from the growth of trees next to the sidewalk, displacing the concrete panels of the sidewalk. As displayed by the map on page 13, taken from the *Hastings Barriers to Universal Mobility* prepared in 2019, there are segments of sidewalks that are either lacking or are in Poor Condition as represented by orange and red respectively. This document defines sidewalks in poor condition as exhibiting "cracking and/or displacement of the slabs that would inhibit the use of a wheelchair or potentially become a trip hazard" (p. 19).

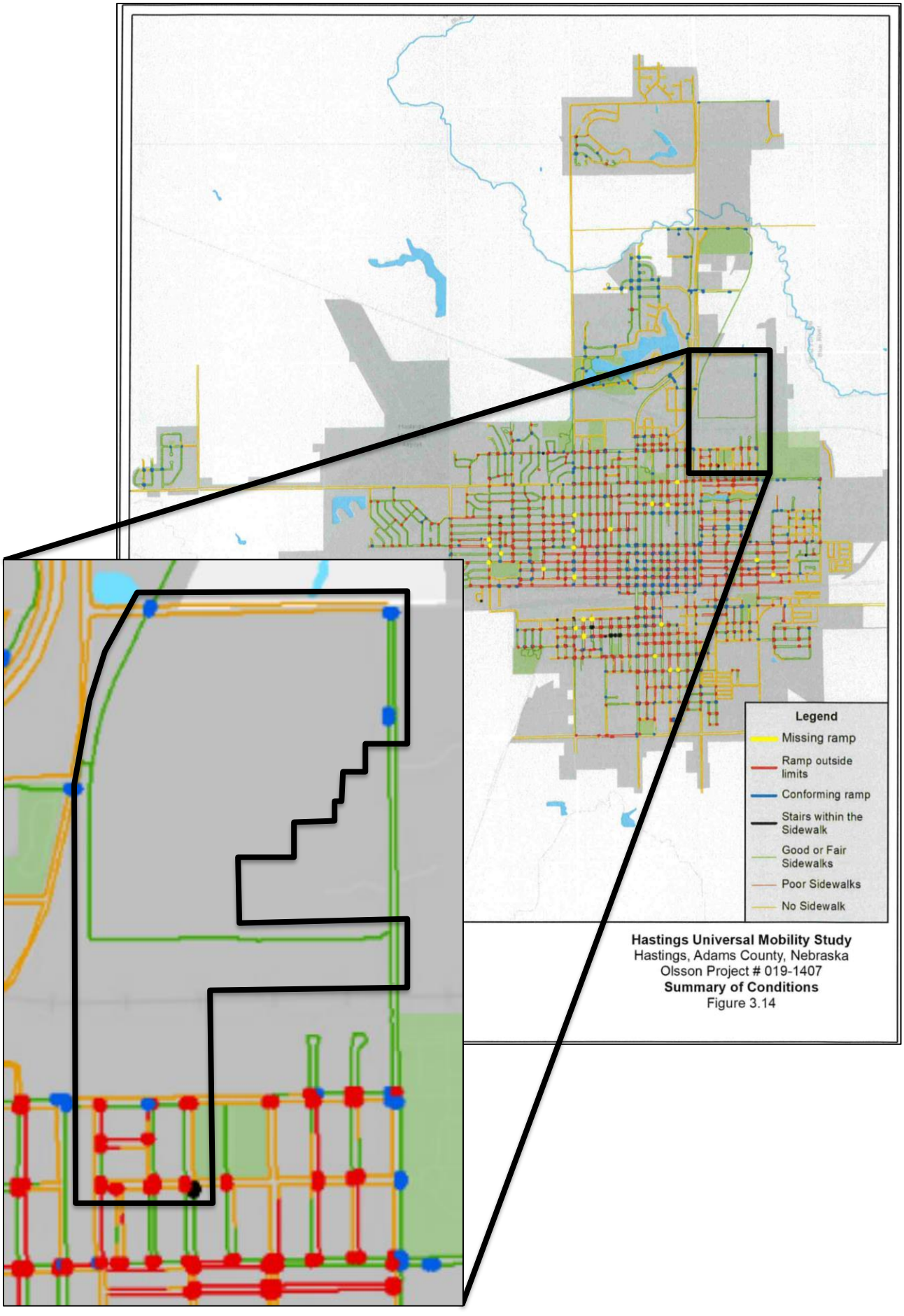
Examples of deterioration along the sidewalks and streets within Proposed Redevelopment Area 18 are displayed by the photos on the following page:










Legend
Missing ramp
Ramp outside limits
Conforming ramp
Stairs within the Sidewalk
Good or Fair Sidewalks
Poor Sidewalks
No Sidewalk
Hastings Universal Mobility Study
Hastings, Adams County, Nebraska
Olsson Project # 019-1407
Summary of Conditions
Figure 3.14

Streets



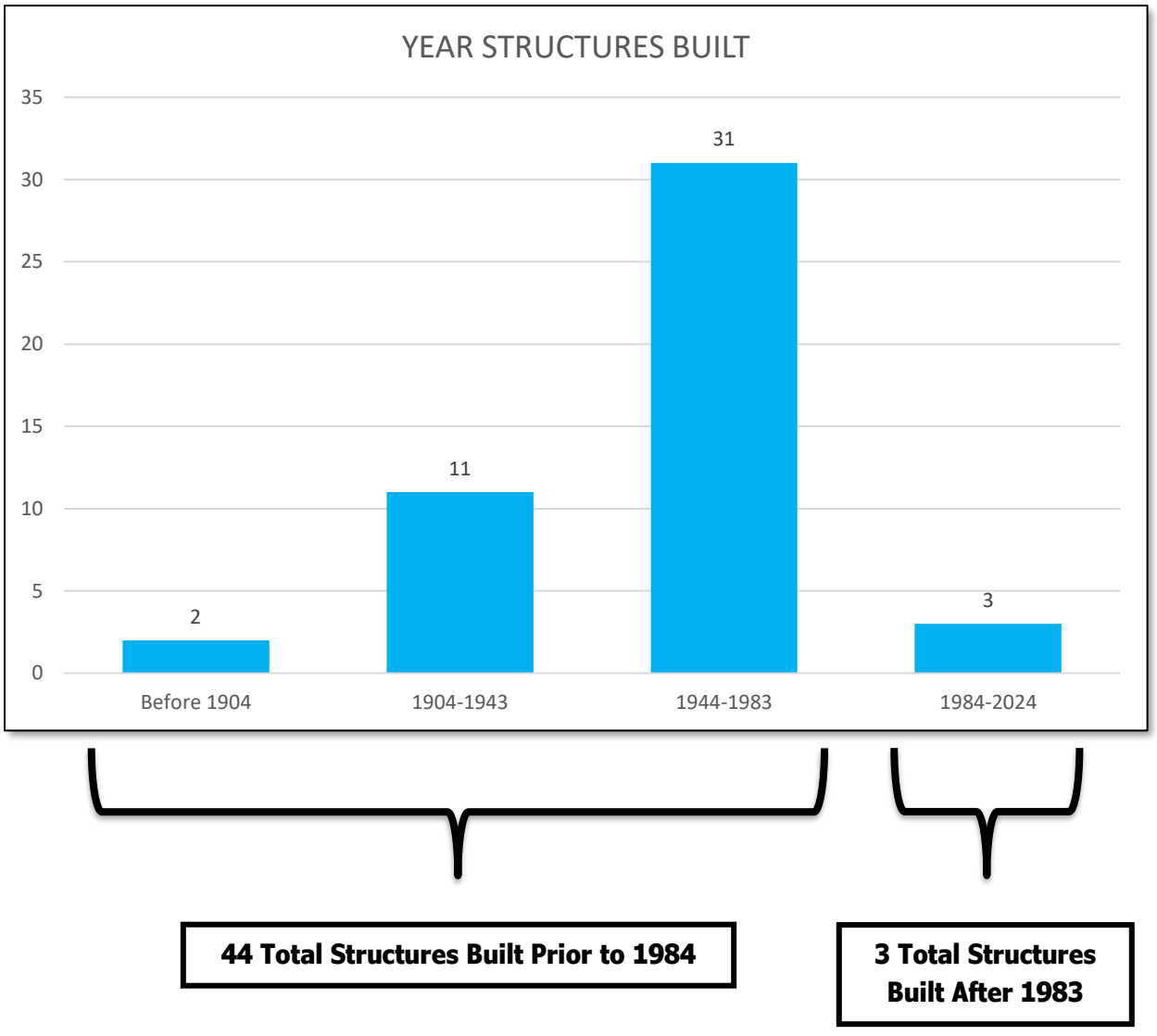




Age or Obsolescence:

Age of Structures

To be considered aged, the average age of structures within the proposed redevelopment area must be at least 40 years old. Most of the structures within Proposed Redevelopment Area 18 were built prior to 1980. The average age of the structures in Proposed Redevelopment Area 18 is 74 years old. This means that the average year of construction for the structures within this redevelopment area is 1950. Because the average age of buildings in Proposed Redevelopment Area 18 is more than 40 years old (built prior to 1984), these structures are considered aged.



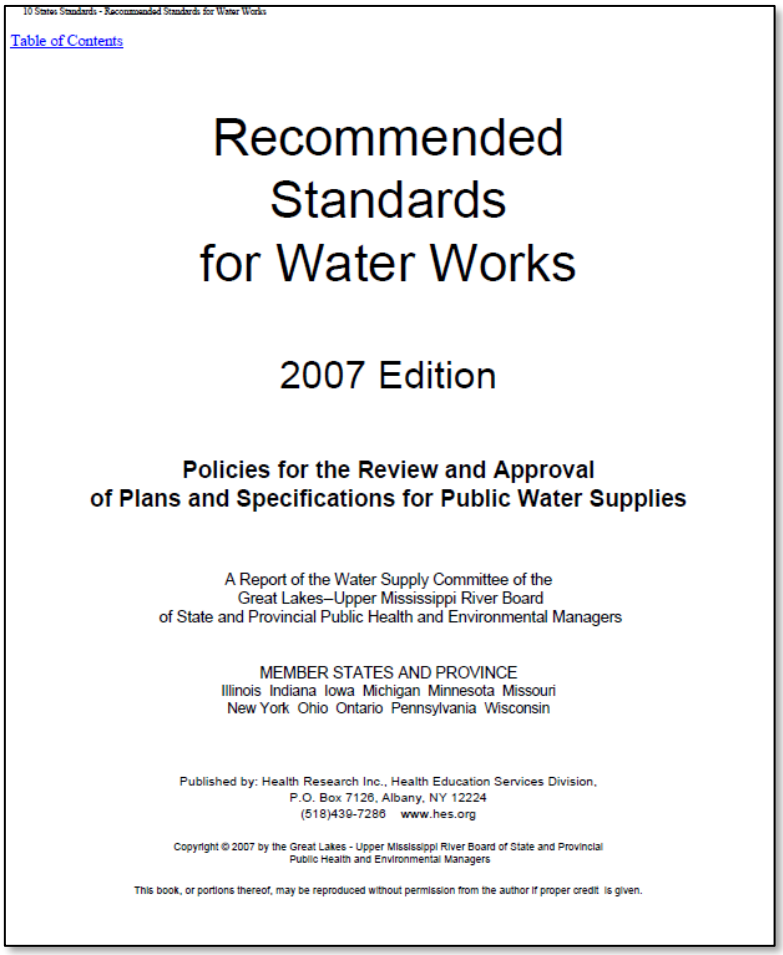
Size of Water Mains

Recommended Standards for Water Works is a document that was created in 1953 and is continuously updated. The document provides best practices for public water systems and is commonly relied upon by the civil engineering profession. According to the latest revision, the recommended minimum size of a water main must be no less than 6" in diameter to provide adequate fire protection.

The image on the following page is provided by the City of Hastings and is taken from the city water system map. This map shows the presence of water mains that were previously installed within Proposed Redevelopment Area 18 that have a diameter of 4". These water mains are highlighted in purple in the utility map on the following page.

Also included is the outline of Proposed Redevelopment Area 18 to show the obsolete water lines within the redevelopment area.

Water mains that are 4" are smaller than the recommendation of 6". Therefore, the size of these mains would be considered obsolete by current development standards and practices.



10 States Standards - Recommended Standards for Water Works

Table of Contents

Recommended Standards for Water Works

2007 Edition

Policies for the Review and Approval of Plans and Specifications for Public Water Supplies

A Report of the Water Supply Committee of the
Great Lakes–Upper Mississippi River Board
of State and Provincial Public Health and Environmental Managers

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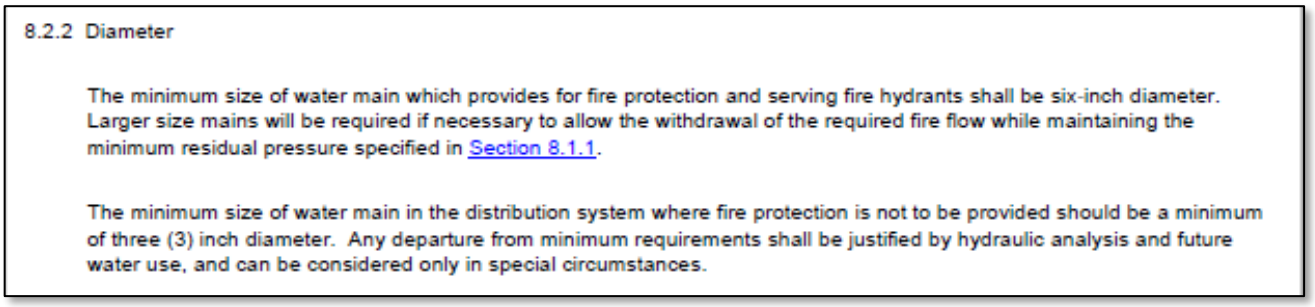
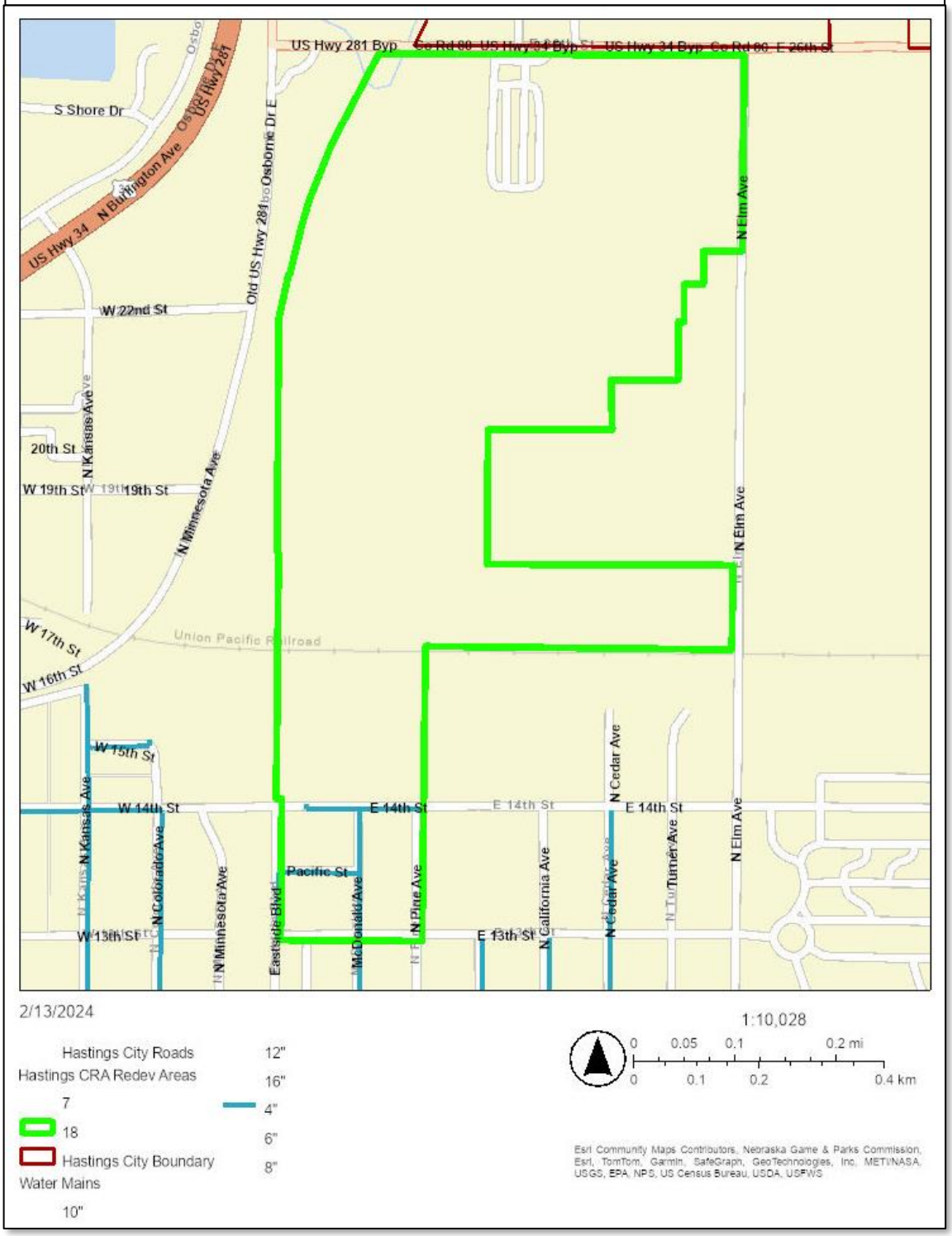


8.2.2 Diameter

The minimum size of water main which provides for fire protection and serving fire hydrants shall be six-inch diameter. Larger size mains will be required if necessary to allow the withdrawal of the required fire flow while maintaining the minimum residual pressure specified in Section 8.1.1.

The minimum size of water main in the distribution system where fire protection is not to be provided should be a minimum of three (3) inch diameter. Any departure from minimum requirements shall be justified by hydraulic analysis and future water use, and can be considered only in special circumstances.

Proposed Redevelopment Area 18 4" Water Mains



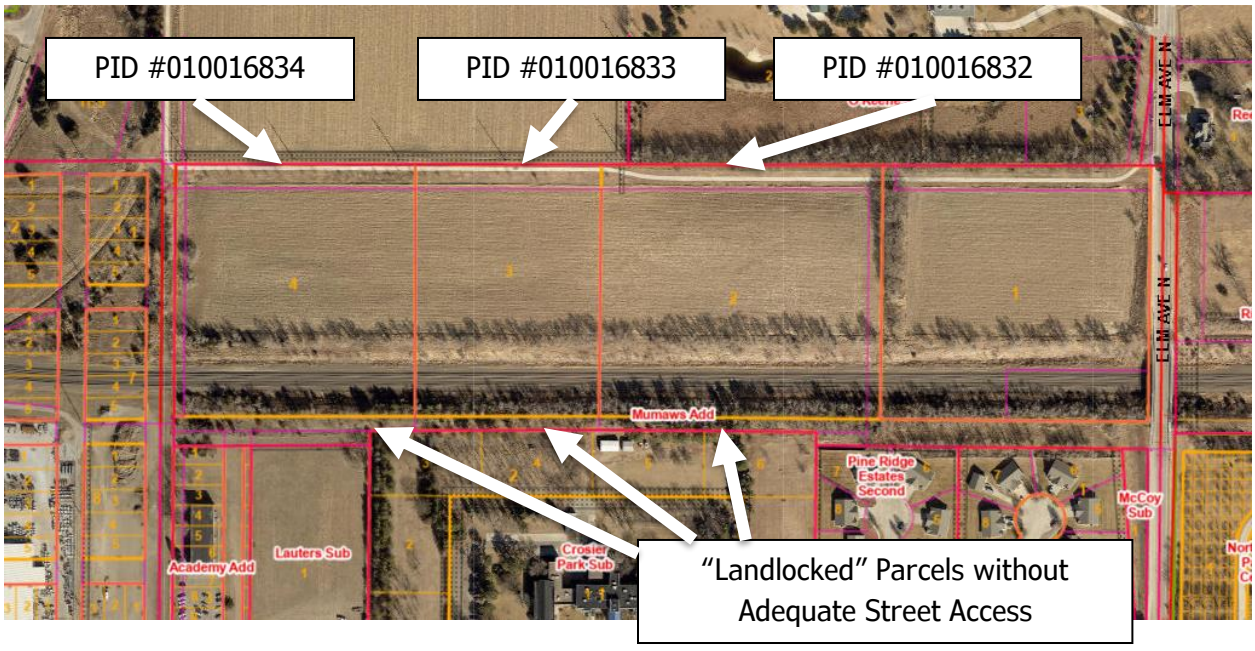
Obsolete Platting

According to the Nebraska Revised Statutes (NRS) 9-916, parcels of land are located within Proposed Redevelopment Area 18 that were platted through methods that are currently considered obsolete.

Per NRS 19-916:

> *The local legislative body shall have power by ordinance to provide the manner, plan, or method by which land within the corporate limits of any such municipality, or land within the area designated by... a city of the second class or village pursuant to subsection (1) of section 17-1002, may be subdivided, platted, or laid out, including a plan or system for the avenues, streets, or alleys to be laid out within or across such land, and to compel the owners of any such land that are subdividing, platting, or laying out such land to conform to the requirements of the ordinance and to lay out and dedicate the avenues, streets, and alleys in accordance with the ordinance as provided in sections 16-901 to 16-905 and sections 17-1001 to 17-1004.*

The image below displays "landlocked" parcels that were platted in the City of Hastings that do not have adequate street access or rights of way (Parcel ID #010016834, #010016833, #010016832). As displayed by the map taken from the Adams County Land Use GIS website (gis.adamscounty.org/map/landuse/), this parcel is prevented from street right-of-way access and must be replatted to facilitate further development in the area.



Conditions that endanger life or property by fire and other causes:

Fire Protection

Recommended Standards for Water Works recommends that to provide adequate fire protection, the minimum size of a water main must be no less than six inches in diameter. As noted in the previous section, Proposed Redevelopment Area 18 lacks an adequate water main distribution system that meets the minimum six-inch requirement for adequate protection. Therefore, conditions also exist within the proposed area that may damage property by fire.

Pedestrian Safety

Additionally, as mentioned previously in the Deterioration section of this study, the sidewalk system within Proposed Redevelopment Area 18 is inconsistent and offers little safe refuge for pedestrian transportation. There are segments of street that are lacking sidewalks and segments of existing sidewalks that are significantly deteriorated. Examples of the inadequate sidewalk system within Proposed Redevelopment Area 18 are shown by the photos on the following page.

Examples of deteriorated sidewalks or street lengths lacking sidewalks:









Inadequate provision for ventilation, light, air, sanitation, or open spaces:

This factor is not a substantial factor within Proposed Redevelopment area 18.

High density of population or overcrowding:

This factor is not a substantial factor within Proposed Redevelopment Area 18.

Substandard Factors Present

Four out of six substandard factors are substantial within *Proposed Redevelopment Area 18*.

Substandard Criteria	Area 18
Dilapidation	X
Deterioration	X
Age or Obsolescence	X
Conditions that endanger life or property by fire and other causes	X
Inadequate provision for ventilation, light, air, sanitation, or open spaces	
High density of population or overcrowding	

Substandard Determination

Proposed Redevelopment Area 18 meets the definition of a substandard area in need of redevelopment projects that should be completed and encouraged by the Hastings Planning Commission, Hastings City Council, and Community Redevelopment Authority.

BLIGHT CRITERIA

In accordance with Community Redevelopment Law, a blighted area must have a strong presence of the following factors:

Subjective Factors are defined as any combination of:

1. Substantial number of deteriorated or deteriorating structures;
2. Deterioration of site or other improvements;
3. Existence of defective or inadequate street layout;
4. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
5. Improper subdivision or obsolete platting;
6. Insanitary or unsafe conditions;
7. Diversity of ownership;
8. Tax or special assessment delinquency exceeding the fair value of the land;
9. Defective or unusual conditions of title; and
10. Existence of conditions that endanger life or property by fire and other causes.

Objective Factors are identified as at least one of the following factors:

1. Unemployment in the redevelopment area is at least one hundred twenty percent of the state or national average;
2. The average age of the residential or commercial units in the area is at least forty years;
3. More than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time;
4. The per capita income of the area is lower than the average per capita income of the city in which the redevelopment area is located; and the
5. Area has had either stable or decreasing population based on the last two decennial censuses.

Subjective Factors:

Substantial number of deteriorated or deteriorating structures:

As described in the substandard portion of this study, the Adams County Assessor website (gis.adamscounty.org) classified the structures in Adams County on a scale ranging from "Below Normal" to "Excellent". 15% of the structures within Proposed Redevelopment Area 18 were classified as "Below Normal" and were considered to be deteriorated. To be considered a substantial factor, the number of deteriorated structures must be at least 10% of the total number of structures. Thus, with 15% of structures considered deteriorated, Proposed Redevelopment Area 18 meets the criteria to be considered substantial.

Deterioration of site or other improvements:

Streets & Sidewalks

As mentioned previously in the substandard portion of this study, the sidewalks and the streets within Proposed Redevelopment Area 18 display deterioration. In multiple locations, the sidewalks and the streets have fractured as moisture has expanded as the temperatures have fluctuated over the years. There are also locations where the sidewalk concrete panels have been displaced as the nearby trees have grown.

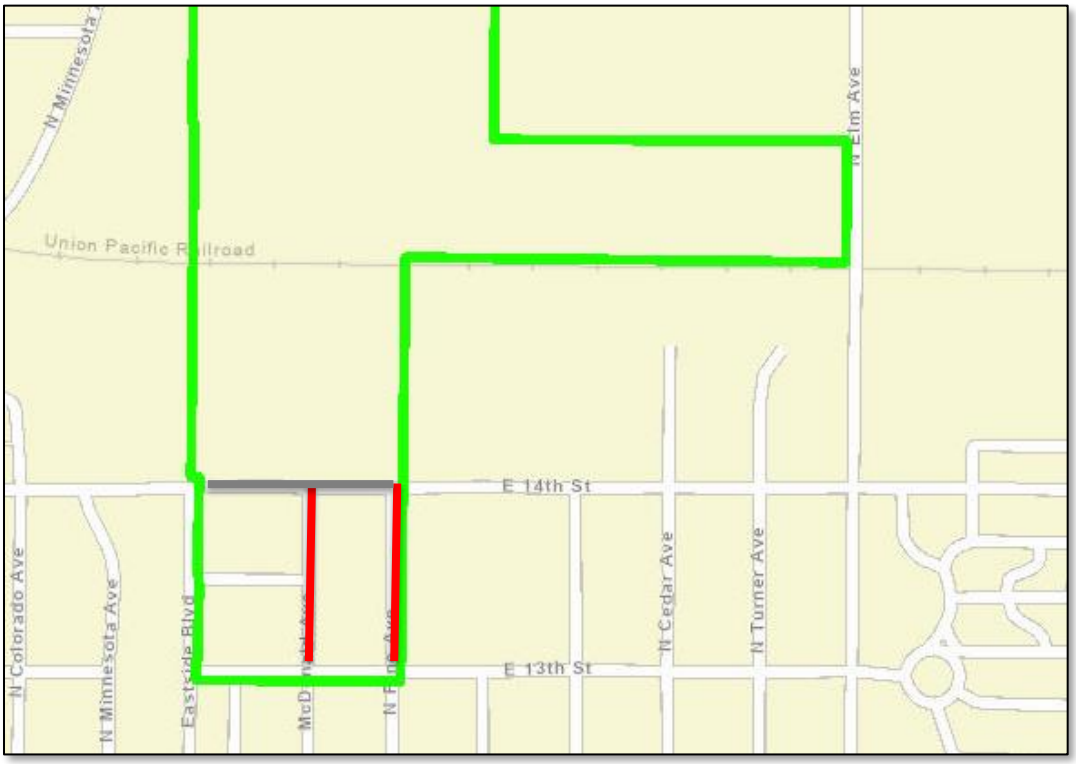
Existence of defective or inadequate street layout:

Properties located within Proposed Redevelopment Area 18 were not properly platted to preserve right of way that would enable these properties to be developed with adequate street access. Lack of proper connectivity and public access will negatively impact these potential neighborhoods. Without intervention, these will continue to be underdeveloped.

Per NRS 19-916:

> *The local legislative body shall have power by ordinance to provide the manner, plan, or method by which land within the corporate limits of any such municipality, or land within the area designated by... a city of the second class or village pursuant to subsection (1) of section 17-1002, may be subdivided, platted, or laid out, including a plan or system for the avenues, streets, or alleys to be laid out within or across such land, and to compel the owners of any such land that are subdividing, platting, or laying out such land to conform to the requirements of the ordinance and to lay out and dedicate the avenues, streets, and alleys in accordance with the ordinance as provided in sections 16-901 to 16-905 and sections 17-1001 to 17-1004.*

The maps below document instances of inadequate platting and obsolete platting in Proposed Redevelopment Area 18.



Faulty lot layout in relation to size, adequacy, accessibility, or usefulness:

ADA Accessible Sidewalks

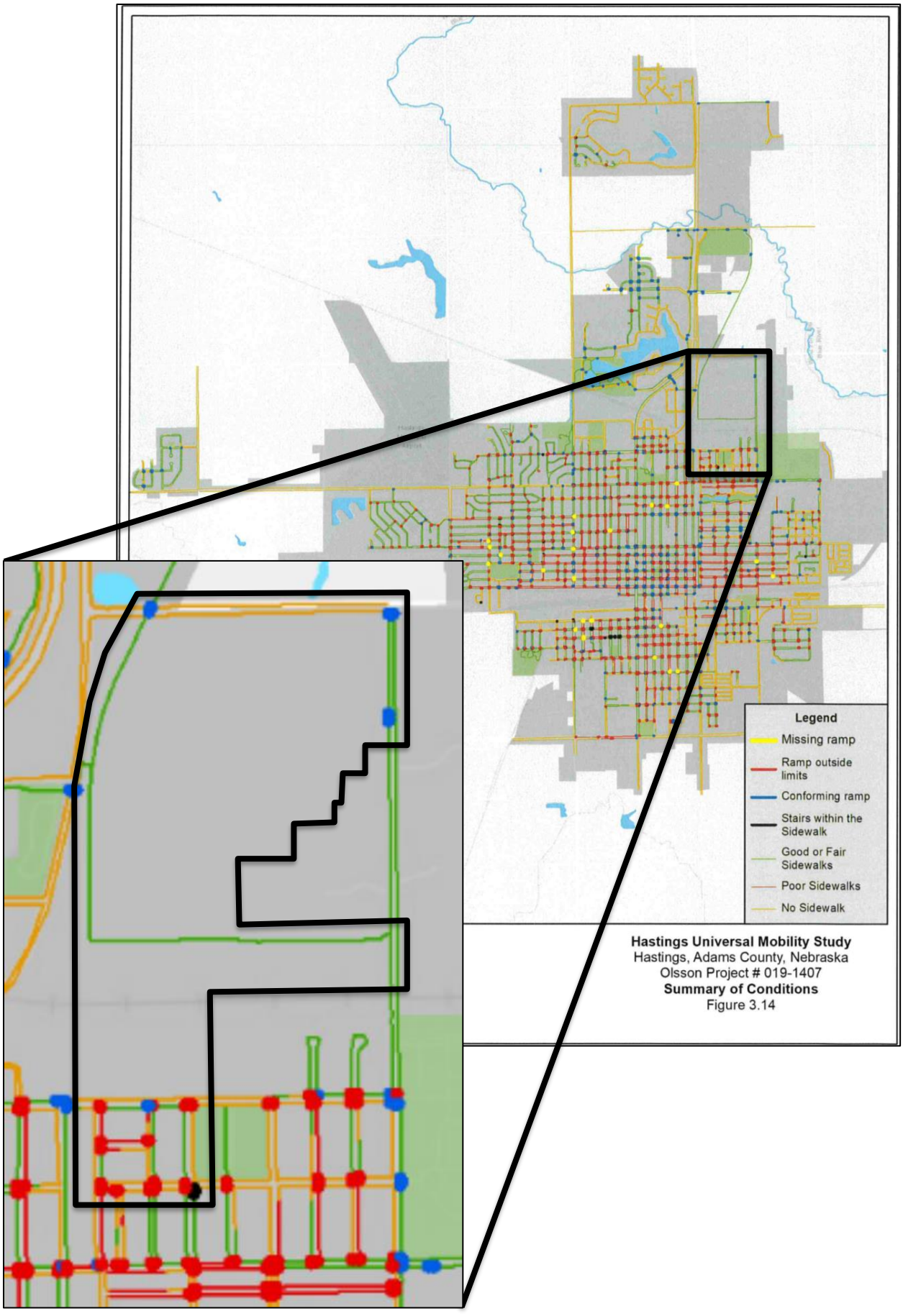
The sidewalk network is inconsistent throughout the redevelopment area. In addition to missing sidewalk links, many intersections in the Proposed Redevelopment Area 18 lack ADA (Americans with Disabilities Act) accessible curb ramps. Per the Code of Federal Regulations (C.F.R. §§ 35.150(d)(2), 35.151(2 (e)), Title II of the ADA requires "state and local governments to make pedestrian crossings accessible to people with disabilities by providing curb ramps."

The map on the following page, taken from the *Hastings Barriers to Universal Mobility* document prepared in 2019, displays intersections with missing or non-conforming ADA curb ramps.

The photos below and on the following page document examples of intersections within Proposed Redevelopment Area 18 that lack adequate ADA accessible curb ramps.







Hastings Universal Mobility Study
Hastings, Adams County, Nebraska
Olsson Project # 019-1407
Summary of Conditions
Figure 3.14

Preservation of Through-Streets

The Union Pacific Railroad that runs through Proposed Redevelopment Area 18 creates a barrier that prevents the extension of through streets to facilitate access to developments north of the railroad. Because of the presence of such a barrier, any development that takes place in the parcels north of the railroad will be required to develop from the north without providing the through-street via railroad crossing.

As displayed by the aerial map below, the cul-de-sacs immediately south of the railroad are evidence of the fact that the railroad presents an accessibility challenge to the streets. The railroad presented too costly a barrier to extend the through-streets across, so the development ended at a cul-de-sac.



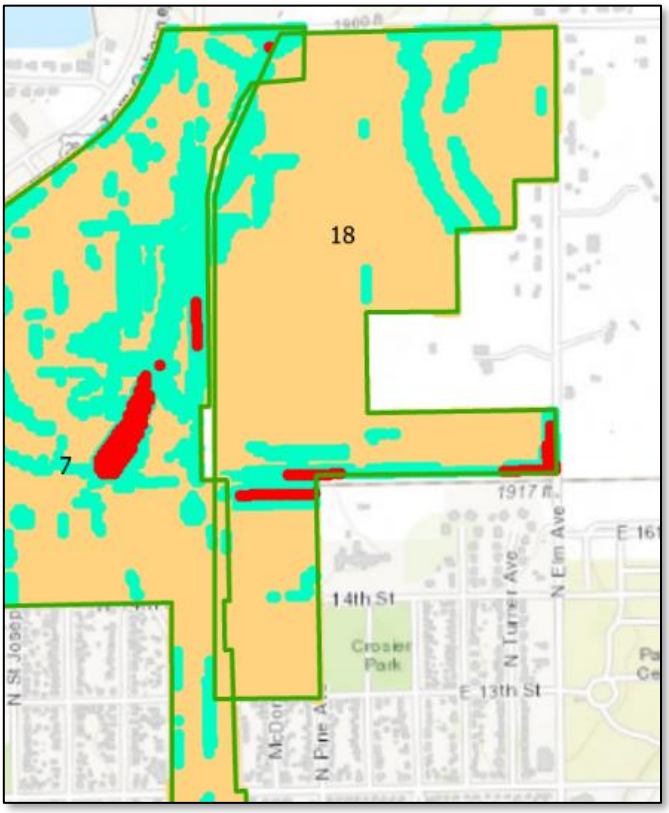
Parcel Accessibility

As described in the *Age or Obsolescence* section of the Substandard portion of this study, there are parcels within the Proposed Redevelopment Area 18 that lack adequate accessibility to street rights-of-way. PID #010016834, 010016833, and 010016832 were not platted to preserve street rights-of-way, and therefore lack adequate accessibility.

Area Elevation

Due to level grade throughout the Proposed Redevelopment Area 18, the property cannot be developed or served with sanitary sewer without significant dirt work to provide the proper conditions for development.

The map on the right represents the grade within the Proposed Redevelopment Area. The area highlighted by the green represents area that has an ideal slope for efficient development (2-8% grade). The area in orange represents area that is too level for cost-effective development (0-2% grade). The area in red represents area that is too steep for cost-effective development (>8% grade).



As the graphic on the right displays, 88.2% of the area withing the Proposed Redevelopment Area is too level to provide cost-effective development (0-2%). Significant dirt work is required to create ideal conditions necessary for the sanitary sewer services and further development.

Improper subdivision or obsolete platting:

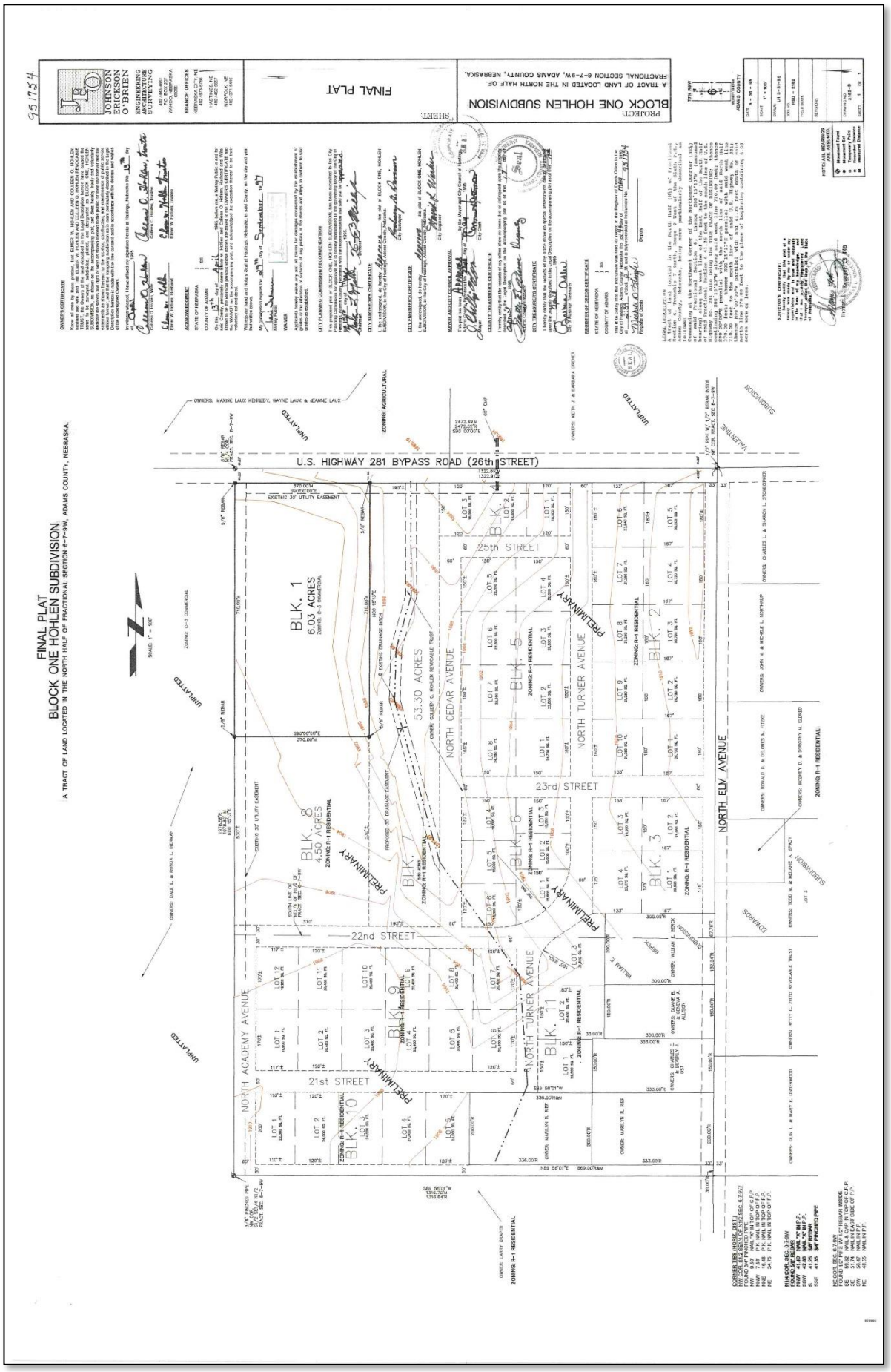
Portions of the land within Proposed Redevelopment Area 18 were annexed and platted by the City of Hastings decades ago, yet the proposed plans in those preliminary plats were never implemented. The preliminary plat maps, displayed on the following pages, show plans for subdivision development as well as the development of multiple through-streets facilitating this development. One such preliminary plat map was created more than three decades ago, while the

other was created more than thirteen decades ago, yet the developments that these maps portray have not materialized since it was platted.

Shown on the following pages is a current aerial view of Proposed Redevelopment Area 18 with the portion that is represented by the preliminary plat maps outlined in white. Because the plans depicted in the preliminary plat map have not been developed since its creation many years ago, the platting is considered obsolete.

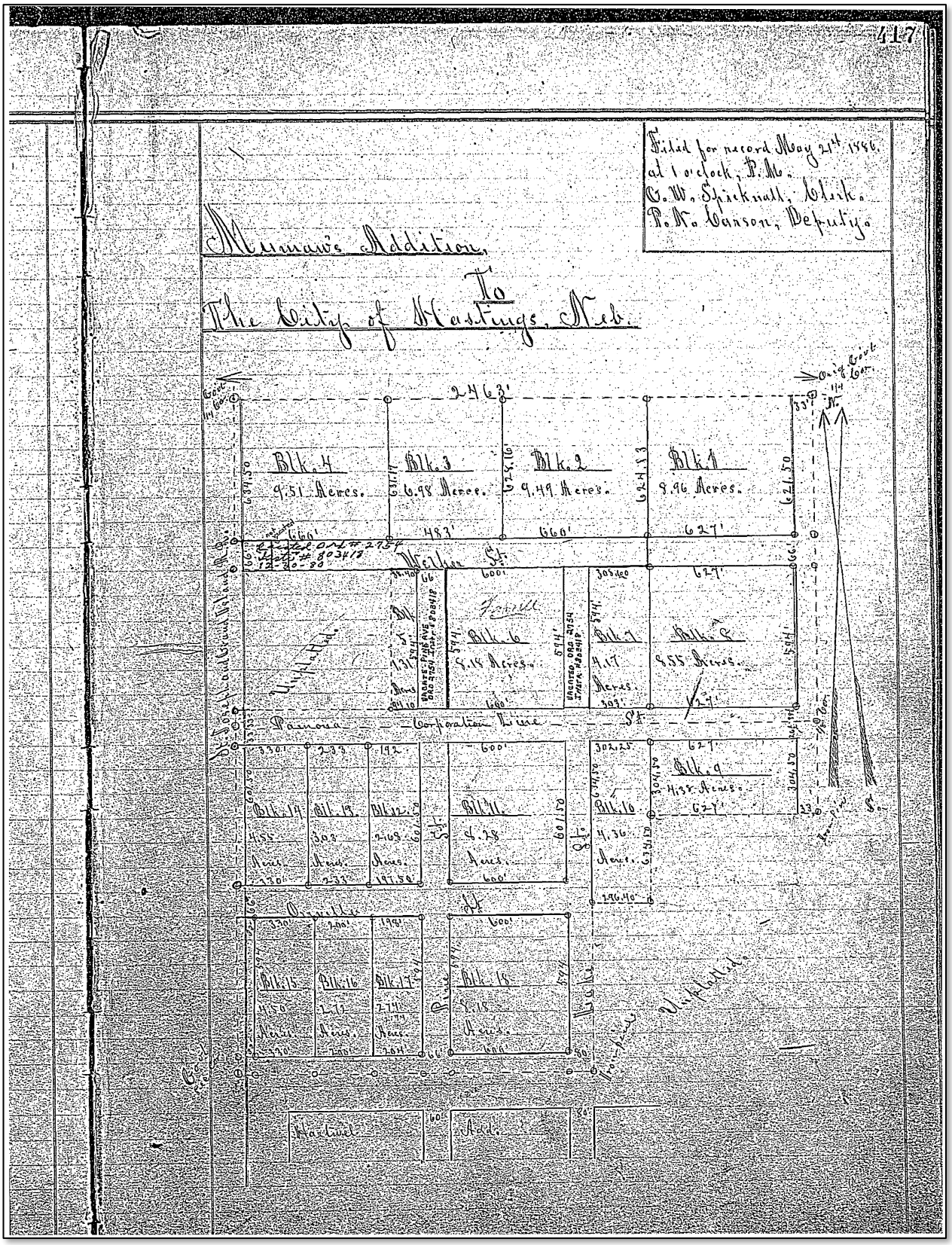
FINAL PLAT – BLOCK ONE HOHLEN SUBDIVISION




FINAL PLAT
BLOCK ONE HOHLEN SUBDIVISION
A TRACT OF LAND LOCATED IN THE NORTH HALF OF FRACTIONAL SECTION 6-7-9W, ADAMS COUNTY, NEBRASKA.
U.S. HIGHWAY 281 BYPASS ROAD (26th STREET)
NORTH ACADEMY AVENUE
NORTH CEDAR AVENUE
NORTH TURNER AVENUE
NORTH ELM AVENUE
25th STREET
23rd STREET
22nd STREET
21st STREET
BLK. 1
6.03 ACRES
BLK. 8
4.50 ACRES
53.30 ACRES
BLK. 2
BLK. 3
BLK. 5
BLK. 6
BLK. 7
BLK. 9
BLK. 10
BLK. 11
PRELIMINARY
UNPLATTED
ZONING: R-1 RESIDENTIAL
ZONING: C-3 COMMERCIAL
ZONING: AGRICULTURAL
JOHNSON ERICKSON O'BRIEN
ENGINEERING ARCHITECTURE SURVEYING
FINAL PLAT
BLOCK ONE HOHLEN SUBDIVISION
A TRACT OF LAND LOCATED IN THE NORTH HALF OF FRACTIONAL SECTION 6-7-9W, ADAMS COUNTY, NEBRASKA.

MUMAW'S ADDITION TO THE CITY OF HASTINGS, NEB




417
Filed for record May 21st 1886
at 1 o'clock, P.M.
C. W. Spicknall, Clerk.
P. M. Carson, Deputy.
Murnan's Addition
To
The City of Hastings, Neb.
Blk. 4
9.51 Acres.
Blk. 3
6.98 Acres.
Blk. 2
9.49 Acres.
Blk. 1
8.96 Acres.
Blk. 6
9.19 Acres.
Blk. 7
9.17 Acres.
Blk. 8
8.85 Acres.
Blk. 9
8.98 Acres.
Blk. 14
Blk. 15
8.28 Acres.
Blk. 16
9.36 Acres.
Blk. 17
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Blk. 35
Blk. 36
Blk.

Insanitary or unsafe conditions:

Sidewalks

As mentioned in the substandard portion of this study, the sidewalk system within Proposed Redevelopment Area 18 is inconsistent and provides little refuge for pedestrians seeking to travel along the road by foot. In multiple locations, the proposed redevelopment area contains deteriorated sidewalks, lacks sidewalks, or lacks ADA compliant access curb ramps. This creates unsafe conditions by not providing safe conditions for pedestrian travel within the redevelopment area.

Diversity of ownership:

This factor is not a substantial factor within Proposed Redevelopment Area 18.

Tax or special assessment delinquency exceeding the fair value of the land:

This factor is not a substantial factor within Proposed Redevelopment Area 18.

Defective or unusual conditions of title:

This factor is not a substantial factor within Proposed Redevelopment Area 18.

Existence of conditions that endanger life or property by fire and other causes:

Recommended Standards for Water Works recommends that to provide adequate fire protection, the minimum size of a water main must be no less than 6" in diameter. As noted in the substandard section of this study, water mains are located throughout Proposed Redevelopment Area 18 that do not meet the minimum six-inch recommendation for adequate protection.

Additionally, As mentioned before, the sidewalk system is inconsistent and provides little refuge for pedestrians seeking to travel along the road by foot. In multiple locations, the proposed redevelopment area contains deteriorated sidewalks, lacks sidewalks, or lacks ADA compliant access curb ramps. This creates unsafe conditions by not providing safe conditions for pedestrian travel within the redevelopment area.

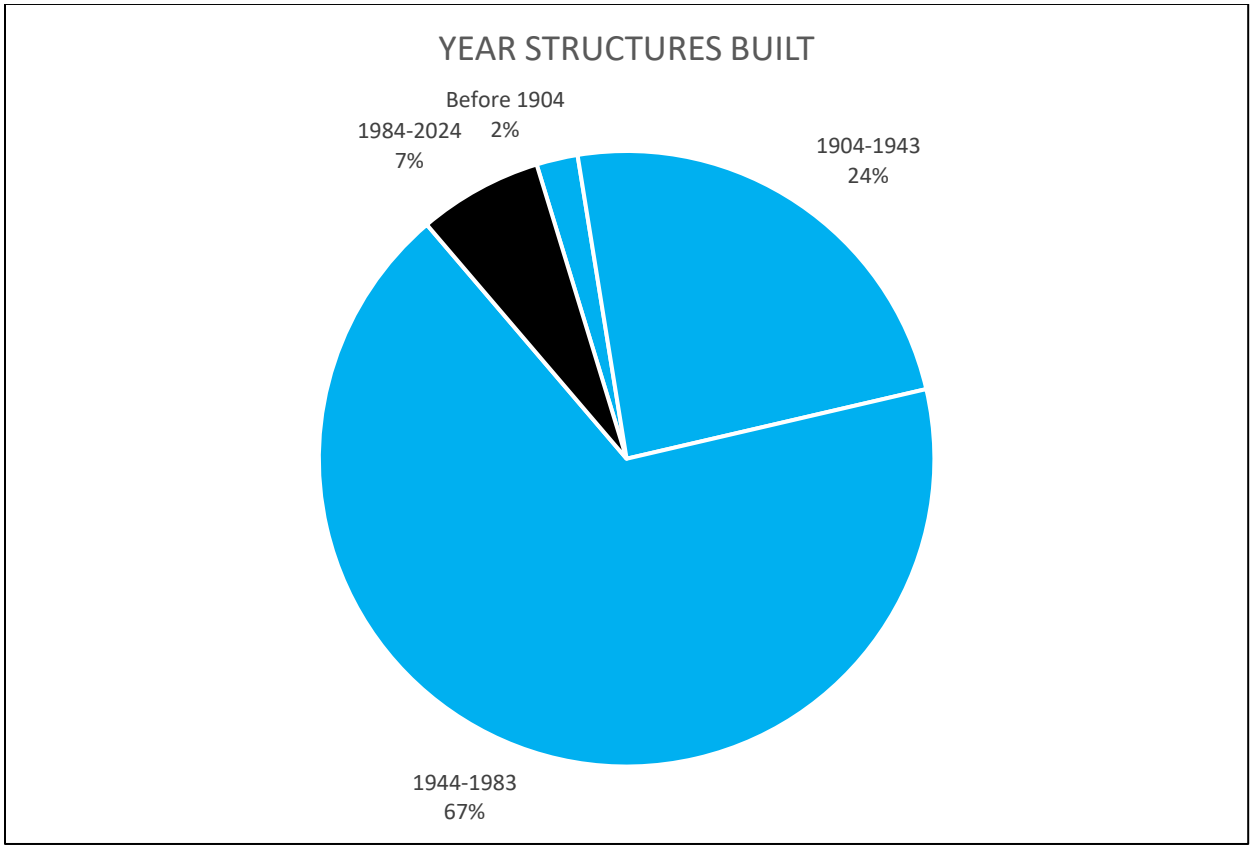
Objective Factors:

Unemployment in the redevelopment area is at least one hundred twenty percent of the state or national average:

This factor is not substantial within Proposed Redevelopment Area 18.

The average age of the residential or commercial units in the area is at least forty years:

As demonstrated in the substandard section of this study, the average age of structures in Proposed Redevelopment Area 18 is 80 years old (Built prior to 1944). This meets the 40-year threshold required to meet this objective factor criteria (Built prior to 1984).



More than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time:

This factor is not substantial within Proposed Redevelopment Area 18.

The per capita income of the area is lower than the average per capita income of the city in which the redevelopment area is located:

This factor is not substantial within Proposed Redevelopment Area 18.

The Proposed Redevelopment Area has had either stable or decreasing population based on the last two decennial censuses:

This factor is not substantial within Proposed Redevelopment Area 18.

Presence of Subjective Factors

The presence of **seven** subjective factors was identified in Proposed Redevelopment Area 18.

Blight Subjective Criteria	Area 18
Substantial number of deteriorated or deteriorating structures	X
Deterioration of site or other improvements	X
Existence of defective or inadequate street layout	X
Faulty lot layout in relation to size, adequacy, accessibility, or usefulness	X
Improper subdivision or obsolete platting	X
Insanitary or unsafe conditions	X
Diversity of ownership	
Tax or special assessment delinquency exceeding the fair value of the land	
Defective or unusual conditions of title	
Existence of conditions that endanger life or property by fire and other causes	X

Presence of Objective Factors

The presence of **one** objective factor was identified in Proposed Redevelopment Area 18.

Blight Objective Criteria	Area 18
Unemployment in the redevelopment area is at least one hundred twenty percent of the state or national average	
The average age of the residential or commercial units in the area is at least forty years	X
More than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time	
The per capita income of the area is lower than the average per capita income of the city in which the redevelopment area is located	
Area has had either stable or decreasing population based on the last two decennial censuses	

Blight Determination

Proposed Redevelopment Area 18 meets the definition of a blighted area in need of redevelopment projects that should be completed and encouraged by the Hastings Planning Commission, Hastings City Council, and Community Redevelopment Authority.

RESOLUTION NO. 2024-30

WHEREAS, On June 10, 2024, the Hastings City Council held a public hearing and considered a Redevelopment Plan for the area known as Redevelopment Area #18; and

WHEREAS, On April 22, 2024 the Hastings City Council adopted Resolution No. 2024-25 designating Redevelopment Area #18 as blight and substandard; and

WHEREAS, On April 24, 2024, the Community Redevelopment Authority of the City of Hastings forwarded a Redevelopment Plan to the Hastings Planning Commission for its review and recommendation; and

WHEREAS, on May 21, 2024 the Hastings Planning Commission held a public hearing on the proposed Redevelopment Plan and following the hearing the Planning Commission recommended approval of the Redevelopment Plan as required by the Nebraska Community Development Law; and

WHEREAS, on May 22, 2024 the Community Redevelopment Authority of the City of Hastings, Nebraska recommended the Redevelopment Plan to the Hastings City Council for its consideration and approval; and

NOW THEREFORE, in consideration of the foregoing recitals, the Mayor and City 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 Redevelopment Plan for Area #18 is hereby approved.

PASSED AND APPROVED this 10th day of June, 2024.

_____
Corey Stutte, Mayor

ATTEST:

_____
Kimberly S. Jacobitz, City Clerk

(S E A L)

Approved as to form:

_____

Jesse Oswald, City Attorney

Department: Development Services
Staff Contact: Chad Bunger
Council Meeting Date: 6/10/2024

AGENDA ITEM SUMMARY SHEET

Description of Item:

The Hastings Community Redevelopment Authority and the developer, Innate Concepts, have applied for a Redevelopment Plan Modification 2024-3 in Area #18 for Elm 26 Development. The Redevelopment Plan Modification is to proposed single-family and multiple-family residential development.

The developer has requested the use of tax increment financing (TIF) to pay for eligible expenses for the development, which can include acquisition, site preparation, water and sanitary sewer infrastructure installation, and paving.

Names of People/Business affected by this action:

The applicant, the people of Hastings, the Community Redevelopment Authority, and the City.

Why Council action is required:

Prior to recommending a redevelopment plan to the governing body for approval, an authority shall submit such plan to the planning commission or board of the city in which the redevelopment project area is located for review and recommendations as to its conformity with the general plan for the development of the city as a whole. The planning commission or board shall submit its written recommendations with respect to the proposed redevelopment plan to the authority within thirty days after receipt of the plan for review. Upon receipt of the recommendations of the planning commission or board or, if no recommendations are received within such thirty days, then without such recommendations, an authority may recommend the redevelopment plan to the governing body of the city for approval (N.R.S. 18-2112).

Type of action requested:

Motion
Resolution

Suggested motion:

Motion to approve Resolution No. 2024-36 for Plan Modification No. 2024-3 to Redevelop Area Number #18, for the Elm 26 Residential Project for the property generally to the southwest of the intersection of East 26th Street and North Elm Street in the City of Hastings, Adams County, Nebraska.

Deadlines associated with action:

The City Council is scheduled to review this Redevelopment Plan Modification on June 10, 2024.

Department head comments:

Development Services staff have reviewed the application for the Elm 26 Development and Redevelopment Plan Modification of Area #18. The complete details of the staff review and recommendation are in the attached staff report.

At their May 21, 2024 meeting, the Planning Commission voted 7-0 to forward a recommendation to the City Council to approve the proposed rezoning.

Please note: Applications for a Redevelopment Plan Modification and a Preliminary Plat are associated with this request. The complete details of the Plan Modification and Preliminary Plat are provided in those agenda items.

City Administrator comments:

City of Hastings Planning Commission

HASTINGS
DEVELOPMENT SERVICES

STAFF REPORT

Request to Modify Redevelopment Plan:	**Elm 26 Redevelopment Plan (Plan Modification No. 2024-3)**
Case No.	2024-64
Applicant	Hastings Community Redevelopment Authority, on behalf of the developer, Innate Concepts
Property Location:	Generally located to the southwest of the intersection of East 26th Street and North Elm Street.
Lot Size:	44.31 acres
Date of Public Hearing:	May 21, 2024
Current Zoning	R-1A, Single-Family Large Lot Residential District
Adjacent Zoning:	North: A, Agriculture District and R-3, Multiple-Family Residential District
	East: R-1A District and R-1, Urban Single-Family Residential District
	South: R-1A District and R-1 District
	West: C-3, Commercial Business District and R-1 District



DESCRIPTION OF PROPOSED REDEVELOPMENT PLAN MODIFICATION REQUESTS:

The Hastings Community Redevelopment Authority (CRA) has made an application for the Redevelopment Plan Modification of Area #18 for a proposed single-family and multiple-family residential development. The developer is Innate Concepts. The developer has requested the use of tax increment financing (TIF) to pay for eligible expenses for the development, which can include acquisition, site preparation, water and sanitary sewer infrastructure installation, and paving.

The developer has also applied to rezone a portion of the property to R-3, Multiple-Family Residential District, and for a Preliminary Plat.

The property is within the Redevelopment Area #18. The Blight and Substandard Determination was approved by the City Council on April 22, 2024. The General Redevelopment Plan (see attached) is scheduled to be heard by the Planning Commission at the same meeting as this public hearing and by the City Council on June 10th. The state initiatives of the General Redevelopment Plan are:

General Development/Redevelopment Initiatives.

- Create an "Economic Development Initiative" for Redevelopment Area #18 directed at increasing the property tax base. Utilize TIF, Micro-TIF, the Rural Workforce Housing Fund and other available sources of economic development funding, including State, Federal and Private Foundation Grants, as well as private investment, for the expansion of existing and the development of new residential uses in the Area in conformance with the City's Comprehensive Development Plan and current Zoning Regulations, pending changes or amendments to both documents.

- Develop public and private partnerships with funding entities and property developers to attract residential, and commercial development to Redevelopment Area #18. Partnerships can include, but are not limited to the Hastings Economic Development Corporation, Hastings Area Chamber of Commerce, Hastings Community Redevelopment Authority (CRA), Housing Development Corporation, Hastings Housing Authority and South-Central Economic Development District. Utilize the Hastings Comprehensive Development Plan, Hastings 2021 Housing Needs Assessment and any other local, relevant planning documents to provide direction for Community development projects.

- Promote the development of undeveloped land areas within the Redevelopment Area, targeting tracts of land that are currently both functionally and economically obsolete. Large, undeveloped tracts of land in Redevelopment Area #18 should be planned for

selected mixed uses of commercial and residential development. Modern street and water/sewer systems should be in place to allow for development to occur.

- Through the CRA, acquire dilapidated and functionally and economically obsolescent buildings or land within the Redevelopment Area and retain or hold these tracts for future development.

Infrastructure & Utility Systems Initiatives.

- Replace, as needed, deteriorated, dilapidated and undersized municipal water, sewer and storm sewer mains throughout Redevelopment Area #18, to support both existing and new residential developments.

- Work with developers to install modern water, storm sewer, sanitary sewer and transportation systems in undeveloped tracts of land in Redevelopment Area #18 to support future development opportunities.

- Establish a program to improve the existing sidewalks, streets, street lighting, landscaping, private driveways, and access roads in the Area, identified as being in a state of deterioration and in substandard condition.

The proposed development, named Elm 26 Redevelopment Project, would construct 11 new apartment buildings, each with 22 homes, eight semi-attached (duplex) units (a total of 16 homes), and 55 single-family detached homes. A community center, located amongst the apartment buildings is also proposed. New streets, private drives, sidewalks, landscaping, and needed infrastructure will be installed to support the new homes.

The development is to occur in several phases, with the eastern apartment buildings to be constructed first. It is anticipated to begin in the fall of 2024. The second phase will consist of the remaining apartment buildings and the duplex units. The third phase will be the single-family homes. These phases will begin as the housing market dictates.

Property Description:

The property fronts onto East 26th Street and North Elm Avenue. The land has historically been used for row-crop agriculture. The land gently slopes to the west towards a natural drainage way. This drainage way flows from south to north, towards the West Branch of the Little Blue River. This area is not in a mapped floodplain. The land to the north of East 26th is in a mapped, 100-year floodplain.

STANDARDS TO PROPOSED REDEVELOPMENT PLAN MODIFICATION:

The provisions of N.R.E 18-2116 regulate the process of modifying a redevelopment plan within the City and its extraterritorial jurisdiction for a proposed development.

The City Council, by recommendation from the City Planning Commission, will base its decision on the following:

a) **Is the proposed redevelopment plan modification feasible and in conformity with the Comprehensive Plan (general plan) for the development of the City of Hastings, as a whole, and is in conformity with the legislation declarations and determinations.**

Based on the application materials provided by the Hastings CRA, the proposed redevelopment project appears to be feasible. The developer has a track record of developing these types of projects in the region, including Grand Island, Kearney, and Lexington.

The proforma documented in the application appears to be reasonable, using appropriate expenses and revenue for the development.

The City of Hastings "Imagine Hastings" Comprehensive Plan, adopted in 2009, shows the site in the Suburban Residential land use category. The policy statement for this use designation is:

This residential category represents the most common development standards in housing and neighborhood design in Hastings. Development in this category is typically in the 2 to 5 units per acre range with lots ranging in size from 8,750 to 20,000 square feet. Suburban residential development is primarily reserved for single family uses, but may include a mixture of housing types subject to the residential location guidelines listed below. In areas of suburban residential development where sensitive land forms or environmental constraints exist, cluster developments are encouraged. (Clustering is defined in the Development Section of this Chapter.) Like urban neighborhoods, suburban neighborhoods are strengthened by the presence of community services (churches, schools and parks) that are permitted in this category.

The existing zoning of the property is R-1A, Single-Family Large Lot District, which permits single-family detached residential uses, and other civic uses commonly found in residential neighborhoods, such as parks, schools, and churches.

The majority of the redevelopment area will remain R-1A. The single-family detached homes portion of the development will have a density of 2.3 dwellings per acre.

The applicant has applied to rezone approximately 19.85 acres of the site to R-3, Multiple-Family Residential Area to accommodate the proposed apartment buildings and semi-attached (duplex) homes. The density for the rezoning area will be 13.0

dwellings per acre. The overall density of the proposed development is 7.0 dwellings per acre, which conforms to the policy statement for the Suburban Residential category.

There are a number of land use policies found in the 2009 Imagine Hastings Comprehensive Plan that support this mix of residential uses and density. These policies include:

Future Land Use Goal (page 2.15)

FLU.2 Provide opportunities to mix compatible uses within a single development and better integrate supporting uses among adjacent developments.

FLU.3 Encourage efficient development patterns that promote alternative modes of mobility such as walking, bicycling and transit.

Growth Goals (pages 2-26 and 2-27)

G.2 Maximize use of existing infrastructure, public investments and resources through infill development and redevelopment.

G.5 Support strategic growth of Hastings that accommodates new growth and expansion opportunities.

Development Goals

D.2 Encourage a mix of residential and commercial development types including urban, suburban and rural development patterns with new, infill and rehabilitation opportunities throughout Hastings.

Neighborhood and Housing Goals

NH.2 Diversity and Stabilize the housing stock in Hastings.

Based on the City staff's review, the proposed redevelopment plan modification is feasible and conforms with the City's Comprehensive Plan.

b) If the proposed redevelopment plan is to use tax increment financing (TIF):

i. Would the redevelopment project in the plan be economically feasible without the use of tax-increment financing?

Based on the information in the Elm 26 Project Redevelopment Plan Modification application materials, the proposed development would not be economically feasible without the use of tax-increment financing.

The developer's project financial plan shows the total expenses to be $23,084,568 for Phase 1. The sources of funds used to pay for the project include first mortgage indebtedness ($13,971,983), Equity ($3,785,355), and Hastings Economic Development Corporation (HEDC) Rural Workforce funds ($850,000). The total of these funds is $18,580,338.

The developer is seeking $4,504,230 in TIF funding, which will be in the form of a loan amortized over 15 years. These funds will cover the gap in financing and other funding sources for the development.

As stated in the Proforma Operating statement on page 10 of the plan modification documents, "Without the availability of TIF funding for the project, it would not be feasible for the developer to proceed with this redevelopment." The rate of return for the developer without TIF funding is 2.94% to 4.62%, which is an unacceptable return on investment in today's market. With the available TIF funding, the return on investment is 7.85% - 9.14%, which the developer has deemed acceptable.

ii. **Would the redevelopment project not occur in the community redevelopment area without the use of tax-increment financing?**

The redevelopment site is vacant and historically has been used for row crop agriculture. However, in 1995, the landowner at the time had intended to develop the land as single-family homes. When the adjacent RV Park was subdivided from this tract of land in 1995, this tract was Preliminarily Platted as 55 single-family lots. Easements for future utilities were publicly dedicated and a large sewer main was installed in the location of the North Turner Road roadway shown on the 1995 Preliminary Plat.

Considering that a considerable amount of effort to design a subdivision on the property, dedicate of easements, and installation of some public utilities was completed in anticipation of developing the property, but the residences were never created should be a significant sign that the redevelopment project would not occur in the redevelopment area without the use of tax increment financing.

iii. **Is the costs and benefits of the redevelopment project, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services in the long-term best interest of the community impacted by the redevelopment project?**

Based on the information in the redevelopment plan modification documentation, the proposed development will be in the long-term best interest of the community.

The proposed development will provide 313 new houses, which is an identified need in the community. Additionally, the proposed development will not displace any current residents or require additional public investments in infrastructure or services, such as fire or police protection.

The current real estate property taxes for the site are approximately $870. This tax revenue will continue to be paid to the existing taxing entities (Adams County, City of Hastings, Hastings Public School District, etc.). It is anticipated that the new assessed value will increase to $23,000,000, upon completion of Phase 1 of the project. This will result in an increase in tax revenue of over $500,000 per year (based on the current tax rate). These taxing entities will receive this added revenue once the TIF bond is paid, which is intended to be 15 years.

c) **Is the proposed redevelopment plan within a designated enhanced employment area? If so, will the new investments proposed with the redevelopment plan modification increase employment in the area by five new employees and new investment of $250,000?** This standard does not apply, as the area is not in a designated enhanced employment area.

STAFF COMMENTS: Staff recommends the Planning Commission recommend **APPROVAL** to the City Council for the request for a Redevelopment Plan Modification for the Elm 26 Redevelopment Project, generally located to the southwest of the intersection of East 26th Street and North Elm Street, based on the findings in the staff report and the Redevelopment Plan Modification materials.

PREPARED BY: Chad Bunger, AICP, CFM Director of Development Services

DATE: May 8, 2024

ATTACHMENTS:

1. Redevelopment Plan Modification materials
2. Proposed Fairway Subdivision Preliminary Plat
3. 2009 Imagine Hastings Future Land Use Map
4. 2024 Redevelopment Area Number 18 Blight and Substandard Determination Study
5. 2024 Redevelopment Area Number 18 General Redevelopment Plan
6. 1995 Preliminary Plat of the Redevelopment Area

HASTINGS
Nebraska

Zoning Application

Date: 04/30/2024

Project

Permit Type:	Development Plan	Existing Zoning:	
Project Name:	General Redevelopment Plan for Redevelopment Area #18	Proposed Zoning:	
		Comprehensive Plan:	
		Gross Area:	162
Project Address:	2205 N Elm Ave	# of Lots:	various
City, State, Zip:	HASTINGS, NE 68901	Proposed Use:	Residential and commercial
In City Limits:	Yes		
Legal:			

Reason for Request: Adopt General Redevelopment Plan for Blighted & substandard Area #18

Applicant / Owner

Applicant Name:	Randal Chick	Owner Name:	HOHLEN COLLEEN O TRUSTEE & CO TRUSTEES E HOHLEN CR TR
Company:	Community Redevelopment Authority of the City of Hastings	Address:	7210 N BALTIMORE AVE
Address:	301 S Burlington Ave	City, State, Zip:	HASTINGS, NE 68901-0000
City, State, Zip:	Hastings, NE 68901	Phone:	
Phone:	402-461-8415	Email:	
Email:	atoupin@innateconcepts.com		

Key Contact

Key Contact:		Address:	
Company:		City, State, Zip:	
Phone:		Email:	

I do hereby certify that the information contained herein is true and correct.

Randal Chick	04/30/2024
Applicant	Date
	04/30/2024
Owner	Date

REDEVELOPMENT AREA #18
PLAN MODIFICATION NO. 2024-3
(Innate H1, LLC - Elm 26 Redevelopment Project)

The Community Redevelopment Authority (CRA) of the City of Hastings intends to amend the Redevelopment Plan for Area #18 within the city, pursuant to the Nebraska Community Development Law (the "Act") and provide for the financing of the phasing of a specific redevelopment project in Area #18.

Executive Summary:

Project Description
THE PROJECT CONSISTS OF THE REDEVELOPMENT OF A 44.309 ACRE SITE LOCATED SOUTH OF 26TH STREET, WEST OF NORTH ELM AVENUE AND EAST OF THE HASTINGS CAMPGROUND AND RV PARK. THE PROPOSED DEVELOPMENT IS PLANNED FOR BOTH MULTI FAMILY AND SINGLE FAMILY RESIDENTIAL. THE PROPERTY WILL BE ACQUIRED, INFRASTRUCTURE INSTALLED AND THE REDEVELOPER WILL CONSTRUCT A MULTI-PHASE MIXED-USE RESIDENTIAL PROJECT.

The proposed plan is to subdivide the site into 19 multi-family lots, 55 single-family lots and 5 out lots used for access, drainage, and utilities. The multi-family development will consist of eleven 22-plex buildings and eight duplexes for a total of 258 units. The multi-family development will include amenities such as a clubhouse with swimming pool, dog park, and landscaping consisting of turf, landscape beds and trees. There are two phases planned for the multi-family construction.

a. The First Phase of the Redevelopment Project shall include:

    - The construction of a new public street with sidewalks traversing the project site to provide access as depicted on the Site Plan;
    - The development of a 132-unit multifamily housing project with six (6) buildings (on Lots 1 thru 6) containing 22-unit market rate apartments for workforce housing along with the installation of sewer and water lines, a detention cell and landscaping.

b. The Second Phase is envisioned to be a 126-unit multifamily housing project consisting of five (5) 22-unit apartment buildings and 8 duplexes (16 units), the timing and size of which will depend on the absorption and stabilization of the occupancy of the building developed in Phase One and general housing market conditions.

c. The Third Phase of the Project will include the development of approximately 55 residential lots for single family homes on the south side of the subdivision (Lots 20 thru 74) and will begin when the market dictates and single-family builder partners are identified.

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

The Project shall utilize the benefits of the Nebraska Community Development Law, including the use of tax increment financing for eligible costs of the Project which shall include site acquisition, demolition, site preparation, infrastructure expenses, engineering and architectural costs, façade

enhancements, development of workforce housing and other TIF eligible expenses associated with the purchase and development of this mixed-use residential project.

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

Legal Description

A TRACT OF LAND LOCATED IN PART OF THE NORTHEAST QUARTER OF THE NORTH HALF (NE1/4 N1/2) OF FRACTIONAL SECTION SIX (6), TOWNSHIP SEVEN (7) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

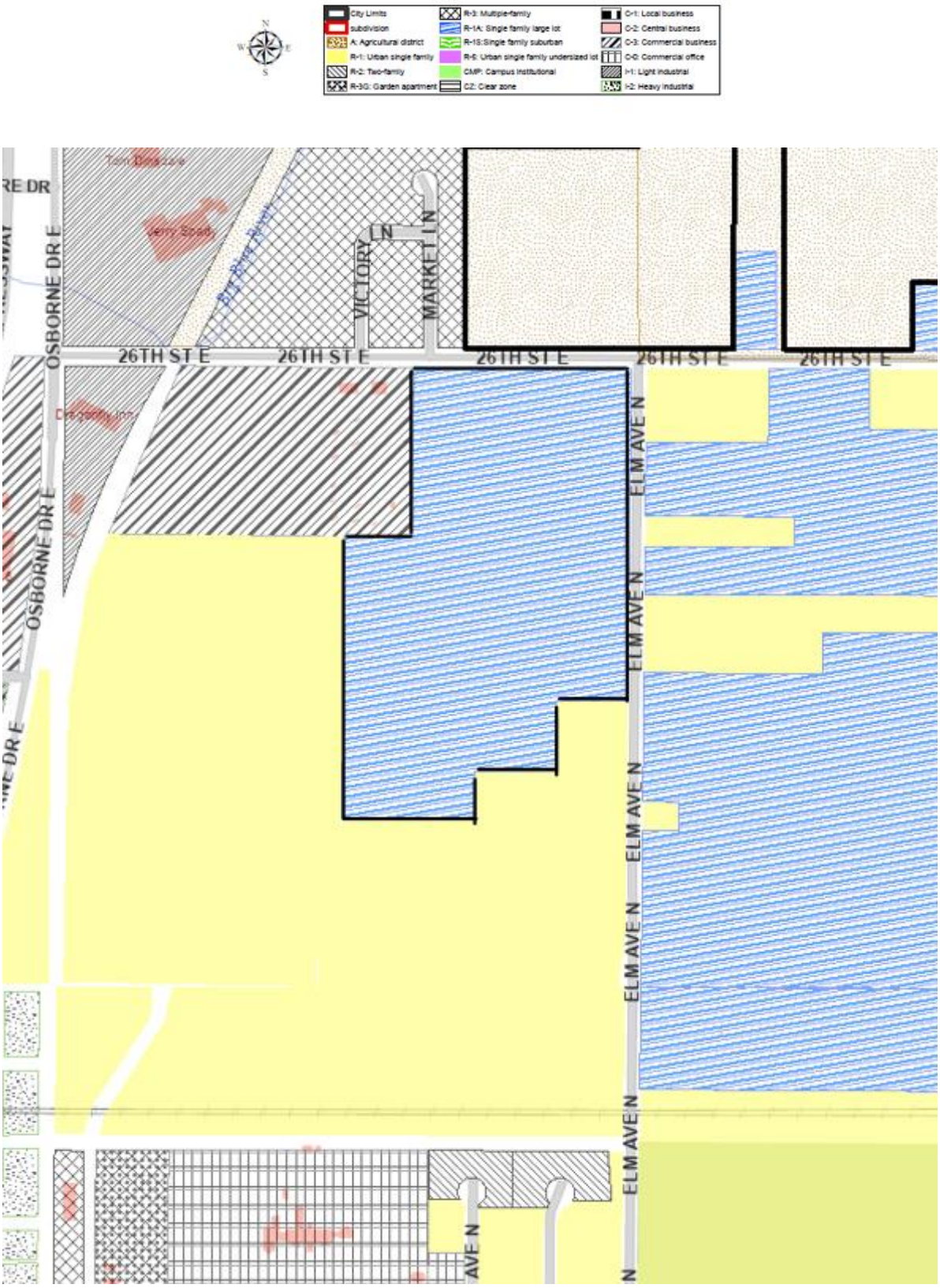
COMMENCING NORTHEAST CORNER, FRACTIONAL SECTION 6, T7N, R9W; THENCE ON AN ASSUMED BEARING OF S00°35'19"W, ALONG THE EAST LINE OF THE NE1/4, N1/2, A DISTANCE OF 41.25 FEET TO THE POINT OF BEGINNING; THENCE S00°35'19"W, ALONG SAID EAST LINE, A DISTANCE OF 1031.00 FEET TO THE NORTHEAST CORNER OF E & C HOHLEN ADDITION; THENCE N89°46'36"W, ALONG THE NORTH LINE OF E & C HOHLEN ADDITION, A DISTANCE OF 200.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, E & C HOHLEN ADDITION; THENCE S00°37'56"W, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 175.10 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 AND POINT ALSO BEING ON THE NORTH LINE OF LOT 1, WILLIAM E. BERCK SUBDIVISION; THENCE N89°46'36"W, ALONG SAID NORTH LINE OF LOT 1, WILLIAM E. BERCK SUBDIVISION, A DISTANCE OF 100.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE S00°44'34"W, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 200.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, WILLIAM E. BERCK SUBDIVISION; THENCE S00°20'35"W A DISTANCE OF 150.29 FEET; THENCE N89°06'06"W A DISTANCE OF 32.97 FEET; THENCE S00°35'19"W A DISTANCE OF 150.54 FEET; THENCE N89°55'19"W A DISTANCE OF 336.00 FEET; THENCE S00°35'19"W A DISTANCE OF 200.00 FEET; THENCE N89°55'19"W A DISTANCE OF 648.05 FEET TO A POINT ON THE WEST LINE OF SAID NE1/4; THENCE N00°24'47"E, ALONG THE WEST LINE, A DISTANCE OF 1197.64 FEET TO THE SOUTHWEST CORNER OF BLOCK 1, HOHLEN SUBDIVISION; THENCE S89°50'40"E, ALONG THE SOUTH LINE OF SAID BLOCK 1, A DISTANCE OF 370.16 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 1; THENCE N00°24'02"E, ALONG THE EAST LINE OF SAID BLOCK 1, A DISTANCE OF 710.09 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 1 AND ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF 26TH STREET; THENCE S89°49'38"E, ALONG SAID SOUTH RIGHT OF WAY LINE OF 26TH STREET, A DISTANCE OF 952.89 FEET TO THE POINT OF BEGINNING.

Site Plan: Attached below is the Site Plan prepared by the Project Engineers which depicts the location of the multifamily structures and the single-family lots. The Site Plan also depicts the new public streets contemplated for the site to improve and facilitate access to the mix of uses envisioned for the Project Site.

Proposed Mixed-Use Residential Project



Map of Existing Land Use and Proposed Redevelopment Site



The tax increment for Phase One will be captured for the tax years 2025 through 2039 inclusive. Provided, however, if there is no increase in valuation for the 2025 tax year, the increment will be captured beginning in the year when an increase in value is available for capture and ending fifteen years later.

The real property ad valorem taxes on the current or base valuation will continue to be paid to the usual taxing entities. The increase in value will come from the new construction of up to approximately 132 apartment dwellings unit.

Total project costs for the Phase One project are in excess of $23,000,000 which includes the costs of site preparation/grading, sidewalk and street construction, underground utilities and construction of the multi family structures.

The Phase Two Project is anticipated to consist of a second multifamily project containing approximately 126 dwelling units. The timing of the Phase Two project will depend on the stabilization of the occupancy of the Phase One project. It is anticipated that the multifamily project of Phase Two will cost in the neighborhood of $20,000,000 and will generate approximate $4,000,000 to $4,500,000 of tax increment financing.

Subsequent phases will include the buildout of the residential subdivision with lots for single family homes. It is anticipated that this Redevelopment Plan will need to be supplemented with additional detail as those subsequent phases are solidified.

Statutory Pledge of Taxes.

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

a) That portion of the ad valorem tax which is produced by levy at the rate fixed each year by or for each public body upon the redevelopment project valuation shall be paid into the funds, of each such public body in the same proportion as all other taxes collected by or for the bodies; and

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

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

Redevelopment Plan Amendment Complies with the Act:

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

1. **The Redevelopment Project Area was first declared blighted and substandard by action of the Hastings City Council on April 22, 2024 based on the "Blight and Substandard Study for Redevelopment Area #18 dated February 13, 2024 as prepared by Five Rule Rural Planning. (§18-2109) Such declaration was made after a public hearing with full compliance with the public notice requirements of §18-2115 of the Act,**

2. **Conformation to the General Plan for the Municipality as a whole. (§18-2103 (13) (a) and §18-2110)**

Hastings adopted a Comprehensive Plan on February 24, 2009. This Redevelopment Plan Amendment and Project require a zoning change in order to be consistent with the Comprehensive Development Plan, and the Redeveloper is concurrently seeking to change the zoning of the Phase One and Phase Two sites to R-3 Multi-family to allow the mix of uses contemplated herein. This plan merely provides funding for the redeveloper to construct housing for residential uses on this property as defined by the current and effective zoning regulations. The Hastings Planning Commission held a public hearing at their meeting on May 21, 2024 to approve the zoning change and to approve Plan Modification 2024-3 to Redevelopment Plan #18 confirming that this project is consistent with the Comprehensive Development Plan for the City of Hastings.

3. **The Redevelopment Plan must be sufficiently complete to address the following items: (§18-2103/13) (b)**

    a. **Land Acquisition:**

The Redevelopment Plan for Area #18 provides for real property acquisition and this plan amendment does not prohibit such acquisition. Innate H1, LLC has an option to acquire the project site and plans to close on the sale if the Plan Modification and use of TIF is approved by the Planning Commission, City Council and Community Redevelopment Authority. This Project is not financially feasible without the use of tax increment financing.

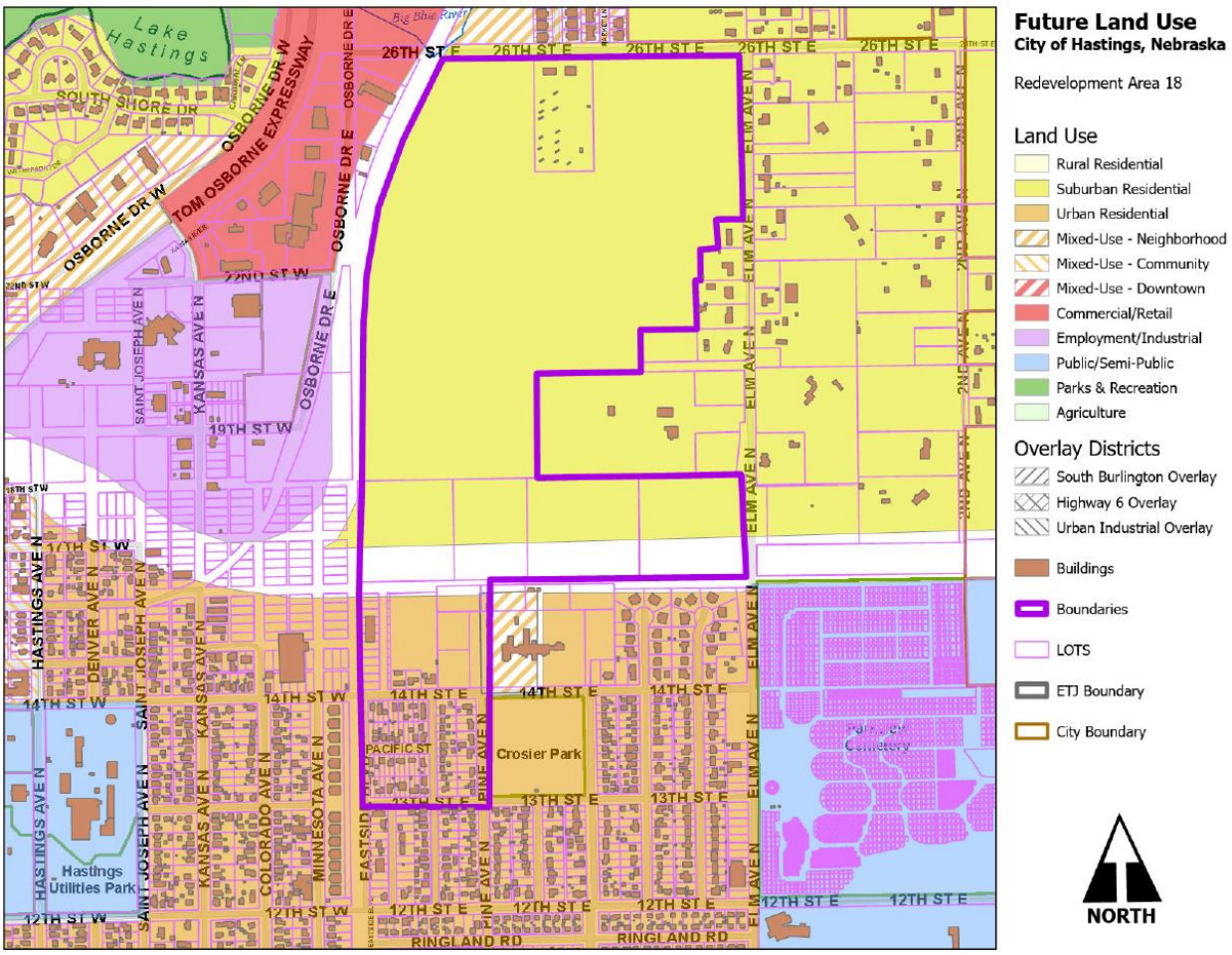
    b. **Demolition and Removal of Structures:**

The project to be implemented will not require demolition and removal of any structures as the land is vacant.

    c. **Future Land Use Plan**

See the attached map from the 2009 Hastings Comprehensive Development Plan. The Project Site is identified as "Suburban Residential" in the Comprehensive Development Plan which use is not consistent with this Amendment. The Redeveloper is concurrently seeking to change the zoning of the Phase One and Phase Two sites to R-3 Multi-family to allow the mix of uses contemplated herein. The site in private ownership is planned for residential development and ancillary uses of the area after redevelopment as required by Section 18-2111(5) of the Nebraska Community Development Law.

Future Land Use Map



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

The project area is currently zoned for residential use under the R-1A district. The Redeveloper is concurrently seeking to change the zoning of the Phase One and Phase Two sites to R-3 Multi-family to allow the mix of uses contemplated herein. The Site Plan reflects the dedication of a new public street which will be constructed in conjunction with the plat to be filed with the City of Hastings. No changes are anticipated in building codes or ordinances, nor are any other planning changes contemplated [§18-2103(b) and §18-2111] other than as described herein.

e. Site Coverage and intensity of Use

The redeveloper is proposing to construct six multifamily structures containing 22 dwelling units per structure, related amenities and parking. The redeveloper plans to meet the applicable regulations regarding site coverage and intensity of use. [§18-2103(b) and §18-2111]

f. Additional Public Facilities or Utilities

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

2103(b) and§18-2111]

4. **The Act requires a Redevelopment Plan provide for relocation of individuals and families displaced as a result of plan implementation.** This project site has previously been utilized as farm ground and agriculture related uses and no relocation is contemplated or necessary.

5. **No member of the Authority, nor any employee thereof holds any interest in any property in this Redevelopment Project Area. [§18-2106].** No members of the authority or staff of the CRA have any interest in this property.

6. **Section 18-2114 of the Act requires that the Authority consider:**

    1. **Method and cost of acquisition and preparation for redevelopment and estimated proceeds from disposal to redevelopers.**

The redeveloper anticipates that the multifamily structures which are part of the Phase One project will have land acquisition costs of approximately $200,000. It is anticipated that the aggregate development cost of the first multifamily buildings, including all hard and soft costs will be approximately $23,084,568. In addition, the redeveloper anticipates that the TIF eligible costs of the project shall include:

- Site Acquisition - $200,000
- Site Preparation and grading - $650,000
- Utilities and street and sidewalk construction - $1,650,000
- Engineering, planning & legal services - $500,000
- Façade Enhancements - $950,000
- Capitalized Interest TIF Loan - $550,000

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

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

• First mortgage indebtedness:	$13,971,983
• Tax Increment Financing:	$ 4,504,230
• Equity:	$ 3,758,355
• HEDC Rural Workforce funds:	$ 850,000
Total	**$23,084,568**

    3. **Statement of feasible method of relocating displaced families.**

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

7. **Section 18-2113 of the Act requires:**

Prior to recommending a redevelopment plan to the governing body for approval, an authority shall consider whether the proposed land uses and building requirements in the redevelopment project area are designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted, and harmonious development of the city and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development,

including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and community facilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of insanita1y or unsafe dwelling accommodations or conditions of blight.

The Authority has considered these elements in proposing this Plan Amendment. This amendment, in and of itself will promote consistency with the Hastings Comprehensive Development Plan by providing quality workforce housing for current and prospective Hastings residents.

8. Time Frame for Development

Development of the first multifamily portion of Phase One of the Project is anticipated to be commenced in the Summer of 2024 and construction completion could occur in the Fall of 2026 with an anticipated construction schedule of 20-26 months. Excess valuation should be available for this project for 15 years beginning with the 2025 tax year, provided, however, if there is no increase in valuation for the 2025 tax year, the excess valuation will be available beginning in the year when an increase in value is available for capture.

9. Justification of Project

The 2021 Housing Needs Assessment study for the City of Hastings projected that by 2025 we would need an additional 1,321 new rental units. The current housing market, a combination of the cost of producing housing and the prevailing wages, has not created a situation that gives the markets sufficient incentive to build the number of housing units required to meet community needs. This lack of housing options impacts a variety of other areas within the community including work force development, overcrowding, and maintenance of residential units. This project will create new housing options for current and potential citizens of Hastings and will likely result in the sale of existing homes around the city. The redevelopment of this project site will result in increased workforce housing opportunities and increased sales tax and is the first step in the creation of affordable housing opportunities for the Hastings community. The Hastings Economic Development Corporation, the Hastings City Council and Community Redevelopment Authority have made it clear with previous decisions that they support development that will increase residential workforce opportunities.

10. Cost Benefit Analysis

Section 18-2113 of the Act, further requires the Authority conduct a cost benefit analysis of the plan amendment in the event that Tax Increment Financing will be used. This analysis must address specific statutory issues.

As authorized in the Nebraska Community Development Law, §18-2147, Neb. Rev. Stat. (2012), the City of Hastings has analyzed the costs and benefits of the proposed Redevelopment Project, including:

Project Sources and Uses for Phase 1

Approximately $4,500,000 in public funds from tax increment financing provided by the Hastings Community Redevelopment Authority will be required to complete the multifamily component of the Phase One project. This investment by the Authority will leverage approximately $18,584,000 in private/private sector or other non-local financing; a private investment of $4.13 for every TIF dollar investment.

USE OF FUNDS			SOURCES OF FUNDS	
Description				
Acquistion	$ 200,000		Owner Equity	$ 3,760,000
Site Prep, Grading & Landscaping	$ 650,000		Rural Workforce Housing Loan	$ 850,000
Utilities, Sewer, Water & Paving	$ 1,650,000		Tax Increment Financing	$ 4,500,000
Architecture, Engineering & Legal	$ 500,000		Permanent Financing	$ 13,975,000
Façade Enhancements	$ 950,000			
Capitalized Interest - TIF Loan	$ 550,000			
Construction Costs	$ 18,785,000			
TOTALS	**$ 23,085,000**		**TOTALS**	**$ 23,085,000**

Tax Revenue. The property to be redeveloped is anticipated to have a January 1, 2024, valuation of approximately $40,000. Based on the 2023 levy of .02174723 this would result in real property taxes of approximately $870.00 which will be paid out to all the existing taxing entities. It is anticipated that the assessed value will increase by $23,000,000 upon full completion, as a result of the site redevelopment. This development will result in an additional estimated tax increase of over $500,000 annually. This tax increment gained from the Redevelopment Project Area would not be available for use as city general tax revenues, for a period of 15 years, or such shorter time as may be required to amortize the TIF bond, but would be used for eligible redevelopment costs to enable this project to be realized.

Estimated 2020 assessed value:	$40,000
Estimated value after completion:	$23,040,000
Incremental value:	$23,000,000
Annual TIF generated:	$500,000
TIF Bond Issue:	$4,500,000

Statement Identifying Financial Gap and Necessity for use of Tax Increment Financing for proposed Project:

A large financial gap exists on this project after conventional financing is utilized. A combination of owner equity, TIF and other incentives are needed to make the project feasible. The developer is contributing owner equity and bank financing of $17,735,000, a Rural Workforce Housing Loan of $850,000 and TIF funding is intended to fill the remaining gap, making this project feasible. The project is asking for $4,500,000 in a TIF loan amortized over 15 years. Without the availability of TIF funding for the project, it would not be feasible for the developer to proceed with this redevelopment. Please see the table below which shows rate of returns from 2.94% to 4.62% without TIF funding which is an unacceptable return on investment in today's market.

Proforma Without TIF

	Year 1	Year 2	Year 3	Year 4
Rent Revenue	$2,420,305	$2,492,914	$2,567,701	$2,644,732
Expenses	-$919,716	-$947,307	-$975,486	-$1,004,998
NOI Without TIF	$1,500,589	$1,545,607	$1,592,215	$1,639,734
RWH Loan	-$85,000	-$85,000	-$85,000	-$85,000
Debt Service	-$1,172,328	-$1,172,328	-$1,172,328	-$1,172,328
Cash Flow Without TIF	$243,261	$288,279	$334,887	$382,406
Cash on cash return wo/TIF	2.94%	3.48%	4.05%	4.62%
Equity Investment	$ 8,272,485	$ 8,272,485	$ 8,272,485	$ 8,272,485

Proforma with TIF

Proforma Operating Statement with TIF	Year 1	Year 2	Year 3	Year 4
Rent Revenue	$ 2,420,305	$ 2,492,914	$ 2,567,701	$ 2,644,732
Expenses	$ (919,716)	$ (947,307)	$ (975,486)	$ (1,004,998)
NOI Without TIF	$ 1,500,589	$ 1,545,607	$ 1,592,215	$ 1,639,734
RWH Loan	$ (85,000)	$ (85,000)	$ (85,000)	$ (85,000)
Debt Service	$ (416,795)	$ (416,795)	$ (416,795)	$ (416,795)
Cash Flow Without TIF	$ 998,794	$ 1,043,812	$ 1,090,420	$ 1,137,939
Cash on cash return with TIF	7.85%	8.28%	8.71%	9.14%
Equity Investment	$ 3,873,630	$ 3,873,630	$ 3,873,630	$ 3,873,630

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

The proposed redevelopment will create additional valuation of $23,000,000. No tax shifts are anticipated from the project. The project creates new valuation from the construction of 132 multifamily dwelling units that will support taxing entities long after the project is paid off.

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

The Project anticipates the installation of a new public street to be dedicated to the City of Hastings to improve access to the mix of uses contemplated for the Project. Existing water and waste water facilities will not be impacted by this development. The electric utility has sufficient capacity to support the development. Fire and police protection are available and should not be negatively impacted by this development.

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

This project will not have a negative impact on employers and employees of firms locating within the boundaries of the redevelopment and should provide for additional housing opportunities for employees and employers.

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

This project will not have a negative impact on other employers in any manner different from any other expanding business within the Hastings area and should provide for additional housing opportunities for employees.

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

The average number of persons per household in Hastings according the US Census Bureau is 2.3 occupants. According to current census numbers less than 20% of the population of Hastings is between the ages of 5 and 18. If the averages hold it would be expected that a maximum of 304 people would be housed at this location and there would be a maximum of 61 school age children generated by this development. These children will likely be spread over the full school age population from elementary

to secondary school. These numbers are likely to be further mitigated based on the size and configuration of these units (60 two-bedroom and 72 one-bedroom units) that will make them less attractive to families with children. It is anticipated that there will be no adverse impact on the local school districts.

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

This project is consistent with the goals of the City's Comprehensive Plan, the 2021 Hastings Housing Needs Assessment, HEDC's and the CRA's goal to increase workforce housing in the community.

Time Frame for Development

Development of the Phase One multifamily component containing 132 dwelling units is anticipated to be developed commencing in the summer of 2024 and substantially completing construction by Fall of 2026. Further, the Redeveloper envisions that the internal and other public improvements will be completed during this time period.

GENERAL REDEVELOPMENT PLAN
FOR REDEVELOPMENT AREA #18
APRIL 24, 2024

Purpose of the Plan

The purpose of the General Redevelopment Plan is to serve as a comprehensive guide for implementation of development and redevelopment activities within Redevelopment Area #18 in the City of Hastings, Nebraska. Redevelopment and development activities associated with the Nebraska Community Development Law, State Statutes 18-2101 through 18-2154, should be utilized to promote the general welfare and enhance the tax base, as well as promote economic and social well-being of the Community.

The General Redevelopment Plan prepared by the Hastings Community Redevelopment Authority (CRA) must contain the general planning elements required by Nebraska State Revised Statutes, Section 18-2111 re-issue 2012 items (1) through (6). A description of these items is as follows:

(1) The boundaries of the redevelopment project area with a map showing the existing uses and condition of the real property therein; (2) a land-use plan showing proposed uses of the area; (3) information showing the standards of population densities, land coverage and building intensities in the area after redevelopment; (4) a statement of the proposed changes, if any, in zoning ordinances or maps, street layouts, street levels or grades, or building codes and ordinances; (5) a site plan of the area; and (6) a statement as to the kind and number of additional public facilities or utilities which will be required to support the new land uses in the area after redevelopment.

Furthermore, the General Redevelopment Plan must further address the items required under Section 18-2113, "Plan; considerations", which the CRA must consider prior to recommending a redevelopment plan to the Planning Commission and City Council for adoption. These "considerations" are defined as follows:

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

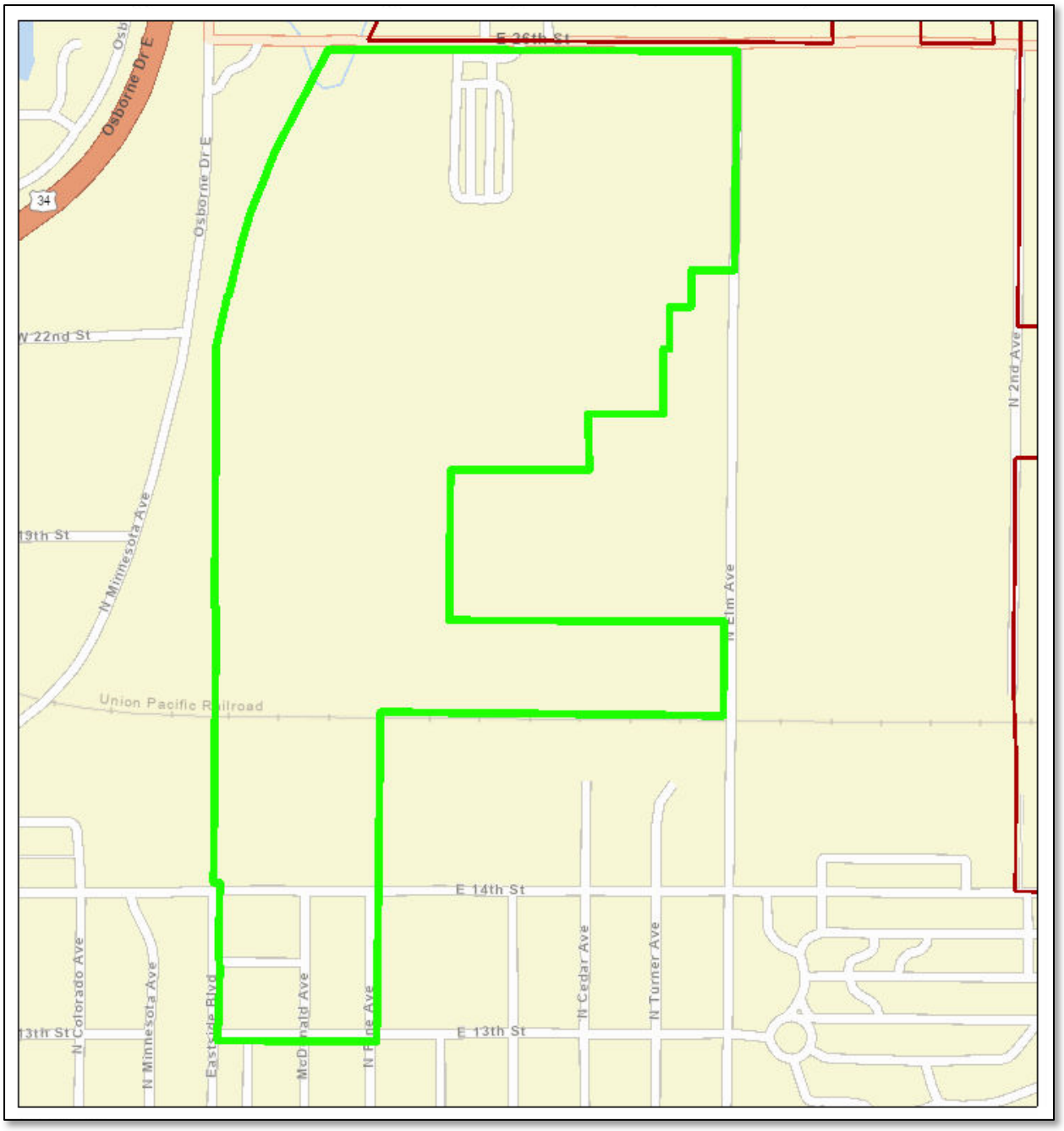
Location.

Redevelopment Area #18 is located in the northeast section of the City of Hastings, Nebraska, generally bounded by East 26th Street to the north, Pioneer Spirit Trail to the west, East 13th Street to the south and North Elm Avenue to the east. The Area is comprised of an estimated 161.57 acres. Key development features in Area #18 include the Hastings Campground and RV Park, three large tracts of undeveloped land, one small track of undeveloped land and one square block of single-family homes. This Redevelopment Area has been identified for future development activities, due to the existence of aging and deteriorating structures, aging and deteriorating sidewalks and streets, pedestrian safety, aging and undersized water mains, and obsolete platting. The referenced Redevelopment Area #18, in the City of Hastings, Nebraska, includes the following Adams County Parcel ID #s:

Parcel ID Numbers Within Proposed Redevelopment Area 18							
010011225	010011315	010011346	010011224	010011313	010011328	010011349	010013899
010011324	010011337	010011338	010014336	010011327	010011319	010011335	010016834
010011332	010011309	010011343	010011312	010011311	010011336	010011342	010016830
010011333	010011334	010011347	010014334	010011316	010011320	010011330	010016832
010011323	010011348	010011345	010014335	010011325	010011322	010011310	010016833
010011331	010011341	010011344	010014457	010011339	010011318	010011329	010011321
010011326	010011340	010011314	010013900	010011317			

The following map (Exhibit 1) and other maps in this Redevelopment Plan identify the entire Redevelopment Area #18 that has been declared blighted and substandard and in need of redevelopment pursuant to this General Redevelopment Plan.

EXHIBIT #1



Project Planning and Implementation Recommendations.

The planning process for Redevelopment Area #18 has resulted in a listing of general planning and implementation recommendations. As discussed in the Blight and Substandard Determination Study, existence of aging and deteriorating structures, aging and deteriorating sidewalks and streets, pedestrian safety, aging and undersized water mains, obsolete platting and the existence of conditions

which endanger life or property by fire or other causes are a sufficient basis for designation of Redevelopment Area #18 as blighted and substandard.

To eliminate blight and substandard conditions and enhance private development and redevelopment activities within Redevelopment Area #18, the City of Hastings will need to consider the following general development/redevelopment initiatives. Tax Increment Financing (TIF) will need to be considered as a tool to assist in financing both development and redevelopment projects. Micro TIF, or the expedited review of smaller, single redevelopment projects should be adopted by City Council resolution and utilized in the Redevelopment Area.

General Development/Redevelopment Initiatives.

- Create an "Economic Development Initiative" for Redevelopment Area #18 directed at increasing the property tax base. Utilize TIF, Micro-TIF, the Rural Workforce Housing Fund and other available sources of economic development funding, including State, Federal and Private Foundation Grants, as well as private investment, for the expansion of existing and the development of new residential uses in the Area in conformance with the City's *Comprehensive Development Plan* and current *Zoning Regulations,* pending changes or amendments to both documents.

- Develop public and private partnerships with funding entities and property developers to attract residential, and commercial development to Redevelopment Area #18. Partnerships can include, but are not limited to the Hastings Economic Development Corporation, Hastings Area Chamber of Commerce, Hastings Community Redevelopment Authority (CRA), Housing Development Corporation, Hastings Housing Authority and South-Central Economic Development District. Utilize the Hastings Comprehensive Development Plan, Hastings 2021 Housing Needs Assessment and any other local, relevant planning documents to provide direction for Community development projects.

- Promote the development of undeveloped land areas within the Redevelopment Area, targeting tracts of land that are currently both functionally and economically obsolete. Large, undeveloped tracts of land in Redevelopment Area #18 should be planned for selected mixed uses of commercial and residential development. Modern street and water/sewer systems should be in place to allow for development to occur.

- Through the CRA, acquire dilapidated and functionally and economically obsolescent buildings or land within the Redevelopment Area and retain or hold these tracts for future development.

Infrastructure & Utility Systems Initiatives.

- Replace, as needed, deteriorated, dilapidated and undersized municipal water, sewer and storm sewer mains throughout Redevelopment Area #18, to support both existing and new residential developments.

- Work with developers to install modern water, storm sewer, sanitary sewer and transportation systems in undeveloped tracts of land in Redevelopment Area #18 to support future development opportunities.

- Establish a program to improve the existing sidewalks, streets, street lighting, landscaping, private driveways, and access roads in the Area, identified as being in a state of deterioration and in substandard condition.

Implementation.

Both a time line and budget should be developed for the implementation of this General Redevelopment Plan. Each of these processes should be designed in conformance with the resources and time available by the city. A reasonable time-line to complete the redevelopment activities identified in the Plan would be 10 to 15 years.

Various funding sources exist for the preparation and implementation of a capital improvement budget designed to meet the funding needs of proposed development and redevelopment activities. These include local and federal funds commonly utilized to finance street improvement funds, i.e. Community Development Block Grants, Special Assessments, General Obligation Bonds and Tax Increment Financing (TIF). The use of TIF and Micro-TIF for development and redevelopment projects in Redevelopment Area #18 is deemed to be an essential and integral element. The use of TIF and Micro-TIF in connection with such projects is contemplated by this General Redevelopment Plan and such designation and use of TIF will not constitute a substantial modification to the Plan.

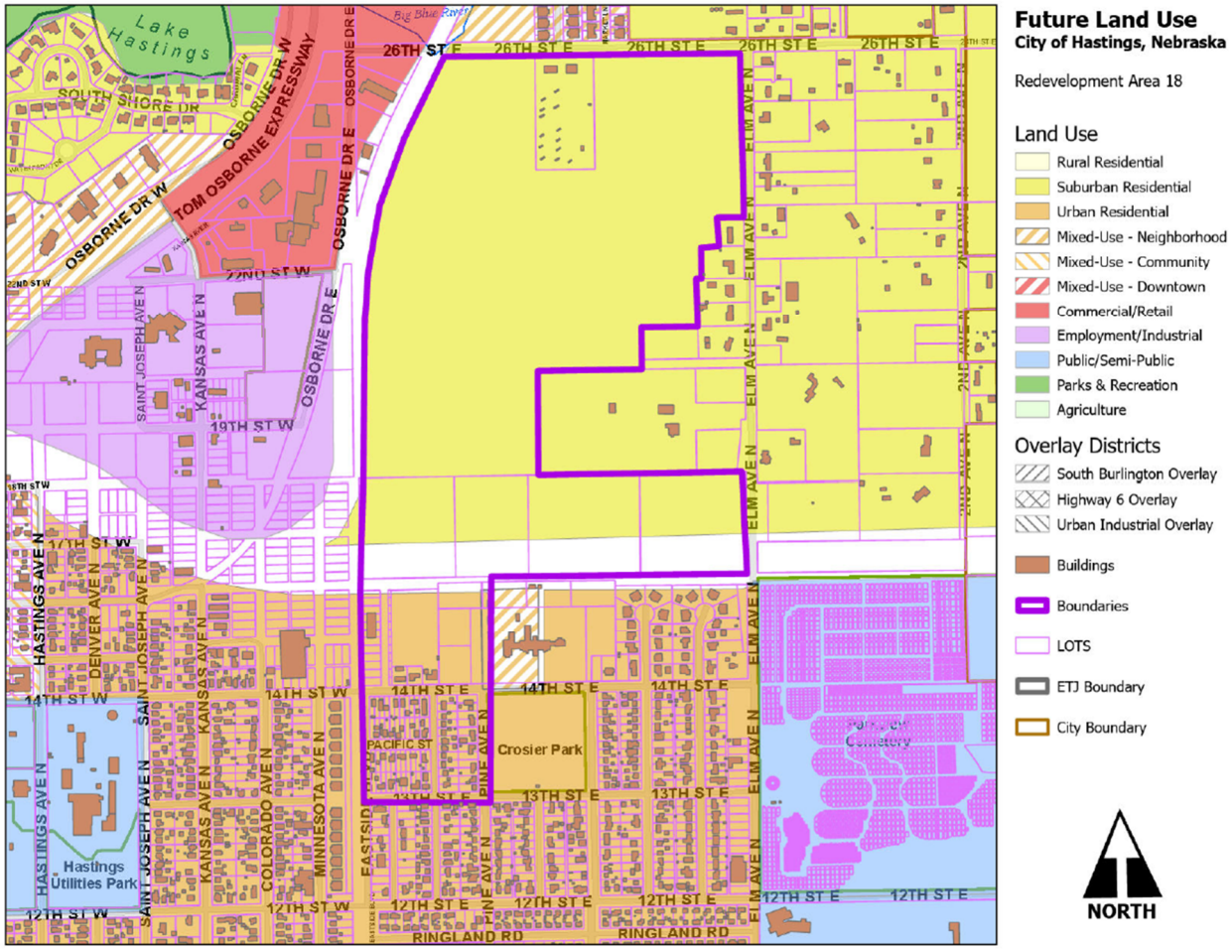
The City agrees, when approving this General Redevelopment Plan, to the utilization of TIF for appropriate development and redevelopment projects and agrees to pledge the taxes generated from such projects for such purposes in accordance with the Act. Any redevelopment project receiving TIF is subject to a Cost Benefit Analysis to determine if the project would be economically feasible without the use of TIF and whether the project would occur in the area without the use of TIF.

1. Land Use Patterns.

In general, the Redevelopment Area consists of single-family homes, a developed commercial campground and undeveloped land. The substandard and blight study identified properties and structures classified as being in deteriorating condition or dilapidated. The irregular tracts of undeveloped land are ideally suited for future residential and commercial development.

Exhibit #2, Future Land Use Map, represents the land use density and coverage, as well as a general site plan for Redevelopment Area #18. The *Hastings Comprehensive Plan* and Future Land Use Map promote the Area to support a mix of residential and commercial development. This General Redevelopment Plan recommends that future commercial and single-family residential land uses be buffered with multifamily residential development.

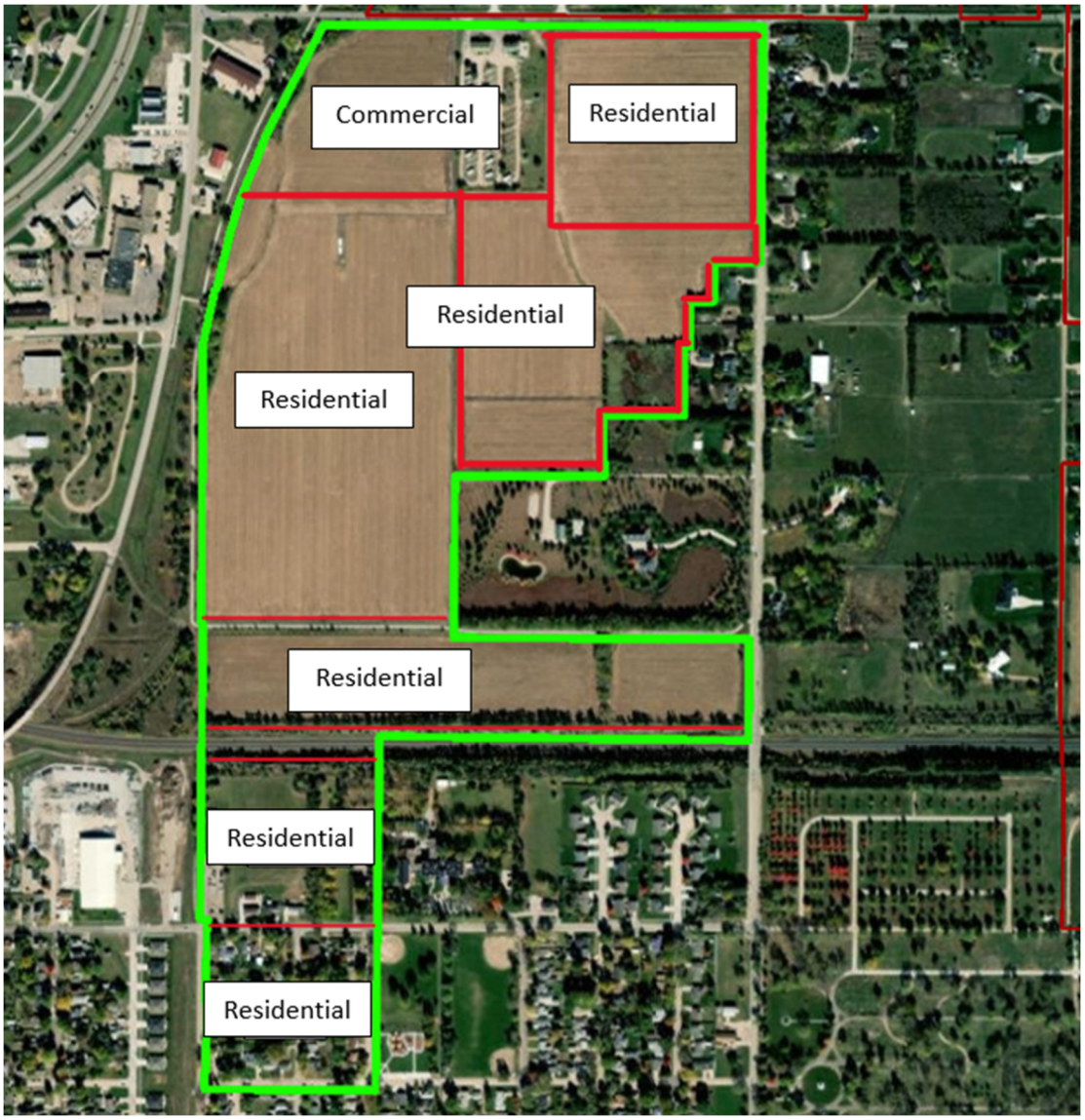
FUTURE LAND USE MAP – EXHIBIT #2



2. Future Zoning Districts.

The recommended Future Zoning Map for Redevelopment Area #18 is identified in Exhibit #3. The land within Area #18 will most likely be required to be rezoned and subdivided to meet the needs of the community and to reach the highest and best use for the property. In addition to complying with the City's adopted Comprehensive Plan's Future Land Use Map and applicable policies, the redevelopment should meet sound engineering and planning principles, match the general character of the surrounding areas, and provide quality residential uses that help address the City's affordable housing needs.

FUTURE ZONING MAP – EXHIBIT #3



3. Recommended Public Improvements.
The primary purpose of a Redevelopment Plan is to allow for the use of public financing in a specific area. This public financing is planned and implemented to serve as a "first step" for public improvements and encourage private development within the Redevelopment Area. The most common form of public improvements occurs with infrastructure, specifically streets, water, sanitary sewer and storm sewer systems, sidewalks, open space and recreational uses. The primary infrastructure concerns in the Redevelopment Area are the need to monitor utility and infrastructure systems in order to make repairs or replacement as these systems continue to age, as well as by expansion of modern infrastructure to undeveloped land areas.

The Blight and Substandard Determination Study focused on the condition of existing structures and sites, as well as improvement needs for deteriorated and dilapidated infrastructure systems to service

developed and undeveloped land throughout the Redevelopment Area. It is recommended that the City of Hastings work closely with developers to ensure that future public roads and private driveways and parking areas within the Redevelopment Area #18 are constructed in conformance with City development standards. New or redeveloped streets, sidewalks, alleys, and privately owned water and sewer service lines should be designed to meet the provisions of the Subdivision Regulations of Hastings.

Conclusions.

A successful Redevelopment Plan for Redevelopment Area #18 should guide redevelopment and development opportunities, while supporting adjacent uses. New construction should be compatible with similar materials exhibited by existing structures within, and adjacent to the Redevelopment Area**.**

The Hastings CRA and the City of Hastings should seek funding sources to create a revolving loan and/or grant program for the rehabilitation and improvement of buildings and public uses in Redevelopment Area #18. Prior to transportation network improvements, the City and the CRA should develop a plan to accommodate efficient infrastructure development and improvements.

This General Redevelopment Plan addresses numerous community and economic development activities for Redevelopment Area #18, in Hastings, Nebraska. The major components of this General Redevelopment Plan will be accomplished as individual projects; however, a comprehensive redevelopment effort is recommended. Just as the redevelopment efforts should be tied together, so should the funding sources to ensure a complete project. The use of state and federal monies, local equity and tax incentives coupled with private funding sources, can be combined for a realistic and feasible funding package. The following provides a summary listing of the types of funding to assist in implementing this General Redevelopment Plan.

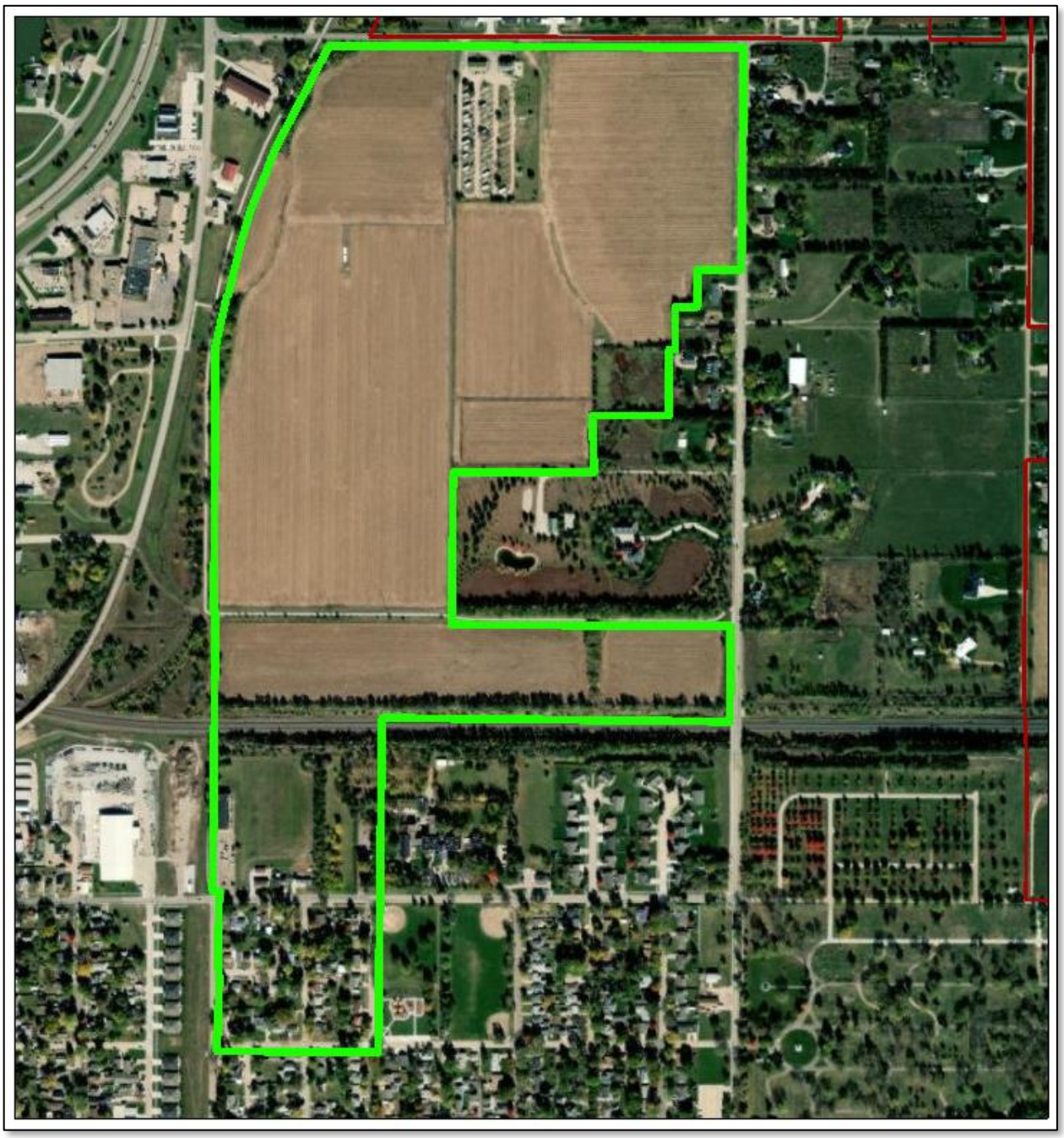
Public Funding Sources
Tax Increment Financing
LB 840, LB 1240
Historic Preservation Tax Credits (State & Federal)
Low Income Housing Tax Credits
Sales Tax
Community Development Block Grants - Re-Use Funds
HOME Funds
Nebraska Affordable Housing Trust Fund
Rural Workforce Housing Investment Fund
Community Development Assistance Act
Intermodal Surface Transportation Efficiency Act
Small Business Administration-Micro Loans
Local Lender Financing
Owner Equity
Donations and Contributions

CITY OF HASTINGS, NEBRASKA

Blight & Substandard Study – Proposed Redevelopment Area 18

Bobbi Pettit, AICP

February 13, 2024



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PROPOSED REDEVELOPMENT AREA 18
BLIGHT & SUBSTANDARD STUDY

COMMUNITY REDEVELOPMENT LAW

The State of Nebraska has established Community Redevelopment Law to correct conditions of blight within the State's municipalities and provide guidance for remedying conditions of blight, thereby encouraging redevelopment projects to take place in areas that would be considered otherwise undevelopable.

(NRS 18-2102):

> It is hereby found and declared that there exist in cities of all classes and villages of this state areas which have deteriorated and become substandard and blighted because of the unsafe, insanitary, inadequate, or overcrowded condition of the dwellings therein, or because of inadequate planning of the area, or excessive land coverage by the buildings thereon, or the lack of proper light and air and open space, or because of the defective design and arrangement of the buildings thereon, or faulty street or lot layout, or congested traffic conditions, or economically or socially undesirable land uses.
>
> Such conditions or a combination of some or all of them have resulted and will continue to result in making such areas economic or social liabilities harmful to the social and economic well-being of the entire communities in which they exist, needlessly increasing public expenditures, imposing onerous municipal burdens, decreasing the tax base, reducing tax revenue, substantially impairing or arresting the sound growth of municipalities, aggravating traffic problems, substantially impairing or arresting the elimination of traffic hazards and the improvement of traffic facilities, and depreciating general community-wide values.
>
> The existence of such areas contributes substantially and increasingly to the spread of disease and crime, necessitating excessive and disproportionate expenditures of public funds for the preservation of the public health and safety, for crime prevention, correction, prosecution, punishment, and the treatment of juvenile delinquency, and for the maintenance of adequate police, fire, and accident protection and other public services and facilities. These conditions are beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids herein provided. The elimination of such conditions and the acquisition and preparation of land in or necessary to the renewal of substandard and blighted areas and its sale or lease for development or redevelopment in accordance with general plans and redevelopment plans of communities and any assistance which may be given by any state public body in connection therewith are public uses and purposes for which public money may be expended and private property acquired. The necessity in the public interest for the provisions of the Community Development Law is hereby declared to be a matter of legislative determination.

It is further found and declared that the prevention and elimination of blight is a matter of state policy, public interest, and statewide concern and within the powers and authority inhering in and reserved to the state, in order that the state and its municipalities shall not continue to be endangered by areas which are focal centers of disease, promote juvenile delinquency, and consume an excessive proportion of their revenue.

It is further found and declared that certain substandard and blighted areas, or portions thereof, may require acquisition, clearance, and disposition, subject to use restrictions, as provided in the Community Development Law, since the prevailing conditions of decay may make impracticable the reclamation of the area by conservation or rehabilitation; that other areas or portions thereof may, through the means provided in the Community Development Law, be susceptible of conservation or rehabilitation in such a manner that the conditions and evils, hereinbefore enumerated, may be eliminated, remedied, or prevented; and that salvageable substandard and blighted areas can be conserved and rehabilitated through appropriate public action and the cooperation and voluntary action of the owners and tenants of property in such areas.

PURPOSE

The purpose of the study is to assist in following the guidance set forth by the Nebraska State Legislature regarding the definition of blighted and substandard and to identify new target areas in the community for redevelopment and workforce housing development and to propose a general redevelopment plan for these areas.

The area in question was compared to the definition of a substandard and blighted area as defined by Nebraska Revised Statute 18-2103.31, which explicitly defines a substandard area as:

> [A]n area in which there is a predominance of buildings or improvements, whether non-residential or residential in character, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare;

Section 18-2103:03 also defines a blighted area as:

> [A]n area, which (a) by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use and (b) in which there is at least one of the following conditions: (i) Unemployment in the designated area is at least one hundred twenty percent of the state or national average; (ii) the average age of the residential or commercial units in the area is at least forty years; (iii) more than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time; (iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or (v) the area has had either stable or decreasing population based on the last two decennial censuses.

Section 18-2103:03 also states the amount of area that a city can designate as blighted and substandard. Thus, Hastings, a city of the first class, shall not declare more than 35% of the land within the city's corporate limits as blighted & substandard, and in need of redevelopment:

> In no event shall a city of the metropolitan, primary, or first class designate more than thirty-five percent of the city as blighted, a city of the second class shall not designate an area larger than fifty percent of the city as blighted, and a village shall not designate an area larger than one hundred percent of the village as blighted.

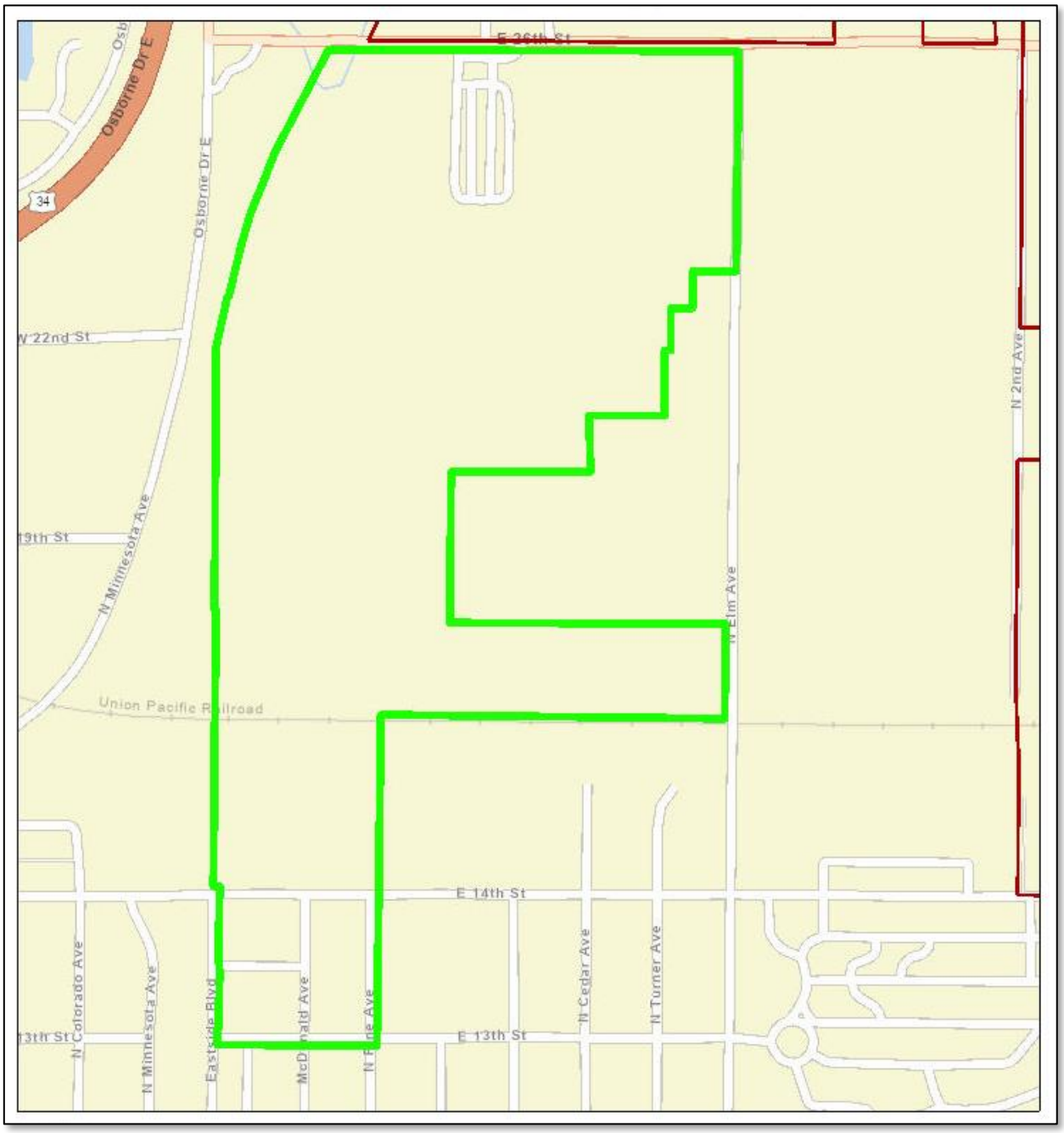
Area Description:

Hastings Proposed Redevelopment Area 18 encompasses approximately 161.57 acres and is described as follows:

From a point beginning at the northwest corner of Parcel ID (PID) #010011396, then moving north along the eastern right-of-way (ROW) line of North Pine Avenue and then continuing north in a straight line beyond the northern ROW line of East 4th Street until reaching the northern ROW line of Union Pacific Railroad, then moving east along the northern ROW line of Union Pacific Railroad until reaching the western ROW line of North Elm Avenue, then moving north along the west ROW line of North Elm Avenue until reaching the northeast corner of PID #010016830, then moving west in a straight line until reaching a point on the northern property line of PID #010016832 directly south of the southwest corner of PID #010013906, then moving north until reaching the northwest corner of PID #010013906, then moving east until reaching a point on the northern property line of PID #010013906 directly south of the southwest corner of PID #010013903, then moving north in a straight line until reaching the northwest corner of PID #010013903, then moving east until reaching the southwest corner of PID #010013902, then moving north in a straight line until reaching the northwest corner of PID #010013904, then moving east until reaching the southwest corner of PID #010013901, then moving north until reaching the northwest corner of PID #010013901, then moving east until reaching the southwest corner of PID #010017658, then moving north until reaching the northwest corner of PID #010017658, then moving east until reaching the northeast corner of PID #010017658, then moving north along the western ROW line of North Elm Avenue until reaching the northeast corner of PID #010013900, then moving west along the southern ROW line of East 26th Street until reaching the northwest corner of PID #010013899, then moving south along the western property line of PID #010013899 and continuing south in a straight line beyond the southwestern corner of PID #010013899 until reaching the northern ROW line of East 14th Street, then moving east along the northern ROW line of East 14th Street until reaching a point on the northern ROW line directly north of the northwest corner of PID #010011326, then moving south along the eastern ROW line of Eastside Boulevard until reaching the northwestern corner of PID #010011363, then moving east along the southern ROW line of East 13th Street until reaching the northwest corner of PID #010011396, which is the point of beginning, approximately 161.57 acres.

Parcel ID Numbers Within Proposed Redevelopment Area 18							
010011225	010011315	010011346	010011224	010011313	010011328	010011349	010013899
010011324	010011337	010011338	010014336	010011327	010011319	010011335	010016834
010011332	010011309	010011343	010011312	010011311	010011336	010011342	010016830
010011333	010011334	010011347	010014334	010011316	010011320	010011330	010016832
010011323	010011348	010011345	010014335	010011325	010011322	010011310	010016833
010011331	010011341	010011344	010014457	010011339	010011318	010011329	010011321
010011326	010011340	010011314	010013900	010011317			

Area Map:


E 26th St
Osborne Dr E
34
W 22nd St
N Minnesota Ave
19th St
N Elm Ave
N 2nd Ave
Union Pacific Railroad
E 14th St
E 13th St
13th St
N Colorado Ave
N Minnesota Ave
Eastside Blvd
McDonald Ave
N Pine Ave
N Cedar Ave
N Turner Ave

BLIGHT & SUBSTANDARD CRITERIA

SUBSTANDARD CRITERIA

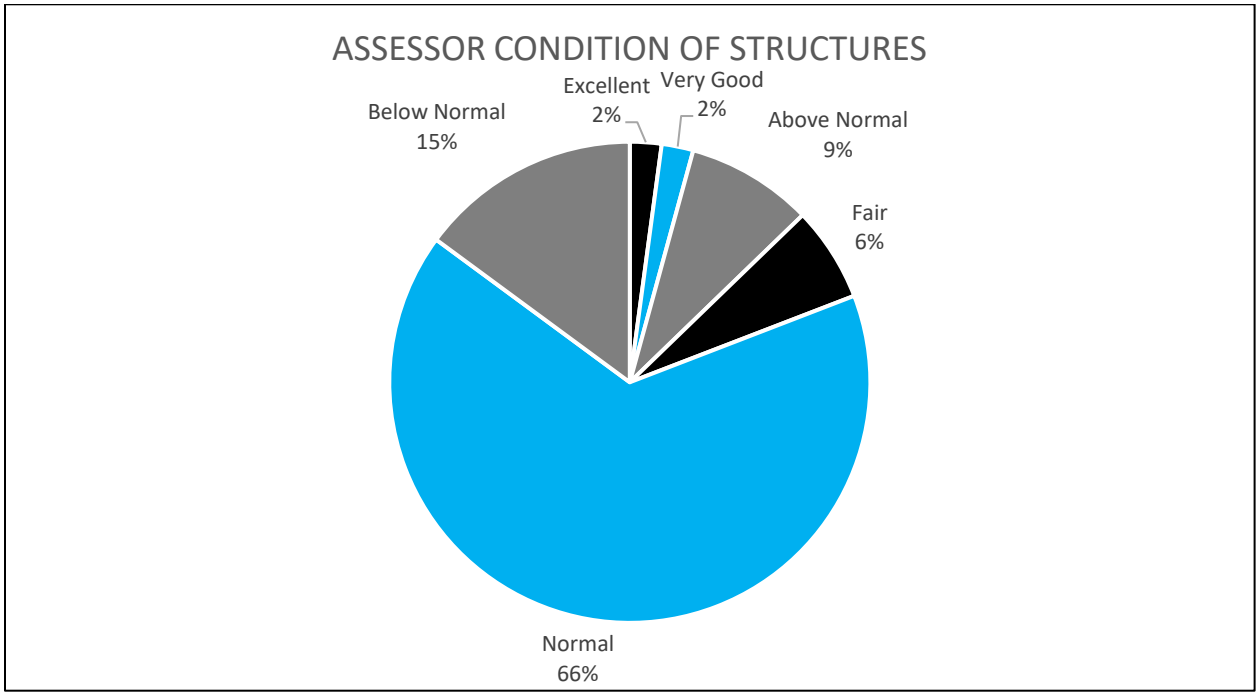
An area with the presence of any combination of such factors can be deemed substandard:

1. Dilapidation;
2. Deterioration;
3. Age or Obsolescence;
4. Conditions that endanger life or property by fire and other causes;
5. Inadequate provision for ventilation, light, air, sanitation, or open spaces; and
6. High density of population or overcrowding.

Dilapidation:

Condition of Structures

The Adams County Assessor provides a condition rating for the residential structures in Adams County ranging from Below Normal to Excellent. Based on the information collected from Hastings County Assessor property records (gis.adamscounty.org), the condition of more than **15% of the structures** in Proposed Redevelopment Area 18 is rated as having "Below Normal" condition. To be considered substantial, the percentage of dilapidated structures must be at least 10% of the total number of structures. Thus, 15% deteriorated structures meets the criteria of deterioration. Structures classified as Below Normal were considered deteriorated. Examples of dilapidated structures located within the proposed redevelopment area are shown on the following page. The photos displayed on the following page were taken in January 2024.



Examples of deteriorated/dilapidated structures are displayed below.





Deterioration:

Sidewalks and Streets

The sidewalks within Proposed Redevelopment Area 18 are showing signs of deterioration. In many places within Proposed Redevelopment Area 18, the sidewalks are either lacking or there are fractures in the concrete. The streets within Proposed Redevelopment Area 18 have also exhibited signs of deterioration. This can be caused by the expansion of moisture as the temperatures freeze and fluctuate. The sidewalks within Proposed Redevelopment Area 18 have also experienced deterioration resulting from the growth of trees next to the sidewalk, displacing the concrete panels of the sidewalk. As displayed by the map on page 13, taken from the *Hastings Barriers to Universal Mobility* prepared in 2019, there are segments of sidewalks that are either lacking or are in Poor Condition as represented by orange and red respectively. This document defines sidewalks in poor condition as exhibiting "cracking and/or displacement of the slabs that would inhibit the use of a wheelchair or potentially become a trip hazard" (p. 19).

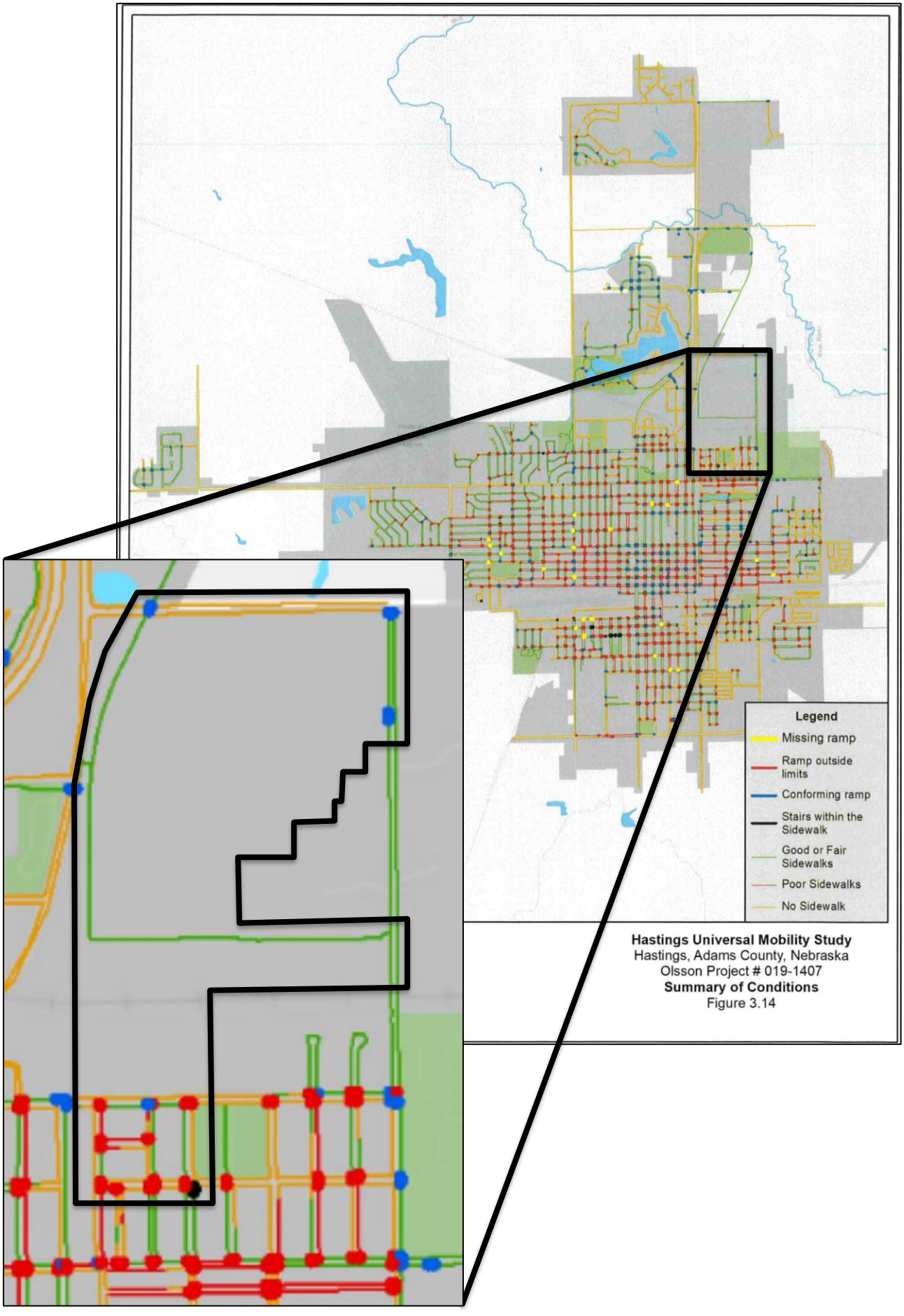
Examples of deterioration along the sidewalks and streets within Proposed Redevelopment Area 18 are displayed by the photos on the following page:










Legend
Missing ramp
Ramp outside limits
Conforming ramp
Stairs within the Sidewalk
Good or Fair Sidewalks
Poor Sidewalks
No Sidewalk
Hastings Universal Mobility Study
Hastings, Adams County, Nebraska
Olsson Project # 019-1407
Summary of Conditions
Figure 3.14

Streets



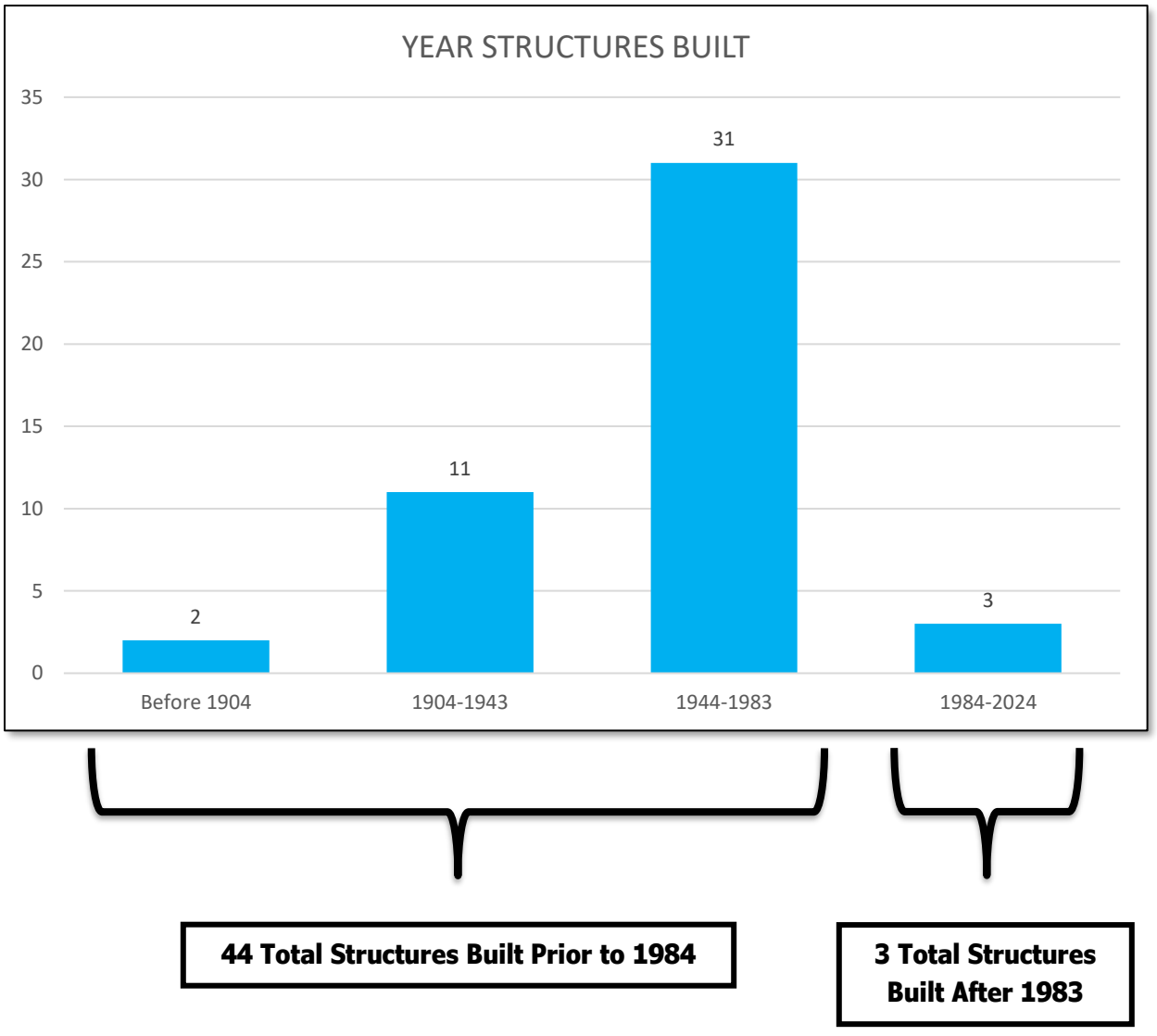




Age or Obsolescence:

Age of Structures

To be considered aged, the average age of structures within the proposed redevelopment area must be at least 40 years old. Most of the structures within Proposed Redevelopment Area 18 were built prior to 1980. The average age of the structures in Proposed Redevelopment Area 18 is 74 years old. This means that the average year of construction for the structures within this redevelopment area is 1950. Because the average age of buildings in Proposed Redevelopment Area 18 is more than 40 years old (built prior to 1984), these structures are considered aged.



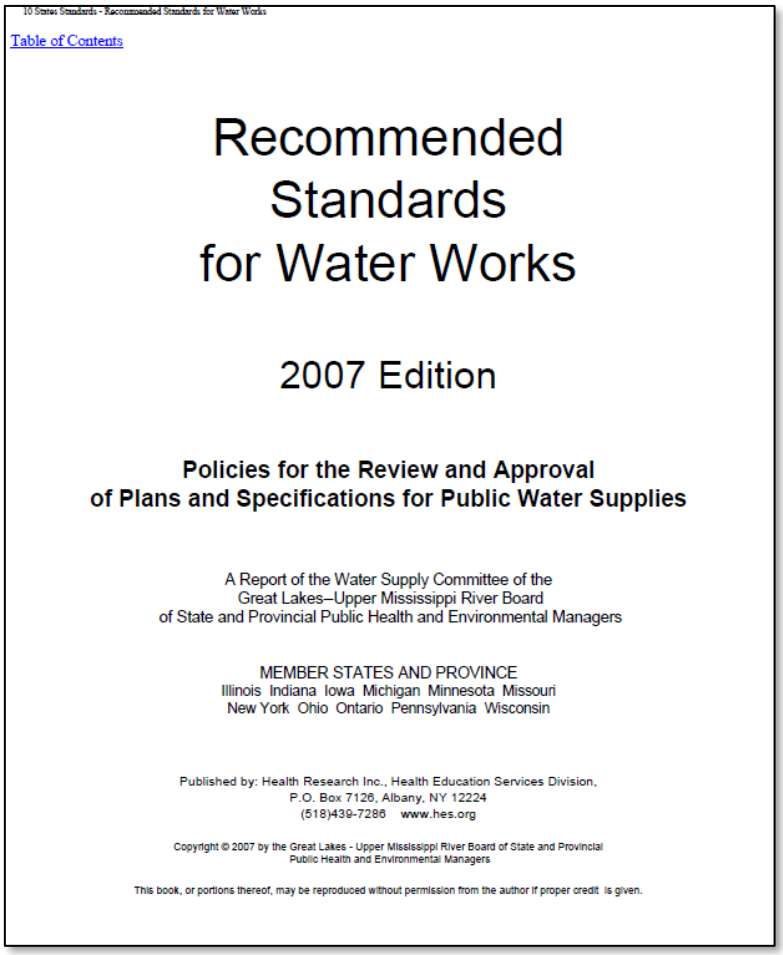
Size of Water Mains

Recommended Standards for Water Works is a document that was created in 1953 and is continuously updated. The document provides best practices for public water systems and is commonly relied upon by the civil engineering profession. According to the latest revision, the recommended minimum size of a water main must be no less than 6" in diameter to provide adequate fire protection.

The image on the following page is provided by the City of Hastings and is taken from the city water system map. This map shows the presence of water mains that were previously installed within Proposed Redevelopment Area 18 that have a diameter of 4". These water mains are highlighted in purple in the utility map on the following page.

Also included is the outline of Proposed Redevelopment Area 18 to show the obsolete water lines within the redevelopment area.

Water mains that are 4" are smaller than the recommendation of 6". Therefore, the size of these mains would be considered obsolete by current development standards and practices.



10 States Standards - Recommended Standards for Water Works

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Recommended Standards for Water Works

2007 Edition

Policies for the Review and Approval of Plans and Specifications for Public Water Supplies

A Report of the Water Supply Committee of the
Great Lakes–Upper Mississippi River Board
of State and Provincial Public Health and Environmental Managers

MEMBER STATES AND PROVINCE
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New York Ohio Ontario Pennsylvania Wisconsin

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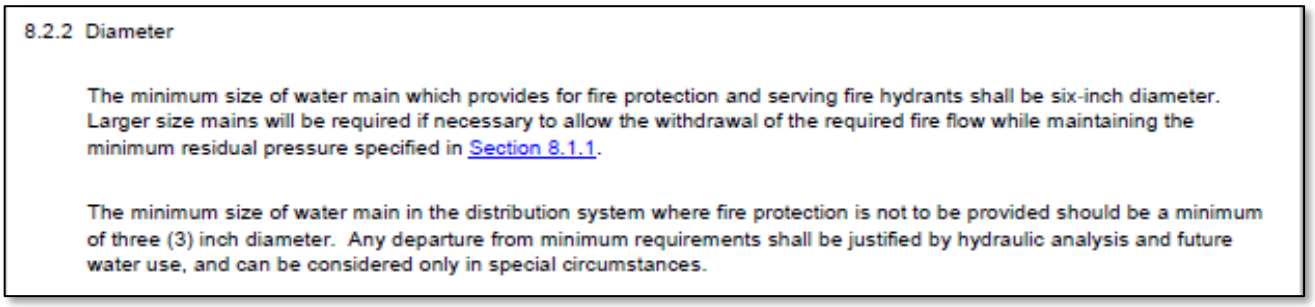
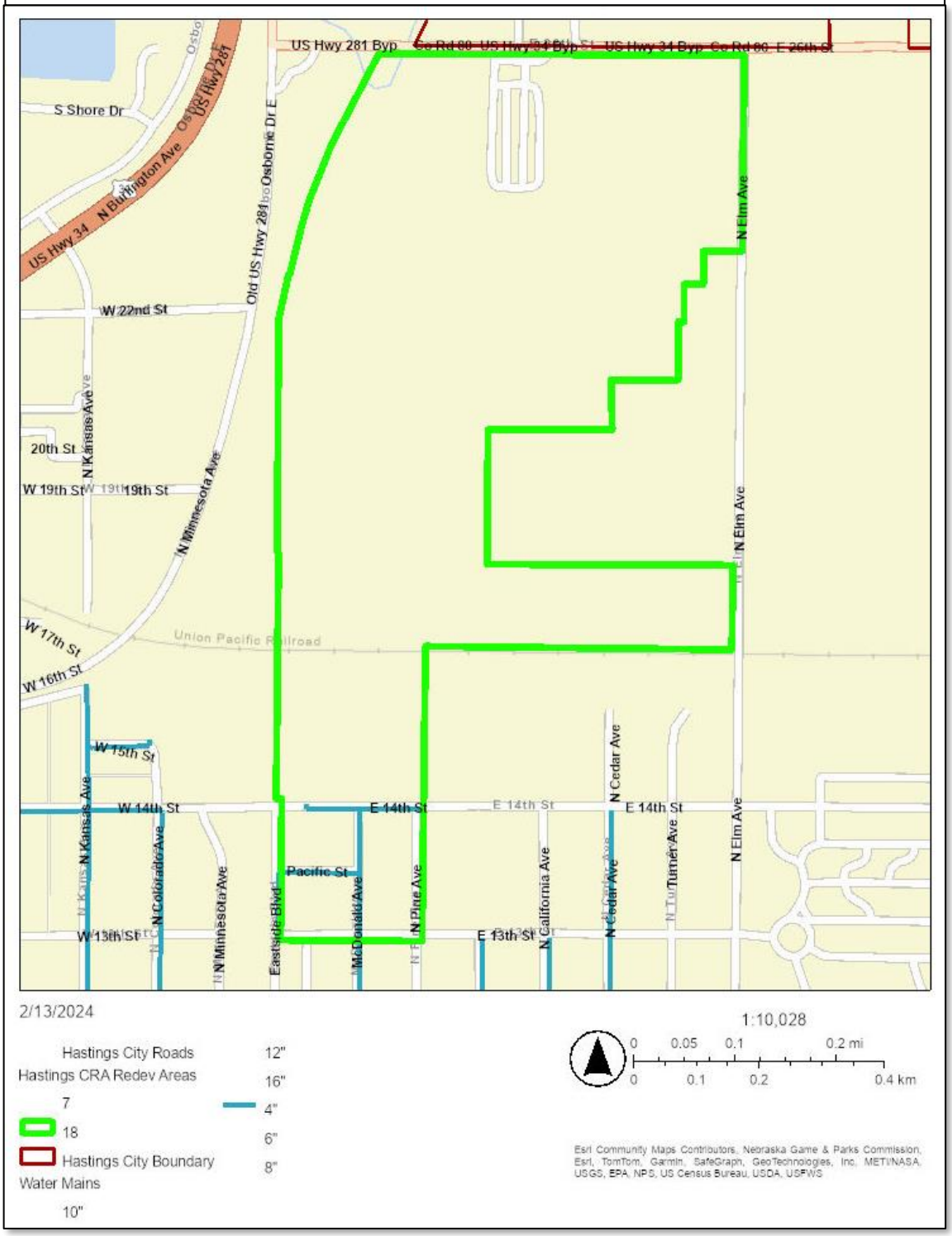


8.2.2 Diameter

The minimum size of water main which provides for fire protection and serving fire hydrants shall be six-inch diameter. Larger size mains will be required if necessary to allow the withdrawal of the required fire flow while maintaining the minimum residual pressure specified in Section 8.1.1.

The minimum size of water main in the distribution system where fire protection is not to be provided should be a minimum of three (3) inch diameter. Any departure from minimum requirements shall be justified by hydraulic analysis and future water use, and can be considered only in special circumstances.

Proposed Redevelopment Area 18 4" Water Mains



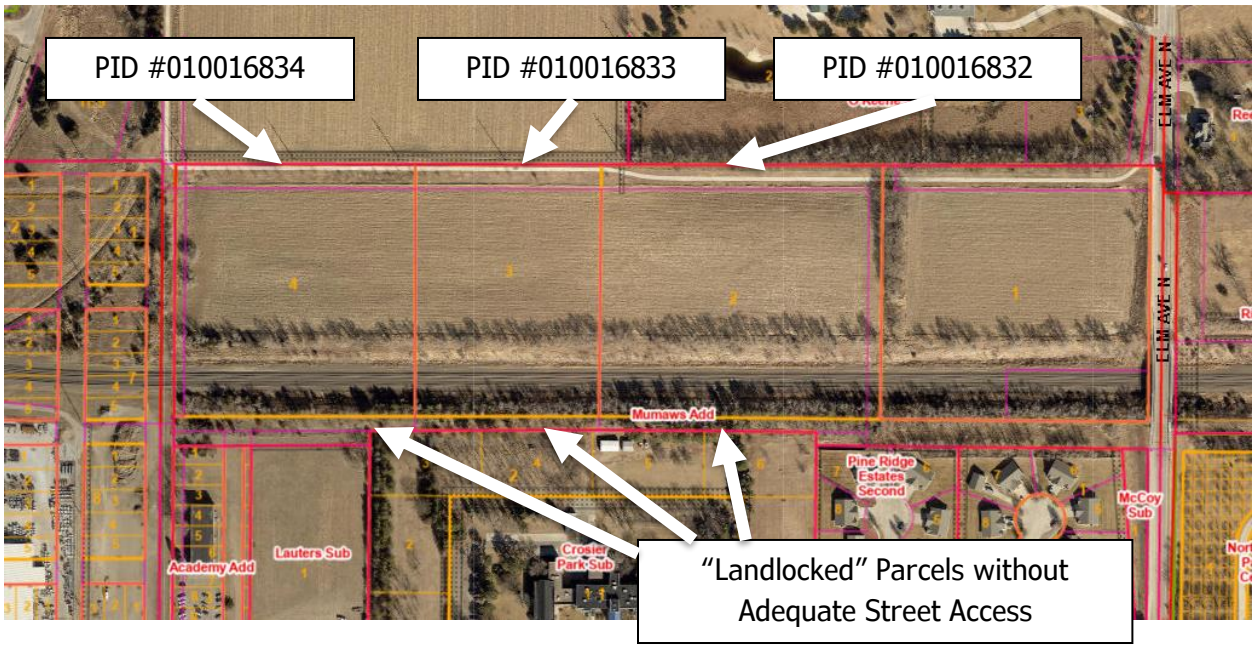
Obsolete Platting

According to the Nebraska Revised Statutes (NRS) 9-916, parcels of land are located within Proposed Redevelopment Area 18 that were platted through methods that are currently considered obsolete.

Per NRS 19-916:

> *The local legislative body shall have power by ordinance to provide the manner, plan, or method by which land within the corporate limits of any such municipality, or land within the area designated by... a city of the second class or village pursuant to subsection (1) of section 17-1002, may be subdivided, platted, or laid out, including a plan or system for the avenues, streets, or alleys to be laid out within or across such land, and to compel the owners of any such land that are subdividing, platting, or laying out such land to conform to the requirements of the ordinance and to lay out and dedicate the avenues, streets, and alleys in accordance with the ordinance as provided in sections 16-901 to 16-905 and sections 17-1001 to 17-1004.*

The image below displays "landlocked" parcels that were platted in the City of Hastings that do not have adequate street access or rights of way (Parcel ID #010016834, #010016833, #010016832). As displayed by the map taken from the Adams County Land Use GIS website (gis.adamscounty.org/map/landuse/), this parcel is prevented from street right-of-way access and must be replatted to facilitate further development in the area.



Conditions that endanger life or property by fire and other causes:

Fire Protection

Recommended Standards for Water Works recommends that to provide adequate fire protection, the minimum size of a water main must be no less than six inches in diameter. As noted in the previous section, Proposed Redevelopment Area 18 lacks an adequate water main distribution system that meets the minimum six-inch requirement for adequate protection. Therefore, conditions also exist within the proposed area that may damage property by fire.

Pedestrian Safety

Additionally, as mentioned previously in the Deterioration section of this study, the sidewalk system within Proposed Redevelopment Area 18 is inconsistent and offers little safe refuge for pedestrian transportation. There are segments of street that are lacking sidewalks and segments of existing sidewalks that are significantly deteriorated. Examples of the inadequate sidewalk system within Proposed Redevelopment Area 18 are shown by the photos on the following page.

Examples of deteriorated sidewalks or street lengths lacking sidewalks:









Inadequate provision for ventilation, light, air, sanitation, or open spaces:

This factor is not a substantial factor within Proposed Redevelopment area 18.

High density of population or overcrowding:

This factor is not a substantial factor within Proposed Redevelopment Area 18.

Substandard Factors Present

Four out of six substandard factors are substantial within *Proposed Redevelopment Area 18*.

Substandard Criteria	Area 18
Dilapidation	X
Deterioration	X
Age or Obsolescence	X
Conditions that endanger life or property by fire and other causes	X
Inadequate provision for ventilation, light, air, sanitation, or open spaces	
High density of population or overcrowding	

Substandard Determination

Proposed Redevelopment Area 18 meets the definition of a substandard area in need of redevelopment projects that should be completed and encouraged by the Hastings Planning Commission, Hastings City Council, and Community Redevelopment Authority.

BLIGHT CRITERIA

In accordance with Community Redevelopment Law, a blighted area must have a strong presence of the following factors:

Subjective Factors are defined as any combination of:

1. Substantial number of deteriorated or deteriorating structures;
2. Deterioration of site or other improvements;
3. Existence of defective or inadequate street layout;
4. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
5. Improper subdivision or obsolete platting;
6. Insanitary or unsafe conditions;
7. Diversity of ownership;
8. Tax or special assessment delinquency exceeding the fair value of the land;
9. Defective or unusual conditions of title; and
10. Existence of conditions that endanger life or property by fire and other causes.

Objective Factors are identified as at least one of the following factors:

1. Unemployment in the redevelopment area is at least one hundred twenty percent of the state or national average;
2. The average age of the residential or commercial units in the area is at least forty years;
3. More than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time;
4. The per capita income of the area is lower than the average per capita income of the city in which the redevelopment area is located; and the
5. Area has had either stable or decreasing population based on the last two decennial censuses.

Subjective Factors:

Substantial number of deteriorated or deteriorating structures:

As described in the substandard portion of this study, the Adams County Assessor website (gis.adamscounty.org) classified the structures in Adams County on a scale ranging from "Below Normal" to "Excellent". 15% of the structures within Proposed Redevelopment Area 18 were classified as "Below Normal" and were considered to be deteriorated. To be considered a substantial factor, the number of deteriorated structures must be at least 10% of the total number of structures. Thus, with 15% of structures considered deteriorated, Proposed Redevelopment Area 18 meets the criteria to be considered substantial.

Deterioration of site or other improvements:

Streets & Sidewalks

As mentioned previously in the substandard portion of this study, the sidewalks and the streets within Proposed Redevelopment Area 18 display deterioration. In multiple locations, the sidewalks and the streets have fractured as moisture has expanded as the temperatures have fluctuated over the years. There are also locations where the sidewalk concrete panels have been displaced as the nearby trees have grown.

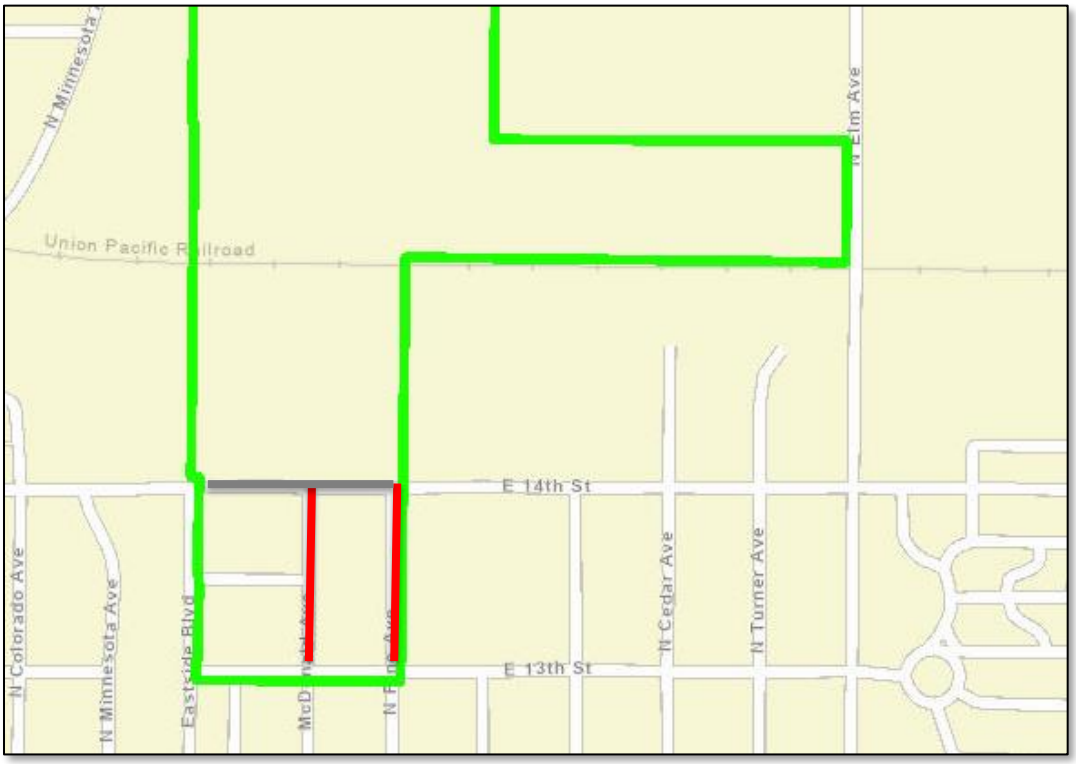
Existence of defective or inadequate street layout:

Properties located within Proposed Redevelopment Area 18 were not properly platted to preserve right of way that would enable these properties to be developed with adequate street access. Lack of proper connectivity and public access will negatively impact these potential neighborhoods. Without intervention, these will continue to be underdeveloped.

Per NRS 19-916:

> *The local legislative body shall have power by ordinance to provide the manner, plan, or method by which land within the corporate limits of any such municipality, or land within the area designated by... a city of the second class or village pursuant to subsection (1) of section 17-1002, may be subdivided, platted, or laid out, including a plan or system for the avenues, streets, or alleys to be laid out within or across such land, and to compel the owners of any such land that are subdividing, platting, or laying out such land to conform to the requirements of the ordinance and to lay out and dedicate the avenues, streets, and alleys in accordance with the ordinance as provided in sections 16-901 to 16-905 and sections 17-1001 to 17-1004.*

The maps below document instances of inadequate platting and obsolete platting in Proposed Redevelopment Area 18.



Faulty lot layout in relation to size, adequacy, accessibility, or usefulness:

ADA Accessible Sidewalks

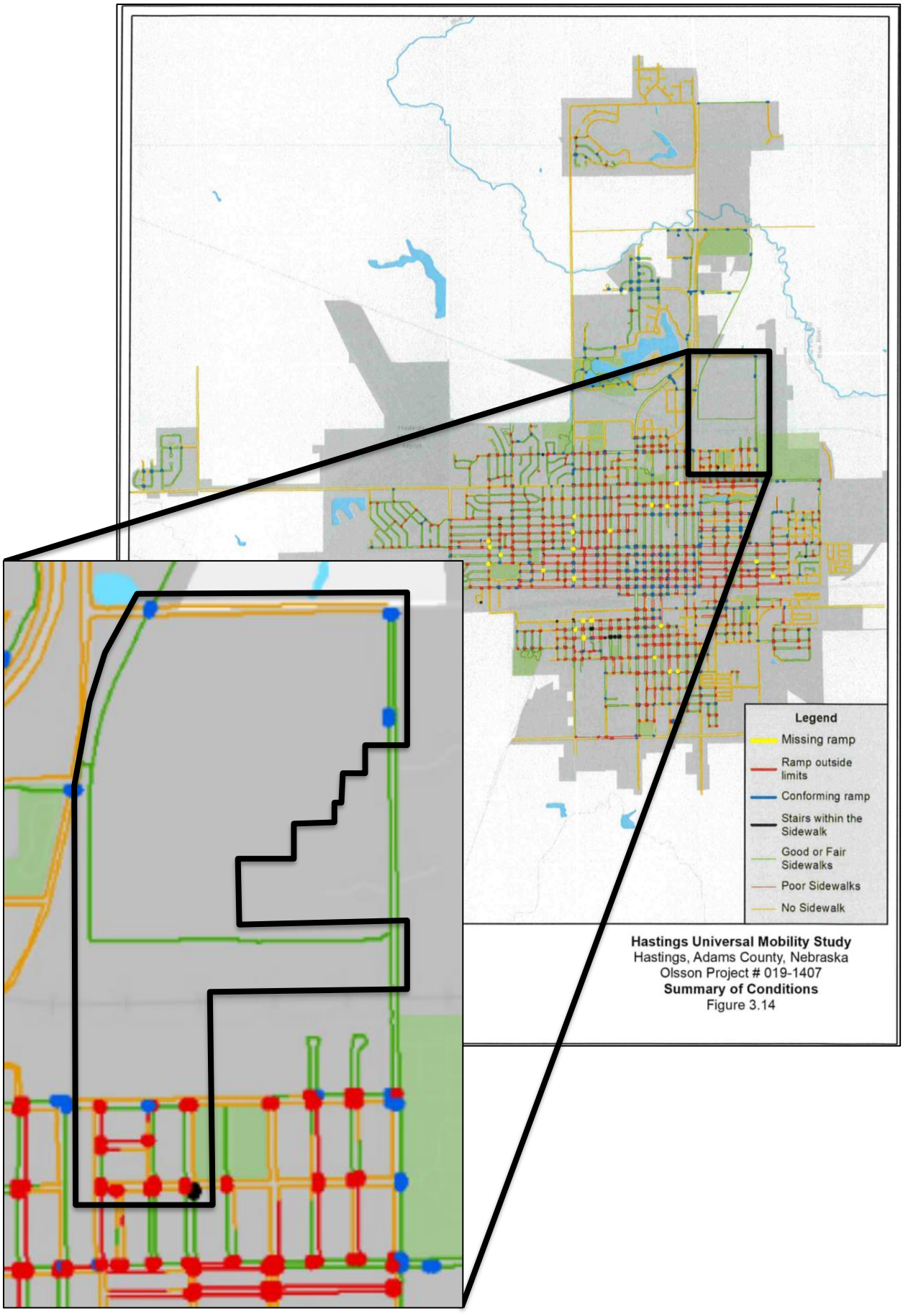
The sidewalk network is inconsistent throughout the redevelopment area. In addition to missing sidewalk links, many intersections in the Proposed Redevelopment Area 18 lack ADA (Americans with Disabilities Act) accessible curb ramps. Per the Code of Federal Regulations (C.F.R. §§ 35.150(d)(2), 35.151(2 (e)), Title II of the ADA requires "state and local governments to make pedestrian crossings accessible to people with disabilities by providing curb ramps."

The map on the following page, taken from the *Hastings Barriers to Universal Mobility* document prepared in 2019, displays intersections with missing or non-conforming ADA curb ramps.

The photos below and on the following page document examples of intersections within Proposed Redevelopment Area 18 that lack adequate ADA accessible curb ramps.







Hastings Universal Mobility Study
Hastings, Adams County, Nebraska
Olsson Project # 019-1407
Summary of Conditions
Figure 3.14

Preservation of Through-Streets

The Union Pacific Railroad that runs through Proposed Redevelopment Area 18 creates a barrier that prevents the extension of through streets to facilitate access to developments north of the railroad. Because of the presence of such a barrier, any development that takes place in the parcels north of the railroad will be required to develop from the north without providing the through-street via railroad crossing.

As displayed by the aerial map below, the cul-de-sacs immediately south of the railroad are evidence of the fact that the railroad presents an accessibility challenge to the streets. The railroad presented too costly a barrier to extend the through-streets across, so the development ended at a cul-de-sac.



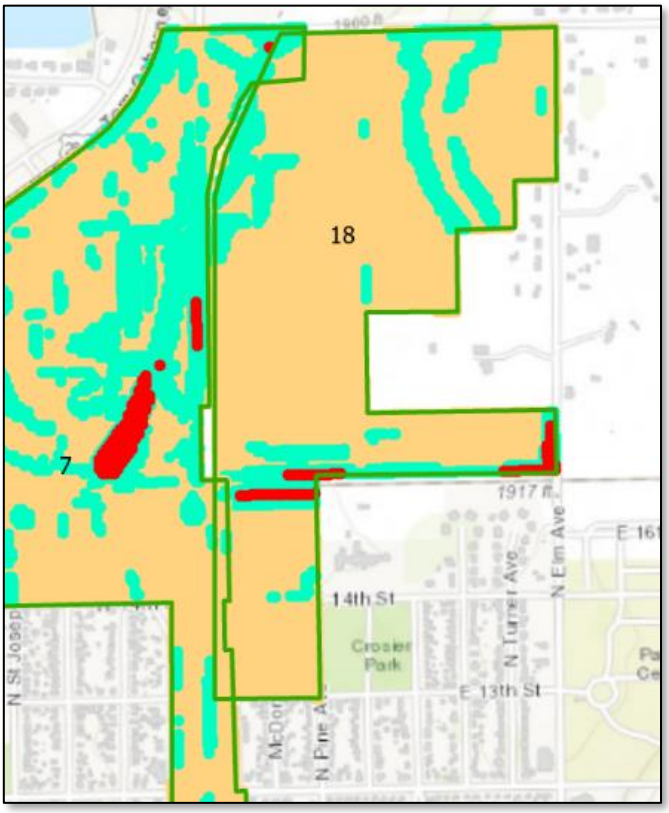
Parcel Accessibility

As described in the *Age or Obsolescence* section of the Substandard portion of this study, there are parcels within the Proposed Redevelopment Area 18 that lack adequate accessibility to street rights-of-way. PID #010016834, 010016833, and 010016832 were not platted to preserve street rights-of-way, and therefore lack adequate accessibility.

Area Elevation

Due to level grade throughout the Proposed Redevelopment Area 18, the property cannot be developed or served with sanitary sewer without significant dirt work to provide the proper conditions for development.

The map on the right represents the grade within the Proposed Redevelopment Area. The area highlighted by the green represents area that has an ideal slope for efficient development (2-8% grade). The area in orange represents area that is too level for cost-effective development (0-2% grade). The area in red represents area that is too steep for cost-effective development (>8% grade).



As the graphic on the right displays, 88.2% of the area withing the Proposed Redevelopment Area is too level to provide cost-effective development (0-2%). Significant dirt work is required to create ideal conditions necessary for the sanitary sewer services and further development.

Improper subdivision or obsolete platting:

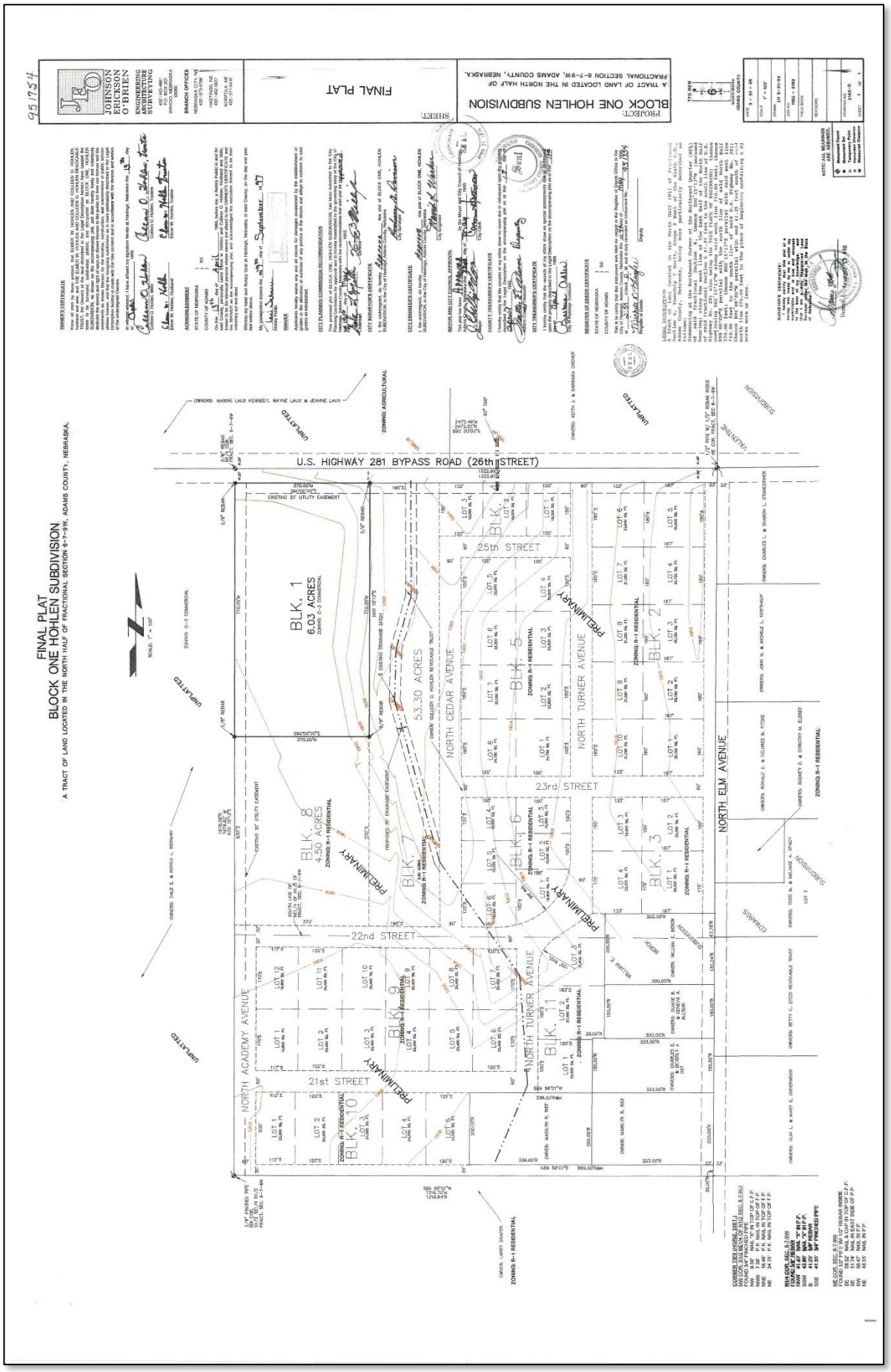
Portions of the land within Proposed Redevelopment Area 18 were annexed and platted by the City of Hastings decades ago, yet the proposed plans in those preliminary plats were never implemented. The preliminary plat maps, displayed on the following pages, show plans for subdivision development as well as the development of multiple through-streets facilitating this development. One such preliminary plat map was created more than three decades ago, while the

other was created more than thirteen decades ago, yet the developments that these maps portray have not materialized since it was platted.

Shown on the following pages is a current aerial view of Proposed Redevelopment Area 18 with the portion that is represented by the preliminary plat maps outlined in white. Because the plans depicted in the preliminary plat map have not been developed since its creation many years ago, the platting is considered obsolete.

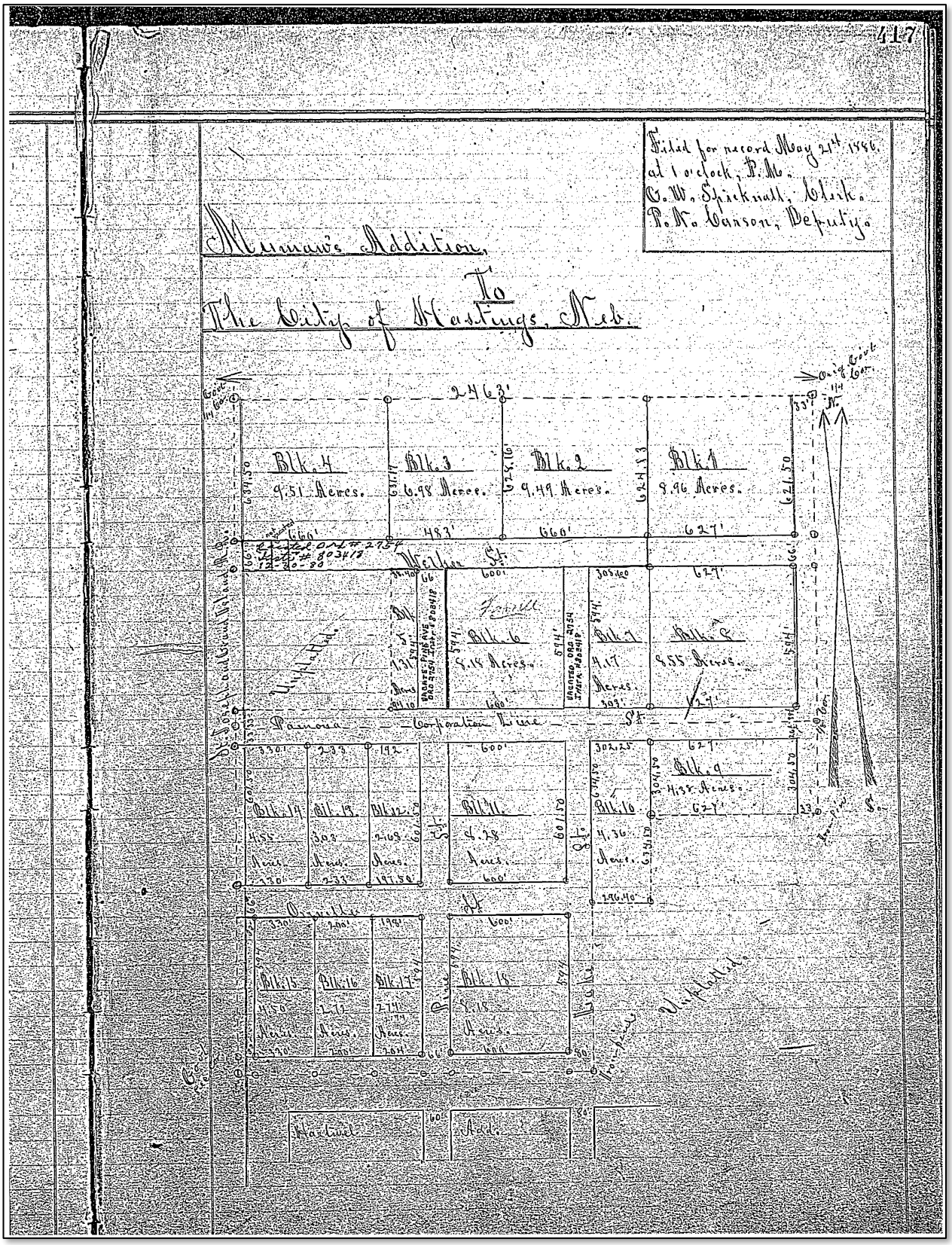
FINAL PLAT – BLOCK ONE HOHLEN SUBDIVISION




FINAL PLAT
BLOCK ONE HOHLEN SUBDIVISION
A TRACT OF LAND LOCATED IN THE NORTH HALF OF FRACTIONAL SECTION 6-7-9W, ADAMS COUNTY, NEBRASKA.
U.S. HIGHWAY 281 BYPASS ROAD (26th STREET)
NORTH ACADEMY AVENUE
NORTH CEDAR AVENUE
NORTH TURNER AVENUE
NORTH ELM AVENUE
25th STREET
23rd STREET
22nd STREET
21st STREET
BLK. 1
6.03 ACRES
BLK. 8
4.50 ACRES
53.30 ACRES
BLK. 2
BLK. 3
BLK. 5
BLK. 6
BLK. 7
BLK. 9
BLK. 10
BLK. 11
PRELIMINARY
UNPLATTED
ZONING: R-1 RESIDENTIAL
ZONING: AGRICULTURAL
ZONING: C-3 COMMERCIAL
JOHNSON ERICKSON O'BRIEN
ENGINEERING ARCHITECTURE SURVEYING
FINAL PLAT
BLOCK ONE HOHLEN SUBDIVISION
A TRACT OF LAND LOCATED IN THE NORTH HALF OF FRACTIONAL SECTION 6-7-9W, ADAMS COUNTY, NEBRASKA.

MUMAW'S ADDITION TO THE CITY OF HASTINGS, NEB




417
Filed for record May 21st 1886
at 1 o'clock, P.M.
C. W. Spicknall, Clerk.
P. M. Carson, Deputy.
Murnan's Addition
To
The City of Hastings, Neb.
Blk. 4
9.51 Acres.
Blk. 3
6.98 Acres.
Blk. 2
9.49 Acres.
Blk. 1
8.96 Acres.
Blk. 6
9.19 Acres.
Blk. 7
9.17 Acres.
Blk. 8
8.85 Acres.
Blk. 9
8.98 Acres.
Blk. 14
Blk. 15
8.28 Acres.
Blk. 16
9.36 Acres.
Blk. 17
Blk. 18
Blk. 19
Blk. 20
Blk. 21
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Blk. 28
Blk. 29
Blk. 30
Blk. 31
Blk. 32
Blk. 33
Blk. 34
Blk. 35
Blk. 36
Blk.

Insanitary or unsafe conditions:

Sidewalks

As mentioned in the substandard portion of this study, the sidewalk system within Proposed Redevelopment Area 18 is inconsistent and provides little refuge for pedestrians seeking to travel along the road by foot. In multiple locations, the proposed redevelopment area contains deteriorated sidewalks, lacks sidewalks, or lacks ADA compliant access curb ramps. This creates unsafe conditions by not providing safe conditions for pedestrian travel within the redevelopment area.

Diversity of ownership:

This factor is not a substantial factor within Proposed Redevelopment Area 18.

Tax or special assessment delinquency exceeding the fair value of the land:

This factor is not a substantial factor within Proposed Redevelopment Area 18.

Defective or unusual conditions of title:

This factor is not a substantial factor within Proposed Redevelopment Area 18.

Existence of conditions that endanger life or property by fire and other causes:

Recommended Standards for Water Works recommends that to provide adequate fire protection, the minimum size of a water main must be no less than 6" in diameter. As noted in the substandard section of this study, water mains are located throughout Proposed Redevelopment Area 18 that do not meet the minimum six-inch recommendation for adequate protection.

Additionally, As mentioned before, the sidewalk system is inconsistent and provides little refuge for pedestrians seeking to travel along the road by foot. In multiple locations, the proposed redevelopment area contains deteriorated sidewalks, lacks sidewalks, or lacks ADA compliant access curb ramps. This creates unsafe conditions by not providing safe conditions for pedestrian travel within the redevelopment area.

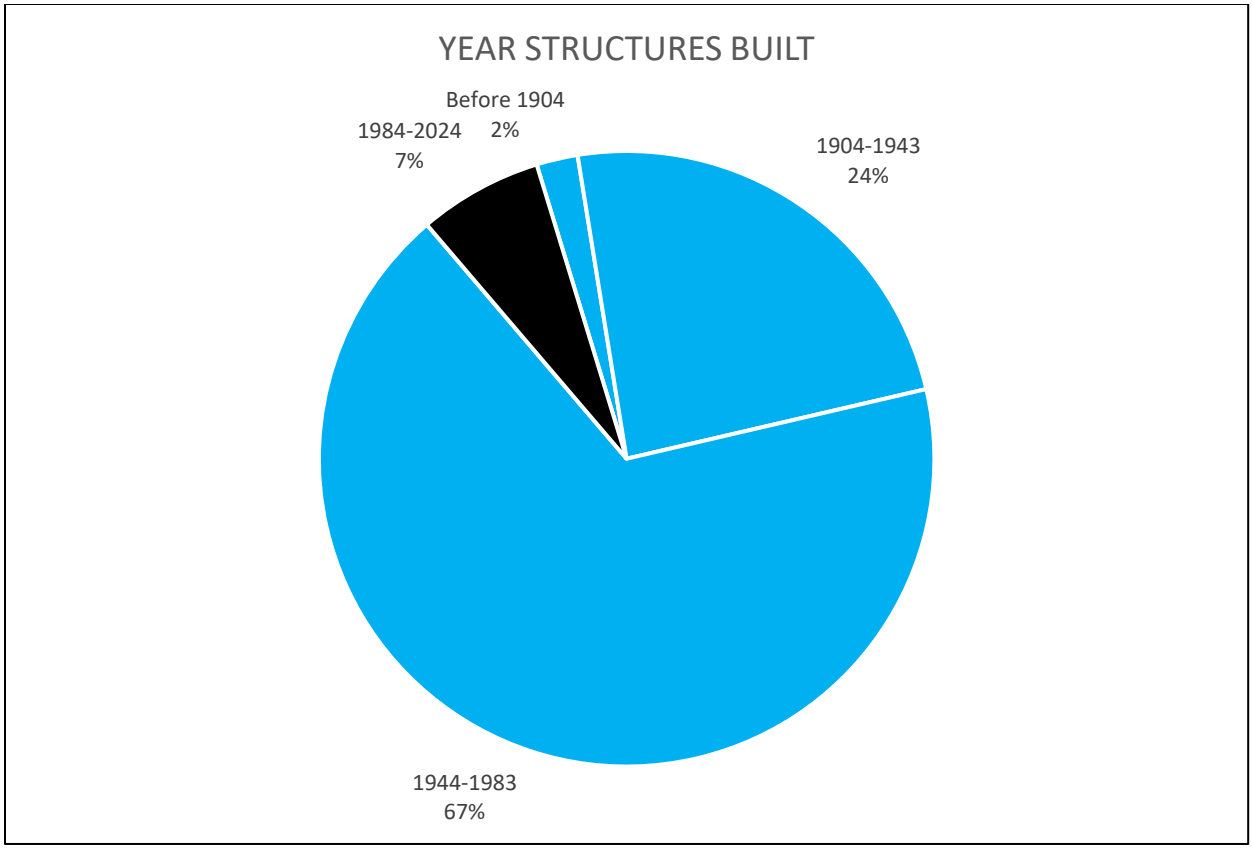
Objective Factors:

Unemployment in the redevelopment area is at least one hundred twenty percent of the state or national average:

This factor is not substantial within Proposed Redevelopment Area 18.

The average age of the residential or commercial units in the area is at least forty years:

As demonstrated in the substandard section of this study, the average age of structures in Proposed Redevelopment Area 18 is 80 years old (Built prior to 1944). This meets the 40-year threshold required to meet this objective factor criteria (Built prior to 1984).



More than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time:

This factor is not substantial within Proposed Redevelopment Area 18.

The per capita income of the area is lower than the average per capita income of the city in which the redevelopment area is located:

This factor is not substantial within Proposed Redevelopment Area 18.

The Proposed Redevelopment Area has had either stable or decreasing population based on the last two decennial censuses:

This factor is not substantial within Proposed Redevelopment Area 18.

Presence of Subjective Factors

The presence of **seven** subjective factors was identified in Proposed Redevelopment Area 18.

Blight Subjective Criteria	Area 18
Substantial number of deteriorated or deteriorating structures	X
Deterioration of site or other improvements	X
Existence of defective or inadequate street layout	X
Faulty lot layout in relation to size, adequacy, accessibility, or usefulness	X
Improper subdivision or obsolete platting	X
Insanitary or unsafe conditions	X
Diversity of ownership	
Tax or special assessment delinquency exceeding the fair value of the land	
Defective or unusual conditions of title	
Existence of conditions that endanger life or property by fire and other causes	X

Presence of Objective Factors

The presence of **one** objective factor was identified in Proposed Redevelopment Area 18.

Blight Objective Criteria	Area 18
Unemployment in the redevelopment area is at least one hundred twenty percent of the state or national average	
The average age of the residential or commercial units in the area is at least forty years	X
More than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time	
The per capita income of the area is lower than the average per capita income of the city in which the redevelopment area is located	
Area has had either stable or decreasing population based on the last two decennial censuses	

Blight Determination

Proposed Redevelopment Area 18 meets the definition of a blighted area in need of redevelopment projects that should be completed and encouraged by the Hastings Planning Commission, Hastings City Council, and Community Redevelopment Authority.

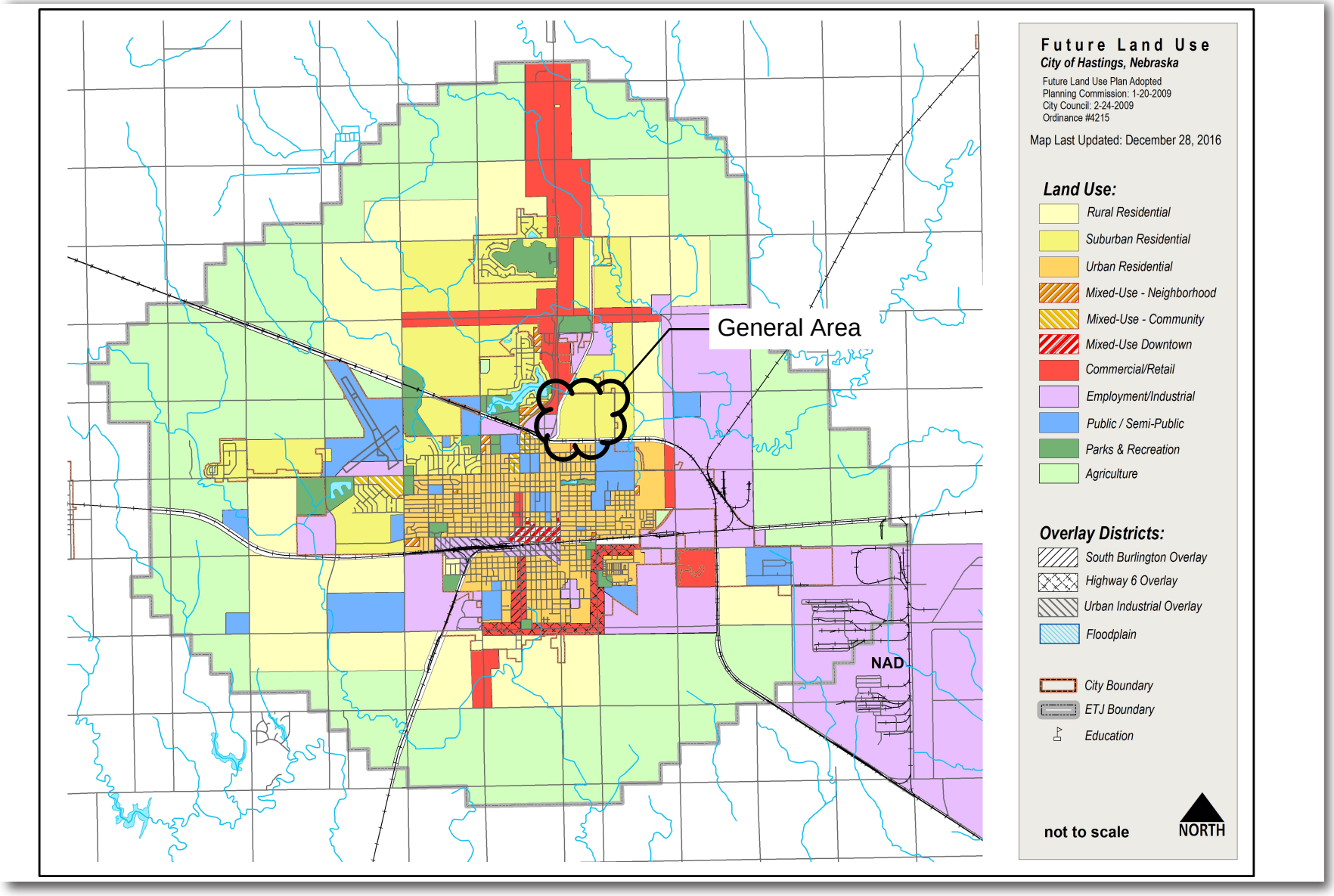


Figure 2.2: Future Land Use Plan

951754

OFFICE OF

REGISTER OF DEEDS

ADAMS COUNTY
P.O. BOX 203
HASTINGS, NEBRASKA 68902-0203

MICHELE D. KLINGLER
REGISTER OF DEEDS
JANICE D. JOHNSON
DEPUTY

Plat Name: Hohlen Sub Blk 1

FILING FEES: 37.00 LOTS Two (2) BLOCKS:

FILED BY: Rod - Hr Cityp Engineer

RETAIN PERMANENT RECORD DO NOT RETURN

1. Counter Fee Sheet
2. Counter Plat Listing
3. Assign computer code number for subdivision 1772
4. Add to "Codes information binder"
5. Computer input; computer index from _____ to _____
6. Add to front page of computer numericals & set up subdivision
7. Lindex panels-plat cabinet listing & numerical index listing
8. Assign plat cabinet sleeve; list inside plat cabinet door
9. Add to cadastral binder; determine book _____ page _____ in cadastral
10. Front page cadastral book & on actual page, draw in & list information
11. Microfilm and jacket; file plat in plat cabinet sleeve
12. Assessor's copy
13. PC computer-Plat program
14. File additional copies in file cabinet; add to existing plat listings

NUM _____
RD. COMP. _____
COMPARE _____
CADAS _____ AO ✓

ADAMS COUNTY, NE.
FILED
INST. NO. 951754
'95 MAY 24 PM 2 39
Michele D Klingler
REGISTER OF DEEDS

FILED BY: Rod - Hr Cityp Engineer

RETURN TO: Retain : Perm Record

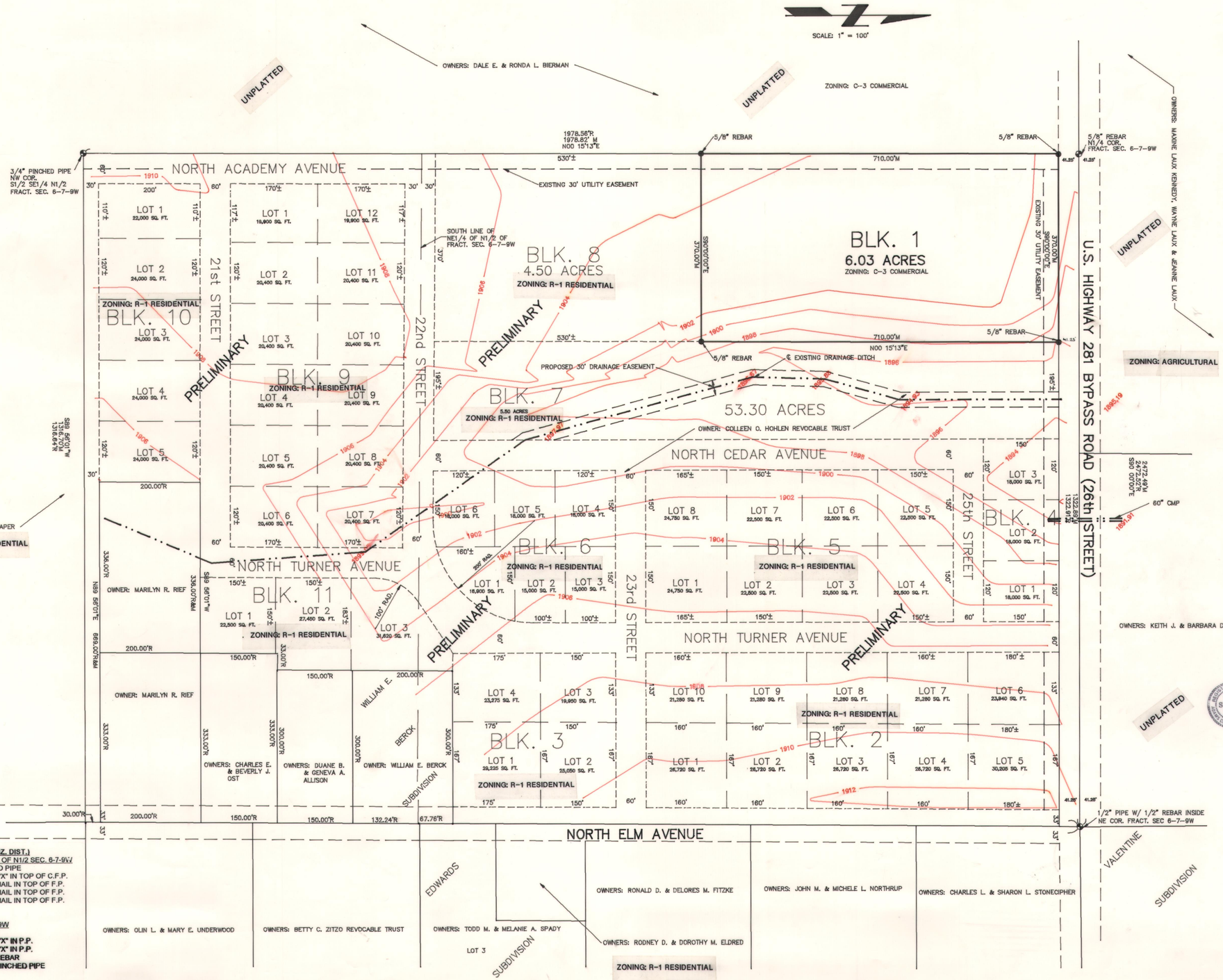
FEE 37.00 Acct # 012 (Community Devel) CHG/PAID

951754

FINAL PLAT
BLOCK ONE HOHLEN SUBDIVISION

A TRACT OF LAND LOCATED IN THE NORTH HALF OF FRACTIONAL SECTION 6-7-9W, ADAMS COUNTY, NEBRASKA.

SCALE: 1" = 100'



CORNER TIES (HORIZ. DIST.)
NW COR. S1/2 SE1/4 OF N1/2 SEC. 6-7-9W
FOUND 3/4" PINCHED PIPE
NW 9.50' NAIL "X" IN TOP OF C.F.P.
NNW 7.58' P.K. NAIL IN TOP OF F.P.
NNE 16.48' P.K. NAIL IN TOP OF F.P.
NE 34.75' P.K. NAIL IN TOP OF F.P.

N1/4 COR. SEC. 6-7-9W
FOUND 5/8" REBAR
NNW 41.40' NAIL "X" IN P.P.
SSW 42.86' NAIL "X" IN P.P.
S 41.25' 5/8" REBAR
SSE 41.35' 3/4" PINCHED PIPE

NE COR. SEC. 6-7-9W
FOUND 1/2" PIPE W/ 1/2" REBAR INSIDE
SE 59.32' NAIL & CAP IN TOP OF C.F.P.
SE 51.74' NAIL IN EAST SIDE OF P.P.
SW 56.47' NAIL IN P.P.
NE 48.55' NAIL IN P.P.

OWNER'S CERTIFICATE

Know all men by these present, that ELMER W. HOHLEN AND COLLEEN O. HOHLEN, husband and wife, and THE ELMER W. HOHLEN AND COLLEEN O. HOHLEN REVOCABLE TRUST, the Owners of the land described in the Legal Description hereon have caused the same to be surveyed, subdivided, platted, and designated as BLOCK ONE, HOHLEN SUBDIVISION, as shown on the accompanying plat, and does hereby freely and voluntarily dedicate the streets and right of ways as shown thereon to the public for their use forever and the easements as shown thereon for the location, construction, and maintenence of public service utilities forever, and that the foregoing subdivision as is more particularly described in the Legal Description hereon is made with the free consent and in accordance with the desires and wishes of the undersigned Owners.

In witness whereof, I have affixed my signature hereto at Hastings, Nebraska this 13th day of April, 1995

Colleen O. Hohlen
Colleen O. Hohlen, Wife

Colleen O. Hohlen, trustee
Colleen O. Hohlen, Trustee

Elmer W. Hohlen
Elmer W. Hohlen, Husband

Elmer W. Hohlen Trustee
Elmer W. Hohlen, Trustee

ACKNOWLEDGMENT

STATE OF NEBRASKA)
) SS
COUNTY OF ADAMS)

On this 13th day of April, 1995, before me, a Notary Public in and for said County, personally came Elmer w. Hohlen and Colleen O. Hohlen, Husband and Wife, known to be the identical persons whose names are afixed to the OWNER'S CERTIFICATE and the WAIVER as the accompanying plat, and acknowledged the execution thereof to be their voluntary act and deed.

Witness my hand and Notary Seal at Hastings, Nebraska, in said County, on the day and year last written above.

My commission expires the 29th day of September, 1997

Teri Salmen
Notary Public

GENERAL NOTARY-State of Nebraska TERI J. SALMEN My Comm. Exp. Sept. 29, 1997

WAIVER

Applicants hereby waive any and all claims for damages occasioned by the establishment of grades or the alteration of surfaces of any portion of the streets and alleys to conform to said grades as established.

CITY PLANNING COMMISSION RECOMMENDATION

This proposed plat of BLOCK ONE, HOHLEN SUBDIVISION, has been submitted to the City Planning Commision for approval and is hereby transmitted to the governing body of the City of Hastings, Adams County, Nebraska with the recommendation that said plat be approved this 15th day of May, 1995.

Chairman
Director

CITY SURVEYOR'S CERTIFICATE

I, the undersigned, do hereby Approve this plat of BLOCK ONE, HOHLEN SUBDIVISION, in the City of Hastings, Adams County, Nebraska.

City Surveyor

CITY ENGINEER'S CERTIFICATE

I, the undersigned, do hereby Approve this plat of BLOCK ONE, HOHLEN SUBDIVISION, in the City of Hastings, Adams County, Nebraska.

City Engineer

MAYOR AND CITY COUNCIL APPROVAL

This plat has been APPROVED by the Mayor and City Council of Hastings, Adams County, Nebraska this 22nd day of May, 1995

Mayor
City Clerk

COUNTY TREASURER'S CERTIFICATE

I hereby certify that the records of my office show no taxes due or delinquent upon the property described in the Legal Description on the accompanying plat as of this 17 day of April, 1995.

Adams County Treasurer

CITY TREASURER'S CERTIFICATE

I hereby certify that the records of my office show no special assessments due or delinquent upon the property described in the Legal Description on the accompanying plat as of this 7th day of April, 1995

City of Hastings Treasurer

REGISTER OF DEEDS CERTIFICATE

STATE OF NEBRASKA)
) SS
COUNTY OF ADAMS)

This is to certify that this instrument was filed for record in the Register of Deeds Office in the City of Hastings, Adams County, Nebraska this 24th day of May, 1995 at 2:39 o'clock P. M. and is duly recorded as Instrument No. 951754

Register of Deeds
Deputy

UNPLATTED

LEGAL DESCRIPTION

A tract of land located in the North Half (N½) of Fractional Section 6, Township 7 North, Range 9 West of the Sixth P.M., Adams County, Nebraska, being more particularly described as follows:
Commencing at the Northwest Corner of the Northeast Quarter (NE¼) of said Fractional Section 6, thence S00°15'13"W (assumed bearing) along the west line of the East Half of the North Half of said Fractional Section 6 41.25 feet to the south line of U.S. Highway No. 281 also being the TRUE PLACE OF BEGINNING; thence continuing S00°15'13"W along said west line 710.00 feet; thence S90°00'00"E parallel with the north line of said North Half 370.00 feet; thence N00°15'13"E parallel with said west line 710.00 feet to the south line of said U.S. Highway No. 281; thence N90°00'00"W parallel with and 41.25 feet south of said north line 370.00 feet to the place of beginning containing 6.03 acres more or less.

SURVEYOR'S CERTIFICATE:

I hereby certify that this plat of a survey was made by me or under my supervision and is true and accurate to the best of my knowledge, and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

Thomas L. Krueger, LS 448

NOTE: ALL BEARINGS ARE ASSUMED.

- Monument Found
- Monument Set
- O Temporary Point
- R Recorded Distance
- M Measured Distance

JOHNSON ERICKSON O'BRIEN
ENGINEERING ARCHITECTURE SURVEYING
402/443-4661
P.O. BOX 207
WAHOO, NEBRASKA 68066
BRANCH OFFICES
NEBRASKA CITY, NE 402/873-6766
HASTINGS, NE 402/462-5657
NORFOLK, NE 402/371-6416

FINAL PLAT

PROJECT: BLOCK ONE HOHLEN SUBDIVISION
A TRACT OF LAND LOCATED IN THE NORTH HALF OF FRACTIONAL SECTION 6-7-9W, ADAMS COUNTY, NEBRASKA.

T7N R9W
VICINITY SKETCH
ADAMS COUNTY

DATE	3 - 31 - 95
SCALE	1" = 100'
DRAWN	LH 3-31-95
JOB NO.	HSU - 2162
FIELD BOOK	
REVISIONS	
DRAWING NO.	2162-D
SHEET	1 OF 1

RESOLUTION NO. 2024-36

WHEREAS, the Area #18 Redevelopment Plan prepared by the Community Redevelopment Authority of the City of Hastings, Nebraska has previously been approved by the Mayor and City Council of the City of Hastings; and

WHEREAS, the Community Redevelopment Authority of the City of Hastings, Nebraska has prepared Redevelopment Plan Modification No. 2024-3 for Redevelopment Area #18; and

WHEREAS, the Community Redevelopment Authority forwarded said Plan Modification to the Hastings City Planning Commission for its review and recommendations as to the consistency with the Redevelopment Plan and development objectives for Redevelopment Area #18 and also its conformity with the Comprehensive Development Plan of the City of Hastings; and

WHEREAS, the Hastings City Planning Commission conducted a review of Plan Modification No. 2024-3 and held a public hearing on May 21, 2024 to solicit testimony from the community regarding said plan modification and at the conclusion thereof determined it was consistent with the general plan and development objectives for Redevelopment Area #18, and also consistent with the goals, policies, and objectives of the Comprehensive Development Plan of the City, and took action recommending approval of the Plan Modification to the Community Redevelopment Authority of the City of Hastings; and

WHEREAS, the Community Redevelopment Authority of the City of Hastings, Nebraska, considered the recommendation of the Plan Modification by the Hastings City Planning Commission and, on May 21, 2024 approved forwarding the Plan Modification to the Mayor and City Council for approval.

NOW THEREFORE, in consideration of the foregoing recitals, the Mayor and City 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 Redevelopment Plan Modification No. 2024-3 for the Innate H1, LLC - Elm 26 Redevelopment Project, generally located East 26th Street and North Elm Avenue in Redevelopment Area #18 as provided herein, be and the same is hereby approved and a copy of said Redevelopment Plan Modification is attached hereto, marked as “Exhibit A”, and incorporated herein by this reference.

PASSED AND APPROVED this 10th day of June, 2024.

_____
Corey Stutte, Mayor

ATTEST:

_____
Kimberly S. Jacobitz, City Clerk

(S E A L)

Approved as to form:

_____
Jesse Oswald, City Attorney

REDEVELOPMENT AREA #18
PLAN MODIFICATION NO. 2024-3
(Innate H1, LLC - Elm 26 Redevelopment Project)

The Community Redevelopment Authority (CRA) of the City of Hastings intends to amend the Redevelopment Plan for Area #18 within the city, pursuant to the Nebraska Community Development Law (the "Act") and provide for the financing of the phasing of a specific redevelopment project in Area #18.

Executive Summary:

Project Description
THE PROJECT CONSISTS OF THE REDEVELOPMENT OF A 44.309 ACRE SITE LOCATED SOUTH OF 26TH STREET, WEST OF NORTH ELM AVENUE AND EAST OF THE HASTINGS CAMPGROUND AND RV PARK. THE PROPOSED DEVELOPMENT IS PLANNED FOR BOTH MULTI FAMILY AND SINGLE FAMILY RESIDENTIAL. THE PROPERTY WILL BE ACQUIRED, INFRASTRUCTURE INSTALLED AND THE REDEVELOPER WILL CONSTRUCT A MULTI-PHASE MIXED-USE RESIDENTIAL PROJECT.

The proposed plan is to subdivide the site into 19 multi-family lots, 55 single-family lots and 5 out lots used for access, drainage, and utilities. The multi-family development will consist of eleven 22-plex buildings and eight duplexes for a total of 258 units. The multi-family development will include amenities such as a clubhouse with swimming pool, dog park, and landscaping consisting of turf, landscape beds and trees. There are two phases planned for the multi-family construction.

a. The First Phase of the Redevelopment Project shall include:

    - The construction of a new public street with sidewalks traversing the project site to provide access as depicted on the Site Plan;
    - The development of a 132-unit multifamily housing project with six (6) buildings (on Lots 1 thru 6) containing 22-unit market rate apartments for workforce housing along with the installation of sewer and water lines, a detention cell and landscaping.

b. The Second Phase is envisioned to be a 126-unit multifamily housing project consisting of five (5) 22-unit apartment buildings and 8 duplexes (16 units), the timing and size of which will depend on the absorption and stabilization of the occupancy of the building developed in Phase One and general housing market conditions.

c. The Third Phase of the Project will include the development of approximately 55 residential lots for single family homes on the south side of the subdivision (Lots 20 thru 74) and will begin when the market dictates and single-family builder partners are identified.

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

The Project shall utilize the benefits of the Nebraska Community Development Law, including the use of tax increment financing for eligible costs of the Project which shall include site acquisition, demolition, site preparation, infrastructure expenses, engineering and architectural costs, façade enhancements, development of workforce housing and other TIF eligible expenses associated with the purchase and development of this mixed-use residential project.

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

Legal Description

A TRACT OF LAND LOCATED IN PART OF THE NORTHEAST QUARTER OF THE NORTH HALF (NE1/4 N1/2) OF FRACTIONAL SECTION SIX (6), TOWNSHIP SEVEN (7) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

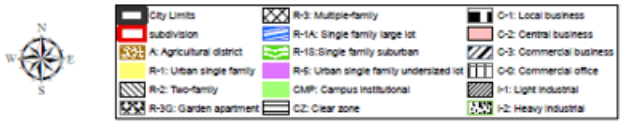
COMMENCING NORTHEAST CORNER, FRACTIONAL SECTION 6, T7N, R9W; THENCE ON AN ASSUMED BEARING OF S00°35'19"W, ALONG THE EAST LINE OF THE NE1/4, N1/2, A DISTANCE OF 41.25 FEET TO THE POINT OF BEGINNING; THENCE S00°35'19"W, ALONG SAID EAST LINE, A DISTANCE OF 1031.00 FEET TO THE NORTHEAST CORNER OF E & C HOHLEN ADDITION; THENCE N89°46'36"W, ALONG THE NORTH LINE OF E & C HOHLEN ADDITION, A DISTANCE OF 200.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, E & C HOHLEN ADDITION; THENCE S00°37'56"W, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 175.10 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 AND POINT ALSO BEING ON THE NORTH LINE OF LOT 1, WILLIAM E. BERCK SUBDIVISION; THENCE N89°46'36"W, ALONG SAID NORTH LINE OF LOT 1, WILLIAM E. BERCK SUBDIVISION, A DISTANCE OF 100.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE S00°44'34"W, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 200.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, WILLIAM E. BERCK SUBDIVISION; THENCE S00°20'35"W A DISTANCE OF 150.29 FEET; THENCE N89°06'06"W A DISTANCE OF 32.97 FEET; THENCE S00°35'19"W A DISTANCE OF 150.54 FEET; THENCE N89°55'19"W A DISTANCE OF 336.00 FEET; THENCE S00°35'19"W A DISTANCE OF 200.00 FEET; THENCE N89°55'19"W A DISTANCE OF 648.05 FEET TO A POINT ON THE WEST LINE OF SAID NE1/4; THENCE N00°24'47"E, ALONG THE WEST LINE, A DISTANCE OF 1197.64 FEET TO THE SOUTHWEST CORNER OF BLOCK 1, HOHLEN SUBDIVISION; THENCE S89°50'40"E, ALONG THE SOUTH LINE OF SAID BLOCK 1, A DISTANCE OF 370.16 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 1; THENCE N00°24'02"E, ALONG THE EAST LINE OF SAID BLOCK 1, A DISTANCE OF 710.09 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 1 AND ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF 26TH STREET; THENCE S89°49'38"E, ALONG SAID SOUTH RIGHT OF WAY LINE OF 26TH STREET, A DISTANCE OF 952.89 FEET TO THE POINT OF BEGINNING.

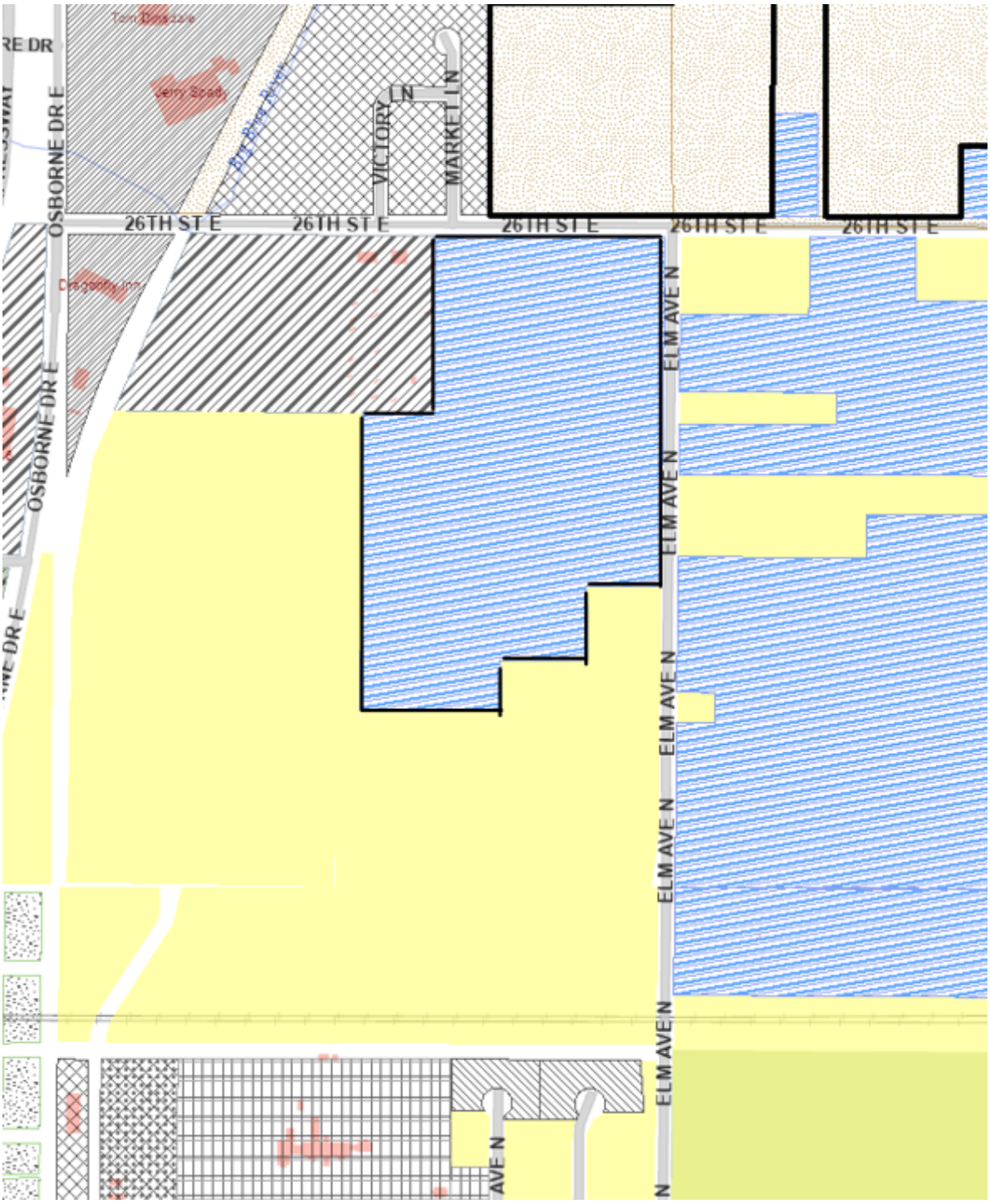
Site Plan: Attached below is the Site Plan prepared by the Project Engineers which depicts the location of the multifamily structures and the single-family lots. The Site Plan also depicts the new public streets contemplated for the site to improve and facilitate access to the mix of uses envisioned for the Project Site.

Proposed Mixed-Use Residential Project



Map of Existing Land Use and Proposed Redevelopment Site





The tax increment for Phase One will be captured for the tax years 2025 through 2039 inclusive. Provided, however, if there is no increase in valuation for the 2025 tax year, the increment will be captured beginning in the year when an increase in value is available for

capture and ending fifteen years later.

The real property ad valorem taxes on the current or base valuation will continue to be paid to the usual taxing entities. The increase in value will come from the new construction of up to approximately 132 apartment dwellings unit.

Total project costs for the Phase One project are in excess of $23,000,000 which includes the costs of site preparation/grading, sidewalk and street construction, underground utilities and construction of the multi family structures.

The Phase Two Project is anticipated to consist of a second multifamily project containing approximately 126 dwelling units. The timing of the Phase Two project will depend on the stabilization of the occupancy of the Phase One project. It is anticipated that the multifamily project of Phase Two will cost in the neighborhood of $20,000,000 and will generate approximate $4,000,000 to $4,500,000 of tax increment financing.

Subsequent phases will include the buildout of the residential subdivision with lots for single family homes. It is anticipated that this Redevelopment Plan will need to be supplemented with additional detail as those subsequent phases are solidified.

Statutory Pledge of Taxes.

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

a) That portion of the ad valorem tax which is produced by levy at the rate fixed each year by or for each public body upon the redevelopment project valuation shall be paid into the funds, of each such public body in the same proportion as all other taxes collected by or for the bodies; and

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

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

Redevelopment Plan Amendment Complies with the Act:

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

1. **The Redevelopment Project Area was first declared blighted and substandard by action of the Hastings City Council on April 22, 2024 based on the "Blight and Substandard Study for Redevelopment Area #18 dated February 13, 2024 as prepared by Five Rule Rural Planning. (§18-2109) Such declaration was made after a public hearing with full compliance with the public notice requirements of §18-2115 of the Act,**

2. **Conformation to the General Plan for the Municipality as a whole. (§18-2103 (13) (a) and §18-2110)**

Hastings adopted a Comprehensive Plan on February 24, 2009. This Redevelopment Plan Amendment and Project require a zoning change in order to be consistent with the Comprehensive Development Plan, and the Redeveloper is concurrently seeking to change the zoning of the Phase One and Phase Two sites to R-3 Multi-family to allow the mix of uses contemplated herein. This plan merely provides funding for the redeveloper to construct housing for residential uses on this property as defined by the current and effective zoning regulations. The Hastings Planning Commission held a public hearing at their meeting on May 21, 2024 to approve the zoning change and to approve Plan Modification 2024-3 to Redevelopment Plan #18 confirming that this project is consistent with the Comprehensive Development Plan for the City of Hastings.

3. **The Redevelopment Plan must be sufficiently complete to address the following items: (§18-2103/13) (b)**

    a. **Land Acquisition:**

The Redevelopment Plan for Area #18 provides for real property acquisition and this plan amendment does not prohibit such acquisition. Innate H1, LLC has an option to acquire the project site and plans to close on the sale if the Plan Modification and use of TIF is approved by the Planning Commission, City Council and Community Redevelopment Authority. This Project is not financially feasible without the use of tax increment financing.

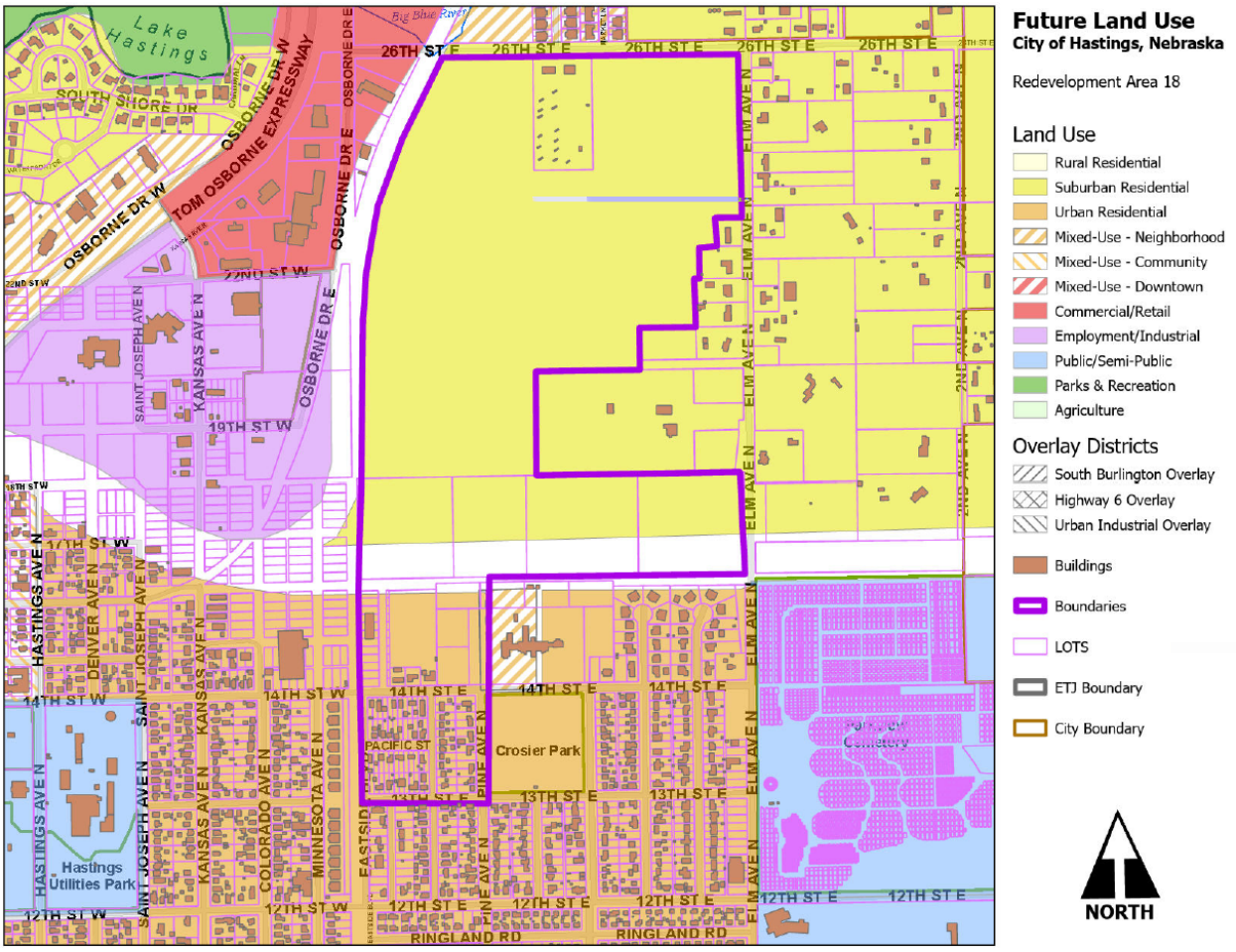
    b. **Demolition and Removal of Structures:**

The project to be implemented will not require demolition and removal of any structures as the land is vacant.

    c. **Future Land Use Plan**

See the attached map from the 2009 Hastings Comprehensive Development Plan. The Project Site is identified as "Suburban Residential" in the Comprehensive Development Plan which use is not consistent with this Amendment. The Redeveloper is concurrently seeking to change the zoning of the Phase One and Phase Two sites to R-3 Multi-family to allow the mix of uses contemplated herein. The site in private ownership is planned for residential development and ancillary uses of the area after redevelopment as required by Section 18-2111(5) of the Nebraska Community Development Law.

Future Land Use Map



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

The project area is currently zoned for residential use under the R-1A district. The Redeveloper is concurrently seeking to change the zoning of the Phase One and Phase Two sites to R-3 Multi-family to allow the mix of uses contemplated herein. The Site Plan reflects the dedication of a new public street which will be constructed in conjunction with the plat to be filed with the City of Hastings. No changes are anticipated in building codes or ordinances, nor are any other planning changes contemplated [§18-2103(b) and §18-2111] other than as described herein.

e. Site Coverage and intensity of Use

The redeveloper is proposing to construct six multifamily structures containing 22 dwelling units per structure, related amenities and parking. The redeveloper plans to meet the applicable regulations regarding site coverage and intensity of use. [§18-2103(b) and §18-2111]

f. Additional Public Facilities or Utilities

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

4. **The Act requires a Redevelopment Plan provide for relocation of individuals and families displaced as a result of plan implementation.** This project site has previously been utilized as farm ground and agriculture related uses and no relocation is contemplated or necessary.

5. **No member of the Authority, nor any employee thereof holds any interest in any property in this Redevelopment Project Area. [§18-2106].** No members of the authority or staff of the CRA have any interest in this property.

6. **Section 18-2114 of the Act requires that the Authority consider:**

1. Method and cost of acquisition and preparation for redevelopment and estimated proceeds from disposal to redevelopers.

The redeveloper anticipates that the multifamily structures which are part of the Phase One project will have land acquisition costs of approximately $200,000. It is anticipated that the aggregate development cost of the first multifamily buildings, including all hard and soft costs will be approximately $23,084,568. In addition, the redeveloper anticipates that the TIF eligible costs of the project shall include:

- Site Acquisition - $200,000
- Site Preparation and grading - $650,000
- Utilities and street and sidewalk construction - $1,650,000
- Engineering, planning & legal services - $500,000
- Façade Enhancements - $950,000
- Capitalized Interest TIF Loan - $550,000

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

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

• First mortgage indebtedness:	$13,971,983
• Tax Increment Financing:	$ 4,504,230
• Equity:	$ 3,758,355
• HEDC Rural Workforce funds:	$ 850,000
Total	**$23,084,568**

3. Statement of feasible method of relocating displaced families.

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

7. Section 18-2113 of the Act requires:

Prior to recommending a redevelopment plan to the governing body for approval, an authority shall consider whether the proposed land uses and building requirements in the redevelopment project area are designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted, and harmonious development of the city and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and community facilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of insanita1y or unsafe dwelling accommodations or conditions of blight.

The Authority has considered these elements in proposing this Plan Amendment. This amendment, in and of itself will promote consistency with the Hastings Comprehensive Development Plan by providing quality workforce housing for current and prospective Hastings residents.

8. Time Frame for Development

Development of the first multifamily portion of Phase One of the Project is anticipated to be commenced in the Summer of 2024 and construction completion could occur in the Fall of 2026 with an anticipated construction schedule of 20-26 months. Excess valuation should be available for this project for 15 years beginning with the 2025 tax year, provided, however, if there is no increase in valuation for the 2025 tax year, the excess valuation will be available beginning in the year when an increase in value is available for capture.

9. Justification of Project

The 2021 Housing Needs Assessment study for the City of Hastings projected that by 2025 we would need an additional 1,321 new rental units. The current housing market, a combination of the cost of producing housing and the prevailing wages, has not created a situation that gives the markets sufficient incentive to build the number of housing units required to meet community needs. This lack of housing options impacts a variety of other areas within the community including work force development, overcrowding, and maintenance of residential units. This project will create new housing options for current and potential citizens of Hastings and will likely result in the sale of existing homes around the city. The redevelopment of this project site will result in increased workforce housing opportunities and increased sales tax and is the first step in the creation of affordable housing opportunities for the Hastings community. The Hastings Economic Development Corporation, the Hastings City Council and Community Redevelopment Authority have made it clear with previous decisions that they support development that will increase residential workforce opportunities.

10. **Cost Benefit Analysis**

Section 18-2113 of the Act, further requires the Authority conduct a cost benefit analysis of the plan amendment in the event that Tax Increment Financing will be used. This analysis must address specific statutory issues.

As authorized in the Nebraska Community Development Law, §18-2147, Neb. Rev. Stat. (2012), the City of Hastings has analyzed the costs and benefits of the proposed Redevelopment Project, including:

Project Sources and Uses for Phase 1

Approximately $4,500,000 in public funds from tax increment financing provided by the Hastings Community Redevelopment Authority will be required to complete the multifamily component of the Phase One project. This investment by the Authority will leverage approximately $18,584,000 in private/private sector or other non-local financing; a private investment of $4.13 for every TIF dollar investment.

USE OF FUNDS			SOURCES OF FUNDS	
Description				
Acquistion	$ 200,000		Owner Equity	$ 3,760,000
Site Prep, Grading & Landscaping	$ 650,000		Rural Workforce Housing Loan	$ 850,000
Utilities, Sewer, Water & Paving	$ 1,650,000		Tax Increment Financing	$ 4,500,000
Architecture, Engineering & Legal	$ 500,000		Permanent Financing	$ 13,975,000
Façade Enhancements	$ 950,000			
Capitalized Interest - TIF Loan	$ 550,000			
Construction Costs	$ 18,785,000			
TOTALS	**$23,085,000**		**TOTALS**	**$23,085,000**

Tax Revenue. The property to be redeveloped is anticipated to have a January 1, 2024, valuation of approximately $40,000. Based on the 2023 levy of .02174723 this would result in real property taxes of approximately $870.00 which will be paid out to all the existing taxing entities. It is anticipated that the assessed value will increase by $23,000,000 upon full completion, as a result of the site redevelopment. This development will result in an additional estimated tax increase of over $500,000 annually. This tax increment gained from the Redevelopment Project Area would not be available for use as city general tax revenues, for a period of 15 years, or such shorter time as may be required to amortize the TIF bond, but would be used for eligible redevelopment costs to enable this project to be realized.

Estimated 2020 assessed value:	$40,000
Estimated value after completion:	$23,040,000
Incremental value:	$23,000,000
Annual TIF generated:	$500,000
TIF Bond Issue:	$4,500,000

Statement Identifying Financial Gap and Necessity for use of Tax Increment Financing for proposed Project:

A large financial gap exists on this project after conventional financing is utilized. A combination of owner equity, TIF and other incentives are needed to make the project feasible. The developer is contributing owner equity and bank financing of $17,735,000, a Rural Workforce Housing Loan of $850,000 and TIF funding is intended to fill the remaining gap, making this project feasible. The project is asking for $4,500,000 in a TIF loan amortized over 15 years. Without the availability of TIF funding for the project, it would not be feasible for the developer to proceed with this redevelopment. Please see the table below which shows rate of returns from 2.94% to 4.62% without TIF funding which is an unacceptable return on investment in today's market.

Proforma Without TIF

	Year 1	Year 2	Year 3	Year 4
Rent Revenue	$2,420,305	$2,492,914	$2,567,701	$2,644,732
Expenses	-$919,716	-$947,307	-$975,486	-$1,004,998
NOI Without TIF	$1,500,589	$1,545,607	$1,592,215	$1,639,734
RWH Loan	-$85,000	-$85,000	-$85,000	-$85,000
Debt Service	-$1,172,328	-$1,172,328	-$1,172,328	-$1,172,328
Cash Flow Without TIF	$243,261	$288,279	$334,887	$382,406
Cash on cash return wo/TIF	2.94%	3.48%	4.05%	4.62%
Equity Investment	$ 8,272,485	$ 8,272,485	$ 8,272,485	$ 8,272,485

Proforma with TIF

Proforma Operating Statement with TIF				
	Year 1	Year 2	Year 3	Year 4
Rent Revenue	$ 2,420,305	$ 2,492,914	$ 2,567,701	$ 2,644,732
Expenses	$ (919,716)	$ (947,307)	$ (975,486)	$ (1,004,998)
NOI Without TIF	$ 1,500,589	$ 1,545,607	$ 1,592,215	$ 1,639,734
RWH Loan	$ (85,000)	$ (85,000)	$ (85,000)	$ (85,000)
Debt Service	$ (416,795)	$ (416,795)	$ (416,795)	$ (416,795)
Cash Flow Without TIF	$ 998,794	$ 1,043,812	$ 1,090,420	$ 1,137,939
Cash on cash return with TIF	7.85%	8.28%	8.71%	9.14%
Equity Investment	$ 3,873,630	$ 3,873,630	$ 3,873,630	$ 3,873,630

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

The proposed redevelopment will create additional valuation of $23,000,000. No tax shifts are anticipated from the project. The project creates new valuation from the construction of 132 multifamily dwelling units that will support taxing entities long after the project is paid off.

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

The Project anticipates the installation of a new public street to be dedicated to the City of Hastings to improve access to the mix of uses contemplated for the Project. Existing water and

waste water facilities will not be impacted by this development. The electric utility has sufficient capacity to support the development. Fire and police protection are available and should not be negatively impacted by this development.

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

This project will not have a negative impact on employers and employees of firms locating within the boundaries of the redevelopment and should provide for additional housing opportunities for employees and employers.

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

This project will not have a negative impact on other employers in any manner different from any other expanding business within the Hastings area and should provide for additional housing opportunities for employees.

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

The average number of persons per household in Hastings according the US Census Bureau is 2.3 occupants. According to current census numbers less than 20% of the population of Hastings is between the ages of 5 and 18. If the averages hold it would be expected that a maximum of 304 people would be housed at this location and there would be a maximum of 61 school age children generated by this development. These children will likely be spread over the full school age population from elementary to secondary school. These numbers are likely to be further mitigated based on the size and configuration of these units (60 two-bedroom and 72 one-bedroom units) that will make them less attractive to families with children. It is anticipated that there will be no adverse impact on the local school districts.

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

This project is consistent with the goals of the City's Comprehensive Plan, the 2021 Hastings Housing Needs Assessment, HEDC's and the CRA's goal to increase workforce housing in the community.

Time Frame for Development

Development of the Phase One multifamily component containing 132 dwelling units is anticipated to be developed commencing in the summer of 2024 and substantially completing construction by Fall of 2026. Further, the Redeveloper envisions that the internal and other public improvements will be completed during this time period.

Department: Development Services
Staff Contact: Chad Bunger
Council Meeting Date: 6/10/2024

AGENDA ITEM SUMMARY SHEET

Description of Item:

The proposed Elm 26 Subdivision Preliminary Plat would subdivide 43.52 acre undeveloped tract for a single-family and multiple-family development. The proposed residential development would create 55 single-family lots, eight semi-attached (duplex) lots, 11 lots for multiple-family buildings, and nine outlot for stormwater infrastructure, public spaces, public access, and off-street parking.

The applicant has requested to rezone a portion of the property to R-3, Multiple-Family Residential District.

Names of People/Business affected by this action:

The applicant, the City of Hastings and Adams County.

Why Council action is required:

Neb. Rev. Stat. 19-929 states that city council shall not take final action on subdivision development matters without the recommendation of the Planning Commission.

Type of action requested:

Motion

Suggested motion:

Move to approve the Preliminary Plat for Elm 26 Subdivision, in the Northeast Quarter of the North Half of Fractional Section Six, ownership Seven North, Range Nine West of the 6th P.M. in the City of Hastings, Adams County, Nebraska.

Deadlines associated with action:

Department head comments:

The Development Department and Plat Track review teams (to include County officials) have reviewed this subdivision plat and the applicant has incorporated all recommendations found to be relevant with subdivision design standards and regulations in City Code Section 38-203. All related utility easement locations have been reviewed and approved by the Utilities Coordinator as part of this plat process.

A complete review of the Preliminary Plat can be found in the attached Staff Report.

At their May 21, 2024 meeting, the Planning Commission voted 7-0 to forward a recommendation

to the City Council to approve the proposed Preliminary Plat.

Please note: Applications for a Rezoning and Redevelopment Plan Modification are associated with this request. The complete details of the Rezoning and Plan Modification are provided in those agenda items.

City Administrator comments:

City of Hastings Planning Commission

HASTINGS
DEVELOPMENT SERVICES

STAFF REPORT

Preliminary Plat:	**Elm 26 Subdivision**
Case No.	2024-71
Applicant	Innate Concepts
Property Location:	Generally located to the southwest of the intersection of East 26th Street and North Elm Street.
Lot Size:	43.52 acres
Date of Public Hearing:	May 21, 2024
Zoning	R-1A, Single-Family Large Lot Residential District
Adjacent Zoning:	North: A, Agriculture District and R-3, Multiple-Family Residential District
	East: R-1A District and R-1, Urban Single-Family Residential District
	South: R-1A District and R-1 District
	West: C-3, Commercial Business District and R-1 District



SECTION AND REQUIREMENT OF HASTINGS CODE OF ORDINANCE CONSIDERATION OF A PRELIMINARY PLAT:

- **Sec. 38-201. – Approval of subdivision plats**
- **Sec. 38-202. – Preliminary Plat:** describes intent, submittal requirements and approval limitations.
- **Chapter 28, Article III. – Planning and Community Design Standards:** describes various plat, lot, and site design requirements.
- **Chapter 28, Article IV. – Engineering and Technical Standards:** describes technical standards of public infrastructure and other improvements.

DESCRIPTION OF PRELIMINARY PLAT REQUESTED:

The developer, Innate Concepts, has proposed to develop the 43.52-acre, undeveloped agricultural land to the southwest of the intersection of East 26th Street and North Elm Avenue for a single-family and multiple-family residential development.

The proposed development, named Elm 26 Redevelopment Project, would construct 11 new apartment buildings, each with 22 homes, eight semi-attached (duplex) units (a total of 16 homes), and 55 single-family detached homes. A community center, located amongst the apartment buildings, is also proposed. New streets, private drives, sidewalks, landscaping, and needed infrastructure will be installed to support the new homes.

The property is currently zoned R-1A, Single-Family Large Lot Residential District. The majority of the 43.52-acre tract will remain in the R-1A District and be developed as single-family detached homes. The 17.92 acres of land near the intersection of East 26th Street and North Elm Avenue, is to be rezoned to the R-3, Multiple-Family Residential District for the multiple-family portion of the development (rezoning application to run concurrently).

The development is to occur in several phases, with the eastern apartment buildings to be constructed first. It is anticipated to begin in the fall of 2024. The second phase will consist of the remaining apartment buildings and the duplex units. The third phase will be the single-family homes. These phases will begin as the housing market dictates.

The Elm 26 Subdivision Preliminary Plat shows 74 total lots and 9 outlots. Fifty-five lots will be for the single-family detached homes. Eight lots will be for the semi-attached (duplex) homes (a total of 16 homes). Eleven lots will be for multiple-family buildings (a total of 220 homes). The outlots will be for public open spaces, stormwater infrastructure, such as detention basins, common parking lots, and public access easements. The Preliminary Plat provides the details of the proposed development, including lot layouts and buildings, future road and public access

easement layouts, the location of public utilities and corresponding public easements, and the location of stormwater infrastructure, such as detention cells.

Property Description:

The property fronts onto East 26th Street and North Elm Avenue. The land has historically been used for row-crop agriculture. The land gently slopes to the west towards a natural drainage way. This drainage way flows from south to north, towards the West Branch of the Little Blue River. This area is not in a mapped floodplain. The land to the north of East 26th is in a mapped, 100-year floodplain.

CONSIDERATIONS OF THE PRELIMINARY PLAT:

Subsection 38-201(1). – Approval of subdivision plats state, "No plat of or instruments effecting the subdivision of real property shall be recorded or have any force and effect unless the same be approved by the City Council, subject however, to the exceptions set forth in Section 34-106 of this code. The City Council shall hold no public meeting, nor take any action upon any plat or instrument effecting a subdivision until it has received the recommendation of the Hastings Planning Commission."

City staff reviews the following topics to ensure that the proposed preliminary plat conforms to the minimum standards of Chapter 28, Article III. – Planning and Community Design Standards and Chapter 38, Article IV. – Engineering and Technical Standards and to provide a recommendation to the City of Hastings Planning Commission and Hastings City Council.

Pursuant to Sec. 34-402 of the City Code of Ordinance, the City Council, by recommendation from the City Planning Commission, will base its decision on the following:

1. *Conformance to the Comprehensive Plan*
   The City of Hastings "Imagine Hastings" Comprehensive Plan, adopted in 2009, shows the site in the Suburban Residential land use category. The policy statement for this use designation is:

   This residential category represents the most common development standards in housing and neighborhood design in Hastings. Development in this category is typically in the 2 to 5 units per acre range with lots ranging in size from 8,750 to 20,000 square feet. Suburban residential development is primarily reserved for single family uses, but may include a mixture of housing types subject to the residential location guidelines listed below. In areas of suburban residential development where sensitive land forms or environmental constraints exist, cluster developments are encouraged. (Clustering is defined in the Development Section of this Chapter.) Like urban neighborhoods, suburban neighborhoods are strengthened by the presence of community services (churches, schools and parks) that are permitted in this category.

The existing zoning of the property is R-1A, Single-Family Large Lot District, which permits single-family detached residential uses, and other civic uses commonly found in residential neighborhoods, such as parks, schools, and churches.

The majority of the redevelopment area will remain R-1A. The single-family detached homes portion of the development will have a density of 2.3 dwellings per acre. The 17.92-acre area to be rezoned will have a density of 14.4 dwellings per acre. The overall density of the proposed development is 7.2 dwellings per acre.

There are several land use policies found in the 2009 Imagine Hastings Comprehensive Plan that support this mix of residential uses and density within a single development. These policies include:

Future Land Use Goal (page 2.15)

FLU.2 Provide opportunities to mix compatible uses within a single development and better integrate supporting uses among adjacent developments. The proposed development mixes single-family detached homes, semi-attached (duplex) homes, and homes within apartment buildings. This mix of compatible residential types meets the goal/policy statement.

FLU.3 Encourage efficient development patterns that promote alternative modes of mobility such as walking, bicycling and transit. The Preliminary Plat notes sidewalk connectivity internally throughout the development and also connections to the existing sidewalk on North Elm Street. This sidewalk connects to the Pioneer Spirit Trail to the south, which is an expanding trail network throughout the City.

By having a mix of housing types and densities within the development is advantageous for future transit routes, as any fixed route would naturally focus on denser areas of the community. By having the apartments near the corner of East 26th Street and North Elm Street, a future bus stop could potentially exist.

Growth Goals (pages 2-26 and 2-27)

G.2 Maximize use of existing infrastructure, public investments and resources through infill development and redevelopment. All public utilities are present adjacent to within the redevelopment site. A 10-inch sanitary sewer line exists to serve the property and the surrounding neighborhood. Water mains are present along North Elm Avenue and East 26th Street. Developing this property, especially at a marginally higher density, maximizes this past public investment of the infrastructure.

G.5 Support strategic growth of Hastings that accommodates new growth and expansion opportunities. The proposed residential redevelopment is located on land that had previously been designed for residential development, and as previously mentioned, the community has invested in extending utilities to the area to support growth in the

area. The proposed rezoning strategically facilitates new growth and expands housing opportunities for the community with a variety of housing types.

Development Goals

D.2 Encourage a mix of residential and commercial development types including urban, suburban and rural development patterns with new, infill and rehabilitation opportunities throughout Hastings. As stated, the proposed project would be a mix of residential uses within one subdivision. The residential development will follow a customary suburban pattern of having higher-density residential uses closer to higher-order roadways (e.g. collector and arterial roads) and lesser-dense residential uses within the subdivision and away from the higher-order streets.

Neighborhood and Housing Goals

NH.2 Diversity and Stabilize the housing stock in Hastings. As stated in the 2021 Hastings Housing Needs Assessment, the housing market has very few vacant homes and apartments for rent or purchase. That report stated that the City needs anywhere from 1,095 to 1,321 new homes to meet the community's demand for housing. Adding 300+ new homes would help address the tight housing market by providing a variety of homes that assist in diversifying and stabilizing the City's housing market.

Although the proposed R-3 District rezoning area exceeds the upper limits of the Suburban Residential land use category, the overall development, including the semi-attached (duplex) homes and single-family homes, meets the intent of the land use category. Specifically, the category recognizes the importance of mixing housing types in the suburban areas of the City. Additionally, the supporting goals and objectives, listed above, that are found throughout the Comprehensive Plan recognize and support the need for having a mix of housing types throughout the City, to maximize the use of existing infrastructure, provide more efficient and well-designed neighborhoods, and provide needed housing in the community.

2. *Conformance with the Applicable Zoning Regulations*

The proposed Preliminary Plat provides lots throughout the subdivision that meet the minimum lot area requirements of the respective zoning districts and provide the required building setbacks. Site-specific requirements, such as building height, landscaping, screening, and parking requirements, will be confirmed at the time of building permits for each lot.

3. *Adequate and Appropriate Access*

East 26th Street is classified as an "Other Arterial" roadway and North Elm Avenue is classified as a "Major Collector" roadway by the Nebraska Department of Roads (see attached map). An existing curb cut is located along North Elm Avenue. This curb cut is

approximately 700 feet south of the intersection of East 26th Street and North Elm Avenue. A new curb cut along East 26th Street will be approximately 375 feet from the East 26th Street and North Elm Avenue intersection.

Access to the site is adequate and appropriate.

4. *Design of Public Infrastructure*
    a. *Access to public right-of-way.* The overall development will gain access to North Elm Avenue via an existing curb cut and East 26th Street from a proposed curb cut.

    Each lot will gain access from either a new, dedicated public street or a public access easement. Each of these roadways are temporarily named. The final names of each roadway, including the public access easement, will be created at the time of the Final Plat.

    Access to the adjacent, undeveloped properties to the west and south has been provided by extending the public rights-of-way to the edge of the property. The southern access connects to the East 20th Street ROW, which was platted by the O'Keeffe Subdivision. Future developments will need to align with these ROWs.

    The developer's engineers from Olsson analyzed the trip generated from the proposed development, and whether these new trips would adversely affect the surrounding road network. The analysis determined that both East 26th Street and North Elm have relatively low average daily trips (ADT), which was collected in 2021 by a speed study of the area. East 26th Street has approximately 4,000 ADT and North Elm Avenue has approximately 2,775 ADT.

    According to the analysis, a total of 1,729 daily trips can be anticipated, with 103 trips in the AM peak hour and 131 trips in the PM peak hour. Based on the anticipated trips to be created by the development and the relatively low traffic volumes on the roadways, improvements to the roadway network, including at the intersection of East 26th Street and North Elm Avenue, are not warranted at this time.

    The City's Lead Engineer, Steven P. Riehle has reviewed the proposed development, its street access, trips anticipated to be generated from uses, and their effects on the surrounding roadway network. Attached is the memo from Riehle.

The memo summary is "The crash rates for the roadways adjacent to the proposed development are not expected to increase because of the development. The roadway classification and roadside environment support the proposed development. The current roadway, speeds, street accesses, and traffic counts are reasonable and appropriate for today and any changes from the proposed development are not expected to have a significant impact on the operational safety of the roadways."

b. *Public utilities.* The sanitary sewer, water, and other infrastructure are present within or adjacent to the site, to serve the uses throughout the proposed subdivision, including the rezoning site. The City's subdivision review committee has reviewed the proposal and has not raised any issues with the location or capacity of the public utilities.

c. *Floodplain and stormwater management*. A natural drainage way is generally located in the center of the development. This drainageway collects stormwater runoff from the site and surrounding properties and guides it to the north towards the West Fork of the Little Blue River, which is to the north of East 26th Street.

No FEMA mapped high-risk flood zones are located on the property. The Floodway for the West Fork of the Little Blue River and the corresponding 1% Annual Chance Floodplain (100-year floodplain) are located to the north of East 26th Street (see attached floodplain information map).

The developer has proposed to manage stormwater runoff created onsite and also handle the runoff from adjacent properties naturally passing through the site by constructing a series of underground storm sewers, and a chain of bioswale and detention basins.

A bioswale will be located along the rear of the single-family lots to the southeast corner of the development. This water will collect, slow, and filter stormwater runoff from adjacent properties to the south, as well as adjacent single-family homes in the development.

This flow will then go into a proposed detention cell to the north, near the single-family homes and semi-attached (duplex) homes in the center of the development. This basin will further collect and slow the stormwater runoff from upstream and adjacent lots. This detention cell will have a design capacity that maintains at least one foot of freeboard for the 10-year storm.

Finally, a larger detention cell will collect the stormwater runoff from the upstream system and the nearby multiple-family area. This detention cell will also have a design capacity that maintains at least one foot of freeboard for the 10-year storm.

According to details on the Preliminary Plat and attached drainage report, the entire development will have a stormwater runoff rate of 49.96 cubic feet per second (CFS) for the 10-year storm, which is less the calculated runoff rate for the pre-development conditions of 56.70 CFS.

The development's stormwater management design was reviewed by the City's Engineering Department. The design meets the City's requirements.

STAFF COMMENTS: Staff recommends that the Planning Commission recommend **APPROVAL** of the **PRELIMINARY PLAT** for the Elm 26 Subdivision to the City Council for the proposed residential development generally located to the southwest of the intersection of East 26th Street and North Elm Street, with the following conditions:

1. The proposed rezoning of the 17.92-acre tract from R-1A, Single-Family Large Lot Residential District to R-3, Multiple-Family Residential District, must be approved.
2. Sidewalks along both sides of the new internal streets will be required to be installed.

PREPARED BY: Chad Bunger, AICP, CFM, Director of Development Services

DATE: May 13, 2024

ATTACHMENTS:

1. **Floodplain Map**
2. **General Redevelopment Plan for Redevelopment Area #18**
3. **Blight and Substandard Study for Redevelopment Area #18**

HASTINGS
ENGINEERING DEPT.

To: Lee Vrooman, Director of Engineering
From: Steve Riehle, Lead Engineer – Public Works
Date: May 15, 2024
Subject: Staff Review of Olsson Trip Generation Memo for 26th Elm Apartments (Innate H1 LLC)

Crash Review

26th Street

A review of crash records for 26th Street on the NDOT website showed seven (7) crashes in the ten (10) year period from January 2011 through December 2020. Five (5) of the above were at the intersection of 26th Street and Elm Avenue.

Elm Ave

A review of crash records on Elm Avenue for the same time frame showed 4 crashes. The current crash numbers are not concerning.

Summary

The crash rates for either section of roadway (and the intersection) are not expected to increase as a result of the development.

Roadway Classification

26th Street

The section of 26th Street from East Osborne Drive to 2nd Avenue is classified as a Major Collector on the National Functional Classification (NFC) system and as an Other Arterial on the State Functional (SFC) system. The SFC map pre-dates when the Hastings Northeast bypass was opened and 26th Street should be re-classified from Other Arterial to Collector when the Nebraska Department of Transportation (NDOT) updates the SFC map for Hastings.

Elm Avenue

Elm Avenue from 9th Street to 26th Street is classified as a Major Collector on the NFC system and a Collector on the SFC system.

Summary

The classifications of both roadways support the development of the property at the southwest corner of 26th Street and Elm Avenue.

Roadway Lighting

Discussion

The current lighting with a spacing of approx. 125' is more than adequate for the current roadways and adequate for a future 3-lane roadway on 26th Street. A review of crashes does not indicate a need to consider increasing the lighting levels along either street. We may adjust or add streetlights at new driveways or intersections.

Summary

Lighting is adequate for existing as well as proposed development.

Roadside Environment

Discussion

The roadside environment is typical for a former county mile section-line road becoming a city street in an expanding community. There is a mix of agricultural property, residential, large acreage residential and property that one would expect to develop as the community expands.

Summary

Development of property adjacent to the corridor should be expected and would be consistent with expectations for an expanding community.

Roadway Cross Section (3-lane)

Discussion

The current road width is adequate for the current traffic volumes. Roadway capacity is somewhat impacted by overall traffic counts, but more impacted by intersection or turning traffic counts. Right turning traffic has minimal impact on roadway capacity because the turn is largely uninterrupted. A left turning vehicle waits for an adequate gap in opposing traffic to make a safe turn. When there is not a safe gap in opposing traffic, they may take a chance. In addition, the longer a left turning vehicle waits to turn, the more traffic backs up behind the left turning vehicle, thereby making an impact on the safety of the roadway as well as the capacity of the road to carry traffic.

Summary

The increased traffic counts from the development are reasonable and the peak hourly counts are not expected to have much of an impact on the ability of the road to safely carry traffic.

Speeds

Discussion

26th Street

The current speed limit of 50 mph on 26th Street from East Osborne Drive to 2nd Avenue is appropriate for the current roadway, roadside environment, traffic counts, and accident history. The speed limit is also appropriate with the increased traffic volumes and turning movements expected by the development of the 26 Elm apartments. As the roadside environment changes with additional development, more driveways & intersections, more turning movements, and increased traffic, a future Traffic Engineering Study upon completion of the apartments might support lowering the speed limit to 40 mph, or possible down to 35 mph.

Elm Avenue

The current speed limit of 35 mph for Elm Avenue south of 26th Street is appropriate for the current and future.

Summary

The current speed limits on the roads adjacent to the proposed development are appropriate.

Street Accesses

26th Street

There are limited drives and intersections along 26th Street. The addition of a private street to serve the development will not have a significant impact on the safety of the roadway.

Elm Avenue

There are a number of driveway accesses to large acreage residential properties along Elm Street. The proposed development will add a private drive and a new intersection to the west side of Elm Avenue.

Summary

The additional accesses to 26th Street and to Elm Avenue are not expected to impact the operational safety of either street.

Traffic Counts

Traffic Counts from a traffic engineering speed study in 2021 showed 4,006 vehicles per day (VPD) on 26th Street and 2,770 vpd on Elm Avenue. Traffic count increases that are predicted for the development are what might be expected from development and are not expected to impact the operational safety of either roadway. Traffic counts on 26th Street and on Elm Avenue have decreased since the Hastings Northeast Bypass was opened.

Summary

The crash rates for the roadways adjacent to the proposed development are not expected to increase because of the development. The roadway classifications and roadside environment support the proposed development. The current roadway, speeds, street accesses, and traffic counts are reasonable and appropriate for today and any changes from the proposed development are not expected to have a significant impact on the operational safety of the roadways.



Steven P. Riehle

Lead Engineer – Public Works

HASTINGS
ENGINEERING DEPT.

To: Lee Vrooman, Director of Engineering
From: Steve Riehle, Lead Engineer – Public Works
Date: May 16, 2024
Subject: Staff Review Memo for Drainage at 26th Elm Apartments (Innate H1 LLC)

Design of Storm Sewer System

The design of the drainage system is consistent with city design practices. The design addresses stormwater quality, volume, and stormwater detention requirements using methodology consistent with the City's Drainage Criteria Manual. The proposed drainage system accommodates both historical and post-development flows. The BMPs are clearly shown on the drainage map, along with other stormwater infrastructure and drainage basin boundaries.

Detention Cells & Post-Construction BMP's

The plans show two (2) independent detention cells with grassed outlet swales. The design maintains existing drainage while using the detention cells to keep the post-development peak flow rate below the pre-development rate. The detention cells will work as a Best Management Practice (BMP) to help control silt (from suspended solids) which will also capture stormwater contaminants before being discharged downstream. The cells will also control suspended solids catch debris that may find its way into the drainage system.

Erosion & Sediment Control

The project design and slopes protect the property from erosion. Final erosion & sediment control measures will be designed into the Stormwater Pollution Prevention Plan that will be included with construction plans.

Existing Drainage Patterns

The proposed development plan accommodates existing drainage patterns into the design, shows planning and appears to be properly engineered.

Peak Flow Rates

Consistent with good practices, the City's Drainage Criteria Manual requires the post-development peak flow rate to be less than or equal to the pre-development peak flow rate. The post-development peak-flow rate for the proposed development is attenuated and less than pre-development (Q_P after < Q_P before). Both detention cells operate independently and have over 12" of freeboard.

Pervious Areas

The design incorporates quite a bit of open space. Many impervious areas are separated from the stormwater outflow by grassed buffer zones.

Water Quality

Detention cells will help improve water quality in the stormwater discharges from the property. There is a grass swale or ditch downstream of both detention cells that will also improve the quality of stormwater discharges. A lot of green space is designed into the apartment complex that will help reduce runoff, capture silt & help improve overall stormwater quality.

Summary

The plans use good engineering practices and effective planning for the runoff from the development. The design maintains existing drainage patterns and incorporates that drainage into the new drainage system. The proposed drainage system with a detention cell for the apartments and a separate future detention cell for the future residential development together provide adequate drainage for the proposed development. Post-development peak flows are less than pre-development. The design includes more than ample green space for lowering peak flows while assisting with water quality. It's a good design that allows for increased and responsible development that is good for an expanding community.



Steven P. Riehle
Lead Engineer – Public Works

HASTINGS
Nebraska

Plats Application

Date: 04/30/2024

Project

Permit Type:	Preliminary Plat	Existing Zoning:	R-1A, Single Family Large Lot Residential
Plat Name:	Elm 26		
Project Address:	2205 N Elm Ave	Proposed Zoning:	R-3, Multiple Family Residential
City, State, Zip:	HASTINGS, NE 68901		
Legal:		In City Limits:	Yes
		Proposed Use:	Multi-Family

Reason for Request: New Development

Applicant / Owner

Applicant Name:	Andrew Toupin	Owner Name:	HOHLEN COLLEEN O TRUSTEE & CO TRUSTEES E HOHLEN CR TR
Company:	Innate H1, LLC		
Address:	1201 Allen Dr #240		
City, State, Zip:	Grand Island, NE 68803-3333	Company:	Innate Concepts
Phone:	308-384-8750	Address:	7210 N BALTIMORE AVE
Email:	atoupin@innateconcepts.com	City, State, Zip:	HASTINGS, NE 68901-0000
		Phone:	
		Email:	

Key Contact / Surveyor

Key Contact:	[Key Contact]	Surveyor:	Jai Andrist
Company:		Company:	Olsson
Address:	[Address]	Address:	201 E 2nd Street
City, State, Zip:	Hastings, NE 68901	City, State, Zip:	Grand Island, NE 68801
Phone:	[Phone #]	Phone:	3083848750
Email:	[Key Email]	Email:	jandrist@olsson.com

I do hereby certify that the information contained herein is true and correct.

Andrew Toupin	04/30/2024
Applicant	Date
Scott Rief	04/30/2024
Owner	Date

Elm 26

04/29/2024

Project Narrative

This tract of land borders 26th Street on the north and Elm Street on the east, located on the east of Hastings Campground & RV Park. The property contains approximately 43.52 acres and is currently used primarily for agriculture. The proposed development is planned for both multi-family and single family residential. The vision of Innate H1 LLC is to provide high quality, middle income multi-family housing option in Hastings.

The proposed plan is to subdivide it into 19 multi-family lots, 55 single-family lots and 5 outlots used for access, drainage, and utilities. The multi-family development will consist of eleven 22-plex buildings and eight duplexes with a total of 256 units. The multi-family development will include amenities such as clubhouse with swimming pool, dog park, and landscaping consisting of turf, landscape beds and trees.

There are two phases planned for the multi-family construction. Phase 2 will begin when the market dictates additional unites are needed.

Phase 1 – Multi-Family East Side (Lots 1 thru 6)

- Six 22-plex buildings with appropriate parking lots will be built.
- Grading will be done for the proposed buildings.
- Water main will be looped from 26th street to the existing main at Elm and 23rd.
- Sidewalks
- Landscaping
- Detention Cell (Lots 1 thru 19)

Phase 2 – Multi-Family West Side (Lots 7 thru 19)

- Five 22-plex buildings and Eight Duplexes with appropriate parking lots will be built.
- Grading will be done for the lots west of the proposed north-south access drive.
- Water main will be looped tying back to the water main in Phase 1.
- Public Sanitary Sewer extension
- Clubhouse and pool.
- Sidewalks
- Landscaping

Single family phase (Lots 20 thru 74) will begin when market dictates and single-family builder partners are identified.

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DATE: May 14, 2024 1:23pm USER: kgangstad

ELM 26 APARTMENTS
PRELIMINARY PLAT

DWELLING UNITS R-3 ZONE:	258
DWELLING UNITS PER ACRE:	14.4
DWELLING UNITS R1-A:	55
DWELLING UNITS PER ACRE:	2.1
ENTIRE DEVELOPMENT DWELLING UNITS:	313
ENTIRE DEVELOPMENT DWELLING UNITS PER ACRE:	7.2

OWNER
INNATE H1, LLC
PO BOX 2006
GRAND ISLAND, NE 68802

_____
OWNER

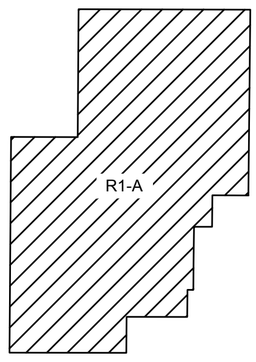
_____
DATE

ENGINEER/LAND SURVEYOR
OLSSON
201 E. 2ND ST.
GRAND ISLAND, NE 68801

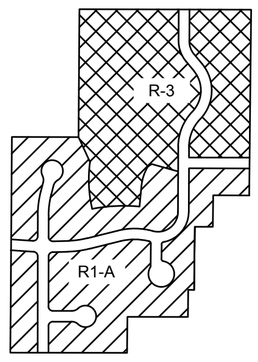
SUBDIVISION AREA
44.309± ACRES

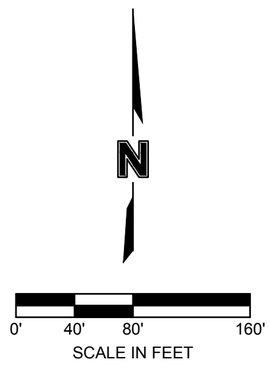
LOT USAGE
55 - RESIDENTIAL
19 - MULTI-FAMILY RESIDENTIAL
5 - OUTLOT

EXISTING ZONING



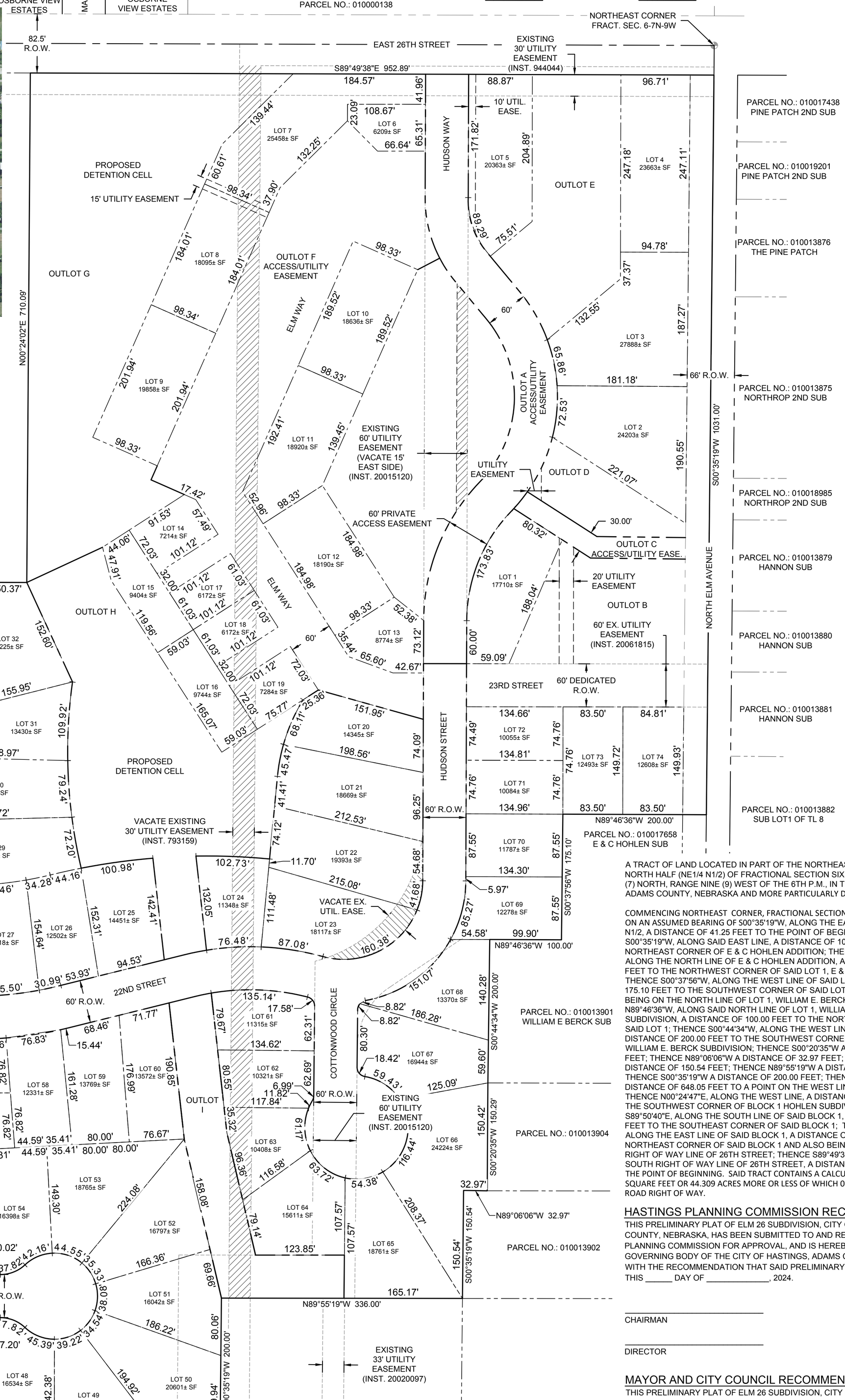
PROPOSED ZONING







VICINITY MAP
NOT TO SCALE



A TRACT OF LAND LOCATED IN PART OF THE NORTHEAST QUARTER OF THE NORTH HALF (NE1/4 N1/2) OF FRACTIONAL SECTION SIX (6), TOWNSHIP SEVEN (7) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING NORTHEAST CORNER, FRACTIONAL SECTION 6, T7N, R9W; THENCE ON AN ASSUMED BEARING OF S00°35'19"W, ALONG THE EAST LINE OF THE NE1/4, N1/2, A DISTANCE OF 41.25 FEET TO THE POINT OF BEGINNING; THENCE S00°35'19"W, ALONG SAID EAST LINE, A DISTANCE OF 1031.00 FEET TO THE NORTHEAST CORNER OF E & C HOHLEN ADDITION; THENCE N89°46'36"W, ALONG THE NORTH LINE OF E & C HOHLEN ADDITION, A DISTANCE OF 200.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, E & C HOHLEN ADDITION; THENCE S00°37'56"W, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 175.10 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 AND POINT ALSO BEING ON THE NORTH LINE OF LOT 1, WILLIAM E. BERCK SUBDIVISION; THENCE N89°46'36"W, ALONG SAID NORTH LINE OF LOT 1, WILLIAM E. BERCK SUBDIVISION, A DISTANCE OF 100.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE S00°44'34"W, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 200.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, WILLIAM E. BERCK SUBDIVISION; THENCE S00°20'35"W A DISTANCE OF 150.29 FEET; THENCE N89°06'06"W A DISTANCE OF 32.97 FEET; THENCE S00°35'19"W A DISTANCE OF 150.54 FEET; THENCE N89°55'19"W A DISTANCE OF 336.00 FEET; THENCE S00°35'19"W A DISTANCE OF 200.00 FEET; THENCE N89°55'19"W A DISTANCE OF 648.05 FEET TO A POINT ON THE WEST LINE OF SAID NE1/4; THENCE N00°24'47"E, ALONG THE WEST LINE, A DISTANCE OF 1197.64 FEET TO THE SOUTHWEST CORNER OF BLOCK 1 HOHLEN SUBDIVISION; THENCE S89°50'40"E, ALONG THE SOUTH LINE OF SAID BLOCK 1, A DISTANCE OF 370.16 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 1; THENCE N00°24'02"E, ALONG THE EAST LINE OF SAID BLOCK 1, A DISTANCE OF 710.09 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 1 AND ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF 26TH STREET; THENCE S89°49'38"E, ALONG SAID SOUTH RIGHT OF WAY LINE OF 26TH STREET, A DISTANCE OF 952.89 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 1930112 SQUARE FEET OR 44.309 ACRES MORE OR LESS OF WHICH 0.781 ACRES ARE COUNTY ROAD RIGHT OF WAY.

HASTINGS PLANNING COMMISSION RECOMMENDATION

THIS PRELIMINARY PLAT OF ELM 26 SUBDIVISION, CITY OF HASTINGS, ADAMS, COUNTY, NEBRASKA, HAS BEEN SUBMITTED TO AND REVIEWED BY THE CITY PLANNING COMMISSION FOR APPROVAL, AND IS HEREBY TRANSMITTED TO THE GOVERNING BODY OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA WITH THE RECOMMENDATION THAT SAID PRELIMINARY PLAT BE APPROVED THIS _____ DAY OF _____, 2024.

_____
CHAIRMAN

_____
DIRECTOR

MAYOR AND CITY COUNCIL RECOMMENDATION

THIS PRELIMINARY PLAT OF ELM 26 SUBDIVISION, CITY OF HASTINGS, ADAMS, COUNTY, NEBRASKA IS HEREBY APPROVED THIS _____ DAY OF _____, 2024.

_____
MAYOR

_____
CLERK

SHEET 1 of 4

drawn by: KDG
checked by: MMR
designed by: AST
QA/QC by: MMR
project no.: 024-00835
date: 04.29.2024

LOT LAYOUT

ELM 26
PRELIMINARY PLAT

HASTINGS, NEBRASKA | 2024

REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

Olsson - Engineering
Nebraska COA #CA-0638
olsson.com
TEL 308.384.8750
FAX 308.384.8752
201 East 2nd Street
Grand Island, NE 68801

olsson®

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DATE: May 14, 2024 1:23pm USER: kgangstad

ELM 26 APARTMENTS
PRELIMINARY PLAT

NOTE:
SIDEWALKS WILL BE CONSTRUCTED ALONG ALL PUBIC STREETS. SIDEWALKS WILL BE CONSTRUCTED WITHIN THE MULTI-FAMILY DEVELOPMENT, MAKING CONNECTIONS TO PUBLIC SIDEWALKS.

N

0' 40' 80' 160'
SCALE IN FEET

PARCEL NO.: 010018899 OSBORNE VIEW ESTATES
MARKET LN
PARCEL NO.: 010018924 OSBORNE VIEW ESTATES
PARCEL NO.: 010000138
NORTHEAST CORNER FRACT. SEC. 6-7N-9W
82.5' R.O.W.
EAST 26TH STREET
EXISTING 30' UTILITY EASEMENT (INST. 944044)
S89°49'38"E 952.89'
PARCEL NO.: 010017438 PINE PATCH 2ND SUB
PARCEL NO.: 010019201 PINE PATCH 2ND SUB
PARCEL NO.: 010013876 THE PINE PATCH
PARCEL NO.: 010013875 NORTHROP 2ND SUB
PARCEL NO.: 010018985 NORTHROP 2ND SUB
PARCEL NO.: 010013879 HANNON SUB
PARCEL NO.: 010013880 HANNON SUB
PARCEL NO.: 010013881 HANNON SUB
PARCEL NO.: 010013882 SUB LOT1 OF TL 8
PARCEL NO.: 010017658 E & C HOHLEN SUB
PARCEL NO.: 010013901 WILLIAM E BERCK SUB
PARCEL NO.: 010013904
PARCEL NO.: 010013902
PARCEL NO.: 010013903
PARCEL NO.: 010013906 O'KEEFFE SUB
PARCEL NO.: 010013899
PARCEL NO.: 010014457 HOHLEN SUB BLK 1
N00°24'02"E 710.09'
N00°24'47"E 1197.64'
S00°35'19"W 1031.00'
S00°37'56"W 175.10'
S00°44'34"W 200.00'
S00°20'35"W 150.29'
S00°35'19"W 150.54'
S00°35'19"W 200.00'
N89°46'36"W 200.00'
N89°46'36"W 100.00'
N89°06'06"W 32.97'
N89°55'19"W 336.00'
N89°55'19"W 648.05'
EXISTING 30' UTILITY EASEMENT (INST. 944044)
S89°50'40"E 370.16'
NORTH ELM AVENUE
66' R.O.W.
HUDSON WAY
24.0'
26.0' B-B
10' UTIL. EASE.
LOT 4 23663± SF
LOT 5 20363± SF
LOT 6 6209± SF
LOT 7 25458± SF
OUTLOT E
PROPOSED DETENTION CELL
15' UTILITY EASEMENT
OUTLOT F ACCESS/UTILITY EASEMENT
OUTLOT G
ELM WAY
LOT 8 18095± SF
LOT 9 19858± SF
LOT 10 18636± SF
LOT 11 18920± SF
LOT 3 27888± SF
60'
CLUBHOUSE
OUTLOT A ACCESS/UTILITY EASEMENT
LOT 2 24203± SF
EXISTING 60' UTILITY EASEMENT (VACATE 15' EAST SIDE) (INST. 20015120)
UTILITY EASEMENT
OUTLOT D
30.00'
60' PRIVATE ACCESS EASEMENT
OUTLOT C ACCESS/UTILITY EASE.
LOT 1 17710± SF
20' UTILITY EASEMENT
OUTLOT B
60' EX. UTILITY EASEMENT (INST. 20061815)
LOT 12 18190± SF
LOT 13 8774± SF
LOT 14 7214± SF
LOT 15 9404± SF
LOT 17 6172± SF
LOT 18 6172± SF
LOT 16 9744± SF
LOT 19 7284± SF
OUTLOT H
23RD STREET
60' DEDICATED R.O.W.
36.0' B-B
LOT 20 14345± SF
LOT 72 10055± SF
LOT 73 12493± SF
LOT 74 12608± SF
LOT 71 10084± SF
LOT 70 11787± SF
LOT 69 12278± SF
LOT 68 13370± SF
LOT 67 16944± SF
LOT 66 24224± SF
LOT 65
PROPOSED 30' UTILITY EASEMENT
LOT 21 18669± SF
LOT 22 19393± SF
LOT 23 18117± SF
LOT 24 11348± SF
LOT 25 14451± SF
LOT 26 12502± SF
LOT 27 12618± SF
LOT 28 14374± SF
LOT 29 20009± SF
LOT 30 16959± SF
LOT 31 13430± SF
LOT 32 19225± SF
LOT 33 15321± SF
LOT 34 26698± SF
LOT 35 15414± SF
LOT 36 14020± SF
LOT 37 11835± SF
LOT 38 11354± SF
LOT 39 13259± SF
LOT 40 11408± SF
LOT 41 12227± SF
LOT 42 12270± SF
LOT 43 12309± SF
LOT 44 12348± SF
LOT 45 12386± SF
LOT 46 11564± SF
LOCUST CIRCLE
LOCUST STREET
ASPEN CIRCLE
22ND STREET
COTTONWOOD CIRCLE
HUDSON STREET
60' R.O.W.
36.0' B-B
VACATE EXISTING 30' UTILITY EASEMENT (INST. 793159)
PROPOSED DETENTION CELL
LOT 47 17571± SF
LOT 48 16534± SF
LOT 49 14509± SF
LOT 50 20601± SF
LOT 51 16042± SF
LOT 52 16797± SF
LOT 53 18765± SF
LOT 54 16398± SF
LOT 55 16971± SF
LOT 56 11829± SF
LOT 57 10287± SF
LOT 58 12331± SF
LOT 59 13769± SF
LOT 60 13572± SF
LOT 61 11315± SF
LOT 62 10321± SF
LOT 63 10408± SF
LOT 64 15611± SF
OUTLOT
EXISTING 60' UTILITY EASEMENT (INST. 20015120)
EXISTING 33' UTILITY EASEMENT (INST. 20020097)
20TH STREET
NW CORNER, S1/2, SE1/4, N1/2, FRACT. SEC. 6-7N-9W

SHEET 2 of 4

PAVING LAYOUT

ELM 26
PRELIMINARY PLAT

HASTINGS, NEBRASKA 2024

REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

drawn by: KDG
checked by: MMR
designed by: AST
QA/QC by: MMR
project no.: 024-00835
date: 04.29.2024

201 East 2nd Street
Grand Island, NE 68801
olsson.com
TEL 308.384.8750
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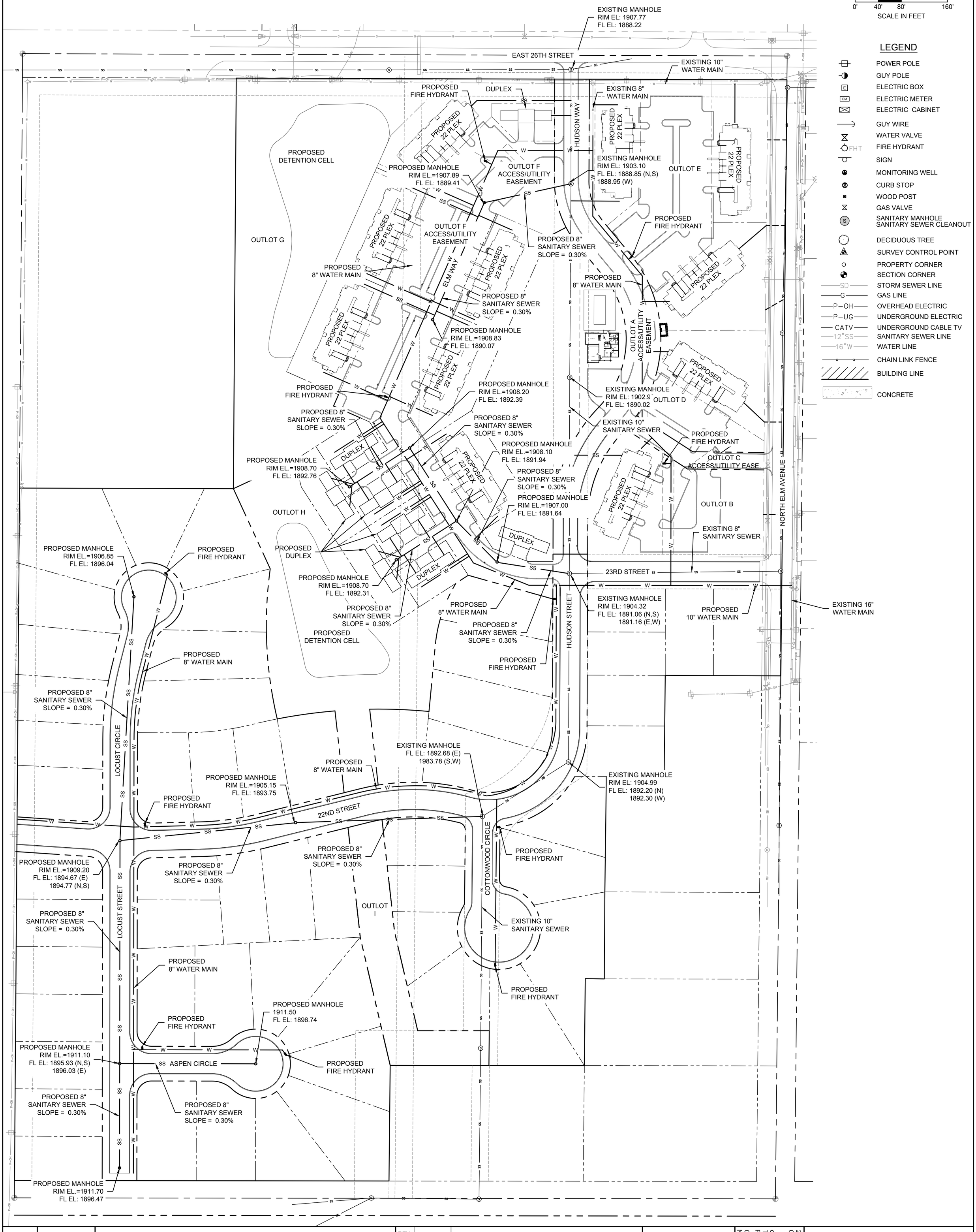
ELM 26 APARTMENTS
PRELIMINARY PLAT



SHEET 3 of 4

drawn by: KDG
checked by: MMR
designed by: AST
QA/QC by: MMR
project no.: 024-00835
date: 04.29.2024

UTILITY LAYOUT

ELM 26
PRELIMINARY PLAT

HASTINGS, NEBRASKA | 2024

REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

Olsson - Engineering
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TEL 308.384.8750
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201 East 2nd Street
Grand Island, NE 68801

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ELM 26 APARTMENTS
PRELIMINARY PLAT

LEGEND:

- 1860.00 EXISTING MAJOR CONTOUR
- 1860.50 EXISTING MINOR CONTOUR
- 1860.00 PROPOSED MAJOR CONTOUR
- 1860.50 PROPOSED MINOR CONTOUR
- 1.0% SURFACE SLOPE

N

0' 40' 80' 160'
SCALE IN FEET

DRAINAGE CALCULATIONS

STORM RUNOFF CALCULATED USING TR55, 10–YEAR STORM EVENT.

PRE–DEVELOPMENT CONDITION
AREA = 43.52
CN = 85
tc = 67.1 MIN.
Q(10) = 56.70 CFS

POST–DEVELOPMENT CONDITION
AREA 1 = 20.26 AC.
CN = 85
tc = 8.8 MIN.

AREA 2 = 23.26 AC.
CN = 85
tc = 20.8 MIN.

NORTH CELL (DEDICATED TO AREA 1)
TOP OF BERM ELEVATION = 1901.00
Q(10) = 23.96 CFS
Q(10) POND ELEVATION = 1897.32 FT
Q(10) STORAGE = 1.362 AF

SOUTH CELL (DEDICATED TO AREA 2)
TOP OF BERM ELEVATION = 1903.00
Q(10) = 27.55 CFS
Q(10) POND ELEVATION = 1901.12 FT
Q(10) STORAGE = 1.396 ACRE–FT

ENTIRE DEVELOPMENT Q(10) = 49.96 CFS

EX. 66" CULVERT
BIO-SWALE AREA FOR POST CONSTRUCTION STORM WATER TREATMENT
EAST 26TH STREET
DRAINAGE CHANNEL
TOP OF BERM
TOP OF BERM
PROPOSED DETENTION CELL
PROPOSED DETENTION CELL
AREA 1 20.26 AC.
AREA 2 23.26 AC.
PROPOSED 22 PLEX
PROPOSED DUPLEX
PROPOSED CLUBHOUSE
ELM WAY
HUDSON WAY
NORTH ELM AVENUE
HUDSON STREET
23RD STREET
22ND STREET
LOCUST CIRCLE
LOCUST STREET
COTTONWOOD CIRCLE
ASPEN CIRCLE
FL. EL.=1892.69

SHEET	drawn by: KDG
4 of 4	checked by: MMR
	designed by: AST
	QA/QC by: MMR
	project no.: 024-00835
	date: 04.29.2024

GRADING & DRAINAGE PLAN

ELM 26
PRELIMINARY PLAT

HASTINGS, NEBRASKA 2024

REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

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MEMO

To:	City of Hastings Attn: Steve Riehle
From:	Shane King, PE, PTOE
RE:	Elm 26 Apartments Trip Generation
Date:	May 10, 2024
Olsson Project #:	024-00835

Introduction

This memorandum provides an expected trip generation and documented traffic related characteristics for the proposed Elm 26 Apartments located southwest of the intersection of 26th Street and Elm Avenue in Hastings, Nebraska.

Existing Conditions

The development is proposed in a rural setting on agricultural land use with several residential lots on either side of the roadways. The major streets within this study area are 26th Street running East and West, and Elm Avenue that runs North and South through Northeast Hastings. Current street characteristics are summarized in **Table 1** below. Data for each street roadway was acquired from the Nebraska Department of Transportation (NDOT) functional classification maps by county. The existing intersection of 26th Street and Elm Avenue operates under stop-controlled with Elm Avenue having the stop sign. Average Daily Traffic (ADT) was provided from a speed study completed in 2021. The ADT on 26th Street is approximately 4,000 vehicles. Meanwhile, Elm Avenue has approximately 2,775 vehicles daily.

Table 1: Existing Street Characteristics

Street	Section	Median Type	Posted Speed	Functional Classification	Shoulder Type
26th Street	2-Lane	Undivided	50 mph	Major Collector	No shoulder
Elm Avenue	2-Lane	Undivided	35 mph	Local	No shoulder

Site Access

Initially Elm 26 Apartments would be accessible from a "Private Street" which would connect to 26th Street approximately 375' west of Elm Avenue, and a direct private drive access to Elm Avenue approximately 700' south of 26th Street. A future phase of the development plans to construct a connection to 23rd Street that will extend to Elm Avenue. This may result in movement restrictions at the direct apartment private drive access north of 23rd Street connection.

Trip Generation

To determine the impact of potential site traffic on the roadway network, trips expected to be associated with the proposed development were generated. The Institute of Transportation Engineers (ITE) provides methods or estimate traffic volumes of common land uses in the ITE Trip Generation Manual (11th

Edition). Common Land Uses Codes (LUC) are published with rates that can be applied to the values related to the size of the proposed site to estimate the anticipated entering and exiting trips. The proposed site most resembles LUS 221 Multifamily Housing (Low-Rise) with 258 proposed dwelling units.

The development is expected to produce 1,729 daily trips, 103 trips in the AM peak hour, and 131 trips in the PM peak hours. A summary of the daily, AM peak, and PM peak trips are shown in **Table 2**.

Table 2: Trip Generation

Daily Trips									
ITE Code	Land Use	Size	Units	Trip Gen. Avg. Rate/Eq.	Daily Trips	Trip Distribution		Total Daily Trips	
						Enter	Exit	Enter	Exit
220	Multifamily Housing (Low-Rise)	258	Dwelling Units	T=6.41(X)+75.31	1,729	50%	50%	182	182
AM Trips									
ITE Code	Land Use	Size	Units	Trip Gen. Avg. Rate/Eq.	AM Trips	Trip Distribution		Total AM Trips	
						Enter	Exit	Enter	Exit
220	Multifamily Housing (Low-Rise)	258	Dwelling Units	T=0.31(X)+22.85	103	24%	76%	25	78
PM Trips									
ITE Code	Land Use	Size	Units	Trip Gen. Avg. Rate/Eq.	PM Trips	Trip Distribution		Total PM Trips	
						Enter	Exit	Enter	Exit
220	Multifamily Housing (Low-Rise)	258	Dwelling Units	T=0.43(X)+20.55	131	63%	37%	83	48

Analysis

Due to low site trips that are produced from this land uses, if 75% of all entering trips in the PM peak hour enter either site drive that would result to less than one vehicle per minute. The NCHRP has developed guidelines for determining when to provide right-turn and left-turn bays on the major road of a two-way stop-controlled intersection. There guidelines are published in the NCHRP Report 457. Due to the low volume roadways and low site trips generated, the right-turn and left-turn warrant would not be satisfied. Therefore, the adjacent roadways operations are not expected to experience operational deficiencies or require improvements. All site drives will operate at stop-controlled intersections.

Summary

This memorandum documents the project site trips of a residential development located southwest of the intersection of 26th Street and Elm Avenue in Hastings, Nebraska. The proposed site would be accessible from a "Private Street" (connecting to 26th Street), and a drive onto Elm Avenue. A future connection is planned at 23rd Street. This study was conducted to identify the anticipated trips that would be generated and provide information about site traffic operations on the surrounding roadway network.

The adjacent roadways are not expected to experience operational deficiencies or require improvements as a result of this residential development.

SITE LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN PART OF THE NORTHEAST QUARTER OF THE NORTH HALF (NE1/4 N1/2) OF FRACTIONAL SECTION SIX (6), TOWNSHIP SEVEN (7) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING NORTHEAST CORNER, FRACTIONAL SECTION 6, T7N, R9W; THENCE ON AN ASSUMED BEARING OF S00°35'19"W, ALONG THE EAST LINE OF THE NE1/4, N1/2, A DISTANCE OF 41.25 FEET TO THE POINT OF BEGINNING; THENCE S00°35'19"W, ALONG SAID EAST LINE, A DISTANCE OF 1031.00 FEET TO THE NORTHEAST CORNER OF E & C HOHLEN ADDITION; THENCE N89°46'36"W, ALONG THE NORTH LINE OF E & C HOHLEN ADDITION, A DISTANCE OF 200.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, E & C HOHLEN ADDITION; THENCE S00°37'56"W, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 175.10 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 AND POINT ALSO BEING ON THE NORTH LINE OF LOT 1, WILLIAM E. BERCK SUBDIVISION; THENCE N89°46'36"W, ALONG SAID NORTH LINE OF LOT 1, WILLIAM E. BERCK SUBDIVISION, A DISTANCE OF 100.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE S00°44'34"W, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 200.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, WILLIAM E. BERCK SUBDIVISION; THENCE S00°20'35"W A DISTANCE OF 150.29 FEET; THENCE N89°06'06"W A DISTANCE OF 32.97 FEET; THENCE S00°35'19"W A DISTANCE OF 150.54 FEET; THENCE N89°55'19"W A DISTANCE OF 336.00 FEET; THENCE S00°35'19"W A DISTANCE OF 200.00 FEET; THENCE N89°55'19"W A DISTANCE OF 648.05 FEET TO A POINT ON THE WEST LINE OF SAID NE1/4; THENCE N00°24'47"E, ALONG THE WEST LINE, A DISTANCE OF 1197.64 FEET TO THE SOUTHWEST CORNER OF BLOCK 1 HOHLEN SUBDIVISION; THENCE S89°50'40"E, ALONG THE SOUTH LINE OF SAID BLOCK 1, A DISTANCE OF 370.16 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 1; THENCE N00°24'02"E, ALONG THE EAST LINE OF SAID BLOCK 1, A DISTANCE OF 710.09 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 1 AND ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF 26TH STREET; THENCE S89°49'38"E, ALONG SAID SOUTH RIGHT OF WAY LINE OF 26TH STREET, A DISTANCE OF 952.89 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 1930112 SQUARE FEET OR 44.309 ACRES MORE OR LESS OF WHICH 0.781 ACRES ARE COUNTY ROAD RIGHT OF WAY.

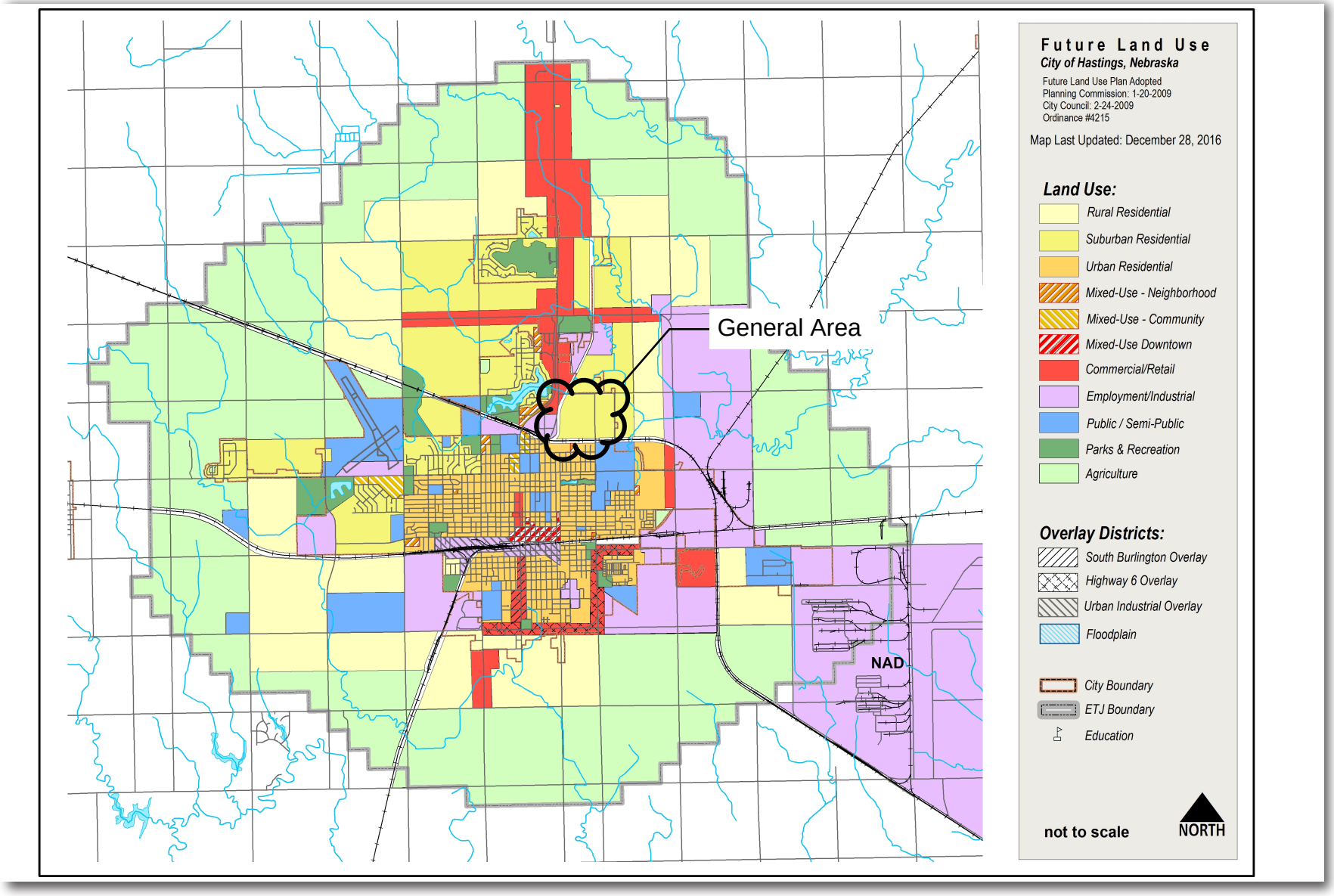

Figure 2.2: Future Land Use Plan

Department: Development Services
Staff Contact: Chad Bunger
Council Meeting Date: 6/10/2024

AGENDA ITEM SUMMARY SHEET

Description of Item:

The applicant, Innate Concepts, has applied to rezone a 17.92-acre portion of the unplatted 43.52-acre tract to the southwest of the East 26th Street and North Elm Avenue intersection from R-1A, Single-Family Large Lot Residential District to R-3, Multiple-Family Residential District as part of a proposed residential development.

Accompanying this rezoning request is an application for a Redevelopment Plan Modification of Redevelopment Area #18 and the Elm 26 Subdivision Preliminary Plat.

Names of People/Business affected by this action:

The applicant, surrounding neighborhood, people of Hastings, and the City.

Why Council action is required:

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

Type of action requested:

Motion
Ordinance

Suggested motion:

Motion to approve Ordinance No. 4761 and the amendment to the Official Zoning District Map to rezone property generally located to the southwest of the intersection of East 26th Street and North Elm Street, City of Hastings, City of Hastings, Adams County, Nebraska, from R-1A, Single-Family Residential Large Lot to R-3, Multiple-Family Residential District, and to amend the Official Zoning District Map.

Deadlines associated with action:

Department head comments:

Development Services staff has reviewed the application to rezone a portion of the property to R-3, Multiple-Family Residential District. The complete details of the staff review and recommendation are in the attached staff report.

At their May 21, 2024 meeting, the Planning Commission voted 7-0 to forward a recommendation to the City Council to approve the proposed rezoning.

Please note: Applications for a Redevelopment Plan Modification and a Preliminary Plat are associated with this request. The complete details of the Plan Modification and Preliminary Plat are provided in those agenda items.

City Administrator comments:

City of Hastings Planning Commission

HASTINGS
DEVELOPMENT SERVICES

STAFF REPORT

Request to Rezone:	**Rezone to R-3, Multiple-Family Residential District.**
Case #	2024-70
Applicant	Innate Concepts
Property Location:	Generally located to the southwest of the intersection of East 26th Street and North Elm Street.
Lot Size:	17.92 acres
Date of Public Hearing:	May 21, 2024
Current Zoning	R-1A, Single-Family Large Lot Residential District
Adjacent Zoning:	North: A, Agriculture District and R-3, Multiple-Family Residential District
	East: R-1A District and R-1, Urban Single-Family Residential District
	South: R-1A District and R-1 District
	West: C-3, Commercial Business District and R-1 District



DESCRIPTION OF REZONING REQUESTS:

The developer, Innate Concepts, has proposed to develop the 43.52-acre, undeveloped agricultural land to the southwest of the intersection of East 26th Street and North Elm Avenue for a single-family and multiple-family residential development.

The proposed development, named Elm 26 Redevelopment Project, would construct 11 new apartment buildings, each with 22 homes, eight semi-attached (duplex) units (a total of 16 homes), and 55 single-family detached homes. A community center, located amongst the apartment buildings is also proposed. New streets, private drives, sidewalks, landscaping, and needed infrastructure will be installed to support the new homes.

The property is currently zoned R-1A, Single-Family Large Lot Residential District. The majority of the 43.52-acre tract will remain as R-1A District and be developed as single-family detached homes. The 17.92 acres of land near the intersection of East 26th Street and North Elm Avenue is to be rezoned to R-3, Multiple-Family Residential District for the multiple-family portion of the development. *Please note, that the public notice listed the area to be rezoned as 19.85 acres. The applicant has proposed to reduce the rezoning area to 17.92 acres.*

The development is to occur in several phases, with the eastern apartment buildings to be constructed first. It is anticipated to begin in the fall of 2024. The second phase will consist of the remaining apartment buildings and the duplex units. The third phase will be the single-family homes. These phases will begin as the housing market dictates.

An application for a Preliminary Plat has been made by the applicant. The applicant is also participating in an application for a Redevelopment Plan Modification with the Hastings Community Redevelopment Authority to utilize TIF Financing.

Property Description:

The property fronts onto East 26th Street and North Elm Avenue. The land has historically been used for row-crop agriculture. The land gently slopes to the west towards a natural drainage way. This drainage way flows from south to north, towards the West Branch of the Little Blue River. This area is not in a mapped floodplain. The land to the north of East 26th is in a mapped, 100-year floodplain.

STANDARDS TO REZONE PROPERTY:

The provisions of Article VIII regulate the process to rezone property within the City and its extraterritorial jurisdiction.

The City Council, by recommendation from the City Planning Commission, will base its decision on the following:

a) The existing use of the property, its physical and environmental characteristics, its zoning history, and its suitability for the zoning district it currently is within.

The property is currently and was historically used for row crop agriculture.

The land slopes towards a natural drainage way on the western edge of the property. Stormwater runoff from the residential and the ag land, to the south and west, drains to this drainage way as it flows north to the Western Fork of the Little Blue River, which is to the north of East 26th Street.

The property is currently zoned R-1A, Single-Family Large Lot Residential District. The property was rezoned from R-1, Urban Single-Family Residential District, to R-1A District in 2013 (Ord. No. 4343).

Agriculture is a restricted use in the R-1A District, which reflects the transitional nature of the zoning district from vacant, agricultural land to a developed state. The restricted use also relates to the application of restrictions for livestock feeding operations (Sec. 34-404(15)).

b) Conformity of the proposed change with the Comprehensive Plan.

The City of Hastings "Imagine Hastings" Comprehensive Plan, adopted in 2009, shows the site in the Suburban Residential land use category. The policy statement for this use designation is:

This residential category represents the most common development standards in housing and neighborhood design in Hastings. Development in this category is typically in the 2 to 5 units per acre range with lots ranging in size from 8,750 to 20,000 square feet. Suburban residential development is primarily reserved for single family uses, but may include a mixture of housing types subject to the residential location guidelines listed below. In areas of suburban residential development where sensitive land forms or environmental constraints exist, cluster developments are encouraged. (Clustering is defined in the Development Section of this Chapter.) Like urban neighborhoods, suburban neighborhoods are strengthened by the presence of community services (churches, schools and parks) that are permitted in this category.

The existing zoning of the property is R-1A, Single-Family Large Lot District, which permits single-family detached residential uses, and other civic uses commonly found in residential neighborhoods, such as parks, schools, and churches.

The majority of the redevelopment area will remain R-1A. The single-family detached homes portion of the development will have a density of 2.3 dwellings per acre. The 17.92-acre area to be rezoned will have a density of 14.4 dwellings per acre. The overall density of the proposed development is 7.2 dwellings per acre.

There are a number of land use policies found in the 2009 Imagine Hastings Comprehensive Plan that support this mix of residential uses and density within a single development. These policies include:

Future Land Use Goal (page 2.15)

FLU.2 Provide opportunities to mix compatible uses within a single development and better integrate supporting uses among adjacent developments. The proposed development mixes single-family detached homes, semi-attached (duplex) homes, and homes within apartment buildings. This mix of compatible residential types meets the goal/policy statement.

FLU.3 Encourage efficient development patterns that promote alternative modes of mobility such as walking, bicycling and transit. The Preliminary Plat notes sidewalk connectivity internally throughout the development and also connections to the existing sidewalk on North Elm Street. This sidewalk connects to the Pioneer Spirit Trail to the south, which is an expanding trail network throughout the City.

Having a mix of housing types and densities within the development is advantageous for future transit routes, as any fixed route would naturally focus on denser areas of the community. By having the apartments near the corner of East 26th Street and North Elm Street, a future bus stop could potentially exist.

Growth Goals (pages 2-26 and 2-27)

G.2 Maximize use of existing infrastructure, public investments and resources through infill development and redevelopment. All public utilities are present adjacent to the redevelopment site. A 10-inch sanitary sewer line exists to serve the property and the surrounding neighborhood. Water mains are present along North Elm Avenue and East 26th Street. Developing this property, especially at a marginally higher density maximizes this past public investment of the infrastructure.

G.5 Support strategic growth of Hastings that accommodates new growth and expansion opportunities. The proposed residential redevelopment is located on land that had previously been designed for residential development and, as previously mentioned, the community has invested in extending utilities to the area to support growth in the area. The proposed rezoning strategically facilitates new growth and expands housing opportunities for the community with a variety of housing types.

Development Goals

D.2 Encourage a mix of residential and commercial development types including urban, suburban and rural development patterns with new, infill and rehabilitation opportunities throughout Hastings. As stated, the proposed project would be a mix of residential uses within one subdivision. The residential development will follow a customary suburban pattern of having higher-density residential uses closer to higher-order roadways (e.g. collector and arterial roads) and lesser-dense residential uses within the subdivision and away from the higher-order streets.

Neighborhood and Housing Goals

NH.2 Diversity and Stabilize the housing stock in Hastings. As stated in the 2021 Hastings Housing Needs Assessment, the housing market has very few vacant homes and apartments for rent or purchase. That report stated that the City needs anywhere from 1,095 to 1,321 new homes to meet the community's demand for housing. Adding 300+ new homes would help address the tight housing market by providing a variety of homes that assist in diversifying and stabilizing the City's housing market.

Although the proposed rezoning area exceeds the upper limits of the Suburban Residential land use category, the overall development, including the semi-attached (duplex) homes and single-family homes, meets the intent of the land use category. Specifically, the category recognizes the importance of mixing housing types in the suburban areas of the City. Additionally, the supporting goals and objectives, listed above, that are found throughout the Comprehensive Plan recognize and support the need for having a mix of housing types throughout the City to maximize the use of existing infrastructure, provide more efficient and well-designed neighborhoods, and provide needed housing in the community.

c) Adequacy of sewer, water, streets, and other needed facilities and services for permitted uses in the proposed zoning district.

The sanitary sewer, water, streets, and other infrastructure are present within or adjacent to the site to serve the uses throughout the proposed subdivision, including the rezoning site.

As part of the preliminary plat application, the applicant's engineering team has submitted a summary of the trips generated by the proposed development and any impacts, if any on the surrounding road network.

According to the analysis, a total of 1,729 daily trips can be anticipated, with 103 trips in the AM peak hour and 131 trips in the PM peak hour. Based on the anticipated trips to be created by the development and the relatively low traffic volumes on the roadways, improvements to the roadway network, including at the intersection of East 26th Street and North Elm Avenue, are not warranted at this time.

The City's Lead Engineer, Steven P. Riehle has reviewed the proposed development, its street access, trips anticipated to be generated from uses, and their effects on the surrounding roadway network. Attached is the memo from Riehle.

The memo summary is "The crash rates for the roadways adjacent to the proposed development are not expected to increase because of the development. The roadway classification and roadside environment support the proposed development. The current roadway, speeds, street accesses, and traffic counts are reasonable and appropriate for today and any changes from the proposed development are not expected to have a significant impact on the operational safety of the roadways."

d) The character of the neighborhood, including the zoning and uses of nearby property.

The surrounding neighborhood is a transitional area with a mix of agricultural land, large lot single-family residential, suburban residential, and commercial uses.

To the west of the site is agricultural land, similar to the existing use on the subject property. Further to the west (approximately one mile) are highway commercial uses, such as a motel, drive-thru restaurants, car dealerships, and big box retail stores.

To the north are semi-attached (duplex) homes within the Osborne View Estates subdivision, which was approved in 2018, and homes were occupied, beginning in 2019. Also to the north are large lot, single-family homes and agricultural land. Some of these large lot homes are associated with the agricultural land.

To the east and south are large lot, single-family homes. A neighborhood assembly/event space is located to the east of the subject site. Also to the east of the site is an in-home scale retail store.

e) Compatibility of the proposed zoning district with nearby property.

The proposed rezoning is generally compatible with the nearby properties. This area is recognized as a growth area of Hastings. The site has been within the City limits of Hastings since 1988. The proposed residential development is typical of a suburban development pattern that combines a mix of apartment homes, semi-attached (duplex) homes, and single-family

homes. The overall residential density of the proposed development is 7.0 dwellings per acre, which is in line with the vision of the Comprehensive Plan for this area.

Although the density of the rezoning site is higher than the surrounding properties to the north and east, the amount of density is not so great as to impact the surrounding area. Additionally, the proposed apartment buildings will be adequately setback from the property line, creating a buffer to the surrounding residential properties to the north and east. The buildings along North Elm Street will be as close as 26 feet to this property line. Buildings along East 26th Street will be as close as 32 feet. The roadways will add another 60 to 80 feet of separation from these surrounding homes.

The homes to the south will be buffered from the apartment buildings by proposed single-family homes, which is an appropriate transition from the denser use along major roads to the less dense use further into the subdivision.

f) Additional matters as might apply in individual cases.

As previously stated, the developer has proposed a Redevelopment Plan Modification for the new Redevelopment Area #18 and a Preliminary Plat for the residential subdivision. These items are being considered concurrently.

STAFF COMMENTS: Staff recommends that the Planning Commission recommend **APPROVAL** to the City Council the Request to Rezone the Elm 26 development, generally located to the southwest of the intersection of East 26th Street and North Elm Street, from R-1A, Single-Family Large Lot Residential District to R-3, Multiple-Family Residential District.

PREPARED BY: Chad Bunger, AICP, CFM, Director of Development Services

DATE: May 13, 2024

ATTACHMENTS:

1. Application materials
2. Proposed Elm 26 Subdivision Preliminary Plat
3. 2009 Comprehensive Plan Future Land Use Map
4. Uses and district table
5. R-3 District Regulations
6. Engage Hastings Public Comments
7. Staff summary presentation

HASTINGS
Nebraska

Zoning Application

Date: 04/29/2024

Project

Permit Type:	Zoning Change (Rezone)	Existing Zoning:	R-1A, Single Family Large Lot Residential
Project Name:	Elm 26		
Project Address:	2205 N Elm Ave	Proposed Zoning:	R-3, Multiple Family Residential
City, State, Zip:	HASTINGS, NE 68901		
In City Limits:	Yes	Comprehensive Plan:	
Legal:		Gross Area:	20
		# of Lots:	19
		Proposed Use:	Apartment Buildings

Reason for Request: New development

Applicant / Owner

Applicant Name:	Andrew Toupin	Owner Name:	HOHLEN COLLEEN O TRUSTEE & CO TRUSTEES E HOHLEN CR TR
Company:	Innate Concepts		
Address:	1201 Allen Dr #240		
City, State, Zip:	Grand Island, NE 68803-3333	Address:	7210 N BALTIMORE AVE
Phone:	308-384-8750	City, State, Zip:	HASTINGS, NE 68901-0000
Email:	atoupin@innateconcepts.com	Phone:	
		Email:	

Key Contact

Key Contact:		Address:	
Company:		City, State, Zip:	
Phone:		Email:	

I do hereby certify that the information contained herein is true and correct.

Andrew Toupin	04/29/2024
Applicant	Date
	04/29/2024
Owner	Date

Elm 26

04/29/2024

Project Narrative

This tract of land borders 26th Street on the north and Elm Street on the east, located on the east of Hastings Campground & RV Park. The property contains approximately 43.52 acres and is currently used primarily for agriculture. The proposed development is planned for both multi-family and single family residential. The vision of Innate H1 LLC is to provide high quality, middle income multi-family housing option in Hastings.

The proposed plan is to subdivide it into 19 multi-family lots, 55 single-family lots and 5 outlots used for access, drainage, and utilities. The multi-family development will consist of eleven 22-plex buildings and eight duplexes with a total of 256 units. The multi-family development will include amenities such as clubhouse with swimming pool, dog park, and landscaping consisting of turf, landscape beds and trees.

There are two phases planned for the multi-family construction. Phase 2 will begin when the market dictates additional unites are needed.

Phase 1 – Multi-Family East Side (Lots 1 thru 6)

- Six 22-plex buildings with appropriate parking lots will be built.
- Grading will be done for the proposed buildings.
- Water main will be looped from 26th street to the existing main at Elm and 23rd.
- Sidewalks
- Landscaping
- Detention Cell (Lots 1 thru 19)

Phase 2 – Multi-Family West Side (Lots 7 thru 19)

- Five 22-plex buildings and Eight Duplexes with appropriate parking lots will be built.
- Grading will be done for the lots west of the proposed north-south access drive.
- Water main will be looped tying back to the water main in Phase 1.
- Public Sanitary Sewer extension
- Clubhouse and pool.
- Sidewalks
- Landscaping

Single family phase (Lots 20 thru 74) will begin when market dictates and single-family builder partners are identified.

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DATE: May 09, 2024 4:18pm USER: kgangstad

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF THE NORTHEAST QUARTER OF THE NORTH HALF (NE1/4 N1/2) OF FRACTIONAL SECTION SIX (6), TOWNSHIP SEVEN (7) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

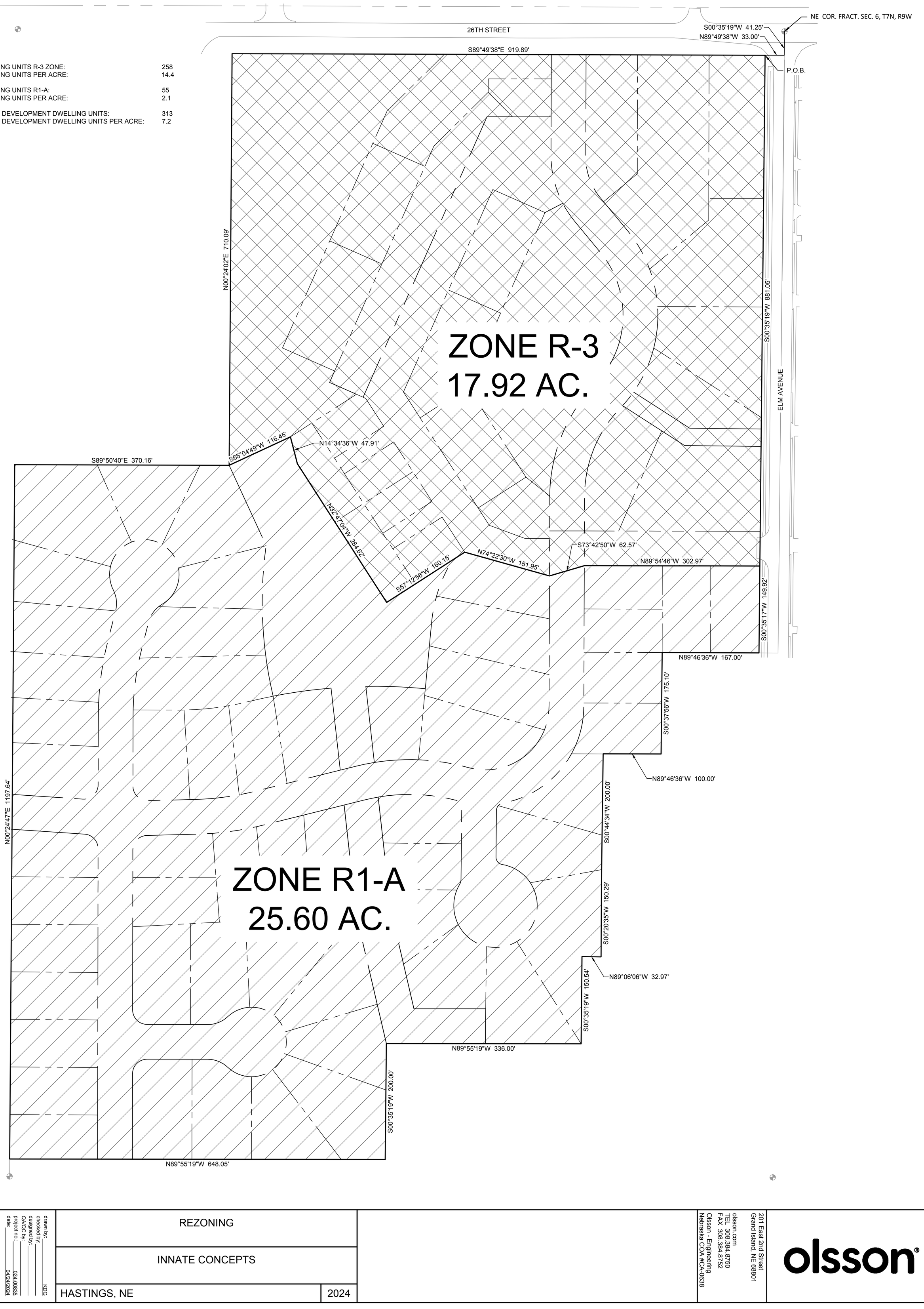
COMMENCING AT THE NORTHEAST CORNER, FRACTIONAL SECTION 6, T7N, R9W; THENCE ON AN ASSUMED BEARING OF S00°35'19"W, ALONG THE EAST LINE OF THE NE1/4, N1/2, A DISTANCE OF 41.25 FEET; THENCE N89°49'38"W A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE S00°35'19"W ALONG THE WEST R.O.W. LINE OF ELM AVENUE A DISTANCE OF 881.05 FEET; THENCE N89°54'46"W A DISTANCE OF 302.97 FEET; THENCE S73°42'50"W A DISTANCE OF 62.57 FEET; THENCE N74°22'30"W A DISTANCE OF 151.95 FEET; THENCE S57°12'56"W A DISTANCE OF 160.15 FEET; THENCE N32°47'04"W A DISTANCE OF 284.62 FEET; THENCE N14°34'36"W A DISTANCE OF 47.91 FEET; THENCE S65°04'49"W A DISTANCE OF 116.45 FEET; THENCE N00°24'02"E A DISTANCE OF 710.09 FEET TO A POINT ON THE SOUTH R.O.W. LINE OF 26TH STREET; THENCE S89°49'38"E, ALONG SAID SOUTH R.O.W. LINE, A DISTANCE OF 919.89 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 780803.80 SQUARE FEET OR 17.92 ACRES MORE OR LESS.

N

0' 50' 100' 200'
SCALE IN FEET

DWELLING UNITS R-3 ZONE:	258
DWELLING UNITS PER ACRE:	14.4
DWELLING UNITS R1-A:	55
DWELLING UNITS PER ACRE:	2.1
ENTIRE DEVELOPMENT DWELLING UNITS:	313
ENTIRE DEVELOPMENT DWELLING UNITS PER ACRE:	7.2



SHEET 1

drawn by: KDG
checked by:
designed by:
QA/QC by:
project no.: 024-00835
date: 04/24/2024

REZONING

INNATE CONCEPTS

HASTINGS, NE 2024

Olsson - Engineering
Nebraska COA #CA-0638
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FAX 308.384.8752
201 East 2nd Street
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DATE: May 14, 2024 1:23pm USER: kgangstad

ELM 26 APARTMENTS
PRELIMINARY PLAT

DWELLING UNITS R-3 ZONE:	258
DWELLING UNITS PER ACRE:	14.4
DWELLING UNITS R1-A:	55
DWELLING UNITS PER ACRE:	2.1
ENTIRE DEVELOPMENT DWELLING UNITS:	313
ENTIRE DEVELOPMENT DWELLING UNITS PER ACRE:	7.2

OWNER
INNATE H1, LLC
PO BOX 2006
GRAND ISLAND, NE 68802

_____
OWNER

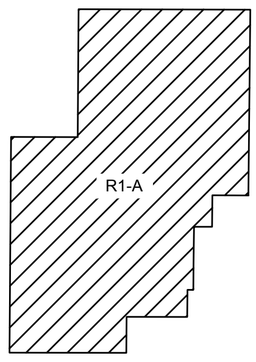
_____
DATE

ENGINEER/LAND SURVEYOR
OLSSON
201 E. 2ND ST.
GRAND ISLAND, NE 68801

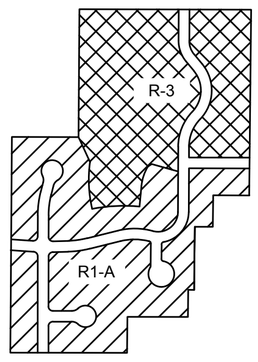
SUBDIVISION AREA
44.309± ACRES

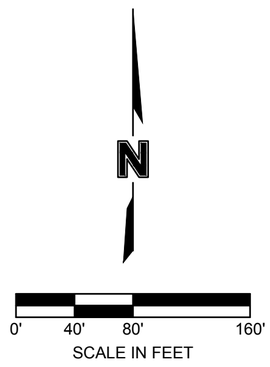
LOT USAGE
55 - RESIDENTIAL
19 - MULTI-FAMILY RESIDENTIAL
5 - OUTLOT

EXISTING ZONING



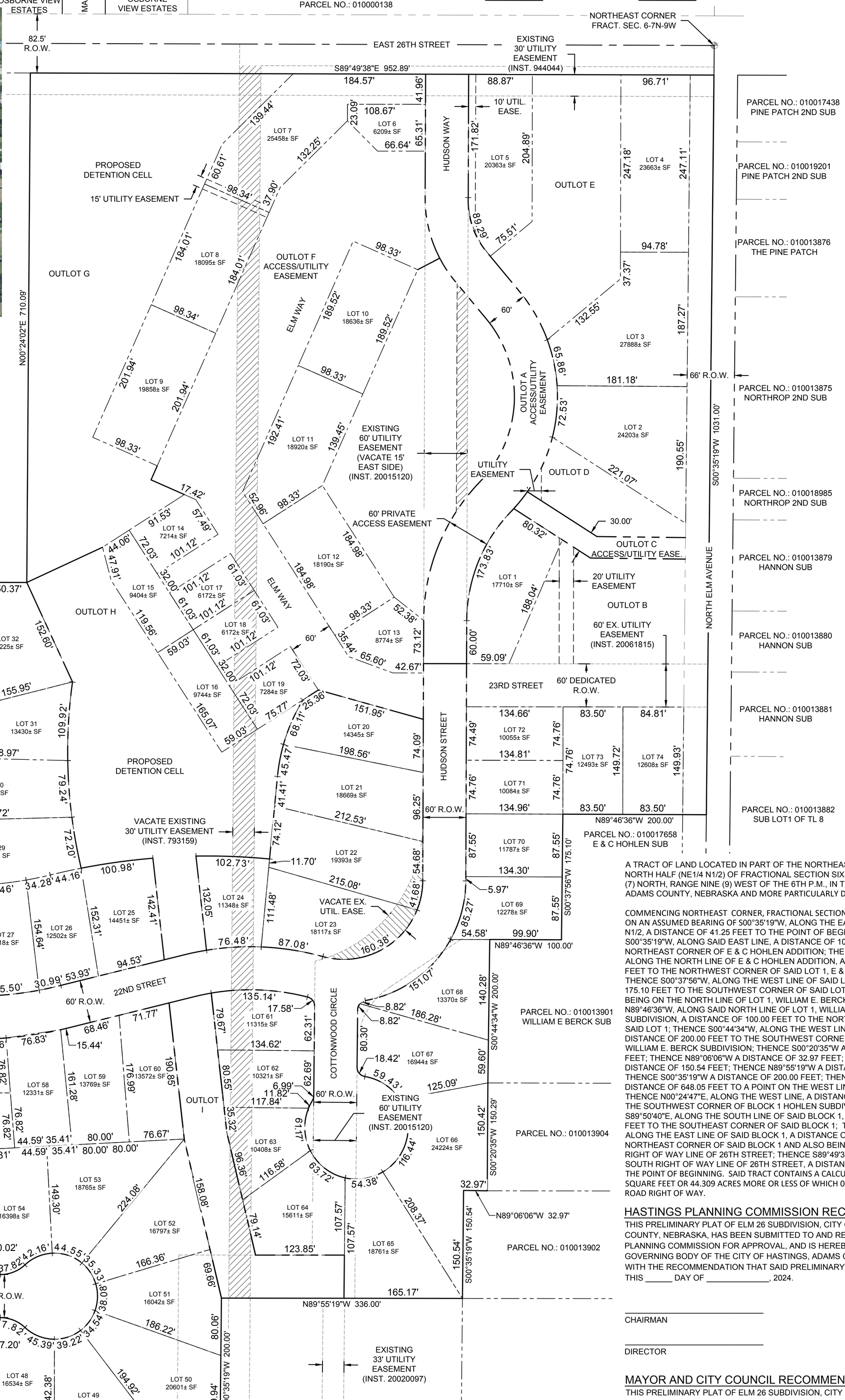
PROPOSED ZONING







VICINITY MAP
NOT TO SCALE



A TRACT OF LAND LOCATED IN PART OF THE NORTHEAST QUARTER OF THE NORTH HALF (NE1/4 N1/2) OF FRACTIONAL SECTION SIX (6), TOWNSHIP SEVEN (7) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING NORTHEAST CORNER, FRACTIONAL SECTION 6, T7N, R9W; THENCE ON AN ASSUMED BEARING OF S00°35'19"W, ALONG THE EAST LINE OF THE NE1/4, N1/2, A DISTANCE OF 41.25 FEET TO THE POINT OF BEGINNING; THENCE S00°35'19"W, ALONG SAID EAST LINE, A DISTANCE OF 1031.00 FEET TO THE NORTHEAST CORNER OF E & C HOHLEN ADDITION; THENCE N89°46'36"W, ALONG THE NORTH LINE OF E & C HOHLEN ADDITION, A DISTANCE OF 200.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, E & C HOHLEN ADDITION; THENCE S00°37'56"W, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 175.10 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 AND POINT ALSO BEING ON THE NORTH LINE OF LOT 1, WILLIAM E. BERCK SUBDIVISION; THENCE N89°46'36"W, ALONG SAID NORTH LINE OF LOT 1, WILLIAM E. BERCK SUBDIVISION, A DISTANCE OF 100.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE S00°44'34"W, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 200.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, WILLIAM E. BERCK SUBDIVISION; THENCE S00°20'35"W A DISTANCE OF 150.29 FEET; THENCE N89°06'06"W A DISTANCE OF 32.97 FEET; THENCE S00°35'19"W A DISTANCE OF 150.54 FEET; THENCE N89°55'19"W A DISTANCE OF 336.00 FEET; THENCE S00°35'19"W A DISTANCE OF 200.00 FEET; THENCE N89°55'19"W A DISTANCE OF 648.05 FEET TO A POINT ON THE WEST LINE OF SAID NE1/4; THENCE N00°24'47"E, ALONG THE WEST LINE, A DISTANCE OF 1197.64 FEET TO THE SOUTHWEST CORNER OF BLOCK 1 HOHLEN SUBDIVISION; THENCE S89°50'40"E, ALONG THE SOUTH LINE OF SAID BLOCK 1, A DISTANCE OF 370.16 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 1; THENCE N00°24'02"E, ALONG THE EAST LINE OF SAID BLOCK 1, A DISTANCE OF 710.09 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 1 AND ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF 26TH STREET; THENCE S89°49'38"E, ALONG SAID SOUTH RIGHT OF WAY LINE OF 26TH STREET, A DISTANCE OF 952.89 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 1930112 SQUARE FEET OR 44.309 ACRES MORE OR LESS OF WHICH 0.781 ACRES ARE COUNTY ROAD RIGHT OF WAY.

HASTINGS PLANNING COMMISSION RECOMMENDATION

THIS PRELIMINARY PLAT OF ELM 26 SUBDIVISION, CITY OF HASTINGS, ADAMS, COUNTY, NEBRASKA, HAS BEEN SUBMITTED TO AND REVIEWED BY THE CITY PLANNING COMMISSION FOR APPROVAL, AND IS HEREBY TRANSMITTED TO THE GOVERNING BODY OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA WITH THE RECOMMENDATION THAT SAID PRELIMINARY PLAT BE APPROVED THIS _____ DAY OF _____, 2024.

_____
CHAIRMAN

_____
DIRECTOR

MAYOR AND CITY COUNCIL RECOMMENDATION

THIS PRELIMINARY PLAT OF ELM 26 SUBDIVISION, CITY OF HASTINGS, ADAMS, COUNTY, NEBRASKA IS HEREBY APPROVED THIS _____ DAY OF _____, 2024.

_____
MAYOR

_____
CLERK

SHEET 1 of 4

drawn by: KDG
checked by: MMR
designed by: AST
QA/QC by: MMR
project no.: 024-00835
date: 04.29.2024

LOT LAYOUT

ELM 26
PRELIMINARY PLAT

HASTINGS, NEBRASKA | 2024

REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

Olsson - Engineering
Nebraska COA #CA-0638
olsson.com
TEL 308.384.8750
FAX 308.384.8752
201 East 2nd Street
Grand Island, NE 68801

olsson®

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ELM 26 APARTMENTS
PRELIMINARY PLAT

NOTE:
SIDEWALKS WILL BE CONSTRUCTED ALONG ALL PUBIC STREETS. SIDEWALKS WILL BE CONSTRUCTED WITHIN THE MULTI-FAMILY DEVELOPMENT, MAKING CONNECTIONS TO PUBLIC SIDEWALKS.

N

0' 40' 80' 160'
SCALE IN FEET

PARCEL NO.: 010018899 OSBORNE VIEW ESTATES
MARKET LN
PARCEL NO.: 010018924 OSBORNE VIEW ESTATES
PARCEL NO.: 010000138
NORTHEAST CORNER FRACT. SEC. 6-7N-9W
82.5' R.O.W.
EAST 26TH STREET
EXISTING 30' UTILITY EASEMENT (INST. 944044)
S89°49'38"E 952.89'
PARCEL NO.: 010017438 PINE PATCH 2ND SUB
PARCEL NO.: 010019201 PINE PATCH 2ND SUB
PARCEL NO.: 010013876 THE PINE PATCH
PARCEL NO.: 010013875 NORTHROP 2ND SUB
PARCEL NO.: 010018985 NORTHROP 2ND SUB
PARCEL NO.: 010013879 HANNON SUB
PARCEL NO.: 010013880 HANNON SUB
PARCEL NO.: 010013881 HANNON SUB
PARCEL NO.: 010013882 SUB LOT1 OF TL 8
PARCEL NO.: 010017658 E & C HOHLEN SUB
PARCEL NO.: 010013901 WILLIAM E BERCK SUB
PARCEL NO.: 010013904
PARCEL NO.: 010013902
PARCEL NO.: 010013903
PARCEL NO.: 010013906 O'KEEFFE SUB
PARCEL NO.: 010013899
PARCEL NO.: 010014457 HOHLEN SUB BLK 1
N00°24'02"E 710.09'
N00°24'47"E 1197.64'
S00°35'19"W 1031.00'
S00°37'56"W 175.10'
S00°44'34"W 200.00'
S00°20'35"W 150.29'
S00°35'19"W 150.54'
S00°35'19"W 200.00'
N89°46'36"W 200.00'
N89°46'36"W 100.00'
N89°06'06"W 32.97'
N89°55'19"W 336.00'
N89°55'19"W 648.05'
EXISTING 30' UTILITY EASEMENT (INST. 944044)
S89°50'40"E 370.16'
NORTH ELM AVENUE
66' R.O.W.
HUDSON WAY
24.0'
26.0' B-B
10' UTIL. EASE.
LOT 4 23663± SF
LOT 5 20363± SF
LOT 6 6209± SF
LOT 7 25458± SF
OUTLOT E
PROPOSED DETENTION CELL
15' UTILITY EASEMENT
OUTLOT F ACCESS/UTILITY EASEMENT
OUTLOT G
ELM WAY
LOT 8 18095± SF
LOT 9 19858± SF
LOT 10 18636± SF
LOT 11 18920± SF
LOT 3 27888± SF
60'
CLUBHOUSE
OUTLOT A ACCESS/UTILITY EASEMENT
LOT 2 24203± SF
EXISTING 60' UTILITY EASEMENT (VACATE 15' EAST SIDE) (INST. 20015120)
UTILITY EASEMENT
OUTLOT D
30.00'
60' PRIVATE ACCESS EASEMENT
OUTLOT C ACCESS/UTILITY EASE.
LOT 1 17710± SF
20' UTILITY EASEMENT
OUTLOT B
60' EX. UTILITY EASEMENT (INST. 20061815)
LOT 12 18190± SF
LOT 13 8774± SF
LOT 14 7214± SF
LOT 15 9404± SF
LOT 17 6172± SF
LOT 18 6172± SF
LOT 16 9744± SF
LOT 19 7284± SF
OUTLOT H
23RD STREET
60' DEDICATED R.O.W.
36.0' B-B
LOT 20 14345± SF
LOT 72 10055± SF
LOT 73 12493± SF
LOT 74 12608± SF
LOT 71 10084± SF
LOT 70 11787± SF
LOT 69 12278± SF
LOT 68 13370± SF
LOT 67 16944± SF
LOT 66 24224± SF
LOT 65
PROPOSED 30' UTILITY EASEMENT
LOT 21 18669± SF
LOT 22 19393± SF
LOT 23 18117± SF
LOT 24 11348± SF
LOT 25 14451± SF
LOT 26 12502± SF
LOT 27 12618± SF
LOT 28 14374± SF
LOT 29 20009± SF
LOT 30 16959± SF
LOT 31 13430± SF
LOT 32 19225± SF
LOT 33 15321± SF
LOT 34 26698± SF
LOT 35 15414± SF
LOT 36 14020± SF
LOT 37 11835± SF
LOT 38 11354± SF
LOT 39 13259± SF
LOT 40 11408± SF
LOT 41 12227± SF
LOT 42 12270± SF
LOT 43 12309± SF
LOT 44 12348± SF
LOT 45 12386± SF
LOT 46 11564± SF
LOCUST CIRCLE
LOCUST STREET
ASPEN CIRCLE
22ND STREET
COTTONWOOD CIRCLE
HUDSON STREET
60' R.O.W.
36.0' B-B
VACATE EXISTING 30' UTILITY EASEMENT (INST. 793159)
PROPOSED DETENTION CELL
LOT 47 17571± SF
LOT 48 16534± SF
LOT 49 14509± SF
LOT 50 20601± SF
LOT 51 16042± SF
LOT 52 16797± SF
LOT 53 18765± SF
LOT 54 16398± SF
LOT 55 16971± SF
LOT 56 11829± SF
LOT 57 10287± SF
LOT 58 12331± SF
LOT 59 13769± SF
LOT 60 13572± SF
LOT 61 11315± SF
LOT 62 10321± SF
LOT 63 10408± SF
LOT 64 15611± SF
OUTLOT
EXISTING 60' UTILITY EASEMENT (INST. 20015120)
EXISTING 33' UTILITY EASEMENT (INST. 20020097)
20TH STREET
NW CORNER, S1/2, SE1/4, N1/2, FRACT. SEC. 6-7N-9W

SHEET 2 of 4

PAVING LAYOUT

ELM 26
PRELIMINARY PLAT

HASTINGS, NEBRASKA 2024

REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

drawn by: KDG
checked by: MMR
designed by: AST
QA/QC by: MMR
project no.: 024-00835
date: 04.29.2024

201 East 2nd Street
Grand Island, NE 68801
olsson.com
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Olsson - Engineering
Nebraska COA #CA-0638

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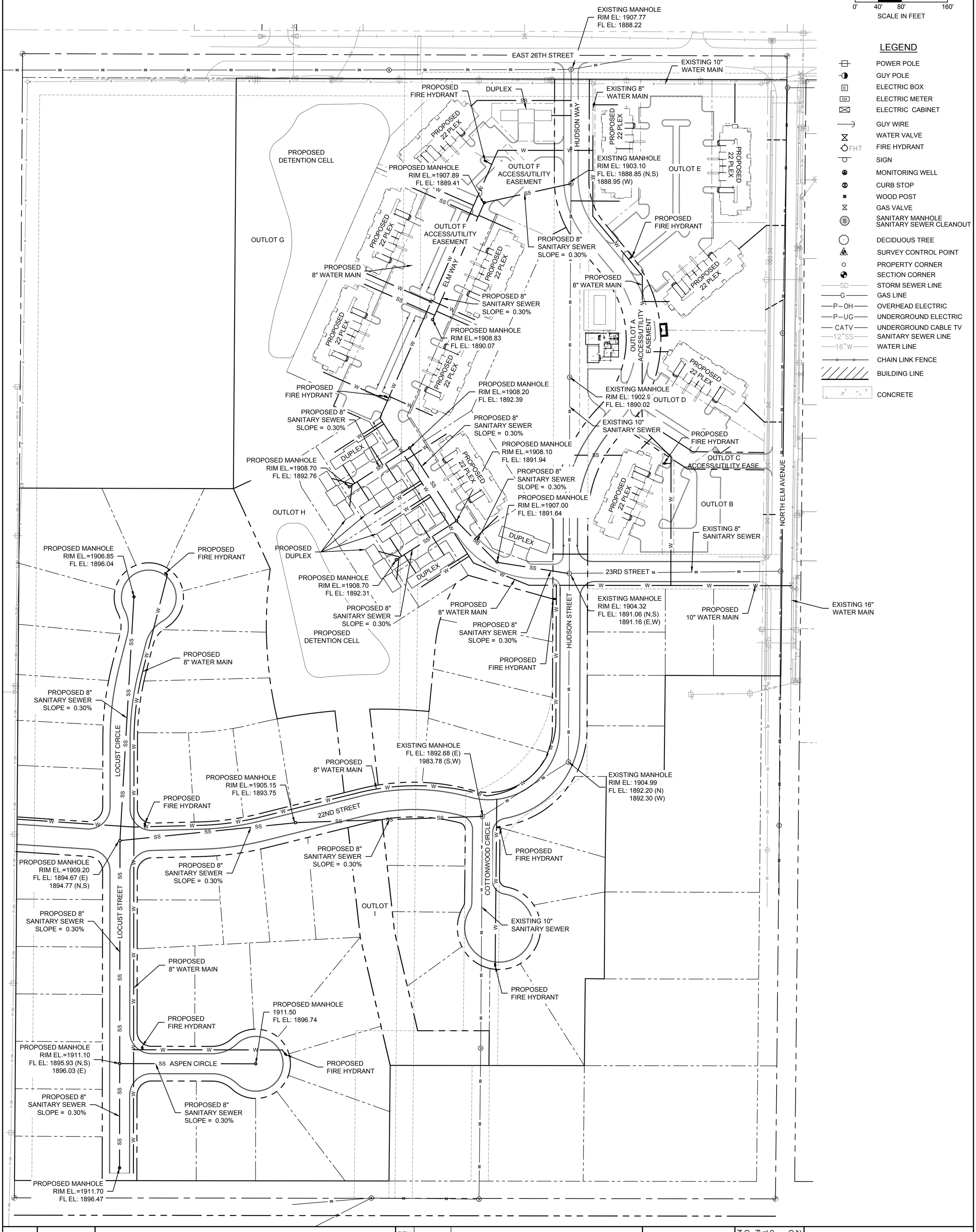
ELM 26 APARTMENTS
PRELIMINARY PLAT



SHEET 3 of 4

drawn by: KDG
checked by: MMR
designed by: AST
QA/QC by: MMR
project no.: 024-00835
date: 04.29.2024

UTILITY LAYOUT

ELM 26
PRELIMINARY PLAT

HASTINGS, NEBRASKA | 2024

REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

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Nebraska COA #CA-0638
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DATE: May 14, 2024 1:23pm USER: kgangstad

ELM 26 APARTMENTS
PRELIMINARY PLAT

LEGEND:

- 1860.00 EXISTING MAJOR CONTOUR
- 1860.50 EXISTING MINOR CONTOUR
- 1860.00 PROPOSED MAJOR CONTOUR
- 1860.50 PROPOSED MINOR CONTOUR
- 1.0% SURFACE SLOPE

N

0' 40' 80' 160'
SCALE IN FEET

DRAINAGE CALCULATIONS

STORM RUNOFF CALCULATED USING TR55, 10–YEAR STORM EVENT.

PRE–DEVELOPMENT CONDITION
AREA = 43.52
CN = 85
tc = 67.1 MIN.
Q(10) = 56.70 CFS

POST–DEVELOPMENT CONDITION
AREA 1 = 20.26 AC.
CN = 85
tc = 8.8 MIN.

AREA 2 = 23.26 AC.
CN = 85
tc = 20.8 MIN.

NORTH CELL (DEDICATED TO AREA 1)
TOP OF BERM ELEVATION = 1901.00
Q(10) = 23.96 CFS
Q(10) POND ELEVATION = 1897.32 FT
Q(10) STORAGE = 1.362 AF

SOUTH CELL (DEDICATED TO AREA 2)
TOP OF BERM ELEVATION = 1903.00
Q(10) = 27.55 CFS
Q(10) POND ELEVATION = 1901.12 FT
Q(10) STORAGE = 1.396 ACRE–FT

ENTIRE DEVELOPMENT Q(10) = 49.96 CFS

EX. 66" CULVERT
BIO-SWALE AREA FOR POST CONSTRUCTION STORM WATER TREATMENT
EAST 26TH STREET
DRAINAGE CHANNEL
TOP OF BERM
TOP OF BERM
PROPOSED DETENTION CELL
PROPOSED DETENTION CELL
AREA 1 20.26 AC.
AREA 2 23.26 AC.
PROPOSED 22 PLEX
PROPOSED DUPLEX
PROPOSED CLUBHOUSE
ELM WAY
HUDSON WAY
NORTH ELM AVENUE
HUDSON STREET
23RD STREET
22ND STREET
LOCUST CIRCLE
LOCUST STREET
COTTONWOOD CIRCLE
ASPEN CIRCLE
FL. EL.=1892.69

GRADING & DRAINAGE PLAN	REV. NO.	DATE	REVISIONS DESCRIPTION
ELM 26 PRELIMINARY PLAT			
HASTINGS, NEBRASKA 2024	REVISIONS		

SHEET 4 of 4

drawn by: KDG
checked by: MMR
designed by: AST
QA/QC by: MMR
project no.: 024-00835
date: 04.29.2024

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Nebraska COA #CA-0638

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MEMO

To:	City of Hastings Attn: Steve Riehle
From:	Shane King, PE, PTOE
RE:	Elm 26 Apartments Trip Generation
Date:	May 10, 2024
Olsson Project #:	024-00835

Introduction

This memorandum provides an expected trip generation and documented traffic related characteristics for the proposed Elm 26 Apartments located southwest of the intersection of 26th Street and Elm Avenue in Hastings, Nebraska.

Existing Conditions

The development is proposed in a rural setting on agricultural land use with several residential lots on either side of the roadways. The major streets within this study area are 26th Street running East and West, and Elm Avenue that runs North and South through Northeast Hastings. Current street characteristics are summarized in **Table 1** below. Data for each street roadway was acquired from the Nebraska Department of Transportation (NDOT) functional classification maps by county. The existing intersection of 26th Street and Elm Avenue operates under stop-controlled with Elm Avenue having the stop sign. Average Daily Traffic (ADT) was provided from a speed study completed in 2021. The ADT on 26th Street is approximately 4,000 vehicles. Meanwhile, Elm Avenue has approximately 2,775 vehicles daily.

Table 1: Existing Street Characteristics

Street	Section	Median Type	Posted Speed	Functional Classification	Shoulder Type
26th Street	2-Lane	Undivided	50 mph	Major Collector	No shoulder
Elm Avenue	2-Lane	Undivided	35 mph	Local	No shoulder

Site Access

Initially Elm 26 Apartments would be accessible from a "Private Street" which would connect to 26th Street approximately 375' west of Elm Avenue, and a direct private drive access to Elm Avenue approximately 700' south of 26th Street. A future phase of the development plans to construct a connection to 23rd Street that will extend to Elm Avenue. This may result in movement restrictions at the direct apartment private drive access north of 23rd Street connection.

Trip Generation

To determine the impact of potential site traffic on the roadway network, trips expected to be associated with the proposed development were generated. The Institute of Transportation Engineers (ITE) provides methods or estimate traffic volumes of common land uses in the ITE Trip Generation Manual (11th

Edition). Common Land Uses Codes (LUC) are published with rates that can be applied to the values related to the size of the proposed site to estimate the anticipated entering and exiting trips. The proposed site most resembles LUS 221 Multifamily Housing (Low-Rise) with 258 proposed dwelling units.

The development is expected to produce 1,729 daily trips, 103 trips in the AM peak hour, and 131 trips in the PM peak hours. A summary of the daily, AM peak, and PM peak trips are shown in **Table 2**.

Table 2: Trip Generation

Daily Trips									
ITE Code	Land Use	Size	Units	Trip Gen. Avg. Rate/Eq.	Daily Trips	Trip Distribution		Total Daily Trips	
						Enter	Exit	Enter	Exit
220	Multifamily Housing (Low-Rise)	258	Dwelling Units	T=6.41(X)+75.31	1,729	50%	50%	182	182
AM Trips									
ITE Code	Land Use	Size	Units	Trip Gen. Avg. Rate/Eq.	AM Trips	Trip Distribution		Total AM Trips	
						Enter	Exit	Enter	Exit
220	Multifamily Housing (Low-Rise)	258	Dwelling Units	T=0.31(X)+22.85	103	24%	76%	25	78
PM Trips									
ITE Code	Land Use	Size	Units	Trip Gen. Avg. Rate/Eq.	PM Trips	Trip Distribution		Total PM Trips	
						Enter	Exit	Enter	Exit
220	Multifamily Housing (Low-Rise)	258	Dwelling Units	T=0.43(X)+20.55	131	63%	37%	83	48

Analysis

Due to low site trips that are produced from this land uses, if 75% of all entering trips in the PM peak hour enter either site drive that would result to less than one vehicle per minute. The NCHRP has developed guidelines for determining when to provide right-turn and left-turn bays on the major road of a two-way stop-controlled intersection. There guidelines are published in the NCHRP Report 457. Due to the low volume roadways and low site trips generated, the right-turn and left-turn warrant would not be satisfied. Therefore, the adjacent roadways operations are not expected to experience operational deficiencies or require improvements. All site drives will operate at stop-controlled intersections.

Summary

This memorandum documents the project site trips of a residential development located southwest of the intersection of 26th Street and Elm Avenue in Hastings, Nebraska. The proposed site would be accessible from a "Private Street" (connecting to 26th Street), and a drive onto Elm Avenue. A future connection is planned at 23rd Street. This study was conducted to identify the anticipated trips that would be generated and provide information about site traffic operations on the surrounding roadway network.

The adjacent roadways are not expected to experience operational deficiencies or require improvements as a result of this residential development.

HASTINGS
DEVELOPMENT SERVICES

Owner's Authorization Letter

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

Project: Elm 26

Address/Location: 26th Street + Elm Avenue Parcel ID 010013900

Applicant(s): Innate H2, LLC

Elmer W. Hohlen Credit Trust

Owner: Owner's Signature

Colleen O. Hohlen Revocable Trust

Owner: Owner's Signature

State of Nebraska)

) ss:

County of Adams)

GENERAL NOTARY- State of Nebraska
TRAVIS AUGUSTIN
My Comm. Exp. April 11, 2026

The foregoing document was acknowledged before me this 9th day of May 2024, by John Hohlen

Notary Public

SITE LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN PART OF THE NORTHEAST QUARTER OF THE NORTH HALF (NE1/4 N1/2) OF FRACTIONAL SECTION SIX (6), TOWNSHIP SEVEN (7) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING NORTHEAST CORNER, FRACTIONAL SECTION 6, T7N, R9W; THENCE ON AN ASSUMED BEARING OF S00°35'19"W, ALONG THE EAST LINE OF THE NE1/4, N1/2, A DISTANCE OF 41.25 FEET TO THE POINT OF BEGINNING; THENCE S00°35'19"W, ALONG SAID EAST LINE, A DISTANCE OF 1031.00 FEET TO THE NORTHEAST CORNER OF E & C HOHLEN ADDITION; THENCE N89°46'36"W, ALONG THE NORTH LINE OF E & C HOHLEN ADDITION, A DISTANCE OF 200.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, E & C HOHLEN ADDITION; THENCE S00°37'56"W, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 175.10 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 AND POINT ALSO BEING ON THE NORTH LINE OF LOT 1, WILLIAM E. BERCK SUBDIVISION; THENCE N89°46'36"W, ALONG SAID NORTH LINE OF LOT 1, WILLIAM E. BERCK SUBDIVISION, A DISTANCE OF 100.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE S00°44'34"W, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 200.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, WILLIAM E. BERCK SUBDIVISION; THENCE S00°20'35"W A DISTANCE OF 150.29 FEET; THENCE N89°06'06"W A DISTANCE OF 32.97 FEET; THENCE S00°35'19"W A DISTANCE OF 150.54 FEET; THENCE N89°55'19"W A DISTANCE OF 336.00 FEET; THENCE S00°35'19"W A DISTANCE OF 200.00 FEET; THENCE N89°55'19"W A DISTANCE OF 648.05 FEET TO A POINT ON THE WEST LINE OF SAID NE1/4; THENCE N00°24'47"E, ALONG THE WEST LINE, A DISTANCE OF 1197.64 FEET TO THE SOUTHWEST CORNER OF BLOCK 1 HOHLEN SUBDIVISION; THENCE S89°50'40"E, ALONG THE SOUTH LINE OF SAID BLOCK 1, A DISTANCE OF 370.16 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 1; THENCE N00°24'02"E, ALONG THE EAST LINE OF SAID BLOCK 1, A DISTANCE OF 710.09 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 1 AND ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF 26TH STREET; THENCE S89°49'38"E, ALONG SAID SOUTH RIGHT OF WAY LINE OF 26TH STREET, A DISTANCE OF 952.89 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 1930112 SQUARE FEET OR 44.309 ACRES MORE OR LESS OF WHICH 0.781 ACRES ARE COUNTY ROAD RIGHT OF WAY.

A TRACT OF LAND LOCATED IN PART OF THE NORTHEAST QUARTER OF THE NORTH HALF (NE1/4 N1/2) OF FRACTIONAL SECTION SIX (6), TOWNSHIP SEVEN (7) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER, FRACTIONAL SECTION 6, T7N, R9W; THENCE ON AN ASSUMED BEARING OF S00°35'19"W, ALONG THE EAST LINE OF THE NE1/4, N1/2, A DISTANCE OF 41.25 FEET; THENCE N89°49'38"W A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE S00°35'19"W ALONG THE WEST R.O.W. LINE OF ELM AVENUE A DISTANCE OF 881.05 FEET; THENCE N89°54'46"W A DISTANCE OF 302.97 FEET; THENCE S73°42'50"W A DISTANCE OF 62.57 FEET; THENCE N74°22'30"W A DISTANCE OF 151.95 FEET; THENCE S57°12'56"W A DISTANCE OF 160.15 FEET; THENCE N32°47'04"W A DISTANCE OF 284.62 FEET; THENCE N14°34'36"W A DISTANCE OF 47.91 FEET; THENCE S65°04'49"W A DISTANCE OF 116.45 FEET; THENCE N00°24'02"E A DISTANCE OF 710.09 FEET TO A POINT ON THE SOUTH R.O.W. LINE OF 26TH STREET; THENCE S89°49'38"E, ALONG SAID SOUTH R.O.W. LINE, A DISTANCE OF 919.89 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 780803.80 SQUARE FEET OR 17.92 ACRES MORE OR LESS.

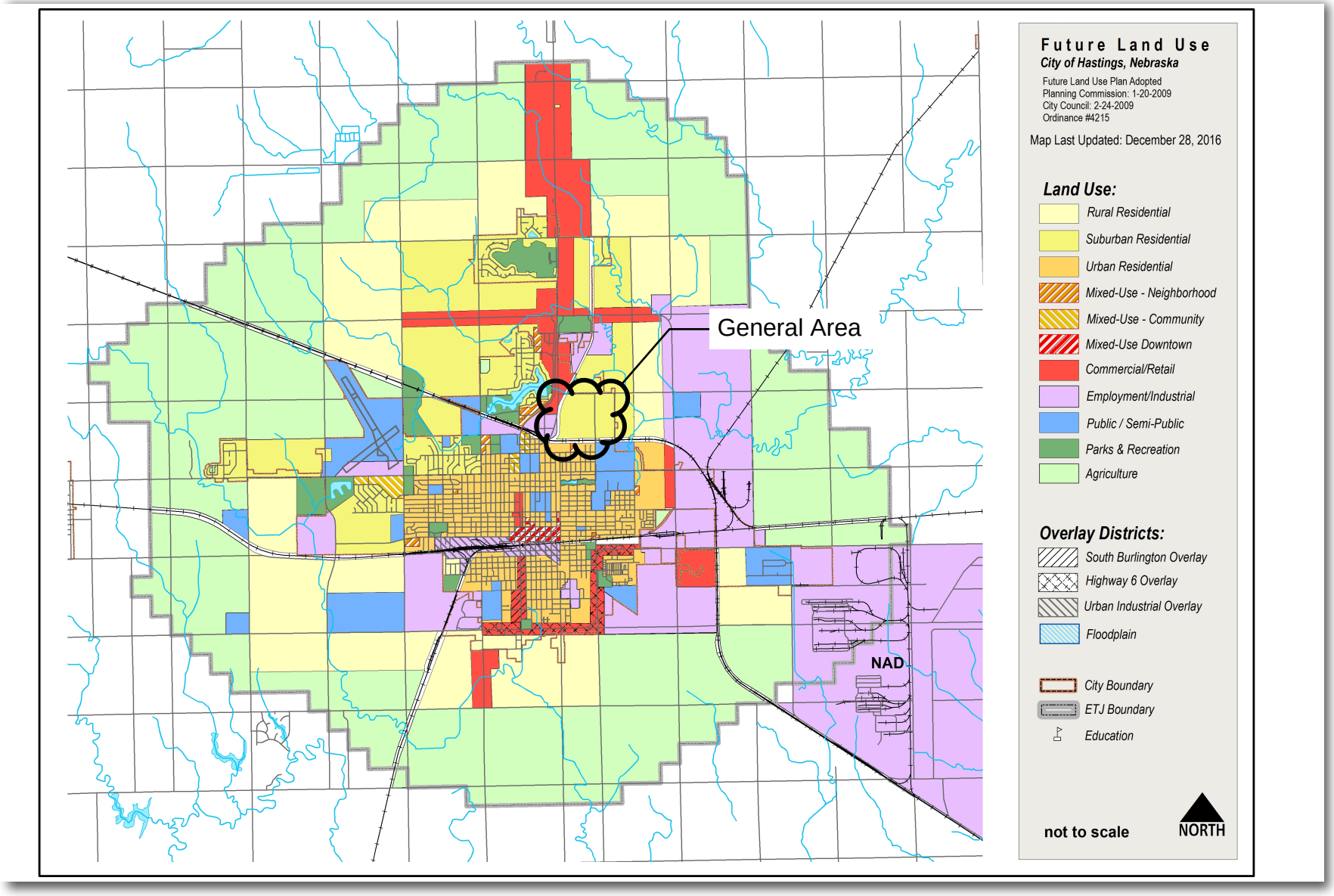


Figure 2.2: Future Land Use Plan

Sec. 34-200. Uses and districts table.

TABLE 200-1: USES AND DISTRICTS														
	A	R-1	R-1A	R-1S	R-2	R-3	R-4	C-O	C-1	C-2	C-3	CMP	I-1	I-2
Residential Uses														
Detached dwelling	P	P	P	P	P	P	P	P	P		P			
Semi-attached dwelling					P	P	P	P	P		P			
Attached dwelling						P	P	P	P		P			
Multi-dwelling building						P	P	P	P		P			
Live/Work units							P	P	P	P				
Mixed-use dwelling							C			P		P		
Group housing		C	C	C	C	C	C				C			
Type A & B manufactured housing	P	P	P	P	P	P	P	P	P		P			
Mobile home court	C												C	C
Mobile home, accessory	C													
Detached dwelling, accessory	C													
Civic Uses														
Assembly, neighborhood	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Assembly, community								C	C	C	C	C	C	C
Eleemosynary or philanthropic institution.						C		C	C	P	P	P		
Golf course/Clubhouse (non-business)	P	P	P	P		C						P		
Public park/Playground	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Public museum or library	P	P	P	P	P	P	P	P	P	P	P	P	P	P
School, elementary	P	P	P	P	P	P	P	P	P			P		
School, secondary	R	R	R	R	R	R	R	R	R			P		
School, college or university	P					P						P		
Recreational vehicle park	C										C		C	C
Recreational vehicle, temporary use	R										R		R	R
Temporary structure, temporary use	P	R	R	R	R	R	R			P	P	P	P	P
Service Uses														
Adult care, home	C	C	C	C	C	C	C	C	C	C	C	P		
Adult care facility								P	P	P	P	P		
Automobile service station, limited								C	P	P	P	P	P	P
Automobile service station, general											P	P	P	P

Automobile service station, large-scale											P	P	P	P
Automobile repair, limited								C	C	C	P	P	P	P
Automobile repair, general										C	P		P	P
Bank								P	P	P	P	P	P	P
Child care, home	R	R	R	R	R	R	R	R	R	R	R	P		
Child care facility					R	R		P	P	P	P	P	P	P
Halfway house, quasi-institutional use													C	C
Kennel, commercial	C										C		C	C
Lodging, bed and breakfast	C	C	C	C	C	C	C	C	C	C				
Lodging, rooming house						C			P	P	P	P		
Lodging, hotel										P	P	P	P	P
Lodging, motel											P	P	P	P
Medical office	C							P	P	P	P	P		
Medical clinic	C							P	P		P	P	C	C
Medical hospital	C							P	P			P	C	C
Nursing home/Assisted living	C	C	C	C	C	C	C	P	P	C	P	P		
Professional services office								P	P	P	P	P	P	P
Self storage, storage areas								C		R	C		C	C
Veterinary office	P							P	P	P	P		P	P
Veterinary hospital	P										C		C	C
Employment Uses														
Home occupation	R	R	R	R	R	R	R	R	R	R	R			
Office, limited						C	C	P	P	P	P	P	P	P
Office, small							C	P	P	P	P	P	P	P
Office, general									C	P	P	P	P	P
Office complex/campus										C	P	P	P	P
Commercial and Retail Uses														
Convenience retail, automobile (< 5K s.f.)								C			P	P	P	P
Convenience retail, corner store (< 2K s.f.)							C	P	P	P	P	P	P	P
Neighborhood retail (< 5K s.f.)									P	P	P	P	P	P
General retail (5Ks.f.—20Ks.f.)										P	P	C	P	P
Large-scale retail (20K s.f.—100K s.f.)										C	P	C	P	P
Warehouse retail (> 100K s.f.)											P		P	P
Neighborhood grocery (< 45K s.f.)									P	P		P		
Supermarket (> 45K s.f.)											P	C	P	P
Indoor entertainment & Rec. business										P	P	C	P	P

Outdoor entertainment & Rec. business	C									C	C	C	C	C
Entertainment venue	C									C	C	C	C	C
Outdoor sales, limited									C	P	P	P	P	P
Outdoor sales, seasonal									C	C	C	C	C	C
Outdoor sales, yard											P		P	P
Mobile vendor, temporary use										R	R	R	R	R
Outdoor market (Farmers market)										P				
Restaurant									P	P	P	P	P	P
Industrial Uses														
Grain storage elevator	P												P	P
Manufacturing, limited								C	C	C	P	P	P	P
Manufacturing, light										C	C	C	P	P
Manufacturing, general													P	P
Manufacturing, heavy														P
Impound yard													C	C
Motorized Vehicle Racetracks														P
Recycling collection and processing													C	P
Salvage yard/Junkyard													C	C
Slaughterhouse/Meat packing	C													C
Storage or sale of liquid petroleum	C													P
Warehouse storage/Bulk storage	C												P	P
Wholesale													P	P
Agriculture and Natural Resource Uses														
Agriculture, limited	R		R											
Agriculture, general	P													
Aquaculture	C													
Feed lot	C													
Natural resource extraction	C													
Nursery	P	C	C								P		P	
Stable, public	P										P		P	
Public Service Users														
Airfield	C	C	C	C										C
Heli-stop	C	C	C	C				C	C				C	C
Public parking lot						C	C	C	C	C	C	C	C	C
Public recreation grounds	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Public utility plant	C												C	C
Public utility sub-station	C	C	C	C	C	C	C	C	C	C	C		C	C
Cemetery	C									C	C		C	

Small wind energy systems	R	R	R	R	R	R	R	R	R	R	R	R	R	R
Large scale wind generator (Wind farms	C												C	C
Telecommunication facilities and support structures	C							C	C	C	C	C	R	R

Key:

P = Permitted, allowed subject to general district standards

R = Restricted, allowed subject to specific use standards

C = Conditional, allowed subject to discretionary review

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

(Ord. No. 4342 -3/2013; Ord. No. 4674 , § 2, 11-8-2021; Ord. No. 4735 , § 2, 5-8-2023)

Sec. 34-206. R-3 Multiple-Family Residential Districts.

(1) *Intent.* This district is intended to include urban and suburban single-family, two-family and multiple-family residential uses with medium population densities, uses and structures required to serve governmental, educational, religious, non-commercial recreational and other needs of such areas. The regulations and restrictions in the R-3 District are intended to protect, preserve and enhance the primarily residential character of the district.

(2) *Allowed uses.* See Table 200-1 in Section 34-200.

(3) *Minimum lot requirements.*

Use	Lot Area (sq. ft.)	Lot Width (lin. ft.)
Single-family dwelling	4.500	45
Two-family dwelling	6,000	50
Townhouses	2,500	20
3 and 4 family dwelling	7,000	70
5 or more family dwelling	8,000	75 (plus 1,000 sq. ft. for each dwelling unit in excess of 5)
Other uses	6,000	50

Multiple-family dwellings shall provide a usable yard area of 100 sq. ft. per dwelling unit.

(4) *Minimum yard requirements.*

(a) All permitted uses except townhouses.

(i) Front yard—25 ft.

(ii) Side yard—There shall be a side yard on each side of a building not less than ten percent of the width of the lot; except, that such side yard shall not be less than seven feet, and need not be more than 25 feet. In single-family dwellings with lots less than 50 feet in width, a side yard setback may be reduced to five feet on each side of the building.

Buildings on corner lots shall provide a side yard on the street side of not less than 15 feet, or a side yard on the street side of not less than ten feet on any lot less than 50 feet in width provided that this regulation shall not be so interpreted as to reduce the buildable width of a corner lot in separate ownership on August 26, 1968 to less than 35 feet.

(iii) Rear yard—The depth of the rear yard shall be at least 20 percent of the depth of the lot, but such depth need not be more than 30 feet, except that for a corner lot, the rear yard setback shall be the same as for the interior side yard, as described in the preceding subsection (b).

(b) *Townhouses.*

(i) *Front yard*—20 ft.

(ii) *Side yard at the common wall*—none.

(iii) *Side yard*—Ten ft.

(iv) *Rear yard*—Ten ft.

(5) *Minimum dwelling size.*

(a) *Single family*—650 sq. ft. of living floor area.

(b) *Multi-family*—None.

(6) *Maximum lot coverage by all buildings.*

(a) Maximum lot coverage by all buildings shall not exceed 50 percent.

(7) *Maximum height of structures.*

(a) Except as otherwise provided in this chapter, the maximum height of a principal structure shall be 35 feet above grade.

(b) The maximum height of an accessory structure shall not exceed the height of the principal structure by more than 25 percent.

(Code No. 3139-8/89, 3163-3/90, 3205-2/91, 3215-6/91, 3269-7/92, 3276-9/92, 3428-10/94, 3491-8/95, 3861-6/2002, 3879-11/2002, 4233-11/2009, 4595 -7/2019)

Public Comment | Questions

Case Nos. 2024-64, 2024-70, & 2024-71 Elm 26 Residential Project

Innate Concepts and the Hastings Community Redevelopment Authority have made applications related to a new residential development to the southwest of the intersection of East 26th Street and North Elm Street.

The applications are for a Redevelopment Plan Modification (Case No. 2024-64) in Redevelopment Area #18, Rezone a portion of the vacant tract from R-1A, Single-Family Large Lot District, to R-3, Multi-Family Residential District, and Preliminary Plat the property.

These applications are to facilitate the residential development, which will include eleven apartment buildings, each with 22 homes in them, accessory amenities like a swimming pool; 8 duplex homes, and 55 single-family homes. These homes will be built in phases, starting with the apartment buildings

The Hastings Planning Commission is scheduled to hear these requests during a public hearing on May 21, 2024, at 4:00 pm at the Hastings Municipal Airport, 3300 West 12th Street, Hastings, Nebraska. The Hastings City Council is also scheduled to hear these items during public hearings at their June 10, 2024 meeting, which starts at 5:30 pm. This meeting will also be at the Hastings Municipal Airport, 3300 West 12th Street, Hastings, Nebraska.

Leave your Feedback

SUBMIT

This is an excellent opportunity for the city of Hastings to cut into the housing shortage we have. Want to help Hastings grow and thrive? Want to be lessen road blocks for investment and create efficiency in bringing things to our community? Start by being open to things like this and not fighting back because you don't know where the streets are going to go yet. Myself and most people in town see this as a great opportunity.

RMS, 1 day ago

I think this looks like a whole lot of building in that area. If I read correctly, this amounts to 313 homes. Where will the streets go? If I was a home owner along Elm Street, I would not be pleased.

MLP, 8 days ago

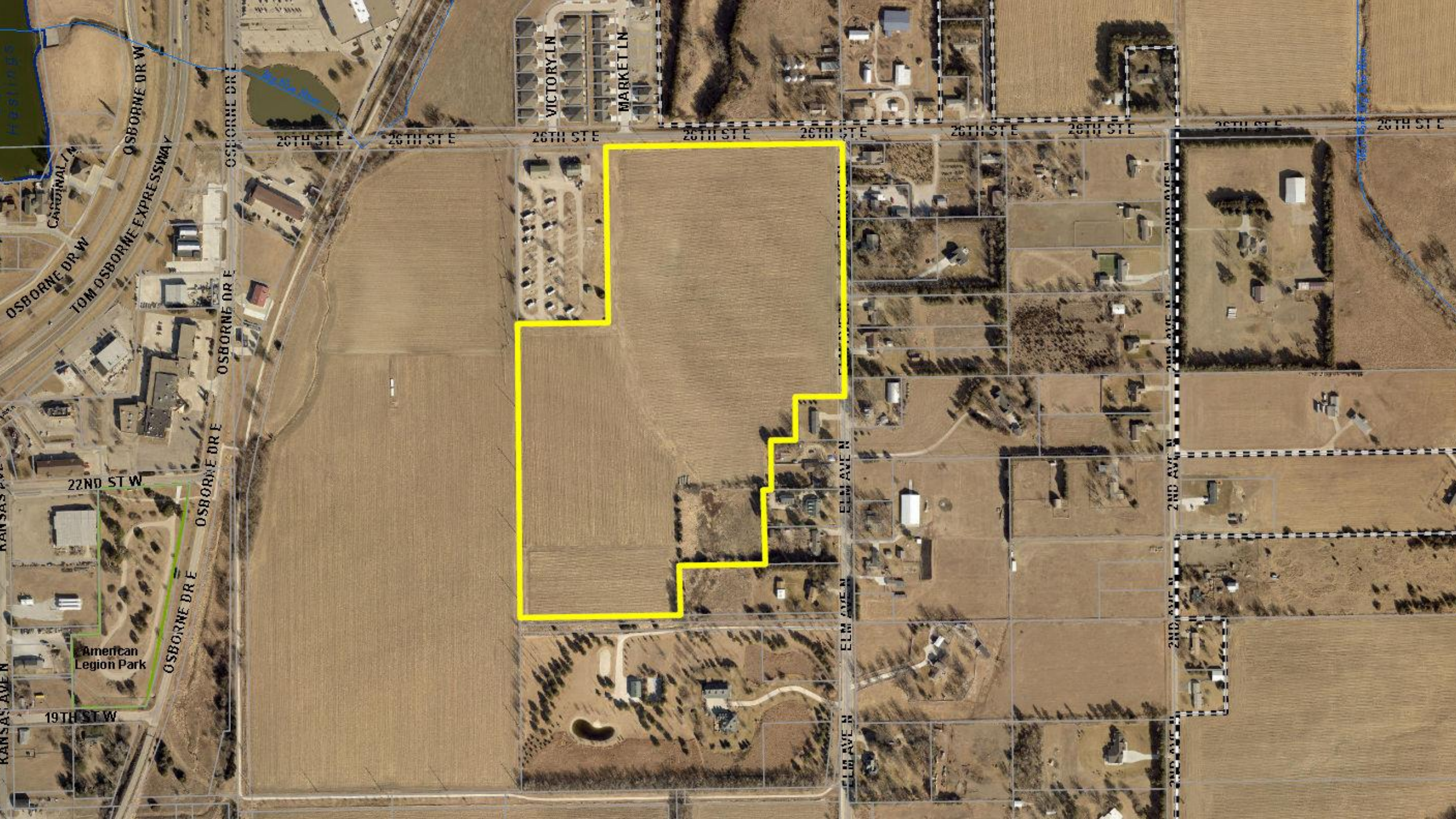

HASTINGS
Nebraska

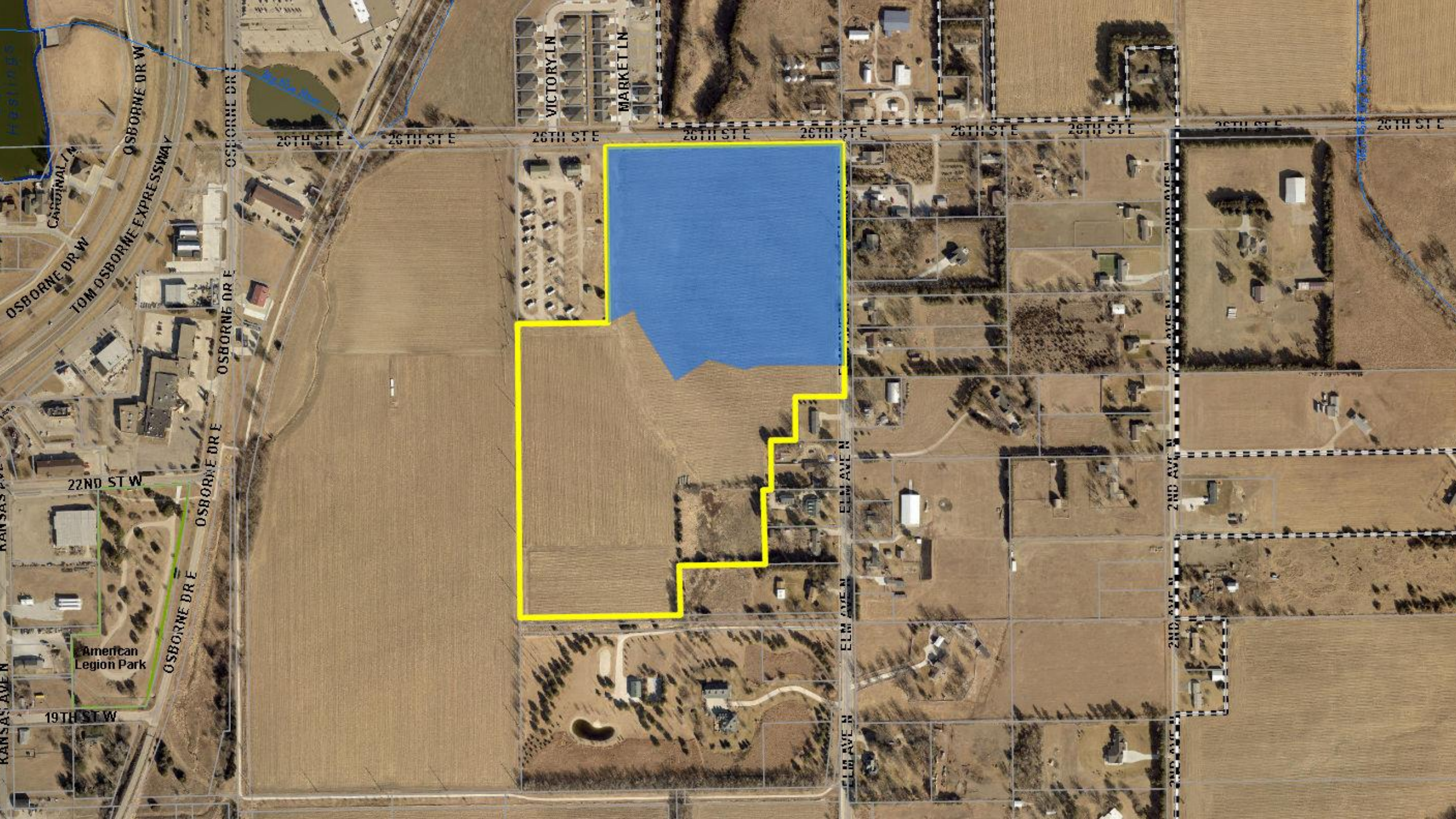
File Nos. 2024-64, 2024-70, and 2024-71

Projects <u>Hastings College Project</u>

- A public hearing to consider a request for a Plan Modification No. 2024-3 to Redevelopment Area #18 for the residential development.
- A public hearing to consider a request to Rezone a portion of the subject site to R-3 District.
- Preliminary Plat of the Elm 26 Subdivision

Applicant Innate Concepts


VICTORY LN
MARKET LN
26TH ST E
OSBORNE DR W
TOM OSBORNE EXPRESSWAY
CARDINAL LN
OSBORNE DR E
22ND ST W
KANSAS AVE N
American Legion Park
19TH ST W
ELM AVE N
2ND AVE N


VICTORY LN
MARKET LN
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American Legion Park
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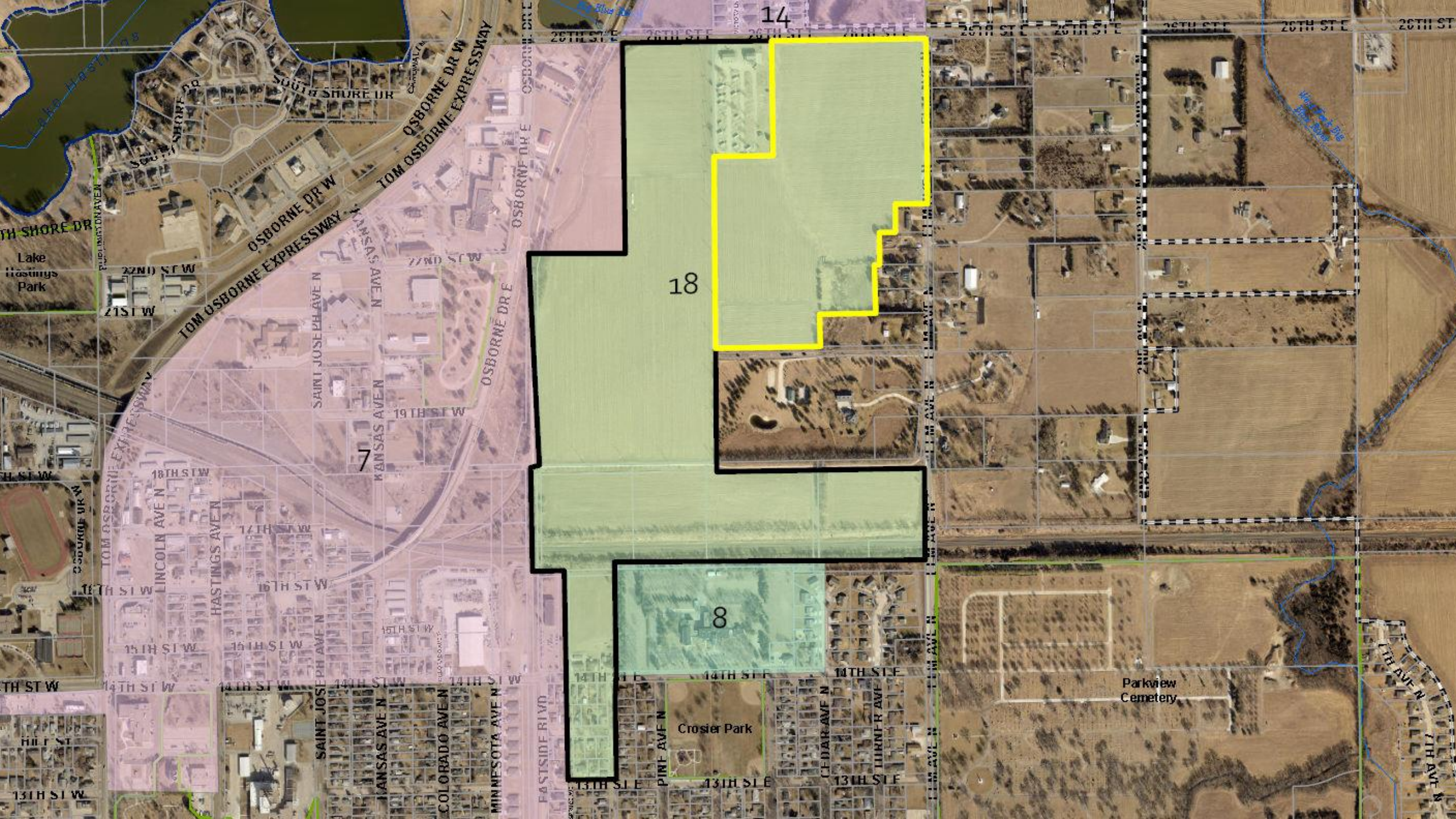
14
18
7
8
OSBORNE DR W
TOM OSBORNE EXPRESSWAY
SOUTH SHORE DR
Lake Hastings Park
OSBORNE DR E
KANSAS AVE N
SAINT JOSEPH AVE N
LINCOLN AVE N
HASTINGS AVE N
COLORADO AVE N
MINNESOTA AVE N
PINE AVE N
CEDAR AVE N
TURNER AVE
EASTSIDE RIVD
Crosier Park
Parkview Cemetery
26TH ST E
21ST W
22ND ST W
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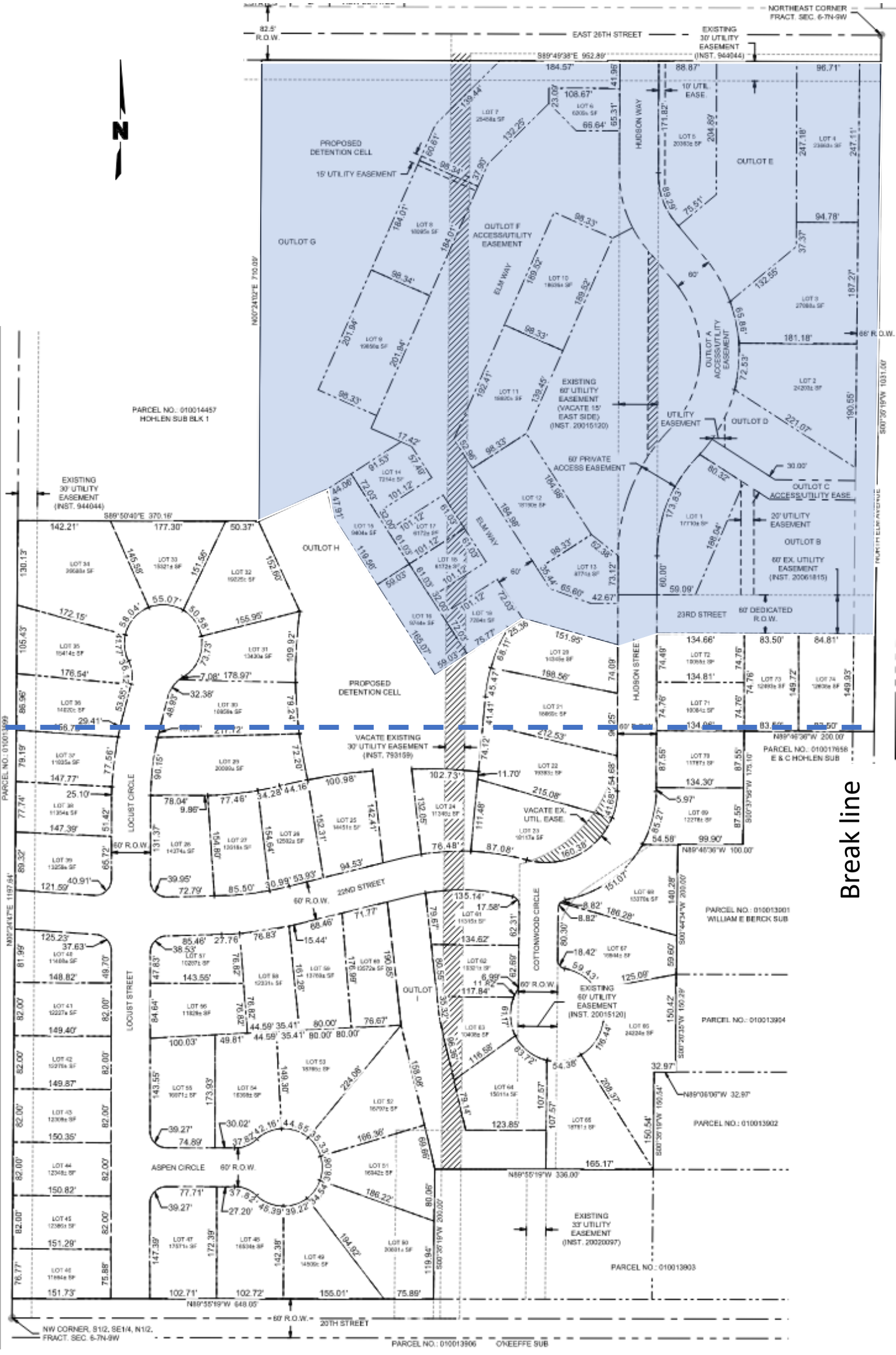
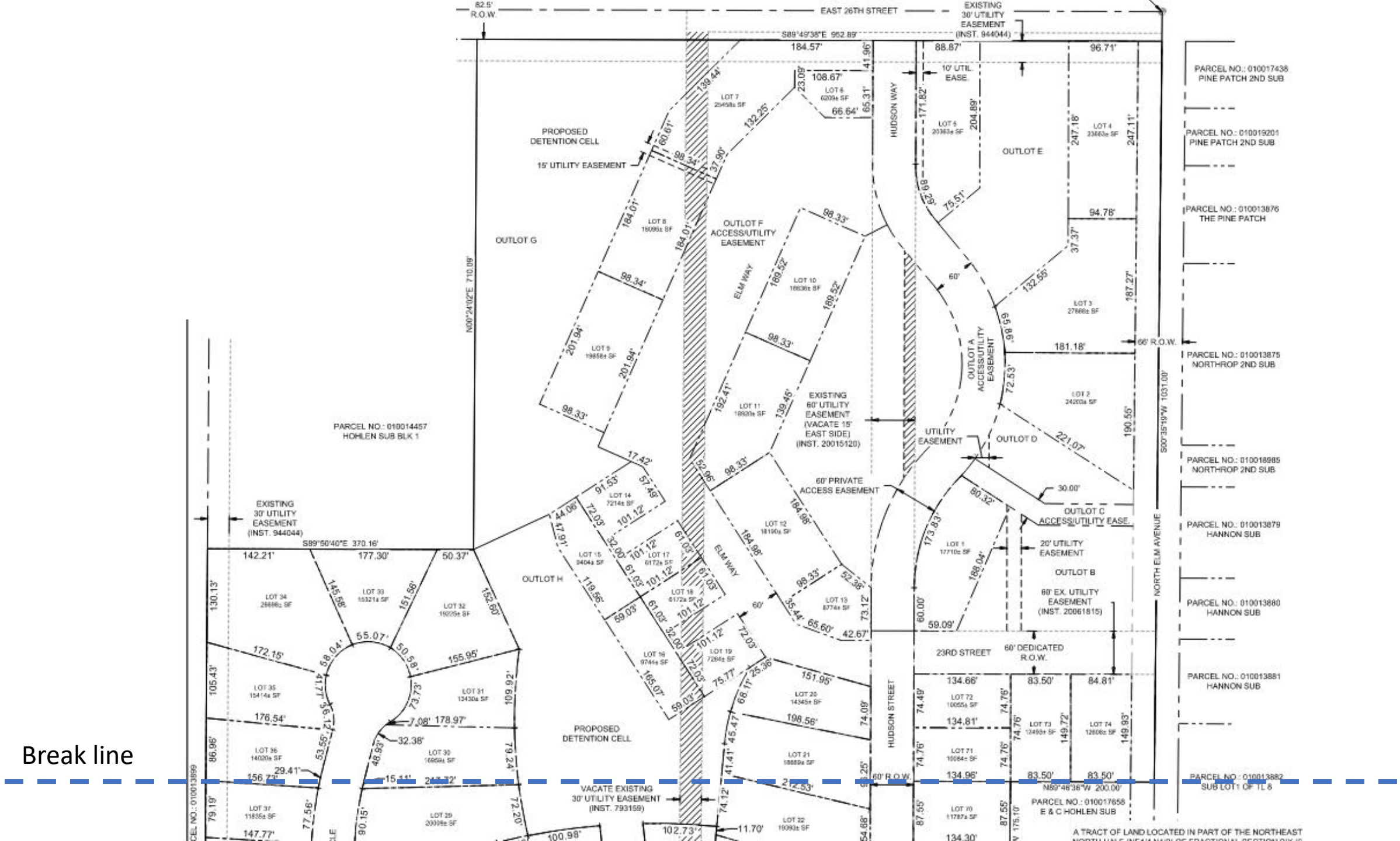
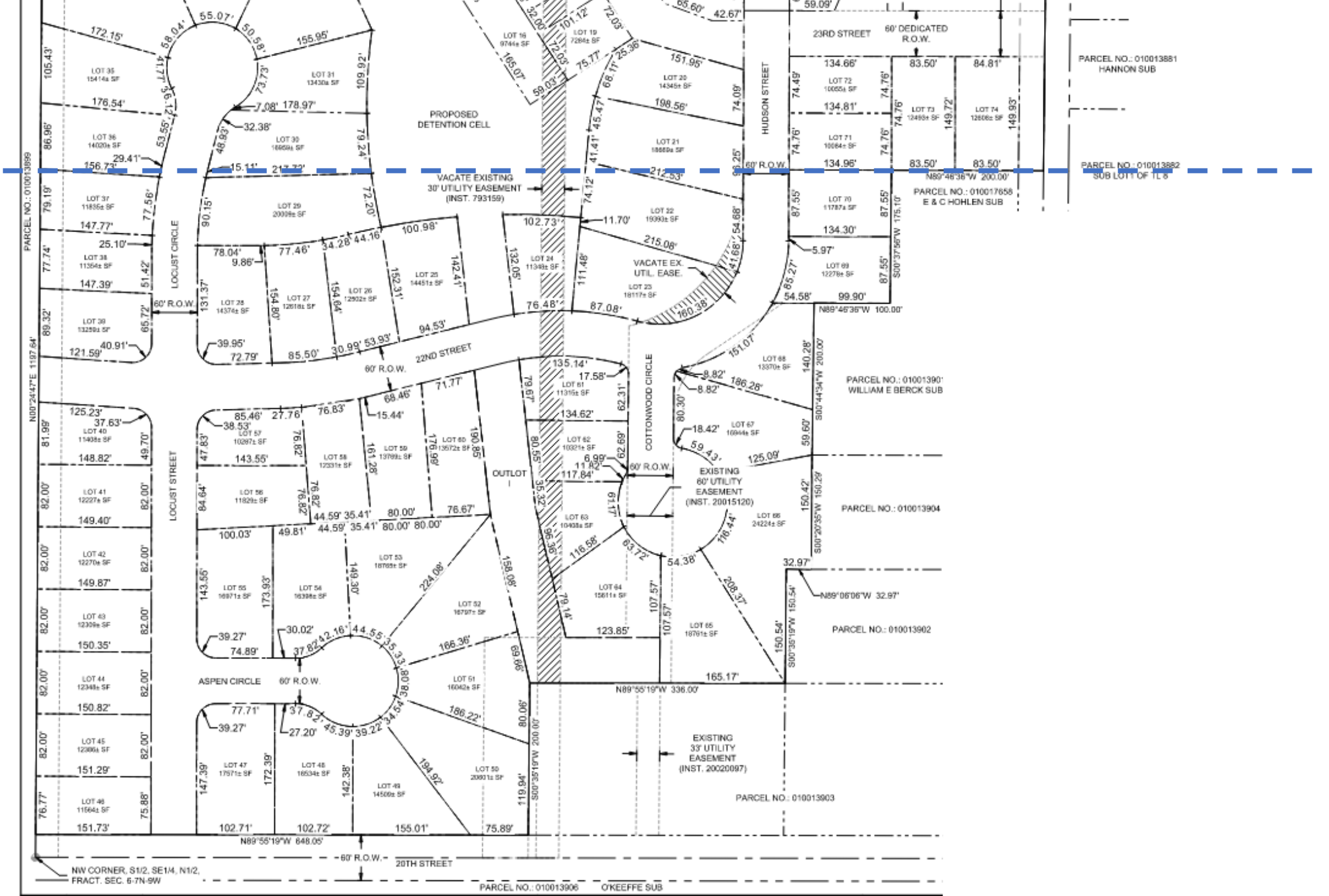
13TH ST W
14TH ST E
13TH ST E


NORTHEAST CORNER FRACT. SEC. 6-7N-9W
EAST 26TH STREET
82.5' R.O.W.
EXISTING 30' UTILITY EASEMENT (INST. 944044)
S89°49'38"E 952.89'
PROPOSED DETENTION CELL
15' UTILITY EASEMENT
OUTLOT G
OUTLOT F ACCESS/UTILITY EASEMENT
HUDSON WAY
ELM WAY
OUTLOT E
10' UTIL. EASE.
OUTLOT A ACCESS/UTILITY EASEMENT
OUTLOT D
OUTLOT C ACCESS/UTILITY EASE.
OUTLOT B
60' EX. UTILITY EASEMENT (INST. 20061815)
20' UTILITY EASEMENT
EXISTING 60' UTILITY EASEMENT (VACATE 15' EAST SIDE) (INST. 20015120)
60' PRIVATE ACCESS EASEMENT
UTILITY EASEMENT
PARCEL NO.: 010014457
HOHLEN SUB BLK 1
N00°24'02"E 790.69'
S00°26'19"W 1031.00'
66' R.O.W.
EXISTING 30' UTILITY EASEMENT (INST. 944044)
S89°50'40"E 370.16'
OUTLOT H
PROPOSED DETENTION CELL
VACATE EXISTING 30' UTILITY EASEMENT (INST. 793159)
VACATE EX. UTIL. EASE.
23RD STREET
60' DEDICATED R.O.W.
HUDSON STREET
HUNTLEY ELM AVENUE
PARCEL NO.: 010017656
E & C HOHLEN SUB
N89°46'36"W 200.00'
PARCEL NO.: 010013901
WILLIAM E BERCK SUB
N89°46'36"W 100.00'
LOCUST CIRCLE
60' R.O.W.
22ND STREET
COTTONWOOD CIRCLE
EXISTING 60' UTILITY EASEMENT (INST. 20015120)
PARCEL NO.: 010013904
PARCEL NO.: 010013902
N89°55'19"W 336.00'
ASPEN CIRCLE
EXISTING 33' UTILITY EASEMENT (INST. 20020097)
PARCEL NO.: 010013903
N89°55'19"W 648.05'
20TH STREET
NW CORNER, S1/2, SE1/4, N1/2, FRACT. SEC. 6-7N-9W
PARCEL NO.: 010013906
O'KEEFFE SUB
PARCEL NO.: 010013899
N89°24'47"E 1197.64'
Break line


EAST 26TH STREET
82.5' R.O.W.
EXISTING 30' UTILITY EASEMENT (INST. 944044)
S89°49'38"E 962.89'
184.57'
88.87'
96.71'
PARCEL NO.: 010017438 PINE PATCH 2ND SUB
PARCEL NO.: 010019201 PINE PATCH 2ND SUB
PARCEL NO.: 010013876 THE PINE PATCH
PARCEL NO.: 010013875 NORTHROP 2ND SUB
PARCEL NO.: 010018985 NORTHROP 2ND SUB
PARCEL NO.: 010013879 HANNON SUB
PARCEL NO.: 010013880 HANNON SUB
PARCEL NO.: 010013881 HANNON SUB
PARCEL NO.: 010013882 SUB LOT 1 OF TL 8
PARCEL NO.: 010017658 E & C HOHLEN SUB
PROPOSED DETENTION CELL
15' UTILITY EASEMENT
OUTLOT G
OUTLOT F ACCESS/UTILITY EASEMENT
HUDSON WAY
10' UTIL. EASE.
OUTLOT E
ELM WAY
OUTLOT A ACCESS/UTILITY EASEMENT
66' R.O.W.
NORTH ELM AVENUE
EXISTING 60' UTILITY EASEMENT (VACATE 15' EAST SIDE) (INST. 20015120)
UTILITY EASEMENT
OUTLOT D
60' PRIVATE ACCESS EASEMENT
OUTLOT C ACCESS/UTILITY EASE.
20' UTILITY EASEMENT
OUTLOT B
60' EX. UTILITY EASEMENT (INST. 20061815)
23RD STREET
60' DEDICATED R.O.W.
HUDSON STREET
60' R.O.W.
PARCEL NO.: 010014457 HOHLEN SUB BLK 1
OUTLOT H
EXISTING 30' UTILITY EASEMENT (INST. 944044)
S89°50'40"E 370.16'
PROPOSED DETENTION CELL
VACATE EXISTING 30' UTILITY EASEMENT (INST. 793159)
N00°24'02"E 710.09'
S00°35'19"W 1031.00'
N89°46'36"W 200.00'
A TRACT OF LAND LOCATED IN PART OF THE NORTHEAST

Break line

Break line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OUTLOT
LOCUST CIRCLE
LOCUST STREET
COTTONWOOD CIRCLE
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60' R.O.W.
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PARCEL NO.: 010013881 HANNON SUB
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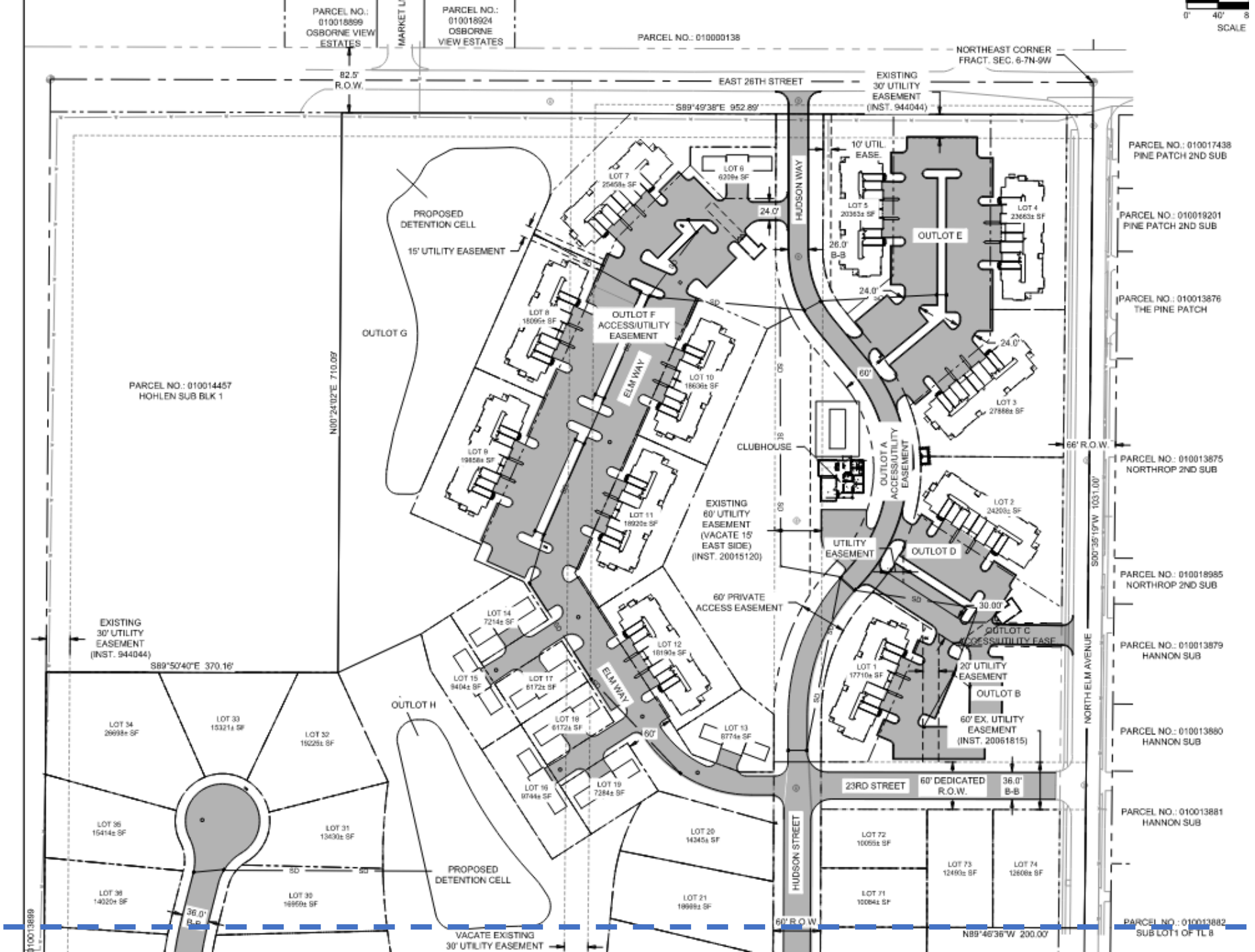
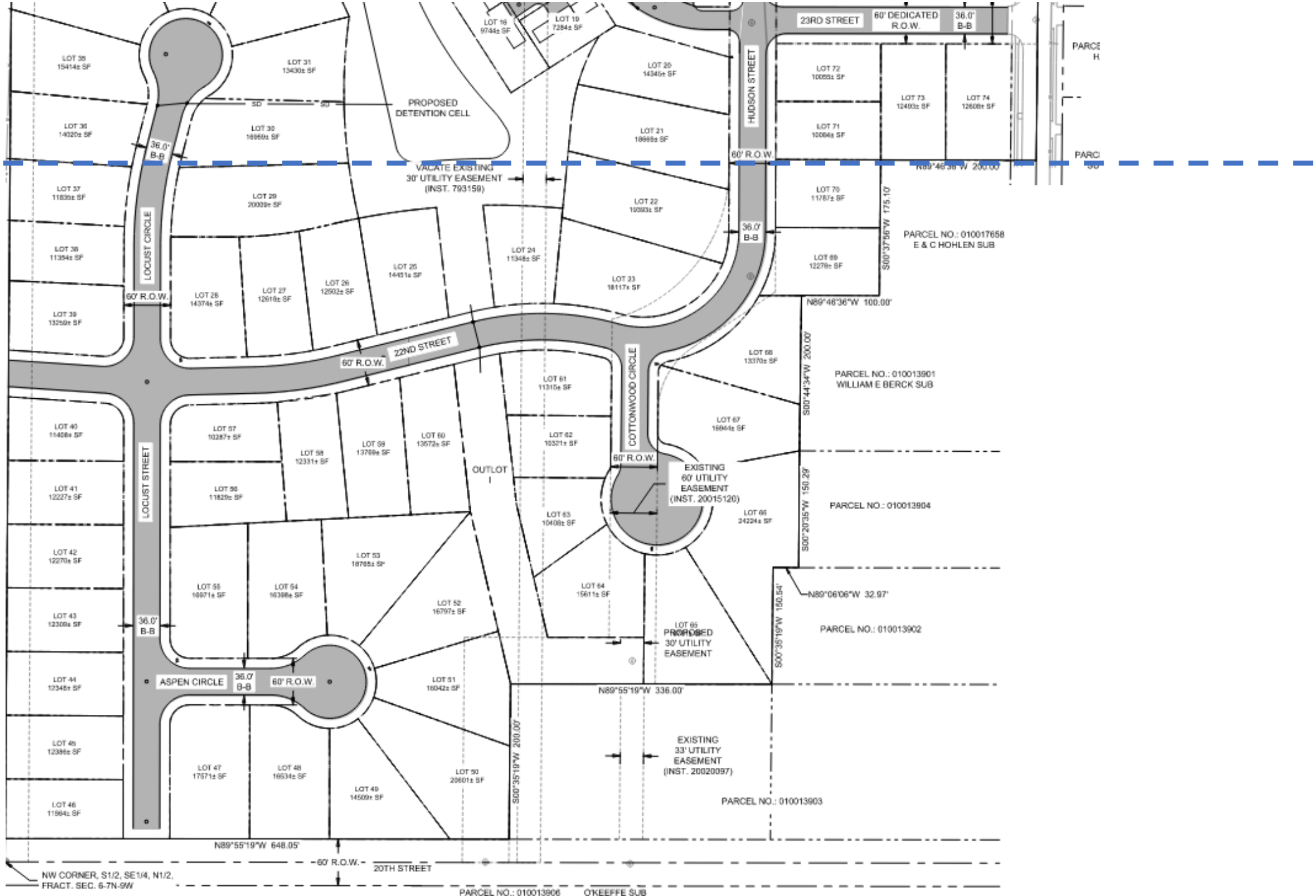
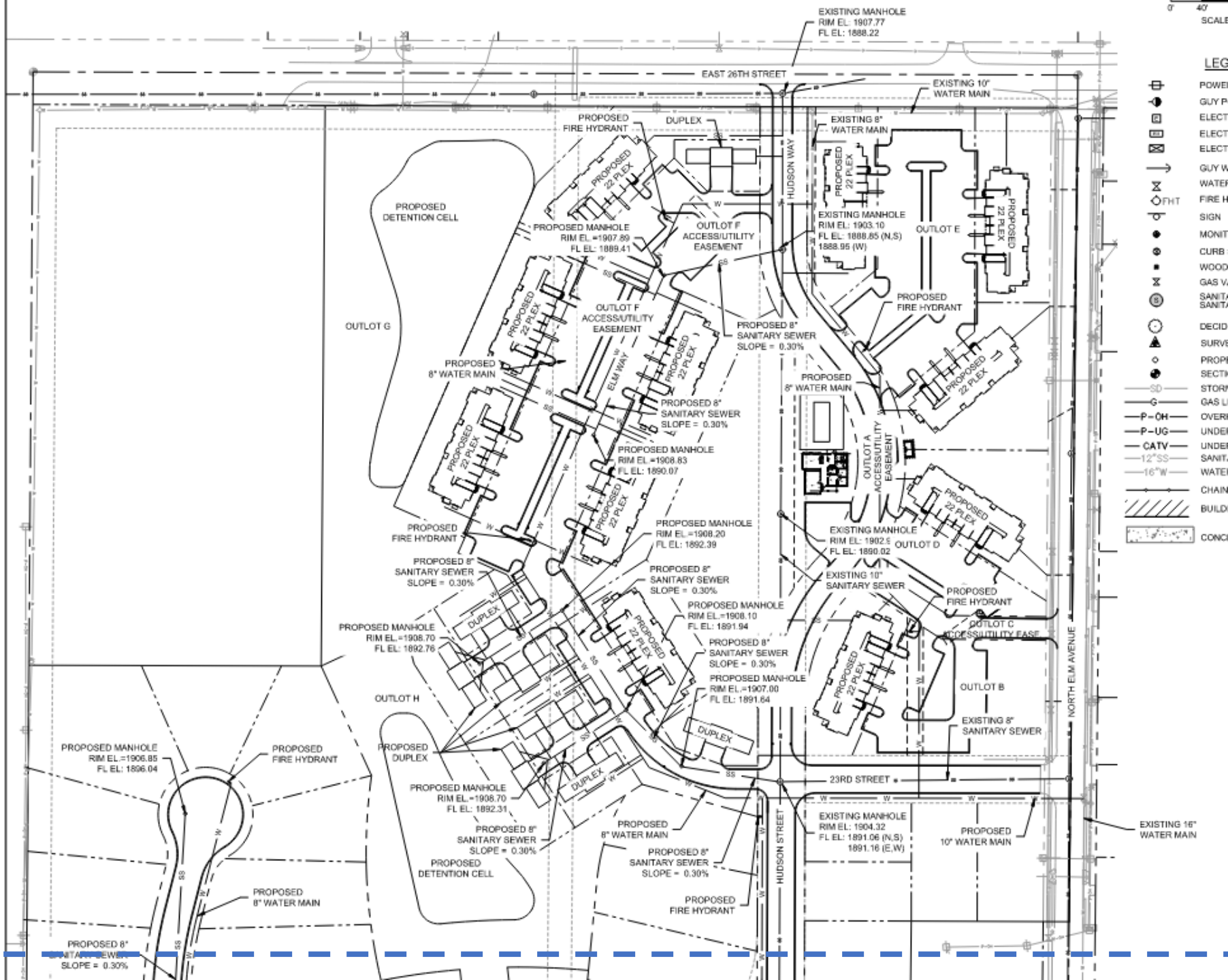
PARCEL NO.: 010013903
PARCEL NO.: 010013906 O'KEEFFE SUB
PARCEL NO.: 010013899
N89°46'36"W 200.00'
N89°46'36"W 100.00'
N89°06'06"W 32.97'
N89°55'19"W 336.00'
N89°55'19"W 648.05'
N00°24'47"E 1197.64'
NW CORNER, S1/2, SE1/4, N1/2, FRACT. SEC. 6-7N-9W


PARCEL NO.: 010018899
OSBORNE VIEW ESTATES
MARKET LN
PARCEL NO.: 010018924
OSBORNE VIEW ESTATES
PARCEL NO.: 010000138
NORTHEAST CORNER
FRACT. SEC. 6-7N-9W
82.5'
R.O.W.
EAST 26TH STREET
EXISTING
30' UTILITY
EASEMENT
(INST. 944044)
S89°49'38"E 952.89'
PARCEL NO.: 010017438
PINE PATCH 2ND SUB
PARCEL NO.: 010019201
PINE PATCH 2ND SUB
PARCEL NO.: 010013876
THE PINE PATCH
PARCEL NO.: 010013875
NORTHROP 2ND SUB
PARCEL NO.: 010018985
NORTHROP 2ND SUB
PARCEL NO.: 010013879
HANNON SUB
PARCEL NO.: 010013880
HANNON SUB
PARCEL NO.: 010013881
HANNON SUB
PARCEL NO.: 010013882
SUB LOT1 OF TL 8
PARCEL NO.: 010014457
HOHLEN SUB BLK 1
N00°24'02"E 710.09'
S00°35'19"W 1031.00'
PROPOSED
DETENTION CELL
15' UTILITY EASEMENT
OUTLOT G
OUTLOT F
ACCESS/UTILITY
EASEMENT
ELM WAY
HUDSON WAY
10' UTIL.
EASE.
OUTLOT E
24.0'
26.0'
B-B
60'
66' R.O.W.
CLUBHOUSE
OUTLOT A
ACCESS/UTILITY
EASEMENT
EXISTING
60' UTILITY
EASEMENT
(VACATE 15'
EAST SIDE)
(INST. 20015120)
UTILITY
EASEMENT
OUTLOT D
60' PRIVATE
ACCESS EASEMENT
30.00'
OUTLOT C
ACCESS/UTILITY EASE.
20' UTILITY
EASEMENT
OUTLOT B
60' EX. UTILITY
EASEMENT
(INST. 20051815)
NORTH ELM AVENUE
EXISTING
30' UTILITY
EASEMENT
(INST. 944044)
S89°50'40"E 370.16'
OUTLOT H
23RD STREET
60' DEDICATED
R.O.W.
36.0'
B-B
HUDSON STREET
PROPOSED
DETENTION CELL
36.0'
B-B
VACATE EXISTING
30' UTILITY EASEMENT
60' R.O.W.
N89°46'36"W 200.00'
0'
40'
SCALE

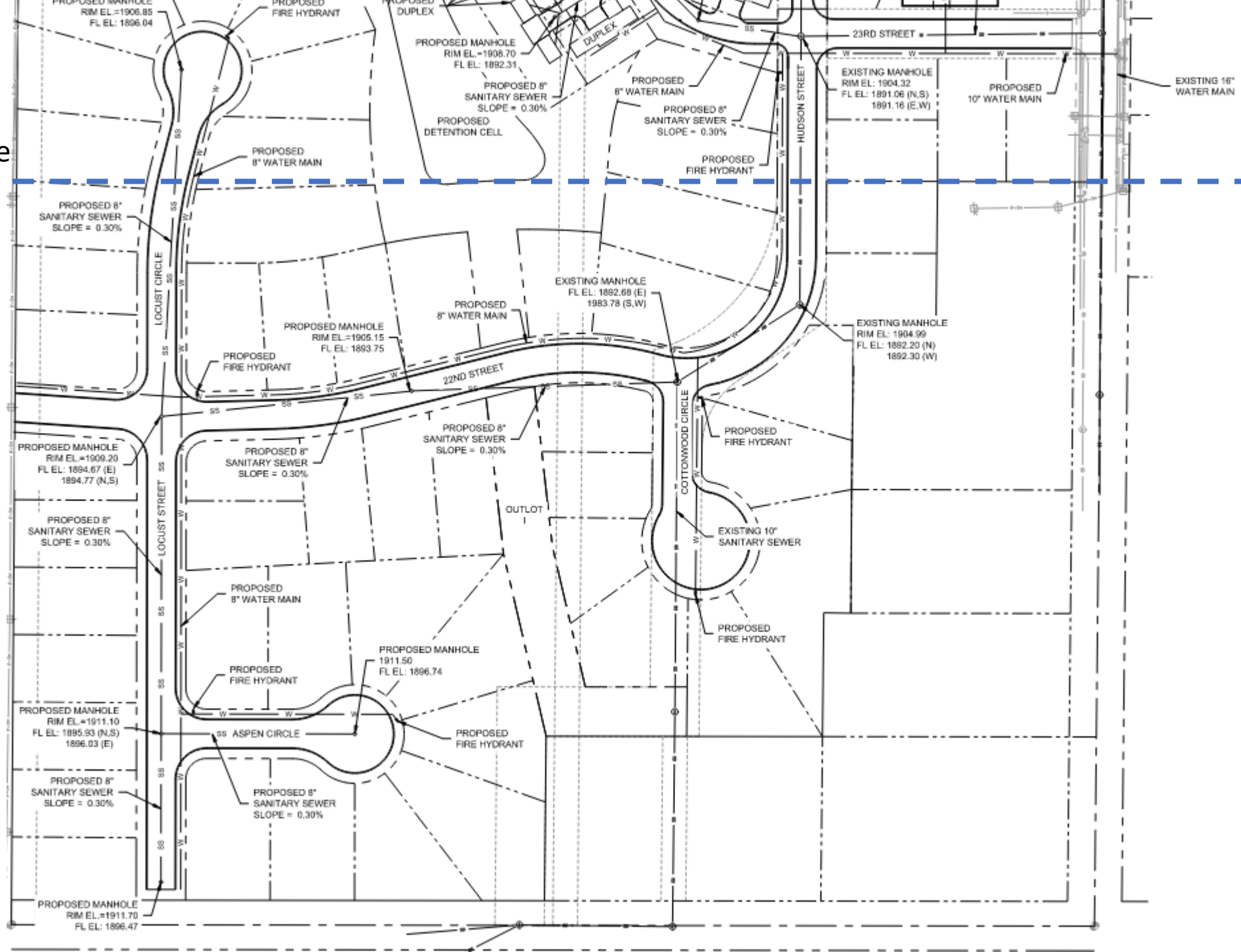
Break line

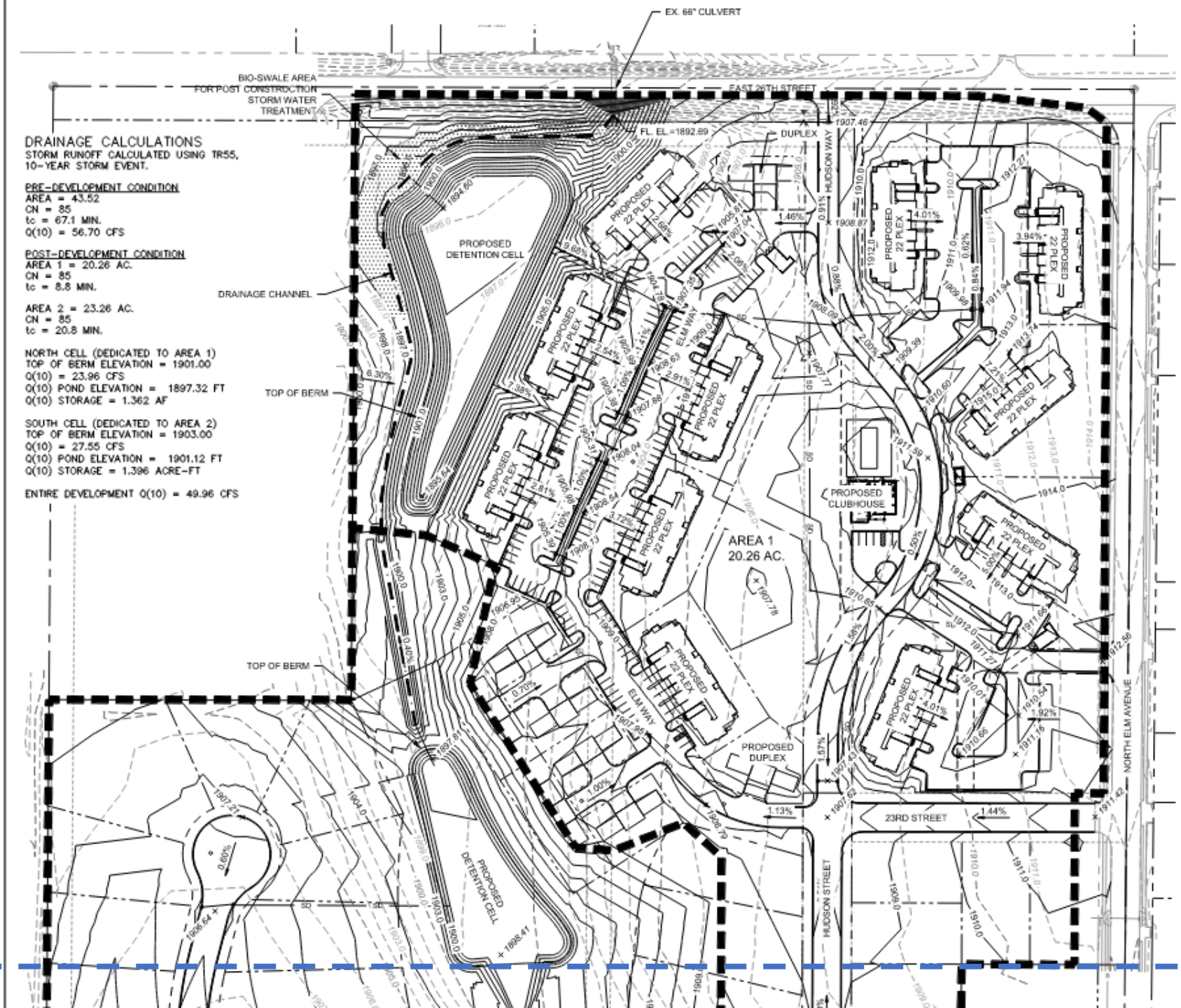
Break line


23RD STREET
60' DEDICATED R.O.W.
36.0' B-B
HUDSON STREET
60' R.O.W.
PROPOSED DETENTION CELL
VACATE EXISTING 30' UTILITY EASEMENT (INST. 793159)
LOCUST CIRCLE
22ND STREET
COTTONWOOD CIRCLE
LOCUST STREET
ASPEN CIRCLE
OUTLOT I
EXISTING 60' UTILITY EASEMENT (INST. 20015120)
PROPOSED 30' UTILITY EASEMENT
EXISTING 33' UTILITY EASEMENT (INST. 20020097)
PARCEL NO.: 010017658 E & C HOHLEN SUB
PARCEL NO.: 010013901 WILLIAM E BERCK SUB
PARCEL NO.: 010013904
PARCEL NO.: 010013902
PARCEL NO.: 010013903
N89°46'36"W 100.00'
S00°44'34"W 200.00'
S00°20'35"W 150.29'
N89°06'06"W 32.97'
S00°35'19"W 150.64'
N89°55'19"W 336.00'
S00°35'19"W 200.00'
N89°55'19"W 648.05'
S00°37'56"W 175.10'
N89°46'36"W 200.00'
20TH STREET
NW CORNER, S1/2, SE1/4, N1/2, FRACT. SEC. 6-7N-9W
PARCEL NO.: 010013906 O'KEEFFE SUB


EXISTING MANHOLE
RIM EL: 1907.77
FL EL: 1888.22
EAST 26TH STREET
EXISTING 10" WATER MAIN
PROPOSED FIRE HYDRANT
DUPLEX
EXISTING 8" WATER MAIN
HUDSON WAY
PROPOSED 22 PLEX
PROPOSED DETENTION CELL
PROPOSED MANHOLE
RIM EL =1907.89
FL EL: 1889.41
OUTLOT F ACCESS/UTILITY EASEMENT
EXISTING MANHOLE
RIM EL: 1903.10
FL EL: 1888.85 (N,S)
1888.95 (W)
OUTLOT E
OUTLOT G
PROPOSED 8" SANITARY SEWER
SLOPE = 0.30%
PROPOSED 8" WATER MAIN
ELM WAY
PROPOSED MANHOLE
RIM EL =1908.83
FL EL: 1890.07
OUTLOT A ACCESS/UTILITY EASEMENT
PROPOSED MANHOLE
RIM EL =1908.20
FL EL: 1892.39
EXISTING MANHOLE
RIM EL: 1902.5
FL EL: 1890.02
OUTLOT D
EXISTING 10" SANITARY SEWER
PROPOSED MANHOLE
RIM EL.=1908.10
FL EL: 1891.94
PROPOSED MANHOLE
RIM EL.=1908.70
FL EL: 1892.76
OUTLOT C ACCESS/UTILITY EASE
PROPOSED MANHOLE
RIM EL.=1907.00
FL EL: 1891.64
OUTLOT B
EXISTING 8" SANITARY SEWER
NORTH ELM AVENUE
OUTLOT H
PROPOSED MANHOLE
RIM EL.=1906.85
FL EL: 1896.04
PROPOSED DUPLEX
23RD STREET
PROPOSED MANHOLE
RIM EL.=1908.70
FL EL: 1892.31
PROPOSED 8" SANITARY SEWER
SLOPE = 0.30%
PROPOSED DETENTION CELL
EXISTING MANHOLE
RIM EL: 1904.32
FL EL: 1891.06 (N,S)
1891.16 (E,W)
PROPOSED 10" WATER MAIN
EXISTING 16" WATER MAIN
HUDSON STREET
PROPOSED 8" WATER MAIN
PROPOSED 8" SANITARY SEWER
SLOPE = 0.30%
PROPOSED FIRE HYDRANT
PROPOSED 8" SANITARY SEWER
SLOPE = 0.30%
SCALE
LEG
POWE
GUY P
ELECT
ELECT
ELECT
GUY W
WATE
FIRE H
SIGN
MONIT
CURB
WOOD
GAS V
SANITA
SANITA
DECID
SURVE
PROPI
SECTI
STORM
GAS L
OVERH
UNDER
UNDER
SANIT
WATE
CHAIN
BUILD
CONCI

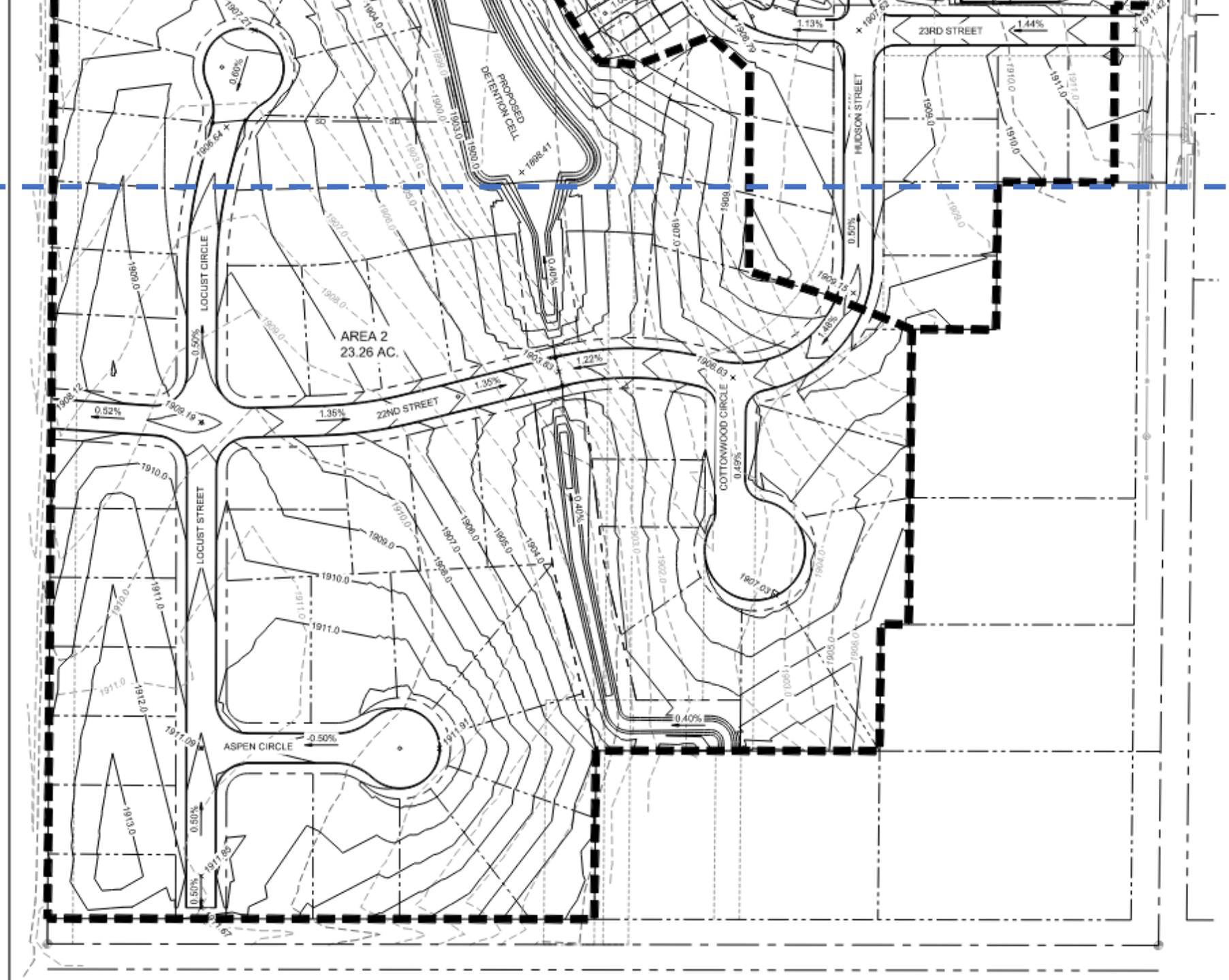
Break line


Break line
PROPOSED MANHOLE
RIM EL.=1906.85
FL EL: 1896.04
PROPOSED
FIRE HYDRANT
PROPOSED
DUPLEX
PROPOSED MANHOLE
RIM EL.=1908.70
FL EL: 1892.31
PROPOSED 8"
SANITARY SEWER
SLOPE = 0.30%
PROPOSED
DETENTION CELL
PROPOSED
8" WATER MAIN
PROPOSED 8"
SANITARY SEWER
SLOPE = 0.30%
PROPOSED
FIRE HYDRANT
HUDSON STREET
23RD STREET
EXISTING MANHOLE
RIM EL: 1904.32
FL EL: 1891.06 (N,S)
1891.16 (E,W)
PROPOSED
10" WATER MAIN
EXISTING 16"
WATER MAIN
PROPOSED 8"
SANITARY SEWER
SLOPE = 0.30%
LOCUST CIRCLE
PROPOSED
8" WATER MAIN
EXISTING MANHOLE
FL EL: 1892.68 (E)
1983.78 (S,W)
EXISTING MANHOLE
RIM EL: 1904.99
FL EL: 1892.20 (N)
1892.30 (W)
PROPOSED MANHOLE
RIM EL.=1905.15
FL EL: 1893.75
PROPOSED
FIRE HYDRANT
22ND STREET
PROPOSED MANHOLE
RIM EL.=1909.20
FL EL: 1894.67 (E)
1894.77 (N,S)
PROPOSED 8"
SANITARY SEWER
SLOPE = 0.30%
PROPOSED 8"
SANITARY SEWER
SLOPE = 0.30%
COTTONWOOD CIRCLE
PROPOSED
FIRE HYDRANT
LOCUST STREET
OUTLOT
EXISTING 10"
SANITARY SEWER
PROPOSED
8" WATER MAIN
PROPOSED
FIRE HYDRANT
PROPOSED MANHOLE
1911.50
FL EL: 1896.74
PROPOSED MANHOLE
RIM EL.=1911.10
FL EL: 1895.93 (N,S)
1896.03 (E)
ASPEN CIRCLE
PROPOSED
FIRE HYDRANT
PROPOSED 8"
SANITARY SEWER
SLOPE = 0.30%
PROPOSED 8"
SANITARY SEWER
SLOPE = 0.30%
PROPOSED MANHOLE
RIM EL.=1911.70
FL EL: 1896.47

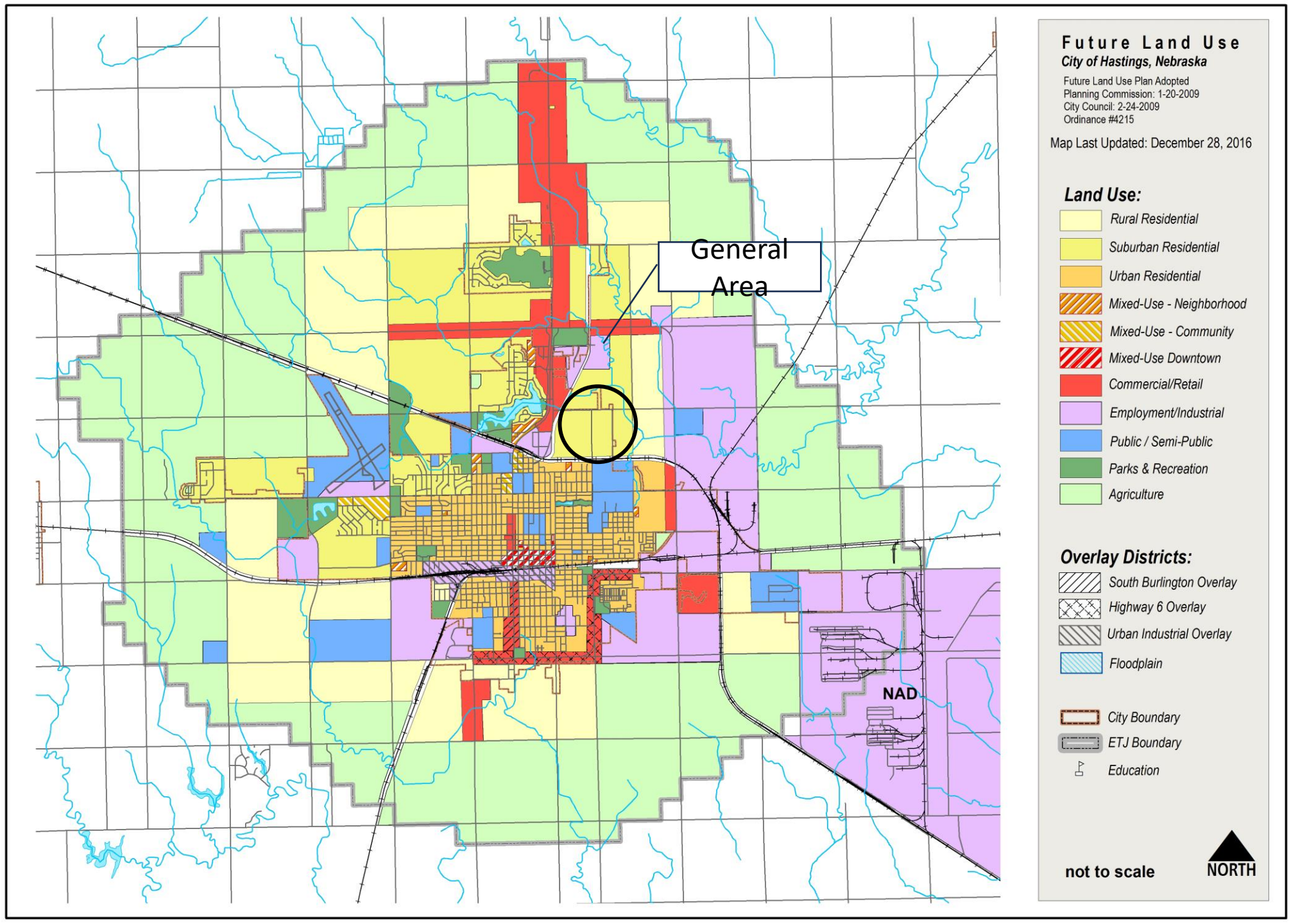

EX. 66" CULVERT
BIO-SWALE AREA FOR POST CONSTRUCTION STORM WATER TREATMENT
EAST 26TH STREET
DRAINAGE CALCULATIONS
STORM RUNOFF CALCULATED USING TR55, 10-YEAR STORM EVENT.
PRE-DEVELOPMENT CONDITION
AREA = 43.52
CN = 85
tc = 67.1 MIN.
Q(10) = 56.70 CFS
POST-DEVELOPMENT CONDITION
AREA 1 = 20.26 AC.
CN = 85
tc = 8.8 MIN.
AREA 2 = 23.26 AC.
CN = 85
tc = 20.8 MIN.
NORTH CELL (DEDICATED TO AREA 1)
TOP OF BERM ELEVATION = 1901.00
Q(10) = 23.96 CFS
Q(10) POND ELEVATION = 1897.32 FT
Q(10) STORAGE = 1.362 AF
SOUTH CELL (DEDICATED TO AREA 2)
TOP OF BERM ELEVATION = 1903.00
Q(10) = 27.55 CFS
Q(10) POND ELEVATION = 1901.12 FT
Q(10) STORAGE = 1.396 ACRE-FT
ENTIRE DEVELOPMENT Q(10) = 49.96 CFS
PROPOSED DETENTION CELL
DRAINAGE CHANNEL
TOP OF BERM
TOP OF BERM
AREA 1
20.26 AC.
PROPOSED CLUBHOUSE
PROPOSED DUPLEX
PROPOSED DETENTION CELL
DUPLEX
HUDSON WAY
ELM WAY
HUDSON STREET
23RD STREET
NORTH ELM AVENUE
PROPOSED 22 PLEX

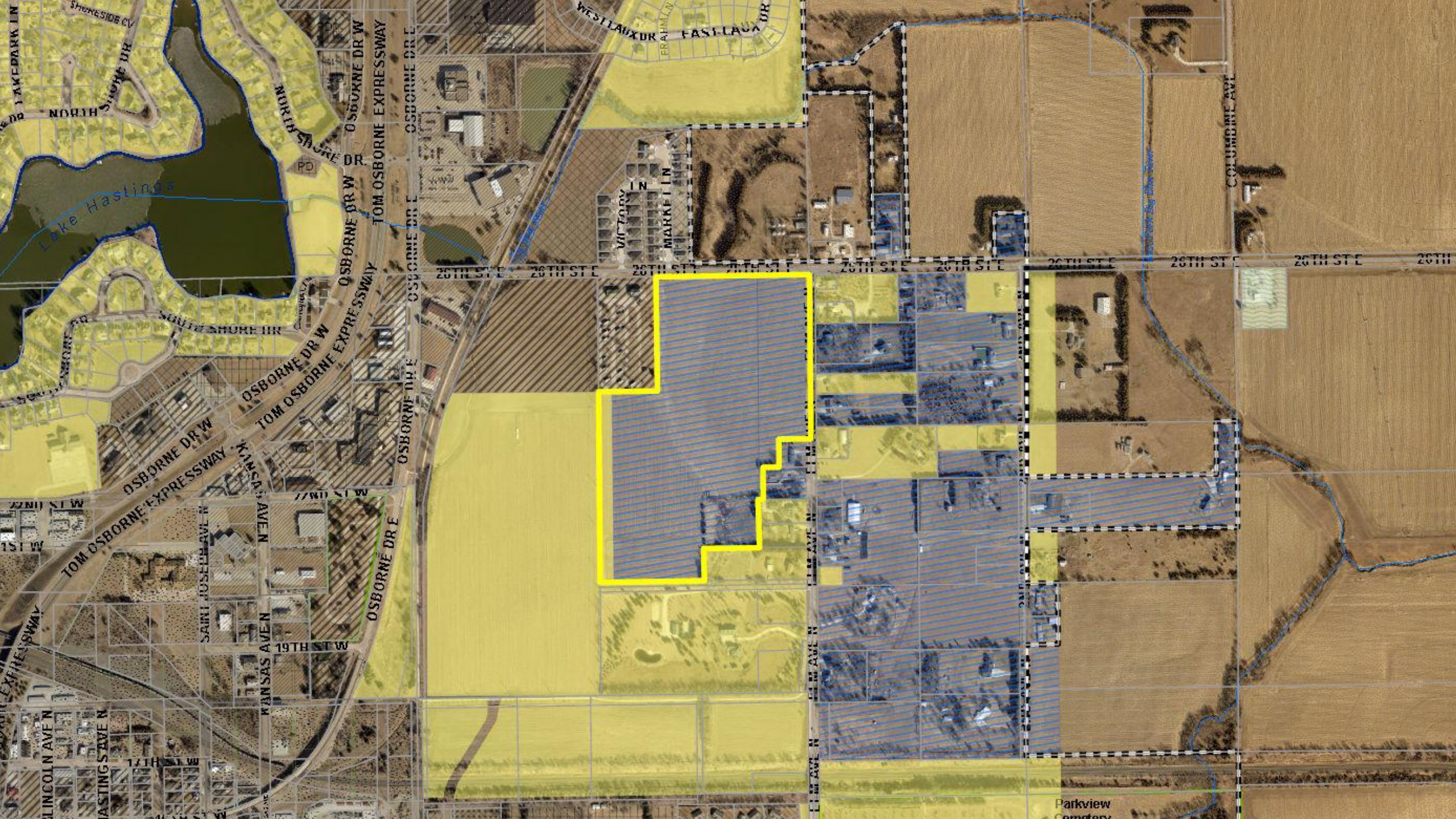
Break line

Break line



AREA 2
23.26 AC.
PROPOSED DETENTION CELL
LOCUST CIRCLE
LOCUST STREET
22ND STREET
23RD STREET
HUDSON STREET
COTTONWOOD CIRCLE
ASPEN CIRCLE


General Area
NAD
Future Land Use
City of Hastings, Nebraska
Future Land Use Plan Adopted
Planning Commission: 1-20-2009
City Council: 2-24-2009
Ordinance #4215
Map Last Updated: December 28, 2016
Land Use:
Rural Residential
Suburban Residential
Urban Residential
Mixed-Use - Neighborhood
Mixed-Use - Community
Mixed-Use Downtown
Commercial/Retail
Employment/Industrial
Public / Semi-Public
Parks & Recreation
Agriculture
Overlay Districts:
South Burlington Overlay
Highway 6 Overlay
Urban Industrial Overlay
Floodplain
City Boundary
ETJ Boundary
Education
not to scale
NORTH



Lake Hastings
NORTH SHORE DR
NORTH SHORE DR
SOUTH SHORE DR
OSBORNE DR W
TOM OSBORNE EXPRESSWAY
OSBORNE DR E
WEST LAUX DR
EAST LAUX DR
VICTORY LN
MARKET LN
20TH ST E
22ND ST W
19TH ST W
17TH ST W
KANSAS AVE N
SAINT JOSEPH AVE N
LINCOLN AVE N
HASTINGS AVE N
COLUMBINE AVE
Parkview

Project Costs and Funding Sources

USE OF FUNDS			SOURCES OF FUNDS	
Description				
Acquistion	$ 200,000		Owner Equity	$ 3,760,000
Site Prep, Grading & Landscaping	$ 650,000		Rural Workforce Housing Loan	$ 850,000
Utilities, Sewer, Water & Paving	$ 1,650,000		Tax Increment Financing	$ 4,500,000
Architecture, Engineering & Legal	$ 500,000		Permanent Financing	$ 13,975,000
Façade Enhancements	$ 950,000			
Capitalized Interest - TIF Loan	$ 550,000			
Construction Costs	$ 18,785,000			
TOTALS	**$ 23,085,000**		**TOTALS**	**$ 23,085,000**

Anticipated TIF Funding

Estimated 2020 assessed value:	$40,000
Estimated value after completion:	$23,040,000
Incremental value:	$23,000,000
Annual TIF generated:	$500,000
TIF Bond Issue:	$4,500,000

Project Proforma

Proforma Without TIF

	Year 1	Year 2	Year 3	Year 4
Rent Revenue	$2,420,305	$2,492,914	$2,567,701	$2,644,732
Expenses	-$919,716	-$947,307	-$975,486	-$1,004,998
NOI Without TIF	$1,500,589	$1,545,607	$1,592,215	$1,639,734
RWH Loan	-$85,000	-$85,000	-$85,000	-$85,000
Debt Service	-$1,172,328	-$1,172,328	-$1,172,328	-$1,172,328
Cash Flow Without TIF	$243,261	$288,279	$334,887	$382,406
Cash on cash return wo/TIF	2.94%	3.48%	4.05%	4.62%
Equity Investment	$ 8,272,485	$ 8,272,485	$ 8,272,485	$ 8,272,485

Proforma Operating Statement with TIF				
	Year 1	Year 2	Year 3	Year 4
Rent Revenue	$ 2,420,305	$ 2,492,914	$ 2,567,701	$ 2,644,732
Expenses	$ (919,716)	$ (947,307)	$ (975,486)	$ (1,004,998)
NOI Without TIF	$ 1,500,589	$ 1,545,607	$ 1,592,215	$ 1,639,734
RWH Loan	$ (85,000)	$ (85,000)	$ (85,000)	$ (85,000)
Debt Service	$ (416,795)	$ (416,795)	$ (416,795)	$ (416,795)
Cash Flow Without TIF	$ 998,794	$ 1,043,812	$ 1,090,420	$ 1,137,939
Cash on cash return with TIF	7.85%	8.28%	8.71%	9.14%
Equity Investment	$ 3,873,630	$ 3,873,630	$ 3,873,630	$ 3,873,630


Looking West at N. Elm Ave into Site


Looking South at N. Elm Ave


Looking East at N. Elm Ave


Looking Northeast at N. Elm Ave

Staff Findings Summary for Plan Modification

- The project is feasible and generally conforms with the Comprehensive Plan
- The project would not be economically feasible without the use of TIF funding. As shown in the Proforma, without the TIF funding, the project would have an unacceptable return on the investment for a “for profit” developer.
- Because of the infeasibility of the project without TIF funding, the project would most likely not occur.
- The cost/benefit of the project is in the long-term best interest of the community. The project will provide 313 new homes in the form of single-family homes, duplexes, and apartments. This is an identified need. No current residents will be displaced and no strain on public services should be realized.

Planning Commission Recommendation

The Planning Commission recommend **APPROVAL** to the City Council for the request for a **REDEVELOPMENT PLAN MODIFICATION** for the Elm 26 Redevelopment Project, generally located to the southwest of the intersection of East 26th Street and North Elm Street, based on the findings in the staff report and the Redevelopment Plan Modification materials.

The Planning Commission voted 7-0 on the recommendation.

Staff Findings Summary for Rezoning

- The request generally conforms with the 2009 Comprehensive Plan. The rezoning site is in the Suburban Residential category. The rezoning site has a density of 14.4 DU/Acres. The overall development has a mixed residential development of 7.2 DU/Acres. A number of policies support the mixed of residential uses to provide quality neighborhoods and housing.
- Adequate public utilities are available to serve the site and proposed development. The amount of traffic generated by the development should not adversely impact the surrounding road network.
- The character of the surrounding neighborhood is a mix of residential uses, agricultural uses, and commercial uses.
- The proposed rezoning is generally compatible with the surrounding residential uses. Although the total density is greater than most of the surrounding residential uses, it is not significant.

Planning Commission Recommendation

The Planning Commission recommend **APPROVAL** to the City Council the Request to Rezone the Elm 26 development, generally located to the southwest of the intersection of East 26th Street and North Elm Street, from R-1A, Single-Family Large Lot Residential District to R-3, Multiple-Family Residential District.

The Planning Commission voted 7-0 on the recommendation.

Staff Findings Summary for Preliminary Plat

- The request generally conforms with the 2009 Comprehensive Plan. The rezoning site is in the Suburban Residential category. The rezoning site has a density of 14.4 DU/Acres. The overall development has a mixed residential development of 7.2 DU/Acres. A number of policies support the mixed of residential uses to provide quality neighborhoods and housing.
- If rezoned, the Preliminary Plat provides lots that conform with the appropriate zoning districts.
- Adequate and Appropriate access is provided. The amount of traffic generated by the development should not adversely impact the surrounding road network.
- The design of the public infrastructure meets the City's minimum standards.

Planning Commission Recommendation

Staff recommends that the Planning Commission recommend **APPROVAL** of the **PRELIMINARY PLAT** for the Elm 26 Subdivision to the City Council for the proposed residential development generally located to the southwest of the intersection of East 26th Street and North Elm Street, with the following conditions:

1. The proposed rezoning of the 17.92-acre tract from R-1A, Single-Family Large Lot Residential District to R-3, Multiple-Family Residential District, must be approved.
2. Sidewalks along both sides of the new internal streets will be required to be installed.

The Planning Commission voted 7-0 on the recommendation.


HASTINGS
Nebraska

ORDINANCE NO. 4761

AN ORDINANCE OF THE CITY OF HASTINGS, NEBRASKA, TO REZONE THE PROPERTY DESCRIBED IN SECTION ONE OF THIS ORDINANCE FROM R-1A, SINGLE-FAMILY LARGE LOT RESIDENTIAL DISTRICT, TO R-3, MULTIPLE-FAMILY RESIDENTIAL DISTRICT,; TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF THE CITY OF HASTINGS, NEBRASKA AS PROVIDED IN SECTION 34-105 OF THE OFFICIAL HASTINGS CITY CODE; TO REPEAL ANY ORDINANCES 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 pursuant to the application for rezoning filed with the City of Hastings, the property legally described as follows:

> Hastings College campus and adjacent land owned by Hastings College. This 92.77-acre area is generally bounded by and along East 12th Street, North 6th Avenue to the east, East 9th Street, North Ash Avenue, East 7th Street, North Turner Avenue, and North Elm Avenue.
>
> A TRACT OF LAND LOCATED IN PART OF THE NORTHEAST QUARTER OF THE NORTH HALF (NE1/4 N1/2) OF FRACTIONAL SECTION SIX (6), TOWNSHIP SEVEN (7) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
>
> COMMENCING AT THE NORTHEAST CORNER, FRACTIONAL SECTION 6, T7N, R9W; THENCE ON AN ASSUMED BEARING OF S00°35'19"W, ALONG THE EAST LINE OF THE NE1/4, N1/2, A DISTANCE OF 41.25 FEET; THENCE N89°49'38"W A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE S00°35'19"W ALONG THE WEST R.O.W. LINE OF ELM AVENUE A DISTANCE OF 881.05 FEET; THENCE N89°54'46"W A DISTANCE OF 302.97

FEET; THENCE S73°42'50"W A DISTANCE OF 62.57 FEET; THENCE N74°22'30"W A DISTANCE OF 151.95 FEET; THENCE S57°12'56"W A DISTANCE OF 160.15 FEET; THENCE N32°47'04"W A DISTANCE OF 284.62 FEET; THENCE N14°34'36"W A DISTANCE OF 47.91 FEET; THENCE S65°04'49"W A DISTANCE OF 116.45 FEET; THENCE N00°24'02"E A DISTANCE OF 710.09 FEET TO A POINT ON THE SOUTH R.O.W. LINE OF 26TH STREET; THENCE S89°49'38"E, ALONG SAID SOUTH R.O.W. LINE, A DISTANCE OF 919.89 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 780803.80 SQUARE FEET OR 17.92 ACRES MORE OR LESS.

be and the same is hereby rezoned "R-3, Multiple-Family Residential District" from "R-1A, Single-Family Large Lot Residential 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 amended in accordance with the foregoing provisions.

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

SECTION 4. That this ordinance shall take effect and be in full force and effect 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 10th day of June, 2024.

_____
Corey Stutte, Mayor

(SEAL)

ATTEST:

_____

Kimberly S. Jacobitz, City Clerk

APPROVED TO FORM:

_____

Jesse Oswald, City Attorney

Department: Development Services
Staff Contact: Chad Bunger
Council Meeting Date: 6/10/2024

AGENDA ITEM SUMMARY SHEET

Description of Item:

Final Plat for the Hoss Subdivision, in the southeast quarter of Section 32, Township 8 North, Range 9 West of the 6th p.m., Adams County, Nebraska

Names of People/Business affected by this action:

The applicant, the City of Hastings and Adams County.

Why Council action is required:

Neb. Rev. Stat. 19-929 states that city council shall not take final action on subdivision development matters without the recommendation of the Planning Commission.

Type of action requested:

Motion

Suggested motion:

Motion to approve the final plat for the Hoss Subdivision.

Deadlines associated with action:

Department head comments:

The Development Department and Plat Track review teams (to include County officials) have reviewed this subdivision plat and the applicant has incorporated all recommendations found to be relevant with subdivision design standards and regulations in City Code Section 38-203. All related utility easement locations have been reviewed and approved by the Utilities Coordinator as part of this plat process.

A complete review of the Final Plat can be found in the attached Staff Report.

City Administrator comments:

City of Hastings Planning Commission

HASTINGS
DEVELOPMENT SERVICES

STAFF REPORT

Final Plat:	**Hoss Subdivision**
Case No.	2024-82
Applicant	Craig Schlachter
Property Location:	1325 E. 26th Street, Hastings, NE, Adams County A tract of land located in the west half of Section 29, Township 8 North, Range 9 West of the 6th p.m., Adams County, Nebraska
Lot Size:	2.97 acres
Date of Public Meeting:	May 21, 2024
Zoning	A, Agricultural District and R-1A, Single-Family Large Lot Residential District
Adjacent Zoning:	North: A District East: A District South: A District and R-1S, Single-Family Large Lot Residential District West: A District



SECTION AND REQUIREMENT OF HASTINGS CODE OF ORDINANCE CONSIDERATION OF A FINAL PLAT:

- **Sec. 38-201. – Approval of subdivision plats**
- **Sec. 38-203. – Final Plat:** describes intent and submittal requirements.
- **Chapter 28, Article III. – Planning and Community Design Standards:** describes various plat, lot, and site design requirements.
- **Chapter 28, Article IV. – Engineering and Technical Standards:** describes technical standards of public infrastructure and other improvements.

DESCRIPTION OF FINAL PLAT REQUESTED:

The applicant has requested to subdivide the 160.83-acre tract of land into two separate lots. Lot 1 will be 2.97 acres and is the location of a single-family home. Lot 2 would consist of the remaining land 157.86 acres that is dedicated to farmland. Lot 2 is zoned A, Agricultural District.

Property description: The parent tract is 160.83 acres and the majority of it is row-crop farmland. In the southwest corner of the tract is a home site with a single-family home. Both the agricultural land and the home site gain access from E. 26th Street.

The site is outside of the Hastings City Limits but within the Hastings Extra-territorial jurisdiction.

The grades have been established with the farmland and the house. No changes in the grades are proposed.

Final Plat Design: The layout of the Final Plat is similar to what was presented as the Preliminary Plat. No changes have been proposed to the layout of the lots or needed easements to serve the site for utilities and public access.

CONSIDERATIONS OF THE FINAL PLAT:

Subsection 38-201(1). – Approval of subdivision plats states No plat of or instruments effecting the subdivision of real property shall be recorded or have any force and effect unless the same be approved by the City Council, subject however, to the exceptions set forth in Section 34-106 of this code. The City Council shall hold no public meeting, nor take any action upon any plat or instrument effecting a subdivision until it has received the recommendation of the Hastings Planning Commission.

City staff reviews the following topics to ensure that the proposed final plat conforms to the minimum standards of Chapter 28, Article III. – Planning and Community Design Standards and Chapter 38, Article IV. – Engineering and Technical Standards and to provide a recommendation to City of Hastings Planning Commission and Hastings City Council.

STAFF COMMENTS: Staff recommends the Planning Commission recommend **APPROVAL** of the **Final Plat of Hoss Subdivision** to the City Council.

PREPARED BY: Ember Batelaan, City Planner

DATE: May 14, 2024

ATTACHMENTS:

1. Final Plat of Adam Subdivision
2. Approved Preliminary Plat (May 13, 2024)

HOSS SUBDIVISION

FINAL PLAT
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32,
TOWNSHIP 8 NORTH, RANGE 9 WEST OF THE 6TH P.M.,
WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HASTINGS,
ADAMS COUNTY, NEBRASKA

NW COR SE ¼ SEC 32-T8N-R9W
FOUND A 3/8" REBAR 0.3' DEEP

W 33.12' TO A NAIL FOUND 2-FOOT ABOVE GROUND IN THE SOUTH FACE OF A FENCE POST
SE 64.34' TO A STEP NAIL FOUND 1-FOOT ABOVE GROUND IN THE WEST FACE OF A POWER POLE
SE 65.69' TO THE CENTER OF THE TOP NUT OF FIRE HYDRANT
E 32.82' TO A ¾" PIPE FOUND NEAR THE SURFACE
E 2' TO THE CENTERLINE OF A GRAVEL ROAD AS DRIVEN NORTH AND SOUTH

SW COR SE ¼ SEC 32-T8N-R9W
FOUND A SURVEY SPIKE IN THE ASPHALT

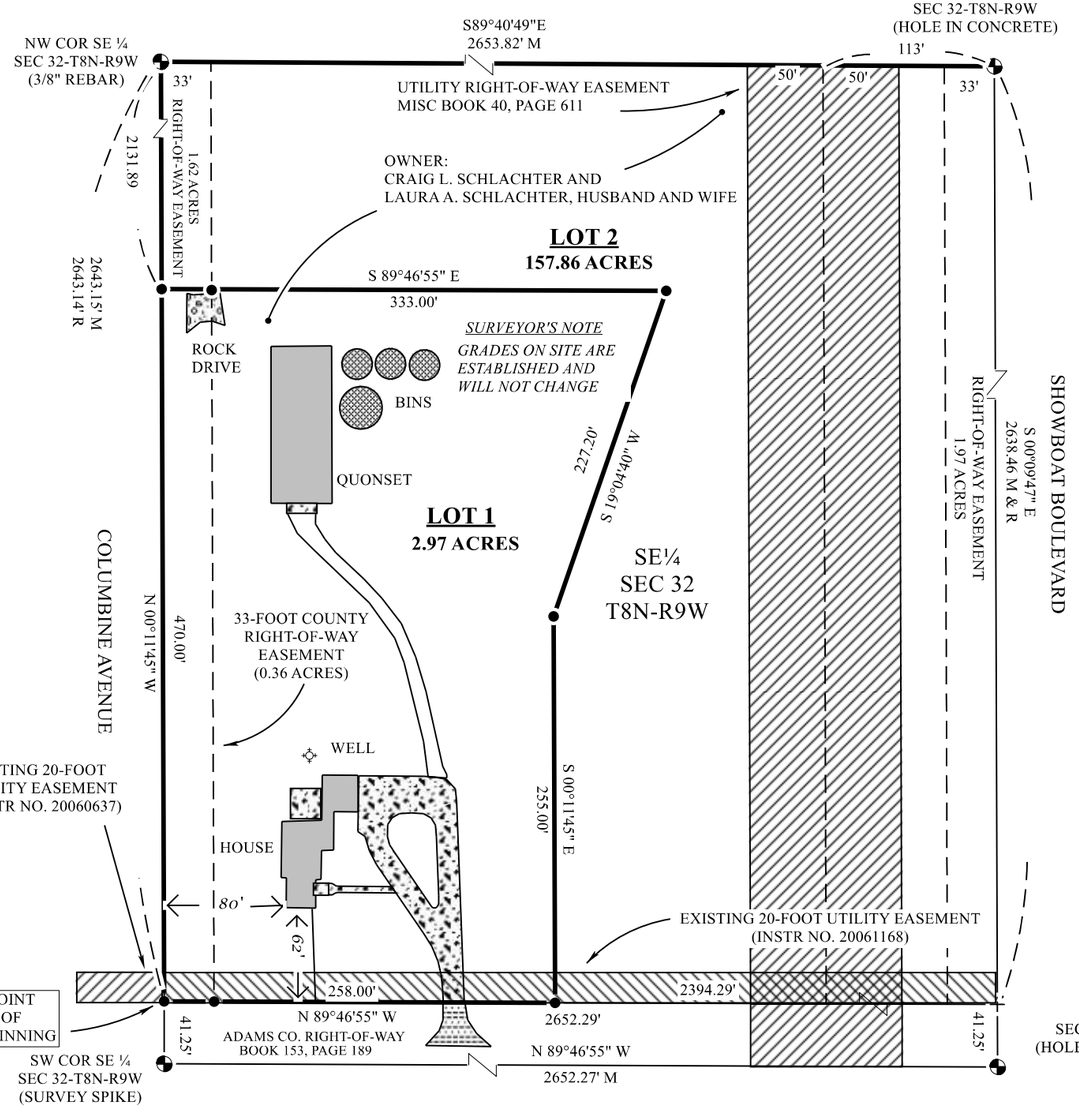
S 41.25' TO A PLASTIC CAP STAMPED "LS-448" ON A 5/8" REBAR
S 40.28' TO A ½" REBAR
SE 47.05' TO THE CENTER OF THE TOP NUT OF A FIRE HYDRANT
NW 57.93' TO A NAIL FOUND 3-FOOT ABOVE GROUND IN THE WEST FACE OF A GUARD POST FOR A TELEPHONE RISER
NE 63.82' TO A NAIL FOUND 1-FOOT ABOVE GROUND IN THE NORTHWEST FACE OF A POWER POLE
E 5' TO THE CENTERLINE OF A GRAVEL ROAD NORTH

NE COR SE 1/4 SEC 32-T8N-R9W
FOUND A DRILL HOLE IN CONCRETE

W 36.00' TO A NAIL "X" FOUND 1-FOOT ABOVE GROUND IN THE EAST FACE OFA RAILROAD TIE FENCE POST
SW 47.38' TO A 5/8" REBAR (BENT SOUTH)
E 50.00' TO A PLASTIC CAP ON A 5/8" REBAR
NW 48.36' TO A 5/8" REBAR
E 4.1' TO THE CENTERLINE JOINT OF CONCRETE

SE COR SEC 32-T8N-R9W
FOUND DRILL HOLE IN CONCRETE

NE 47.78' TO A MAG-NAIL FOUND IN AN ALUMINUM DISK STAMPED "T. KRUEGER LS-448" IN A BRIDGE GUARD RAIL POST
SE 94.00' TO THE CENTER OF THE TOP NUT OF A FIRE HYDRANT
SW 93.97' TO A NAIL FOUND 2.5-FOOT ABOVE GROUND IN THE NORTHWEST FACE OF A GUY POLE
NW 54.40' TO A NAIL "X" FOUND 3.5-FOOT ABOVE GROUND IN THE NORTHEAST FACE OF A POWER POLE



0 100'

NOTE: ALL BEARINGS ARE ASSUMED

R9W

T8N 32

LEGEND

◔	CORNER FOUND
M	MEASURED DISTANCE
R	RECORD DISTANCE
☼	WELL
●	SET 1/2" REBAR (LS-448 CAP)
+	CALCUALTED CORNER

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 8 NORTH, RANGE 9 WEST OF THE 6TH P.M., WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 32; THENCE N00°11'45"W (ASSUMED BEARING) ON THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 41.25 FEET TO THE NORTH RIGHT-OF-WAY LINE OF EAST 26TH STREET AS RECORDED IN DEED BOOK 153, PAGE 189, THIS BEING THE POINT OF BEGINNING; THENCE CONTINUING N00° 11'45"W, ON SAID WEST LINE, DISTANCE OF 2643.15 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE S89°40'49"E, ON THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2653.82 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE S00°09'47"E, ON THE EAST LINE SAID SOUTHEAST QUARTER, A DISTANCE OF 2638.46 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF EAST 26TH STREET; THENCE N89°46'55"W, ON SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 2652.29 FEET TO THE POINT OF BEGINNING CONTAINING 160.83 ACRES, MORE OR LESS, INCLUDING 3.95 ACRES, MORE OR LESS, OF COUNTY RIGHT-OF-WAY EASEMENT.

FLOOD PLAIN STATEMENT

A PORTION OF LOT TWO (2) AS LEGALLY DESCRIBED ON THIS PLAT MAY BE WITHIN THE SPECIAL FLOOD HAZARD AREA ZONE AE AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 31001C176C EFFECTIVE 7/05/2018.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF A SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

THOMAS L. KRUEGER | LS-448

KRUEGER LAND SURVEYING
2837 WEST U.S. HIGHWAY 6 #204
HASTINGS, NE 68901
402-984-2176

FILE NAME ADAMS COUNTY SEC 32-T8N-R9W (SCHLACHTER)		
SCALE 100 Ft/In	DATE 03-04-2024	DRAWN BY T. KRUEGER
JOB KLS-24002	FIELD WORK TK	SHEET 1 OF 2

HOSS SUBDIVISION

FINAL PLAT
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32,
TOWNSHIP 8 NORTH, RANGE 9 WEST OF THE 6TH P.M.,
WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HASTINGS,
ADAMS COUNTY, NEBRASKA

OWNERS CERTIFICATE
KNOW ALL MEN BY THESE PRESENT, THAT CRAIG L. SCHLACHTER AND LAURA A. SCHLACHTER, HUSBAND AND WIFE, OWNER(S) OF THE LAND DESCRIBED IN THE LEGAL DESCRIPTION HEREON, HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED, AND DESIGNATED AS HOSS SUBDIVISION, WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, AND THAT THE FOREGOING ACTIONS ARE DONE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND BE IT FURTHER KNOWN THAT SAID OWNERS HEREBY DEDICATE ALL THE STREETS AND EASEMENTS SHOWN ON THE PLAT TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

SIGNED THIS _____ DAY OF _____, 20_____.

_____ _____
CRAIG L. SCHLACHTER, HUSBAND LAURA A. SCHLACHTER, WIFE

ACKNOWLEDGEMENT
STATE OF NEBRASKA)
)
COUNTY OF ADAMS)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____DAY OF _____, 2024, BY CRAIG L. SCHLACHTER AND LAURA A. SCHLACHTER, HUSBAND AND WIFE.

MY COMMISSION EXPIRES THE _____DAY OF_____, 20_____.

_____
NOTARY

CITY ENGINEER'S APPROVAL
THIS PLAT OF HOSS SUBDIVISION, WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA HAS BEEN RECEIVED AND REVIEWED BY ME AND IS IN COMPLIANCE WITH THE PROVISIONS OF CHAPTER 38 OF THE CITY CODE FOR THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, PROVIDING FOR THE APPROVAL OF SUBDIVISIONS AND PLATS BY THE CITY ENGINEER UNDER CERTAIN CIRCUMSTANCES.

APPROVED THIS _____DAY OF _____, 20_____.

_____
CITY ENGINEER

CITY PLANNING COMMISSION RECOMMENDATION
THIS PLAT OF HOSS SUBDIVISION, WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, HAS BEEN SUBMITTED TO AND REVIEWED BY THE CITY PLANNING COMMISSION FOR APPROVAL AND IS HEREBY TRANSMITTED TO THE GOVERNING BODY OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA WITH THE RECOMMENDATION THAT SAID PLAT BE APPROVED THIS _____DAY OF _____, 20_____.

_____ _____
CHAIRMAN DIRECTOR

KRUEGER LAND SURVEYING
2837 WEST U.S. HIGHWAY 6 #204
HASTINGS, NE 68901
402-984-2176

CITY TREASURER'S CERTIFICATE
I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO SPECIAL ASSESSMENTS ARE DELINQUENT OR DUE UPON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THIS PLAT AS OF THIS _____DAY OF _____, 20 _____.

_____
CITY OF HASTINGS TREASURER

COUNTY TREASURER'S CERTIFICATE
I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES ARE DUE OR DELINQUENT UPON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THIS PLAT AS OF THIS _____ DAY OF _____, 20 _____.

_____
ADAMS COUNTY TREASURER

WAIVER FOR STREET GRADES
APPLICANT(S) HEREBY WAIVE(S) ANY AND ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE STREETS AND ALLEYS TO CONFORM TO SAID GRADES AS ESTABLISHED.

SIGNED THIS _____ DAY OF _____, 20_____.

_____ _____
CRAIG L. SCHLACHTER LAURA A. SCHLACHTER

MAYOR AND CITY COUNCIL ACTION
THIS PLAT OF HOSS SUBDIVISION, WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA IS HEREBY APPROVED THIS _____DAY OF _____, 20_____.

_____ _____
MAYOR CLERK

REGISTER OF DEEDS CERTIFICATE
STATE OF NEBRASKA)
) SS
COUNTY OF ADAMS)

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE OF ADAMS COUNTY, NEBRASKA.

DATE:_____TIME: _____ INSTRUMENT NO:_____

_____
REGISTER OF DEEDS

FILE NAME ADAMS COUNTY SEC 32-T8N-R9W (SCHLACHTER)		
SCALE 200 Ft/In	DATE 03-04-2024	DRAWN BY T. KRUEGER
JOB KLS-24002	FIELD WORK TK	SHEET 2 OF 2

Department: Engineering
Staff Contact: Lee Vrooman
Council Meeting Date: 6/10/2024

AGENDA ITEM SUMMARY SHEET

Description of Item:

Approval of the agreement with Border States Industries, Inc. for NDS Unit 5 480V Switchgear Replacement in the amount of $643,765.13.

Names of People/Business affected by this action:

City of Hastings, Border States Industries, Inc.

Why Council action is required:

Council approval is required

Type of action requested:

Motion

Suggested motion:

Motion to approve the agreement with Border States Industries, Inc. for NDS Unit 5 480V Switchgear Replacement in the amount of $643,765.13.

Deadlines associated with action:

Department head comments:

Bids were opened on May 8, 2024, with 2 bids being received. Border States Industries was the low bid at $643,765.13. Replacement of the 480 volt switchgear for NDS Unit 5 will improve the safety and reliability of the equipment. The existing 1966 switchgear is no longer supported for replacement parts. This contract is over the $620,000 budgeted amount. The contract is for equipment and field service startup support only. Installation of the equipment will be bid out at a later date as the equipment is expected to arrive in the fall of 2025.

Recommend Approval

City Administrator comments:

HASTINGS
Nebraska

To: Kevin Johnson, Manager of Utilities
From: Nathan Bren, Electrical Engineer
Date: 5/30/2024
Subject: Bid Evaluation for NDS 5 480V Switchgear Replacement
Formal Contract No. HU 2024-27

On May 8th, bids were opened for the NDS 5 480V Switchgear Replacement. A summary of the bids is given below:

BIDDER	Bid Surety	Exceptions	Lead Time	Total Price
Border States	5%	Various General Conditions Language	72 Weeks	$643,765.13
Dutton-Lainson	5%	Requested Delivery Date	72 Weeks	$644,928.59

The bid package was sent to seven contractors, most of which the City of Hastings has worked with in the past. In addition, the package was posted on our website, the newspaper, and available in the plan rooms.
Both bids we received were for the exact same switchgear, manufactured by Eaton. I believe the reason we didn't receive more bids is because the new switchgear was required to fit inside the footprint of the existing. This is Eaton's smallest 480V switchgear, so it's likely that other manufacturers don't produce switchgear of this size.

This project is in the 2023/2024 Budget, BI#2.12 - $620,000. This project is to replace aging switchgear to improve safety risk and reliability and improve repairability since existing switchgear is no longer supported. An overview of the project scope is as follows:

- Procure switchgear equipment to fit in size constraints of existing switchgear (this contract)
- Remove existing switchgear and install new (future contract)

In reviewing the bids, it was apparent that both switchgear were for the *exact* same Eaton equipment, every item on the Bill of Materials was an exact match. After determining that the switchgear meets our criteria, all that is left to differentiate the bids is price, exceptions, and company reputation.

Price
Both prices listed in the above table include field services since this is something we requested in the spec. Border States had field services as an adder, while Dutton-Lainson included it in the price. This results in Border State having a lower price by around $1,200, which is pretty minor given the total cost.

Exceptions
Border States took eight exceptions to the specifications, all coming from the General Conditions. These exceptions are acceptable and reasonable.
The most notable exceptions are that they do not agree to liquidated damages, the only warranty provided is from the manufacturer, and they can't guarantee the country of origin for every piece used in manufacturing.
A complete list of Border States' exceptions can be provided if you want it.

Dutton-Lainson only listed an exception to the delivery date of 5/27/2025. Even though the lead time is the same, Border States did not list this as an exception.

Company Reputation
After asking several people in different departments about their dealings with Border States and Dutton-Lainson, no one had any reason why one should be chosen over the other. Both have been good to work with in the past.

Assuming a mid-June approval date, the switchgear will arrive approximately October of 2025. After delivery it will sit onsite until the next NDS 5 outage when we will hire an electrical contractor to install the switchgear.

Staff recommends that the project be awarded to Border States of Grand Island, NE for a total of $643,765.13 which is the lowest and best bid for the City of Hastings.

Cc: Lee Vrooman, Director of Engineering
Derek Zeisler, Director of Energy Production & Supply
Micah McCaffery, Plant Superintendent

AGREEMENT

THIS AGREEMENT, made and entered into this 10th day of June 2024, by and between the City of Hastings, Party of the First Part, hereinafter called the "Purchaser" or "City", and Border States Industries Inc**.**, 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 six hundred forty-three thousand, seven hundred sixty-five and 13/100. ($643,765.13).

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 **Contract No. HU 2024-27: NDS 5 480V Switchgear Replacement**

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

CONTRACTOR
Party of the Second Part

SEAL

_____

By: Jeffrey Hamburger

Title: Area Director

Date: 05/30/2024

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: Human Resources
Staff Contact: Lori Hartman, Diane Parker
Council Meeting Date: 6/10/2024

AGENDA ITEM SUMMARY SHEET

Description of Item:

Approval of Resolution No. 2024-38 approving the revised Hastings Employee Handbook

Names of People/Business affected by this action:

City Employees

Why Council action is required:

Resolutions are required to be approved by the Mayor and City Council to become effective.

Type of action requested:

Resolution

Suggested motion:

Move to adopt Resolution No. 2024-38 approving the revised Hastings Employee Handbook

Deadlines associated with action:

Move to adopt Resolution No. 2024-38 approving the revised Hastings Employee Handbook as soon as possible.

Department head comments:

City Administrator comments:

RESOLUTION NO. 2024-38

WHEREAS, the Mayor and City Council of the City of Hastings, Nebraska have the duty of setting forth the policies and procedures to be followed in personnel administration for the City of Hastings; and

WHEREAS, the Mayor and City Council are desirous of providing a comprehensive resource articulating policies related to personnel administration for the City of Hastings;

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

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

Section 1. The Mayor and Council hereby approve the City of Hastings Employee Handbook, a copy of which is attached hereto, setting forth the rules, regulations, policies, and procedures that shall be utilized in personnel administration by the City of Hastings, Nebraska.

Section 2. That the effective date of this resolution shall be upon its passage.

PASSED AND APPROVED this 10th day of June 2024.

ATTEST: _____
Mayor

_____
City Clerk

[S E A L]

Approved as to form: _____
City Attorney

RESOLUTION NO. 2024-38

WHEREAS, the Mayor and City Council of the City of Hastings, Nebraska have the duty of setting forth the policies and procedures to be followed in personnel administration for the City of Hastings; and

WHEREAS, the Mayor and City Council are desirous of providing a comprehensive resource articulating policies related to personnel administration for the City of Hastings;

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Section 2. That the effective date of this resolution shall be upon its passage.

PASSED AND APPROVED this 10th day of June 2024.

ATTEST: _____
Mayor

_____
City Clerk

[S E A L]

Approved as to form: _____
City Attorney

City of Hastings

Employee Handbook

Adopted October 14, 2019

REVISION 1

Adopted May 24, 2021

REVISION 2

Adopted September 13, 2021

REVISION 3

December 13, 2021

REVISION 4

June 10, 2024

DRAFT

EMPLOYEE HANDBOOK

CITY OF HASTINGS NEBRASKA PERSONNEL RULES

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A Culture of Trust

Our happiness and success depend on building and maintaining relationships of trust with each other. Trust cannot exist without compassion, competence and integrity.

Compassion

"Nobody cares how much you know, until they know how much you care." – Theodore Roosevelt

- Listen, understand and accept constructive criticism
- Praise others in front of others
- Be respectful, kind and thoughtful
- Get to know your colleagues
- Care for yourself personally, so you can care for others
- Collaborate with other departments, we are one giant team
- Offer to help a co-worker, especially when the going gets tough
- Remember the whole, instead of just what you want
- Address issues directly with the person in a private setting, *not in public where others can hear*.

Competence

"In whatever you do, strive to be the best at it." – Aliko Dangote

- Have a strong work ethic and strive to produce high-quality work consistently
- Be articulate
- Come up with solutions to problems rather than giving them to others
- Continue your education, attend trainings, obtain certifications
- Know your trade and recognize there is always more to learn
- Don't be afraid to ask for help
- Bring your "A" game
- Be creative and suggest new ideas
- Act with professionalism

Integrity

"Integrity is doing the right thing even when no one is watching." – C.S. Lewis

- Always be honest
- If you make a mistake, own it
- Practice transparency and open communication
- Be forthcoming with important information
- Be responsible for your actions and learn from your mistakes
- Be consistent and fair
- Hold yourself accountable for your actions
- Respect yourself and others around you no matter where you are

CITY OF HASTINGS NEBRASKA PERSONNEL RULES

ARTICLE I - General Provisions

Purpose of rules

It is the purpose of these rules to set forth the principles, powers and procedures to be followed by the City of Hastings in the administration of personnel. Personnel administration in all aspects shall be based on the principles of merit and equal opportunity employment. It is the policy of the City that it will not discriminate against individuals in employment or provision of services because of race, national origin, age, gender, sexual orientation, religious or political opinions or affiliations, marital status, veteran status, physical or mental handicap, or family status. The personnel management system of the City of Hastings, of which these rules are a part, is designed to bring to the City a high degree of understanding, cooperation, efficiency and unity through systematic, uniform application of modern personnel practices. The objectives of these rules include the following:

(1) to inform employees of their rights and obligations in relation to their employer;

(2) to inform department heads and other supervisors of their obligations toward and their rights to assign and instruct subordinate employees;

(3) to insure compliance with applicable laws;

(4) to promote and increase efficiency, responsiveness to the public, and economy to the City;

(5) to provide fair and equal opportunity for qualified persons to enter and progress in their employment with the City based on merit and fitness as ascertained through fair and practical personnel rules and regulations;

(6) to enhance the attractiveness of a career with the City and encourage employees to give their best efforts to the City and the public.

Adoption of rules

These rules shall be approved by the Mayor and City Council, whereupon any conflicting rules, regulations, policies and procedures previously adopted shall be superseded to the extent of the conflict, except for the Police Department and Fire and Rescue Department's General Orders and Standard Operating Procedures or anything that is required by State or Federal Law.

Definitions

Whenever in this chapter the following terms are used, they shall have the meanings respectively ascribed to them in this section.

(1) Appointing Authority. The term "appointing authority" means the officer or any person having legal authority to make appointments to positions.

(2) Appointment. The term "appointment" means the designation of an applicant for a position who meets the qualifications for the position they are being appointed to.

(3) Benefits. The term "benefits" includes vacation, Sick Leave, holidays, and health insurance, but shall not include retirement benefits. The right of employees to retirement benefits or pensions shall be governed under Chapter 4 of the Hastings City Code.

(4) Demotion/Reduction. The term "demotion" means the movement of an employee from a

position to a different position having a lower maximum salary rate as set forth in the current City Salary Schedule. Demoted employees are subject to the six-month probationary period.

(5) Department. The term "department" means a major operating functional unit of City government.

(6) Department Head. The term "department head" means the officially appointed head of any department.

(7) Employee. The term "employee" means persons appointed to a position with the City.

(8) Full-time Employee. The term "full-time employee" means an employee who has been appointed to a position in the City Service that requires a minimum of 40 hours per week (2,080 hours in a fiscal year).

(9) Grievance. The term “grievance” shall mean a complaint by an employee alleging a violation of City ordinances, personnel rules, disciplinary actions, or any other condition of employment on the part of one or more representatives of the City.

(10) Immediate Family. For the purpose of these rules, the term "immediate family" is defined to be spouse, child, parent, sibling, grandparent and grandchild, including in-law and step or one-half relationships.

(11) Intern. The term “intern” means an employee appointed where the employment is expected to be limited to a length of time not to exceed six (6) months and is tied to an area of study with an accredited educational institution.

(12) Moral Turpitude. The term “moral turpitude” means conduct that is considered contrary to community standards of justice, honesty, or good morals, such as conduct which has an inherent quality of baseness, vileness, or depravity with respect to a person’s duty to another person or to society in general.

(13) Overtime. The term "overtime" generally means authorized time worked in excess of 40 hours in a seven day period as defined by the Fair Labor Standards Act.

(14) Part-time Employee. The term "part-time employee" means an employee who works an average of less than 30 hours per week. No part-time employee may work over 1,559 hours per year.

(15) Pay Period. The term "pay period" means payroll payments normally made to employees on a bi-weekly basis.

(16) Pay Scale. The term “pay scale” means the 8-step progression of salary attached to the position to which the employee is employed.

(17) Probationary Period. The term "probationary period" means a working six-month test period during which an employee, newly appointed from an eligible list, is required to demonstrate their fitness for a position to which said employee is appointed by actual performance of the duties of the position.

(18) Promotion. The term "promotion" means the movement of an employee from a position to another position having a higher maximum salary rate as set forth in the current City Salary Schedule. Employees who are promoted are subject to the six-month probationary period.

(19) Reclassification. The term “reclassification” means the movement of an employee to another position, which may be the result of a re-organization, or due to the specific nature of the position. Employees who change positions due to a reclassification are not subject to a six-month probationary

period.

(20) Relief shift. The term “relief shift” is utilized in the North Denver dispatch and Whelan Energy Center Operations departments, which operate 24/7, 365 days per year. Relief shift is intended for covering scheduled and unscheduled time off. While on relief shift, employees are expected to be available for call in to covered scheduled and unscheduled absences and are expected to be available for call in within a reasonable amount of time, as defined at the discretion of the supervisor.

(21) Seasonal Employee. The term "seasonal employee" means an employee appointed where employment is expected to be of a seasonal nature and it is expected that the services of such persons will be no longer necessary at the close of the season for which they have been appointed.

(22) Shift Worker. The term “shift worker” means an employee who is consistently scheduled to work outside of a Monday through Friday schedule, at a facility that operates 24 hours a day, seven days a week, 365 days a year, and excludes employees who work at the Library, Museum and Landfill.

(23) Step pay. Step pay refers to the eight (8) steps of pay associated with the City of Hastings salary schedule.

(24) Supervisor. The term "supervisor" means any person responsible for directing the work of others, as well as evaluating them. The term “supervisor” may include positions titled as Department Heads, Directors, Superintendents, Supervisors, Crew Chief, etc., as defined by the department.

(25) Temporary Employee. The term "temporary employee" means an employee appointed to a position for a specific purpose and limited length of time not to exceed three (3) months.

(26) Transfer. The term "transfer" means the movement of an employee from one position to another position of the same class or another class having the same maximum salary rate involving the performance of similar duties and requiring essentially the same basic qualifications.

(27) Vacancy. The term "vacancy" means a duly created position which is not occupied and for which funds have been provided.

(28) Veteran. The term "veteran" means: (a) A person who served full-time duty with military pay and allowances in the armed forces of the United States, except for training or for determining physical fitness, and was discharged or otherwise separated with a characterization of honorable or general (under honorable conditions); or (b) The spouse of a veteran who has a one hundred percent permanent disability as determined by the United States Department of Veterans Affairs;

(29) Work Day or Working Day. The term "work day or working day" means the period of time during which a department is open for business or a 24-hour period within which an employee is scheduled to work. A typical work day is 8 hours for most employees except for those employees defined as shift workers.

(30) Work Week. The term "work week" means the number of hours regularly scheduled to be worked starting on Sunday and ending on the following Saturday. A typical work week is 40 hours for most employees except for those employees defined as shift workers.

Applicability

These policies shall apply to both Non-Civil Service and Civil Service employees. For civil service employees, when there is a conflict between Civil Service rules and the Handbook policies, the Civil Service rules shall apply. Excluded are all elected officials, persons appointed to advisory and administrative boards and commissions.

Discrimination prohibited

Discrimination against any person in recruitment, selection, appointment, classification, compensation, duty assignment, work schedule, working conditions, leave authorization, training, promotion, discipline, retention, or any other aspect of personnel management because of political or religious opinions or affiliations or because of race, national origin, age, gender, sexual orientation, religious or political opinions or affiliations, marital status, veteran status, physical or mental handicap, or family status is prohibited. Discrimination on the basis of age, sex or disability is prohibited except where specific age, sex or physical requirements constitute statutory or other bona fide occupational qualifications necessary for proper and efficient administration.

Conflict with collective bargaining agreement

In the case of conflict between the terms of these rules and the provisions of a valid negotiated collective bargaining agreement, the terms of the agreement shall govern as it relates to those employees in the particular collective bargaining unit.

Powers and duties -- Mayor and City Council.

The Mayor and City Council shall have the following duties:

(1) To provide for the compensation of employees.

(2) To create all places of employment and positions.

(3) To adopt Personnel Rules for employees and make amendments thereto from time-to-time.

Powers and duties -- Department Heads and Directors.

Department heads and Directors shall have the following duties:

(1) To appoint employees in their departments other than police and fire.

(2) Police and Fire department heads shall recommend the appointment of employees in their respective departments to the City Administrator.

(3) To make any reasonable written rules and regulations concerning employees and employment in their departments consistent with these personnel rules. Any such written rules shall be dated and provided to all employees in the department involved.

(4) To exercise all disciplinary powers allotted to them including, but not limited to the following, subject however to the appeal process and grievance procedure provided in these rules.

(a) Verbal reprimand.

(b) Written reprimand.

(c) Transfer.

(d) Demotion.

(e) Suspension.

(f) Discharge.

(5) To do written evaluations of employees in a systematic fashion on an annual basis and as otherwise required.

(6) To respond to written grievances.

Power of Superintendents and Supervisors

Superintendents and Supervisors shall have the following duties:

(1) To exercise all disciplinary powers allotted to them including, but not limited to the following, subject however to the appeal process and grievance procedure provided in these rules.

a. Verbal reprimand.

b. Written reprimand.

c. Recommend Transfer.

d. Recommend Demotion.

e. Recommend Suspension.

f. Recommend Discharge.

(2) To do written evaluations of employees in a systematic fashion on an annual basis and as otherwise required.

(3) To respond to written grievances.

Duties of all officers and employees.

It shall be the duty of all officers and employees of the City to aid, in all proper ways, the carrying out of the provisions of these rules.

ARTICLE II. Employment Classification

Current Employment classifications retained

Position classifications known as job descriptions, now in effect, shall remain in effect until they have been reviewed and revised as part of the evaluation process.

Position Classifications

Position classifications shall specify the following:

(1) Minimum requirements to be eligible for probationary appointment including, but not limited to, education, training, residence, experience, knowledge, skills, abilities, physical and mental fitness, licenses and certification, and minimum passing examination scores, if applicable.

(2) Minimum requirements to be eligible for regular appointment.

(3) Position essential job functions.

(4) Whether or not a position:

(a) involves regular/full-time employment;

(b) involves regular part-time employment;

(c) involves seasonal employment;

(d) involves temporary employment;

(e) Involves a response time requirement. Employees who are in positions that require a response time, must meet the response time requirement by the end of their probationary period.

Position Classification plan -- Use of titles

The Position Title shall be the official title of every position for the purpose of personnel actions and shall be used on all payrolls, budget estimates, and official records and reports relating to the position.

Age requirement

(1) All applicants for positions with the City shall not be less than 14 years of age or as otherwise in compliance with state or federal regulations for specific positions.

(2) All applicants for entrance level commissioned positions in the Police and Fire Departments shall be not less than twenty-one (21) years of age for police positions and eighteen (18) years of age for fire positions.

(3) No person shall be rehired as a regular full-time or part-time employee by the City who has retired from City of Hastings employment except when it is in the best interests of the City. The retiree may be re-employed on a seasonal, part-time, or contract basis for a specified period of time upon the request of the appointing authority and approval of the City Administrator.

Position Classification - Amendment

Any City employee may initiate a request to have their position/job description reviewed. The Director of Human Resources shall make the necessary investigation of any such request as well as make position classification studies when appropriate. If the Human Resource Director finds that substantial changes in organizational structure, position creation, position duties, or other pertinent conditions make necessary the position classification to be amended, he/she shall recommend such amendment to the City Administrator. The City Administrator shall review and decide upon such recommendations.

Position Classification – Position allocations

The Director of Human Resources shall be charged with the responsibility for administering the position classification so that it will reflect the true situation in respect to each position/job description.

(1) New Positions. Whenever a department head desires to add a position, a notice of such proposed action together with a description of the new position shall be submitted to the Director of Human Resources who shall review the description of the new position and submit the description of the new position and their recommendation concerning whether the position should be authorized to the City Administrator. The City Administrator shall review the recommendation and either approve or deny the position and shall notify the Director of Human Resources and department head of their decision.

(2) Reallocation/Reorganization. Whenever a department head desires to make any permanent and substantial change in the duties or responsibilities of a position within their department, the proposed change shall be submitted in writing to the Director of Human Resources. The Director shall investigate and make a recommendation of the reallocation or reorganization to the City Administrator. The City Administrator shall decide upon the reallocation or reorganization and notify the Director of

Human Resources and the department head. The Director of Human Resources may, upon their own initiative or at the request of a department head or an employee, study the duties of any position or positions to review reallocations or reorganizations and make recommendations to the City Administrator for reallocation or reorganization.

(3) Effect of Reallocation/Reorganization. An employee occupying a position which has been reallocated or reorganized shall continue in the position only if they possess the qualifications requisite for such a position. In any case, where an incumbent employee is ineligible to continue in the position and is not transferred, promoted, or demoted, the layoff provisions of these rules shall apply.

ARTICLE III. Compensation and Leaves

Compensation

The Mayor and City Council shall establish compensation ranges at least annually for all employees based on comparability as set forth in Chapter 48 of the Nebraska Revised Statutes as the same may be from time to time amended.

Wages

(1) When an employee is promoted to a position having a higher pay scale, their rate of pay shall be determined as follows:

(a) If the current salary received in the lower position's pay scale is below the minimum step of the new higher position's pay scale for the position to which they are promoted, their rate of pay shall be increased to the minimum of the new higher position's pay scale.

If the current salary received in the lower pay scale falls within the pay scale and below the maximum pay step for the position class to which they are promoted, their pay shall be set at the step that gives the employee at least a $.50 (50 cent) per hour increase in pay. Promoted employees shall be subject to a six-month probationary period in their new position. A promotion will not result in a pay increase above Step 8 in the new position.

(b) The promoted employee's anniversary date for future step increases shall be the date of their promotion to their new position.

(2) When an employee is demoted, their rate of pay shall be determined as follows:

(a) If the current salary received in the higher position's pay scale is more than the maximum of the pay scale of the position to which they are demoted, their salary shall be reduced to the maximum rate of the lower position's pay scale.

(b) If the current salary received falls within the pay scale of the lower position to which they are demoted, their rate of pay shall remain unchanged.

(3) When an employee transfers between positions, having the same pay scale, their rate of pay shall remain unchanged.

(4) The reallocation/reorganization of a position shall affect an employee holding the position the following will apply:

(a) When a position is reallocated or reorganized to a position with a higher pay scale, the provisions governing rate of pay on promotion shall be used to set the salary of the incumbent.

(b) When a position is reallocated or reorganized to another classification of the same pay scale, the salary of the incumbent shall remain unchanged.

(c) When a position is reallocated or reorganized to a classification with a lower pay scale, the provisions governing the rate of pay for a demotion shall be used to set the salary of the incumbent.

(5) Notwithstanding the foregoing, the City Council may, upon the recommendation of the City Administrator, establish the salary of any promoted, transferred, or reallocated/reorganized employee to a step higher than that provided in subsections (1), (3), and (4) above.

Step pay increase

(1) A step pay increase is positive recognition of increased effectiveness in performing the duties of a position. If an employee's value in a position continually increases as evidenced by greater production, improved judgment, and increased initiative, recognition may be made by means of an increase in pay.

(2) Step pay increases shall be reviewed at the time of each employee's annual performance evaluation. The employee's performance evaluation shall be considered as one of the factors used by the appointing authority in determining whether a step pay increase should be granted or not.

(3) The date on which an employee shall be considered eligible for a one (1) step proficiency pay increase shall be determined as follows:

(a) The employee shall complete twelve (12) consecutive months at their current step in order to be eligible for the next higher step.

(b) If the employee has been promoted to a position having a higher pay grade, their date of eligibility shall be the effective date of promotion.

(d) Any deviation requested by a department head from this procedure shall require approval of the City Administrator.

(4) In order to provide an orderly method of granting pay increases, each position shall be assigned pay ranges. The pay ranges shall consist of a series of steps, each of which identifies the dollar amount to be used in determining a step pay increase. When receiving a step pay increase, an employee's pay rate shall move from their current step of the pay range to the next higher step until the employee has reached the maximum step for that position; provided, however that each employee has met the time requirements specified above and has received a positive performance evaluation.

(5) Notwithstanding the foregoing, the City Administrator may, upon the request of a department head, establish the salary of any promoted, transferred, or reallocated employee to a step higher than that provided in subsections (1), (3) and (4) above.

Vacation Leave

(1) All full-time employees and those part-time employees who qualify shall be entitled to vacation leave. Seasonal and temporary employees shall not be entitled to vacation leave.

(2) Vacation accrual begins on the date of hire. Vacation leave shall accrue to full-time employees based on years of service. The rate of accrual for full-time employees is as follows:

(a) Employees with less than five years of service shall accrue vacation leave at a rate of 6 2/3 hours each month (80 hours per year).

(b) Employees with at least five years of service, but less than 10 years of service, shall accrue vacation leave at a rate of 10 hours each month (120 hours per year).

(c) Employees with at least 10 years of service, but less than 15 years of service, shall accrue vacation leave at a rate of 11 1/3 hours each month (136 hours per year).

(d) Employees with fifteen years of service, but less than 25 years of service, shall accrue vacation leave at a rate of 13 1/3 hours each month (160 hours per year).

(e) Employees with at least 25 years of service or more, through the duration of their employment, shall accrue vacation leave at a rate of 14 2/3 hours each month (176 hours per year).

~~(3) See section on part-time employees to determine vacation leave available to part-time employees.~~

(4) Accrued vacation leave shall be used by employees in the form of paid vacation. No employee shall be paid for unused/forfeited vacation leave over their maximum vacation leave carryover amount.

(5) An employee can only use the amount of vacation leave that they have accrued.

(6) An employee may carryover up to two times their annual allowance for vacation leave based on their number of years of employment. except for City Department heads. City Department heads may accrue up to 1,060 hours of vacation. Accrual of vacation stops once an employee hits the maximum allowed. The City Administrator may, upon the written request of the employee and with the recommendation of that employee's department head, extend the period within which any accumulated vacation leave over the maximum carryover must be taken when it appears that the employee will not be able to take the accumulated vacation leave within the prescribed time limit due to work-related circumstances beyond the employee's control.

(7) Each employee shall apply to their supervisor or his/her designee for use of vacation leave. The supervisor shall give consideration to each employee's vacation leave request. Scheduling vacation leave, except when based on seniority shall be based on a first come, first served basis. Each supervisor shall make a reasonable effort to accommodate employee vacation leave requests while taking into account the staffing requirements of their department.

(8) The minimum period of vacation leave shall be 15 minutes.

(9) An employee who transfers from one department to another shall retain their accrued vacation leave.

(10) Any employee who has accrued vacation leave shall be entitled to payment for their accrued vacation leave that they are eligible for at the rate of pay they are receiving at the time of their separation or retirement.

(11) Vacation leave shall be accrued for any month in which an employee is in pay status for more than half of that month. Employees starting their employment on or after the 16th of the month, or who terminate their employment on or before the 15th of the month, shall not be eligible to accrue vacation leave for that month.

Sick Leave

(1) Sick Leave with pay shall be provided to employees for the purpose of providing an economic cushion, and the accumulation of Sick Leave shall be allowed for the purpose of enabling an employee to be protected economically in the event of a major illness or lengthy absence from employment for a medical reason.

(2) All full-time employees shall be entitled to Sick Leave. Full-time employees shall accrue Sick Leave at the rate of eight (8) hours per month of employment. Employees may accrue up to one thousand one hundred (1,100) hours of Sick Leave. Seasonal and temporary employees shall not be entitled to Sick Leave.

(3) ~~See section on part-time employees to determine Sick Leave available to part-time employees~~.

(4) Sick Leave shall be accrued for any month in which an employee is in pay status for more than half of that month. Employees starting their employment on or after the 16th of the month or who terminate their employment on or before the 15th of the month shall not be eligible to accrue Sick Leave for that month.

(5) An employee may use Sick Leave hours for sickness or injury; for physical, mental, dental or optical examination or treatment. Additionally, an employee may use Sick Leave when it is medically necessary for the employee to be with an immediate family member. An employee who is absent shall inform their immediate supervisor of their use of Sick Leave and the reason therefore as soon as possible.

(6) The supervisor will notify Human Resources regarding an absence of an employee of three (3) days or more, which could trigger an FMLA event. A doctor's note may be required by the supervisor or Human Resources, prior to returning to work.

(7) Compensation for Sick Leave shall be made during the pay period it is taken at the same rate of pay the employee would otherwise be entitled to at their current rate of pay and work schedule without the inclusion of any overtime factor. Use of Sick Leave shall not be counted as time/hours worked for the purpose of determining overtime.

(8) At no time shall an employee be allowed more Sick Leave than they have accumulated; however, an employee may use vacation leave, if they have a balance of vacation leave, or apply for leave without pay. Either or both may be authorized by their department head when an employee has exhausted their Sick Leave. The City does not allow an employee to donate Sick Leave to other employees.

(9) An employee on Sick Leave, due to illness or injury of themselves or an immediate family member of the employee, may be required to produce a doctor's statement, if requested to do so by the Director of Human Resources or the employee's department head.

(10) The use of Sick Leave with pay is a privilege. Abuse of Sick Leave can result in disciplinary action.

(11) Employees, except civil service employees, injured on the job who are eligible to receive worker's compensation disability payments ~~will receive full pay from the City for the duration of their injury. Upon receiving payment from the worker's compensation carrier, any and all checks will be signed over and turned in to the Finance Department. Employee benefits will continue to be deducted from the City paycheck the employee is receiving.~~ will receive 100 percent of their pay from the City starting the day of injury and the following seven calendar days for lost time due to the injury (the waiting period prior to worker's compensation payments). Starting on the eighth calendar day of lost time, the employee will receive payments from the worker's compensation carrier at a rate of 66 2/3% of their regular pay. The employee's medical and dental insurance benefits will be covered at 100 percent by the City starting the eighth calendar day of lost time. If any employee wishes to supplement the worker's compensation payment by utilizing their own leave time in order to reach 100 percent of their pay, they may do that. Any optional benefits such as short-term disability, vision insurance, voluntary life insurance, Aflac, etc. will be deducted from their leave hours. If an employee chooses not to use their leave hours, they will be responsible for paying the additional benefits directly to the City (not including medical and dental insurance).

(12) If you are injured at work, you will be paid for any time away from work for the first doctor appointment. You will also be paid through the end of your regular work day or shift, if you are unable to complete your work day or shift on the date of injury or after the first doctor appointment.

(13) For any subsequent doctor/physical therapy appointments, you must cover time off with leave time, until you have no leave time remaining. At that point, time without pay will be used. In addition, you may use flex time so you do not have to use leave time for scheduled doctor/therapy appointments. You are encouraged to schedule appointments at times that cause the least interference with your work day or shift, such as early mornings, lunch times, or at the end of the work day or shift. If you require a substantial amount of time away from work to receive medical care, the City's worker's compensation insurance carrier will be notified and be involved in considering the appropriate treatment for your injury that will result in minimal time away from work.

(14) The minimum period of Sick Leave shall be 15 minutes.

(15) An employee who transfers from one department to another shall retain their accrued Sick Leave.

(16) Employee illness or incapacity arising from pregnancy or maternity shall be treated for leave purposes as an illness or incapacity due to other causes. An employee shall expend accrued Sick Leave while such employee is unable to perform her duties because of such pregnancy, as verified by a physician's statement. Prior to the seventh month of pregnancy, the employee shall provide her supervisor with a statement from her physician indicating the due date. When the employee again is able to perform her duties, she shall obtain a physician's certification of her fitness to return to work. Said certificate shall be given to the Human Resources office.

(17) As set forth above employees are not be allowed to accumulate more than one thousand one hundred (1,100) hours of Sick Leave. On the second pay day of January in each year, all employees who are not members of a collective bargaining unit, and who have accumulated more than one thousand one hundred (1,100) hours of Sick Leave shall be paid for twenty-five percent (25%) of any unused accrued Sick Leave over and above the one thousand one hundred (1,100) hours which may be carried over to the next calendar year. Every employee who is a member of a collective bargaining unit shall be paid annually for unused accrued Sick Leave in the manner and to the extent provided in their collective bargaining agreement.

(18) Upon termination of employment, an employee who has been employed by the City shall be compensated for their accumulated Sick Leave as follows:

(a) If employed for a period of not less than ten (10) continuous years, but not more than twenty (20) continuous years, the employee shall be paid twenty-five percent (25%) of the employee's accumulated Sick Leave.

(b) If employed for a period of twenty (20) continuous years or more the employee shall be paid fifty percent (50%) of the employee's accumulated Sick Leave.

(c) In the event an employee dies while employed by the City, the employee's estate or heirs at law shall receive payment for fifty percent (50%) of the deceased employee's accumulated Sick Leave as of the time of their death, regardless of their number of years of service.

Employees may not take time off without pay if they have paid time off options available. Sick leave may not be used for vacation purposes.

Time Records for Hourly Employees

Hourly paid employees' time must accurately be recorded for all hours worked. Hourly paid employees

will receive overtime pay in accordance with the City's Overtime Policy, federal law, and applicable state laws.

Pay for Hourly Employees (Non-shift workers)

All City positions directly connected to the utility functions of electrical production and distribution, gas distribution, and water, sewer, and wastewater services would be calculated on the basis of overtime being applied over 8 hours worked in a day. Actual time worked, vacation time, comp time and holidays would be counted as time worked.

Overtime

Overtime for all City positions not directly connected to the foregoing utility functions would have overtime calculated on the basis of 40 hours in a seven-day work week. Actual time worked, vacation time, comp time and holidays would be counted as time worked. Sick leave hours do not count toward hours worked.

If you are eligible for holiday pay and work on a scheduled holiday, you will receive time and one-half for normal shift hours worked, in addition to your holiday pay. (Refer to Holiday Pay section, if applicable.)

Employees are not to do any work prior to the shift start, or after the shift ends, without permission from the supervisor. You must have permission, or notify your supervisor, so time can be properly approved and recorded. Failure to comply with this rule can also subject employees to discipline. In general, employees should not be in their work hours prior to the start of their shift.

Falsification of a time record is a breach of City policy and grounds for disciplinary action up to and including termination.

In the event an emergency occurs during an employee's regular day hours which causes the employee to work past the end of their normal working day, the employee will be entitled to overtime pay for the hours worked past the end of their normal working day.

If an emergency occurs outside of an employee's normal work day, see section on Guaranteed Two-Hour Call-In Pay.

Comp Time

Employees may choose to take their hours worked in excess of 40 in a work week (8 hours in a day for utility operation departments), in the form of comp time, rather than overtime. This must be agreed to by both the employee and their supervisor. Comp time is accumulated at one and one-half hours for every hour worked in excess of 40 in a work week (8 hours in a day for utility operation departments). The maximum number of comp time hours that may be accrued is 96 hours. All overtime hours worked, whether planned or emergency, may be taken as comp time, as long as both employee and supervisor approve.

Guaranteed Two Hour Call-In Pay

Employees who are called in outside regular working hours will be guaranteed at least two hours of Call-In pay. This does not apply to employees on "relief shift" in the Utility department. If Call-In occurs within 2 hours of the start time of the employee's normal work day, the employee shall be paid overtime for the time worked up until the start of the employee's normal work day.

If an employee is called out again before the two-hour period has expired, the hours worked are not subject to additional call-in pay.

Hours worked for emergencies/call outs that extend through the lunch hour, or past normal working hours will be paid as overtime, or comp time, as long as both employee and supervisor approve. Supervisors are encouraged to be flexible with work hours when employees work through lunch hours.

Employees will be paid time and one-half for all hours.

Guaranteed call-in pay does not count toward hours worked for the purpose of overtime calculation.

Temporary Rate Adjustment

If an employee with supervisory responsibilities is absent from work for a minimum 120 consecutive working hours, for medical reasons or other authorized leaves, excluding vacation, another employee may be appointed temporarily to assume their responsibilities. The employee who is appointed will receive pay equal to the next step of their position if they are not currently at step 8. If they are at step 8 they will receive a 5% temporary increase to their wage. This will be retroactive back to the first day of the absence and will remain in effect until the supervisory employee returns.

Pay for Salaried Employees

Salaried employees are expected to work a minimum of 40 hours each work week. A salaried employee who is absent from work for a full day (minimum of 8 hours) is required to take leave unless the absence is pre-approved by their supervisor. A salaried employee who has worked a reduced or intermittent work schedule under the Family Medical Leave Act (FMLA) shall have their salary converted to an hourly rate during the time they are on an intermittent or reduced-workweek. A salaried employee who has exhausted all their accrued leave and who is absent from work shall have their salary converted to an hourly rate and paid only for actual time worked.

Stand-by Pay

Stand-by pay shall be at the discretion of each department head. Due to the diversity of services provided citizens by the City of Hastings, Department heads shall implement a stand-by employee system by electing one of the two following methods. Department Heads shall notify the Director of Human Resources and City Administrator of their selected method or of any change to the selected method. The two methods are: (1) if an employee has a duty truck responsibility and/or department phone responsibility, the employee will be paid one (1) hour of regular pay for each 24-hour day they have the truck/phone responsibility. Stand-by pay under this method does not count toward overtime pay. An employee may request one hour of comp time for every 24 hours, instead of one hour of regular pay. (2) The implementation of a call list whereby the department head has set up the priority and progression of how the call list is organized and operates. An employee on the call list who responds shall be eligible for Guaranteed Two Hour Call-in Pay.

Stand-by pay does not count toward hours worked for the purpose of overtime calculation.

For snow removal purposes, identified employees will be paid if they are on stand-by, following the stand-by pay guidelines.

Working Hour Guidelines

Upon completion of sixteen (16) consecutive hours worked, or 16 hours in any 24 hour period, the employee shall be entitled to an eight (8) hour rest period. The sixteen (16) hours is a guideline and may

be extended depending on work circumstances, although twenty-four (24) consecutive hours will not be exceeded. If the rest period falls within regular work day hours, the employee shall be paid for those hours at their regular rate of pay. Rest period hours will count towards an employee's 40 hour work week. On call duties may also be switched to another available employee when appropriate to not interfere with a rest period.

Meetings and Training

All time spent in work-related meetings is compensable and must be recorded.

As a general rule, all time spent at training programs is compensable unless **all four** of the following criteria are met:

(1) Attendance is outside the employee's regular working hours;

(2) Attendance is voluntary;

(3) The course or meeting is not directly related to the employee's job; and

(4) Employee does not perform any productive work during attendance.

Any questions concerning compensable time should be directed to the Human Resources Department.

Travel time Pay

(1) Travel to and from home. Employees' time spent traveling from their homes to their workplace before the start of the workday or traveling from their workplace to their homes after the workday is over is not compensable.

(2) Travel from one workplace to another during the same workday. An employee traveling from one workplace to another during the same workday is counted as hours worked. This would include time spent traveling from a central meeting place to a final work location.

As an example if an employee is required to meet at a central meeting place and then dispatched or sent to a worksite, the employee would count as time worked the time traveling from the central meeting place or to the worksite. The same would be true for an employee traveling between two or more worksites during the same workday. An employee may not count as time worked the time spent for time traveling home from a worksite after the workday is over if the employee is not required to return to the central meeting place.

(3) Travel to another City on one-day assignments. An employee traveling to another City in the same workday may count as time worked the time spent traveling to another City.

(4) Travel that keeps an employee away from home overnight. An employee who is required to travel away from their home and that travel spans more than one workday shall be able to count the actual time spent traveling as time worked.

Mileage Reimbursement

Employees traveling in their personal vehicles for authorized or approved training or other events shall be paid mileage based on the then applicable mileage reimbursement rate approved by the Internal Revenue Service. Employees are encouraged to use a City vehicle if available instead of their personal vehicle for authorized or approved travel. Employees are also encouraged to carpool if more than one employee is attending an authorized or approved training or event; provided, however only the driver if their personal vehicle is used would be entitled to mileage reimbursement.

Meal Reimbursement

(1) Employees who travel and return home the same day shall not be reimbursed for meals while traveling.

(2) Employees who travel and stay overnight before returning home shall be reimbursed for meals based upon the federal General Service Administration's (GSA) per diem rates then currently in effect for the location the employee travels to. These per diem rates can be ascertained by going to the GSA website at https://www.gsa.gov/travel/plan-book/per-diem-rates/mie-breakdown. The GSA adjusts the rates each calendar year. The rate for each meal is the maximum that will be allowed, and charges for alcoholic beverages will not be reimbursed. If your trip includes meals that are already paid for by the City (such as through a registration fee for a conference), you will not be entitled to reimbursement for those meals. If an employee's travel last more than one overnight stay, the maximum amount for meals that will be reimbursed is calculated at 75 percent of the maximum reimbursement for each meal, for the first and last day of travel.

Education Reimbursement

Employees who are interested in furthering their education may be eligible for tuition, books and fee reimbursement at 100 percent. All full time employees are eligible at the end of their probationary period; classes must be taken on an employee's own time at an accredited college or university, and must be relevant to their current, or a potential, job within the City. A grade of "C" or higher must be obtained in order to qualify for reimbursement. There is an annual cap of 12 credit hours with a maximum of six hours per semester; however, this may not apply to non-traditional cohort programs and an exception may be made for them. All reimbursements are subject to funds budgeted. An employee must work for the City for two years from the date of their last reimbursement or else they must pay back any funds reimbursed two years prior from the end of employment. Military active duty extends the two-year period. An employee should receive approval from their supervisor prior to signing up for the program/class to ensure funds have been budgeted.

Donation of Time

The City does not allow an employee to donate Sick Leave, vacation or comp time to other employees.

Funeral Leave

(1) When an employee is absent from work because of the necessity of arranging for and/or attending the funeral of a member of his immediate family, they shall be allowed up to 24 hours paid leave, provided that:

a. The employee is on the active payroll on the date of the death of the member of their immediate family;

b. The employee notifies their immediate supervisor of the purpose of their absence as soon as practical.

c. Leave may be extended beyond the 24-hour leave period where the employee attends the funeral at a location where the reasonable time for travel extends the absence beyond the day of such funeral;

d. If the employee requests additional time off, and the employee's department head approves such request, leave in excess of three days may be charged against the employee's Sick Leave.

(2) An employee who serves as a pallbearer for a service not covered under funeral leave, may take up to four (4) hours of Sick Leave with pay.

Holidays

(1) The following days are hereby declared holidays for all City employees, except those covered by collective bargaining agreements, and as otherwise provided: New Year's Day, Dr. Martin Luther King Day, Memorial Day, Independence Day, Labor Day, Veterans Day, Thanksgiving Day, the Friday after Thanksgiving, ½ day Christmas Eve, Christmas Day, and 3 days floating holidays. The following special rules apply:

a. Museum, Library, and Utility departments may substitute one or more floating holidays for designated holidays to accommodate their hours of operation.

b. A holiday for a shift worker shall be paid based on 8 hours unless otherwise provided in these personnel rules. Christmas Eve ~~(half day)~~ will be paid based on four hours. Shift employees working on Christmas Eve will receive time and one-half for half of all hours worked on that day.

c. Holidays for shift workers are the actual holiday, not the observed holiday for Monday through Friday employees.

d. Holidays for employees covered by a collective bargaining agreement shall be covered in their collective bargaining agreement.

~~e. Anyone who works during the November and December holidays may bank floating holiday hours. These may be carried over until April 1 of the following calendar year. If their work schedule does not allow an employee to use these hours by April 1, these hours will be paid out.~~

(2) When a holiday is on a Saturday, employees shall be given the immediately preceding Friday off. When a holiday is on a Sunday, employees shall be given the immediately following Monday off. When Christmas Day is on a Monday, employees shall be given the ~~½ day~~ four-hour Christmas Eve holiday on the preceding Friday. Provided that the Museum, Library, and Utility departments may substitute one or more floating holidays for designated holidays to accommodate their hours of operation.

(3) Full-time employees shall be paid for holidays. Seasonal and temporary employees shall not be paid for holidays.

~~(4) See the section on part-time employees to determine what the holiday provisions are for part-time employees.~~

(5) Eligible employees who are shift workers, and who work the actual holiday, shall receive that shift's pay computed at time and one-half for working the holiday, in addition to eight hours of holiday pay. Those shift workers who do not work on the holiday shall receive an additional eight (8) hours pay at straight time.

(6) An employee shall forfeit his right to payment for any holiday if they are on leave without pay on the last regular working day preceding such holiday or on the next regular working day following such holiday.

Jury duty pay

Any employee who is summoned to serve on a jury is entitled to their regular pay in addition to any pay received for jury service.

Military leave

The City complies with the Uniformed Services Employment and Reemployment Rights Act (USERRA) All employees who are members of the National Guard, Army Reserve, Air Force Reserve, Naval Reserve, Marine Reserve, and Coast Guard Reserve, shall be entitled to a leave of absence from their respective duties, without loss of pay, on all days during which they are employed with or without pay under the orders or authorization of respective competent military authority while in the active service of the state or of the United States. Military leave shall not exceed fifteen (15) working days in any one calendar year. Military leave shall be in addition to the employee's regular annual leave.

Article IV. Family Medical Leave

INTENT – FAMILY AND MEDICAL LEAVE

The City of Hastings understands the importance of family issues to today's work force. The City also recognizes that more of its employees than ever before face conflicting demands of family obligations and work. Because employees may find it necessary to take leave from their jobs for a temporary period to address certain family responsibilities or their own serious health conditions, and in order to comply with Family and Medical Leave Act (FMLA), the City of Hastings hereby establishes its family and medical leave procedures.

Definitions

a. "Family member" is defined in the FMLA and the procedures to include the employee's spouse, son, daughter or parent (but not a parent "in-law"). A "son" or "daughter" is any child under 18 who is the biological child of the employee, who is adopted by the employee, is the stepchild, legal ward or foster child of the employee, or whom the employee supervises on a day-to-day basis and for whom the employee is financially responsible. A "son" or "daughter" is also a child over 18 who is incapable of self-care because of a mental or physical disability. A parent is any individual who assumed day-to-day and financial responsibility for employee when the employee was a child. The City will not permit leave under this procedure to care for individuals who are not "family members," unless state law requires otherwise.

b. "Serious health condition" is defined as an illness, injury, impairment or physical or mental condition that involves a period of incapacity or treatment following in-patient care in a hospital, hospice, or residential medical care facility; a period of incapacity requiring more than three days' absence from work and continuing treatment by a health care provider: or continuing treatment by a health care provider for a chronic or long-term health condition that is so serious that, if not treated would likely result in incapacity of more than three days; or continuing treatment by or under the supervision of a health care provider of a chronic or long-term condition or disability that is incurable; or pre-natal care.

c. A "health care provider" is any doctor of medicine or osteopathy, podiatrist, optometrist, and nurse practitioner, or nurse midwife performing within the scope of their practice as defined under state law. Christian Science practitioners and Chiropractors are health care providers to the extent defined under regulations issued by the U.S. Department of Labor.

General

A. Covered Leave

The City of Hastings will grant an eligible employee family and medical leave for up to 12 work weeks during a 12-month period, if the procedures are followed and leave is requested for any of the following reasons:

1. The birth or adoption of a child, or the foster care placement of a child;
2. To care for a "family member" of the employee if that individual has a serious health condition; or
3. A serious health condition of the employee that renders the employee unable to perform his or her job functions.

Employees are limited to a maximum of 12 weeks' leave for any combination of 1, 2, or 3 listed above. If leave is for birth, adoption, or foster care placement, the leave must be completed within 12 months of the date of birth or placement.

B. Eligibility

(1) Minimum Eligibility Requirements

(a) An employee is eligible if the employee has been employed for at least 12 months (or 52 weeks) by the City and has worked at least 1,250 hours during the 12- month period to the time leave would begin under this procedure. The City will make the determination at the time of the leave request.

(b) Hours are calculated based upon actual hours that the employee worked, including over-time.

(c) The City will use its records of hours worked for all hourly employees. In the case of exempt employees, the City will assume that any employee employed full-time for seven and one-half months and/or meets the 1,250-hours requirement. Exempt employees who have 12 months' prior service, but less than seven and one-half month's fulltime continuous service at the time leave is requested, should include documentation of hours worked with their request.

(2) Leave for Serious Health Conditions

Employees should recognize that this procedure and FMLA are only intended to cover serious health conditions--generally those which involve three or more days of incapacity from work or school, or chronic, long-term, incurable conditions. Employees who wish to take leave to care for family members with non-serious health conditions are not covered by this policy. Employees can use their vacation or medical leave for non-serious health conditions, subject to all restrictions in those procedures, including scheduling and increments of leave.

(a) The 12-Month Period

The period used will be a "rolling" 12-month period measured forward from the date an employee uses FMLA leave.

(b) Spousal Exception

If a husband and wife both work for the City of Hastings , and are eligible for leave, they are only entitled to a combined 12 work weeks of leave taken for birth, adoption, foster care, and to care for a parent. The 12 weeks will be calculated in the same manner as leave for an individual employee.

(c) Intermittent Leave

An employee taking leave for personal illness or to care for a sick family member need not take such leave continuously and may take it on an intermittent basis, or by reducing the employee's scheduled work hours, if the employee provides certification from the health care provider caring for the employee and/or family member that leave must be taken in that manner. If leave is not taken continuously, it will be deducted from the employee's entitlement to leave, i.e., 12 weeks during a 12-month period.

(d) Part-time Leave for Birth, Adoption, or Foster Care Placement Requests for intermittent or reduced schedule (part-time) leave after the birth, adoption, or foster care placement of a child will not be considered.

C. Military Family Leave

There are two types of Military Family Leave available.

1. Qualifying exigency leave. Employees meeting the eligibility requirements described above may be entitled to use up to 12 weeks of their Basic FMLA Leave for a qualifying exigency while the employee's spouse, son, daughter, or parent (the military member or member) is on covered active duty or call to covered active duty status (or has been notified of an impending call or order to covered active duty).

For Regular Armed Forces members, "covered active duty or call to covered active duty status" means duty during the deployment of the member with the Armed Forces to a foreign country (outside of the United States, the District of Columbia, or any territory or possession of the United States, including international waters).

For a member of the Reserve components of the Armed Forces (members of the National Guard and Reserves), "covered active duty or call to covered active duty status" means duty during the deployment of the member with the Armed Forces to a foreign country under a Federal call or order to active duty in support of a contingency operation.

Qualifying exigencies may include:

- Short-notice deployment (seven or less calendar days)
- Attending certain military events and related activities
- Childcare or school activities
- Addressing certain financial and legal arrangements
- Periods of rest and recuperation for the military member (up to 15 calendar days of leave, dependent on orders)
- Attending certain counseling sessions
- Attending post-deployment activities (available for up to 90 days after the termination of the covered military member's covered active duty status, and to address issues arising from death of military member)
- Attending to parental care needs arising from covered active duty or call to duty (arrange for alternative care for a parent of a military member, provide urgent or immediate care, admit or transfer to a care facility, or attend non-routine caregiver meetings with care facility staff)

- Other activities arising out of the military member's covered active duty or call to active duty and agreed upon by the City and the employee.

2. Leave to care for a covered service member. There is also a special leave entitlement that permits employees who meet the eligibility requirements for FMLA leave to take up to 26 weeks of leave during a single 12-month period if the employee is the spouse, son, daughter, parent, or next of kin caring for a covered military service member or veteran recovering from a serious injury or illness, as defined by FMLA's regulations.

For a current member of the Armed Forces, including a member of the National Guard or Reserves, the member must be undergoing medical treatment, recuperation, or therapy, is otherwise in outpatient status; or is otherwise on the temporary disability retired list, for a serious injury or illness.

For a covered veteran, he or she must be undergoing medical treatment, recuperation or therapy for a serious injury or illness. *Covered veteran* means an individual who was a member of the Armed Forces (including a member of the National Guard or Reserves), and was discharged or released under conditions other than dishonorable at any time during the five-year period prior to the first date the eligible employee takes FMLA leave to care for the covered veteran.

An eligible employee must begin leave to care for a covered veteran within five years of the veteran's active duty service, but the single 12-month period may extend beyond the five-year period.

Military Family Leave due to qualifying exigencies may also be taken on an intermittent basis.

D. Procedures for Requesting Leave

All requests for family or medical leave should ordinarily be initiated by contacting your immediate supervisor and the Human Resources Department. This will assist in working out appropriate schedules. If you have any questions about FMLA leave, or your supervisor's response, please contact the Human Resources Department.

(1) Foreseeable Leaves

(a) If the need for family or medical leave is foreseeable, the employee must provide notice to the City of **not less than 30 days**. Leave will be denied unless there is a reasonable excuse for the delay. If leave is denied for lack of notice, the employee may designate leave to start 30 days after notice is given.

(b) Failure to report to work when FMLA leave has been denied will be treated as an unexcused absence.

(2) Scheduling

If the leave is for the planned medical treatment of the employee or a family member, or requires intermittent or reduced schedule leave, employees may be required by their supervisor to arrange a particular schedule or to reschedule appointments or treatments, subject to the consent of the health care provider.

(3) Unforeseeable Leaves

If the need for family or medical leave is not foreseeable, notice must be given by the employee as soon as possible and practicable. Employees are expected to promptly notify their supervisor as soon as they learn of the need for leave. If the employee's supervisor is unavailable, contact the next highest supervisor or the Human Resource Department. Except in the case of medical emergencies, employees are expected to call to advise their supervisor as soon as they know of the need for leave

and the expected duration of the leave. In emergencies, the employee or a family member should contact the City and give the same information and a number where they can be reached. Requests for leave should then be submitted in writing as soon as practicable. [Absent good cause or medical emergencies, written requests for leave should be submitted within three (3) business days after oral request is made.]

(4) Additional Information

After receiving a request for leave, the City will provide additional information regarding the procedures for obtaining leave, including any additional documents that may be required.

(5) Proof

(a) Medical Certification

The City may require proof of necessity for family or medical leave by a health care provider on forms provided by the City. The information required shall include:

i. The date on which the serious health condition commenced;

ii. The probable duration of the condition;

iii. Appropriate sufficient medical facts within the knowledge of the health care provider that would entitle the employee to take family or medical leave;

iv. An estimate of the amount of time that the employee is needed to care for a family member; and

v. In cases of medical leave, an explanation of the extent to which the employee is unable to perform the function of the employee's position.

(6) Second Opinions

The City has the option of requiring the employee to get a second opinion from an independent medical provider selected by the City. The City will pay for the second opinion. If the two opinions conflict, the conflict may be resolved by a third opinion by a provider agreed to by the City and the employee which shall be considered final and binding. The City will pay for the third opinion.

(a) Leave is Contingent on Eligibility

All employee requests for FMLA leave are contingent upon a determination by the City that the employee is eligible for FMLA leave. This includes a determination of eligibility and provision of medical certification. Leave is also contingent on any second or third opinions that may be required. Because these procedures may take time, it is possible that a final determination may **not** be made until after the employee is on leave or has returned to work.

(b) Transfer to Alternative Position

i. In all cases of intermittent and reduced schedule leaves, the employer reserves the right to require the employee to transfer to another position that better accommodates the employee's need for leave and/or the employer's operations. This decision is in the sole discretion of the City.

ii. The City reserves the right to transfer an employee to another position whenever an employee's use of leave for one or more qualifying reasons is so frequent and intermittent that it is impossible to predict and schedule for coverage.

(c) Confidentiality

i. The City will keep confidential all information relating to requests for family or medical leave. This information will be used only to make decisions in regard to the provisions of this procedure. Supervisors must submit all records to the Human Resources Department and will not retain any copies in their files.

E. Substitution of Sick Leave, Personal Leave, and Vacation Time

(1) Substitution

FMLA leave will be unpaid except to the extent that an employee has accumulated paid leave. All accumulated, paid leave must be used prior to the employee taking unpaid leave.

When an employee has exhausted all paid leave, all remaining FMLA leave will be unpaid.

F. Benefits

(1) Health Benefits

During the leave, the City will maintain the employee's coverage for health benefits as follows: The employee is required to continue to pay employee's portion of any health insurance premiums normally deducted from employee's paycheck, by tendering a check payable and forwarding it to the Finance Department if they are on unpaid leave. If they are using accumulated paid leave, it will be deducted from their pay in the usual manner. If the employee fails to make the required payments for health coverage within 30 days of the date that such payments are due, health coverage will be discontinued.

(2) Other Benefits

Other benefits normally provided to an employee shall be provided to the employee only if permitted by the plan document governing the provision of benefits, in accordance with the provisions of the written document, and the employee makes any required co-payments. In accordance with existing City policies on unpaid leave, employees will not earn any medical or vacation leave, while on unpaid FMLA leave. Employees on an intermittent or reduced-schedule leave will continue to earn vacation.

(3) Reinstatement

The City has the right, upon the employee's return from leave, to refuse to reinstate any benefit or condition of employment that has been discontinued for the City's employees.

G. Reinstatement

(1) General

An employee taking leave under this policy will be returned to the employee's same position or to an equivalent position, at the election of the City unless the employee would have been terminated in the absence of any leave (e.g., layoff, downsizing, or termination of a temporary job). Taking of leave will not result in any loss of benefits or conditions of employment accrued prior to the beginning of the leave period, except that if the employee is unable to use vacation time because of policy restriction, the City has the option of setting a new deadline for use of accrued vacation.

(2) Key Employee Exception

If an employee has gross pay that is within the top 10 percent of the City's employees, the City reserves the right not to restore the employee to his or her prior position with the City if the City will

suffer substantial and grievous harm because of the restoration. At the time that leave is granted under this procedure, the City will inform the employee that the employee is within the top 10 percent and also explain the possible consequence that restoration may be denied.

If the City determines during the employee's leave that the employee is not to be restored to employment, the employee shall be notified immediately and given the opportunity to immediately return from leave and be restored to his or her position. If the employee does not return from leave, the employee can petition for reinstatement at the end of the leave period and will be notified, by certified mail, whether the employee will not be restored because doing so would cause the City substantial and grievous harm.

(3) Periodic Reporting

Employees on leave are required to report every two weeks on their status and intent to return. During leave, the City also may require that an employee recertify the medical condition that caused the employee to take leave when the City obtains information that casts doubt on the continuing validity of the employee's original certification, when the employee requests an extension of leave or when circumstances have changed.

(4) COBRA

When an employee notifies the City that they are not returning from leave, the City shall terminate the employee's health benefits and they shall no longer have a right to restoration to the same or equivalent position. The employee shall be entitled to continuation of health benefits only in accordance with the Consolidated Omnibus Budget Reconciliation Act ("COBRA") and the provisions of the health plan provided, however, that any period of continued health benefits shall commence from the day leave commenced.

(5) Repayment of Premiums

Employees who return to work will meet with the Finance Department to work out an appropriate repayment schedule for any employee premiums or co-payments made by the City during leave which occurred during this leave.

Upon receiving notice that the employee is not returning to employment with the City, or should the employee simply fail to return or return to employment with the City for less than 30 days after leave has ended, the employee shall owe the City the cost of any benefits provided during leave. No such amount shall be owed if there is a recurrence or onset of a serious health condition, or in the opinion of the City, there is a change of circumstances beyond the employee's control. The benefits of a key employee who is not restored shall not be terminated prior to the end of leave and the employee shall not be responsible to the City for such benefits other than the normal employee contribution.

If an employee does not return to work under circumstances where repayment can be required, the employee must repay all premiums within 30 days after receiving notice from the City of the amount owed. After that time, the matter will be turned over to collections as a debt, which could result in legal action.

(6) Failure to Return to Work

Employees who fail to return to work after FMLA leave is completed shall be treated as having voluntarily terminated their employment.

H. Other General Provisions

(1) Administration

The City Administrator in consultation with the Director of Human Resources shall be the exclusive interpreter of its terms. All provisions of this procedure shall be interpreted consistent with the Family and Medical Leave Act of 1993.

(2) Changes

The City reserves the right to modify or terminate this procedure at any time.

(3) No Employment Rights

This procedure does not create any employment rights to any individual other than specifically stated in this procedure.

(4) Limitations

Except as otherwise stated, this policy is not intended to create any rights greater than that conferred on employees by the Family and Medical Leave Act of 1993.

(5) Rights and Obligations

Employees and the City have various rights and obligations under FMLA. For further information, contact the Human Resources Department.

ARTICLE V. Health Insurance

Health insurance

Health insurance may be provided by the City to full-time employees and those part-time employees who qualify. The coverage shall be of the type, and subject to such terms and requirements, as the City Council shall determine from time to time. The City Council may also provide that employees pay a part of the cost of the premiums for said health insurance. See the section on part-time employees to determine what the health insurance provisions are for part-time employees.

Part-time employees; benefits

(1) Part-time employees who work at least 1,560 hours, but less than 2,080 hours per calendar year shall be entitled to benefits beginning one (1) year after commencing employment with the City according to the following schedule:

A. Part-time employees who work at least 1,560 hours, but less than 2,080 hours per calendar year, shall be entitled to seventy-five (75%) of those benefits to which full-time employees are entitled; provided, that if a part-time employee works at least 1,560 hours per calendar year he/she shall be entitled to receive health insurance coverage.

B. Part-time employees shall earn benefits as provided above for each full calendar year of service, and shall not earn benefits for any calendar year or part of a calendar year in which they work fewer than 1,560 hours.

ARTICLE VI. Working Conditions

Leave of absence

(1) An employee who is on a leave of absence without pay shall, during the first thirty (30) days thereof:

(a) remain covered by any health, accident and life insurance in the same manner as immediately prior to their leave of absence;

(b) not receive holiday pay for any holiday which falls during their time of leave of absence;

(c) continue to accrue vacation and Sick Leave of their leave of absence; and

(d) maintain their seniority.

(2) After an employee is on a leave of absence without pay for more than thirty (30) days, the coverage of that employee under the City's health, accident and life insurance programs at the City's expense shall cease at the end of the calendar month; however, the employee may continue participating in the City's health, accident and life insurance programs at their own expense until their return to work.

Transfers

Transfers shall be considered when they are in the best interest of the City and/or employee. An employee must meet the minimum qualifications for the position the employee is being considered for transfer to. All full-time and probationary employees are eligible to transfer or be transferred. All benefits for which the employee is eligible shall be transferred with the employee.

There shall be three types of transfer:

(1) Voluntary: The employee and both the department head and the City Administrator approve of the voluntary transfer.

(2) Disciplinary: Both department heads and the City Administrator shall approve of a disciplinary transfer. Employee approval is not required. The employee shall be informed of the reason for the transfer, at the time the transfer is made.

(3) Administrative: Both department heads and the City Administrator shall approve of an administrative transfer. Employee approval is not required. The employee shall be informed of the reason for the transfer, at the time the transfer is made.

Nepotism

(1) The purpose of this section is to define the City's policy regarding the employment of immediate family working for the City in the same or different departments or divisions.

(2) The City shall permit the employment of immediate family of employees or a member of the employee's immediate family as long as such employment does not create actual conflicts of interest. The City will use sound judgment in the placement of qualified relatives in accordance with the following guidelines:

a. An immediate family member shall be permitted to work in the same department or division, provided no direct reporting or supervisor-to-subordinate relationship exists. Further, no immediate family member is permitted to work within "the chain of command" when the immediate family member's work responsibilities, salary, hours, career progress, benefits, or other terms and conditions of employment could be influenced by their direct supervisor.

b. Supervisors may have no direct influence over the wages, hours, benefits, career progress and other terms and conditions of employment of the their immediate family members.

c. Employees who marry while employed at the City, or become part of the same household are treated in accordance with this section.

(3) Any exceptions to this policy must be approved by the City Administrator.

Layoffs

An employee may be laid off from any department because of curtailment of expenditures, reduction in force, or other similar reason. The order of employees affected by a layoff shall be determined as follows:

(1) The first employee to be laid off in a department shall be the employee who was last appointed to or placed in the particular position which the reduction is to be made, except when the needs of the department require that layoffs be determined by the nature of the work. The determination of whether a particular employee was the last one appointed to or placed in the position shall be determined by comparing the employee's appointment to that of other employees in the position on the basis of seniority. Seniority is defined as the length of continuous service from the date of original appointment, less any days the employee may have been suspended.

(2) No full-time employee shall be laid off from any position while a temporary employee is still employed in the same position in the department.

(3) Layoffs shall not be considered disciplinary actions.

Resignation/Retirement

In order to resign an employee must meet the following conditions in order to be considered to be in "good standing":

(1) Employees other than department heads must give the appointing authority or City Administrator written notice at least fourteen (14) calendar days prior to resignation unless the appointing authority or City Administrator agrees to a shorter period. A notice of resignation form is available from the Human Resources office for the written notice. Failure to do so may, at the discretion of the appointing authority or City Administrator, be reason for treating the resignation as a dismissal and the refusal of subsequent good post-employment references. In the case of dismissal, the action may be made effective immediately or the employee may be given up to two (2) weeks' notice at the discretion of the appointing authority or City Administrator.

(2) Department heads are required to give written notice of at least thirty (30) calendar days. The City Administrator may choose to waive this.

(3) The employee must turn in all keys, uniforms, City identification, equipment, etc. upon request, which were provided by the City as part of employment before their last day of employment.

(4) The employee shall provide a forwarding address for future correspondence.

In order to retire an employee shall be subject to the following:

(1) Give a minimum of thirty (30) days written notice to the appointing authority or City Administrator prior to the effective date of retirement.

(2) The employee must have reached the age of 55 with 20 years of service with the City; or reached the age of 60 with 10 years of service to the City; or reached the age of 65 with five years of service to the City to be considered as retiring. Retiring employees shall receive an award from the City, equal to the amount of $150. The department from which the employee is retiring may spend up to $100 for refreshments, etc., if the retiree wants to have a reception. However, the maximum retirement award is $150 regardless of whether the retiree wishes to have a reception or not.

(3) The effective date shall be the last day worked, unless otherwise agreed, or as required by state or federal law. Employment may not be extended by using leave benefits.

(4) At the time of resignation, retirement or death, the following benefits apply:

a. All unused accrued vacation leave shall be paid out.

b. Group term life insurance shall remain in effect, except in the case of death, until the last day of the month in which the employee's last day of employment occurs.

c. Health insurance shall remain in effect until the last day of the month in which the employee's last day of employment occurs. The employee may be eligible for COBRA continuation coverage as prescribed by Federal law.

d. Accrued compensatory leave shall be paid to employees who have accumulated compensatory time approved by their appointing authority.

e. Accrued holiday hours shall be paid to employees who have accumulated holiday hours. If a holiday occurs the day immediately following the employee's last date of employment, the employee is not eligible for holiday pay.

f. Sick Leave shall be paid accordance with the provisions set forth in the section entitled Sick Leave.

In either the event of resignation or retirement all leave times available to the employee as of the effective date shall be paid to the employee as a lump sum as either part of their last paycheck or as a separate check paid contemporaneously with the employee's final paycheck, and shall not serve to extend the effective date.

Long Term Disability

Long term disability insurance is provided to employees of the City of Hastings, who work at least 30 hours per week, at no cost to the employee. The waiting period in order to be eligible for long term disability is 90 days. Employees should contact Human Resources if you have questions.

Reemployment

Except as otherwise provided, any former employee who is re-employed within two years shall be treated as a new employee. A rehired employee shall be given credit for time served in their previous employment with the City for the accrual rate of vacation leave. City employees laid off as a result of a reduction in force shall, if reemployed within two years after their layoff, have their benefits reinstated as they were at the time of their layoff.

Physical or mental examination

A department head may at any time, for reasonable cause, require an employee to be examined by a physician or mental health professional for the purpose of determining the employee's ability to perform their required duties. Such examination if required by a department head shall be at the City's expense.

Work week

The general work week shall be forty (40) hours per week for full-time employees, except as otherwise provided. Normal working hours shall be from 8 a.m. to 5 p.m., Monday through Friday, except as otherwise provided. Other regular working hours may be established by department rules.

Break

Employees are entitled to a fifteen (15) minute break during every four (4) hours worked. Exercise of this provision is subject to departmental rules and regulations. A lunch break is defined as at least 30 minutes

where an employee is totally released from their job duties.

Use of Tobacco Products and Vaping

The use of tobacco products and vaping is not allowed inside any City building, vehicle or equipment, except in designated break areas.

Outside employment

(1) No full-time employee shall undertake any employment or activity for financial gain outside of his City employment which is, or can be interpreted to be, inconsistent with or detrimental to their position with the City.

(2) Any full-time employee desiring to engage in outside employment or activity for financial gain shall request approval from their department head. The department head may approve or deny the request.

A department head shall not withhold approval without reasonable cause. This form shall be placed in the employee's personnel file.

Political activities prohibited

No employee shall engage in political activities during their work day, while on official duties, or while wearing a required uniform.

Solicitation prohibited

No employee shall sell goods or services for themselves or any organization to which they belong, while engaged in official duties. Order forms may be left in community areas, such as break rooms.

ARTICLE VII. Records, Applications, Examinations, Lists, and Appointments

Confidentiality of personnel records

All applicant and employee records other than public information shall be withheld from the public. Request for verification of employment or reference checks for future employment should all be directed through the Human Resources Department.

Employees may be used as personal references for their fellow employees only if they are asked.

Personnel records

All reports by a department head with respect to an employee within their department shall become a part of that employee's personnel file maintained in the Human Resources Department. A copy of any such report shall be delivered or mailed to the employee by the Human Resources Department within ten (10) working days after it is placed in their file.

ARTICLE VIII. Discipline

Causes of discipline.

Any action which reflects discredit upon the City, or which is a direct hindrance to the effective performance of City services, or which violates a departmental or personnel rule or regulation shall be cause for disciplinary action. Such causes for disciplinary action include, but are not limited to the following:

(1) Has been adjudged guilty of a felony or of a misdemeanor involving moral turpitude.

(2) Habitual use of alcohol or other intoxicating beverages or the use of controlled substances, that affect an employee's job performance.

(3) Using or be under the influence of a controlled substance or alcohol or other intoxicating beverage while on duty.

(4) Failure to report the use of any prescription only drug that may alter an employee's physical or cognitive abilities while on duty.

(5) That the employee is guilty of improper political activity as defined in these rules.

(6) Offensive conduct or language toward the public or toward City officers or employees.

(7) Has been guilty of insubordination to their supervisor or has been guilty of any conduct unbecoming to an officer or employee of the City, either on or off duty.

(8) Incompetence, inefficiency, or inattention to or dereliction of duty.

(9) Damage to or negligence in the care and handling of City property.

(10) Violation of any lawful and reasonable directive made or given by their superior, where such violation or failure to obey amounts to an act of insubordination or a serious breach of discipline; or results, or might reasonably have been expected to result, in loss or injury to the City, or to the public.

(11) Commission of acts or omissions unbecoming an office or position held, which render their reprimand, suspension, demotion, or dismissal necessary or desirable for the economical or efficient conduct of the business of the City.

(12) Has induced or attempted to induce any officer or employee of the City to commit an illegal act, to act in violation of any lawful and reasonable department or official regulation or order, or has participated therein.

(13) Solicitation or receipt from any person, participation in any fee, gift, or other valuable thing that is given in the hope or expectation of receiving a favor or better treatment than that accorded other persons.

(14) Use or attempted use of personal or political influence or bribery to secure an advantage in an examination or promotion, leave of absence, transfer, change of pay or character of work.

(15) Absence from duty without leave contrary to these rules, or failure to report after leave of absence has expired, or after such leave of absence has been disapproved or revoked and cancelled by the proper authority.

(16) Failure to use seatbelts while traveling in a City vehicle or for City business.

(17) Using a cell phone while driving a City vehicle or while driving on City business; provided, however an employee may use a hands-free feature. To comply, an employee must have their cell phone located where they are able to initiate, answer, or terminate a call by touching a single button. The employee must be in the seated driving position and properly restrained by a seat belt. Employees are **not** in compliance if they unsafely reach for a cell phone, even if they intend to use the hands-free function.

(18) Willful violation of any of the provisions of these rules.

Verbal reprimand

Except in such cases where a written reprimand is issued, a supervisor or department head shall

discipline employees under their direction by verbal reprimand for any and all causes for discipline; said verbal reprimand shall consist of verbal statements that include a specification of how an employee's conduct deviates from proper conduct. Except in cases where it may not be feasible to do so, all verbal reprimands should be done in private. Verbal reprimands should not be confused by supervisors as teachable moments.

Written reprimand

A department head may reprimand any employee in their department for cause. Such written reprimands shall include a specification of how an employee's conduct deviates from proper conduct. Such reprimand shall be in writing and addressed and presented to the employee who shall initial receipt for the document. A signed copy shall be delivered to the Human Resources Department for inclusion in the employee's personnel file. Written reprimands shall be removed from an employee's personnel file 12 months after inclusion if no further disciplinary action involving the employee has occurred.

Suspension

A department head may suspend an employee with or without pay for cause for a period up to thirty (30) calendar days, which may be extended by the department head for good cause shown. The department head shall notify the employee in writing. Such notice shall include the reasons for and the duration of the suspension. The employee shall initial receipt for the document. A signed copy shall be delivered to the Human Resources Department for inclusion in the employee's personnel file.

An employee who is on suspension without pay shall accrue no vacation, Sick Leave, or seniority rights with respect to promotion and proficiency pay increases for any portion of the entire period of leave or suspension.

After an employee is on suspension without pay for more than thirty (30) days, coverage of that employee under the City's health, accident and life insurance programs at the City's expense shall cease at the end of that calendar month; however, the employee may continue participating in the City's health, accident and life insurance programs at their own expense until he/she returns to work.

Disciplinary demotion

A department head may demote an employee for cause. No disciplinary demotion shall be made unless the employee to be demoted is suitable for employment in the position with a lower pay scale or if employee in the lower pay scale would be laid off by reason of the action. The department head shall notify the employee of the disciplinary demotion in writing with a copy given to the Human Resources office to be placed in the employee's personnel file. The employee shall initial receipt of the document.

Discharge/Termination

(1) A department head who wishes to dismiss an employee under their supervision or jurisdiction for cause, shall first review with Director of Human Resources and the City Attorney before proceeding to speak with the employee.

(2) An employee who has completed their probationary period, shall be discharged only upon being served with a written form, stating cause of discharge.

(a) A copy of the discharge form shall be filed with the Human Resources office.

(b) The discharge form shall contain the name, address, and position of the employee as well as a brief statement of the reason for discharge.

~~**(3)** Appeal. A discharged employee shall have 14 calendar days from the date of such notice to file an appeal with the Director of Human Resources.~~

Appeals Board Hearings

(1) If a ~~discharged~~ disciplined, does not include terminated, employee makes a written request for ~~a hearing~~, an appeal, the Director of Human Resources shall notify the ~~discharged~~ disciplined employee and the department head involved, of the time and place of the hearing on such charges before the Appeals Board. The Appeals Board will be made up of employees who have volunteered and completed training provided by the Human Resources Department. No such hearing shall be held less than 14 calendar days after serving or mailing the notice of the time and place of such hearing by the Director of Human Resources, unless this time is waived by both the ~~discharged~~ disciplined employee and the department head.

(2) The Appeals Board shall be made up of a department head chosen by the department head involved, an employee chosen by the ~~discharged~~ disciplined employee, and one other department head and employee chosen by the Director of Human Resources. An employee's relative may not serve on their appeals board.

(3) The City Administrator shall serve as the chairperson of the Appeals Board and will vote in the case of a tie.

(4) The Appeals Board will be convened to review the appeal. Employees may appeal the justification for the action taken or the severity of the action, but not the policy which led to the action.

(5) Appeals Board members will independently interview the employee, the employee's supervisor, and anyone else they consider necessary to arrive at a fair decision. The employee and their supervisor will not be permitted to be present during Appeal Board deliberation.

~~(6) The Director of Human Resources and City Attorney shall determine the procedure to be used by the Appeals Board in its hearing on the discharge of the employee,~~

(7) The Appeals Board after the conclusion of the hearing shall:

(a) Confirm the ~~discharge~~ discipline; or reduce or eliminate it. In no case will the employee receive disciplinary action more severe than what was initially received. The Board must address each individual situation and cannot act to change policies or programs.

(b) The decision made by the Board is determined by a majority of its members and is final. The Board decision is made by secret ballot.

~~(c) order that the employee be reinstated to the position formerly held, with back pay, if applicable.~~

(8) In the course of such hearing, the employee shall be given an opportunity to produce witnesses and be heard in their own defense and to be represented by counsel. The finding of the Appeals Board shall be certified in writing to the ~~discharged~~ disciplined employee, supervisor and department head, within five days after all interviews are completed, who shall implement the Appeals Board's decision. A stenographic or electronic record of all proceedings at the hearing shall be made and retained by the Human Resources Department in the event of further appeal. The decision of the Appeals Board is final unless overturned by a court of law.

ARTICLE IX. Issue Resolution

Open Door Policy for Issue Resolution

The accumulation of unspoken or unanswered complaints can result in frustration and dissatisfaction and could harm what otherwise could be a pleasant working relationship. ~~Employees who do not wish to utilize the grievance process, are encouraged to utilize the open door policy in order to resolve issues.~~

If an issue arises, it is to everyone's benefit to assure a prompt and fair resolution. That is the purpose of the following "Open Door" procedures, which you should feel free to use without fear of reprisal or penalty in any way.

If you have an issue, you should review the matter with your supervisor or team as soon as possible. It is part of the supervisor's responsibility to help you and your team address issues.

If you and your supervisor do not reach a solution, you may request a meeting with the person to whom your supervisor reports.

If you do not feel the issue has been properly resolved by your immediate supervisor and/or next level/s of management, you should ask for an appointment with a representative of Human Resources. Occasions can also arise when you have issues that are difficult to discuss with your immediate supervisor. If this occurs, you may make an appointment with a representative of Human Resources.

If your issue still has not been resolved to your satisfaction, you or the Human Resources Department can contact your department head for an appointment.

If your issue still has not been resolved to your satisfaction, you or the Human Resources Department can contact the City Administrator for an appointment.

We believe that your immediate supervisor is best- equipped to handle most of your issues. However, feel free to consult with any member of the management team you feel comfortable with.

~~Grievance Policy~~

~~It is the policy of the City to treat all employees equitably and fairly in matters affecting their employment. Each employee will be provided ample opportunity to understand and to achieve mutually satisfactory resolutions of matters which they allege are violations of rules, regulations, or any other condition of employment. Each employee has the right to present a grievance with the expectation of attention being paid to the matter and without fear of adverse personnel action. This article shall apply to all employees who do not have collective bargaining agreements that otherwise specify grievance procedures.~~

~~Grievance - Definition~~

~~See definition of "grievance" in the Definitions section in Article I. of these rules.~~

~~Grievance procedure~~

~~(1) Any employee who has a grievance concerning a condition of employment shall discuss that grievance with their immediate supervisor within five (5) working days of the commission or omission of the act or acts upon which the grievance is based. Supervisors shall respond to the grievance verbally. Supervisors shall make a record of all such verbal discussions of grievances upon the date of their occurrence which shall specify the employee, the act or acts discussed, and the date of the verbal discussion.~~

~~(2) If a verbal discussion between an employee and his immediate supervisor does not resolve the grievance, the employee may within five (5) working days submit a written grievance to their immediate supervisor's supervisor. The written grievance shall include:~~

~~(a) The exact nature of the grievance.~~

~~(b) The act or acts of commission or omission.~~

~~(c) The exact date of the act or acts of commission or omission.~~

~~(d) The identity of the party or parties who claim to have a grievance.~~

~~(e) The identity of the party or parties alleged to have caused or who are involved in the grievance.~~

~~(f) The specific provision of the City ordinances, personnel rules or other conditions of employment that is alleged to have been violated.~~

~~(g) The remedy that is sought.~~

~~Within five (5) working days after receiving such written grievance, the immediate supervisor's supervisor shall furnish the employee with a written reply to the written grievance.~~

~~(3) If the written reply by the immediate supervisor's supervisor does not resolve the grievance, the employee may, within five (5) working days of receiving the written response, submit the written grievance to their appointing authority. The appointing authority shall furnish the employee, within five (5) working days of receiving the written grievance, a written response to the written grievance.~~

(4) ~~If the written reply by the appointing authority does not resolve the grievance, the employee may submit, within five (5) working days of receiving the written response, the written grievance to the Appeals Board.~~

If your concern is still not addressed after speaking with the City Administrator, you may file an appeal with the Human Resources Director within five days to be heard by the Appeals Board.

The Appeals Board shall be comprised of individuals selected in the same manner as the Appeals Board for a disciplinary action with the ~~Director of Human Resources~~ City Administrator being the chairperson of the Board of Appeals. The Appeals Board shall hold a hearing, within ten (10) working days of the submission of the written issue, ~~grievance~~, with all documentation and witnesses being present. Within five (5) working days of the hearing, the Appeals Board shall provide all parties to the ~~grievance~~ issue with a written reply. Appointing authorities and supervisors shall be bound by the decision of the Appeals Board unless overturned by a court of law.

(5) R**epresentation**

Legal representation is always a right of parties to the ~~grievance~~ appeal procedure. Any party may make a change in representation at any time, however, such a change shall not change the time periods for carrying out the actions required by the ~~grievance~~ appeal procedure.

Failure to adhere to time periods

Failure of the employee to present an ~~grievance~~ appeal within the time periods specified ~~in the grievance procedure~~ shall automatically dismiss the specific ~~grievance~~ appeal. Failure of a representative of the City to adhere to the time periods required by the ~~grievance~~ appeal procedure shall allow the employee submitting the grievance to proceed to the next step in the grievance procedure as if the City representative had acted on the last day of the allotted time period.

Issues related to claims of sexual harassment and general harassment are not eligible to be heard by the Appeals Board.

ARTICLE X. Sexual Harassment and General Harassment

Intent

It is the policy of the City that there be no discrimination against any employee or applicant for employment with the City of Hastings on the basis of their sex, or for any reason. The City of Hastings considers harassment by any employee to be serious misconduct which shall result in disciplinary action. All personnel are encouraged to maintain confidentiality about complaints in order to protect the parties involved, and information should not be shared with anyone other than those involved in the investigation.

The City of Hastings is committed to a work environment in which all individuals are treated with respect and dignity. This includes a workplace free from any form of harassment.

Harassment is defined as any unwelcome behavior directed at a person or group because of their sex, race, religion, age, disability, sexual preference, or national origin. In general, examples of harassment include:

- racial slurs or negative stereotyping.
- threatening, intimidating, or hostile acts.
- assault or unacceptable physical contact.
- written or graphic material that denigrates or shows hostility toward an individual or group.
- retaliation against an employee for bringing up an issue of alleged harassment.

Harassment, both sexual and otherwise, by or directed toward any employee or prospective employee is expressly prohibited. Violation of this policy shall result in disciplinary action.

Definitions

For the purposes of this Article, the following definitions shall apply, and to the extent that they conflict with any definitions found elsewhere in this code, including Hastings City Code Section 3-108, the following shall prevail herein:

(1) "Complaint" is defined as a written allegation of harassment, sexual or otherwise, specifically detailing the conduct upon which the allegation is based, and which is dated, and signed by the person making the allegation.

(2) "Disciplinary Action" is defined as any appropriate discipline, including verbal reprimand, written reprimand, counseling, suspension, reassignment, demotion or termination.

(3) "Employee" is defined as all persons employed by the City of Hastings, including all employees of the City of Hastings, and shall include all department heads, all part-time, regular part-time, regular full-time, seasonal, and temporary employees, whether or not they be parties to or subject to a collective bargaining agreement.

(4) "Investigator" is defined as the person who shall conduct the investigation of any complaint. The investigator shall be the Director of Human Resources. If the complaint involves the Director of Human Resources, the investigator shall be the City Administrator, who shall have the authority to investigate the complaint, or designate an individual to conduct the investigation.

(5) "Sexual Harassment" is defined as being an unwelcome sexual advance, a request for sexual favors,

and other verbal or physical conduct of a sexual nature when:

(a) submission to such conduct is made either explicitly or implicitly a term or condition of an individual's employment;

(b) submission to or rejection of such conduct by an individual is used as the basis for employment decisions affecting such individual; or

(c) such conduct has the purpose or effect of unreasonably interfering with an individual's work performance or creating an intimidating, hostile, or offensive working environment.

Complaint procedure

(1) An employee or a citizen who believes they have been harassed may submit a written complaint with any one of the following:

(a) immediate supervisor

(b) department head

(c) Director of Human Resources

(d) City Administrator

(2) The person to whom a written complaint is submitted shall deliver the original written complaint to the Human Resources Director, retain a copy, and deliver copies to the appropriate investigator, and to the City Attorney.

Investigation

(1) The investigator shall interview the complainant and any named parties mentioned in the complaint. The investigator shall make a record of all interviews, which shall include:

(a) the date(s) of any discussion(s);

(b) the details of the incident(s) which led to the complaint being filed;

(c) the date(s) the incident(s) occurred;

(d) the identity of the party or parties alleged to have engaged in sexual or general harassment; and

(e) the identity of the aggrieved party.

(2) The investigator shall expediently investigate all complaints of sexual or general harassment. Department heads and supervisors shall make available any employee for interviews, and present any documents required in the investigation.

(3) The complainant shall be kept informed of the status of the investigation.

Investigation; findings

Upon completion of the investigation, the investigator shall prepare a report of the findings of the investigation, deliver it to the appointing authority of the employee against whom the complaint was filed and to the Director of Human Resources. The report shall include a recommendation on appropriate action, which may consist of disciplinary action, counseling, reassignment of work, or a determination that no action is required. Copies of the report shall be provided to the complainant and the person about whom the complaint is made. The Investigator shall conduct a follow-up review with the complainant within sixty (60) calendar days in order to make sure that the problem has been

remedied.

Disciplinary action

After reviewing the findings of the investigation, the appointing authority of the employee against whom the complaint was filed shall take the appropriate action to resolve the complaint. Such action may include disciplinary action, counseling, reassignment of work, or a determination that no action is required. Written notification of the action shall be provided to the disciplined employee.

~~**Appeal procedure**~~

~~Appeals of action taken under the provisions of this Article shall be submitted directly to the Appeals Board, which shall be comprised of individuals following the same procedure for selecting an Appeals Board for an employee disciplinary action. Any appeal shall be submitted in writing within five (5) working days of notification of action taken. The Appeals Board shall hold a hearing within ten (10) working days of the submission of the written appeal. The Appeals Board shall provide the complainant and the party against whom the complaint was filed at least five (5) days' written notice of the time and place of the hearing. Within five (5) working days after the hearing, the Appeals Board shall provide all parties to the appeal with a written decision. The complainant and the party against whom the complaint was filed shall be bound by the decision of the Appeals Board unless overturned by a court of law.~~

~~**Appeal hearings**~~

~~Appeal hearings shall be closed to the public unless the person against whom the complaint has been filed requests that the hearing be held in open session.~~

False complaints

No employee shall intentionally prepare and execute a false complaint of general of sexual harassment. Any employee who does so shall be subject to disciplinary action.

ARTICLE XI. Policies

Equal Employment Opportunity (EEO)

It is the continuing policy of The City of Hastings to abide by applicable laws and regulations and to provide equal employment opportunities to qualified individuals regardless of race, color, religion, sex, national origin, age, disabilities, veteran or disabled veteran status, and/or citizenship status.

The exception is citizenship status which is required to comply with law, regulations, or federal executive order; or by federal, state, or local government contract; or which the Attorney General of the United States determines to be essential for an employer to do business with an agency or department of the federal, state or local government.

Returning without Limitations

If you return to work after a disability, prolonged illness, or leave of absence, and are fully able to do the

position you left, you will be assigned to the job or position classification, department and shift you were on when you left. If for any reason you cannot be assigned to your former job, you will be reassigned according to the reduction in force procedure, and in compliance with FMLA, if applicable.

Returning with Temporary Limitations

(1) Work related injuries **-** An employee returning to work as a result of a workers compensation injury shall provide documentation to their immediate supervisor from their medical or mental provider outlining their potential return to work, including any restrictions placed upon the employee for their return. The supervisor must provide the documentation to the City Clerk's office prior to allowing the employee to engage in any work activities.

(2) Non-work related injuries or other medical or mental conditions. Employees desiring to return to work under this section shall return to their regular position with the City subject to the restrictions placed on the employee by their medical or mental health provider. The employee shall provide their medical or mental provider with a copy of their job description outlining the essential job functions and physical requirements of their position so that the physician or mental provider can determine whether the employee can return to work, and with or without any restrictions on the employee upon their return. The supervisor shall review the restrictions to determine whether the employee is able to do their job with the restrictions. If the supervisor determines the employee is able to perform their duties with the restriction, a doctor's note outlining said restrictions should be given to Human Resources, prior to the employee's return to work. If the supervisor determines the employee is unable to do their job, the supervisor shall notify Human Resources of their determination and the employee shall not be allowed to return to work until there would be a significant change in or the elimination of the restrictions by the employee's medical or mental health provider. Any employee unable to return to their position without restrictions for a period of 90 days shall be referred to the City's long term disability insurance carrier.

Returning with Permanent Limitations

If you are able to return to work, but with permanent limitations determined by a physician, every effort shall be made to find a job you can do within your prescribed limits. Positions are evaluated to determine your ability to perform job requirements. During this evaluation, every effort shall be made to comply with the Americans with Disabilities (ADA) Act. (See next section on ADA.)

The level of pay upon return follows the same procedure in place for rehiring employees.

Productive work must already be available and must not be created to satisfy limitations. There may be situations where no work can be found within your limitations. In this case you will remain on Sick Leave and follow procedures for determining if you are eligible for long-term disability and or benefits from Social Security.

Americans with Disabilities Act (ADA)

The Americans with Disabilities Act (ADA) makes it unlawful to discriminate against qualified individuals with (or perceived as having) physical or mental disabilities.

To be protected under the ADA, individuals must have a record of, or be regarded as having a substantial impairment. A substantial impairment is one that significantly limits or restricts a major life activity. Major life activities include hearing, seeing, speaking, breathing, performing manual tasks, walking, caring for oneself, learning, or working.

Individuals with a disability must be able to satisfy job requirements for educational background, employment experiences, skills, licenses, and any other qualification standards that are job related.

The employee must also be able to perform tasks essential to the job, with or without reasonable accommodations. Accommodations are reasonable unless they expose the business to an undue hardship. An undue hardship means the accommodation would require significant difficulty or expense.

The ADA does not cover temporary disabilities. Employees who experience short, temporary disabilities are covered in the "Job Assignment upon Return to Work" policy outlined in the preceding section. The purpose of the Return to Work policy is consistent with the purpose of the ADA.

Immigration Law Compliance

The City of Hastings is committed to employing only United States citizens and aliens who are authorized to work in the United States and does not unlawfully discriminate on the basis of citizenship or national origin. In compliance with the Immigration Reform and Control Act of 1986, as amended, each new employee, as a condition of employment, must complete the Employment Eligibility Verification Form I-9 and present documentation establishing identity and employment eligibility.

The City of Hastings participates in the federal e-Verify employment verification program. The City will provide the Social Security Administration (SSA) and if necessary, the Department of Homeland Security (DHS), with information from each applicant's Form I-9 to confirm work authorization. If the government cannot confirm that you are authorized to work, you will be provided with written instructions and an opportunity to contact SSA and/or DHS before the City takes adverse action against you, including terminating your employment.

Former employees who are rehired must also complete a new I-9 form**.** Employees with questions or seeking more information on immigration law issues are encouraged to contact the Human Resources Department. Employees may raise questions about immigration law compliance without fear of reprisal.

Safety

City Commitment

The City of Hastings Team is committed to the following goals:

- Providing safe working conditions for all employees
- Eliminating occupational injuries and illnesses
- Minimizing materials and processes that negatively impact the environment
- Developing a safety culture that supports these goals.

Safety Rules

Safety is serious business at The City of Hastings. Employees who break these rules are endangering themselves and others. For this reason, the City has a responsibility to strictly enforce these safety rules:

1. Everyone in areas where applicable work is being performed is required to wear American National Standards Institute (ANSI) approved safety glasses (prescription or non-prescription) with side shields. Safety glasses may be lightly tinted to reduce glare. Dark or mirrored glasses are not allowed.

2. No carelessness, recklessness, horseplay or disorderly conduct on work premises is tolerated.

3. Employees are required to report all injuries to their supervisor, department head or the Safety Director immediately.

4. Employees are required to report all accidents resulting in damage to materials, equipment, or property to their supervisor or department head immediately.

5. Employees assigned to a hearing-protected area, are required to wear approved hearing protection at all times.

6. All powered industrial trucks will be operated in a safe manner at all times.

7. No safety device, guard, or other protective equipment is to be removed from any piece of machinery or equipment. The exception to this rule is when the equipment is under repair by "authorized personnel" working within the guidelines of the Lockout/Tagout and Electrical Safety Programs.

8. Machines with missing or defective guarding must be reported immediately. These machines will be locked out by "authorized personnel" until they are repaired.

9. Employees are not permitted to remove a "Lock out/Tagout" tag or lock except "authorized personnel" as defined by the Lockout/Tagout Program.

10. Employees assigned to a respirator-required area, must wear a respirator at all times. Employees will not be permitted to wear a respirator unless they have been medically approved to do so and received proper training.

11. Employees who are welding must use approved welding helmets with the appropriate shade of protection and employees in the vicinity must take every precaution to avoid eye contact with light from the welding process.

12. All chemical substances must be used in accordance with safety instructions printed on the container and/or in the SDS (Safety Data Sheet) for that substance.

13. No new substances may be brought into warehouses or to a jobsite without an SDS sheet.

14. Personal Protective Equipment (PPE), where required, must be worn in applicable areas, and will be provided by the City.

15. Lifting, handling, and assembling goods and equipment must be done in a safe and professional manner.

Violations of the above safety rules are not tolerated. The first such violation may result in a verbal warning and could, depending upon the seriousness, result in suspension or discharge. Subsequent violations (not necessarily of the same type) may result in discharge.

SAFETY EYEGLASS PURCHASING GUIDELINES

SEASONAL/TEMPORARY EMPLOYEES:

1. Seasonal/temporary employees will be provided with one pair of non-prescription, protective eyewear appropriate for the type of work being performed.

NON-PRESCRIPTION SAFETY GLASSES:

1. Non-prescription safety glasses are provided, upon employee request, by the warehouse Department, Department Head or Supervisor. Approval by the Department Head is not required.

2. An employee can obtain both a clear and a shaded pair of non-prescription safety glasses.

PRESCRIPTION SAFETY GLASSES:

1. All Employees will abide by the following procedure to obtain prescription safety glasses:

a. Employee must obtain a prescription for safety glasses.

b. Employee obtains form from the employee portal and takes request for safety glasses to supervisor for approval signature.

c. Employee takes the approved safety glasses request form to ~~Nebraska Eye Care~~ Walmart for glasses.

2. Prescription safety glasses must meet ANSI Z-87 standards and be adaptable for side shields. Side shields must be worn at all times if your safety glasses have the adaptable side shields.
3. The City of Hastings will pay for one pair of clear lenses and frames and one pair of shaded lenses and frames. In lieu of these two pair of safety glasses the City of Hastings will pay for one pair of photo-gray lenses and frames. However, if your work is 85% indoors you can only order clear or photo gray lens safety glasses. The City will not pay for dark lens safety glasses. If you wish to order the dark lens, then it is up to the employee to pay for them out of his/her own pocket.
4. The City of Hastings will pay the cost of repairing or replacing safety glasses (prescription or non-prescription) damaged while at work.
5. Linemen are required to use plastic frames.
6. If an employee's prescription changes after one year the City of Hastings will cover the cost of new lenses and frames.
7. Employees are eligible for new safety glasses every 24 months.
8. The City of Hastings will not pay for specialty lens applications.

Clothing Allowance/Boot Policy

Effective January 1, 2025, each full time and part time employee will receive a $60 clothing allowance for City of Hastings attire annually.

Effective January 1, 2025, each full time employee who works in a position that is deemed to require safety footwear shall receive a $170 allowance annually to help offset the cost of the work boots.

~~Effective October 1, 2021, the City of Hastings will offer a boot allowance for all full time employees who, on a consistent basis, work or have potential to work where boots are required, per the Personal Protective Equipment (PPE) Policy. Receipts must be dated after October 1, 2021. The City will pay 50% of the boot cost, subject to approval of the department Director. Employees may be reimbursed for their boots no more than once every two years.~~

~~Employee must fill out a work boot reimbursement form, located on the employee portal, and obtain their supervisor's signature, prior to reimbursement.~~

~~Signed reimbursement forms with receipt shall be turned into each respective department's designee for tracking, and then forwarded to the Finance department for reimbursement.~~

Foot Protection Guidelines:

1. All employees shall wear approved foot protection when working in areas where there is a possibility of foot injuries due to falling or rolling objects, and objects piercing the sole. This includes all office personnel going out to a jobsite, the Pollution Control Facility and Whelan Energy Center unless they remain in the office.

2. Proper care and maintenance of safety footwear shall be provided by the employee. Inspections for defects such as holes, tears etc. that affect employee safety, shall be made on a regular basis.

3. Boots shall extend above the ankle. The vamp (toe box, foot, and heel) of the boot will be leather. The shaft (ankle) of the boot can have a canvas material. No other shoes will be allowed for any employees working outside of an office setting unless the work conditions call for another type of footwear such as muck boots or waders. If you work in the office and need to go to the field or plants to do any type of work you are required to follow the boot requirements.

Wellness

The City of Hastings promotes a healthy workforce and City culture while providing growth opportunities for people, productivity, and profits. Lunch and learns, family seminars, and participation in health risk assessments and community wellness activities are ways in which we encourage good health. Wellness goals include:

- To create a healthy City culture.
- To enhance the health of employees and of the organization.
- To provide techniques and tactical plans for improving and controlling health care costs.

Nursing Mothers

If you are a new mother feeding your child and you wish to pump at work, you will be provided with a private place to do so and appropriate time away from your work station. However, you should utilize your breaks and lunchtime for these activities. If the break time is not sufficient, then you will return to work when you are finished.

Respectful Workplace Policy

Purpose

To promote a work environment free from violence or threats of violence, including bullying, harassment and intimidation, against individuals, as well as City and personal property. This includes partner or family violence that may occur on City property.

The examples and definitions listed in this policy are not all inclusive. The City has the sole right to interpret this policy based on individual facts and circumstances.

Application

The policy requires all individuals on City premises, whether employees or non-employees, to conduct themselves in a professional manner consistent with good business practices. The policy strictly prohibits use of bullying, violence, threats of violence, or possession of weapons in the workplace, including acts or threats of family violence.

Violations of this policy will lead to disciplinary actions, up to and including termination, and may include the involvement of appropriate law enforcement authorities.

Any person who makes threats, exhibits threatening behavior, or engages in violent acts on City property will be removed from the premises, and may be asked to remain away from the property pending the outcome of an investigation.

The City reserves the right, in its sole discretion, to determine when particular conduct constitutes an act of violence under this policy, and to respond to actual or perceived acts of violence in the manner deemed appropriate, based on the situation.

Workplace Violence

Workplace Violence is defined as:

(1) behavior which constitutes actual or potential assault, harassment, intimidation, threats or similar actions.

(2) possession of weapons.

(3) threats to City or personal property.

(4) enlisting, coercing or aiding other employees in such behaviors either:

(a) in the workplace or while engaged in City business or

(b) while using City or personal resources, such as phones, copy or fax machines, mail, e-mail, internet, voice mail and other forms of electronic communication, automobiles, etc.

(c) acts related to any of the above that reasonably relate to the workplace, regardless of whether the action takes place on or off City property.

Partner/Family Violence

The City recognizes the impact of partner/family violence can have an impact on the workplace. Partner/Family Violence is defined as abusive behavior, occurring between family, partners, or household members, which affects the workplace. The behavior includes physical violence, sexual, emotional and psychological intimidation, verbal abuse, stalking and economic control.

Bullying

Bullying is deliberate and repeated behavior intended to intimidate, offend, degrade or humiliate a particular person or group of people.

Examples of Bullying: Bullying is a form of aggression where actions are most often covert or subtle. Bullying usually, but not always, involves a pattern of behavior, so there is generally more than one occurrence of the behavior. The following examples are not all-inclusive, but show ways bullying may occur in the workplace:

(1) Spreading malicious rumors, gossip or innuendo.

(2) Excluding or isolating someone socially.

(3) Undermining or deliberately impeding a person's work.

(4) Withholding necessary information or purposefully giving the wrong information.

(5) Yelling or using profanity.

(6) Criticizing a person persistently.

(7) Tampering with a person's personal belongings or work equipment.

Respectful comments that are objective, intended to provide constructive feedback, and intended to assist employees with their work, are not considered bullying.

Responsibility of Employees

All employees are responsible for establishing and maintaining a workplace free of violence by treating others with dignity and respect.

Employees are encouraged to notify a supervisor, manager, or human resources representative in good faith, in a timely manner of the following:

- any threats or acts of violence or
- any behavior regarded as violent or a safety concern witnessed, heard, or heard about from another person at the workplace or potentially affecting the workplace.

All threats should be taken seriously. Employees should NOT confront individuals who are making threats. Threats should immediately be reported to a supervisor, manager, or human resources representative.

In cases of bullying or harassment, employees may inform the perpetrator that their actions are not acceptable and ask the person to stop. Employees who are not comfortable doing this should talk with a supervisor, manager or Human Resources Department.

Training

All employees should be familiar with the policy regarding workplace violence and the steps for dealing with workplace threats and emergencies. To follow the steps outlined in this policy, employees will receive information on how to identify, report and respond to violence in the workplace.

Confidentiality

The City understands the sensitivity of such information and will take action in ways that maintain the respect and dignity for individuals, while acting to address the situation. The information will be kept confidential to the extent possible, consistent with the best interests of the City and those involved.

No Retaliation/Discrimination

The City will not tolerate retaliation against anyone who, in good faith, reports an incident, or who cooperates in the investigation process.

Reporting potential violence, bullying, etc., will not impact an employee's standing or opportunities within the City.

Also, employees who experience any form of workplace violence should not retaliate against the perpetrator(s). Employees should use the reporting procedure to elevate concerns and keep the investigation focused on the perpetrator.

Counseling

When an employee requests, or the City mandates, professional assistance relating to this policy, the Employee Assistance Program (EAP) will be contacted for counseling, support and referrals. This includes employees who are involved in partner/family violence.

Protective or Restraining Orders

Employees who obtain a temporary or permanent order of protection from a court that lists the City as a protected area must provide Human Resources with a copy of the petition and court order.

Right to Search

The City has the right to conduct searches of any items on City property. This can include desks, file cabinets, lockers, the employee's person, computers (including e-mail and internet), City provided cell phones or personal cell phone used for City business or anything brought onto or taken off its premises, when the City has reasonable suspicion. In certain situations, this may also involve appropriate law enforcement.

Emergency or Immediate Danger

If an employee is in immediate danger of harm while on City property, immediately call 911.

False Accusations

Employees who knowingly, willfully or in bad faith falsely accuse another person of such acts, will receive disciplinary action, up to and including termination.

ARTICLE XII.

DRUG AND ALCOHOL FREE WORKPLACE POLICY

Intent

The City of Hastings is committed to a drug and alcohol free workplace. Drug and alcohol testing of employees shall be determined based upon each employee's job classification and/or state or federal testing requirements.

Generally

Generally employees are divided for testing as follows:

1. Those employees who are subject to the federal Gas Pipeline, a copy of which is attached to this Employee Handbook as Appendix "A";
2. Employees who possess a CDL Driver's License which is maintained by the City; and
3. All other employees.

(It should be noted that an employee who qualifies in both 1. and 2. above may be included in both pools.)

This policy will not apply to:

1. This policy shall apply to all employees except for employees who are covered by a collective bargaining agreement that provides for different drug and alcohol testing as part of their collective bargaining agreement.
2. Law enforcement officers and fire and rescue personnel who have general or standing orders which cover drug and alcohol in their systems or who are subject to state or federal regulations governing their positions or who have legal custody of controlled substances obtained or used in the lawful performance of their duties.
3. Any employee that has been pre-approved to distribute alcoholic beverages at a City social event as a part of their legitimate duties. Pre-approval must be granted by the employee's department head or in the case of department heads, by the City Administrator. On such occasions, the employee is not to consume alcohol.

Alcohol Prohibitions

1. All employees are prohibited from using, purchasing, possessing, distributing, and being impaired or intoxicated by alcohol while at work or on duty.
2. An employee who refuses to submit to a post-accident, reasonable suspicion or follow-up alcohol test will be immediately suspended from their job duties pending review.
3. An employee shall not consume alcohol while on standby and being paid standby pay. Doing so could result in disciplinary action.

Drug Prohibitions

1. All employees are prohibited from using, possessing, distributing, and being impaired or intoxicated by controlled substances or illegal drugs while at work or on duty.
2. Prescription and over-the counter medications are not prohibited when taken in recommended dosage and/or according to a physician's direction or recommendation.
3. Any employee taking prescribed or over-the-counter medications will be responsible for consulting the prescribing physician and/or pharmacist to ascertain whether the medication may interfere with safe performance of their job.
4. If the use of a medication could compromise the safety of the employee, fellow employees, the public or adversely affects the ability of the employee to reasonably perform their duties, it is the employee's responsibility to use appropriate procedures (e.g., call in sick, use leave time, request change of duty, notify supervisor, etc.) to avoid unsafe workplace practices.

Prohibitions for both Alcohol and Drugs

1. Any employee covered by this policy that refuses, fails a drug or alcohol test, or provides altered, substituted or diluted test specimen may receive disciplinary action, up to and including termination.

2. Any employee covered by this policy who refuses or fails a drug or alcohol test shall be immediately suspended from their job duties pending review.

3. All employees will be made aware of any modifications to this policy.

Confidentiality

1. Each employee's record of testing and results shall be maintained private and confidential with the exception of the testing laboratory, Medical Review Officer (if applicable), Human Resources and Safety departments, upon order of a court of competent jurisdiction or upon any State or Federal agency with regulatory authority, or as part of an accident investigation. The information shall include name-specific alcohol test results, records, and reports. The results of individual tests will not be released to anyone without the express written authorization of the individual tested.
2. All written records will be maintained in the Human Resources offices under the control of the Human Resources Director or his or her designee.
3. Unless an employee gives his or her written consent, the employee's drug and alcohol testing and/or rehabilitation records will not be released to a subsequent employer.
4. A covered employee is entitled, upon written request, to obtain copies of records pertaining to the employee's use of drugs or alcohol, including drug and alcohol tests.

5. The City may disclose information to an employee or the decision maker in a lawsuit, grievance, or other proceeding, and involving the results of a drug or alcohol test administered under this policy, or from the City's determination that the employee engaged in prohibited conduct.

6. The City shall release information regarding an employee's records as directed by the specific, written consent of the employee authorizing release to an identified person. Release of such information by the person or entity receiving the information is permitted only in accordance with the terms of the employee's consent.

Types of Drug Testing

1. **Random Testing**

   A. All employees are subject to unannounced testing based on random selection based on their job classification.

   B. The City of Hastings will random drug test at least 25 percent (25 %) of employees every twelve (12) months, conducted quarterly. All employees will be subject to be randomly picked for drug testing at each random testing date. An employee may be randomly picked more than once or not picked at all during the annual period.

   C. To assure that the selection process is random; all employees covered by this policy shall be placed in their respective common pool or pools. The random selection procedure will be a computer-based number generator that is matched with an employee's payroll identification number or any other identifying number.

   D. If an initial screening indicates a presumptive positive, the employee will be sent home, with pay, until results are confirmed by a lab. Once the lab confirms a negative result, the employee is expected to return to work immediately.

   E. Employees who test positive have the right to have their sample retested, provided a written request for retesting is made within three (3) days of the initial positive finding. An employee will be responsible to pay in advance the cost of the retest, but will be reimbursed if the retest is negative.

2. **Post-accident testing**

   A. Employees who are involved in a workplace or traffic accident while on duty that results in bodily injury or property damage, ~~may~~ shall be required to take a drug test as soon as possible following the accident. Employees will not be allowed to return to the full scope of their job until the test is clear.

   B. Nothing in this section shall be construed to require the delay of necessary medical attention for injured people following an accident or to prohibit an employee from leaving the scene of an accident for the period necessary to obtain assistance in responding to the accident or to obtain necessary emergency medical care.

   C. If an initial screening indicates a presumptive positive, the employee will be sent home, with pay, until results are confirmed by a lab. Once the lab confirms a negative result, the employee is expected to return to work immediately.

   D. Employees who test positive have the right to have their sample retested, provided a written request for retesting is made within three (3) days of the initial positive finding. An employee will pay in advance the cost of the retest, but will be reimbursed if the retest is negative.

3. **Reasonable cause testing**

   A. When there is reasonable cause to believe that an employee covered by this policy is using a controlled substance or prohibited drug, the employee shall be required to take a drug and alcohol test.

   B. The employee's supervisor must substantiate with another supervisor the decision to test for reasonable cause. Both supervisors must have completed training in drug and alcohol use symptoms.

   C. A decision to test must be based on physical, behavioral, or performance indicators of possible drug use. Examples of this are evidence of repeated errors on the job, regulatory or City rule violations, or unsatisfactory time and attendance patterns, coupled with a contemporaneous event that indicates possible drug use.

   D. For purposes of reasonable cause, testing is limited to controlled substances and intoxicating components.

   E. Employees who test positive have the right to have their sample retested, provided a written request for retesting is made within three (3) days of the initial positive finding. The employee will pay in advance the cost of the retest but will be reimbursed if the retest is negative.

Types of Alcohol Testing

1. **Random Testing**

   A. All employees are subject to unannounced testing based on random selection based on their job classification.

   B. The City will random alcohol test at least ten percent (10 %) of the covered employees every twelve (12) months. Tests are conducted quarterly. All persons may be randomly picked more than once or not picked at all during the annual period.

   C. To assure that the selection process is random; all employees covered by this policy will be placed in their respective common pool or pools. The random selection procedure will be a computer-based number generator that is matched with an employee's payroll identification number or any other identifying number.

2. **Post-accident testing**

   A. Employees who are involved in a workplace or traffic accident while on duty that results in bodily injury or property damage ~~may~~ shall be required to take an alcohol test as soon as possible following the accident.

   B. Nothing in this section shall be construed to require the delay of necessary medical attention for injured people following an accident or to prohibit an employee from leaving the scene of an accident for the period necessary to obtain assistance in responding to the accident or to obtain necessary emergency medical care.

3. **Reasonable cause testing**

   A. When there is reasonable cause to believe that an employee covered by this policy is under the influence of alcohol, the employee shall be required to take a drug and alcohol test. No supervisor shall permit an employee who refuses to submit to such a test to perform or continue to perform their duties.

B. The employee's supervisor must substantiate with another supervisor the decision to test for reasonable cause. Both supervisors must have completed training in drug and alcohol use symptoms.

C. A decision to test must be based on physical, behavioral, or performance indicators of possible drug use. Examples of this are evidence of repeated errors on the job, regulatory or City rule violations, or unsatisfactory time and attendance patterns, coupled with a contemporaneous event that indicates possible alcohol use.

D. No supervisor shall take any action under this subpart against an employee based solely on the employee's behavior and appearance in the absence of an alcohol test. The supervisor shall notify the Human Resources and/or Safety department that they are transporting the employee to the collection site.

E. An employee who fails to remain available for testing for no good reason, not including medical attention, may be deemed to have refused to submit to testing.

F. A covered employee shall not be permitted to report for duty or remain on duty while the employee is under the influence or impaired by alcohol.

Result of positive drug and/or alcohol test finding

A. All employees who have a positive alcohol test or engage in prohibited alcohol misuse will be suspended from their duties and referred to the City Employee Assistance Program (EAP) for evaluation and rehabilitation under direction of a substance abuse professional either under contract or not affiliated with employer. Any employee who refuses to enter such a program could be subject to discipline up to and including dismissal.

B. Participation in rehabilitation through the EAP will not result in disciplinary action. However, successful completion of the prescribed program will be required for the employee to continue in the employment of the City of Hastings. Only one rehabilitation program per employee is allowed. A positive test result, or a refusal to submit to a test, after a rehabilitation program will result in dismissal of the employee.

C. Participation in rehabilitation through the EAP will not waive disciplinary action where warranted for violations of rules and regulations.

D. An employee resolving problems associated with drug or alcohol misuse is subject to unannounced follow-up drug or alcohol testing as directed by a substance abuse professional.

Designated Personnel and Sites

Medical Review Officer for this program is Dr. A. A. Armstrong, M.D., WPCI, 1124 Broadway, Suite A, Scottsbluff, NE 69361.

Drug and Alcohol collection site for this program is Mary Lanning Memorial Hospital, 715 North St. Joseph Avenue, Hastings, NE 68901.

Testing laboratory for this program is WPCI, 1124 Broadway, Suite A, Scottsbluff, NE 69361.

ARTICLE XIII.

Computer Systems Security and Acceptable Use Policy

Purpose

To protect the City of Hastings from civil and criminal liability, and to protect the City of Hastings computer information systems against loss of information, unauthorized access and unnecessary performance degradation.

Employee agreement

All employees are required to sign a statement indicating that they have read and agree to adhere to the policy set forth below.

Licensed software and copyrighted materials

Employees must not copy software. Violations of software license agreements or copyright law can expose the City of Hastings and the responsible employee to civil and criminal penalties. This includes copying software onto City-owned computers as well as copying software onto computers owned by the employee.

Loss of Computerized information

The Information Technology Department has established procedures for making periodic backup copies of computerized City of Hastings information. Employees must not circumvent or interfere with these procedures, and must make reasonable efforts to avoid erasing or destroying City information. Employees must notify the Information Technology Dept. whenever data is mistakenly erased.

Software not provided by the City

Employees must not install any software on City owned computers. Any and all software installed on City owned computers must be purchased and installed by the Information Technology Department. If there is a need for additional software that is not installed on a computer, the employee must contact the Information Technology Dept.

Personal use of City of Hastings computers and software, and any personal use of computers and software provided by City of Hastings, is prohibited unless specifically authorized by the employee's supervisor and the Information Technology Department is notified.

Any information stored on City of Hastings-provided computers is the property of City of Hastings, and is in no way considered an employee's private or confidential information. City of Hastings management may review or inspect any employee's computer documents at any time.

Personal use of internet and email services

City of Hastings provides employees with internet and email services for the purpose of conducting City business. Any personal use of internet and e-mail services is prohibited unless specifically authorized by the employee's supervisor and the Information Technology Department is notified.

Any communication performed through City-provided internet or email services is the property of the City and is in no way considered an employee's private or confidential information. City of Hastings' management may review or inspect any employee's use of internet or email service at any time.

Employees must not spend work time with personal internet or email use. Any personal usage or anything of an illegal, sexual or inappropriate nature or consume excessive amounts of bandwidth such as downloading video and or audio files or file transferring utilizing peer-to-peer protocol including, but not

limited to, Bit Torrent is strictly prohibited and may subject the employee to disciplinary action up to and including dismissal.

Computer viruses

The Information Technology Department is responsible for installing and maintaining virus protection software on all City computers whose operating systems are vulnerable to virus infection. Employees must not circumvent or interfere with this virus protection, and must not intentionally introduce a computer virus into a City computer whether by receiving an infected email message, by copying from an infected drive, or any external mass storage device, or by copying infected data from a portable device. These actions may subject the employee to disciplinary action up to and including termination.

Passwords

Employees must not disclose their computer passwords to anyone, except as required by the Information Technology Department for testing or administrative purposes. Passwords must not be written down in a place where they might be discovered. Employees must change passwords periodically and must choose passwords that cannot be easily guessed.

Use of City computers off-site

Employees must not take City computers off-site unless specifically approved by the employee's supervisor and the Information Technology Department is notified of the location. Whenever a City computer is taken off-site, the employee doing so must protect the computer from physical damage and from use by anyone else.

Employee owned computers and networkable devices

Only City owned computers and networkable devices are allowed to be connected to the wired City of Hastings Corporate Local Area Network. Under no circumstances are City employees allowed to connect an employee-owned computer or networkable device to the wired City of Hastings' Corporate Local Area Network. Networkable devices include but are not limited to; Desktop Computers, Laptop Computers, Printers, PDAs, 'Smart' phones, managed switches, unmanaged switches, Game consoles, Wi-Fi Access Points (APs), and Servers. Use of these computers or devices may subject the employee to disciplinary action up to and including dismissal.

City owned computers and networkable devices

City owned networkable devices should not be connected or disconnected from the City of Hastings' Corporate Local Area Network (wired or Wi-Fi) unless specifically approved by the supervisor and the Information Technology Department is notified. Networkable devices include but are not limited to; Desktop Computers, Laptop Computers, Printers, PDAs, 'Smart' phones, managed switches, unmanaged switches, Wi-Fi Access Points (APs), and Servers. Connecting or disconnecting these computers or devices without supervisor approval and notification of the Information Technology Department may subject the employee to disciplinary action up to and including dismissal.

Non-City-owned files and data storage devices

Employees must not access, open, or transfer any non-City-owned files to City-owned computers that could modify the computers configuration in any way. These files include but are not limited to the following types; .exe, .iso, .dll, etc.

Employees must exercise extreme caution when using non-City-owned data storage devices, using them only when absolutely necessary and only from trusted organizations/individuals who can confirm the safety of its contents. Data storage devices include but are not limited to; thumb drives, flash drives, or any device using flash memory with an integrated USB interface, NAS devices (network attached storage), and external hard drives. If a data storage device is required for work related file transfers, contact the Information Technology Department.

Article XIV

Conflict of Interest in the Award and Administration of Public Contracts

It is the policy of the City that public contracts are to be awarded and administered in a fair and impartial manner and in the best interests of the City. City officials or employees involved in the award or administration of public contracts or the commitment to provide goods and services shall avoid conflicts of interest and the appearance of such conflicts in dealing with such contracts, goods and services.

Applicability:

All employees

Procedure:

No employee, officer or agent of the City shall participate in selection, or in the award or administration of a contract supported by public funds if a conflict of interest, real or apparent, would be involved.

Such a conflict would arise when any of those listed below have a financial or other interest in the firm selected for award:

- The employee, officer or agent
- Immediate family: For purposes of this policy, “Immediate family” shall mean and include: the spouse of the employee. Those in the following relationships to the employee and their spouses shall be deemed to be relatives of the employee for the purposes of this policy:
- Parents and step-parents, children and step-children
- Siblings, step-siblings and half-siblings
- Grandparents and grandchildren
- Spouse: For purposes of this policy, “spouse” is a significant other in a marriage, civil union or common law marriage, as defined by the State of Nebraska; or
- An organization that employs, or is about to employ, any of the above.

Except for the extent permitted by state or local law or regulations, officers, employees or agents shall neither solicit or accept gratuities, favors or anything of intrinsic value from contractors or suppliers, potential contractors or suppliers, or parties to sub agreements.

If this code of conduct is violated, penalties, sanctions or disciplinary action as provided in state or local law or regulations shall be enforced.

Not every situation or relationship will necessarily be improper, and disclosure aids the City in preventing problems before they arise. All employees are required to complete a Financial Disclosure Form upon hire, as conflicts arise, and annually as under policy procedures.

Article XV

Consensual Relationship Policy

Purpose:

The City is committed to a work environment that is collegial, respectful, and productive. The purpose of this policy statement is to promote a positive work environment that is free from relationships that cause a real or perceived conflict of interest.

Policy:

Personal relationships (including romantic and/or sexual) between individuals in inherently unequal positions, where one party has real or perceived authority over the other in their professional roles, may be inappropriate in the workplace and are strongly discouraged. If such a relationship exists or develops, it must be disclosed. This applies to all individuals in the City community, including employees, and contractors, and includes anyone who holds a position of authority or perceived authority over another individual from an operations or administrative perspective.

Definition of an Inappropriate Personal Relationship:

- Relationships between persons in inherently unequal positions where one party has real or perceived authority, influence, or power over the other's conditions of employment or has the ability to directly impact the other's career progression, which includes formal and informal supervisory relationships[1].
- Such relationships are inappropriate if they have an actual, perceived, or potential for perceived influence over the professional relationship or workplace.

Efforts by either party to initiate or engage in these relationships is inappropriate. These relationships, even if consensual, may ultimately result in conflict or difficulties in the workplace. This excludes relationships where one party **does not** have real or perceived authority or influence over the other's condition of employment or the ability to directly impact the other's career progression.

Disclosure Requirement:

Disclosure of such relationships creates a transparent environment that ensures the city's mission is met with mutual professional respect and accountability while also maintaining public trust and avoiding conflict of interest.

- If individuals of unequal authority are in this type of relationship, the party of greater power is prohibited from engaging in all official matters affecting or appearing to affect the other and both must immediately disclose it to their supervisor (or any supervisor in their chain of command).
- Disclosure reduces the risk to both parties, as measures can be taken immediately to mitigate real or perceived conflicts of interest and bias.
- A failure to disclose such a relationship may result in disciplinary action.

Remediation:

Upon such notification the responsible agency official must ensure that the City manages, decreases or eliminates potential risk as a result of the relationship. Appropriate action may include, but is not limited to:

- Reassignment of one party to sever the supervisory relationship
- Recusal of the supervisor or individual in the position of authority or perceived authority from all official matters affecting, or appearing to affect, the subordinate
- Administration inquiry into the matter to determine if any inappropriate action(s) occurred as a result of the relationship, which could result in administrative action, including disciplinary action. Such findings may also be considered when making administrative decisions to include funding, staff, and resources.

1Authority within professional relationships may result from actual supervision, or mentoring, reviewing, advising, evaluating, teaching or personal relationships with external partners where a real or perceived power imbalance exists.

Article XV

Use of Social Media

Policy:

The developments in electronic technology have created invaluable resources to reach personal and professional goals as well as provide a means for mass distribution of City information. Nevertheless, this technology also has the capability to damage the City's reputation if employees do not properly represent the City. Thus, all employees are expected to use computers, mobile phones, computer applications and programs, internet resources and network communications in a responsible, professional, ethical and lawful manner. This policy is in addition to existing City policies regarding:

Conflicts of interest; confidential information; non-discrimination, anti-harassment or non-retaliation; and/or computer and electronic media usage.

Employees should be aware that social media sites are constantly changing, and they should never assume that personal information posted on such sites is protected. As such, employees should expect that any information created, transmitted, downloaded, exchanged, or discussed via social media may be accessed by the public and/or City staff. Consequently, employees should use common sense in all communications, especially on a website or social networking site accessible to anyone.

Any employee who violates this policy may be subject to disciplinary action, up to and including termination.

Applicability:

All employees

Definition:

Social media is broadly defined as any communication system – typically internet based – that provides services to allow individuals to share information with other individuals. Examples of the types of social networking sites covered by this policy include, but are not limited to: Blogs, LinkedIn, Facebook, Google, X, YouTube, photo and video sharing sites, micro-blogging, podcasts, wikis, news sites, as well as viewable comments posted on Internet sites. This policy is not meant to address only certain forms of social media, but rather social media in general as advances in technology occur and new tools will emerge that are also required to be used in accordance with this policy.

PROCEDURES:

The procedures for using social media are presented in two categories: (1) City-sponsored sites used for the dissemination of information and for the official interaction with citizens; and (2) procedures governing employee conduct while on social media sites.

Administration of Official City Social Media Sites

- The establishment and use of City department and City of Hastings social media sites are subject to approval of the City Administrator. At the time such site is approved, the Department Head must determine who will be responsible for developing this site, including establishing an administrative profile, designating who will have authority for speaking on behalf of the City, and who will keep the site up to date, including answering questions in a timely manner.
- The City logo shall be used on all social media accounts to confirm the authenticity of the site. City social media accounts will only join a group or become a fan of a page if it is related to official City business, service or events.
- Wherever possible, City social media sites should link back to the official City of Hastings website for forms, documents, online services and other information necessary to conduct business with the City.
- Each Department Head or his/her designees will monitor content on City social media sites to ensure adherence to City policies and the interest and goals of the City.

- The City reserves the right to restrict or remove any content that is deemed in violation of the policy or applicable law. Any content removed based on these guidelines must be retained by the Department Head or their designee for a minimum of 90 days, including the time, date, and identity of the poster, when available.
- The City website at http://www.cityofhastings.org will remain the City's primary and predominant Internet presence.
- Freedom of Information Act and e-discovery laws and policies apply to social media content and therefore content must be able to be managed, stored, and retrieved to comply with these laws.
- City social media sites are subject to State of Nebraska public records laws. Any content maintained in a social media format that is related to City business, including a list of subscribers responsible for responding completely and accurately to any public records request for public records on social media. Content related to City business shall be maintained in an accessible format pursuant to City policy and practice so that it can be produced in response to a request. Wherever possible, such sites shall clearly indicate that any articles and any other content posted or submitted for posting are subject to public disclosure.
- Employees representing the City via social media accounts must conduct themselves at all times as representatives of the City. Employees that fail to conduct themselves in an appropriate manner shall be subject to discipline, up to and including termination.
- Comments containing inappropriate forms of content shall not be permitted on City social media sites and are subject removal and /or restriction by the Department Head or designee. Inappropriate content shall include, but not be limited to:
    - Comments not related to the original topic
    - Content the promotes, foster or perpetuates discrimination on the basis of race, creed, color, sex, national origin, religion, age, sexual orientation, gender identity, marital status, familial status, or disability (mental or physical);
    - Defamatory or personal attacks
    - Threats to any person or organization; or
    - Solicitation of commerce, including but not limited to advertising any business or product for sale

Personal Use of Social Media Sites by Employees

- Nothing in this policy is intended to infringe upon any employee's legitimate First Amendment rights, and employees are free to express themselves as private citizens on social media sites. The intent of this policy is to prevent employees from engaging in unlawful speech, improperly impairing the working relationships of the City, impeding the performance of City duties and/or negatively affecting the public perceptions of the City. As public employees, employees are cautioned that speech made pursuant to an employee's official duties is not protected under the First Amendment and may be the basis for discipline.
- Employees should limit their use of social media during working hours or on equipment provided by the City, unless such use is work related, required for legal or litigation purposes, or authorized by a supervisor. Employees should avoid using City provided email addresses to register on social networks, blogs or other websites for personal use. Employees should note that this provision is not meant to prohibit employees from engaging in concerted protected activity where prohibited by the National Public Employee Relations Board.
- Employees may not, unless expressly authorized, make statements on behalf of the City. Employees should consider including a disclaimer when making work related statements in

social media communications (e.g., “These statements are my own opinions and not the opinions of the City”).

- Employees are expected to not use their City provided email accounts when using social media unless expressly authorized to do so by their supervisor. In addition, employees should have no expectation of privacy when using City provided email or other forms of electronic communication.
- Employees shall not post, transmit, or otherwise disseminate any information to which they have access as a result of their employment unless expressly authorized. In addition, employees are expected to respect the privacy of their co-workers and citizens and must take steps to protect the privacy and confidentiality of others.
- Unless expressly authorized, employees are not to use the City’s intellectual property such as trademarks, letterhead, etc. This includes posting pictures of employees or others wearing City uniforms or other apparel bearing the City’s name or logo.
- Employees are not allowed to use photographs or other depictions of departmental uniforms, other officers, badges, patches, marked units, any other departmental property or on-duty personnel, including incident scenes, unless expressly authorized. This includes, but is not limited to: Posting, transmitting and/or disseminating any pictures or videos of official departmental training, activities or work related assignments.
- Employee shall not post material that is abusive, obscene, libelous, threatening, profane, or otherwise inappropriate about the City, its employees or citizens.
- Employees shall not post material that may be construed to be discriminatory, harassing or retaliatory in nature about the City, its employees or citizens.

City of Hastings Telecommuting Policy and Procedure

All telecommuting arrangements are made on a case-by-case basis, focusing first on the business needs of the organization.

Temporary telecommuting arrangements may be approved for circumstances such as inclement weather, special projects or illness. These arrangements are approved on an as-needed basis only, with no expectation of ongoing continuance.

Other informal, short-term arrangements may be made for employees on family or medical leave to the extent practical for the employee and the organization and with the consent of the employee’s health care provider, if appropriate.

Objective and Eligibility

Telecommuting allows employees to work at home for all or part of their workweek. The City of Hastings considers telecommuting to be a viable, flexible work option when both the employee and the job are suited to such an arrangement. Telecommuting may be appropriate for some employees and jobs but not for others. Telecommuting is not an entitlement, it is not a citywide benefit, and it in no way changes the terms and conditions of employment. If the employee and manager agree, and the human resource department concurs, a draft telecommuting agreement will be prepared and signed by all parties.

Equipment

On a case-by-case basis, City of Hastings will determine, with information supplied by the employee and the supervisor, the appropriate equipment needs (including hardware, software, modems, phone and data lines and other office equipment) for each telecommuting arrangement. The human resources and information technology departments will serve as resources in this matter. Equipment supplied by the organization will be maintained by the organization. Equipment supplied by the employee, if deemed appropriate by the organization, will be maintained by the employee. City of Hastings accepts no responsibility for damage or repairs to employee-owned equipment. City of Hastings reserves the right to make determinations as to appropriate equipment, subject to change at any time. Equipment supplied by the organization is to be used for business purposes only.

Security

Employee is expected to follow all appropriate rules and procedures regarding security and confidentiality of information, including computer data and file security. Employee will apply approved safeguards to protect records from unauthorized access, use, modification, destruction, disclosure or damage. All records, papers, and correspondence must be safeguarded for return to employer office location upon request. Employee agrees to report to her supervisor all instances of loss damage or unauthorized access at the earliest reasonable opportunity. Documents and other records used and/or developed while working under a telecommuting agreement will remain the property of and be available to employer

Safety

Telecommuting employees are responsible for notifying the employer of Injuries sustained by the employee in a home office location and in conjunction with his or her regular work duties as soon as practical.

Telecommuting is not designed to be a replacement for appropriate child care. The focus of the arrangement must remain on job performance and meeting business demands.

Time Worked

Telecommuting employees who are not exempt from the overtime requirements of the Fair Labor Standards Act will be required to accurately record all hours worked using the City of Hastings' time-keeping system. Hours worked in excess of those scheduled per day and per workweek require the advance approval of the telecommuter's supervisor. Failure to comply with this requirement may result in the immediate termination of the telecommuting agreement.